



TRANSMITTAL DATE: June 9, 2017

PLANNING AND ZONING COMMISSION MEETING DATE: July 10, 2017

APPLICATION NUMBER: CU-06-17/PPUD-03-17/PP-03-17

PROJECT DESCRIPTION: Snoqualmie Falls Subdivision No. 10

APPLICANT:
Brahma, LLC
Justin Martin
6401 West Floating Feather Road
Eagle, Idaho 83616
208-890-0451
Email: justin@legacyidaho.com

REPRESENTATIVE:
Same as applicant

SUBJECT: CU-06-17/PPUD-03-17/PP-03-17 – Snoqualmie Falls Subdivision No. 10 – Brahma, LLC: Brahma, LLC, represented by Justin Martin, is requesting conditional use permit, preliminary development plan, and preliminary plat approval, for Snoqualmie Falls Subdivision No. 10, a 167-lot (140-buildable, 27-common) residential planned unit development. The 74.83-acre site is located on the east side of North Palmer Lane approximately 1,875-feet south of the intersection of North Palmer Lane and West Floating Feather Road.

STAFF CONTACT: Michael Williams, CFM Planner III 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: **Cindi Davis**
City of Eagle Parks & Recreation - 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: **Kurt McClenny**
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: **Tim M. Breuer**
Meridian Fire Department - Attn: **Perry Palmer**
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: **Bob Olson**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
Tesoro Logistics
United States Army Corps of Engineers
United Water - Attn: **Dan Brown**
West Ada School District – Attn: **Joe Yochum**

cc:
File

* Indicates mailed

RECEIVED & FILED
CITY OF EAGLE

MAY 26 2017



File: _____
Route to: _____



PROJECT SITE
SNOQUALMIE FALLS SUBD. NO. 10

1/4 CORNER 10 11

TO BE INCLUDED



PROJECT NO.	17-0208-SF10
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	05/23/2017
SCALE	1" = 650'
SHEET	1 OF 1

SNOQUALMIE FALLS NO. 10
EAGLE, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD STE 101
BOISE, ID 83712 PHONE (208)
884-8181
www.civil-innovations.com

File:
Route to:

SNOQUALMIE FALLS SUBDIVISION NO. 10

PRELIMINARY PLAT AND DEVELOPMENT PLAN

EAGLE, IDAHO - 2017
 A PORTION OF THE S.W. 1/4 OF SECTION 10,
 T4N, R12E, S14W, COUNTY OF BLAINE, IDAHO
 RESERVATIONS OF THE S.W. 1/4 OF SECTION 10 AND
 THE S.W. 1/4 OF SECTION 11, T4N, R12E, S14W, COUNTY OF BLAINE, IDAHO



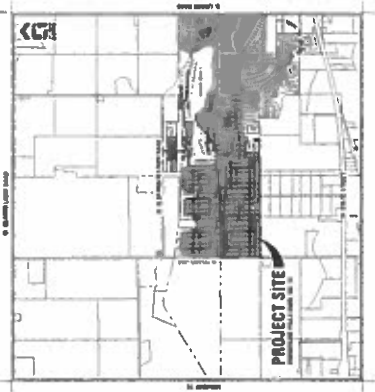
1 TYPICAL ISLAND STREET SECTION (HALF-SECTION)
 NOT TO SCALE - 1" = 10' HORIZONTAL



2 TYPICAL ISLAND STREET SECTION
 NOT TO SCALE - 1" = 10' HORIZONTAL



3 TYPICAL STREET SECTION
 NOT TO SCALE - 1" = 10' HORIZONTAL



PROJECT SITE

1 VICINITY MAP NOT TO SCALE

2 PRELIMINARY PLAT NOTES

1. THIS PRELIMINARY PLAT AND DEVELOPMENT PLAN IS PREPARED FOR THE CITY OF EAGLE, IDAHO, AND IS SUBJECT TO THE CITY'S REVIEW AND APPROVAL. THE CITY'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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3 PRELIMINARY PLAT DATA

ITEM	DESCRIPTION	AMOUNT
1	ACRES	10.00
2	FEET	100.00
3	FEET	100.00
4	FEET	100.00
5	FEET	100.00

4 PRELIMINARY PLAT CONTACT INFORMATION

CONTACT	DESCRIPTION
OWNER	XXXXXXXXXX, LLC
DESIGNER	XXXXXXXXXX, PC
REVIEWER	XXXXXXXXXX, PC
APPROVER	XXXXXXXXXX, PC

5 PRELIMINARY PLAT LAND USE DATA

LAND USE	ACRES	PERCENT
RESIDENTIAL	10.00	100%
COMMERCIAL	0.00	0%
INDUSTRIAL	0.00	0%
AGRICULTURAL	0.00	0%

CIVIL INNOVATIONS, PLLC
 1000 S. MAIN ST. SUITE 100
 EAGLE, IDAHO 83625
 PHONE: (208) 834-1811
 FAX: (208) 834-1812



NO.	DATE	DESCRIPTION
1	05/26/17	PRELIMINARY PLAT AND DEVELOPMENT PLAN

PRELIMINARY PLAT AND DEVELOPMENT PLAN
 EAGLE, IDAHO
 SNOQUALMIE FALLS SUBD. NO. 10

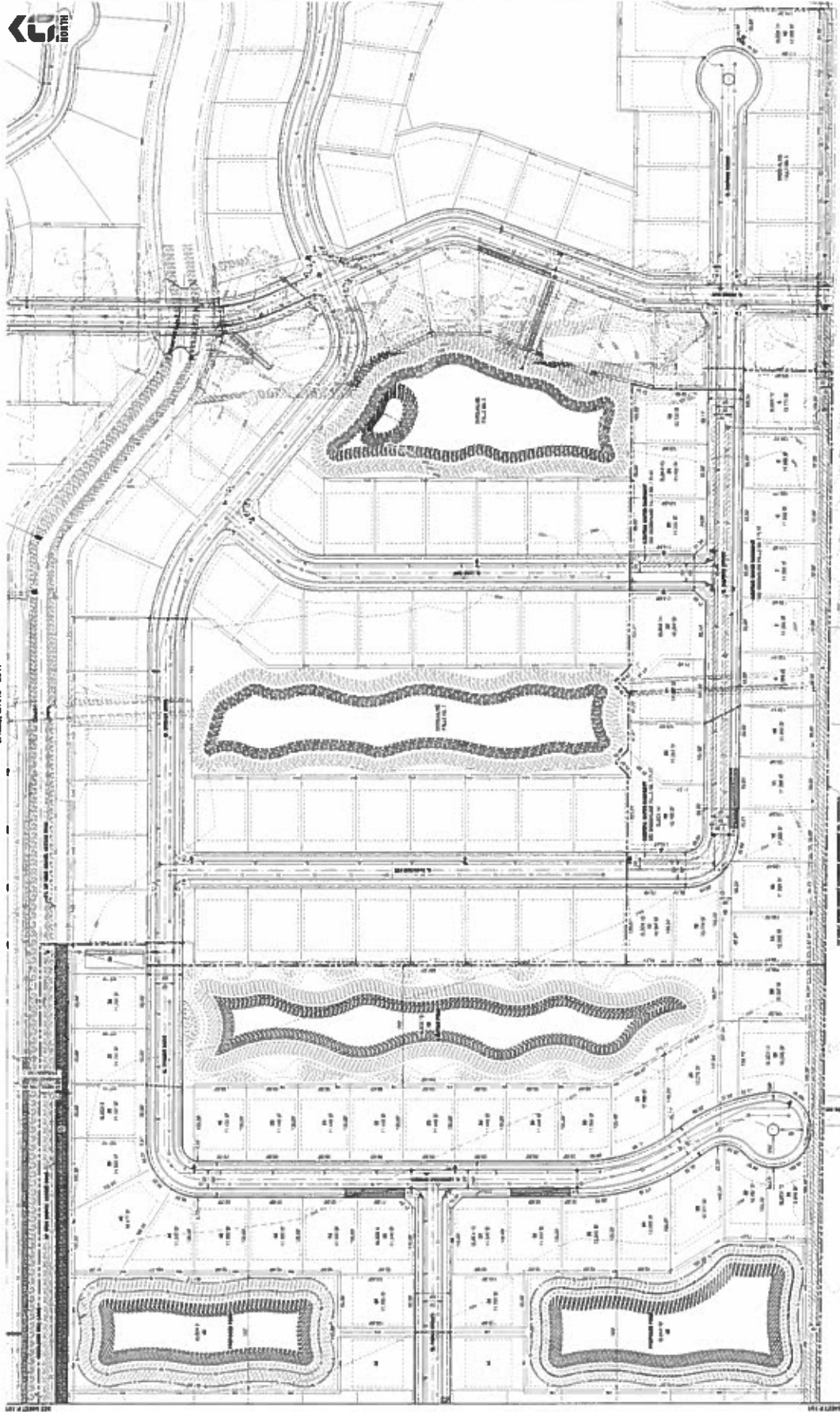
PROJECT NO.	DATE
1000-11-000-00	05/26/17
1000-11-000-00	05/26/17
1000-11-000-00	05/26/17

P.100
 SHEET 1 OF 3

SNOQUALMIE FALLS SUBDIVISION NO. 10

PRELIMINARY PLAT AND DEVELOPMENT PLAN

EAGLE DAWG - 2017



CIVIL INNOVATIONS, PLLC
10000 15TH AVENUE S.W.
SUITE 100
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(406) 592-1111
www.civilinnovations.com



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PRELIMINARY PLAT AND DEVELOPMENT PLAN
EAGLE DAWG
SNOQUALMIE FALLS SUBD. NO. 10

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