

CITY OF EAGLE • PO BOX 1520 • EAGLE, IDAHO 83616 • 208-939-0227 • FAX 208-938-3854

TRANSMITTAL DATE: April 22, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: June 7, 2021

APPLICATION NUMBER: CU-05-21/PPUD-05-21/PP-07-21

PROJECT DESCRIPTION: Millstone Farm Subdivision

APPLICANT: REPRESENTATIVE:

Brent Thompson The Land Group Inc. - Tamara Thompson 2476 E. La Grasse Circle 462 E. Shore Drive St. George, UT 84790 Eagle, ID 83616

Email: tamara@thelandgroupinc.com Phone: 208-939-4041

SUBJECT: CU-05-21/PPUD-05-21/PP-07-21 - Millstone Farm Subdivision - Brent Thompson: Brent Thompson, represented by Tamara Thompson with The Land Group Inc., is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Millstone Farm Subdivision, a 345-lot (316-buildable, 29common) residential planned unit development. The 89.8-acre site is located at the northwest corner of North Palmer Lane and West Floating Feather Road at 2871 North Palmer Lane.

STAFF CONTACT: Michael Williams, CFM Planner III 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: Midge Kline

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: Gary Packwood and Joel

Farmer

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: Jeff Robertson

Valley Regional Transit

West Ada School District - Attn: Joe Yochum & Marci

Horner



Millstone Farm Vicinity Map

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Millstone Farm Subdivision Preliminary Plat

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vner/De	60VD #143 UTMF8404S 96ENT THOMPSON
Property Owner/Developer:	SEDDIE EAGLE LULC 212 E CHOSSROADS BLYD. # SARATOSA SPIRMAS. UTAM # PRIMARY CONTACT: SHENT TI PH. 435 862,9515
a.	SEDO 272 E SARA PRIM PH 4

PH 433 862.9515	Planner, Engineer, Landscape Archite	THE LANG GROUP RIC CORTACT FAMACA TRANSPORT PLANAES CORTACT READ TO PROPERTY OF CONTACT RESIDENCE CORTACT READ SOURCE FOR A LANGUSCHE ARREST) CORTACT READ READ SURFERING ALE SPACE IR. SALE 199.
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Utility	SEWER	WAYER	ELECTRIC	GAS

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y Service	EAGLE SEMER SUEZ WATER (DAND POWER MIEPAMOURTA
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AS COMPANY	Preliminary Plat Development Feature	+66-85-95
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GAS:	Prelir	RA-DA, ZONE AHEA NRI-DA, ZONE AHEA

RA-DA, ZUNE AHEA	±66.85 AC
NRI-DA, ZONE AREA	± 23.22 AC
TOTAL ACRES	±89.87 AC
STUGLE-FARMLY LOTS R4-DA	188: DENSITY = 2,79 LOTS/AC
SINGLE-FAMILY LOTS MILDA	130; DENSITY = 5.59 LGTS/AC
TOTAL SMIGLE FAMILY LOTS	316
RESIDENTIAL GROSS DENSITY	3.51 (SINGLE FAMILY LOTS/TOTAL
SHARED ACCESS LOTS	6 - 9.37 AC (0.41%)
Chemical Charles Schools - Area	the same of the last the

LACRES

22	REDUCED LOTS	
28.82	TOTAL GREEN SPACE	
5.54 AC (6.27	GREEN SPACE WITHER ACHO RAW	
17.85 AC (13	GREEN SPACE COMMON LOTS	
	GREEN SPACE CALCULATIONS	
345	TOTAL LOTS	
23 - 17 65 4	SPECH SPACE COMMON LOTS	
6-937.80	SHARED ACCESS LOTS	

THE STATE STATES OF LOTIO	17.85 AL (13.543)
REEN SPACE WITHIN ACHO RAW	5.84 AC (6.27%)
TOTAL GREEN SPACE	28.82
REDUCED LOTS	22
RECURSED LOT AREA	360,080,39
REPACED LOT AREA	256,000 SF
DIFFERENCE	64,997 SF - 1,49 AC (1,66%)

DIMENSIONAL STANDARDS OF PROPOSED R4-DA ZOUING DISTRICT:	RA-DA ZONING DISTRICT:
(STANDARDS PER CITY OF EABLE CODE \$-2-4 UNLESS INDICATE	CODE 8-2-4 UNLESS INDICATE
MAXIMUM BURDANG HERBYT	35-67
MANAGAS FRONT SETBACK	20-F7
MEMBERS SETBACK	25-57
MANAGEM RECEION SIDE SCIENCE	T45)
MANAMAN STREET SIDE SETBACK	20-67
SANSSTON LOT ODVERED	7.02
SARVARUM LOT AREA	8,000-Sr
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DIMENSIONAL STANDARDS OF PROPOSED NOLOA ZONING DISTRICT:	NU-DA ZONING DISTRICT:
(STANDARDS PER CITY OF EARLE CODE 8-2-4 UNLESS MOICATE	CODE 6-2-4 UNLESS INDICATE
MAXIMISM BULDING HEIGHT	35-77
MINIMUM FRONT SETRACK	30-FT
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505	MAKRIMAN LOT COVERED	
20-67	MINIMUM STREET SIDE SCIBACK	
S-FT (ARATTACHED), 9-FT	MANAGEMENT INTERIOR SIDE SETBACK	
20-FF	MINISHURI REAR SETSACK	
30-FT	MRRAUM FRONT SETRACK	
35-71	MAXIMUM BULDING HEIGHT	
DE 6-2-4 UNLESS INDICATE	(STANDARDS PER CITY OF EAGLE CODE 8-2-4 UNLESS INDICATE)	
AU-DA ZONING DISTRICT:	DRAENSBOVAL STANDARDS OF PROPOSED NO DA ZONNS DISTRICT:	
70-67	MINIMUM LOT WISH	
8,000-Sr	MINIMUM LOT AREA	
202	MANIMUM LOT ODVERED	
20-47	MARKAN STREET SIDE SETBACK	

40x	8,000-3r	70-41	83-DA ZONING DISTRICT:	STANDARDS PER CITY OF EAGLE CODE 6-2-4 UNLESS INDICATED BY UNDERLINED	35-17	30-FT	20-17	S-FT (ANATTACHED), 0-FT (ATTACHED) 20-FT	50%	S,000-SF, REQUESTING 3 975-3F VARIANCE SO-FT, REQUESTING 35-FT VARIANCE
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PP1.02	AREA 2
PP1.93	AREA 3
PP1.23	PRESSURE IRABATION
PP1.50	RICHDMAY SECTIONS
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10:101	LANDSCAPE PLAN AREA 1
25147	LANCISCAPE PLAN AREA 2
191.03	LANDSCAPE PLANTAREA 3
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Preliminary Plat - Overview

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