

Hearing date: February 15, 2024

H-2023-0050

Planner Sonya Allen

Request: Annexation of 59.97 acres of land with R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts; and preliminary plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts, by Bailey Engineering.

Location: Generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazle Rd., in the east 1/2 of Section 5, T.2N., R.1E.



**Type of Review Requested**

Hearing

File number: H-2023-0050  
Assigned Planner: Sonya Allen  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: JUDY SCHMIDT, BAILEY ENGINEERING Phone: \_\_\_\_\_  
Applicant address: 1119 E STATE ST, 210, EAGLE, ID 83616 Email: jschmidt@baileyengineers.com

Owner name: SHAWN BROWNLEE, ENDURANCE HOLDINGS LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Owner address: 10370 HIGHLANDER DR, BOISE, ID 83609 Email: shawn@trilogyidaho.com

Agent name (e.g. architect, engineer, developer, representative): SHAWN BROWNLEE  
Firm name: TRILOGY DEVELOPMENT Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 9839 W. CABLE CAR ST. STE. 101 Email: shawn@trilogyidaho.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_  
Assessor's parcel number(s): S1405417400  
Township, range, section: 2N1E5

**Project Description**

Project/Application Name: Reveille Ridge Subdivision - AZ, PP

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Hearing date:

Description of Work:

Request: Annexation of 59.97 acres of land with R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts; and preliminary plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts, by Bailey Engineering.

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**Application Information**

<b>APPLICATION TYPES</b>	
<b>Annexation and Zoning - AZ:</b>	CHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2023-0630
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>Single-Family Detached:</b>	CHECKED
<b>Single-Family Attached:</b>	CHECKED
<b>Townhouse:</b>	CHECKED
<b>Duplex:</b>	CHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	S. Eagle Rd between E. Lake Haz and E. Columbia
<b>Current Land Use:</b>	RUT
<b>Total Acreage:</b>	59.96
<b>Traffic Study Required per ACHD:</b>	Yes
<b>Has a traffic study been accepted by ACHD:</b>	Yes
<b>ZONING DISTRICT(S)</b>	
<b>R-8:</b>	CHECKED
<b>R-15:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	CHECKED
<b>Acreage - Low Density Res:</b>	34.69
<b>Medium Density Residential:</b>	CHECKED
<b>Acreage - Medium Density Res:</b>	25.278
<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	20230913
<b>Landscape Plan Date (MM/DD/YYYY):</b>	23230911
<b>Percentage of Site Devoted to Building:</b>	50
<b>Percentage of Site Devoted to Landscaping:</b>	24.64
<b>Percentage of Site Devoted to Paving:</b>	25.25
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	HOA
<b>Irrigation District:</b>	NMID
<b>Primary Irrigation Source:</b>	NMID
<b>Secondary Irrigation Source:</b>	Meridian
<b>Square Footage of Landscaped Areas to be Irrigated by City Water Connection:</b>	1,000,000
<b>Hours of Operation (Days and Hours):</b>	24, 7

<b>Number of Standard Parking Spaces Provided:</b>	16
<b>Number of Compact Parking Spaces Provided:</b>	0
<b>Number of Single Family Residential Units:</b>	247
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	1000
<b>Gross Density:</b>	4.13
<b>Net Density:</b>	8.26
<b>What was the date of your pre-application meeting?:</b>	08/15/2023
<b>Pre-Application Permit Number (ex PREAPP-2021-0001):</b>	PREAPP-2023-0133
<b>What was the date of your neighborhood meeting?:</b>	06/16/2023
<b>In Reclaimed Water Buffer:</b>	No
<b>PROPERTY POSTING</b>	
<b>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</b>	CHECKED
<b>AZ / RZ ONLY</b>	
<b>R-8:</b>	CHECKED
<b>Acreage - R-8:</b>	34.69
<b>R-15:</b>	CHECKED
<b>Acreage - R-15:</b>	25.278
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	247
<b>Number of Common Lots:</b>	37
<b>Total Number of Lots:</b>	284
<b>Minimum Lot Size:</b>	2600
<b>Average Lot Size:</b>	5276
<b>Area of Plat:</b>	59.96
<b>Plat Date (MM/DD/YYYY):</b>	09132023
<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Ponds or Water Features:</b>	CHECKED
<b>Collector Street Buffer(s):</b>	CHECKED
<b>Arterial Street Buffer(s):</b>	CHECKED
<b>10' Parkway Along Arterials:</b>	CHECKED
<b>Stormwater Detention Facilities:</b>	CHECKED
<b>Open Water Ponds:</b>	CHECKED
<b>Other Qualified Open Space:</b>	Williams Pipeline Easement
<b>Acres of Qualified Open Space:</b>	11.78
<b>Percentage of Qualified Open Space:</b>	19.71
<b>QUALIFYING SITE AMENITIES</b>	
<b>Picnic Area:</b>	CHECKED
<b>Additional 5% Open Space:</b>	CHECKED

<b>Walking Trails:</b>	CHECKED
<b>Open Grassy Area (min. 50' x 100') - Multi-Family:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>PLAN REVIEW</b>	
<b>Verified submittal standards and checklist items:</b>	CHECKED
<b>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:</b>	CHECKED
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Judy J Schmidt
<b>MISC</b>	
<b>Is new record:</b>	No