



TRANSMITTAL DATE: October 20, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: January 3, 2023

APPLICATION NUMBER: RZ-16-22/CU-16-22/PPUD-10-22/PP-22-22

PROJECT DESCRIPTION: State Street Townhomes

APPLICANT:

Morgan Stonehill Partners
38 South Glen Gary Drive, Suite 200
Aspen, Colorado 81611

REPRESENTATIVE:

Givens Pursley, LLP – Kristen McNeill
601 West Bannock Street
Boise, Idaho 83702
Email: kristenmcneill@givenspursley.com
Phone: 208-388-1276

SUBJECT: RZ-16-22/CU-16-22/PPUD-10-22/PP-22-22 – State Street Townhomes – Morgan Stonehill Partners: Morgan Stonehill Partners, represented by Kristen McNeill with Givens Pursley, LLP, is requesting a rezone from MU (Mixed Use) to R-10-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for State Street Townhomes Subdivision, a 61-lot (60-buildable, 1-common) residential planned unit development. The 6.23-acre site is located on the south side of State Highway 44 approximately 325-feet east of the intersection of State Highway 44 and State Highway 55.

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

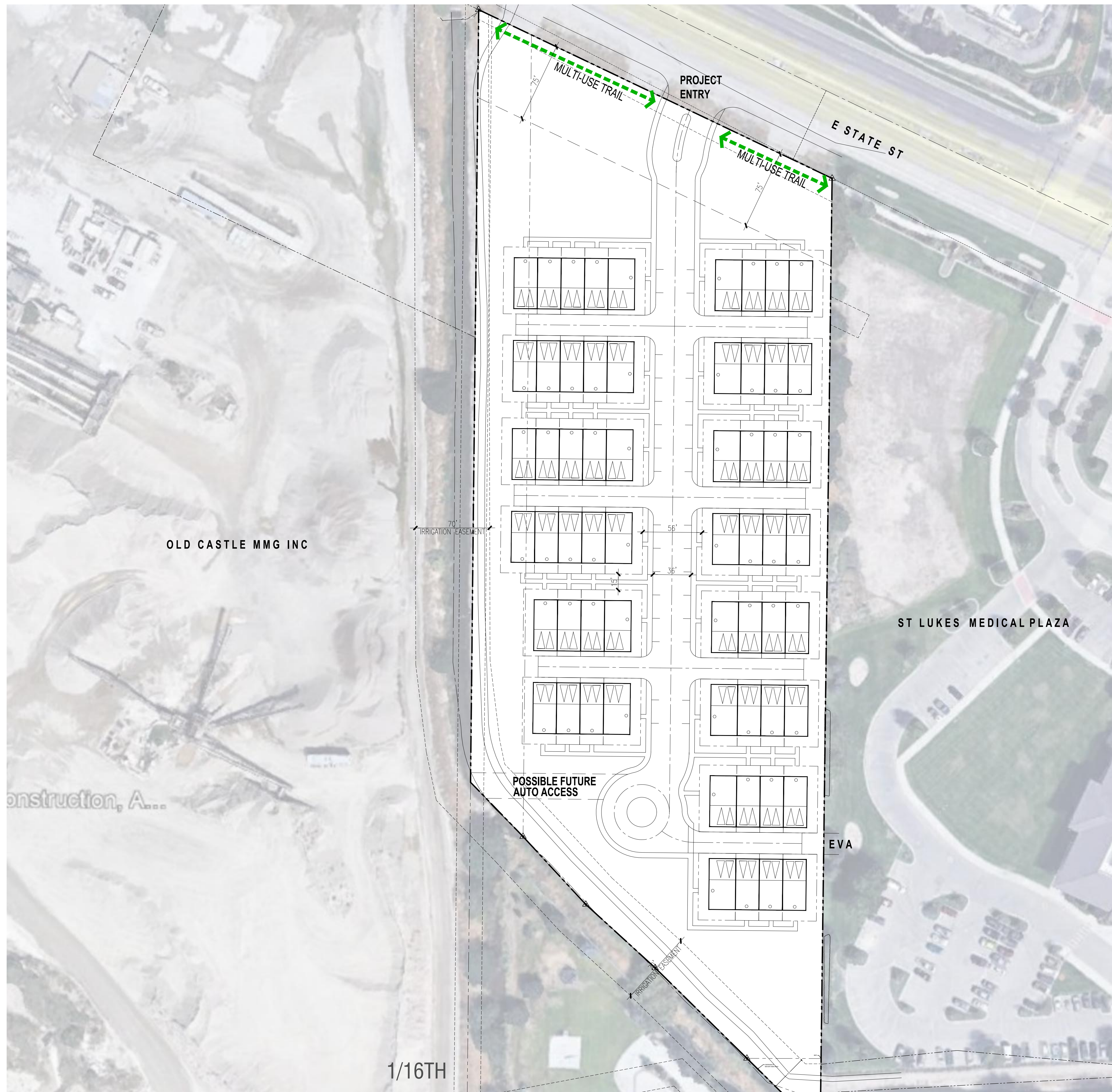
The City of Eagle is reviewing the above-mentioned applications. If you have any comments on the proposed development please notify the City of Eagle **STAFF** in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns 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**





PROJECT SUMMARY - ALT 2 - 2-STORY TOWNHOMES

AREA ±6.2 AC
 UNITS 60 DU
 DENSITY 9.7 DU/AC

SETBACKS: R-6 TO R-10 SINGLE FAMILY ATTACHED DWELLINGS

MAX HEIGHT 35'
 FRONT 10' (ALLEY LOADED)
 REAR 5' (ALLEY LOADED)
 INTERIOR SIDE 5', 0' FOR COMMON WALL
 STREET SIDE 20' N/A
 MIN LOT AREA 1,600 SF
 MIN LOT WIDTH 20'

UNIT MIX
 (46) P1 - 22 x 48 3BD / 2.5 BA ±1,300 SF
 (14) P2 - 25 x 48 3BD / 2.5 BA ±1,650 SF

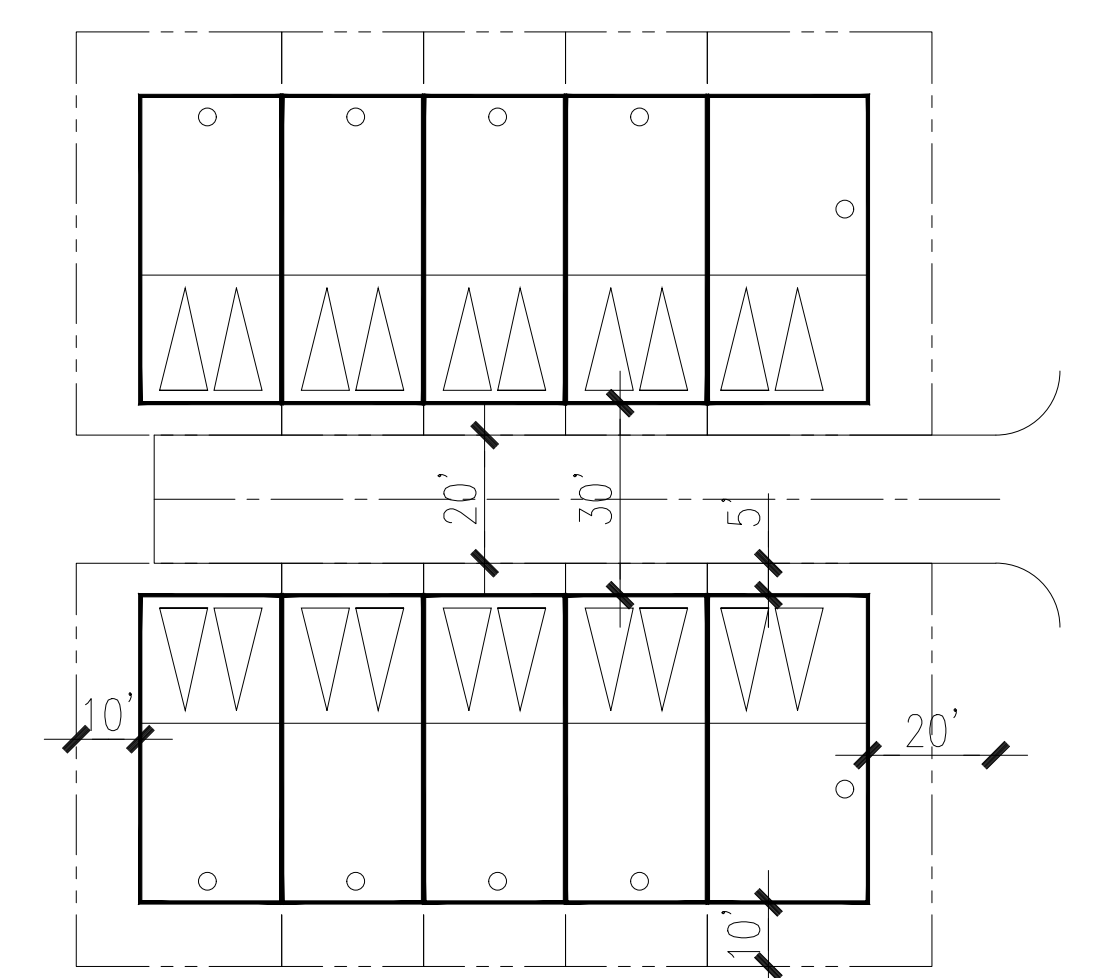
PARKING REQUIRED
 2.25 / DU
 60 x 2.25 = 135 SPACES
 MUNI CODE 8-4-5

PARKING PROVIDED
 GARAGE 120
 OPEN 26
 TOTAL 146 SPACES (2.4 / DU)

	REQUIRED	PROVIDED
OPEN SPACE		
COMMON	54,328 SF (20%)	108,800 SF (40%)
ACTIVE	16,320 SF (15% OF 108,800)	24,668 SF (23%)*

*ACTIVE OPEN SPACE INCLUDES OPEN LAWN PLAY AREAS FOR RECREATION, PICNIC AREAS, ETC. EXCLUDES OPEN LAWN AREAS AND PATHWAYS WITHIN REQUIRED LANDSCAPE BUFFER AREA.

TYPICAL PLOTTING
 1" = 30'



STATE STREET TOWNHOMES PRELIMINARY PLAT

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 15,
TOWNSHIP 4, RANGE 1 EAST
EAGLE, ADA COUNTY, IDAHO



OWNER/DEVELOPER

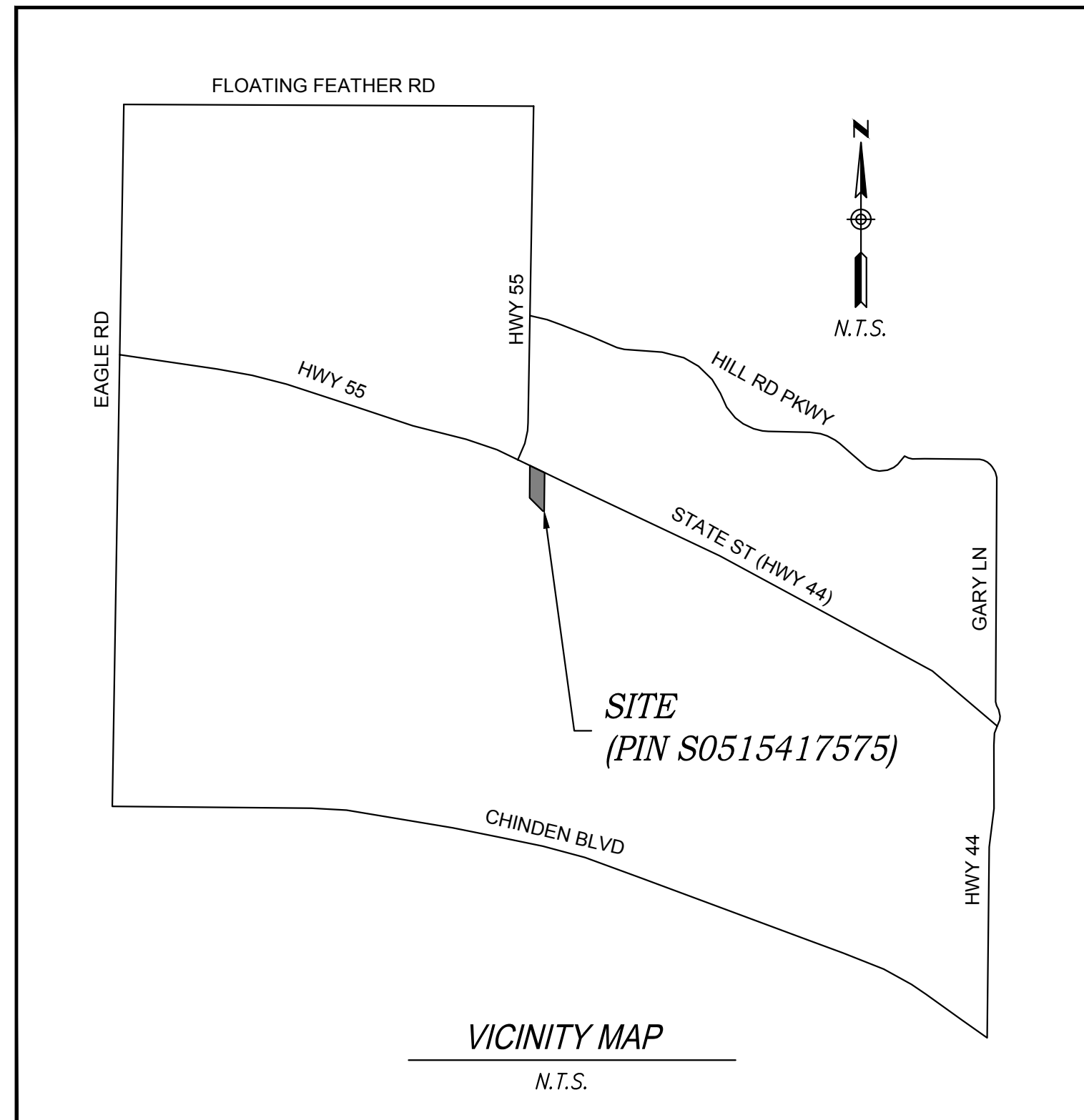
MORGAN STONEHILL PARTNERS
38 S. GLEN GARY DR, STE 200
ASPEN, COLORADO 81611
PHONE: (512) 466-6253
CONTACT: AUSTEN REICHOID
EMAIL: AUSTEN@MORGANSTONEHILL.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

THE LAND GROUP
462 E SHORE DR #100
EAGLE, IDAHO 83616
PHONE: (208) 939-4041
CONTACT: TAMARA THOMPSON
EMAIL: TAMARA@THELANDGROUPINC.COM



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	EXISTING CONDITIONS
4	PRELIMINARY ENGINEERING PLAN
5	PRELIMINARY IRRIGATION PLAN

PRELIMINARY PLAT DATA

PIN: S0515417575
EXISTING ZONING: R-6
PROPOSED ZONING: R-10

GROSS/NET ACREAGE: 6.23 AC
TOTAL NUMBER OF BUILDABLE LOTS: 60
TOTAL NUMBER OF COMMON LOTS: 1
MINIMUM LOT SIZE: 1396 SF
AVERAGE LOT SIZE: 1724 SF
RESIDENTIAL GROSS DENSITY (DU/AC): 9.7 DU/AC

LEGEND

---	PROPOSED CL
---	SECTION LINE
---	PROPERTY BOUNDARY
---	LOT LINE
---	PROPOSED EP
---	EASEMENT
IRR	PROPOSED IRRIGATION LINE
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER LINE
IRR	PROPOSED FIRE HYDRANT
IRR	EXISTING IRRIGATION LINE
W	EXISTING WATER LINE
G	EXISTING SANITARY SEWER LINE
G	EXISTING GAS LINE
EP	EXISTING EDGE OF PAVEMENT
EGR	EXISTING EDGE OF GRAVEL ROAD
X	EXISTING FENCE
OP	EXISTING OVERHEAD POWER
TOB	EXISTING TOP OF BANK

LEGAL DESCRIPTION

Parcel I:
A tract of land situate in a portion of the East half of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:
Commencing at the Section corner common to Sections 14, 15, 22 and 23, Township 4 North, Range 1 East, marked by a found brass cap monument; thence
North 00°36'08" East (formerly North), 620.40 feet along the East line of the Southeast Quarter of Section 15 to a set 1/2" iron pin P.L.S. 4108; thence
North 89°48'42" West 1325.94 feet (formerly West 1321.98 feet) to a point on the West line of the East half of the Southeast Quarter, marked by a set 1/2" iron pin P.L.S. 4108; thence
North 00°36'31" East 1729.03 feet (formerly North 1751.64 feet) along the West line of the East half of the Southeast Quarter to a point on the Southwesterly right of way line of State Highway 44, marked by a set 1/2" iron pin P.L.S. 4108; thence
South 64°29'06" East 55.13 feet along the Southwesterly right of way line of State Highway 44 to a set 1/2" iron pin P.L.S. 4108 and the Real Point of Beginning; thence continuing along said right of way line
South 64°29'06" East 313.81 feet to a set 1/2" iron pin P.L.S. 4108; thence
South 00°43'17" West 829.14 feet to a set iron pin P.L.S. 4108; thence
North 89°48'42" West 283.00 feet to a set 1/2" iron pin P.L.S. 4108; thence
North 00°36'31" East 963.37 feet 50 feet East of and parallel with the West line of the East half of the Southeast Quarter to the Point of Beginning.

EXCEPT

Being a portion of the East half of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian; thence
North 00°36'08" East (formerly North) 620.40 feet along the East line of said Southeast Quarter; thence
North 89°48'42" West 1325.94 feet (formerly West 1321.98 feet), to a point on the West line of said East half of the Southeast Quarter; thence
North 00°36'31" East 1001.26 feet (formerly North) along said West line, to a point on the centerline of Dry Creek Canal; thence
South 44°03'04" East 71.13 feet along said centerline, to a point 50.00 feet East of said West line, measured at right angles and being the True Point of Beginning; thence along said centerline the following courses and distances,
South 42°45'49" East 87.07 feet;
South 47°33'28" East 88.61 feet;
South 45°24'24" East 121.35 feet; thence leaving said centerline
North 89°48'42" West 213.13 feet to a point 50.00 feet East of the West line of said East half of the Southeast Quarter; thence
North 00°36'31" East 208.22 feet parallel with said West line to the True Point of Beginning.

Parcel II:

Being a portion of the East half of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian; thence
North 00°36'08" East (formerly North), 620.40 feet along the East line of said Southeast Quarter; thence
North 89°48'42" West 1325.94 feet (formerly West 1321.98 feet), to a point on the West line of said East half of the Southeast Quarter; thence
North 00°36'31" East 1729.03 feet (formerly North 1751.64 feet), along said West line, to a point on the Southwesterly right of way line of State Highway 44 and the True Point of Beginning; thence
South 64°29'06" East 55.13 feet along said right of way; thence
South 00°36'31" West 755.15 feet parallel with and 50.00 feet East of said West line, to a point on the centerline of Dry Creek Canal; thence
North 44°03'04" West 71.13 feet along said centerline, to a point on the West line of said East half of the Southeast Quarter; thence
North 00°36'31" East 727.77 feet along said West line, to the True Point of Beginning.

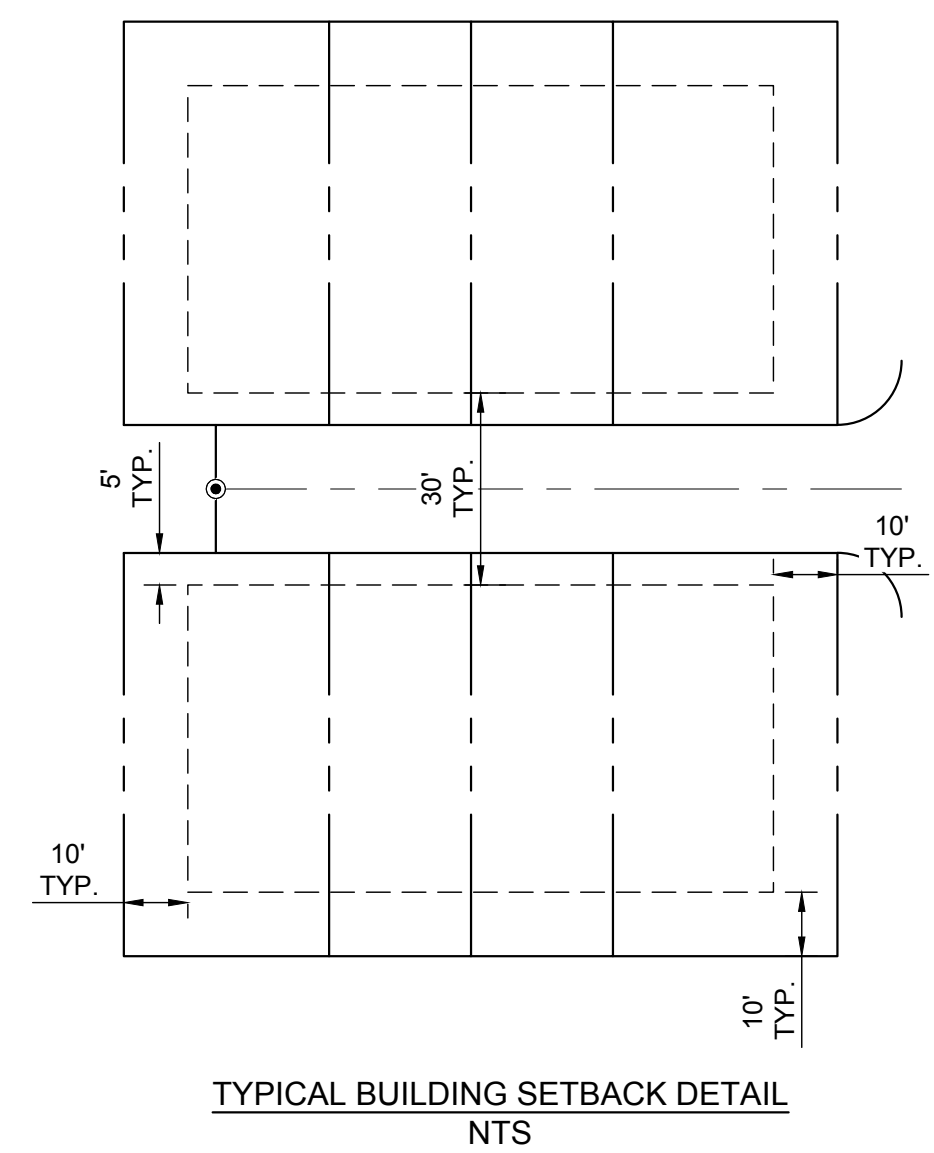
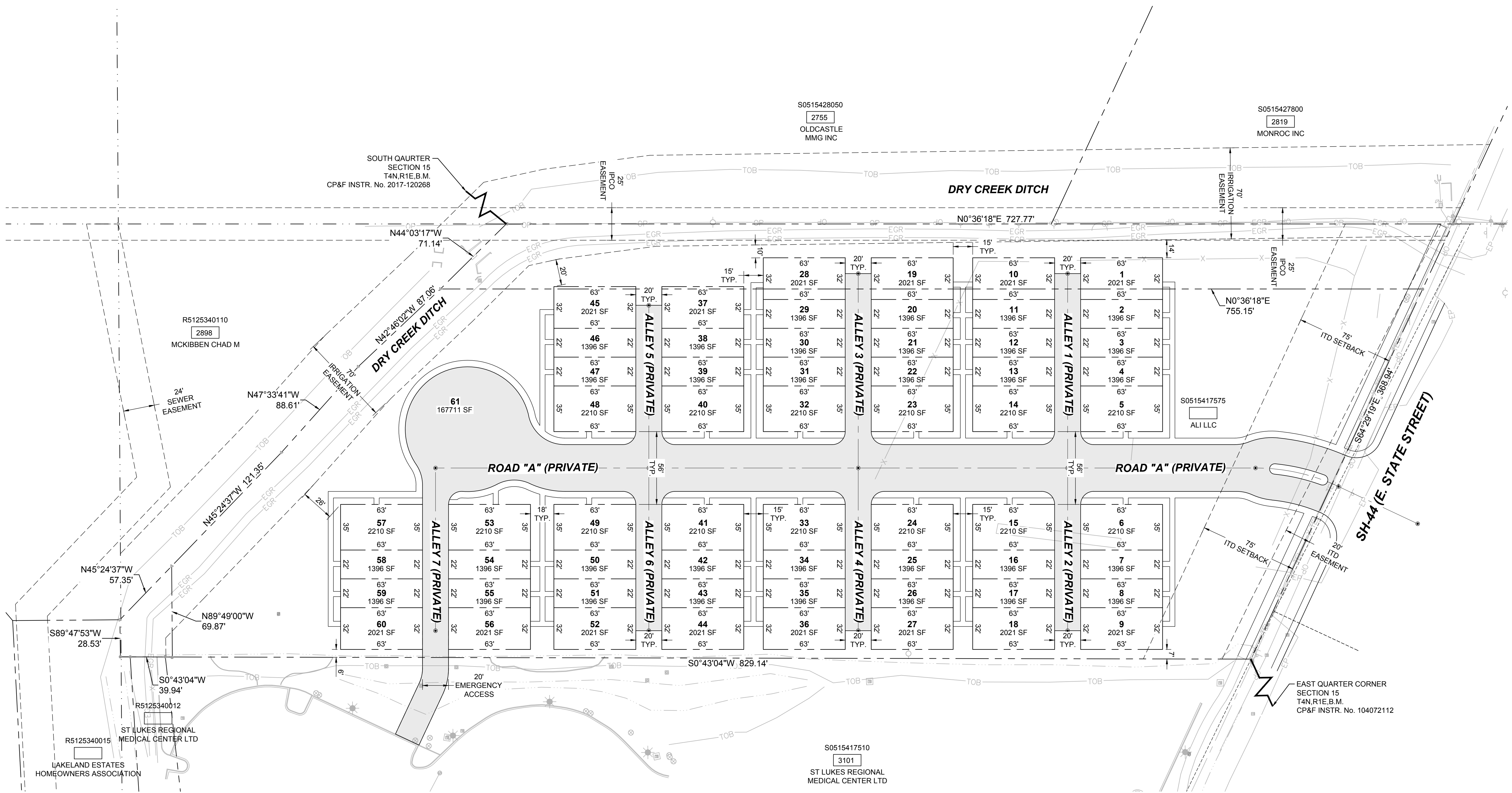
Parcel III:

Being a portion of the East half of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section 15, Township 4 North, Range 1 East, Boise Meridian; thence
North 00°36'08" East (formerly North) 620.40 feet along the East line of said Southeast Quarter; thence
North 89°48'42" West 1325.94 feet (formerly West 1321.98 feet), to a point on the West line of said East half of the Southeast Quarter; thence
North 00°36'31" East 1729.03 feet (formerly North 1751.64 feet), along said West line, to a point on the Southwesterly right of way line of State Highway 44; thence
South 64°29'06" East 368.94 feet along said right of way; thence
South 00°43'17" West 829.14 feet to the True Point of Beginning; thence continuing
South 00°43'17" West 39.94 feet to a point on the centerline of Dry Creek Canal; thence
South 89°48'06" West 28.53 feet along said centerline; thence
North 45°24'24" West 57.35 feet continuing along said centerline; thence
South 89°48'42" East 69.87 feet to the True Point of Beginning.

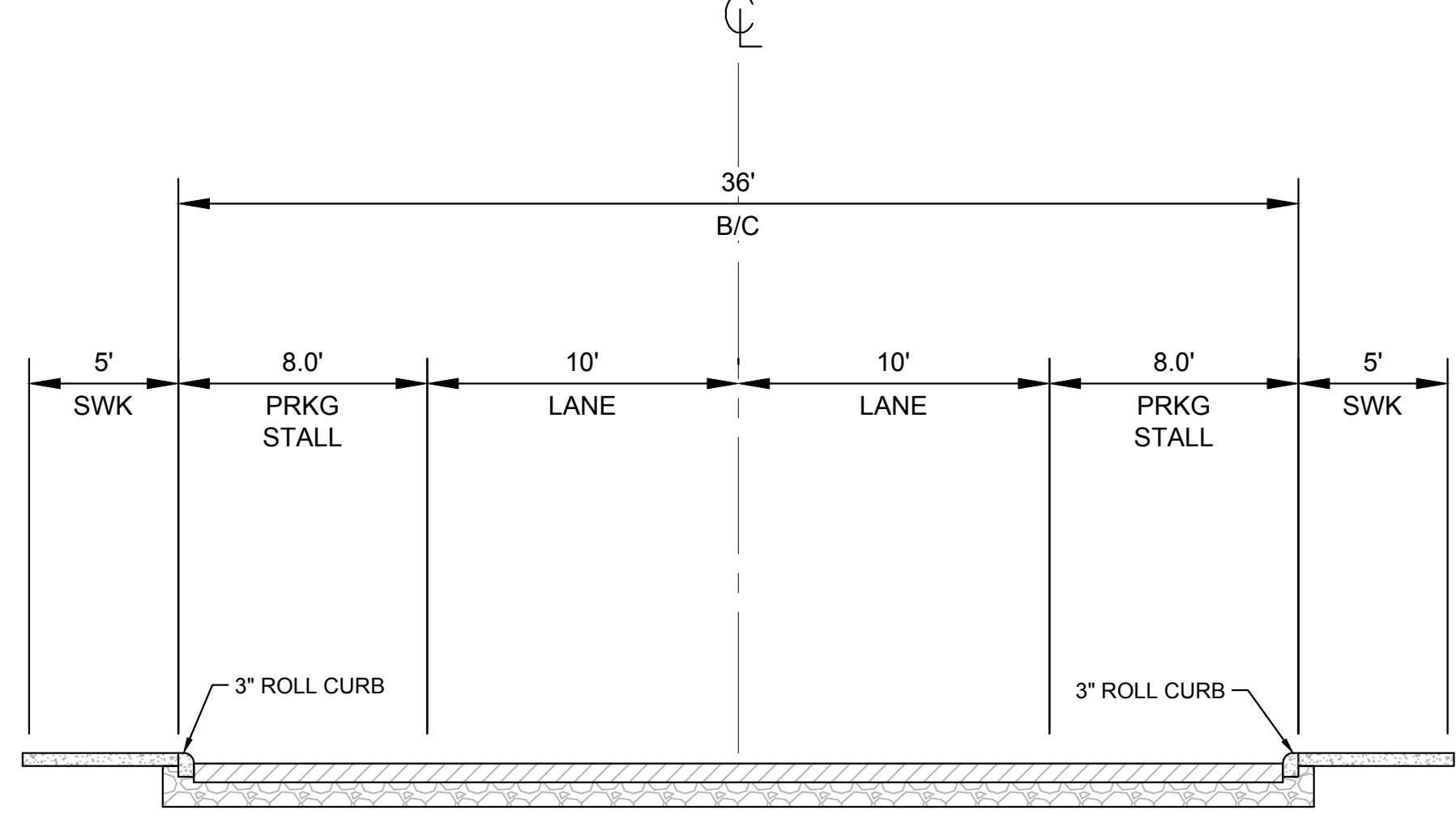
PRELIMINARY PLAT NOTES

- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE OR AS MODIFIED WITH THIS SUBDIVISIONS PUD.
- DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE AT THE TIME OF THE RE-SUBDIVISION.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
- ALL SUBDIVISION APPROACHES ARE TO BE FULL APPROACHES.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED EACH LOT.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE BOISE VALLEY IRRIGATION DITCH CO.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES. STORMWATER RUNOFF WILL BE ROUTED TO SURFACE INFILTRATION FACILITIES FOR THE NORMAL STORM EVENT. STORMWATER FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF THE STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND CITY OF EAGLE SPECIFICATIONS.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOT 61 WILL BE A COMMON LOT WHICH INCLUDES ENTIRE SITE OUTSIDE OF BUILDABLE LOT BOUNDARIES. THIS COMMON LOT INCLUDES A BLANKET EASEMENT FOR UTILITIES.
- ALL LOTS, INCLUDING COMMON LOT 61, WILL BE UNDER BLOCK 1.

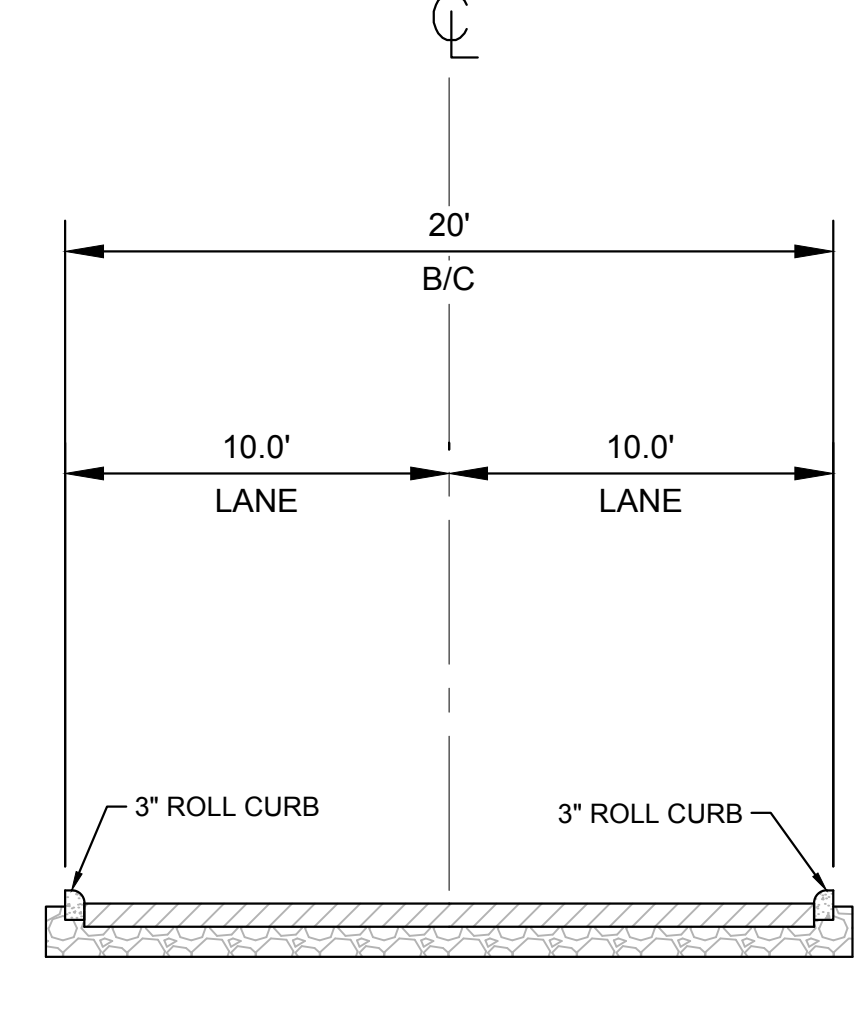
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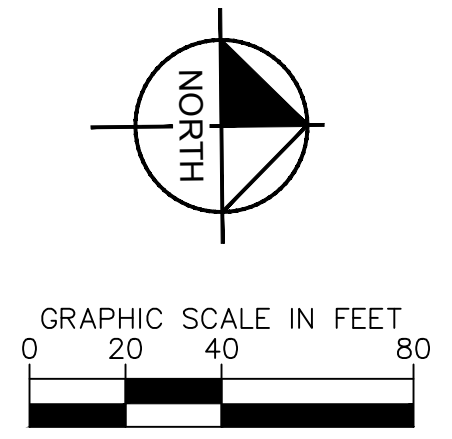
TYPICAL BUILDING SETBACK DETAIL NTS



ROAD A TYPICAL SECTION NTS



ALLEY 1-7 TYPICAL SECTION NTS



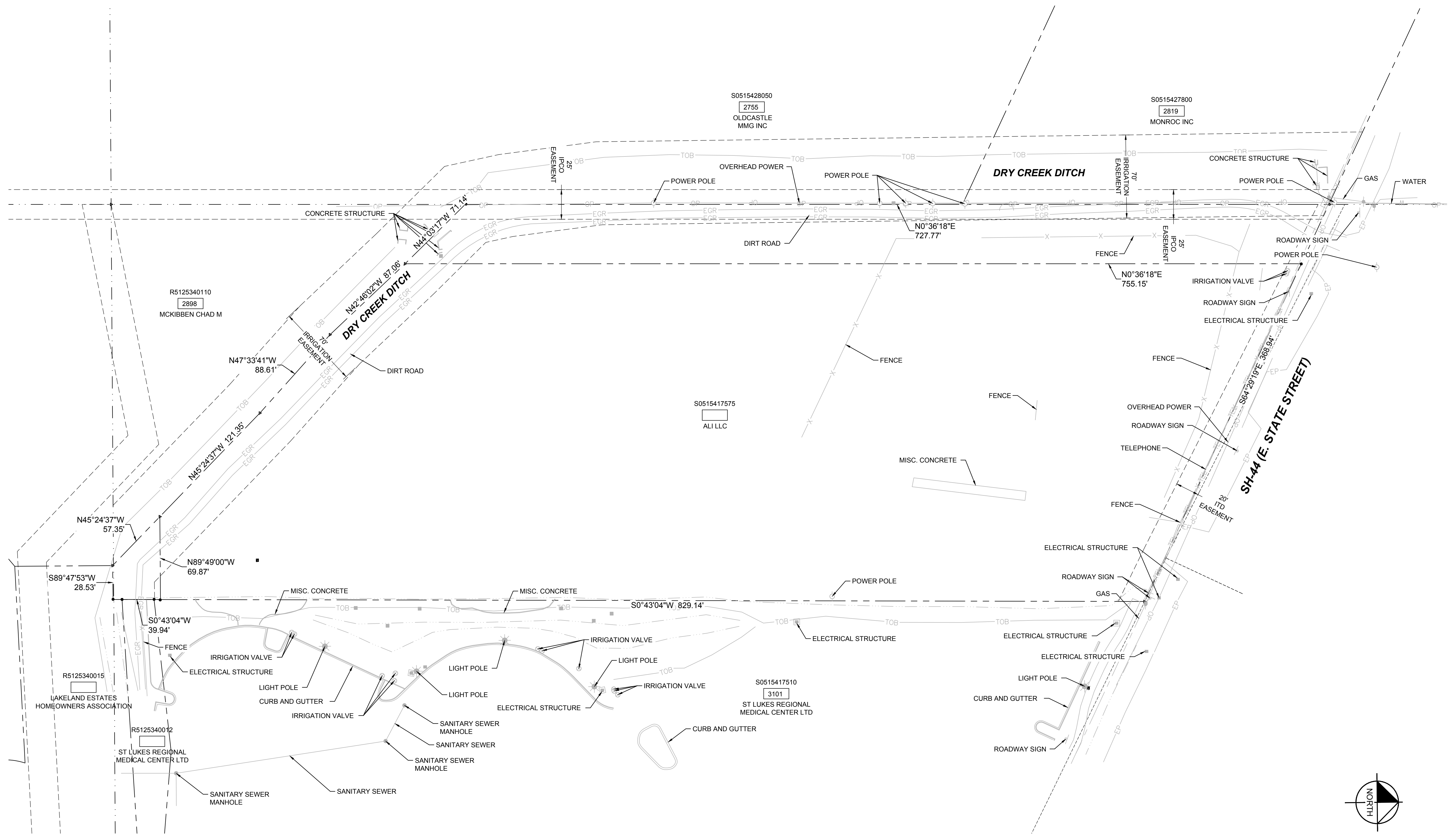
DATE	DESCRIPTION

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 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2885

STATE STREET TOWNHOMES
 PRELIMINARY PLAT
 EAGLE, ADA COUNTY, IDAHO

DRAWING NAME:	5000-PP
PROJECT No:	093955000
SCALE (H):	1" = 40'
SCALE (V):	N/A
DRAWN BY:	ABN
CHECKED BY:	TRE
DESIGNED BY:	ABN

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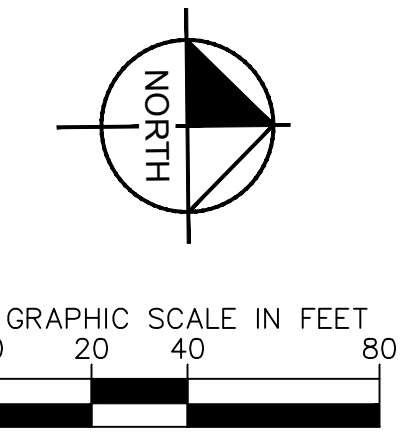
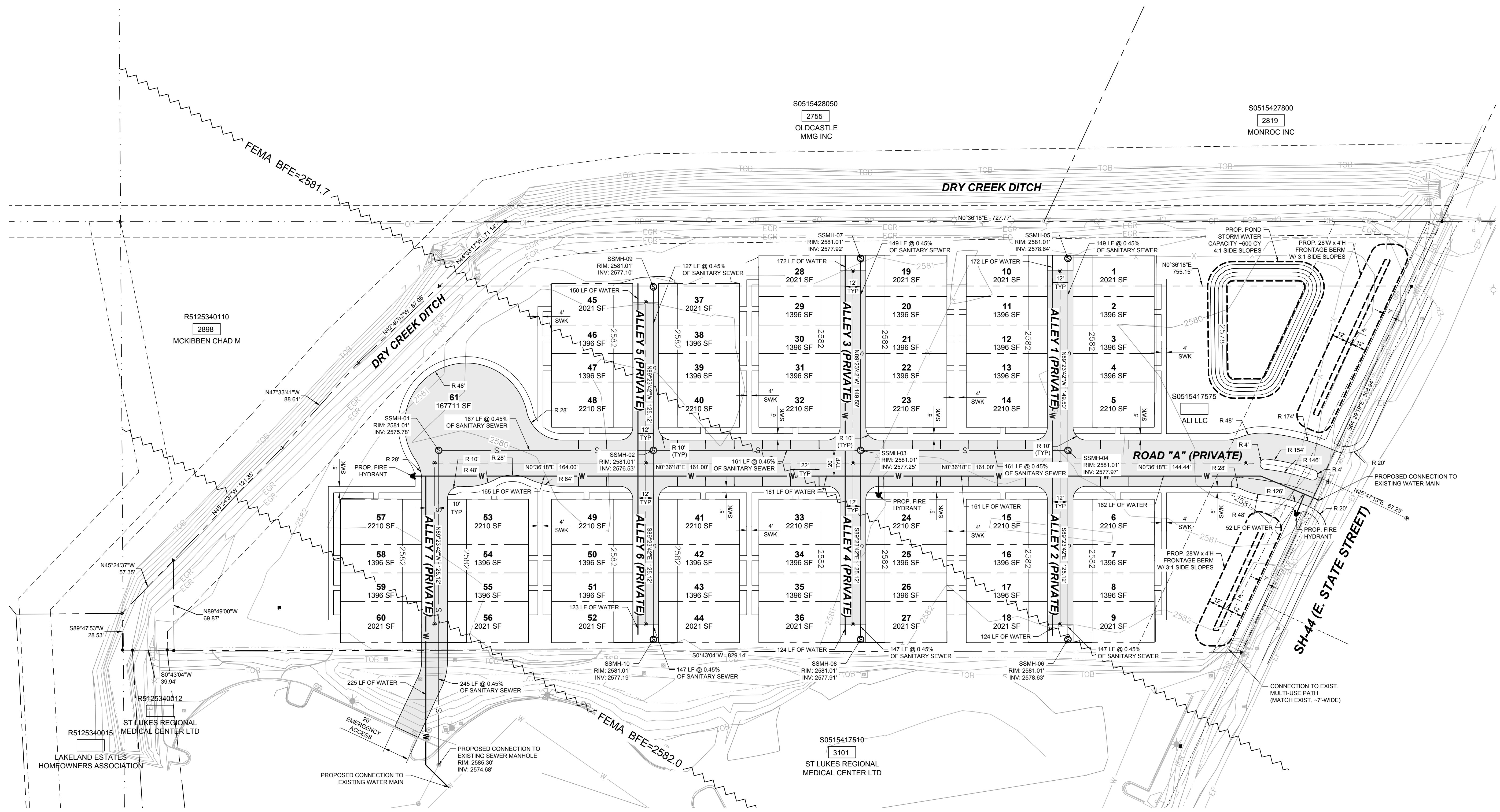
STATE STREET TOWNHOMES
 EXISTING CONDITIONS
 EAGLE, ADA COUNTY, IDAHO

DRAWING NAME:	5000-EP
PROJECT NO.:	093955000
SCALE (H):	1" = 40'
SCALE (V):	N/A
DRAWN BY:	ABN
CHECKED BY:	TRE
DESIGNED BY:	ABN

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SHEET NO.

TYPICAL LOT GRADES
 PAD = 2582.01
 LFF = 2583.01



Date: 9/28/2022 12:34 PM
 User: NEWTON, ANTHONY
 Path: K:\BOL_CIVIL\093955000 STATE STREET TOWNHOMES\CADD\TITLEMENT\6000-PED.DWG
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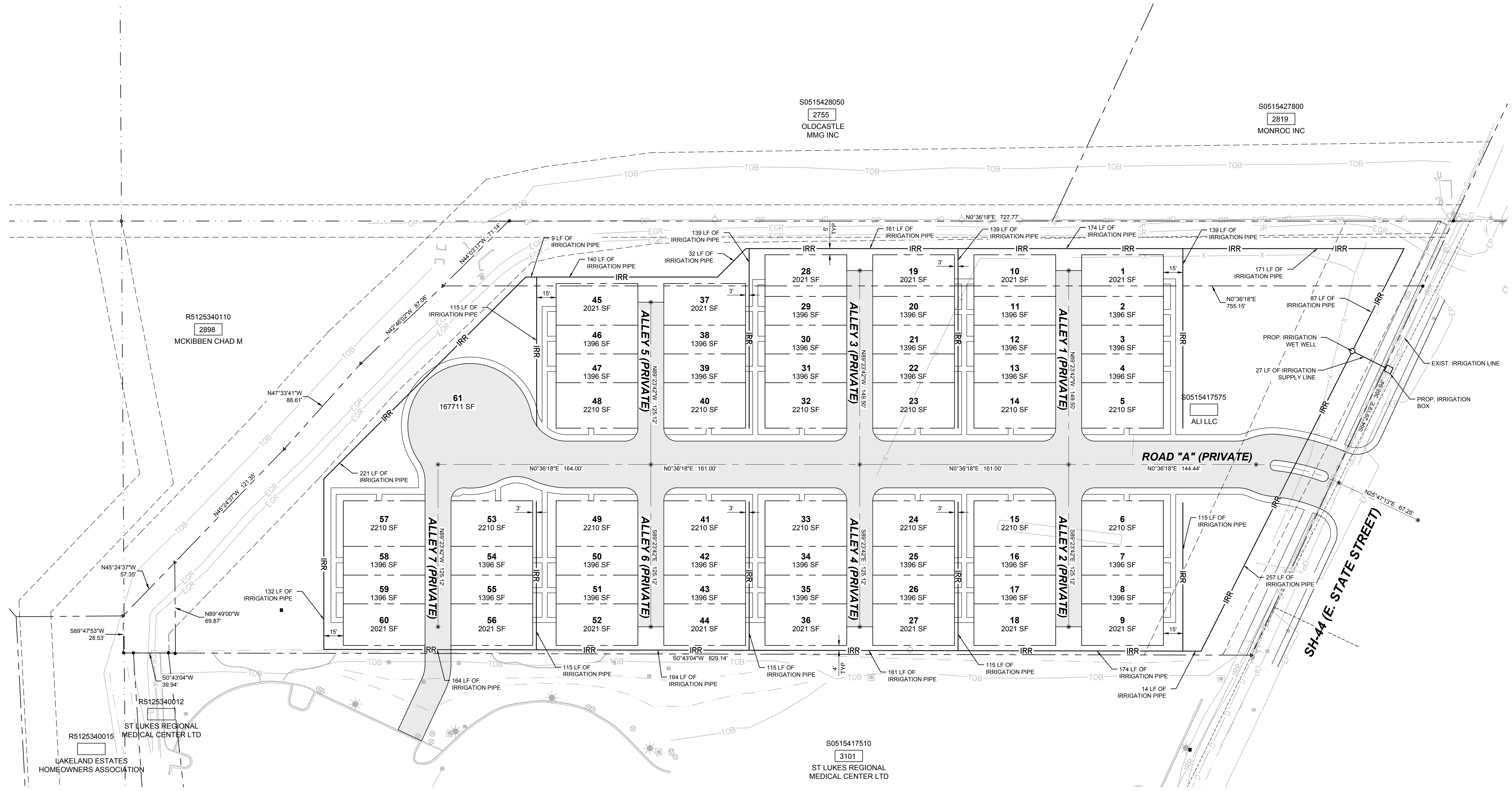
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STATE STREET TOWNHOMES
 PRELIMINARY ENGINEERING PLAN
 EAGLE, ADA COUNTY, IDAHO

DRAWING NAME:	5000-PE
PROJECT No.:	093955000
SCALE (H):	1" = 40'
SCALE (V):	N/A
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STATE STREET TOWNHOMES
 PRELIMINARY IRRIGATION PLAN
 EAGLE, ADA COUNTY, IDAHO

DRAWING NAME:	5000-IRR
PROJECT No:	093955000
SCALE (H):	1" = 40'
SCALE (V):	N/A
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CHECKED BY:	TRE
DESIGNED BY:	ABN

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