



**CITY OF EAGLE
PLANNING AND ZONING
MASTER LAND USE APPLICATION**

660 E. Civic Lane, Eagle, Idaho 83616
Phone: (208)939-0227 www.cityofeagle.org

FILE NO: _____

CROSS REF. FILES: _____

FEE: _____

City Date Stamp

The Master Land Use application must be filled out in its entirety, along with the checklist and submittal documentation for the specific land use application type.

TYPE OF LAND USE APPLICATION	
<input type="checkbox"/> Alternative Method of Compliance Request	<input type="checkbox"/> Lot Line Adjustment
<input checked="" type="checkbox"/> Annexation and Rezone (A & RZ)	<input type="checkbox"/> Parcel Division
<input type="checkbox"/> Appeal	<input type="checkbox"/> Plat-Combined Preliminary / Final Plat (PP/FP)
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Plat-Condominium
<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Plat-Final (FP)
<input type="checkbox"/> Design Review-Board Level (DR)	<input checked="" type="checkbox"/> Plat-Preliminary (PP)
<input type="checkbox"/> Design Review – Staff Level	<input type="checkbox"/> Preliminary Plat Modification (PP-MOD)
<input type="checkbox"/> Design Review-Sign-Board Level	<input type="checkbox"/> Preliminary Planned Unit Developments (PPUD) ¹
<input type="checkbox"/> Design Review-Sign-Staff Level	<input type="checkbox"/> Request for Reconsideration
<input type="checkbox"/> Design Review-Special Portable Sign	<input type="checkbox"/> Request for Zoning Certification
<input checked="" type="checkbox"/> Development Agreement Modification (DA-MOD)	<input type="checkbox"/> Rezone (RZ)
<input type="checkbox"/> Extension of Time-Conditional Use Permit	<input type="checkbox"/> Tree Removal
<input type="checkbox"/> Extension of Time-Design Review	<input type="checkbox"/> Vacation
<input type="checkbox"/> Extension of Time-Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Extension of Time-Preliminary Plat	<input type="checkbox"/> Waiver (Accessory Building Setback)
<input type="checkbox"/> Fence Permit	<input type="checkbox"/> Waiver (Home Occupation)
<input type="checkbox"/> Final Planned Unit Development (FPUD)	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Final Planned Unit Development Modification	<input type="checkbox"/> Zoning Text Amendment (ZOA)
<input type="checkbox"/> Floodplain Development Permit (FDP)	<input type="checkbox"/> Zoning Verification / Rebuild Letter

¹A Preliminary Planned Unit Development application includes the Preliminary Development Plan, Conditional Use Permit, and the Preliminary Plat.

PROJECT/SITE ADDRESS & LOCATION			
Project Name: Terra View South		Parcel #: S0403223250, S04041104	
Address: 0 W Beacon Light Rd & 0 N Hwy 16		City/State/Zip: Eagle, ID. 83616	
Subdivision:		Block:	Lot:
Major Cross Streets:	W Beacon Light RD & Stat	Distance to Major Cross Streets:	0

SITE INFORMATION & DATA			
Total Acreage / Lot Size:	170.4 Acres	Flood Zone:	A
Design Review Overlay Districts:	<input type="checkbox"/> DDA <input type="checkbox"/> TDA <input type="checkbox"/> CEDA <input type="checkbox"/> DSDA <input type="checkbox"/> No Overlay		
Land Use Application Type:	<input type="checkbox"/> Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family (3+ units) <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed-Use		

APPLICANT	
Applicant Name: Becky Yzaguirre	<input type="checkbox"/> Owner <input type="checkbox"/> Purchaser <input type="checkbox"/> Tenant
Address: 2471 S. Titanium PI	City/State/Zip: Meridian, ID. 83709
Email: BYzaguirre@ardurra.com / SHammond@ardurra.com	Phone: 208-323-2288
OWNER	
Owner Same as Applicant Above: <input type="checkbox"/> If same, check the box and skip this section.	
Owner Name: Terra View 44, LLC	Phone:
Address: 1191 E Iron Eagle Dr Ste. 100	City/State/Zip: Eagle, ID. 83616
Email:	
REPRESENTATIVE (If different from above)	
Representative Name: Becky Yzaguirre	Phone: 208-323-2288
Address: 2471 S. Titanium PI	City/State/Zip: Meridian, ID. 83642
Email: BYzaguirre@ardurra.com / SHammond@ardurra.com	
BUILDING ARCHITECT	
Business Name:	Phone:
Contact Name:	Phone:
Address:	City/State/Zip:
Architect Email:	
ENGINEER	
Business Name: Ardurra	Phone: 208-323-2288
Contact Name: David Sterling	Phone: 208-323-2288
Address: 2471 S. Titanium PI	City/State/Zip: Meridian, ID. 83642
Engineer Email: DSterling@ardurra.com	

LANDSCAPE ARCHITECT (If applicable)	
Business Name: Ardurra	Phone: 208-323-2288
Contact Name: Jaime Snyder	Phone: 208-323-2288
Address: 2471 S. Titanium Place	City/State/Zip: Meridian, ID 83642
Engineer Email: jsnyder@ardurra.com	

CITY OF EAGLE APPLICATIONS

Eagle City Code [Section 1-7-4 \(A\)](#) states, "Fee Schedule Established: The city clerk or their designee, at the time of the filing of a land use application, petition, or receipt of an area of impact referral, shall collect the fee and/or deposit established by resolution of the city council together with a deposit for any direct costs incurred by the city to review such requests by architects, engineers, attorneys, or other professionals necessary to enable the city to process said application, petition, or referral in an informed manner." Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the City Policy for Collection and Enforcement of Deposits and Fees for Land Use Action as approved and adopted by the Eagle City Council.

NOTES:

- The processing of an application shall be delayed or stopped if deposit balances, and direct costs are not reimbursed as required in accordance with the adopted policy.
- The applicant shall not construct any required improvements, including storm drainage or roadway facilities, until the City has received a copy of the ACHD stamped and approved final engineering construction drawings. Upon receipt of the ACHD approved construction drawings and confirmation by the City Engineer that they comply with the City-approved construction drawings, the City will issue a "notice to proceed" to the applicant's representative.
- IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.
- ALL ITEMS SHALL BE COMPLETED AS DETERMINED BY THE ZONING ADMINISTRATOR PRIOR TO APPLICATION BEING DEEMED COMPLETE.
- The city does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Preliminary Development Plan and Conditional Use Permit Application for Planned Unit Developments does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, central water service, sanitary sewer service, access to public roads and fire protection. "Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis."

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application, application materials, and a completed checklist have been submitted, and that the information they contain is true and correct.

Printed Name of Applicant/Representative Becky Yzaguirre Date 10/2/2023

Signature of Applicant/Representative  Date 10/2/2023

City Staff Comments: _____

Signature of receipt by City Staff _____ Date _____



ANNEXATION AND REZONE SUBMITTAL CHECKLIST AND ADDITIONAL INFORMATION

The following checklist AND information need to be completed. All items listed on the checklist must accompany the completed application. ALL DOCUMENTS SUBMITTED MUST BE SINGLE SIDED WITH NO STAPLES.

Applicant Use STAFF USE

- Date of pre-application meeting: 09/25/2023
Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the receipt of this application.
- A complete Master Land Use Application form (it is the applicant’s responsibility to use a current application). Application must be single sided; double sided application will not be accepted.
- Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to [Eagle City Code Section 8-7-8\(B\)\(1\)](#) for noticing requirements and neighborhood meeting requirements.
- Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on two (2) sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.

Table D 1 Eagle City Code Section 8 7 8(D)	
Application property zoned:	The notice distance shall be:
RR and RUT	1,500 feet
A and A-R	1,500 feet
R-E	1,000 feet
R-1	800 feet
All other Zones	500 feet

- Legal description of the property including meets and bounds to the center line of all adjacent right of ways with appropriate closure to meet the standards of the Ada County Engineer.
- Copy of Deed.
- If the signatory on this application is not the owner of the property, an original notarized

Statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.

- Five (5) 24" x 36" site plans (showing location of sewer and water) **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**.
- One (1) 8½" x 11" reduction of the site plan.
- One (1) 8 ½" x 11" vicinity map at 1" = 300' scale (or similar), labeling the location of the property and adjacent streets.
- One (1) 8 ½" x 11" colored vicinity map showing the proposed plat superimposed in the project location and the surrounding area approximately ¼ mile from project boundaries.

N/A One (1) set of 24" x 36" Pathways and Trails plan (if development impacts existing pathways and trails, or if development would trigger improvements based on the [City of Eagle adopted Pathways and Trails Master Plan](#)) showing the following:

- Pathway locations, type, and width.
- Sidewalk locations, type, and width.
- Location of existing easements for irrigation companies.
- Indicate location of canal routes and specify which ones will be covered and which will stay open

N/A One (1) copy of any canal company license agreements (if applicable).

N/A One (1) copy of exclusive use easements of any kind that might impact pathways and/or open space (if applicable)

- A written statement addressing each issue below in the order outlined "A" through "E":
 - A. Justification for the annexation and the rezone;
 - B. Justification of a development agreement (if applicable);
 - C. How does the proposed rezone relate to the Comprehensive Plan?;
 - D. What is the availability and adequacy of public facilities (ie: sewer, water, fire, streets) needed to serve any and all uses allowed on this property under the proposed zone?;
 - E. How is the proposed zone change compatible with the surrounding area?

Please complete the following data tables. Attach a separate sheet if needed.

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:	Village Community Center, Infill/High Density, Neighborhood	MU-DA, R2-DA	Mixed Use
Proposed:	Village Community Center, Infill/High Density, Neighborhood	Mixed Use, R-2, R6-R10	Mixed Use
North of Site:	Village Community Center, Infill/High Density, Large Lot	MU-DA	Mixed Use
South of Site:	Neighborhood	R-2-DA	Mixed Use
East of Site:	MU / R-4-DA	MU / R-4-DA	Residential
West of Site:	County	County	County

EXISTING SITE CHARACTERISTICS

Describe the Existing Site Characteristics:

The site is located in the southeastern corner of the State Highway 16 and Beacon Light intersection. The site current state is bare, agricultural land. Main access to the site is from W Beacon Light Road. A realignment of W Stock Bridge St. and W Evita St to existing local roads along with an access road to W Floating Feather Rd.

PUBLIC SERVICES:

Potable Water:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: <small>City of Eagle Municipal Water District</small>
Irrigation Water:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: <small>City of Eagle Municipal Water District</small>
Sanitary Sewer:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: <small>Eagle Sewer District</small>
Fire Protection:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: <small>Eagle Fire Protection District</small>
Street(s) providing access:	W Beacon Light Rd. / W Broken Arrow ST.	
Schools serving this location:		
Elementary School(s):	Eagle Hills Elementary	
Middle School(s):	Star Middle School	
High School(s):	Eagle High School	
SPECIAL ON SITE FEATURES		
Areas of Critical Environmental Concern:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: Meridian, ID. 83709	
Evidence of Erosion:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____	
Fish Habitat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: Meridian, ID. 83042	
Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: 208-323-2288	
Mature Trees:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____	
Riparian Vegetation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____	
Steep Slopes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____	
Stream/Creeks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: 2471 S. Titanium Pl	
Unique Animal Life:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: Meridian, ID. 83642	
Unique Plant Life:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: Jaime Snyder	
Unstable Soils:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: 208-323-2288	
Wildlife Habitat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____	

- A completed [Fiscal Impact Worksheet](#) if seeking to change the density/intensity of the existing or previously approved uses on the site.
- One (1) high resolution digital copy of all plans and documents, with each page saved as a separate file.
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- Any additional information to aid in understanding the project.
- Public hearing signs shall be posted on the land prior to the Planning and Zoning Commission hearing and again prior to the City Council hearing in accordance with [Eagle City Code Section 8-7-8 \(E\)](#).
- Payment of application fees. Please submit the [Planning and Zoning Application Fee Calculation Request Form](#) a minimum of two (2) working days prior to application submittal to confirm required application fees.

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents are single sided with no staples.

BeckyYzaguirre

10/02/2023

Applicant/Representative Printed Name

Date

Applicant/Representative Signature



DEVELOPMENT AGREEMENT MODIFICATION SUBMITTAL CHECKLIST AND ADDITIONAL INFORMATION

The following checklist AND information need to be completed. All items listed on the checklist must accompany the completed application. ALL DOCUMENTS SUBMITTED MUST BE SINGLE SIDED WITH NO STAPLES.

Applicant
Use

STAFF
USE

- Date of pre-application meeting: _____
Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the receipt of this application.
- A complete Master Land Use Application form (it is the applicant's responsibility to use a current application). Application must be single sided; double sided application will not be accepted.
- Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to Eagle City Code Section 8-7-8(B)(1) for noticing requirements and neighborhood meeting requirements.
- Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on two (2) sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.

Table D-1 Eagle City Code Section 8-7-8(D)	
Application property zoned:	The notice distance shall be:
RR and RUT	1,500 feet
A and A-R	1,500 feet
R-E	1,000 feet
R-1	800 feet
All other Zones	500 feet

- Copy of Deed.
- If the signatory on this application is not the owner of the property, an original notarized

statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.

- One (1) 8½" x 11" reduction of the site plan.
- One (1) 8 ½" x 11" vicinity map at 1" = 300' scale (or similar), labeling the location of the property and adjacent streets.
- One (1) 8 ½" x 11" colored vicinity map depicting proposed site and surrounding area within ¼ mile.
- One (1) 8 ½" x 11" copy of approved preliminary or final plat associated with the subject property (if applicable). **Development Agreement**
- N/A One (1) set of 24" x 36" Pathways and Trails plan (if development impacts existing pathways and trails, or if development would trigger improvements based on the [City of Eagle adopted Pathways and Trails Master Plan](#)) showing the following:
 - Pathway locations, type, and width.
 - Sidewalk locations, type, and width.
 - Location of existing easements for irrigation companies.
 - Indicate location of canal routes and specify which ones will be covered and which will stay open
- N/A One (1) copy of any canal company license agreements (if applicable).
- N/A One (1) copy of exclusive use easements of any kind that might impact pathways and/or open space (if applicable)
- Provide a written narrative fully describing the proposed request, including but not limited to the following:
 1. Explain your interest in the original development agreement
 2. Date of original approval of the development agreement
 3. Instrument number and recordation date of the development agreement
 4. Reason for development agreement modification, including sections to be modified, proposed modifications, and associated exhibits
- A completed [Fiscal Impact Worksheet](#) if seeking to change the density/intensity of the existing or previously approved uses on the site.
- Public hearing signs shall be posted on the land prior to the Planning and Zoning Commission hearing and again prior to the City Council hearing in accordance with [Eagle City Code Section 8-7-8 \(E\)](#).
- A high-resolution digital copy of all plans and documents with each plan sheet saved as a separate file.
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- Payment of application fees. Please submit the [Planning and Zoning Application Fee Calculation Request Form](#) a minimum of two (2) working days prior to application submittal to confirm required application fees.



Any additional information to aid in understanding the project.

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents are single sided with no staples.

Becky Yzaguirre

Applicant/Representative Printed Name

10/2/2023

Date



Applicant/Representative Signature



PRELIMINARY PLAT SUBMITTAL CHECKLIST AND ADDITIONAL INFORMATION

The following checklist AND information need to be completed. All items listed on the checklist must accompany the completed application. ALL DOCUMENTS SUBMITTED MUST BE SINGLE SIDED WITH NO STAPLES.

Applicant Use STAFF USE

- Date of pre-application meeting: 09/25/2023
Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to receipt of this application.
- A complete Master Land Use Application. (it is the applicant's responsibility to use a current application). Application must be single sided; double sided application will not be accepted.
- Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to Eagle City Code [Section 8-7-8 \(B\)\(1\)](#) for noticing requirements and neighborhood meeting requirements.
- Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on two (2) sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.

Table D 1 Eagle City Code Section 8 7 8(D)	
Application property zoned:	The notice distance shall be:
RR and RUT	1,500 feet
A and A-R	1,500 feet
R-E	1,000 feet
R-1	800 feet
All other Zones	500 feet

- Legal description of the property.
- Copy of Deed.
- If the signatory on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.

- One (1) 8 ½" x 11" vicinity map with plat overlay showing the relationship of the proposed plat to the surrounding area (1/2-mile radius, scale option)
- One (1) 8 ½" x 11" colored aerial photo depicting the proposed site and surrounding area within five-hundred feet (500').
- One (1) 8½" x 11" copy and one (1) 11" x 17" copy of the proposed Subdivision Fencing Plan showing the type and location of fencing (open style type) between all common and residential lots, and on the street-side of corner lots. Provide detailed cut-sheets of fencing styles for all common areas (if applicable). Fencing for individual single-family/two-family lots shall be designed in accordance with Eagle City Code Section 9-3-10. [Eagle City Code Section 9-3-10.](#)
- One (1) 8½" x 11" site plan showing proposed location of subdivision Cluster Mailbox Units (CBUs).
- One (1) 8½" x 11" copy of the Streetlight Plan with cut-sheets showing streetlight location, height, wattage, lumen output.
- Proposed subdivision name approved by County Engineer.
- N/A In case of developments with slopes of 10% or greater, three (3) 24" x 36" folded copies of the engineering and grading plans in accordance with [Eagle City Code Section 9-5-3-3](#), **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)** shall be provided.
- N/A In case of developments with water bodies, canals, drainage ditches, or similar, provide a wetlands review letter prepared by the Army Corps of Engineers or other certified contractor.
- A Natural Features Analysis, which includes the following:
 - Hydrology (Visit www.fws.gov/wetlands/data.mapper.html)
 - Soils (Visit www.nrcs.usda.gov)
 - Topography
 - Vegetation
 - Sensitive Plant & Wildlife Species (Provide a letter from Idaho Department of Fish & Game)
 - Historic Resources
 - Hazardous Areas
 - Impact on Natural Features
- Seven (7) full size copies (folded) of the preliminary plat **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**. The preliminary plat shall outline preliminary engineering construction for streets, water, sewer, streetlights, sidewalks, fire hydrants, and any other public improvements. Plats shall show drainage information, typical street sections, the location of existing buildings, water bodies or courses, existing mature trees (including a notation of respective tree species), and the location of currently dedicated streets at the point where they adjoin and/or are immediately adjacent. Show individual lot areas on the plat. The preliminary plat shall include the entire area scheduled for development if the proposed subdivision is a portion of a larger holding intended for subsequent development. Additional plans will be required once the hearing has been scheduled.
- One (1) 8½" x 11" copy of the preliminary plat.

- One (1) copy of a pressurized irrigation plan and associated documents (prepared in accordance with the "Pressurized Irrigation Standards" supplemental document available at cityofeagle.org) for any new residential subdivision and/or PUD. **A waiver may be requested for the requirement of the installation of a pressurized irrigation system if any of the situations exist as outlined in Eagle City Code Section 9-4-1-9(C)(2) and documentation is submitted with this application. Any requested waiver must be approved by the City Council.**

- N/A One (1) set of 24" x 36" Pathways and Trails plan showing the following:
 - Pathway locations, type, and width.
 - Sidewalk locations, type, and width.
 - Location of existing easements for irrigation companies.
 - Indicate location of canal routes and specify which ones will be covered and which will stay open

- N/A One (1) copy of any canal company license agreements (if applicable)

- N/A One (1) copy of exclusive use easements of any kind that might impact pathways and/or open space (if applicable)

- Provide a written justification for the proposed subdivision addressing the following:
 - The conformance of the subdivision with the Comprehensive Development Plan;
 - The availability of public services to accommodate the proposed development;
 - The continuity of the proposed development with the capital improvement program;
 - The public financial capability of supporting services for the proposed development; And
 - The other health, safety and environmental problems that may be brought to the City's attention.

For large-scale developments [incorporating fifty (50) or more lots or dwelling units]:

- Identify all public services that would be provided to the development including, but not limited to fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools, and solid waste collection.
- Provide an estimate of the public service costs to provide adequate service to the development.
- Provide an estimate of the tax revenue that will be generated from the development.
- Provide suggested public (or private) means of financing the services for the development if the cost for the public services would not be offset by the tax revenue received from the development.
- One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the Plat and/or Site Plan on a CD or USB drive.

- A high-resolution digital copy of all plans and documents with each plan sheet saved as a separate file.

- Any additional information to aid in understanding the project.

- Please complete the following data tables:

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:	Village Community Center, Infill/High Density, Neighborhood	MU-DA, R2-DA	Mixed Use
Proposed:	Village Community Center, Infill/High Density, Neighborhood	Mixed Use, R-2, R6-R10	Mixed Use
North of Site:	Village Community Center, Infill/High Density, Large Lot	MU-DA	Mixed Use
South of Site:	Neighborhood	R-2-DA	Mixed Use
East of Site:	MU / R-4-DA	MU / R-4-DA	Residential
West of Site:	County	County	County

SITE DATA:			
Total Acreage of Site:	170.4 AC	Total Number of Units:	361
Total Acreage of Land in Contiguous Ownership:	N/A	# of Single-Family Units:	301
Total Number of Lots:	361	# of Duplex Units:	N/A
# of Residential Lots:	301	# of Multi-Family Units:	N/A
# of Commercial Lots:	25	Total Acreage of Any Out-Parcels:	N/A
# of Industrial Lots:	N/A	Total Number of Units:	361
# of Common Lots:	35	Dwelling Units Per Gross Acre:	2.18

ADDITIONAL SITE DATA:			
Minimum Lot Size:	2,643	Minimum Lot Width:	
Minimum Street Frontage:		Total Gross Square Footage of Commercial Buildings:	
Total Acreage of Common Lots:	26.15	Total Gross Square Footage of Industrial Buildings:	
Percent of Site as Common Area:	26%	Total Gross Square Footage of Other Non-Residential Buildings:	

EXISTING SITE CHARACTERISTICS	
Describe the Existing Site Characteristics:	The site is located in the southeastern corner of the State Highway 16 and Beacon Light intersection. The site current state is bare, agricultural land. Main access to the site is from W Beacon Light Road. A realignment of W Stock Bridge St. and W Evita St to existing local roads along with an access road to W Floating Feather Rd.
Describe On and Off-Site Circulation:	Main access to the site is from W Beacon Light Road. A realignment of W Stock Bridge St. and W Evita St to existing local roads along with an access road to W Floating Feather Rd.
Describe any Greenbelts:	N/A

Describe Open Space Area (inclusive of proposed amenities):

Open spaces will include landscaping, ponds, and a community park.

Street Classification: Public Private

Justification for Private Streets (if applicable):

N/A

Number of Blocks Less than 500-Feet: 0

Cul-de-sac Design (if proposed): Radius:

Length:

Types and Location of Sidewalks Proposed (Detached, Meandering, etc.)

Detached sidewalks are proposed along all streets (5' wide).

Type of Curbs and Gutters Proposed:

Standard vertical curb and gutter along collector streets and 3" rolled curb on local streets.

Describe Street Lighting (location, type):

Street lights located at intersections and curves.

Describe Pedestrian Walkways (location, width, material):

Detached sidewalks are proposed along all streets (5').

Describe Bike Paths:

N/A

SPECIAL ON SITE FEATURES	
Areas of Critical Environmental Concern:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Evidence of Erosion:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Fish Habitat:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Floodplain:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: <u>BeckyYzaquirre</u>
Mature Trees:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Riparian Vegetation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Steep Slopes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Stream/Creeks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Unique Animal Life:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Unique Plant Life:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Unstable Soils:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____
Wildlife Habitat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____

PUBLIC SERVICES	
Potable Water: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: _____ City of Eagle Municipal Water District
Irrigation Water: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: _____ City of Eagle Municipal Water District
Sanitary Sewer: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: _____ Eagle Sewer District
Fire Protection: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: _____ Eagle Fire Protection District
Street(s) providing access:	W Beacon Light Rd. / W Broken Arrow ST.
Schools serving this location:	
Elementary School(s):	Eagle Hills Elementary
Middle School(s):	Star Middle School
High School(s):	Eagle High School

- A completed [Fiscal Impact Worksheet](#) for residential subs of ten (10) lots or more, and all commercial subdivisions.
- Land shall be posted prior to the Planning and Zoning Commission hearing and again prior to the City Council hearing in accordance with [Eagle City Code Section 8-7-8 \(E\)](#).
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- Payment of application fees. Please submit the [Planning and Zoning Application Fee Calculation Request Form](#) a minimum of two (2) working days prior to application submittal to confirm required application fees.
- A site report will be required from the appropriate health district where individual wells or septic

tanks are proposed.

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents are single sided with no staples.

[Redacted]

10/02/2023

Applicant/Representative Printed Name

Date

[Redacted]

Applicant/Representative Signature