



TRANSMITTAL DATE: September 26, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: November 21, 2022

APPLICATION NUMBER: A-11-22/RZ-13-22

PROJECT DESCRIPTION: Annexation and Rezone with development agreement for a retail and flex space mixed use development

APPLICANT:

West Old Valley, LLC – Mark Bigelow
1716 North Stagno Bello Place
Eagle, Idaho 83616
Email: markbigelow@julieriversdevelopment.com
Phone: 925-784-9087

REPRESENTATIVE:

Kimley-Horn – Nicolette Womack
1100 West Idaho Street, Suite 210
Boise, Idaho 83702
Email: Nicolette.womack@kimley-horn.com
Phone: 208-207-8477

SUBJECT: A-11-22/RZ-13-22 – Old Valley Road Retail Flex Park – West Old Valley, LLC: West Old Valley, LLC, represented by Nicolette Womack with Kimley-Horn, is requesting an annexation with rezone from RUT (Rural-Urban Transition – Ada County designation) to MU-DA (Mixed Use with a development agreement) for a retail and flex space mixed use development. The 7.97-acre site is located at the northeast corner of West Old Valley Road and North Linder Road at 4526 and 4648 West Old Valley Road.

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

The City of Eagle is reviewing the above-mentioned applications. If you have any comments on the proposed development please notify the City of Eagle **STAFF** 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. *Do not contact City of Eagle appointed or elected officials regarding this application.

TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Brent Moore, Leon Letson, and Stacey Yarrington**
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**
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails & Pathways Superintendent - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Ryan Wilkie**
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 Sewer District - Attn: **Neil Jenkins**
Farmers Union Ditch Co. Inc. - Attn: **Andy Waldera**

Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD
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**
Sparklight
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Veolia - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**