



CITY OF EAGLE • PO BOX 1520 • EAGLE, IDAHO 83616 • 208-939-0227 • FAX 208-938-3854

**TRANSMITTAL DATE:** November 21, 2019

**PLANNING AND ZONING COMMISSION MEETING DATE:** January 6, 2020

**APPLICATION NUMBER:** A-02-19/RZ-05-19/CU-04-19/PPUD-03-19/PP-05-19

**PROJECT DESCRIPTION:** Whitehurst Subdivision

**APPLICANT:**

Mustang 35, LLC  
839 South Bridgeway Place  
Eagle, Idaho 83616

**REPRESENTATIVE:**

Land Consultants, Inc. – Mark Butler  
P.O. Box 314  
Eagle, Idaho 83616  
208-939-7444  
Email: markleebutler@gmail.com

**SUBJECT:** A-02-19/RZ-05-19/CU-04-19/PPUD-03-19/PP-05-19 – Whitehurst Subdivision – Mustang 35, LLC: Mustang 35, LLC, represented by Mark Butler with Land Consultants, Inc., is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA-P (Residential with a development agreement – PUD) and R-3-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Whitehurst Subdivision, a 67-lot (60-buildable, 7-common) residential planned unit development. The 30.06-acre site is located at the terminus of West Breanna Drive north of Flint Estates Subdivision.

**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.

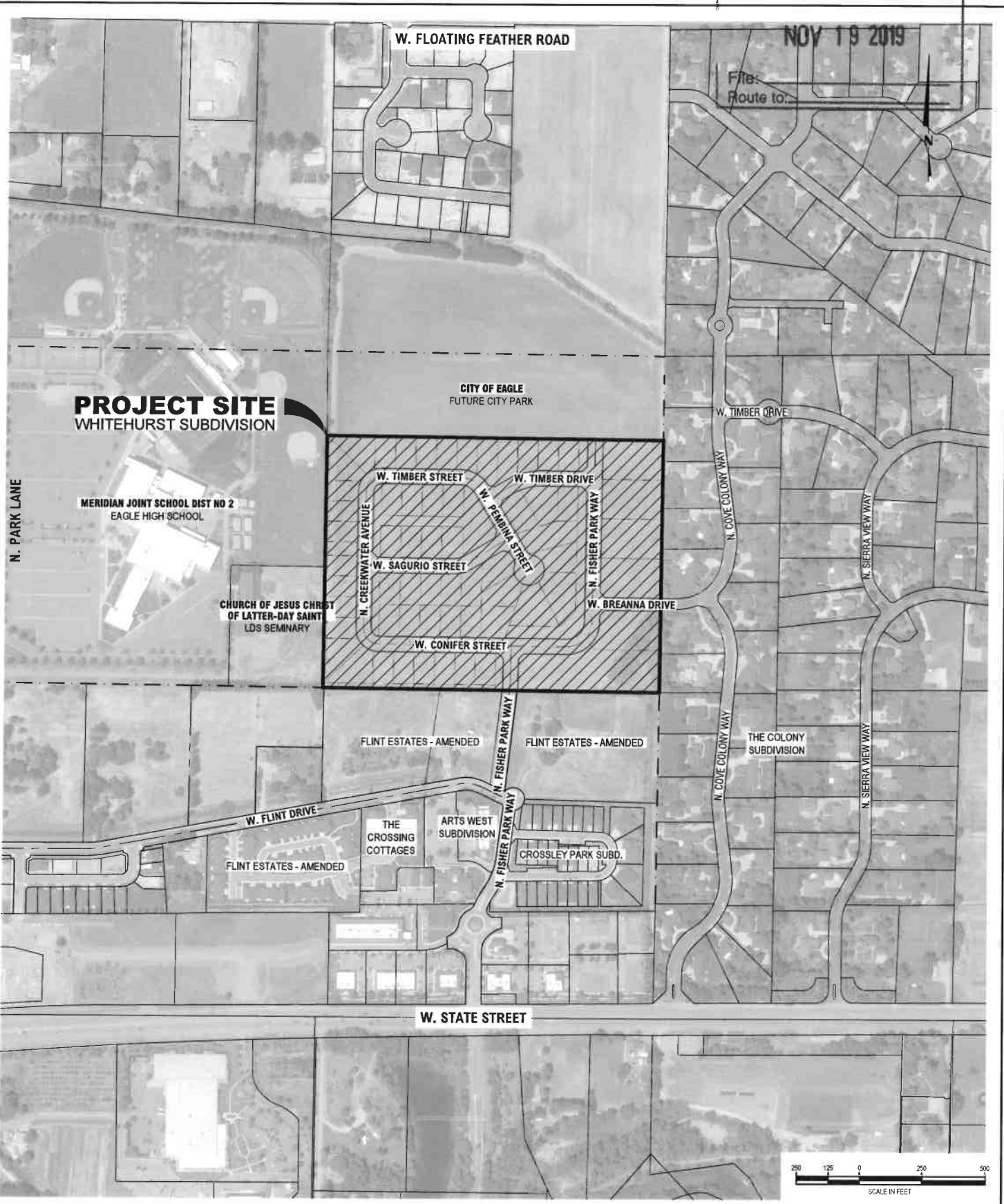
**TRANSMITTED TO:**

Ada County Assessor  
Ada County Development Services - Attn: **Jason Boal**  
Ada County Highway District - Attn: **Planning Review**  
Andeavor  
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: **Jake Fessenden/Chad Scalise/ Shelli Williamson**  
City of Eagle Park, Pathway & Recreation  
City of Eagle Trails Coordinator - Attn: **Steve Noyes**  
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**  
City of Eagle Water Dept. - Attn: **Ken Acuff**  
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: **Blake Watson**  
ITD - Attn: **Ken Couch**  
Land Trust of the Treasure Valley - Attn: **Eric Grace**  
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: **Richard Scott and Gary Packwood**  
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: **Ronald Saenz**  
Valley Regional Transit  
West Ada School District - Attn: **Joe Yochum**

NOV 19 2019

Fibs  
Route to:



**PROJECT SITE**  
WHITEHURST SUBDIVISION

MERIDIAN JOINT SCHOOL DIST NO 2  
EAGLE HIGH SCHOOL

CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
LDS SEMINARY

CITY OF EAGLE  
FUTURE CITY PARK

FLINT ESTATES - AMENDED

FLINT ESTATES - AMENDED

THE COLONY  
SUBDIVISION

FLINT ESTATES - AMENDED

THE CROSSING  
COTTAGES

ARTS WEST  
SUBDIVISION

CROSSLEY PARK SUBD.



**WHITEHURST SUBDIVISION**  
LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 12, T.4N., R.1W., B.M.

AERIAL VICINITY MAP

**ENGINEERING SOLUTIONS** LLP

1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83642

PHONE: (208) 938-0980 FAX: (208) 938-0941

|             |                   |
|-------------|-------------------|
| DATE        | 11/15/2019        |
| PROJECT NO. | 190215            |
| DWG. FILE   | 190215-P-PREL.dwg |
| SCALE       | AS SHOWN          |
| DRAWN BY    | KDH               |
| SHEET NO.   | 1 OF 1            |

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RECEIVED & FILED  
CITY OF EAGLE

NOV 19 2019

File:  
Route to:

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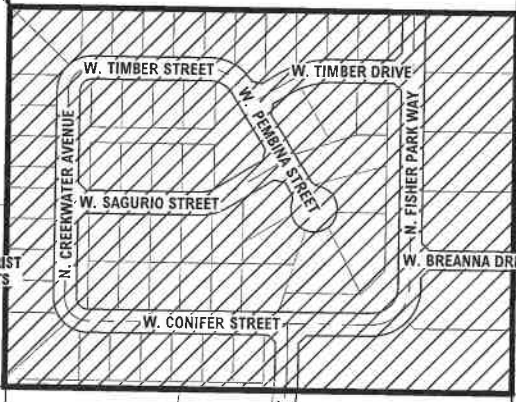
W. FLOATING FEATHER ROAD

**PROJECT SITE**  
WHITEHURST SUBDIVISION

CITY OF EAGLE  
FUTURE CITY PARK

MERIDIAN JOINT SCHOOL DIST NO 2  
EAGLE HIGH SCHOOL

CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
LDS SEMINARY



FLINT ESTATES - AMENDED

FLINT ESTATES - AMENDED

THE COLONY  
SUBDIVISION

FLINT ESTATES - AMENDED

THE CROSSING  
COTTAGES

ARTS WEST  
SUBDIVISION

CROSSLY PARK SUBD.

W. STATE STREET



**WHITEHURST SUBDIVISION**  
LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 12, T.4N., R.1W., B.M.

VICINITY MAP

**ENGINEERING SOLUTIONS** LLP

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MERIDIAN, IDAHO 83642  
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|                       |            |
|-----------------------|------------|
| DATE PLOTTED          | 11/11/2011 |
| DATE OF LAST REVISION | 11/11/2011 |
| SCALE                 | AS SHOWN   |
| DRAWN BY              | AS SHOWN   |
| CHECKED BY            | AS SHOWN   |

PRELIMINARY DEVELOPMENT PLAN AND UTILITY PLAN  
 PRELIMINARY PLAT AND  
 PRELIMINARY PLAT AND UTILITY PLAN  
 LOCATED IN THE 14th SECTION 12, T4N, R. 10W, S34

**ENGINEERING SOLUTIONS**  
 1025 N. ROSARIO STREET, STE. 100  
 BOZEMAN, MONTANA 59717  
 PHONE: (406) 552-7200  
 FAX: (406) 552-7201

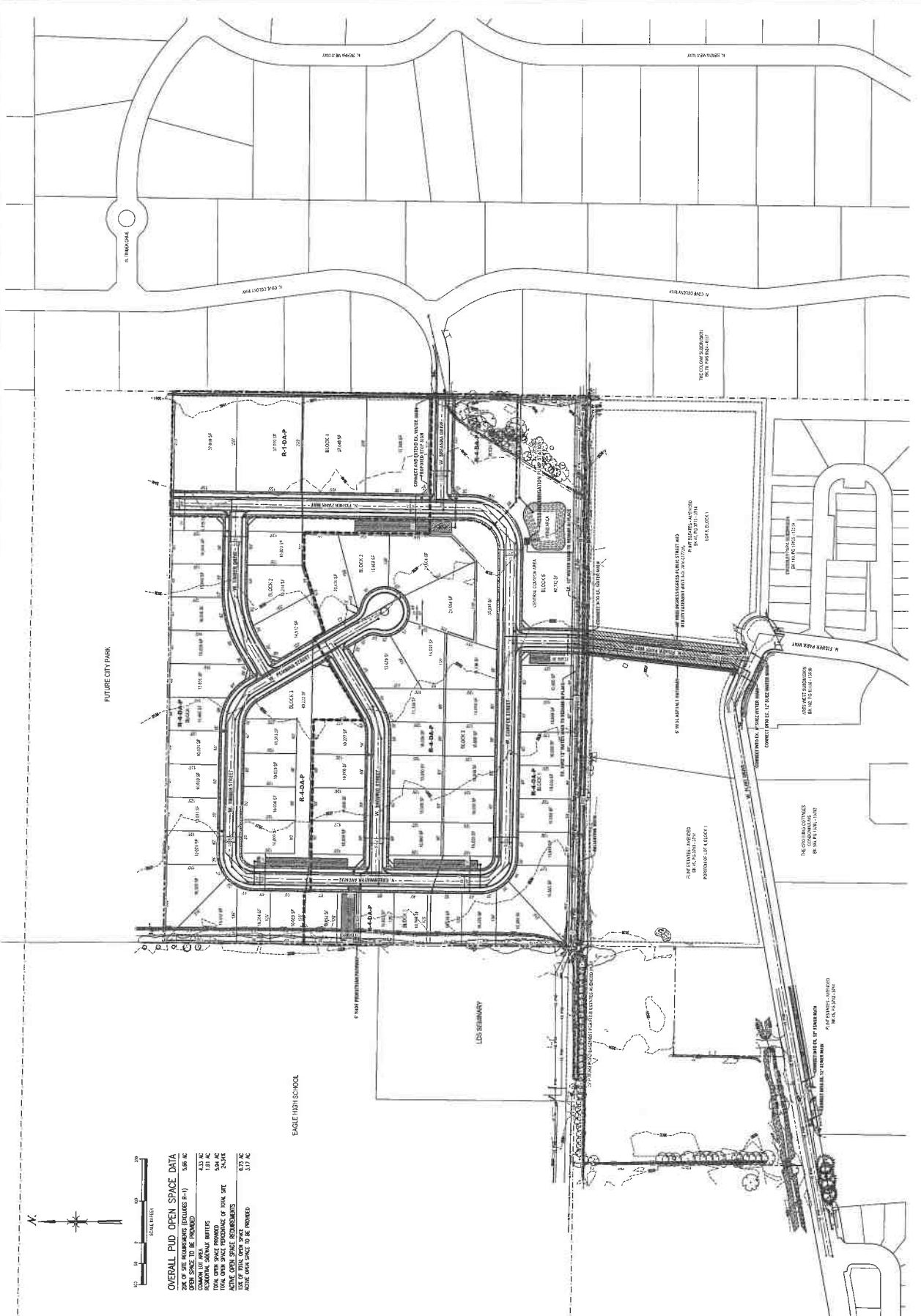
| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |

PLANNER / CONTACT  
 MARK T. BUTLER  
 LANDSCAPE CONSULTANT INC.  
 202 S. 24th  
 BOZEMAN, MT 59710  
 PHONE: (406) 597-7444  
 EMAIL: mark@mtlandscapes.com

ENGINEER  
 ENGINEERING SOLUTIONS  
 1025 N. ROSARIO STREET, STE. 100  
 BOZEMAN, MONTANA 59717  
 PHONE: (406) 552-7200  
 FAX: (406) 552-7201

DEVELOPER  
 MASTING, S.C. LLC  
 615 S. BROADWAY PLACE  
 SUITE 200  
 BOZEMAN, MT 59702  
 PHONE: (406) 552-1118  
 FAX: (406) 552-1118

OWNERS OF RECORD  
 MASTING, S.C. LLC  
 615 S. BROADWAY PLACE  
 SUITE 200  
 BOZEMAN, MT 59702  
 PHONE: (406) 552-1118  
 FAX: (406) 552-1118



OVERALL PUD OPEN SPACE DATA

|   |          |
|---|----------|
| ZONE OF SITE REQUIREMENTS (ENTIRE SITE) | 5.6% AC  |
| OPEN SPACE TO BE PROVIDED               | 5.6% AC  |
| COMMITMENT (MINIMUM)                    | 1.1% AC  |
| COMMITMENT (MAXIMUM)                    | 1.1% AC  |
| TOTAL OPEN SPACE PROVIDED               | 5.6% AC  |
| ACTING OPEN SPACE REQUIREMENTS          | 24.5% AC |
| ACTING OPEN SPACE TO BE PROVIDED        | 5.7% AC  |
| ACTING OPEN SPACE TO BE PROVIDED        | 5.7% AC  |



|            |   |
|------------|---|
| DATE DATED | 11/11/2011  |
| SCALE      | AS SHOWN  |
| PROJECT    | PRELIMINARY DEVELOPMENT PLAN AND UTILITY PLAN                 |
| OWNER      | WHITTHURST SUBDIVISION  |
| LOCATION   | LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 12, T4N, R1W, B1M |

PRELIMINARY DEVELOPMENT PLAN AND UTILITY PLAN  
 WHITTHURST SUBDIVISION  
 LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 12, T4N, R1W, B1M

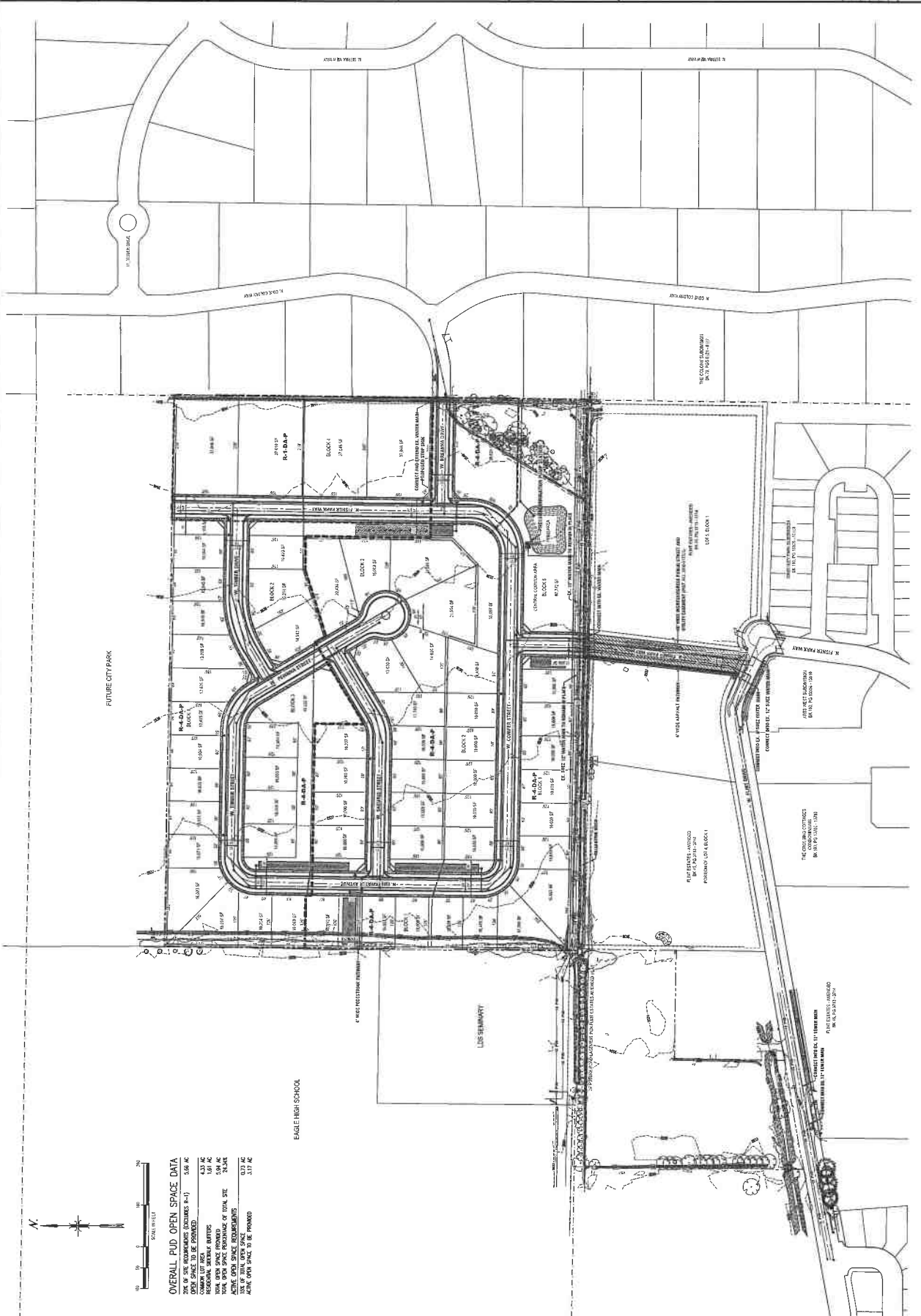
**ENGINEERING SOLUTIONS**  
 1115 S. BROADWAY PLACE  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 441-2222  
 FAX: (817) 441-2222

PLANNER / CONTACT  
 MARK L. BUTLER  
 LANDSCAPE CONSULTANT, INC.  
 1715 S. W. 10TH AVE.  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 334-2444  
 EMAIL: mbutler@landscape.com

ENGINEER  
 ENGINEERING SOLUTIONS  
 1115 S. BROADWAY PLACE  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 441-2222  
 FAX: (817) 441-2222

DEVELOPER  
 MUSTANG 35 LLC  
 1115 S. BROADWAY PLACE  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 441-2222

OWNERS OF RECORD  
 MUSTANG 35 LLC  
 1115 S. BROADWAY PLACE  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 441-2222



OVERALL PUD OPEN SPACE DATA

|                                   |        |
|-----------------------------------|--------|
| SIZE OF SITE                      | 206 AC |
| SIZE OF OPEN SPACE TO BE PROVIDED | 206 AC |
| COMPARISON                        | 100%   |
| TOTAL OPEN SPACE PROVIDED         | 206 AC |
| PERCENTAGE OF TOTAL SITE          | 100%   |
| SIZE OF OPEN SPACE TO BE PROVIDED | 206 AC |
| PERCENTAGE OF TOTAL SITE          | 100%   |
| SIZE OF OPEN SPACE TO BE PROVIDED | 206 AC |
| PERCENTAGE OF TOTAL SITE          | 100%   |

