



**TRANSMITTAL DATE:** April 22, 2021

**PLANNING AND ZONING COMMISSION MEETING DATE:** June 7, 2021

**APPLICATION NUMBER:** CU-04-21/PPUD-04-21/PP-06-21

**PROJECT DESCRIPTION:** Snoqualmie Basin Subdivision

**APPLICANT:**

Red Butte, LLC  
3858 N. Garden Center Way, Suite 200  
Boise, ID 83703

**REPRESENTATIVE:**

David Sterling, P.E. (T-O Engineers)  
2471 S. Titanium Place  
Meridian, Idaho 83642  
Email: [dsterling@toengineers.com](mailto:dsterling@toengineers.com)  
Phone: 208-323-2233

**SUBJECT:** CU-04-21/PPUD-04-21/PP-06-21 – Snoqualmie Basin Subdivision – Red Butte, LLC; Red Butte, LLC, represented by David Sterling, P.E., with T-O Engineers, is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Snoqualmie Basin Subdivision, a 35-lot (26-residential, 4-commercial, 5-common) mixed use planned unit development. The 12.84-acre site is located at the southwest corner of West Floating Feather Road and North Palmer Lane at 1833 North Palmer Lane.

**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**  
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 Coordinator - Attn: **Steve Noyes**  
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**  
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 - Attn: **Ken Couch**  
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: **Joe Yochum & Marci Horner**

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CITY OF EAGLE

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File: \_\_\_\_\_

Route to: \_\_\_\_\_



**T-O ENGINEERS**

2471 S. TITANIUM PLACE  
MERIDIAN, IDAHO 83642-6703

PHONE: (208) 323-2288

WWW.TO-ENGINEERS.COM

E-FILE: 200412-Vicinity Map.dwg

DATE: 12/7/20

JOB: 200412



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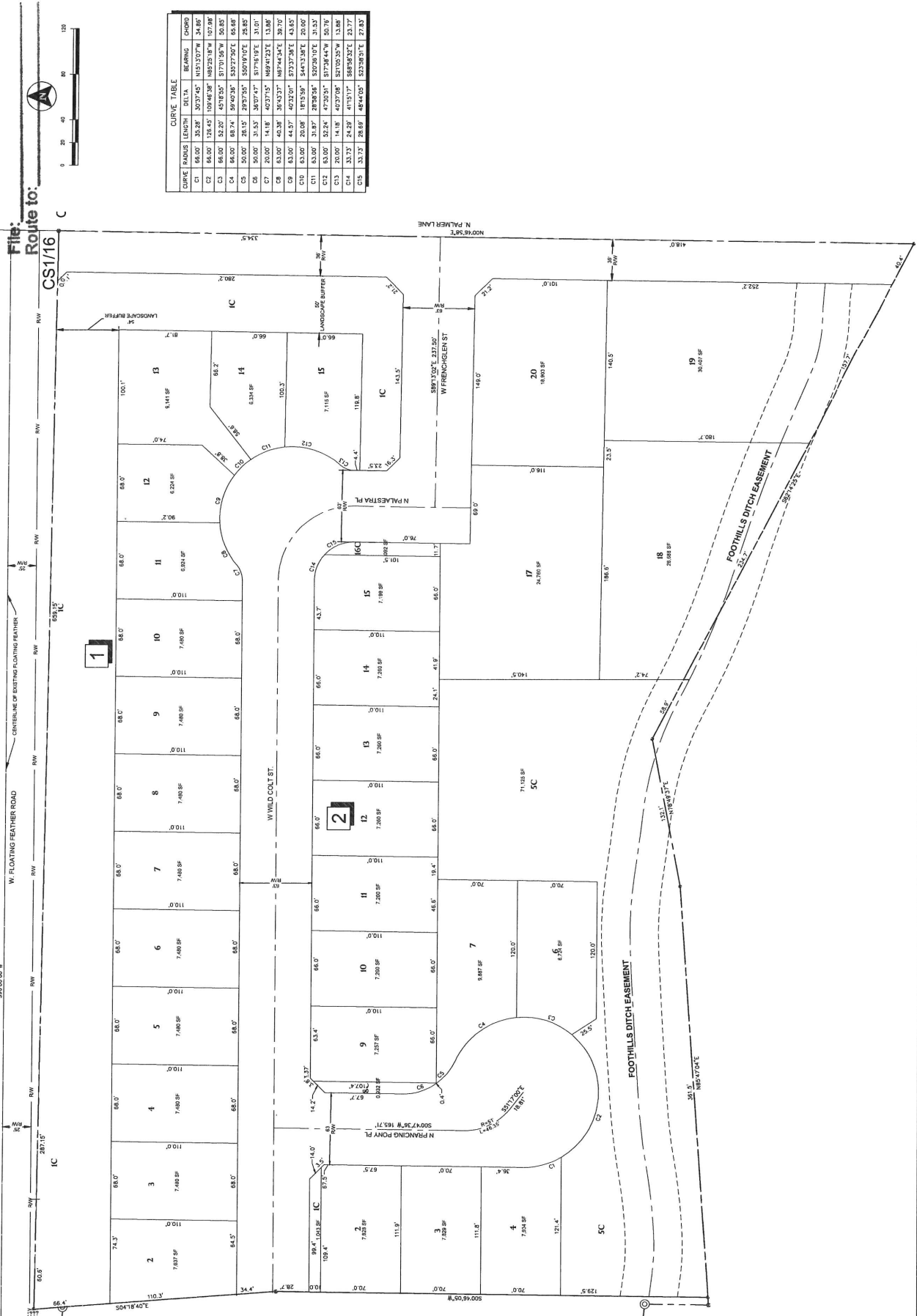


APPROVED	
CHECKED	
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PROJECT	
DATE	
PROJECT SIZE	

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BRADSHAW WAY  
MESA, AZ 85201  
PH: (480) 442-6100  
WWW.T-OENGINEERS.COM  
ROBEY COOPER, P.E. & CHAIRMAN  
MERRILL HANSEN, P.E. & SPOKESMAN

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:  
**SNOQUALMIE BASIN**  
PRELIMINARY PLAT

ATTENTION:  
IF THIS PLAN DOES NOT ACCORD WITH THE ZONING ORDINANCE OF THE CITY OF EAGLE, THE DRAWING IS NOT TO BE USED.  
DATE: 04/16/2021  
PROJECT: 200112  
SHEET: C1.1

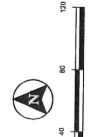


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	65.00	35.28	307°45'	N15°30'7" W	24.89
C2	65.00	128.45	109°46'38"	N82°25'18" W	107.89
C3	65.00	52.20	45°18'50"	S17°0'35" W	50.82
C4	65.00	68.74	59°40'36"	S33°27'50" E	65.68
C5	50.00	28.15	22°27'50"	S50°18'10" E	28.82
C6	20.00	14.18	40°37'15"	S17°18'19" E	14.07
C7	20.00	40.38	35°43'37"	N87°44'23" E	13.86
C8	63.00	44.57	40°33'07"	S73°37'38" E	20.00
C9	63.00	20.08	18°15'59"	S44°13'38" E	20.00
C10	63.00	20.08	18°15'59"	S44°13'38" E	20.00
C11	63.00	31.87	28°29'56"	S20°28'10" E	31.52
C12	63.00	52.24	47°20'51"	S17°38'44" W	50.76
C13	20.00	14.18	40°37'15"	S17°18'19" E	14.07
C14	33.73	24.29	41°15'17"	S88°58'32" E	23.77
C15	33.73	28.69	48°44'00"	S22°08'31" E	27.82

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APR 16 2021

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CS 1/16



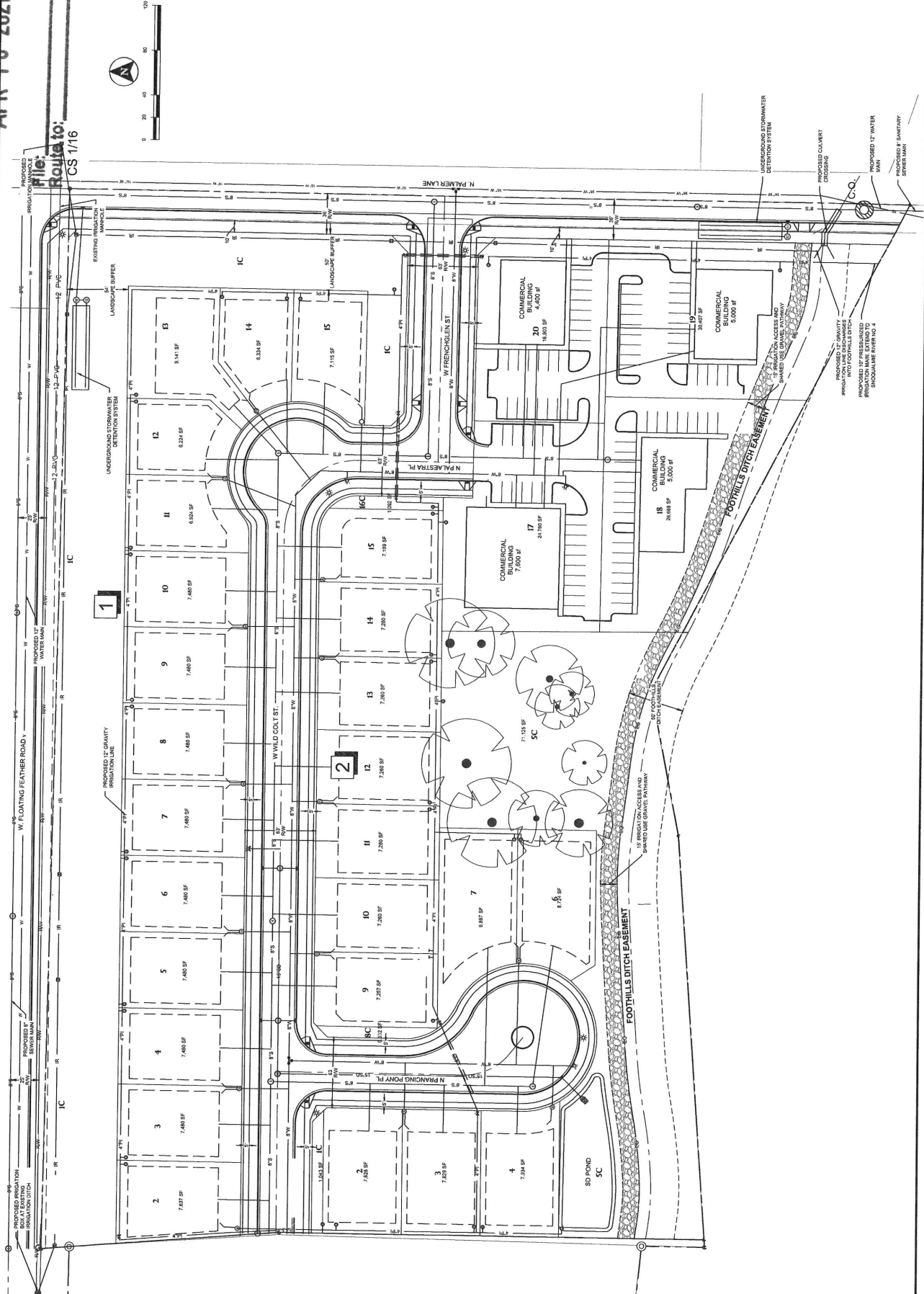
DESIGNED	7/2/14
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DATE	
REVISIONS	
NO.	
DESCRIPTION	
BOARDS	
SIZE	

DATE	7/2/14
NO.	
DESCRIPTION	
REVISIONS	
NO.	
DESCRIPTION	

**T-O ENGINEERS**  
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WWW.T-OENGINEERS.COM  
MARIETTA • MARIETTA • COLUMBUS • CINCINNATI

PRELIMINARY DEVELOPMENT PLAN FOR:  
**SNOQUALMIE BASIN**  
PRELIMINARY DEVELOPMENT PLAN

DATE: 4/16/21  
PROJECT: 200013  
SHEET: C1.2



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SNOQUALMIE BASIN  
SUBDIVISION  
EAGLE, IDAHO  
LANDSCAPE PLAN



**T-D ENGINEERS**  
8471 S. TITANIUM PLACE  
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