



**TRANSMITTAL DATE:** May 12, 2021

**PLANNING AND ZONING COMMISSION MEETING DATE:** July 19, 2021

**APPLICATION NUMBER:** A-05-21/RZ-06-21 & PP-08-21

**PROJECT DESCRIPTION:** Skyview Subdivision

**APPLICANT:**

Lennar Homes of Idaho  
9169 W. State Street, #1101  
Garden City, ID 83714  
Email: jeff.clemens@lennar.com

**REPRESENTATIVE:**

Dave Yorgason  
14254 W. Batternberg Drive  
Boise, ID 83713  
Email: dyorgason6@gmail.com  
Phone: 208-850-1070

**SUBJECT:** A-05-21/RZ-06-21 & PP-08-21 – Skyview Subdivision – Lennar Homes of Idaho: Lennar Homes of Idaho, represented by Dave Yorgason, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-9-DA (Residential with a development agreement) and MU-DA (Mixed Use with a development agreement), and preliminary plat approvals for Skyview Subdivision, a 142-lot (125-single family, 1-commercial, and 16-common) subdivision. The 18.94-acre site is located at the northwest corner of State Highway 44 and North Park Lane at 101 North Park Lane.

**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**



**Skyview Subdivision  
FIGURE 2 - Site Map**

Legend  
RECEIVED & FILED  
TPARK&HWY44  
APR 28 2021





RECEIVED & FILED  
CITY OF EAGLE

APR 28 2021

File:  
Route (A)

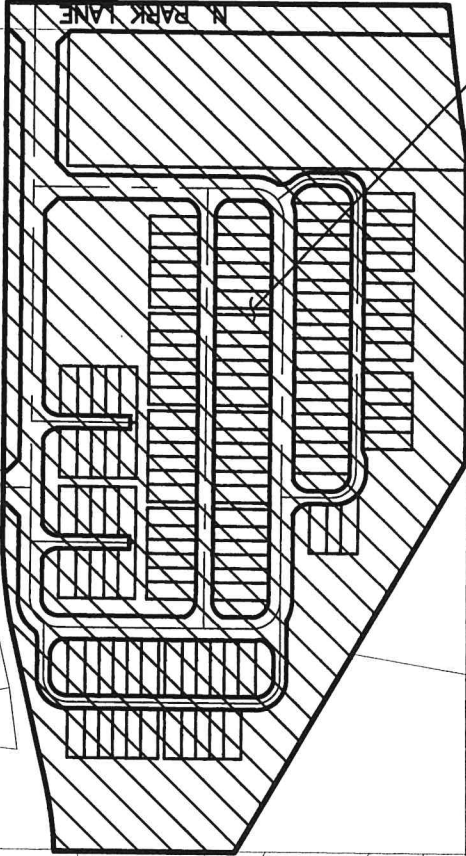


SCALE IN FEET

W. FLINT DR

SEDONA CREEK  
SUBDIVISION

SPRINGHOUSE  
SUBDIVISION



PROJECT LOCATION

HWY 44

W. OLD VALLEY RD

SKYVIEW SUBDIVISION  
EAGLE, IDAHO  
VICINITY MAP



PLAT DATE: 4/28/2021  
FILED IN: 2021-146 VICINITY

RECEIVED & FILED  
CITY OF EAGLE

APR 28 2021

File:  
Route:0.



SCALE IN FEET

W. FLINT DR

N PARK LANE

PROJECT LOCATION

HWY 44

W. OLD VALLEY RD

SPRINGHOUSE  
SUBDIVISION

SEDONA CREEK  
SUBDIVISION

SKYVIEW SUBDIVISION  
EAGLE, IDAHO  
AERIAL VICINITY MAP



J-U-B ENGINEERS, INC.

THIS DOCUMENT PREPARED BY  
JUB ENGINEERS, INC.  
FOR THE CITY OF EAGLE, IDAHO

APR 28 2021

PRELIMINARY PLAT FOR  
**SKYVIEW SUBDIVISION**  
SITUATED IN GOVERNMENT LOT 3 AND THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
EAGLE, IDAHO  
2021

**VICINITY MAP**  
SCALE 1"=100'

**BOUNDARY LEGEND**

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-Way Line
- Easement Property Line
- Quarter Section Corner
- Quarter Section Corner
- Property Corner

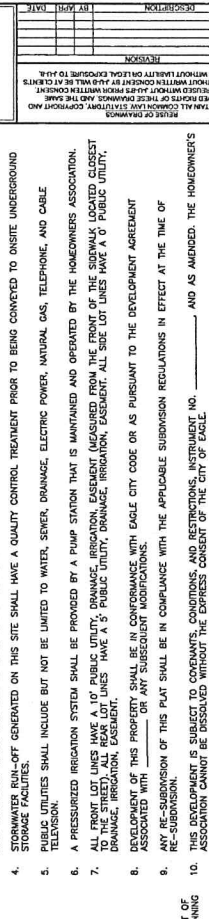
**SHEET INDEX**

SHEET NUMBER SHEET TITLE  
PP-01 BOUNDARY AND PROJECT INFORMATION  
PP-02 LOT DIMENSIONS  
PP-03 EXISTING AND PROPOSED FEATURES



**NOTES:**

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO THE UNITED STATES COAST AND GEODETIC SURVEY NAD 83 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC ROADS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (AHD) REQUIREMENTS FOR PUBLIC ROADS.
3. LOT 1 OF BLOCK 1, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVERTED TO ONSITE UNDERGROUND STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, DRAINAGE, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. A PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED BY A PUMP STATION THAT IS MAINTAINED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
7. ALL FRONT LOT LINES HAVE A 10' PUBLIC UTILITY, DRAINAGE, IRRIGATION, EASEMENT FROM THE FRONT OF THE SIDEWALK LOCATED CLOSEST TO THE STREET. IRRIGATION, EASEMENT, EXCEPT, ALL SIDE LOT LINES HAVE A 0' PUBLIC UTILITY.
8. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH EAGLE CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH OR ANY SUBSEQUENT MODIFICATIONS.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
10. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, INSTRUMENT NO. \_\_\_\_\_ AND AS AMENDED. THE HOMEOWNERS ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE DEEMED TO BE AN INCONVENIENCE OR NUISANCE TO ADJACENT PROPERTIES OR TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY IF SUCH OPERATION OR FACILITY HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR AN EXPANSION THEREOF."
12. DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF EAGLE. FIRE PROTECTION SHALL BE PROVIDED BY EAGLE FIRE DISTRICT.
13. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY EAGLE SEWER DISTRICT.
14. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
15. THE PROPERTY IS CURRENTLY ZONED "RUT".
16. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF EAGLE ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
17. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
18. NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO N. PARK LANE UNLESS APPROVED BY ASHD AND THE CITY OF EAGLE.
19. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
20. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ASHD AND THE HOA. LANDSCAPING OVER SAID PUBLIC ROADS AS BEHIND IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYVIEW SUBDIVISION. DRAINAGE EASEMENT WILL BE ESTABLISHED AT FINAL DESIGN AND PLATING.
21. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0134 J, COMMUNITY PANEL NO. 0124 J, AND 16001C0135 J, COMMUNITY PANEL NO. 0135 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**LAND USE SUMMARY**

TOTAL AREA:	16.84 AC.
RESIDENTIAL AREA:	13.38 AC.
TOTAL LOTS:	142 LOTS
COMMON AREA LOTS:	16 LOTS
COMMON LOT:	6 LOTS
COMMON AREA AC:	6.41 AC. (41.7%)
AVERAGE LOT SIZE:	1,190 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-9

**Curves Table**

Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	576.25'	27.8171°	231.87'	S83°43'45"W	231.85'
C2	600.00'	9.5902°	104.55'	N82°59'31"E	104.42'
C3	800.00'	17.5002°	179.19'	N87°25'00"E	179.81'

**BOUNDARY AND PROJECT INFORMATION**

OWNER:  
STEVEN K. ROCKS  
3085 S. TERRA DR.  
BOISE, ID 83709

DEVELOPER:  
LENARA HOMES OF IDAHO, LLC  
1101 STATE ST.  
GARDEN CITY, ID 83714

LAND SURVEYOR:  
THOMAS HARRISON, P.L.S.  
2750 W. ESCOURSON LN.  
BOISE, IDAHO 83742  
208-378-7330

CIVIL ENGINEER:  
SCOTT WOODRUFF, P.E.  
2750 W. ESCOURSON LN.  
BOISE, IDAHO 83742  
208-378-7330

SHEET NUMBER:  
PP-01

**BOUNDARY CERTIFICATION**

17685

APR 28 2021

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CITY OF EAGLE

APR 28 2021

File:  
Route to:

JUB  
JUB ENGINEERS, INC.  
2760 W. Excursion Lane  
Meridian, ID 83642  
Phone: 208.376.7330  
www.jub.com

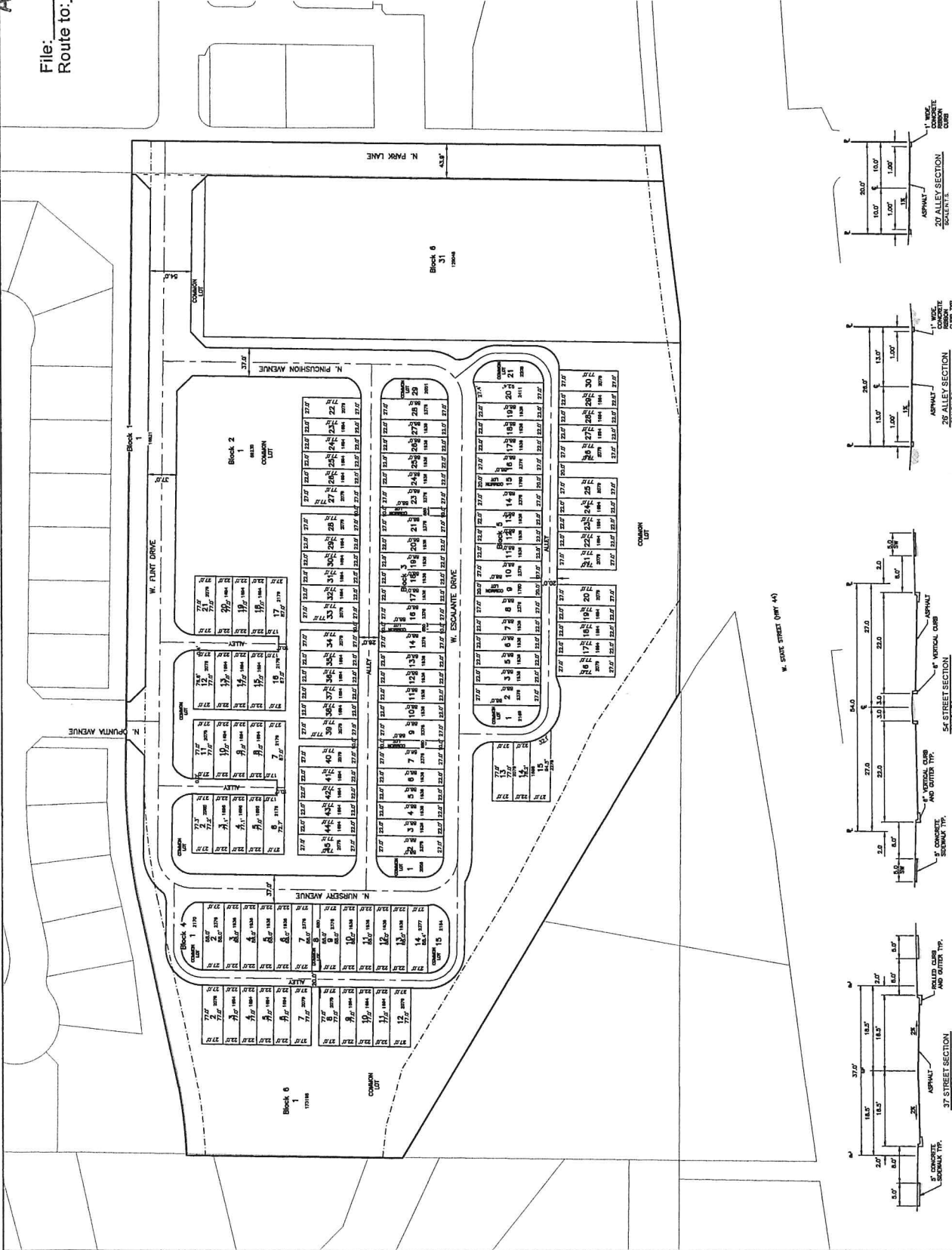


NO.	REVISION	BY	DATE

SKYVIEW SUBDIVISION  
EAGLE, IDAHO

LOT DIMENSIONS

DATE: 03/01/2021  
DRAWN BY: JUB  
CHECKED BY: JUB  
SCALE: AS SHOWN  
SHEET NUMBER: PP-02



Print Date: 02/28/21 11:11 AM. Printed by: EAGLE



