



**TRANSMITTAL DATE:** November 8, 2018

**PLANNING AND ZONING COMMISSION MEETING DATE:** January 7, 2019

**APPLICATION NUMBER:** CU-05-18/PPUD-03-18/PP-09-18

**PROJECT DESCRIPTION:** Snoqualmie River Subdivision No. 3

**APPLICANT:**

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

**REPRESENTATIVE:**

T-O Engineers  
Caleb LaClair, P.E.  
332 North Broadmore Way  
Nampa, Idaho 83687  
208-442-6300  
Email: claclair@to-engineers.com

**SUBJECT:** CU-05-18/PPUD-03-18/PP-09-18 – Snoqualmie River Subdivision No. 3 – White Sturgeon, LLC: White Sturgeon, LLC, represented by Caleb LaClair, P.E., with T-O Engineers, is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Snoqualmie River Subdivision No. 3, a 72-lot (62-buildable, 10-common) residential planned unit development. The 27.03-acre site is located on the east side of State Highway 16 approximately 2,215-feet south of the intersection of State Highway 16 and West Floating Feather Road.

**STAFF CONTACT:** Michael Williams, CFM Planner III

[mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org)

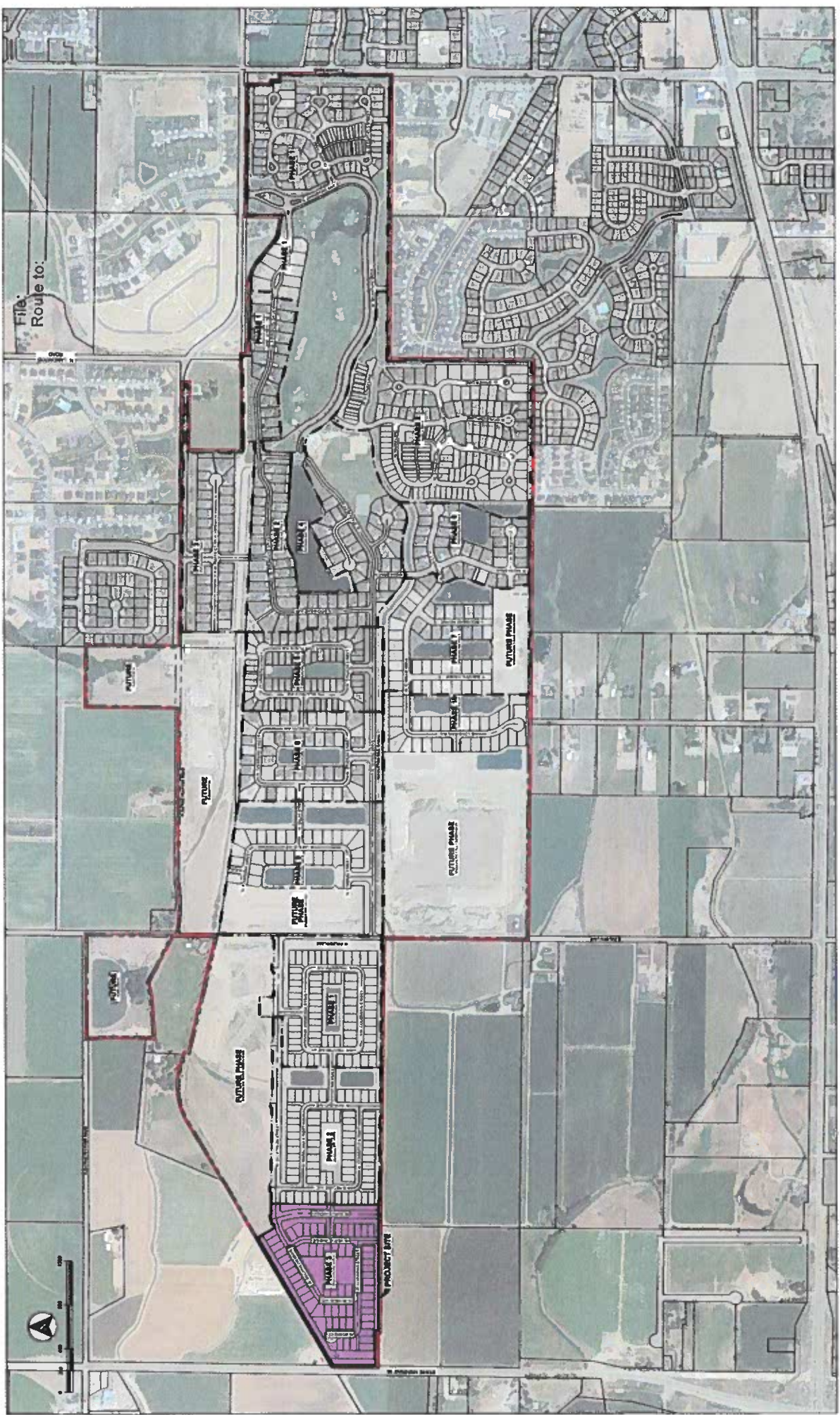
The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding 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: **Cindi Davis & Leo Arteaga**  
City of Eagle Park, Pathway & Recreation - Attn: **Tim Williams**  
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: **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: **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-07-2018



LEGACY DEVELOPMENT MASTER PLAN  
SCALE 1" = 400'

**TED TO ENGINEERS**  
255 S. MONROE WAY  
TAMPA, FL 33601-3173  
PHONE: 813-884-8800 FAX: 813-884-8804  
www.tedoengineers.com

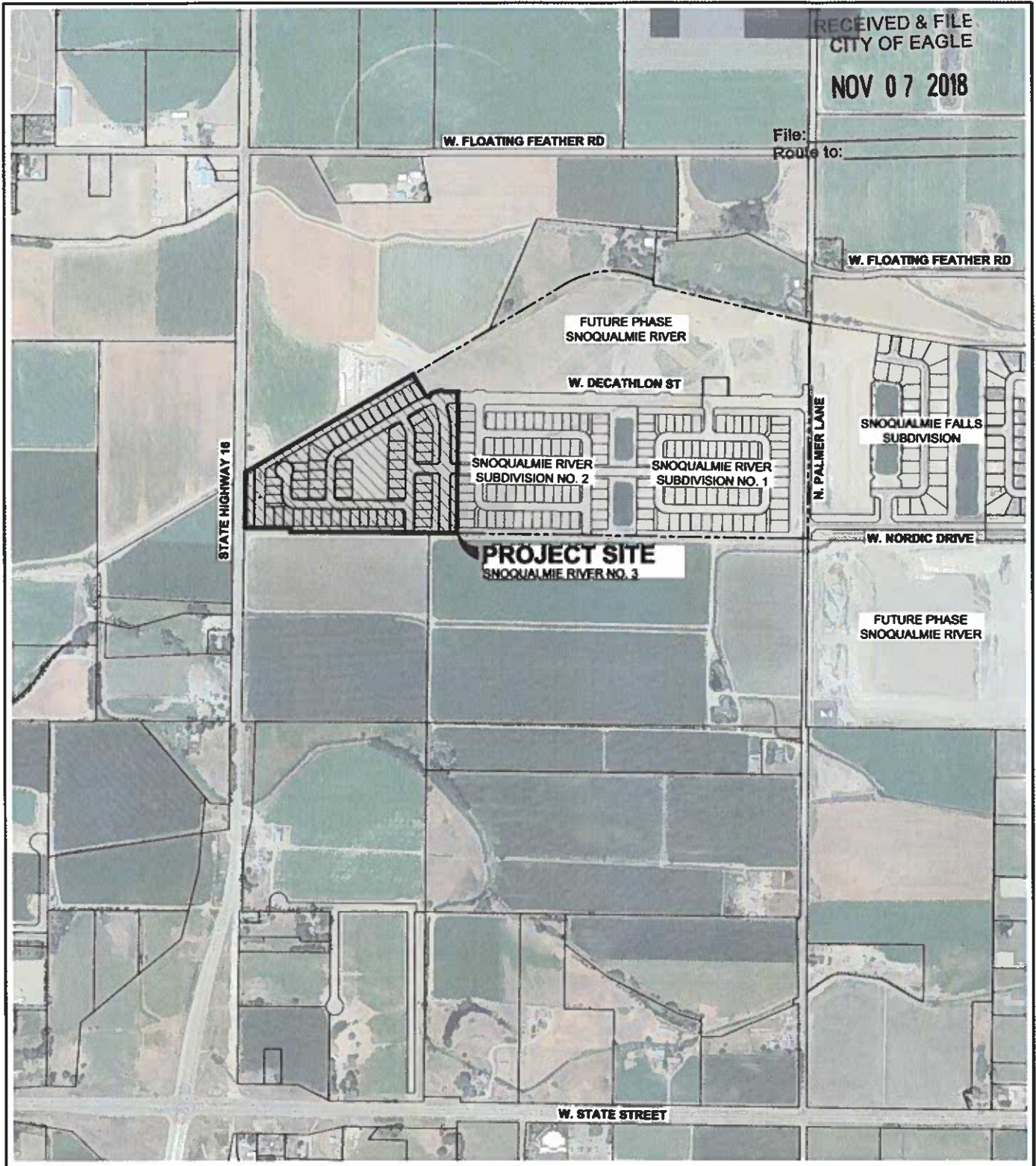
# SNOQUALMIE RIVER SUBDIVISION NO. 3

## AERIAL PHOTO EXHIBIT

RECEIVED & FILE  
CITY OF EAGLE

NOV 07 2018

File:  
Route to:



**T-O ENGINEERS**

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123

PHONE: (208) 442-6300

FAX: (208) 466-0944

E-FILE: 180306-C-VM Vicinity Map.dwg

DATE: 11/5/18

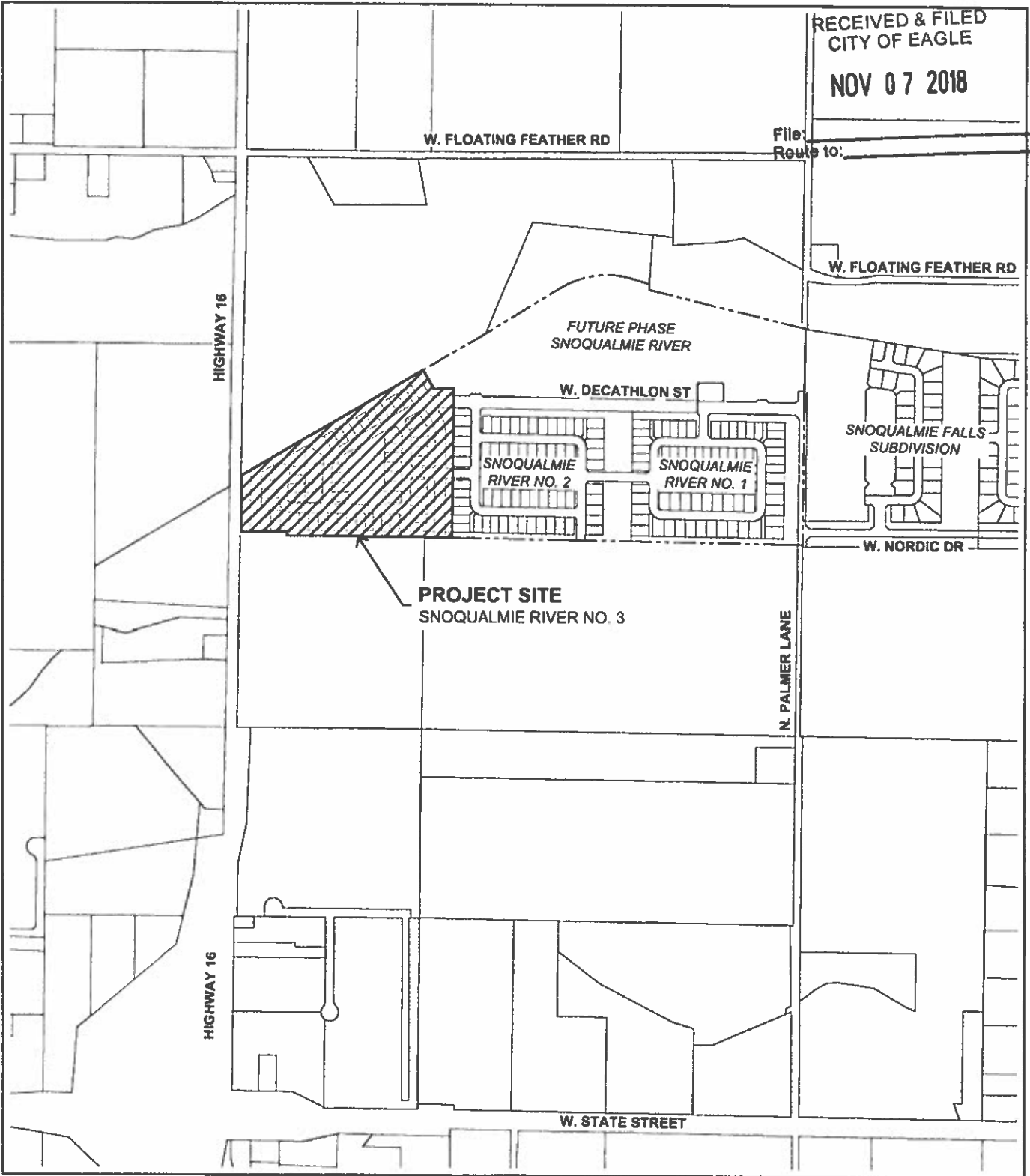
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# SNOQUALMIE RIVER SUBDIVISION NO. 3

## VICINITY MAP

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CITY OF EAGLE  
NOV 07 2018



File:  
Route to:

**PROJECT SITE**  
SNOQUALMIE RIVER NO. 3

SNOQUALMIE FALLS  
SUBDIVISION

HIGHWAY 16

HIGHWAY 16

W. STATE STREET

W. FLOATING FEATHER RD

W. FLOATING FEATHER RD

FUTURE PHASE  
SNOQUALMIE RIVER

W. DECATHLON ST

W. NORDIC DR

N. PALMER LANE

SNOQUALMIE  
RIVER NO. 2

SNOQUALMIE  
RIVER NO. 1



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DATE: 10/5/18

JOB: 180306

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# SNOQUALMIE RIVER SUBDIVISION NO. 3

## OVERALL VICINITY MAP

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CITY OF EAGLE

NOV 07 2018

File:

Route to:

W. FLOATING FEATHER RD

W. FLOATING FEATHER RD

FUTURE PHASE  
SNOQUALMIE RIVER

W. DECATHLON ST

N. PALMER LANE

SNOQUALMIE FALLS  
SUBDIVISION

SNOQUALMIE RIVER  
SUBDIVISION NO. 2

SNOQUALMIE RIVER  
SUBDIVISION NO. 1

W. NORDIC DRIVE

**PROJECT SITE**  
SNOQUALMIE RIVER NO. 3

FUTURE PHASE  
SNOQUALMIE RIVER

STATE HIGHWAY 16

W. STATE STREET



**T-O ENGINEERS**

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123

PHONE: (208) 442-6300

FAX: (208) 466-0944

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DATE: 10/31/18

JOB: 180306





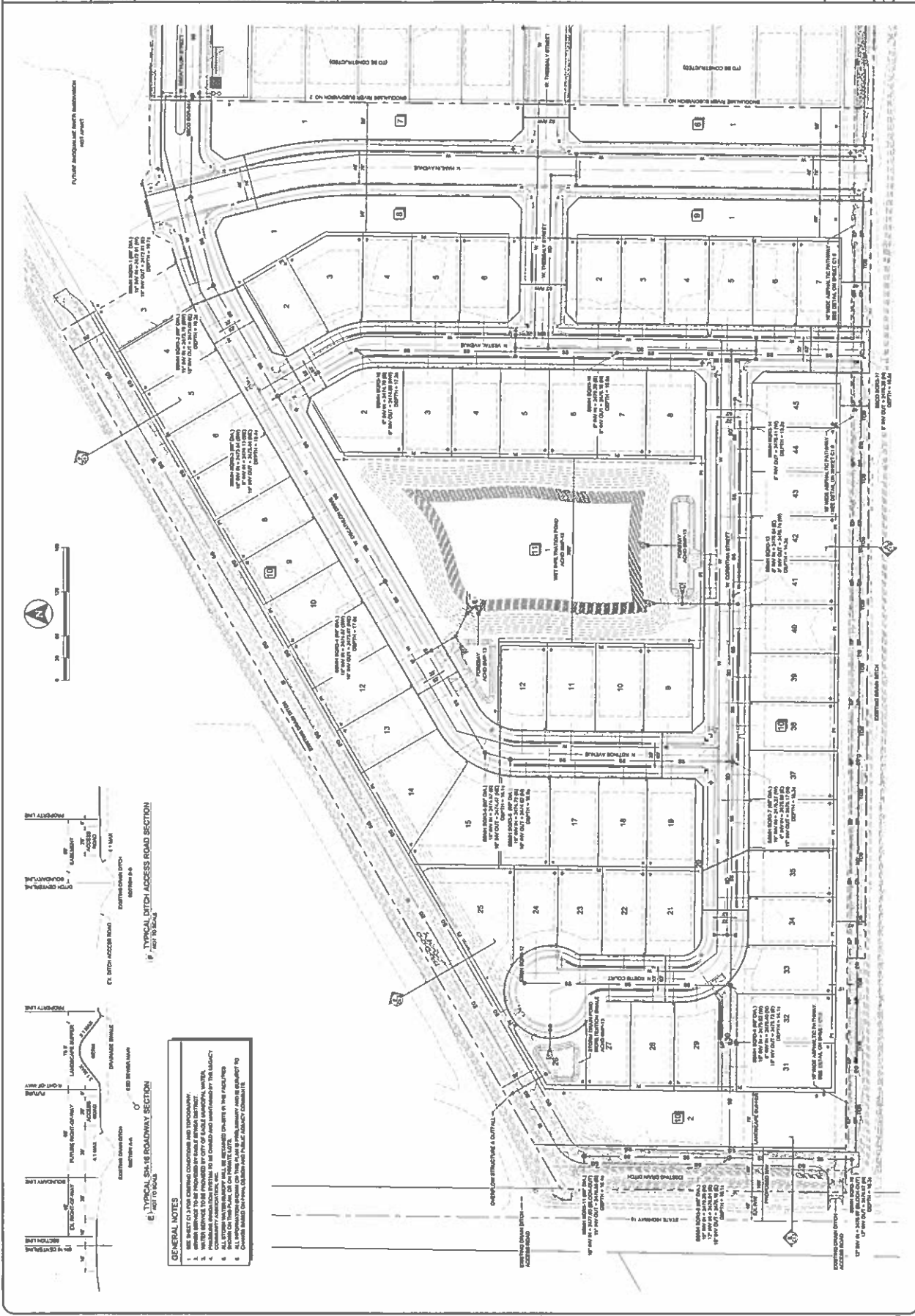


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**T.O. ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2415 S. TRAVELER PLACE  
LENOIR, NORTH CAROLINA 28753  
PHONE: (828) 752-1234  
WWW.TOENGINEERS.COM

**PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:  
SNOQUALMIE RIVER SUBD. NO. 3  
PRELIMINARY DEVELOPMENT PLAN**

DATE: OCTOBER 15, 2018  
SCALE: AS SHOWN  
PROJECT: SNOQUALMIE RIVER SUBD. NO. 3  
SHEET: C1.2



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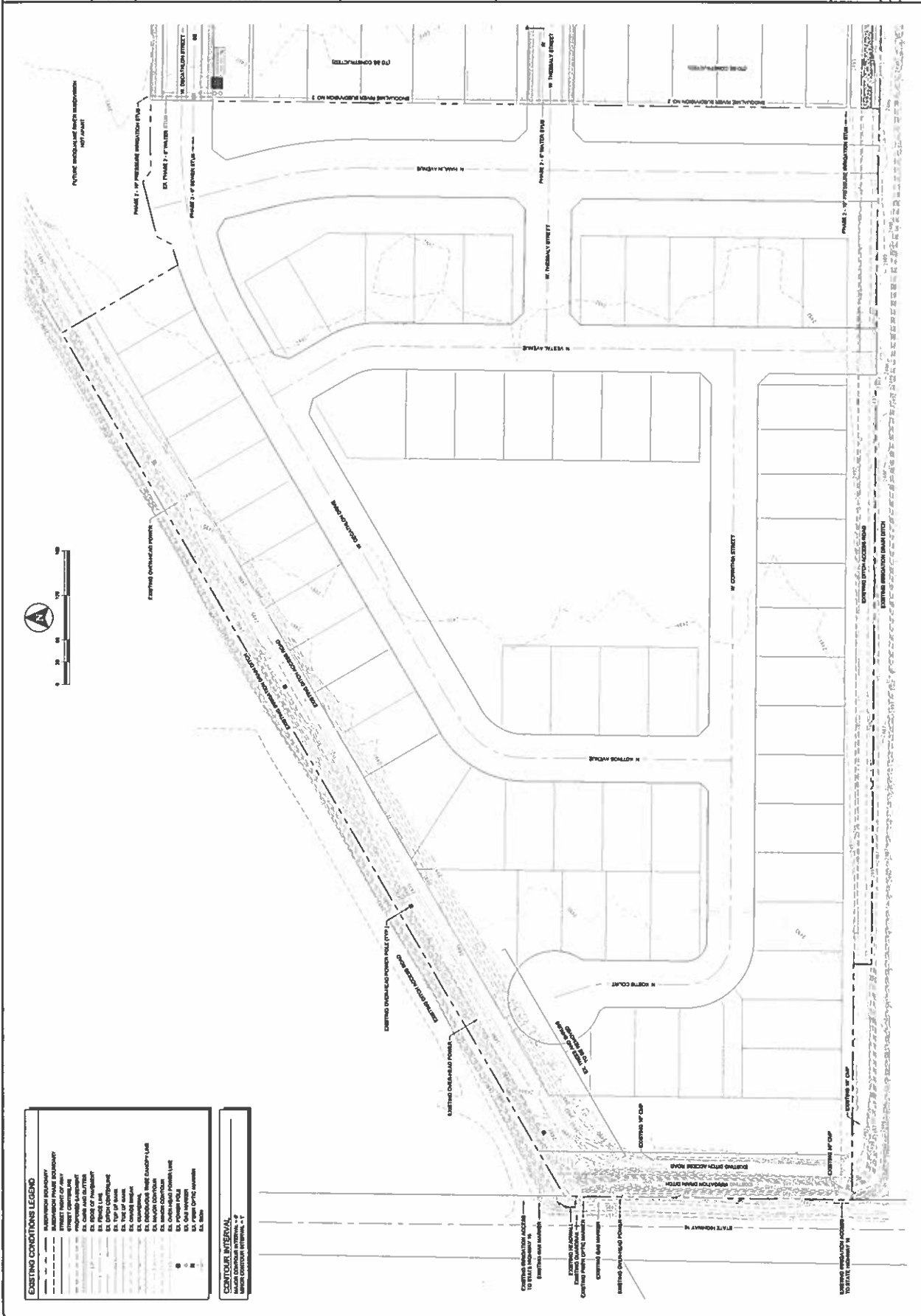


DATE: OCTOBER 20, 2017  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

**PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:  
 SNOQUALMIE RIVER SUBD. NO. 3  
 EXISTING CONDITIONS**

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 3471 S. TITANUM PLACE  
 LEWISDALE, OHIO 45032  
 PHONE: (614) 833-3228 FAX: (614) 833-3229  
 WWW: T-OENGINEERS.COM

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