



TRANSMITTAL DATE: September 26, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: December 5, 2022

APPLICATION NUMBER: A-09-22/RZ-12-22/PP-18-22

PROJECT DESCRIPTION: Tierpointe Subdivision

APPLICANT:

Timberland Development Partners
14254 West Battenberg Drive
Boise, ID 83713
Email: dyorgason6@gmail.com
Phone: 208-850-1070

REPRESENTATIVE:

Dave Yorgason
Same Address

SUBJECT: A-09-22/RZ-12-22/PP-18-22 – Tierpointe Subdivision – DRY Ventures: DRY Ventures, represented by Dave Yorgason, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-6-DA (Residential with a development agreement [in lieu of a PUD]), and preliminary plat approvals for Tierpointe Subdivision, a 72-lot (66-buildable, 6-common) residential subdivision. The 16.01-acre site is located on the north side of State Highway 44 approximately 0.6-mile west of the intersection of State Highway 44 and North Linder 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.

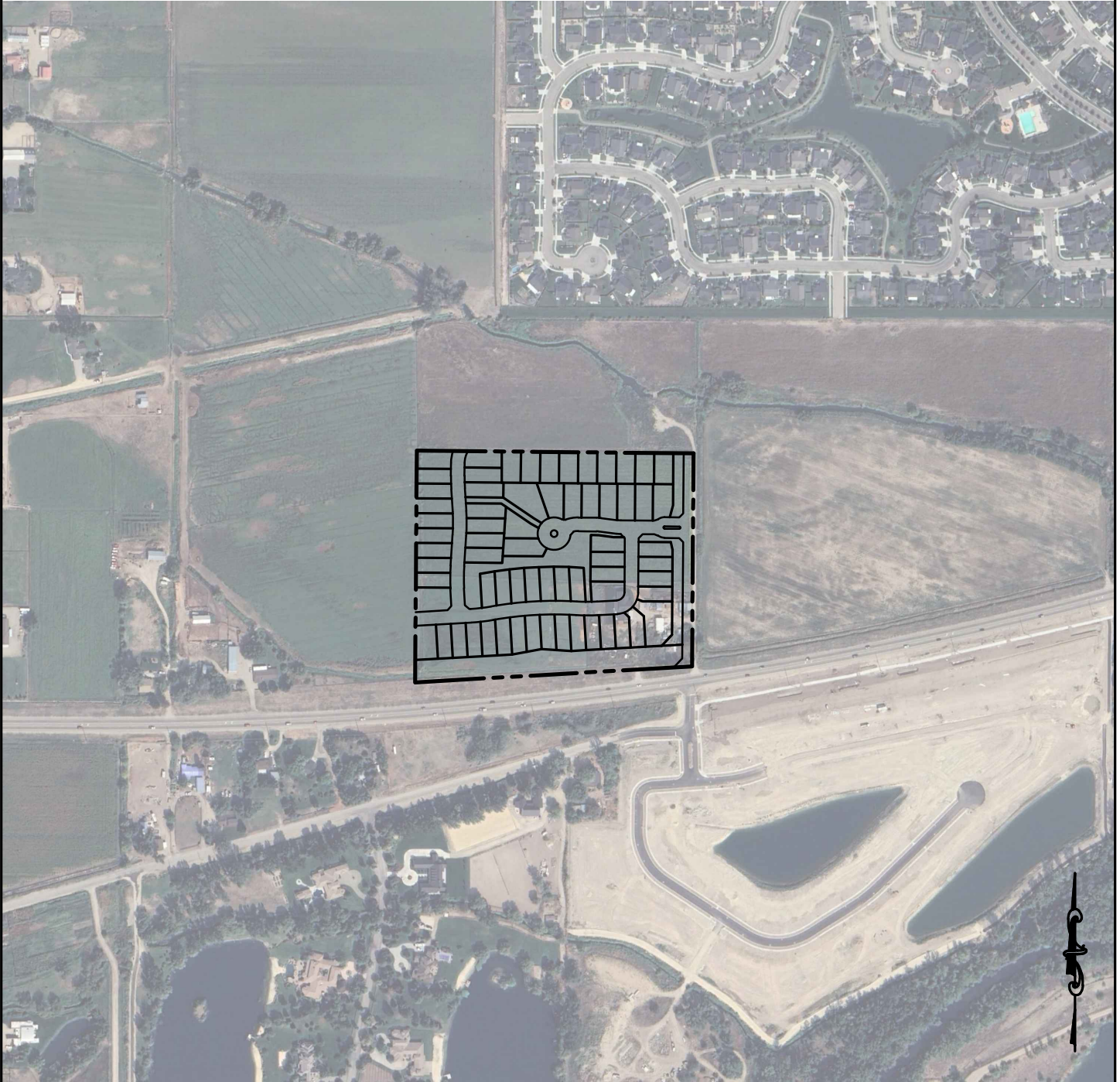
TRANSMITTED TO:

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**
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 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**
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**

**AERIAL VICINITY MAP FOR
TIERPOINTE SUBDIVISION**

**A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2022**



VICINITY MAP
1" = 500'

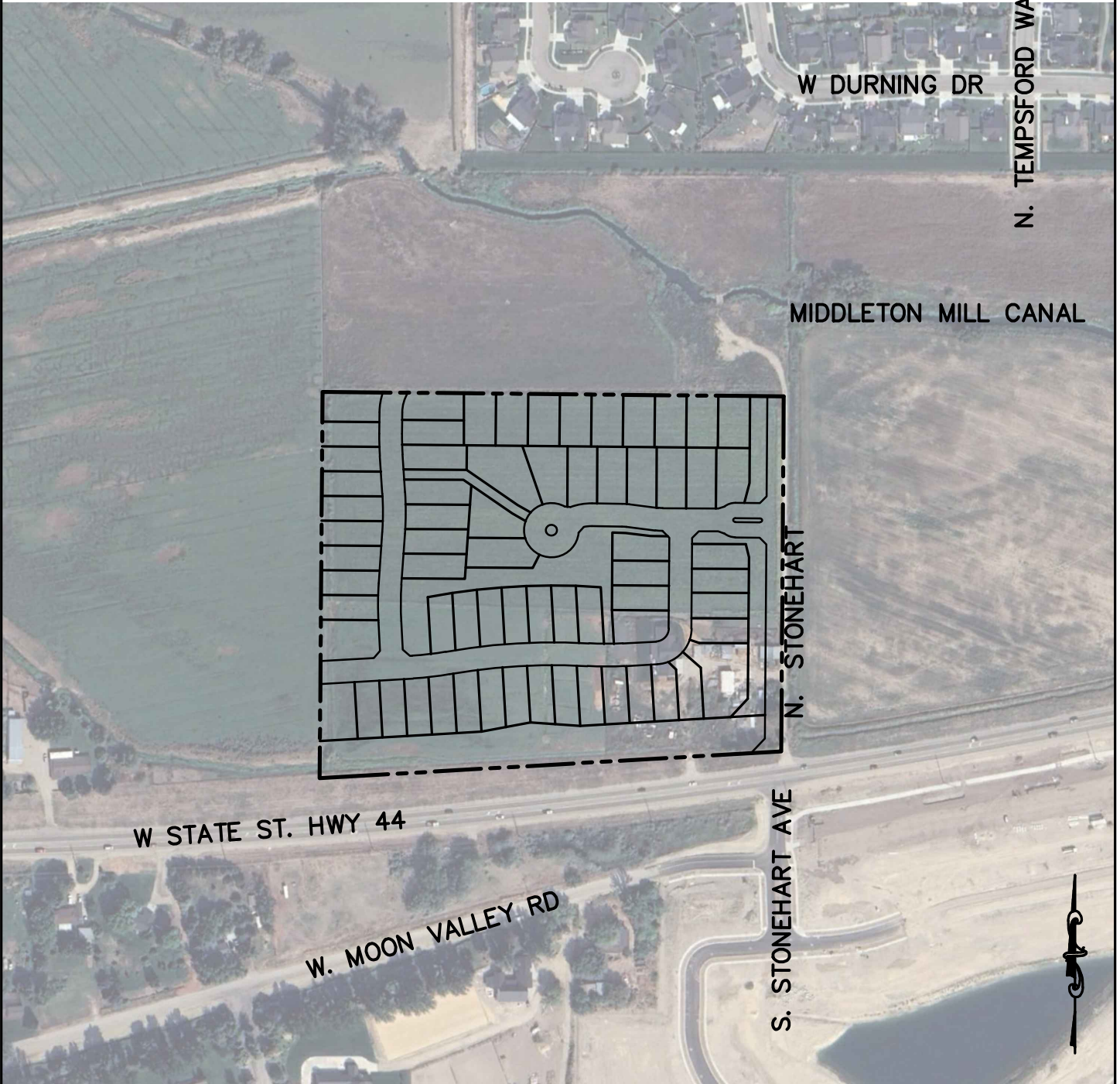
AERPAD
SHEET
DATE: 08/2022
PROJECT: TIERPOINTE
C: 2022-011

**AERIAL VICINITY MAP
TIERPOINTE SUBDIVISION
TALL TIMBER CONSULTING**

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

**300' VICINITY MAP FOR
TIERPOINTE SUBDIVISION**

**A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2022**



VICINITY MAP
1" = 300'

300VIC
SHEET

DATE:
PROJECT:
CADD:

**300' VICINITY MAP
TIERPOINTE SUBDIVISION
TALL TIMBER CONSULTING**

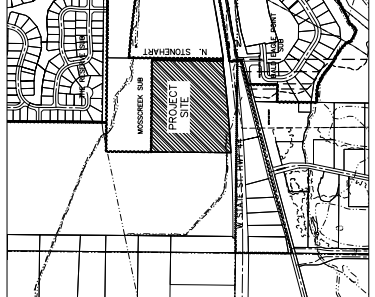
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

**PRELIMINARY PLAT FOR
TIERPOINTE SUBDIVISION**
A PORTION OF THE SW 1/4 OF SECTION 11,
TOWNSHIP 4 RANGE, ADA COUNTY, IDAHO
2023

Alley Engineering, Inc.
Civil Engineering/Planning/CADD
817 E. 10th St.
Boise, ID 83724
PHONE: 208-333-3333
WWW.ALENGINEERING.COM

CREATED BY: [REDACTED]
DRAWN BY: [REDACTED]

8272
PLAT NO.



PLAN SHEET INDEX

- SHEET DESCRIPTION PRE PLAT VICINITY MAP & NOTES
- PP-1 COVER SHEET
- PP-2 PARCEL TABLE
- PP-3 PRELIMINARY ENGINEERING PLAN
- PP-4 PRELIMINARY ENGINEERING PLAN/STREET DETAILS
- PP-5 PRELIMINARY SEWER PROFILES
- PP-6 ADJACENT PROPERTIES
- PP-7 EXISTING TOPOGRAPHY

- NOTES**
1. EACH LOT WATER AND SEWER DISTRICT SERVICE SHALL BE EXTENDED TO ALL LOTS.
 2. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL H000000I0 REFLECTIVE JUNE 1997.
 3. MAIN LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEVELOPMENT FEATURES

SEWER DISPOSAL: SEWERAGE ADMINISTRATION
WATER SUPPLY: EMERALD CITY
CITY: EMERALD CITY
SCHOOL DISTRICT: SCHOOL DISTRICT
FIRE DISTRICT: FIRE DISTRICT
PLANNING CONTACT: PLANNING DEPARTMENT
DATE: 08/28/2023
PROJECT: TIERPOINTE SUBDIVISION

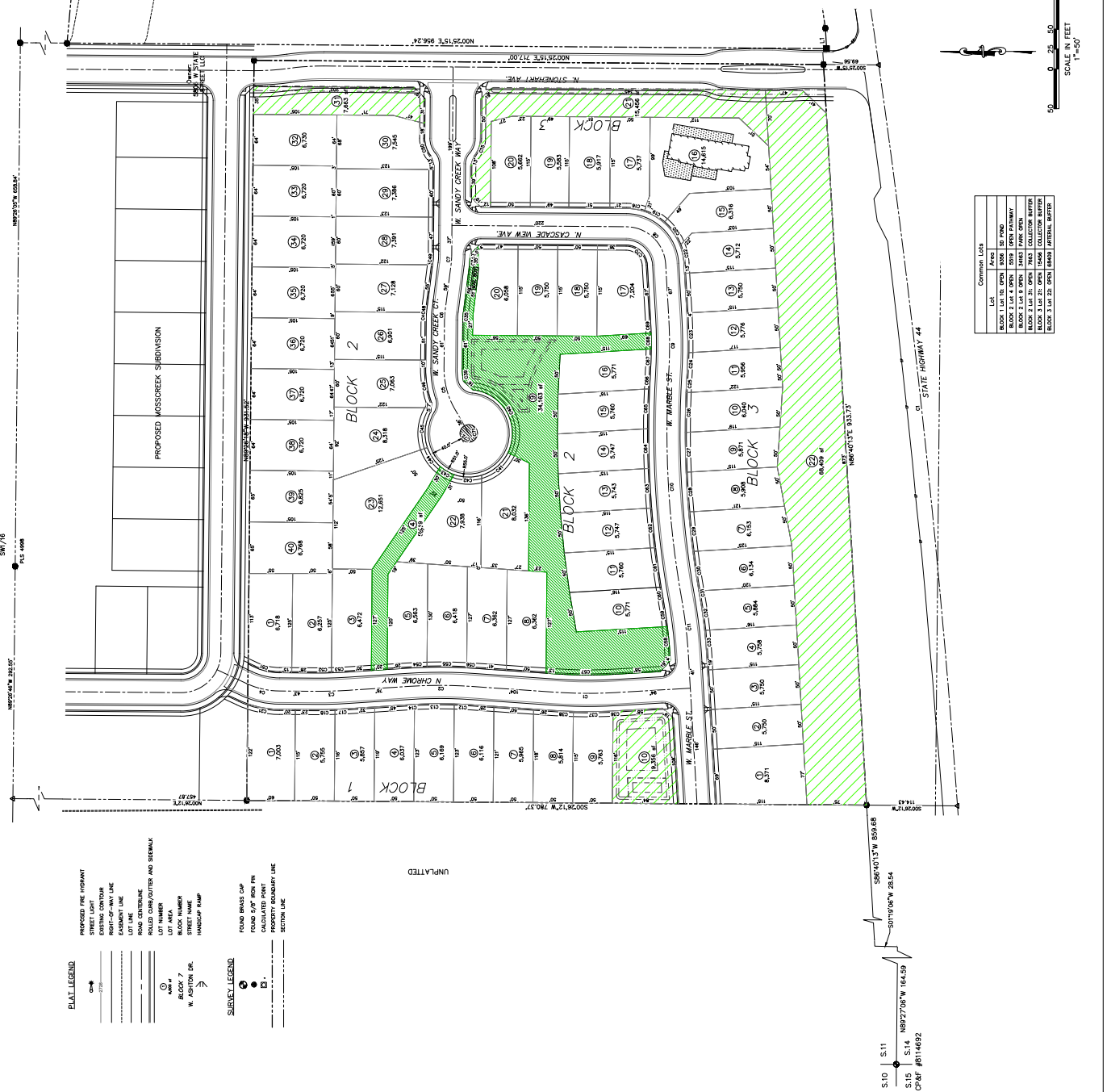
OWNER: TIERPOINTE DEVELOPMENT LLC
DEVELOPER: TIERPOINTE DEVELOPMENT LLC
ENGINEER: ALLEY ENGINEERING, INC.
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 08/28/2023

TOPOGRAPHY: 2023
TOTAL LOTS: 120
TOTAL ACRES: 48.00
BLDG LOTS: 120
COMMON AREAS: 0.00
MINIMUM LOT SIZE: 1000 SQ FT
MINIMUM LOT AREA: 0.0230 ACRES
COMMON SPACE REQUIRED: 37%
TOTAL COMMON SPACE: 17.76 ACRES
TOTAL COMMON SPACE PROVIDED: 17.76 ACRES

ZONING: UNZONED
PROPOSED: R-6

SETBACKS:
FRONT SETBACK (MINIMUM REDUCTION TO 5')
SIDE SETBACK (MINIMUM REDUCTION TO 5')
REAR SETBACK (MINIMUM REDUCTION TO 5')
STREET SETBACK (MINIMUM REDUCTION TO 5')

MINIMUM LOT DIMENSIONS: 30' WIDE



PLAT LEGEND
 ○ STREET LIGHT
 ———— EXISTING CENTERLINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - UTILITY LINE
 ———— ROAD CENTERLINE
 - - - - - ROLLED OVER/OUTER AND SIDEWALK
 ———— UNPAVED
 ○ LOT AREA
 ○ BLOCK NUMBER
 ○ STREET NAME
 ○ W. ASTON DR.
 ○ HANDICAP RAMP

SURVEY LEGEND
 ○ FOUND BRASS CAP
 ○ FOUND 5/8" IRON PIN
 ○ PROPERTY BOUNDARY LINE
 - - - - - SECTION LINE

