



TRANSMITTAL DATE: December 20, 2023
PLANNING AND ZONING COMMISSION MEETING DATE: February 26, 2024
APPLICATION NUMBER: A-06-23/RZ-12-23/CU-12-23/PPUD-04-23/PP-08-23
PROJECT DESCRIPTION: Wilderndest River Subdivision

APPLICANT:

Toby and Linda Williamson
850 East Williamson Lane
Eagle, Idaho 83616
Email: williamsonranch@msn.com

REPRESENTATIVE:

KM Engineering, LLP
Attn: Stephanie Hopkins
5725 North Discovery Way
Boise, Idaho 83616
Email: shopkins@kmengllp.com
Phone: 208-639-6939

SUBJECT: A-06-23/RZ-12-23/CU-12-23/PPUD-04-23/PP-08-23 – Wilderndest River Subdivision – Toby and Linda Williamson: Toby and Linda Williamson, represented by Stephanie Hopkins with KM Engineering, LLP, are requesting an annexation, rezone from RP (Rural Preservation – Ada County designation) to R-2-DA-P (Residential with a development agreement – PUD) conditional use permit, preliminary development plan, and preliminary plat approvals for Wilderndest River Subdivision, a 119-lot (108-buildable, 11-common) planned unit development. The 88-acre site is located at the terminus of South Isla Del Rio Way, South Lago Way, and South Riparian Way at 850 and 856 East Williamson Lane.

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 Police (ACSO) - Attn: **Chief Ryan Wilkie**
- City of Eagle Public Works – Attn: **Eric Ziegenfuss**
- City of Eagle Water Dept. - Attn: **Ken Acuff**
- City of Eagle Economic Development Specialist – Attn: **Tammie Halcomb**
- 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**
- Eagle Urban Renewal Agency – Attn: **Ashley Squyres**
- Farmers Union Ditch Co. Inc. - Attn: **Andy Waldera**
- Hardin Sanitation – Attn: **Mark Fulwiler & Nate Unger**
- Idaho Dept. of Fish & Game - Southwest Region
- Idaho Department of Lands
- Idaho Power - Attn: **Paris Dickerson**
- ITD
- Land Trust of the Treasure Valley – Attn: **Chris Colson**
- 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**
- 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: **Miranda Carson**



Vicinity Map

1/2 mile radius



WILDERNEST RIVER

CONCEPTUAL, SUBJECT TO CHANGE



PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

A PORTION OF LAND LOCATED IN GOVERNMENT LOT 5 OF SECTION 15, GOVERNMENT LOT 8 OF SECTION 16, GOVERNMENT LOT 1 OF SECTION 21, AND GOVERNMENT LOT 4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
DECEMBER 2023

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT - COVER SHEET
PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
PP3.1	PRELIMINARY PLAT - LOT DIMENSIONS
PP3.2	PRELIMINARY PLAT - LOT DIMENSIONS
PP4.0	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP4.1	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP4.2	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP4.3	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP4.4	PRELIMINARY PLAT - PRELIM. ENGINEERING
PPL1.0	PRELIMINARY PLAT LANDSCAPE COVER
PPL2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL3.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL4.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL5.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL6.0	PRELIMINARY PLAT LANDSCAPE DETAILS
PPL7.0	PRELIMINARY PLAT FENCE PLAN
PPL8.0	TREE INVENTORY AND MITIGATION PLAN
PPEX2.0	OPEN SPACE EXHIBIT
PPEX3.0	NATURAL FEATURES ANALYSIS EXHIBIT

LINE	BEARING	DISTANCE
L1	N60°24'18"E	184.61
L2	S85°40'58"E	187.09
L3	S80°41'15"E	221.17
L4	S01°14'12"W	34.42
L5	S63°59'53"E	100.12
L6	S37°20'53"E	159.68
L7	S30°56'42"E	94.27
L8	S31°20'19"E	185.55
L9	S19°48'50"E	46.57
L10	S02°34'18"E	48.24
L11	S45°26'07"E	158.24
L12	S34°55'14"E	221.78
L13	S45°05'15"E	59.20
L14	S74°44'32"W	37.94
L15	N82°58'39"W	166.00
L16	N70°48'00"W	131.02
L17	N66°49'02"W	247.42
L18	N50°53'14"W	85.90
L19	N76°32'34"W	127.65
L20	N70°54'53"W	176.82
L21	S01°14'12"W	119.43
L22	N86°22'47"E	147.81
L23	N70°20'04"E	135.78
L24	N65°42'30"E	141.55
L25	N58°46'10"E	101.81

LINE	BEARING	DISTANCE
L26	N51°06'59"E	87.23
L27	N89°33'25"E	74.32
L28	N72°12'11"E	109.24
L29	N61°45'05"E	100.03
L30	N35°52'26"E	108.93
L31	N66°32'59"E	96.66
L32	N89°26'16"E	298.10
L33	S85°52'48"E	123.68
L34	S80°16'43"E	98.59
L35	S76°10'46"E	138.10
L36	S59°33'49"E	117.41
L37	S51°43'08"E	72.98
L38	S27°38'30"E	77.88
L39	S61°02'59"E	111.15
L40	S66°30'01"E	179.08
L41	S61°00'35"E	20.14
L42	N01°35'34"W	100.32
L43	S88°14'04"W	101.17
L44	N88°14'04"E	102.72
L45	N01°35'34"W	48.66
L46	N78°48'19"W	35.89
L47	S61°57'35"W	98.93
L48	S88°41'36"W	50.00

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.50'	35.77'	40°35'14"	N04°08'06"W	35.03'
C2	41.00'	45.11'	63°02'28"	N29°55'41"E	42.87'

LEGEND

	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	COMMON AREA
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	FOUND BRASS CAP, SECTION CORNER

PROJECT SUMMARY

SITE DATA	
PARCEL NUMBER(S):	S0521110075, S0522223225, S0522212700 & R7475900310
PROPERTY ADDRESS:	850 E. WILLIAMSON LANE EAGLE, IDAHO 83616
CITY/STATE/ZIP:	856 E. WILLIAMSON LANE EAGLE, IDAHO 83616
PROJECT AREA:	±88.03 ACRES
PROJECT AREA EXCLUDING FLOODWAY:	±77.19 ACRES
CURRENT ZONING:	RP
PROPOSED ZONING:	R-2
PROPOSED RESIDENTIAL LOTS:	107 (±31.23 ACRES)
PROPOSED COMMON LOTS:	11 (±43.51 ACRES)
EXISTING RANCHETTE LOT:	1 (±44.46 ACRES)
RIGHT-OF-WAY DEDICATION:	~ (±8.83 ACRES)
TOTAL LOTS:	119 (±88.03 ACRES)
DENSITY (GROSS ACREAGE):	±1.23 UNITS PER ACRE
DENSITY (EXCLUDING FLOODWAY):	±1.40 UNITS PER ACRE
MINIMUM LOT SIZE:	±10,000* SF
MAXIMUM LOT SIZE:	±31,606* SF
AVERAGE LOT SIZE:	±12,714* SF

* DOES NOT INCLUDE LOT 25, BLOCK 1 (EXISTING RANCHETTE)

SCHEDULE OF BUILDING HEIGHT & LOT AREA REGULATIONS (SECTION R-2-4)

MAXIMUM HEIGHT:	35'
FRONT YARD:	30'
REAR YARD:	30'
INTERIOR SIDE YARD:	10'
STREET SIDE YARD:	20'
MAXIMUM LOT COVERAGE:	40%
MINIMUM LOT AREA:	17,000 SF
MINIMUM LOT WIDTH:	75'

SCHEDULE OF BUILDING HEIGHT & LOT AREA REGULATIONS (REQUESTED WITH PUD)

MAXIMUM HEIGHT:	35'
FRONT YARD:	20' LIVING AREA (MEASURED FROM RW)
REAR YARD:	25' GARAGE (MEASURED FROM RW)
INTERIOR SIDE YARD:	20'
STREET SIDE YARD:	7.5' FIRST STORY
MAXIMUM LOT COVERAGE:	5' ADDITIONAL STORY, MEASURED TO THE SECOND STORY
MINIMUM LOT AREA:	15' LIVING AREA
MINIMUM LOT WIDTH:	25' GARAGE (FRONT LOAD)

UTILITIES:	VEOLIA WATER
WATER:	EAGLE SEWER DISTRICT
SEWER:	IDAHO POWER
ELECTRICAL:	INTERMOUNTAIN GAS CO.
NATURAL GAS:	CENTURYLINK
TELEPHONE:	EAGLE FIRE DEPARTMENT
FIRE PROTECTION:	EAGLE POLICE DEPARTMENT
POLICE PROTECTION:	WILDERNEST RIVER SUBDIVISION HOMEOWNER'S ASSOCIATION
PARKS AND OPEN SPACE:	HARDIN SANITATION TRASH SERVICES
SOLID WASTE COLLECTION:	

PROJECT TEAM

PROPERTY OWNER	
NAME:	TOBY WILLIAMSON
ADDRESS:	850 E. WILLIAMSON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com
LANDSCAPE ARCHITECT	
NAME:	KM ENGINEERING, LLP.
CONTACT:	ALYSSA YENSEN, PLA
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	ayensen@kmengllp.com

PRELIMINARY PLAT NOTES

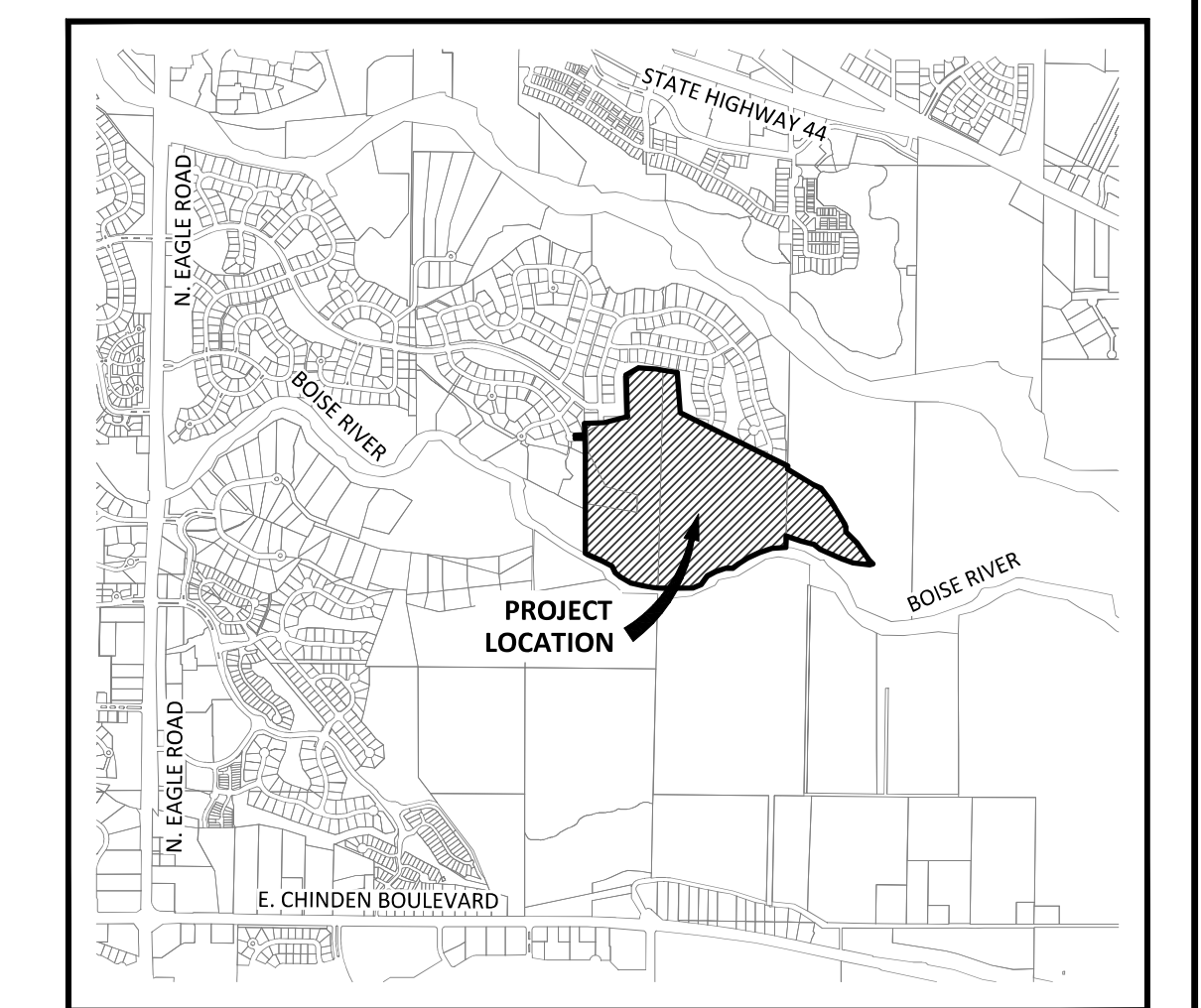
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, 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, 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 NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- ALL FRONT LOT LINES ADJACENT TO PUBLIC STREETS ARE HEREBY DESIGNATED AS HAVING AN 8 FOOT PERMANENT EASEMENT FOR SIDEWALK UNLESS OTHERWISE NOTED. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
- ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5 FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE 16 FEET ADJACENT TO ANY PUBLIC STREET AND OVER THE 12 FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY UNLESS OTHERWISE NOTED.
- LOTS 24, 41 & 43, BLOCK 1; LOTS 4, 11, & 18, BLOCK 2; LOT 8, BLOCK 3; LOT 19, BLOCK 4; LOT 25, BLOCK 5; LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE WILDERNEST RIVER SUBDIVISION HOMEOWNER'S ASSOCIATION.
- LOT 25, BLOCK 1 CONSISTS OF AN EXISTING RANCHETTE TO REMAIN.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE. THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM WHICH WILL BE OWNED AND OPERATED BY THE WILDERNEST RIVER OWNERS ASSOCIATION. ALL RESIDENTIAL AND COMMON/LANDSCAPE AREA LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE.

SURVEY CONTROL NOTES

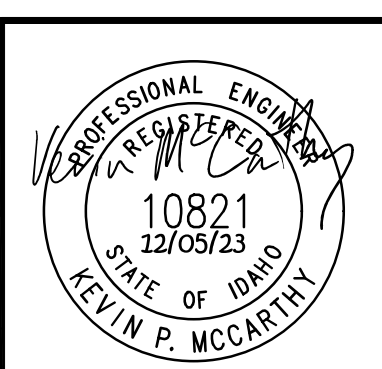
- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

VICINITY MAP

NOT TO SCALE



WILDERNEST RIVER SUBDIVISION EAGLE, IDAHO PRELIMINARY PLAT - COVER SHEET		
REVISIONS		
NO.	ITEM	DATE



DATE:	DECEMBER 2023
PROJECT:	22-247
SHEET NO.	PP1.0

PRELIMINARY PLAT - COVER SHEET

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