



**TRANSMITTAL DATE:** November 17, 2020

**PLANNING AND ZONING COMMISSION MEETING DATE:** January 4, 2021

**APPLICATION NUMBER:** RZ-06-14 MOD, RZ-14-20 & PP-07-20

**PROJECT DESCRIPTION:** Kingfisher Cove Townhomes

**APPLICANT:**  
Don Newell  
P.O. Box 1939  
Eagle, ID 83616

**REPRESENTATIVE:**  
The Land Group  
Attn: Doug Russell  
462 East Shore Drive  
Eagle, ID 83616

**SUBJECT:** RZ-06-14 MOD, RZ-14-20 & PP-07-20 – Kingfisher Cove Townhomes – Don Newell; Don Newell, represented by Doug Russell with The Land Group, is requesting development agreement modification, rezone from MU-DA (Mixed Use with a development agreement) to R-9-DA (Residential with a development agreement [in lieu of a PUD]), and preliminary plat approvals for Kingfisher Cove Townhomes, a 73-lot (63-buildable, 10-common) residential subdivision. The 7.38-acre site is located north of State Highway 44 and south of the intersection of West State Street and North Ballantyne Lane.

**STAFF CONTACT:** Mike Williams, CFM Planner III

[mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org)

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

**TRANSMITTED TO:**

Ada County Assessor  
Ada County Development Services - Attn: **Jason Boal**  
Ada County Highway District - Attn: **Planning Review**  
Ballentyne Ditch Company - Attn: **S. Bryce Farris**  
Ballentyne West Lateral User's Assoc. - **Tim Fease**  
Boise River Flood Control District No. 10  
Boise School District - Attn: **Lanette Daw**  
Cable One  
Central District Health Department  
CenturyLink – Attn: **Eddy Franklin**  
City of Eagle Park, Pathway & Recreation  
City of Eagle Trails Coordinator - Attn: **Steve Noyes**  
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**  
City of Eagle Water Dept. - Attn: **Ken Acuff**  
City of Eagle Economic Development Director – Attn: **Robin Collins**  
COMPASS  
DEQ - Attn: **Alicia Martin**  
Drainage District #2 - Attn: **S. Bryce Farris**  
Eagle Historic Preservation Commission  
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**  
Eagle Water Co.

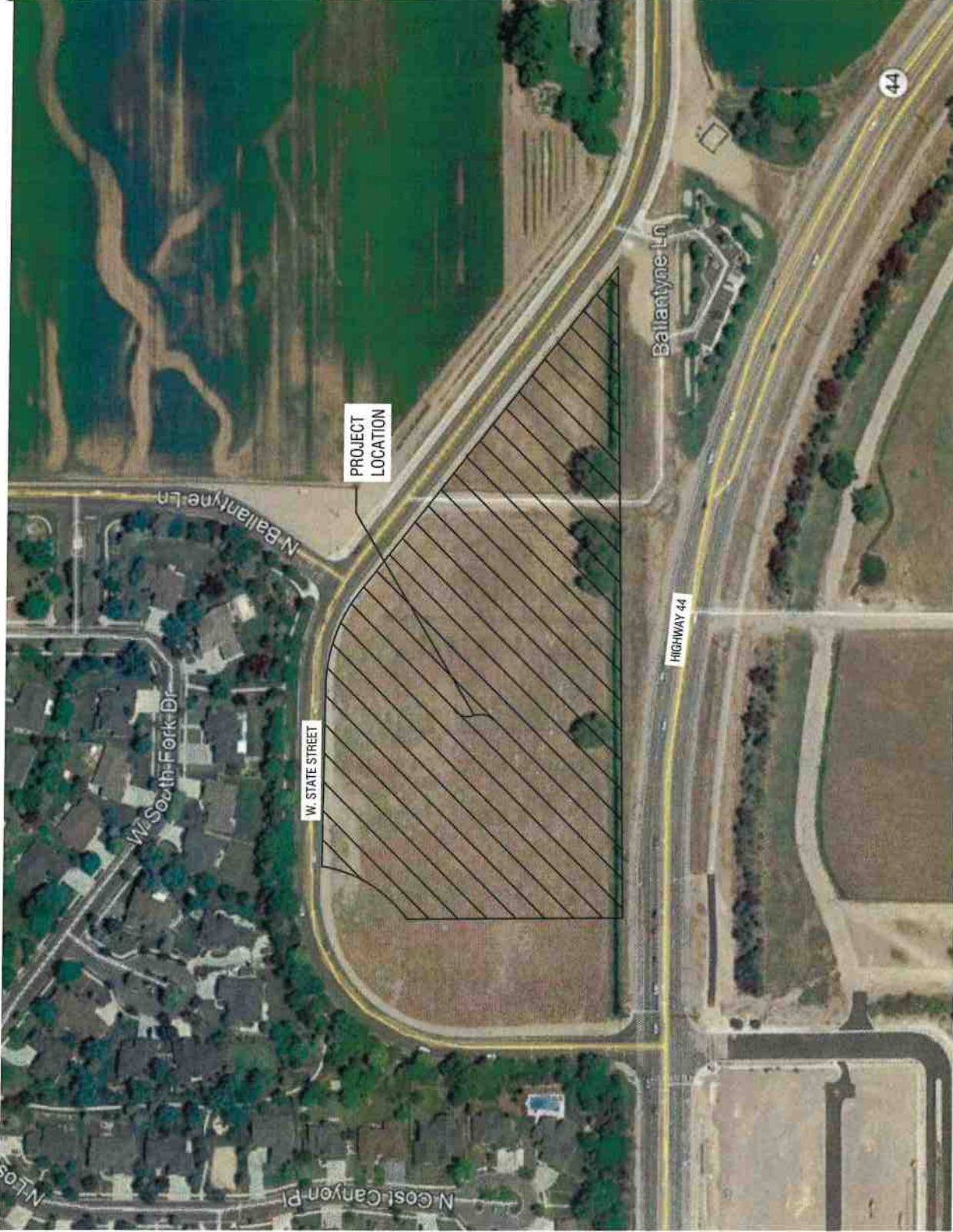
Eagle Sewer District - Attn: **Lynn Moser**  
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**  
Idaho Dept. of Fish & Game - Southwest Region  
Idaho Department of Lands  
Idaho Power - Attn: **Paris Dickerson**  
ITD - Attn: **Ken Couch**  
Land Trust of the Treasure Valley - Attn: **Eric Grace**  
Marathon Pipe Line – Attn: **Jesi Brock**  
Meridian Fire Department - Attn: **Joe Bongiorno**  
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**  
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**  
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**  
New Union Ditch Co. - Attn: **Gary Heikes**  
Republic Services - Attn: **Richard Scott and Gary Packwood**  
Settler's Irrigation - Attn: **S. Bryce Farris**  
Star Fire District - Attn: **Greg Timinsky**  
United States Army Corps of Engineers  
Suez - Attn: **Cathy Cooper**  
United States Postal Service - Attn: **Ronald Saenz**  
Valley Regional Transit  
West Ada School District - Attn: **Joe Yochum**

OCT 29 2020



# Kingfisher Cove Townhomes W. State Street Eagle, ID 83616

## EX-2



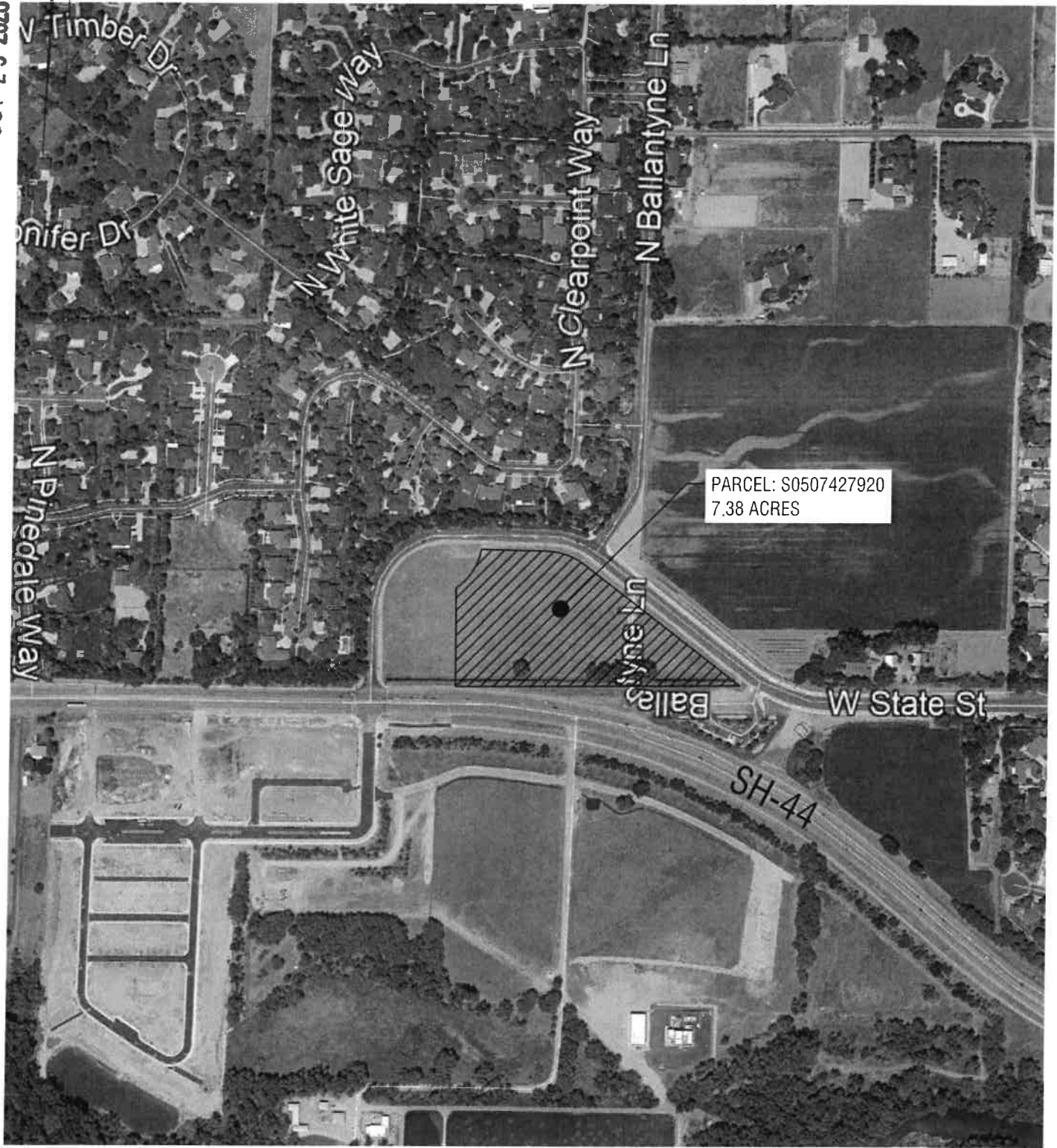
**Aerial Image**

Horizontal Scale: 1" = 250'

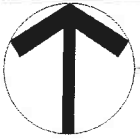


Project No.: 120093  
Date of Issuance: 10.23.2020

OCT 29 2020



PARCEL: S0507427920  
7.38 ACRES



**Exhibit-Vicinity Map**

Horizontal Scale: 1" = 500'



Project No.: 120093  
Date of Issuance: 10.23.2020

File Location: g:\2020\120093\cad\exhibits\120093\_vicinity\_map.dwg  
Last Plotted By: elaine\_zabriske  
Date Plotted: Monday, October 26 2020 at 02:57 PM



**PRE-PLAT  
KINGFISHER COVE TOWNHOMES**

**EX-1**

RECEIVED & FILED  
CITY OF EAGLE



Notes: **OCT 29 2020**

- 1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREED DEVELOPMENT PERCENTAGE. THE DEVELOPER SHALL PROVIDE A TREE MANAGEMENT PLAN THAT INCLUDES THE CONSTRUCTION OF BARRIERS AND PROTECTION OF ALL TREES.
- 2. THE CONSTRUCTION OF BARRIERS AND PROTECTION OF ALL TREES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

### Flights to Route to

1. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% TREED DEVELOPMENT PERCENTAGE.
2. THE CONSTRUCTION OF BARRIERS AND PROTECTION OF ALL TREES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
3. THE DEVELOPER SHALL PROVIDE A TREE MANAGEMENT PLAN THAT INCLUDES THE CONSTRUCTION OF BARRIERS AND PROTECTION OF ALL TREES.
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### Legend:

- 1. FUNDING SOURCE CAP
- 2. REVISION
- 3. ROADWAY RIGHT OF WAY
- 4. NEIGHBORHOOD
- 5. HOME CIRCULATION
- 6. SIDEWALK
- 7. BIKEWAY
- 8. TRAIL
- 9. CROSSING
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### Curve Table

CURVE	LENGTH	RADIUS	DEGREE	CHORD	OFFSET
C1	187.07	257.27	11.78	187.07	1.12
C2	187.07	257.27	11.78	187.07	1.12
C3	187.07	257.27	11.78	187.07	1.12

- ### Preliminary Plat Development Features:
- 1. 1.0" A.C. ASPHALT
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- ### Development Contacts:
- OWNER / APPLICANT:**
- 1. NAME
  - 2. ADDRESS
  - 3. PHONE
  - 4. EMAIL
- PLANNING / REPRESENTATIVE:**
- 1. NAME
  - 2. ADDRESS
  - 3. PHONE
  - 4. EMAIL
- ENGINEER:**
- 1. NAME
  - 2. ADDRESS
  - 3. PHONE
  - 4. EMAIL
- UTILITY SERVICE PROVIDERS:**
- 1. NAME
  - 2. ADDRESS
  - 3. PHONE
  - 4. EMAIL
- Benchmarks: NAVD '88 Datum**
- 1. BM 4111 = 2831.09
  - 2. BM 4112 = 2831.09
  - 3. BM 4113 = 2831.09
  - 4. BM 4114 = 2831.09
  - 5. BM 4115 = 2831.09
  - 6. BM 4116 = 2831.09
  - 7. BM 4117 = 2831.09
  - 8. BM 4118 = 2831.09
  - 9. BM 4119 = 2831.09
  - 10. BM 4120 = 2831.09



Kingfisher Cove Townhomes  
Preliminary Plat