



**TRANSMITTAL DATE:** January 26, 2022

**PLANNING AND ZONING COMMISSION MEETING DATE:** March 21, 2022

**APPLICATION NUMBER:** RZ-04-07MOD/PP-01-22

**PROJECT DESCRIPTION:** Flats Sixteen Subdivision

**APPLICANT:**

Jordan Tampien  
915 West 2<sup>nd</sup> Avenue  
Spokane, WA 99201  
Email: [jordan@4degrees.com](mailto:jordan@4degrees.com)  
Phone: 509-413-1956

**REPRESENTATIVE:**

Clifton Trimble  
Storhaug Engineering  
510 East 3rd Avenue  
Spokane, WA 99202  
Email: [clifont@storhaug.com](mailto:clifont@storhaug.com)  
Phone: 509-242-1000

**SUBJECT:** RZ-04-07MOD/PP-01-22 – Flats Sixteen Subdivision – Jordan Tampien: Jordan Tampien, represented by Clifton Trimble of Storhaug Engineering, is requesting a development agreement modification (development agreement in lieu of a PUD) and preliminary plat approvals for Flats Sixteen Subdivision, a 132-lot (120-buildable, 1-commercial, 11-common) mixed use subdivision. The 31.16-acre site is located on the west side of State Highway 16 approximately 1,290-feet north of the intersection of West Beacon Light Road and State Highway 16 at 3701, 3703, and 3705 North Highway 16.

**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: **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**  
Cable One  
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 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  
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: **Marci Horner & Jonathan Gillen**



# Flats Sixteen

## 1/4 mi Vicinity Map

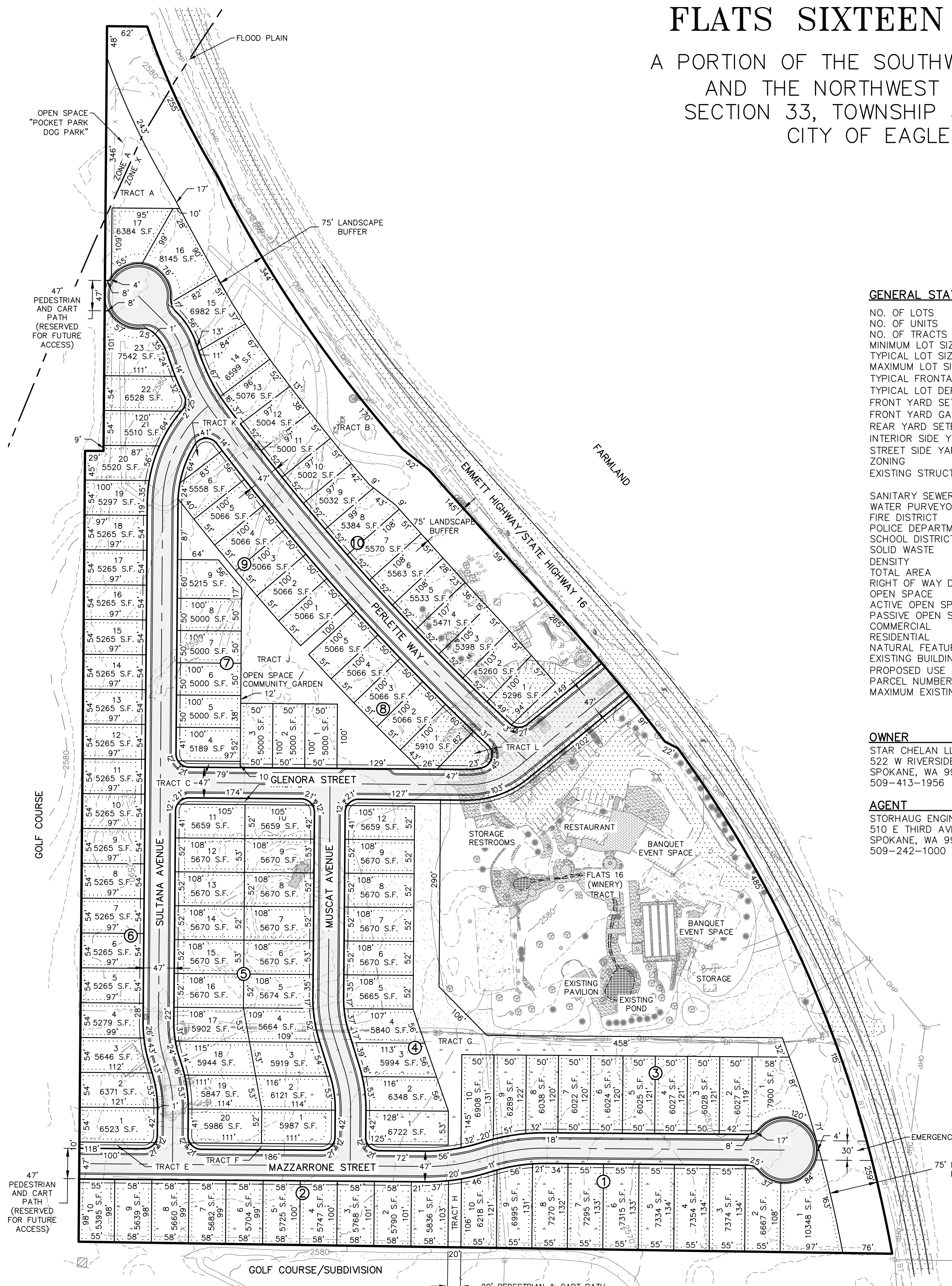
# FLATS SIXTEEN PRELIMINARY PLAT

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.,  
CITY OF EAGLE, ADA COUNTY, IDAHO

PROJECT AREA



VICINITY MAP



### GENERAL STATEMENT

NO. OF LOTS	120
NO. OF UNITS	120
NO. OF TRACTS	12
MINIMUM LOT SIZE	5,000 S.F.
TYPICAL LOT SIZES	5,265 S.F.
MAXIMUM LOT SIZE	15,184 S.F.
TYPICAL FRONTAGE	50'
TYPICAL LOT DEPTH	100'
FRONT YARD SETBACK	15' PER DEVELOPER AGREEMENT
FRONT YARD GARAGE AT STREET	20' PER DEVELOPER AGREEMENT
REAR YARD SETBACK	5' PER DEVELOPER AGREEMENT
INTERIOR SIDE YARD SETBACK	5' PER DEVELOPER AGREEMENT
STREET SIDE YARD SETBACK	5' PER DEVELOPER AGREEMENT
ZONING	MU
EXISTING STRUCTURES/USES	LANDSCAPING/ROCK SUPPLY FACILITY EVENT CENTER/WINERY STAR SEWER AND WATER DISTRICT STAR SEWER AND WATER DISTRICT STAR FIRE DEPARTMENT CITY OF EAGLE WEST ADA SCHOOL DISTRICT #2 REPUBLIC SERVICES
SANITARY SEWER	
WATER PURVEYOR	
FIRE DISTRICT	
POLICE DEPARTMENT	
SCHOOL DISTRICT	
SOLID WASTE	
DENSITY	4.69 UNITS/ACRE
TOTAL AREA	31.16 ACRES
RIGHT OF WAY DEDICATIONS	5.21 ACRES
OPEN SPACE	5.85 ACRES TOTAL
ACTIVE OPEN SPACE	2.00 ACRES
PASSIVE OPEN SPACE	3.85 ACRES
COMMERCIAL	5.59 ACRES
RESIDENTIAL	25.57 ACRES
NATURAL FEATURES	NONE
EXISTING BUILDINGS	7
PROPOSED USE	SINGLE FAMILY RESIDENTIAL/WINERY
PARCEL NUMBER	S0333428250, S0333428170
MAXIMUM EXISTING SLOPE	50%

### OWNER

STAR CHELAN LLC  
522 W RIVERSIDE AVE, STE 700  
SPOKANE, WA 99201  
509-413-1956

### AGENT

STORHAUG ENGINEERING  
510 E THIRD AVE  
SPOKANE, WA 99202  
509-242-1000

### TRACT AREAS

TRACT	AREA (SF.)
TRACT A	13,545
TRACT B	95,241
TRACT C	916
TRACT D	1,993
TRACT E	1,126
TRACT F	2,124
TRACT G	40,364
TRACT H	2,094
TRACT I	243,438
TRACT J	30,488
TRACT K	1,928
TRACT L	2,883

### LEGEND

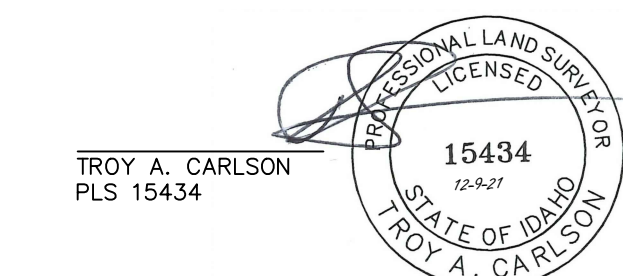
	PROPOSED PLAT BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINES
	SECTION LINE
	FLOOD ZONE BOUNDARY
	EXISTING LOT LINES
	EXISTING CENTERLINE
	PROPOSED ASPHALT
	PROPOSED CURB
	PROPOSED CONCRETE
	PROPOSED BLOCK NUMBERS
	OVERHEAD POWER LINE
	BURIED POWER LINE
	BURIED COMMUNICATIONS LINE
	BURIED GAS LINE
	CURB
	PAVEMENT STRIPPING
	FENCE
	PAVEMENT
	CONCRETE
	GRAVEL
	VINEYARD
	BUILDING
	BRICK
	COVERED PATIO
	WATER FEATURE
	UTILITY POLE
	GUY ANCHOR
	TRANSFORMER
	ELECTRICAL METER
	LUMINAIRE
	FIRE HYDRANT
	WELL
	WATER VALVE
	WATER FEATURE PUMP
	WATER SHUT OFF VALVE
	IRRIGATION CONTROL BOX
	GAS VALVE
	TELEPHONE PEDESTAL
	MAIL BOX
	FLAG POLE
	SIGN
	LANDSCAPE BOULDER
	DECIDUOUS TREE
	EVERGREEN TREE

### NOTES

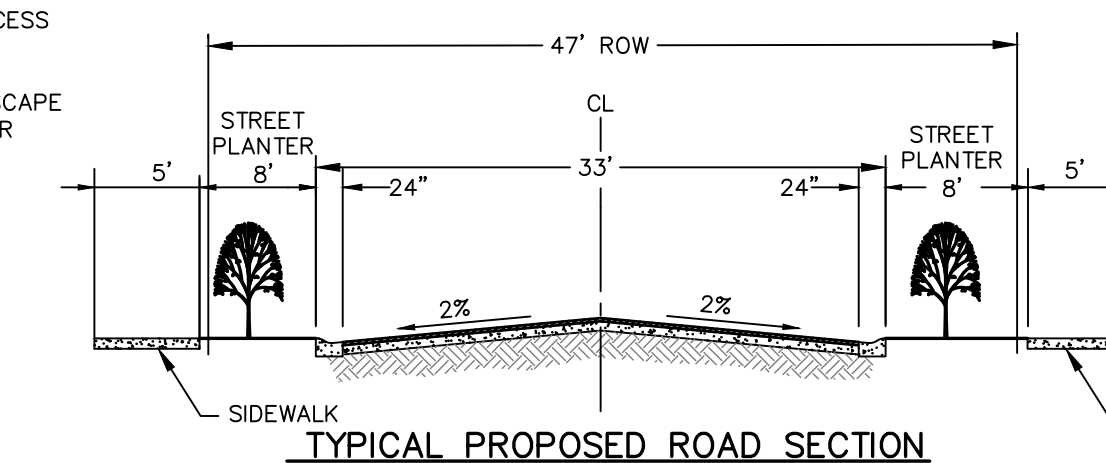
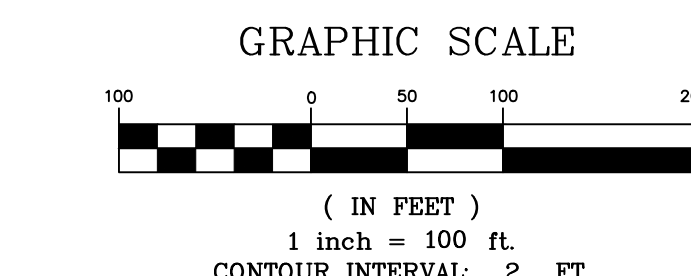
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT. AN EXISTING 8" WATER MAIN HAS BEEN EXTENDED TO THE SITE AND WILL BE THE POINT OF CONNECTION FOR POTABLE WATER.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT. AN EXISTING SEWER MAIN HAS BEEN EXTENDED TO THE SITE AND WILL BE THE POINT OF CONNECTION FOR SANITARY SEWER.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL POTABLE WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS INCLUDING SEPARATION FROM NON-POTABLE PIPELINES AND STORM WATER INFILTRATION SWALES.
- ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
- DRAINAGE FROM THE PUBLIC ROAD SHALL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED TO DRAINAGE FACILITIES THAT WILL BE LOCATED ON THE COMMON LOTS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
- PROPOSED DRAINAGE FACILITIES INCLUDE SEEPAGE BEDS, GRASS SWALES AND/OR PONDS TO BE UTILIZED IF HIGH GROUNDWATER LEVELS ARE FOUND.
- SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH PERMANENT PUBLIC UTILITY EASEMENTS. ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- NO GRADING WILL OCCUR WITHIN THE FEMA FLOODWAY ZONE "A".
- OPEN SPACES TO BE DEDICATED TO A HOME OWNERS ASSOCIATION OR OTHER APPROVED NON-PROFIT ENTITY.
- ON-SITE PARKING IS AVAILABLE FOR ALL LOTS. NO OFF-SITE PARKING.
- A 10 FOOT PUBLIC UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO BOTH SIDES OF ALL PUBLIC RIGHT-OF-WAYS AND ALLEYS.
- THIS DEVELOPMENT IS TO BE BUILT IN ONE PHASE.
- CLUSTER MAILBOX ASSEMBLIES SHALL BE PLACED AS APPROVED BY THE POSTAL AUTHORITY.

### SURVEYOR'S CERTIFICATE

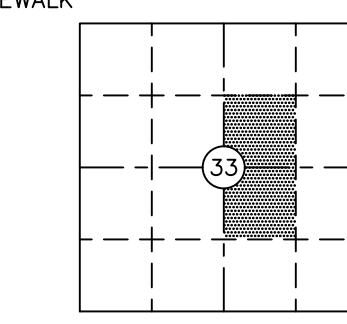
I, TROY A. CARLSON, PLS 15434, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES.



TROY A. CARLSON  
PLS 15434



TYPICAL PROPOSED ROAD SECTION  
SEPARATED SIDEWALK



SEC.33, T.5N, R.1W, B.M.

**storhäug**  
civil engineering planning  
landscape architecture surveying  
510 east third avenue | spokane, wa | 99202  
p 509.242.1000

DATE	12/09/2021	SCALE	1" = 100'
FIELD BOOK	21-174	DRAWN	LJT
PROJECT NUMBER	21-174	DRAWING NO.	1 OF 1