



**TRANSMITTAL DATE:** April 14, 2021

**PLANNING AND ZONING COMMISSION MEETING DATE:** May 17, 2021

**APPLICATION NUMBER:** A-05-19/RZ-11-19/RZ-06-04 MOD4 & PP-07-19

**PROJECT DESCRIPTION:** Route 44 Crossing Subdivision

**APPLICANT:**

Jay Walker  
849 East State Street, Suite 104  
Eagle, Idaho 83616  
Email: [jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)

**REPRESENTATIVE:**

Same as supplicant

**SUBJECT:** A-05-19/RZ-11-19/RZ-06-04 MOD4 & PP-07-19 – Route 44 Crossing Subdivision – Jay Walker: Jay Walker is requesting annexation, rezone from R1 and C2 (Estate Residential and Community Commercial – Ada County designations) to C-1-DA-P (Neighborhood Business District with a development agreement – PUD), development agreement modification, and conditional use permit, preliminary development plan, and preliminary plat approvals for Route 44 Crossing Subdivision, a 71-lot (41-single-family [inclusive of 9-live/work lots], 10-commercial [inclusive of 2-storage unit lots], 20-common) residential/commercial planned unit development. The 15.68-acre site is located at the northeast corner of State Highway 44 and North Linder Road at 410 North Linder Road and 4400 West State Street.

**STAFF CONTACT:** Michael 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: **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**



SUBJECT PROPERTY

W Steadmore Dr EAGLE

N Park Ln

N Linden Rd

44

W Baxter Way

S Baxter Way

N Park Ln

N Linden Rd

N Linden Rd

N Linden Rd

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# Ada County Assessor

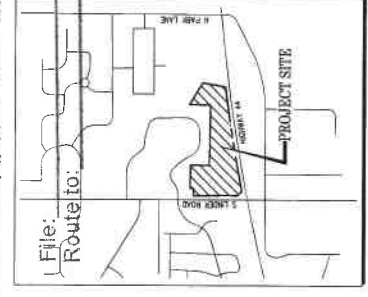
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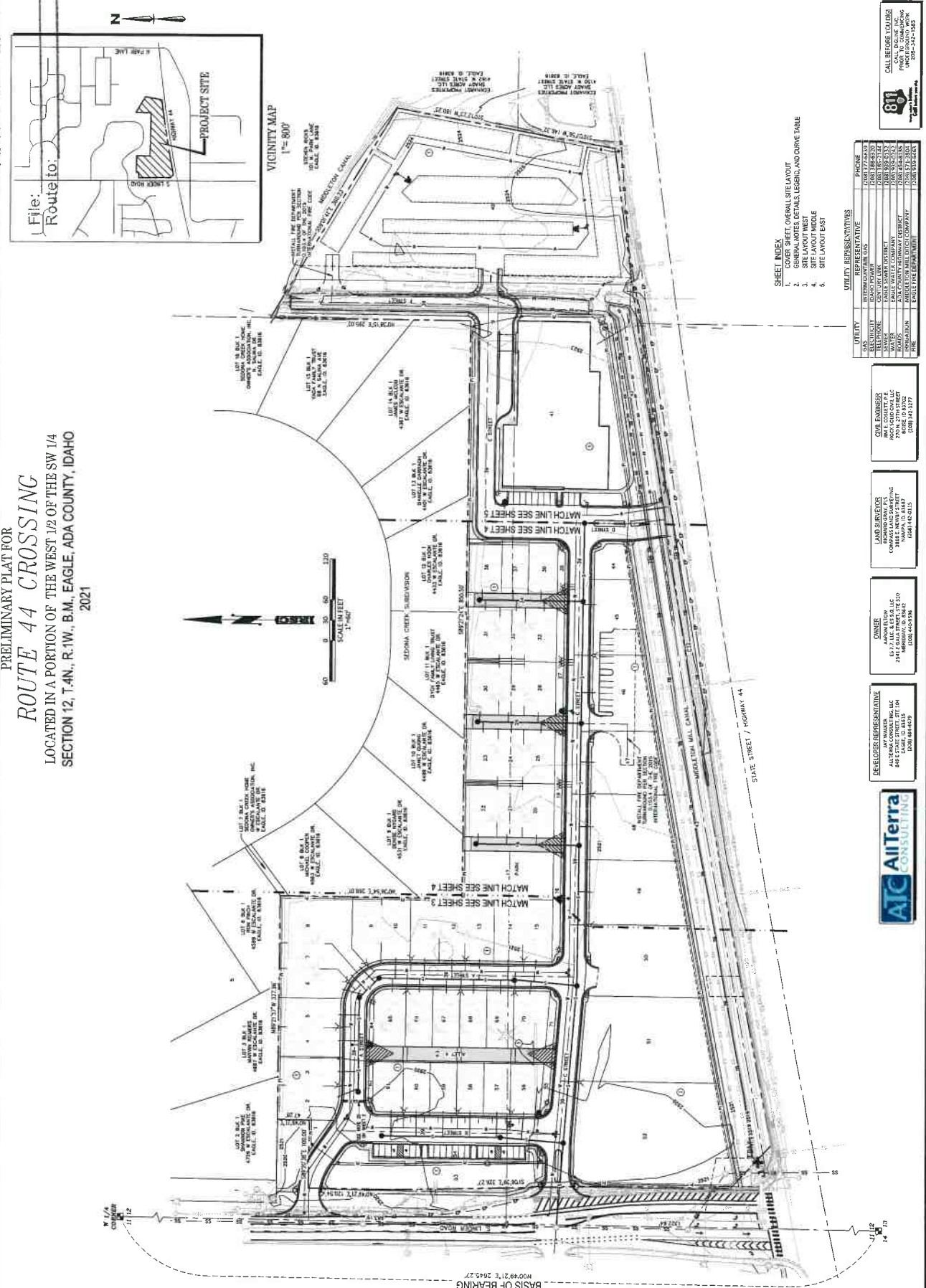
RECEIVED & FILED  
CITY OF EAGLE

APR 09 2021

PRELIMINARY PLAT FOR  
**ROUTE 44 CROSSING**  
LOCATED IN A PORTION OF THE WEST 1/2 OF THE SW 1/4  
SECTION 12, T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO  
2021



VICINITY MAP  
SCALE 1" = 500'



NOO'69'21"E 2645.27'

Revisions	Description	Date
1	CITY OF EAGLE COMMENTS	4/8/21
2		
3		
4		

**Rock Solid CIVIL**  
Civil Engineering and Land Development Consulting  
220 North 27th Street, Suite 202  
PO Box 202  
Eagle, Idaho 83625  
www.rocksolidcivil.com

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Project Name: **ROUTE 44 CROSSING**  
Project No.: 19C-19-45  
Drawn By: JCC  
Date: April 8, 2021  
Sheet No.: 1 of 5

**811**  
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- SHEET INDEX**
- COVER SHEET OVERALL SITE LAYOUT
  - GENERAL NOTES, DETAILS, LEGEND, AND CURVE TABLE
  - SITE LAYOUT WEST
  - SITE LAYOUT WEST
  - SITE LAYOUT EAST

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	PHONE
WATER	INTERNATIONAL P&S	(208) 777-6339
SEWER	INTERNATIONAL P&S	(208) 777-6339
TELEPHONE	CENTRAL LINK	(208) 385-3127
POWER	EAGLE POWER DISTRICT	(208) 832-8332
IRRIGATION	IRRIGATION DISTRICT	(208) 832-8332
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 844-4338
RAILROAD	RAILROAD COMPANY	(208) 832-8332
PIPE	EAGLE FIRE DEPARTMENT	(208) 832-8332

**CIVIL ENGINEER**  
JAMES COLETTI, P.E.  
220 N. 27th STREET  
EAGLE, IDAHO 83625  
(208) 342-3177

**LAND SURVEYOR**  
DAVID L. COLETTI, P.S.  
220 N. 27th STREET  
EAGLE, IDAHO 83625  
(208) 342-3177

**OWNER**  
AIC CONSULTING, LLC  
151 E. 6th Street, Ste 110  
Eagle, Idaho 83625  
(208) 844-6979

**DEVELOPER REPRESENTATIVE**  
AIC CONSULTING, LLC  
151 E. 6th Street, Ste 110  
Eagle, Idaho 83625  
(208) 844-6979

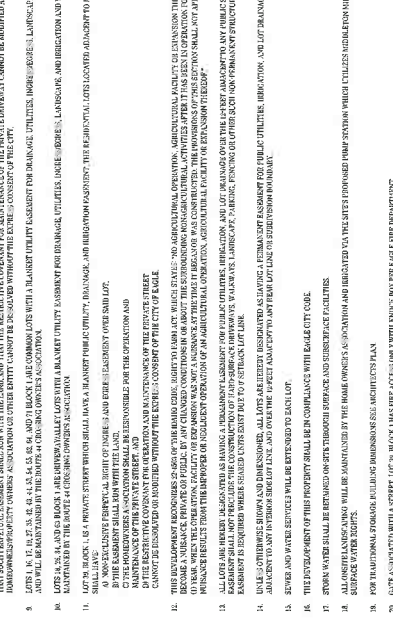
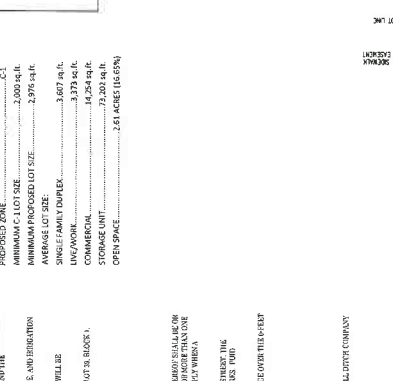
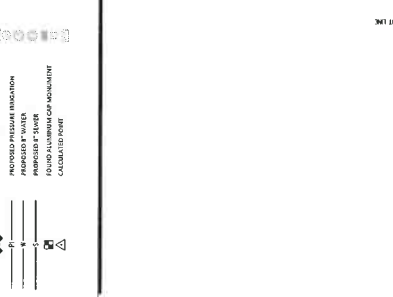
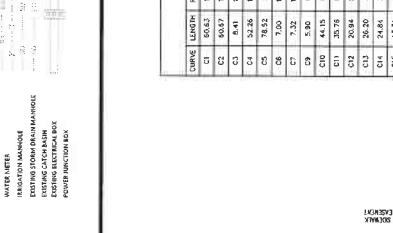
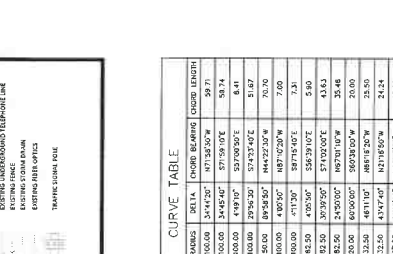


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REVISIONS	DATE	DESCRIPTION
1	6/27/21	QTY & FLAG COMMENTS
2		
3		
4		



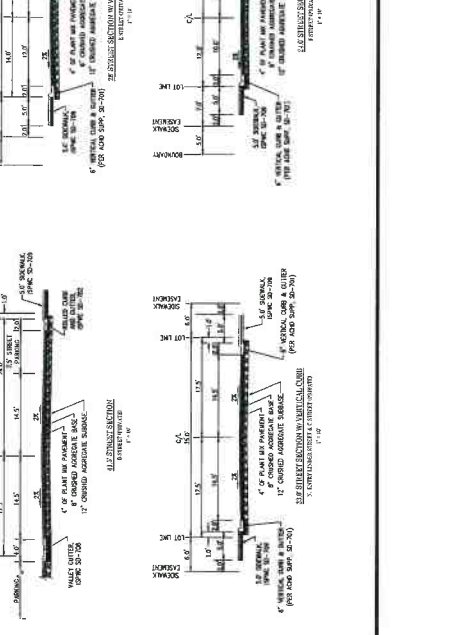
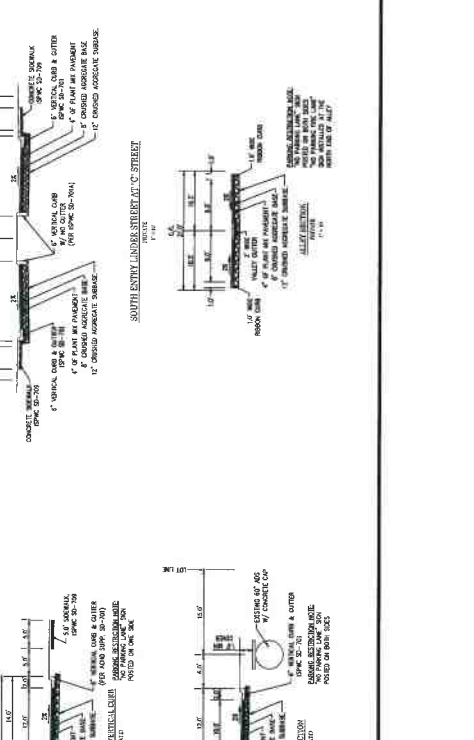
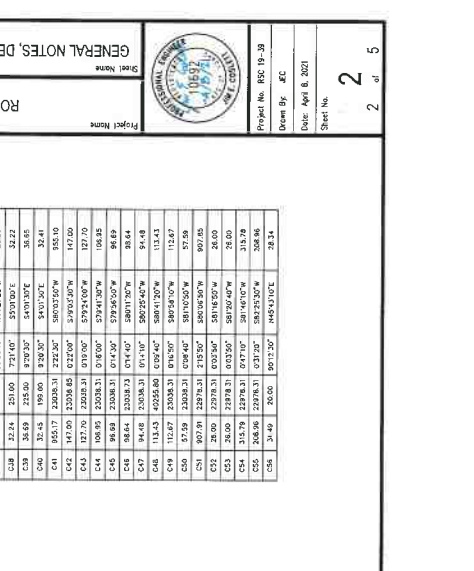
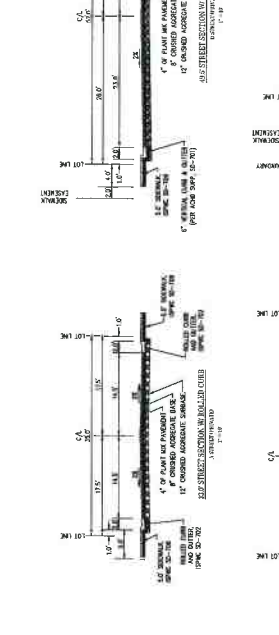
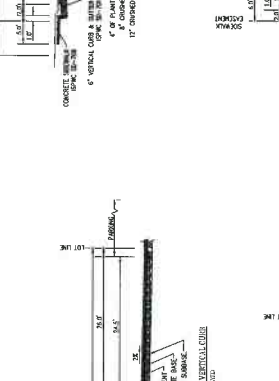
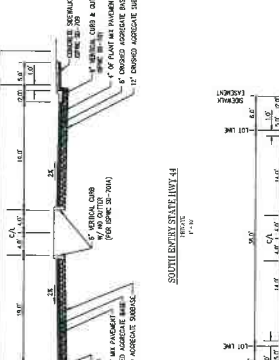
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C3	65.83	100.00	34.44	S71°59'50"W	59.71
C4	65.83	100.00	34.44	S71°59'50"W	59.71
C5	65.83	100.00	34.44	S71°59'50"W	59.71
C6	65.83	100.00	34.44	S71°59'50"W	59.71
C7	65.83	100.00	34.44	S71°59'50"W	59.71
C8	65.83	100.00	34.44	S71°59'50"W	59.71
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C20	65.83	100.00	34.44	S71°59'50"W	59.71
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C98	65.83	100.00	34.44	S71°59'50"W	59.71
C99	65.83	100.00	34.44	S71°59'50"W	59.71
C100	65.83	100.00	34.44	S71°59'50"W	59.71



**BUILDING SETBACKS:** PER CITY CODE, SEE NOTE 1

**SITE DATA:**

- TOTAL ACRES: 215.68 ACRES
- STREET FRONTAGE: 208.16 FT
- LOT AREA: 108,000 SQ FT
- LOT DIMENSIONS: 1000 FT x 108 FT
- PROPOSED ZONE: C-1 (CITY OF EAGLE)
- MINIMUM PROPOSED LOT SIZE: 2,000 SQ FT
- MINIMUM LOT AREA: 2,976 SQ FT
- MINIMUM LOT FRONTAGE: 200 FT
- MINIMUM LOT DEPTH: 100 FT
- MINIMUM FRONT SETBACK: 10 FT
- MINIMUM SIDE SETBACK: 5 FT
- MINIMUM REAR SETBACK: 10 FT
- MINIMUM LOT WIDTH: 100 FT
- MINIMUM LOT LENGTH: 100 FT
- MINIMUM LOT AREA: 10,000 SQ FT
- MINIMUM LOT FRONTAGE: 100 FT
- MINIMUM LOT DEPTH: 100 FT
- MINIMUM FRONT SETBACK: 10 FT
- MINIMUM SIDE SETBACK: 5 FT
- MINIMUM REAR SETBACK: 10 FT



REVISIONS

NO.	DATE	DESCRIPTION
1	6/27/21	QTY & FLAG COMMENTS
2		
3		
4		



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 DIG. 1-800-4-A-DAWG  
 1-800-472-6297

DATE: April 8, 2021  
 DRAWN BY: JEC  
 PROJECT NO.: 20-16-46-01  
 SHEET NO.: 3

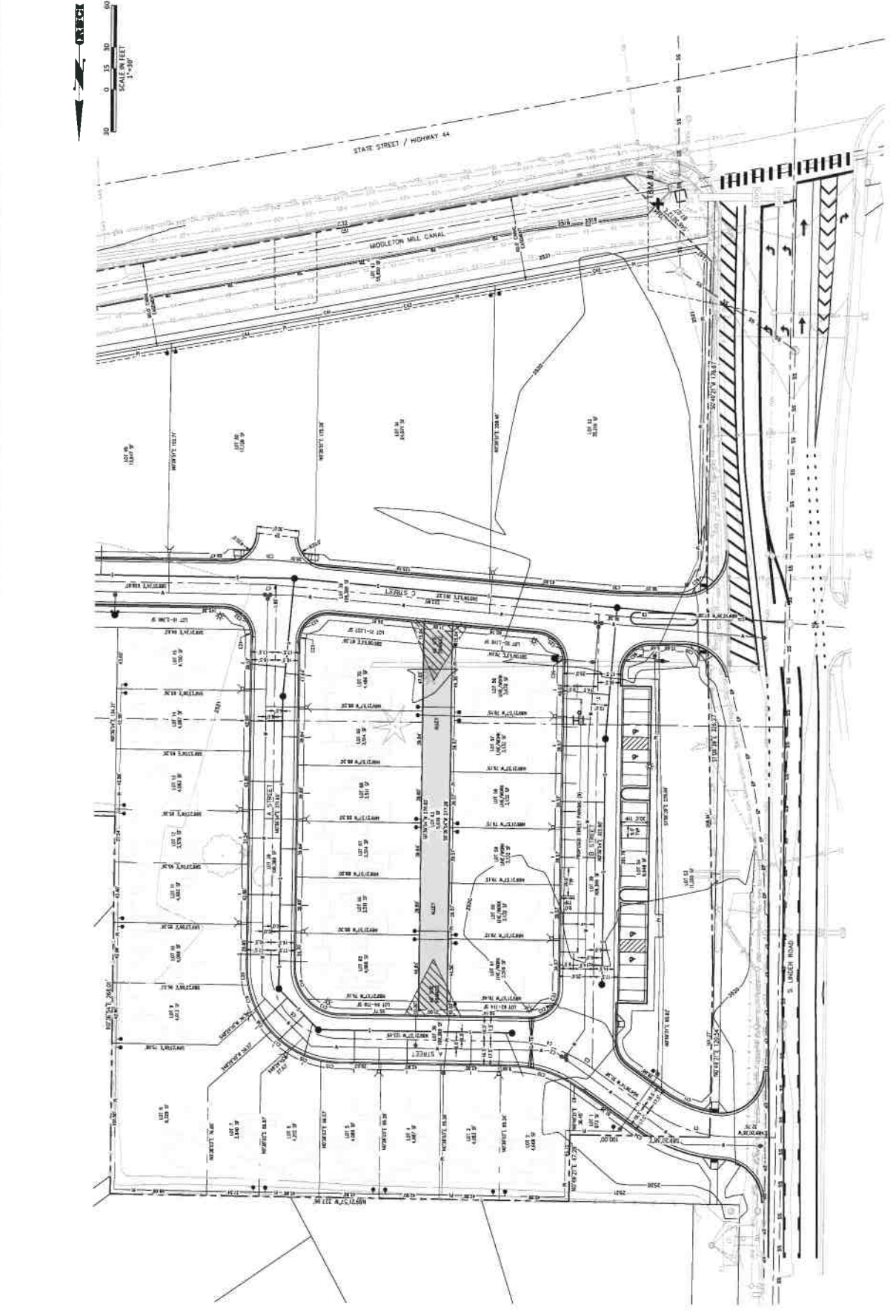
ROUTE 44 CROSSING  
 SITE LAYOUT - WEST

Project Name  
 Sheet Name

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**Rock Solid Civil**  
 Civil Engineering and Land Development Consulting  
 270 Route 216, Street Road, #3070  
 Oyster Bay, New York 11771  
 www.rocksolidcivil.com

Revisions	Date	Description
1	4/9/21	CITY OF Oyster Bay COMMENTS
2		
3		
4		



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4 of 5  
 Sheet No.  
 Date: April 6, 2021  
 Drawn By: EAC  
 Project No: RDC 19-19-38

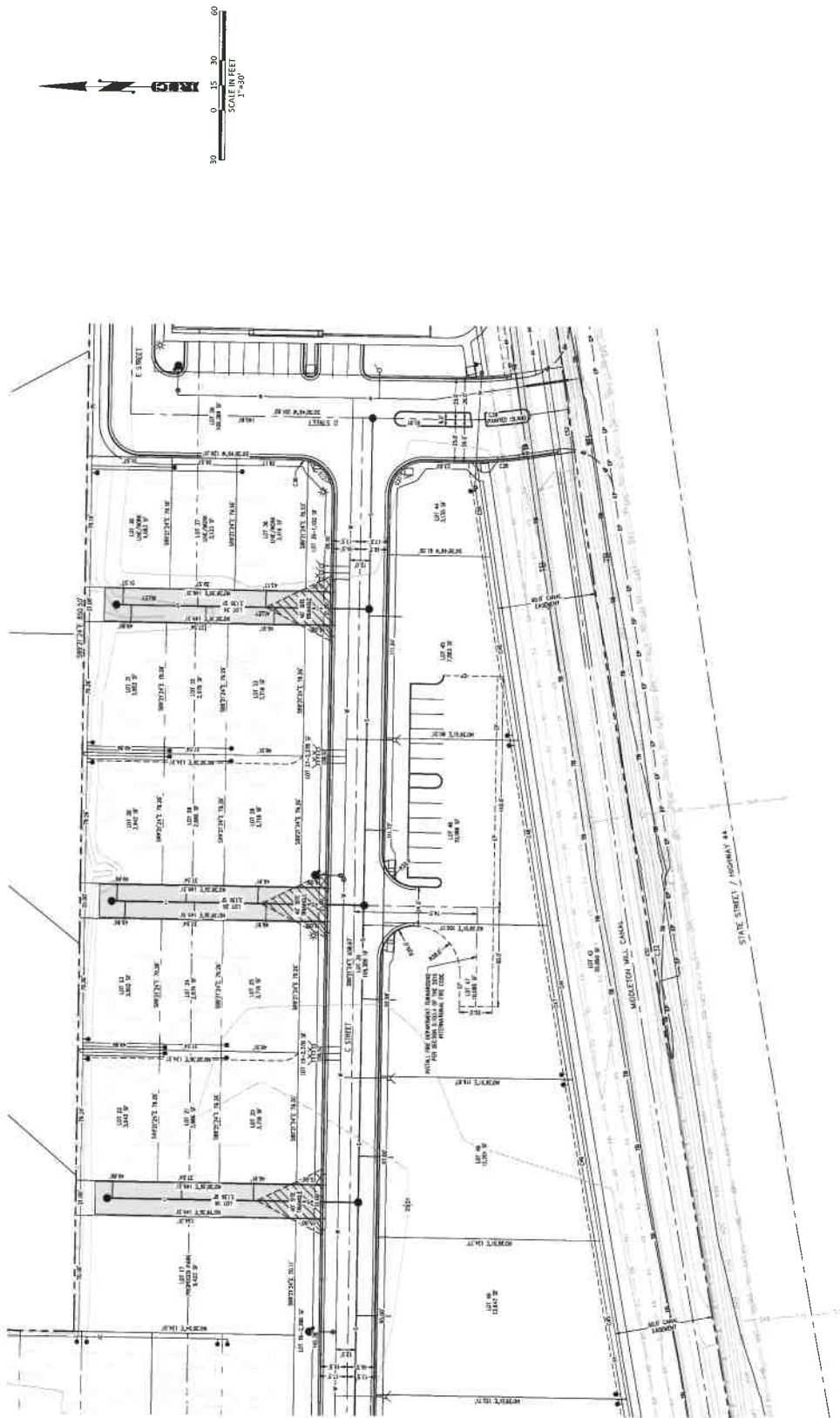


ROUTE 44 CROSSING  
 SITE LAYOUT - MIDDLE

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**ROCK SOLID CIVIL**  
 Civil Engineering and Land Development Consulting  
 279 North 27th Street, Suite 102, Annapolis, MD 21403  
 Phone: 410-291-4272  
 www.rocksolidcivil.com

Revisions	Date	Description
1	4/9/21	CITY OF EAGLE COMMENTS
2		
3		
4		





CALL BEFORE YOU DIG!  
811  
M.J. Volonzi, Inc.  
Professional Engineer  
License No. 4590  
State of New Jersey  
1000 Route 100, Suite 100  
Littleton, CO 80120  
Tel: 303.751.1800  
Fax: 303.751.1801

Sheet No. 5 of 5

Date: April 8, 2021

Drawn By: JCP

Project No. RSC-19-29



Project Name: ROUTE 44 CROSSING  
Sheet Name: SITE LAYOUT - EAST

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**Rock Solid CIVIL**  
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Revisions	Date	Description
1	4/9/21	QTY OF EXIST. COMMENTS
2		
3		
4		

