



TRANSMITTAL DATE: October 20, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: January 3, 2023

APPLICATION NUMBER: PP-24-22

PROJECT DESCRIPTION: Terraview Commercial Subdivision

APPLICANT:

Terra View, LLC
3858 North Garden Center Way, #200
Boise, Idaho 83703
Email: justin@legacyidaho.com
Phone: 208-890-0451

REPRESENTATIVE:

David Sterling, P.E.
2471 South Titanium Place
Meridian, Idaho 83642
Email: dsterling@toengineers.com
Phone: 208-323-2288

SUBJECT: PP-24-22 – Terraview Commercial Subdivision – Terra View, LLC: Terra View, LLC, represented by David Sterling, P.E., with T-O Engineers and Ardurra Companies, is requesting preliminary plat approval for Terra View Commercial Subdivision, a 60-lot commercial subdivision. The 57.8-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road.

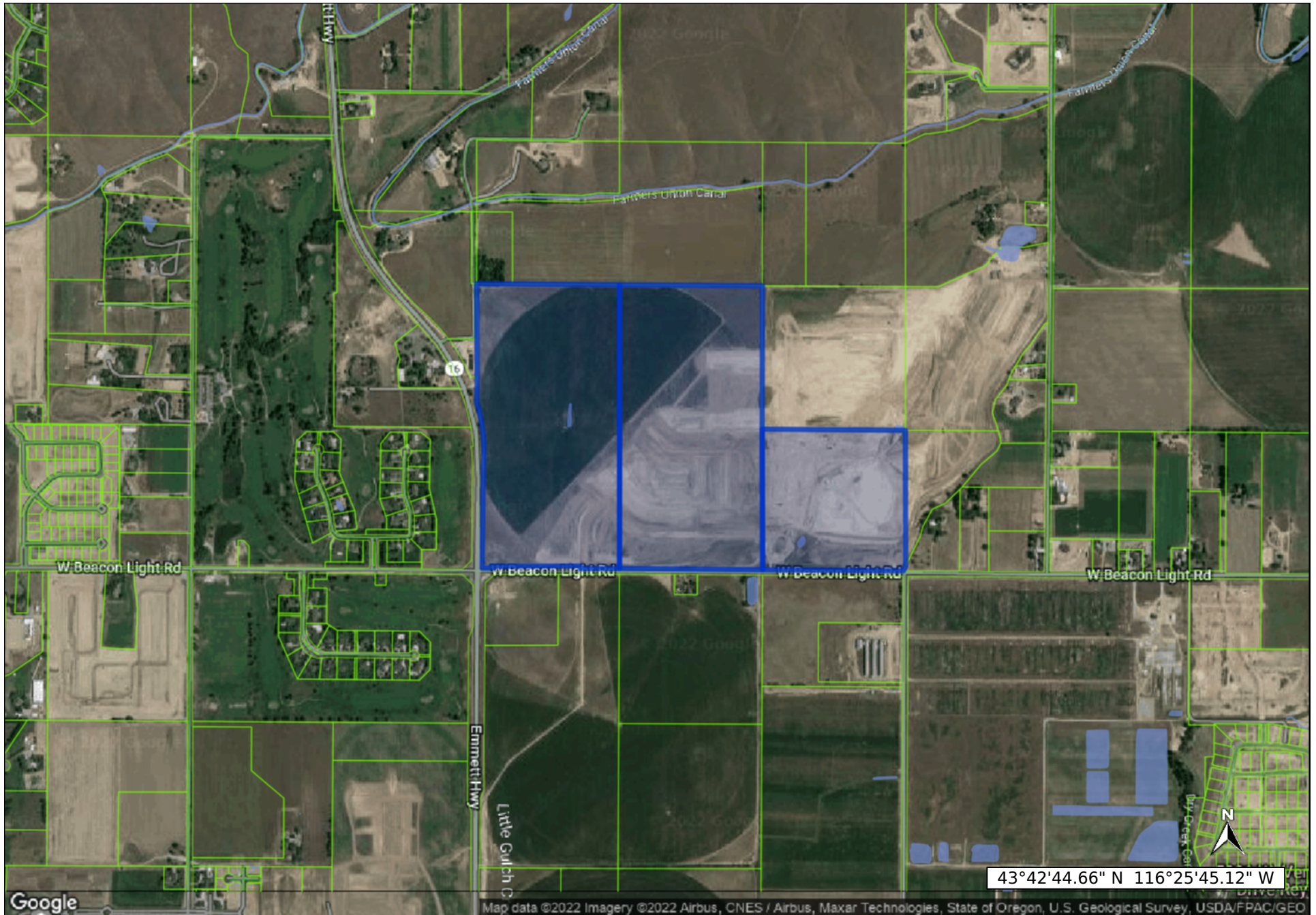
STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

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 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 Sewer District - Attn: **Neil Jenkins**
- Farmers Union Ditch Co. Inc. - Attn: **Andy Waldera**
- 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**
- 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: **Marci Horner & Jonathan Gillen**

Vicinity Map

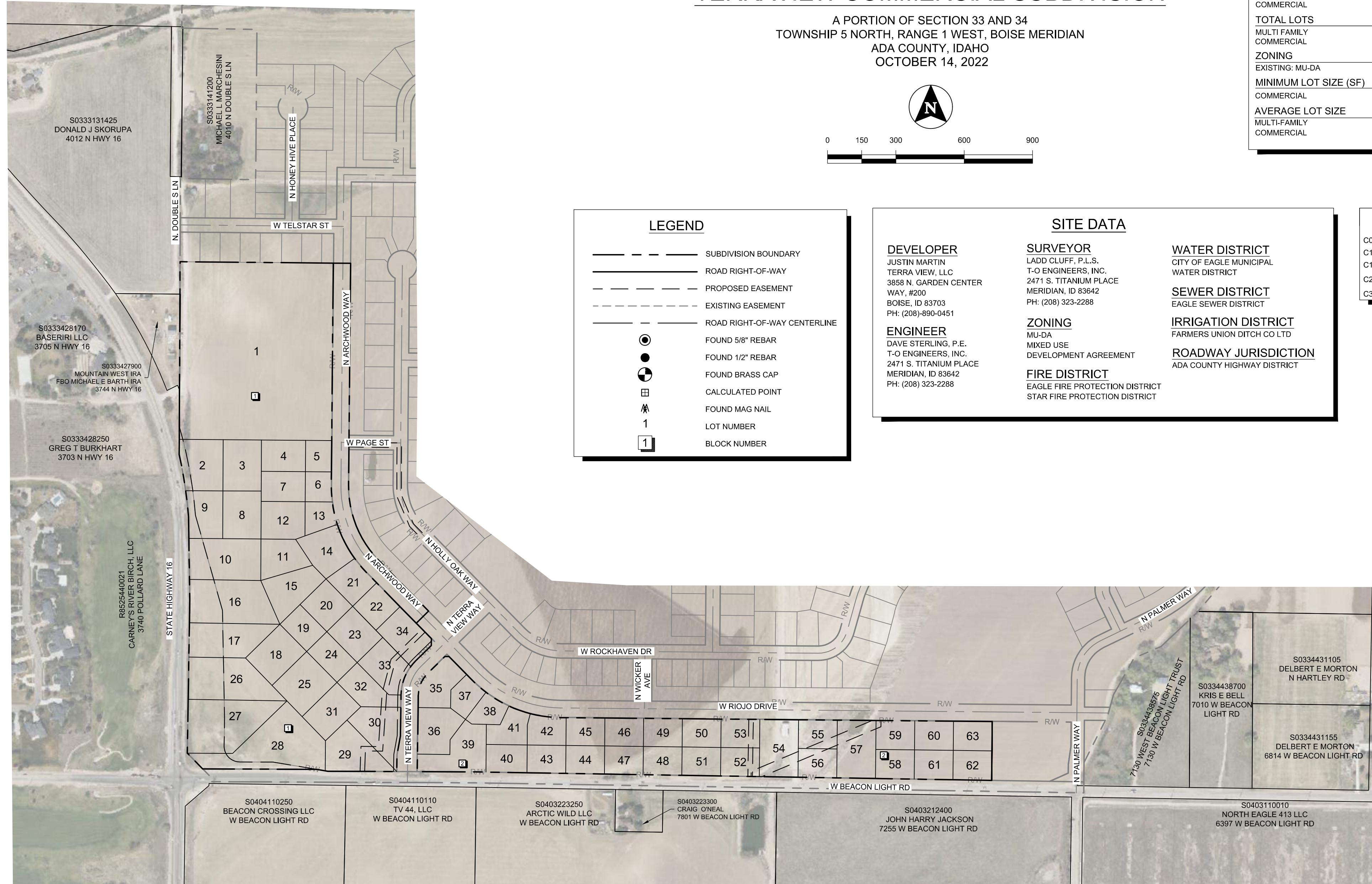
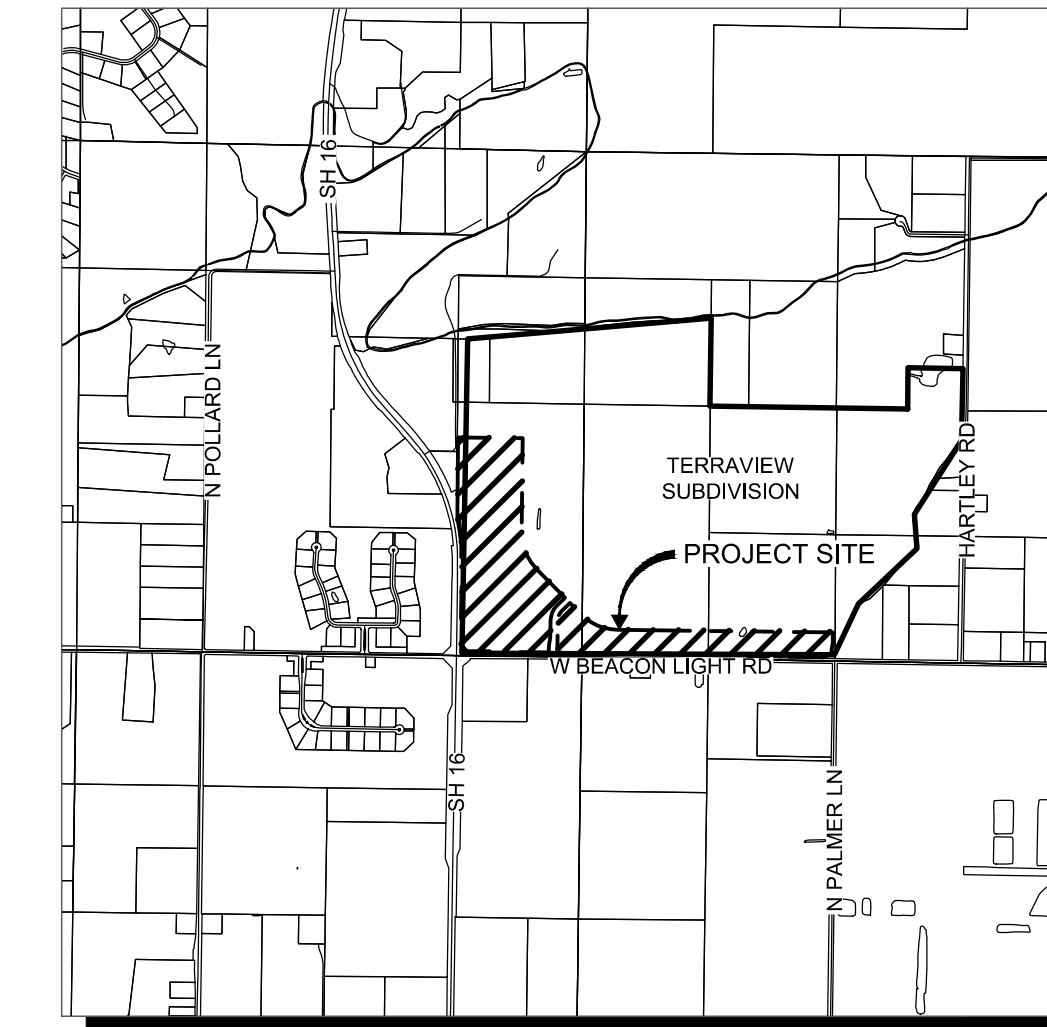


CONSTRUCTION DRAWINGS FOR TERRAVIEW COMMERCIAL SUBDIVISION

A PORTION OF SECTION 33 AND 34
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
OCTOBER 14, 2022



AREA AND LOT SUMMARY	
TOTAL ACRES	±58.6 AC
MULTI-FAMILY	±12.0 AC
PUBLIC RIGHT-OF-WAY	±2.8 AC
COMMERCIAL	±43.8 AC
TOTAL LOTS	63
MULTI-FAMILY	1
COMMERCIAL	62
ZONING	
EXISTING: MU-DA	PROPOSED: MU-DA
MINIMUM LOT SIZE (SF)	±15,246 SF
COMMERCIAL	
AVERAGE LOT SIZE	
MULTI-FAMILY	±12.0 AC
COMMERCIAL	±0.88 AC



LEGEND	
---	SUBDIVISION BOUNDARY
---	ROAD RIGHT-OF-WAY
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	ROAD RIGHT-OF-WAY CENTERLINE
○	FOUND 5/8" REBAR
●	FOUND 1/2" REBAR
○	FOUND BRASS CAP
□	CALCULATED POINT
▲	FOUND MAG NAIL
1	LOT NUMBER
1	BLOCK NUMBER

SITE DATA		
DEVELOPER	SURVEYOR	WATER DISTRICT
JUSTIN MARTIN TERRA VIEW, LLC 3858 N. GARDEN CENTER WAY, #200 BOISE, ID 83703 PH: (208)-690-0451	LADD CLUFF, P.L.S. T-O ENGINEERS, INC. 2471 S. TITANIUM PLACE MERIDIAN, ID 83642 PH: (208) 323-2288	CITY OF EAGLE MUNICIPAL WATER DISTRICT
ENGINEER	ZONING	SEWER DISTRICT
DAVE STERLING, P.E. T-O ENGINEERS, INC. 2471 S. TITANIUM PLACE MERIDIAN, ID 83642 PH: (208) 323-2288	MU-DA MIXED USE DEVELOPMENT AGREEMENT	EAGLE SEWER DISTRICT
	IRRIGATION DISTRICT	ROADWAY JURISDICTION
	FARMERS UNION DITCH CO LTD	ADA COUNTY HIGHWAY DISTRICT
	FIRE DISTRICT	
	EAGLE FIRE PROTECTION DISTRICT STAR FIRE PROTECTION DISTRICT	

SHEET INDEX	
C0.0	COVER SHEET
C1.0	LOT DIMENSIONS WEST
C1.1	LOT DIMENSIONS SOUTH
C2.0	PRELIMINARY DEVELOPMENT PLAN
C3.0	EXISTING CONDITIONS

- PRELIMINARY PLAT NOTES**
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES TO EACH LOT.
 - ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (ADA COUNTY INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
 - 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 BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (ADA COUNTY INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATION(S) TO THE DEVELOPMENT AGREEMENT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS IN PERPETUITY. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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 THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
 - THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (ADA COUNTY INSTRUMENT NO. _____).
 - DIRECT LOT ACCESS FROM NORTH PALMER WAY, WEST BEACON LIGHT ROAD, AND STATE HIGHWAY 16, IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE IDAHO TRANSPORTATION DEPARTMENT, AND THE CITY OF EAGLE.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT ADA COUNTY INSTRUMENT NO. _____.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	DISTURBED	APPROVED	DISTURBED
22"x34"	M.VILLANUEVA	M.VILLANUEVA	M.VILLANUEVA			
REVISIONS	DATE	DESCRIPTION	NO.			

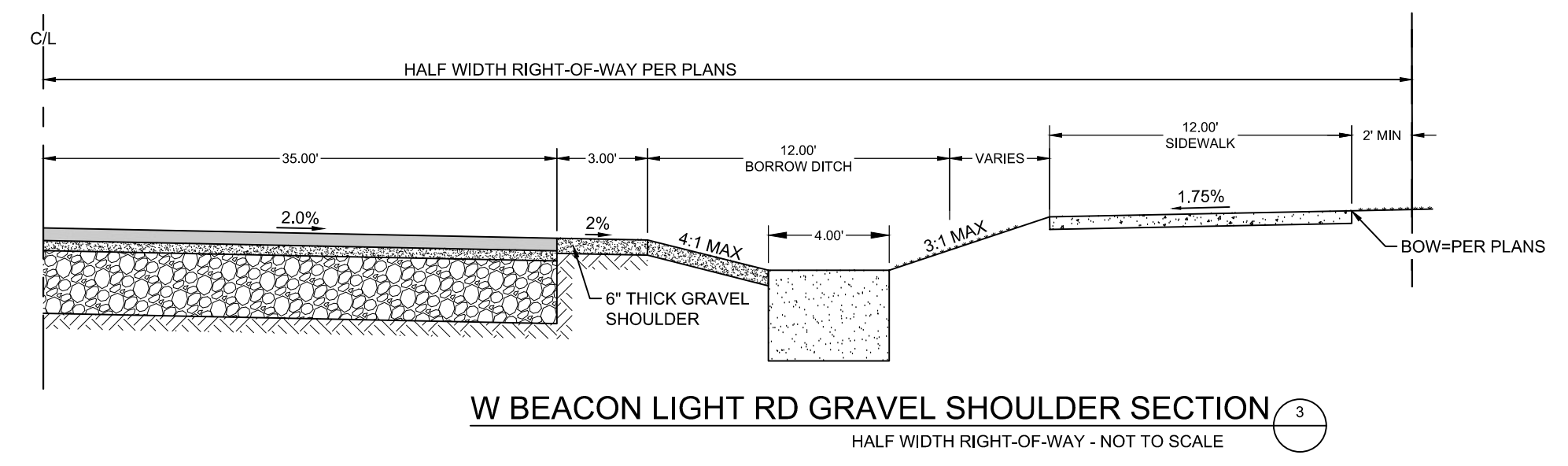
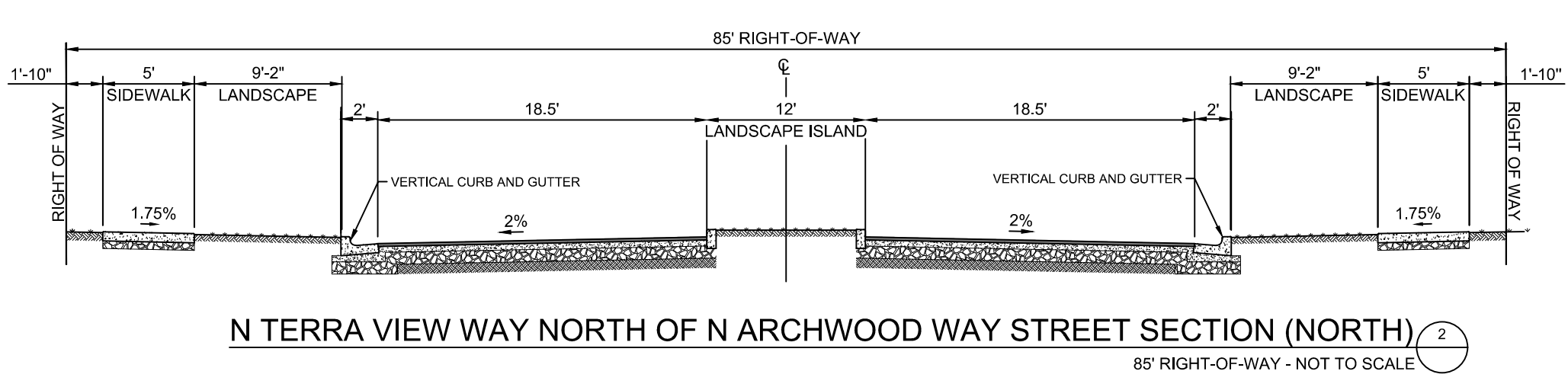
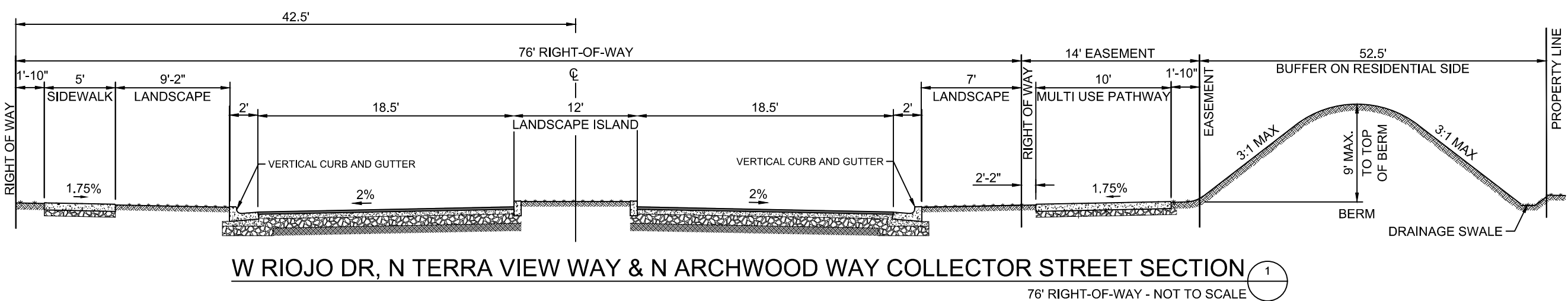
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-333-2288 | WWW.T-O-ENGINEERS.COM
BOISE • COBY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPokane

PRELIMINARY PLAT FOR:
TERRAVIEW COMMERCIAL
COVER SHEET

ATTENTION: 1/2" = 1'

IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 14, 2022
PROJECT:	220498
SHEET:	C0.0

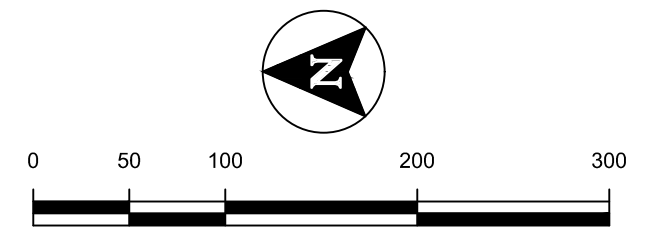


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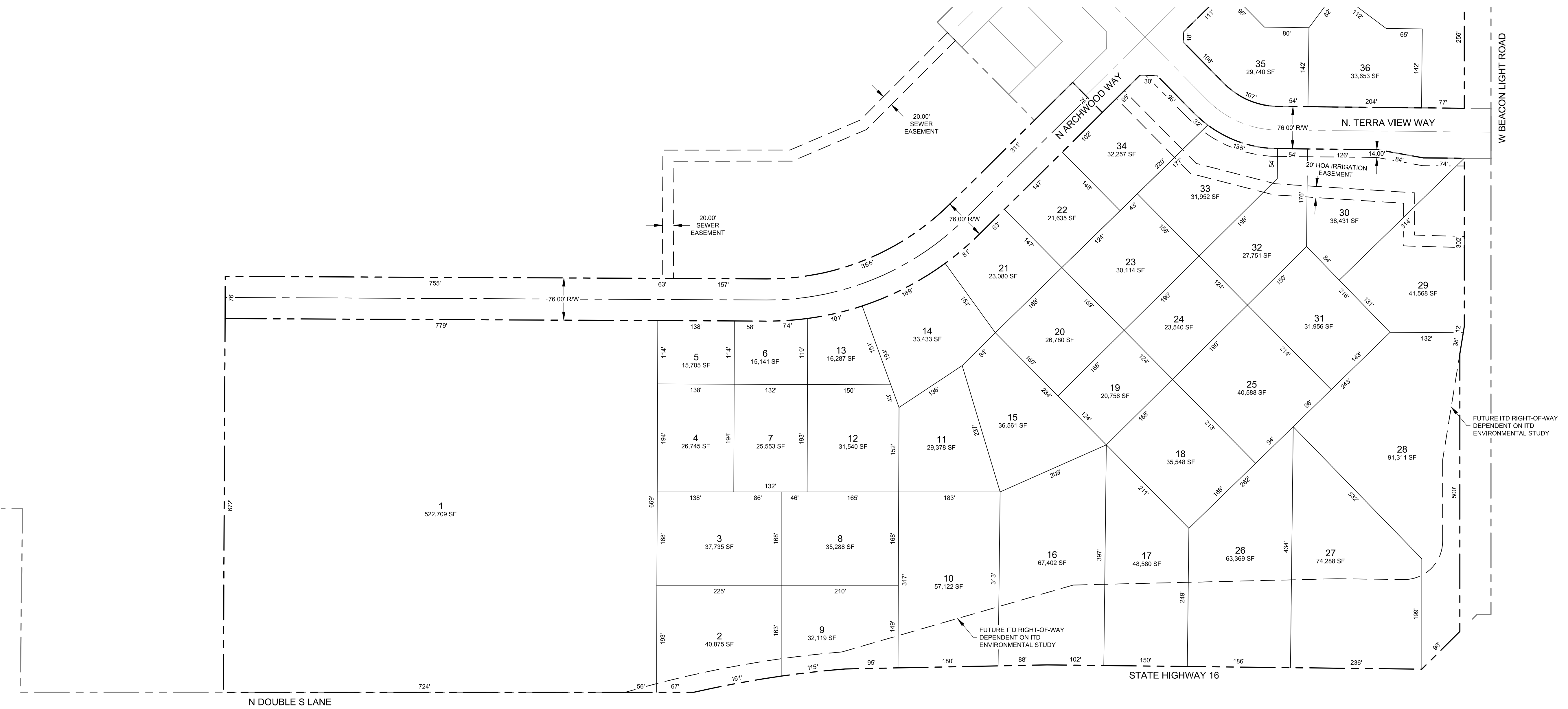
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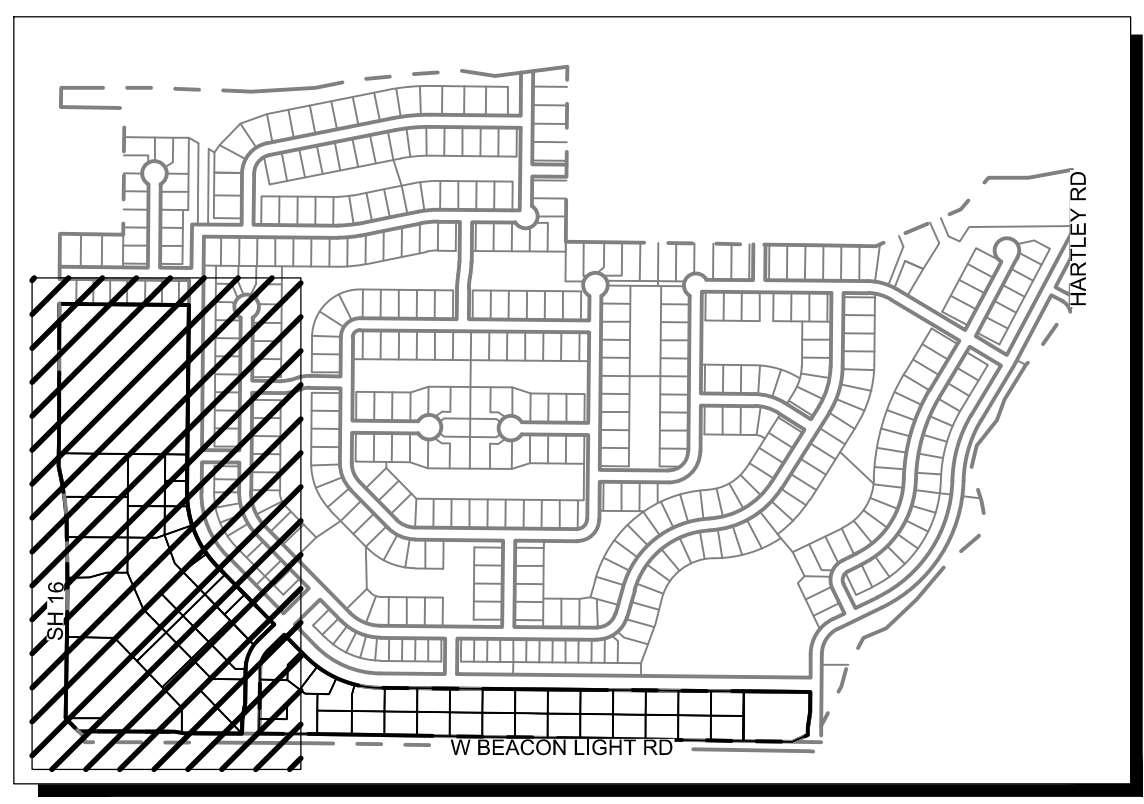


SEE SHEET C1.1



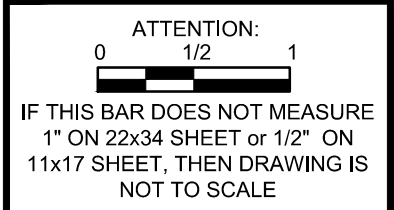
NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	DISTINGLING	APPROVED	DISTINGLING
			M.VILLANUEVA	M.VILLANUEVA				

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SITE MAP
SCALE: 1"=1000'

PRELIMINARY PLAT FOR:
TERRAVIEW COMMERCIAL
LOT DIMENSIONS WEST

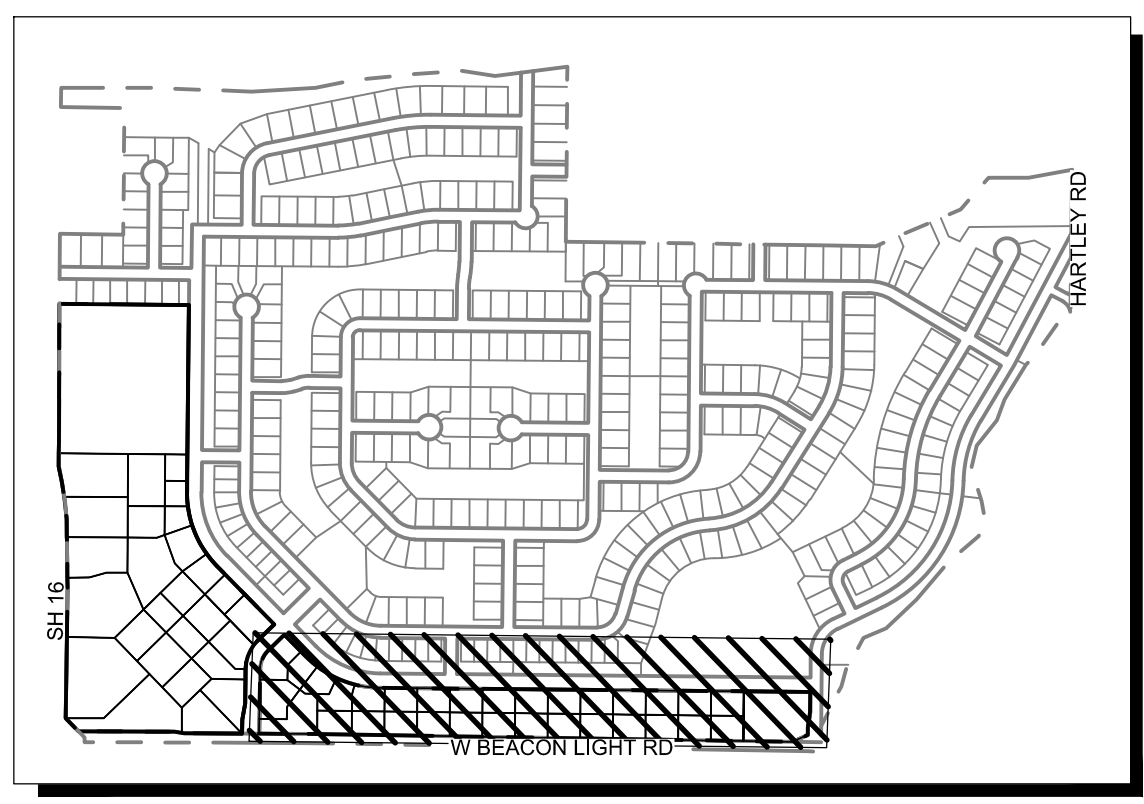
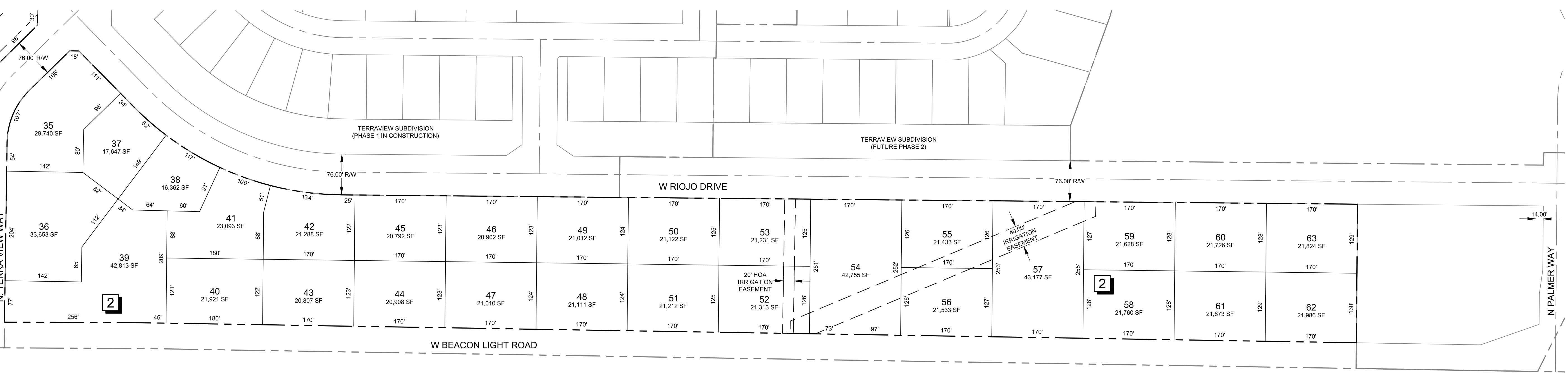
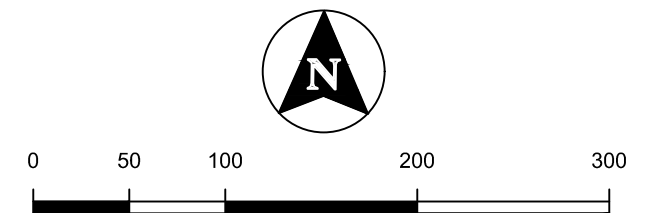


ATTENTION:
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DATE: October 14, 2022
PROJECT: 220498
SHEET:

C1.0

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SITE MAP
SCALE: 1"=1000'

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			M.VILLANUEVA
			DRAWN
			M.VILLANUEVA
			CHECKED
			D. STERLING
			APPROVED
			D. STERLING

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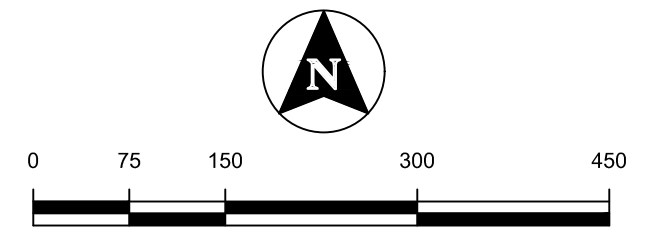
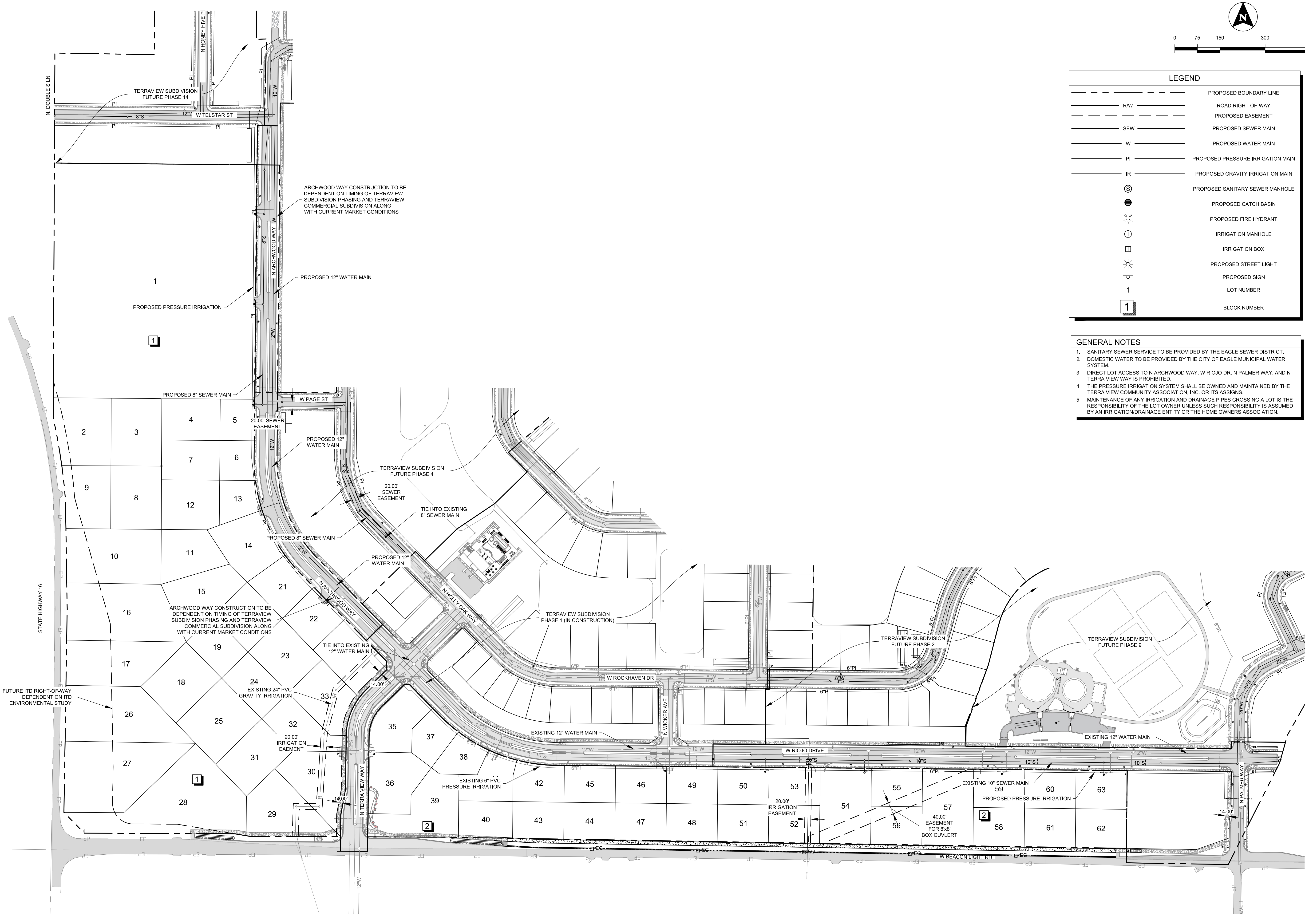
PRELIMINARY PLAT FOR:
TERRAVIEW COMMERCIAL
LOT DIMENSIONS SOUTH

ATTENTION: 1/2" = 1'
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

DATE: October 14, 2022
PROJECT: 220498
SHEET: **C1.1**

H:\2024\88\ACAD\DWG\88\REF\PLAT\2024\88\CP-2024\DEVELOPMENT PLAN.DWG, 10/12/2022

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LEGEND	
---	PROPOSED BOUNDARY LINE
---	ROAD RIGHT-OF-WAY
---	PROPOSED EASEMENT
---	PROPOSED SEWER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED PRESSURE IRRIGATION MAIN
---	PROPOSED GRAVITY IRRIGATION MAIN
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	IRRIGATION MANHOLE
⊙	IRRIGATION BOX
⊙	PROPOSED STREET LIGHT
⊙	PROPOSED SIGN
1	LOT NUMBER
1	BLOCK NUMBER

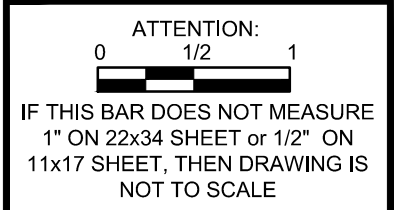
- GENERAL NOTES**
- SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
 - DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
 - DIRECT LOT ACCESS TO N ARCHWOOD WAY, W RIOJO DR, N PALMER WAY, AND N TERRA VIEW WAY IS PROHIBITED.
 - THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
 - MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	DISTING	APPROVED
22"x34"	M.VILLANUEVA	M.VILLANUEVA	M.VILLANUEVA	D.STERLING	D.STERLING

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PRELIMINARY PLAT FOR:
TERRAVIEW COMMERCIAL
 PRELIMINARY DEVELOPMENT PLAN



DATE: October 12, 2022
 PROJECT: 220498
 SHEET: C2.0

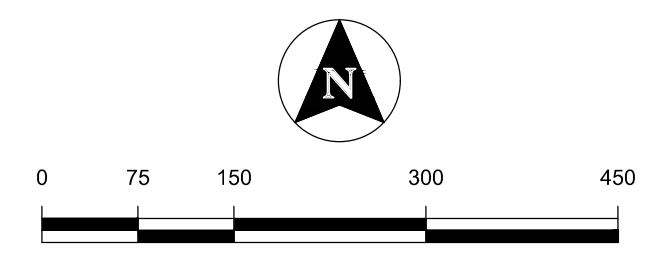
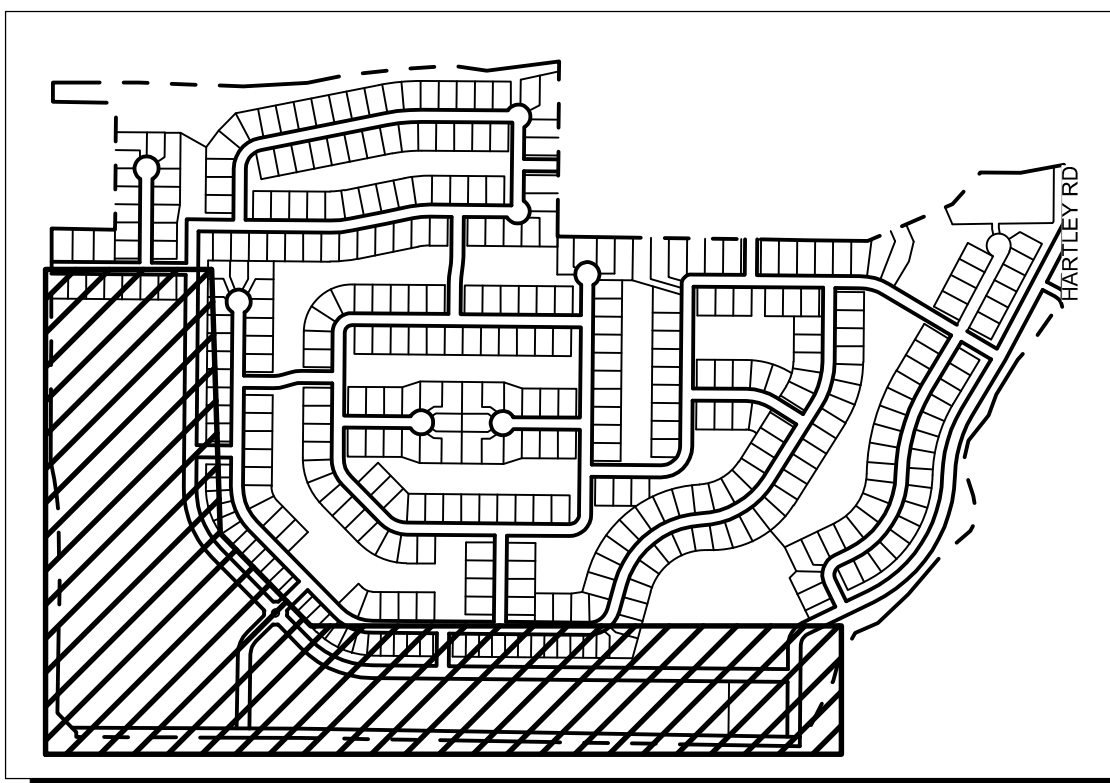
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NOTES

1. A CLOMR HAS BEEN APPROVED BY FEMA FOR THE REMOVAL OF ZONE A AND THE MAPPING OF THE PROPOSED FLOODWAY AND FLOODPLAIN. A LOMR WILL BE SUBMITTED TO FEMA AFTER CONSTRUCTION TO UPDATE THE MAPS TO REFLECT THESE NEW FLOODWAY AND FLOODPLAIN BOUNDARIES FOR THE CITY OF EAGLE'S APPROVED FLOODPLAIN DEVELOPMENT PERMIT.



EXISTING CONDITIONS LEGEND

---	SUBDIVISION BOUNDARY
---	STREET RIGHT-OF-WAY
---	STREET CENTERLINE
---	EASEMENT LINE
---	EX. CURB AND GUTTER
---	EX. EDGE OF PAVEMENT
---	EX. EDGE OF GRAVEL
X X	EX. FENCE LINE
---	EX. DITCH CENTERLINE
---	EX. TOP OF BANK
---	EX. TOE OF BANK
---	EX. GRADE BREAK
---	EX. DECIDUOUS TREE CANOPY LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	EX. OVER-HEAD POWER LINE
---	EX. IRRIGATION PIPE
---	EX. IRRIGATION BOX
---	EX. POWER POLE
---	EX. GAS MARKER
---	EX. FIBER OPTIC MARKER
---	EX. SIGN
---	EX. FEMA ZONE A FLOODPLAIN
---	PROPOSED FLOOD PLAIN
---	PROPOSED FLOOD WAY



BORDER SIZE	DESIGNED	DRAWN	CHECKED	DISTURBED	APPROVED	
22"x34"	M.VILLANUEVA	M.VILLANUEVA	M.VILLANUEVA	D. STERLING	D. STERLING	
REVISIONS	DATE	DESCRIPTION	NO.			

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PRELIMINARY PLAT FOR:
TERRAVIEW COMMERCIAL
EXISTING CONDITIONS

ATTENTION: 1/2" = 1'
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DATE: October 6, 2022
PROJECT: 220498
SHEET: **C3.0**