



TRANSMITTAL DATE: February 19, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: April 19, 2021

APPLICATION NUMBER: PPUD-01-21/CU-01-21/PP-02-21

PROJECT DESCRIPTION: Torrente Secco Subdivision

APPLICANT:

Thomas Coleman
1421 N. Promontory Road
Boise, ID 83702

REPRESENTATIVE:

The Land Group – Tamara Thompson
462 E. Shore Drive, Suite 100
Eagle, ID 83616
Phone: (208) 939-4041
Email: tamara@thelandgroupinc.com

SUBJECT: CU-01-21/PPUD-01-21/PP-01-21 – Torrente Secco Subdivision – Thomas Coleman: Thomas Coleman, represented by Tamara Thompson with The Land Group Inc., is requesting a conditional use permit, preliminary development plan, and preliminary plat approvals for Torrente Secco Subdivision, a 569-lot (618-residential [344-single family, 274-duplex], 2-commercial, 38-common, and 1-elementary school site) residential planned unit development. The 281.42-acre site is located at the southeast corner of West Beacon Light Road and North Palmer Lane between West Beacon Light Road and West Floating Feather Road at 6397 West Beacon Light Road and 6868 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: **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: **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 & Marci Horner**

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JAN 15 2021

File:
Route to:



Vicinity Map

Horizontal Scale: 1:1000



Project No.: 120067
Date of Issuance: 12.14.2020



Torrente Secco Subdivision Preliminary Plat

EX-01

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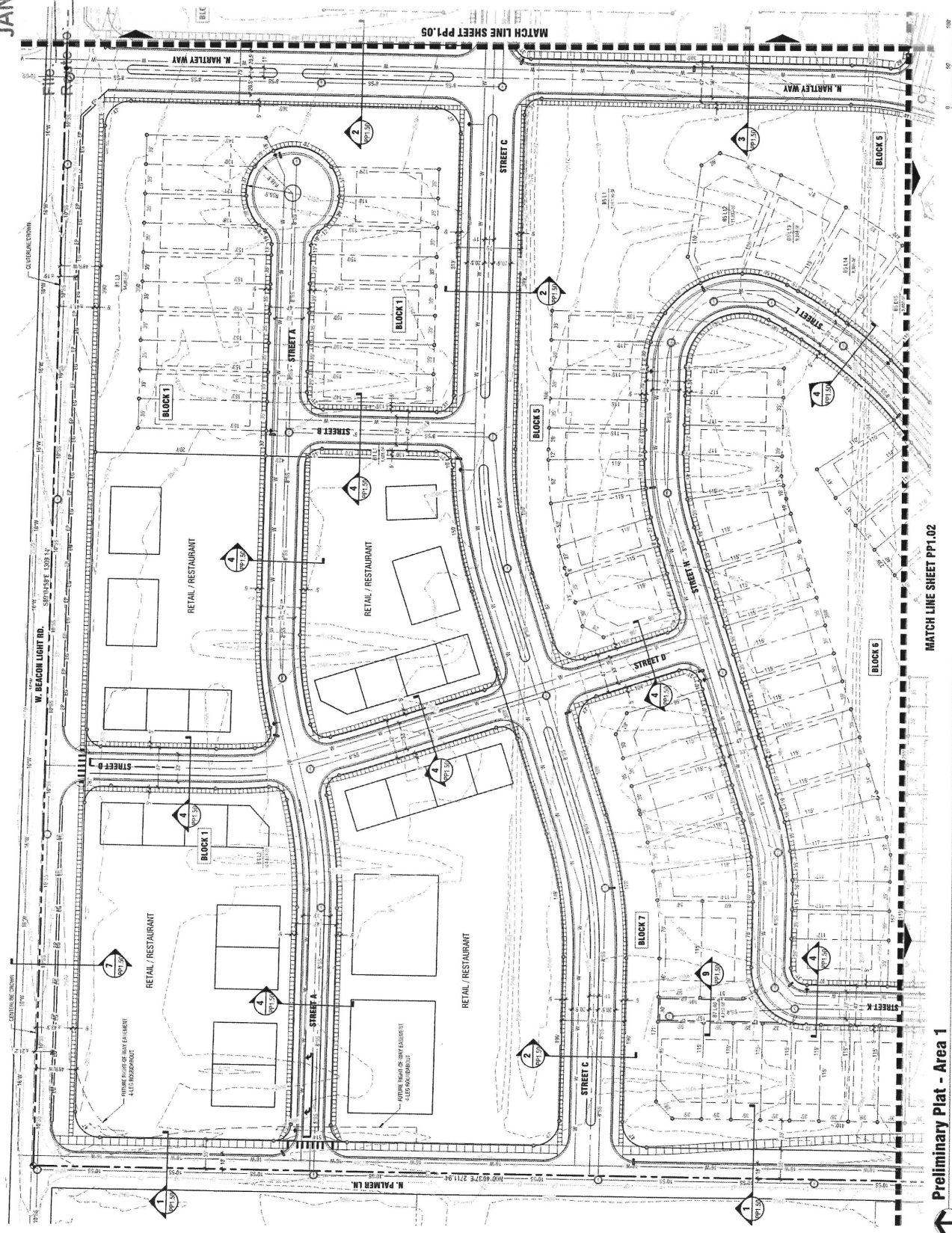
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6688 W Floating Feather Road
Eagle, ID 83616



Preliminary Plat
Area 1

PP1.01



MATCH LINE SHEET PP1.02

MATCH LINE SHEET PP1.01

Preliminary Plat - Area 1

Sheet Scale: 1" = 50'



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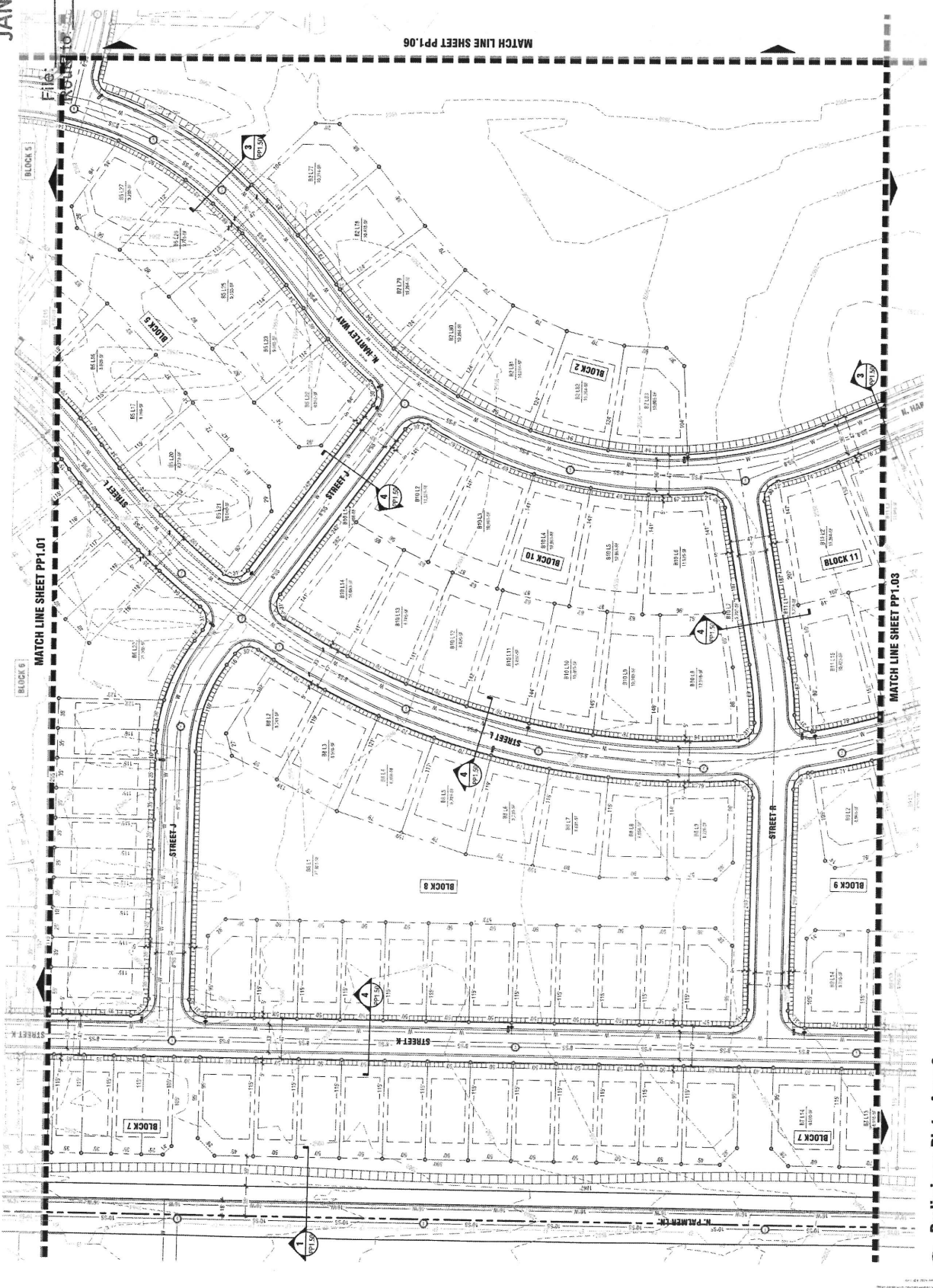
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6668 W Pining Feather Road
Eagle, ID 83616



Preliminary Plat
Area 2

PP1.02



Preliminary Plat - Area 2



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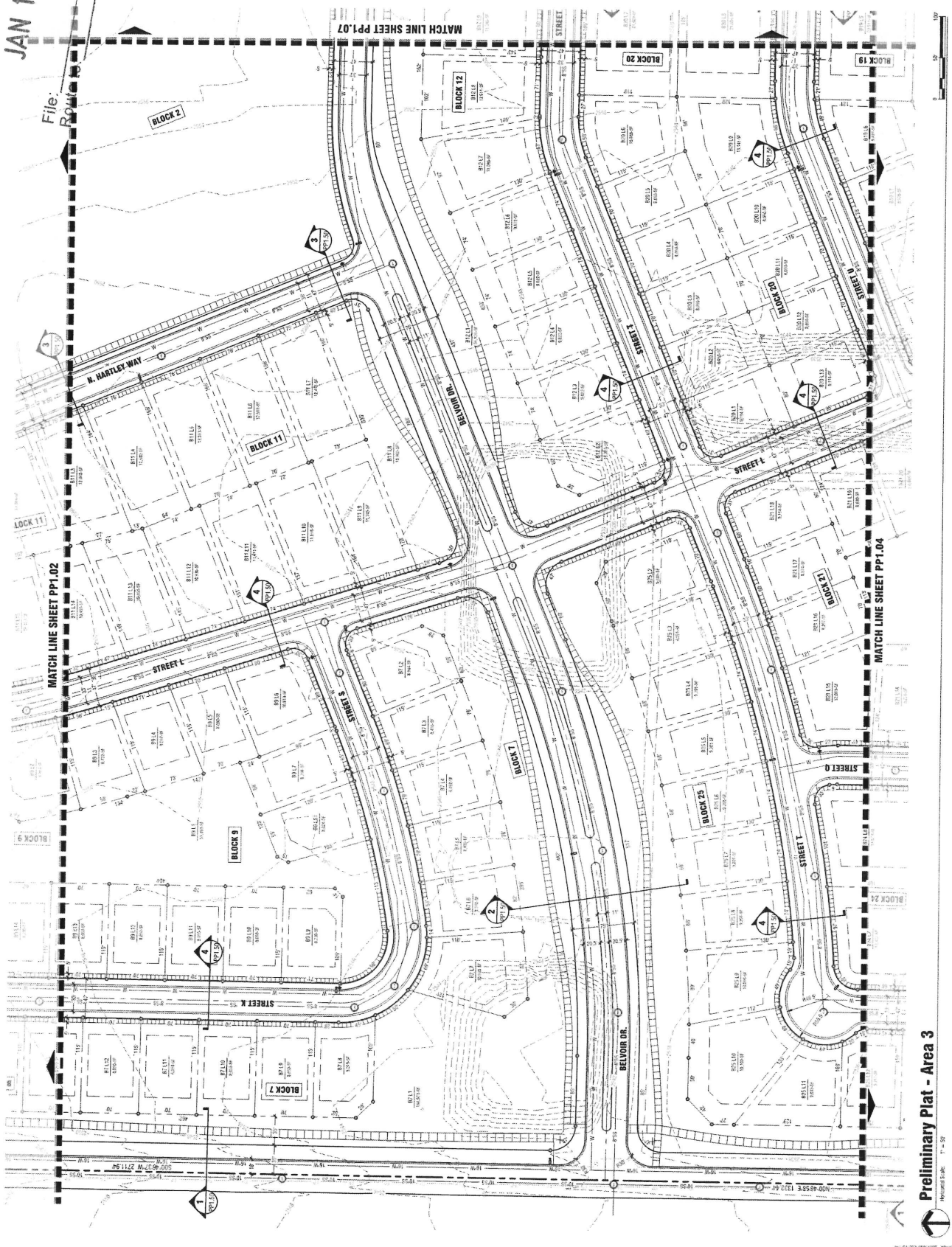
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6668 W Pining Feather Road
Eagle, ID 83616



CONSTRUCTION
Preliminary Plat
Area 3

PP1.03

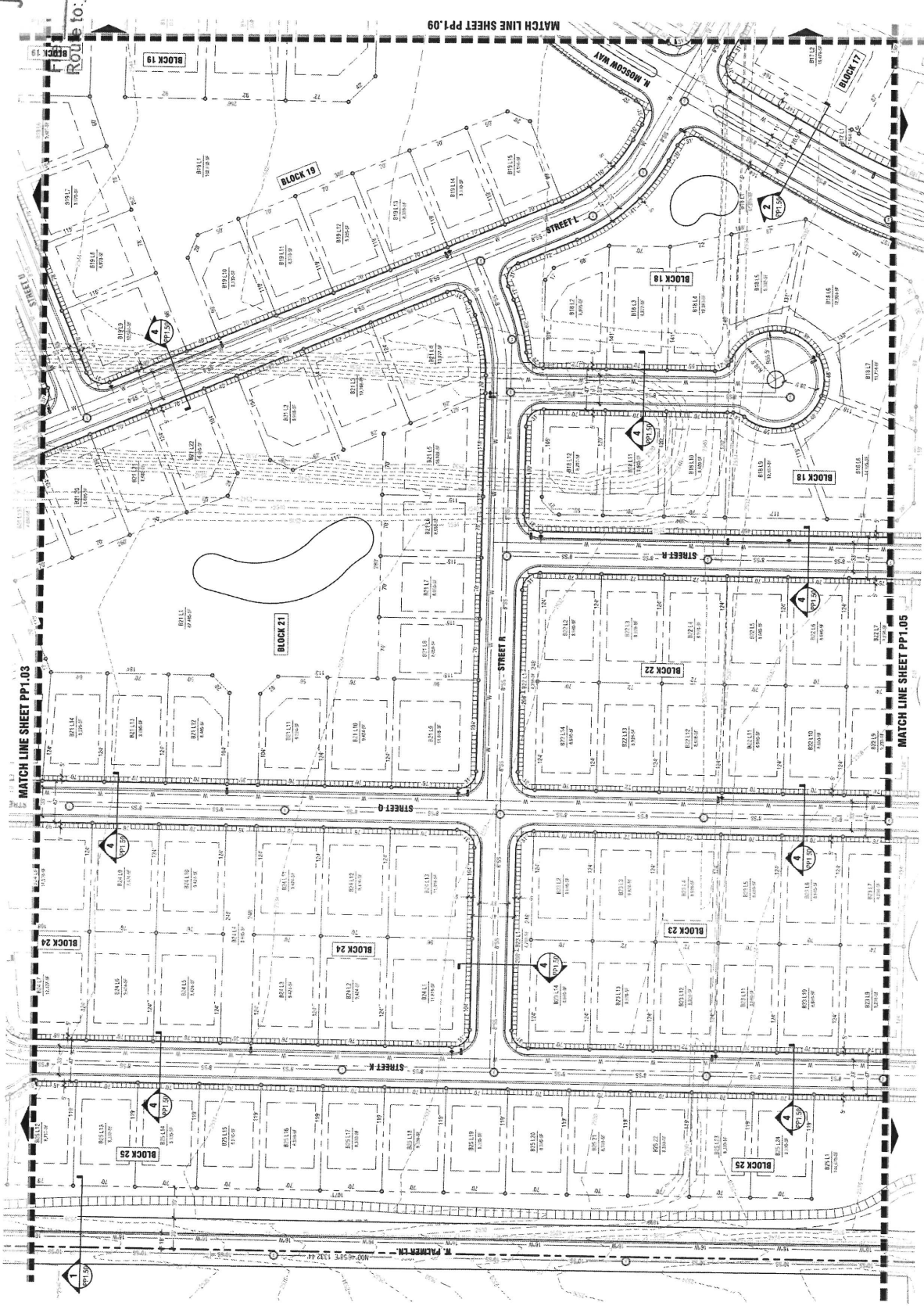


Preliminary Plat - Area 3

PROPOSED E.A.C. 1" = 50'

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JAN 15 2015
THE LAND GROUP



Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 8688 W. Peating Feather Road
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Preliminary Plat
Area 4

PP1.04

Preliminary Plat - Area 4



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Torrente Secco Subdivision Preliminary Plat

6307 W Beacon Light Road & 6668 W Pining Feather Road
Eagle, ID 83616

NOT FOR

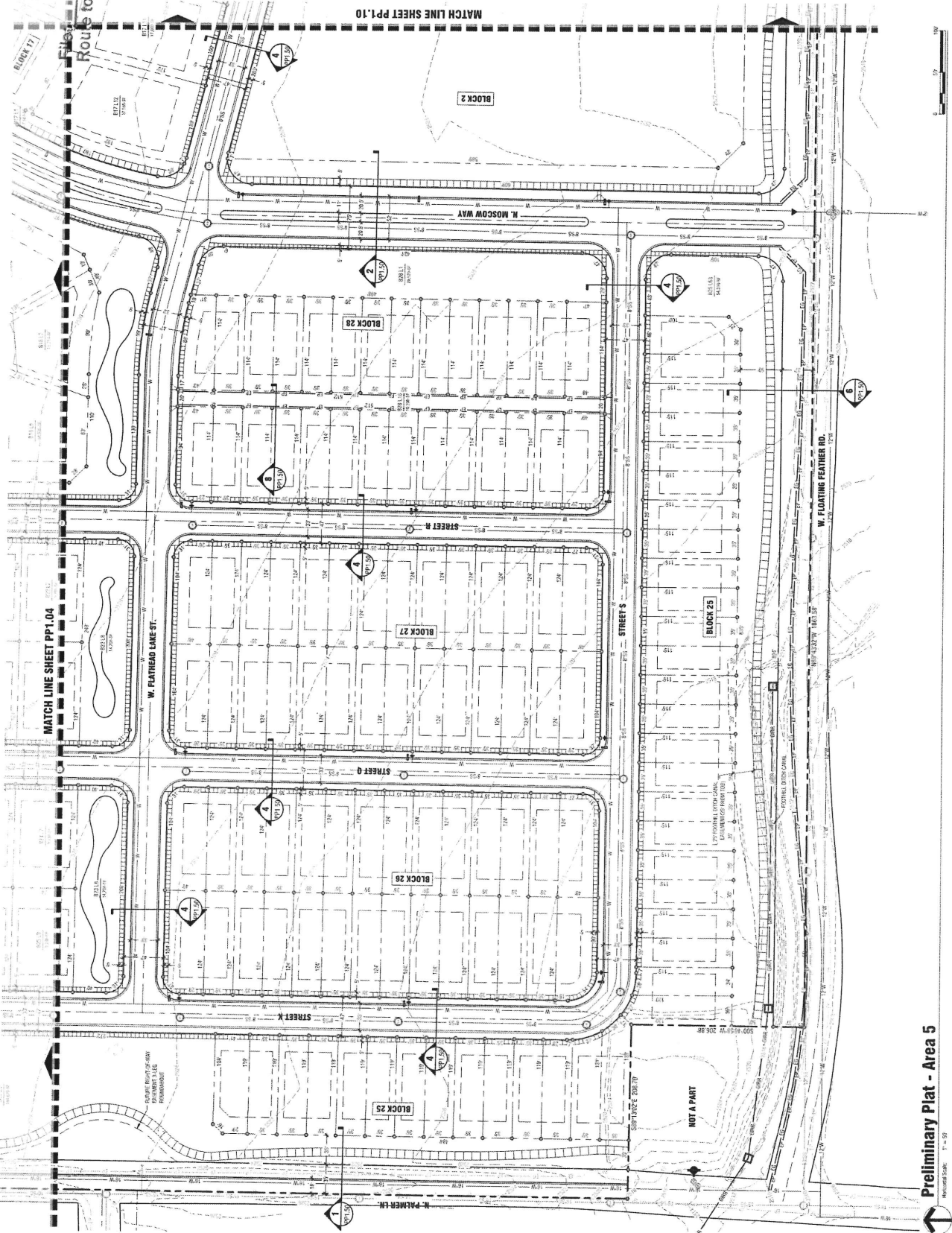


CONSTRUCTION

PREPARED BY: [Name]
DATE: [Date]
PROJECT NUMBER: [Number]

Preliminary Plat
Area 5

PP1.05



Preliminary Plat - Area 5

NOT FOR CONSTRUCTION

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Route to:

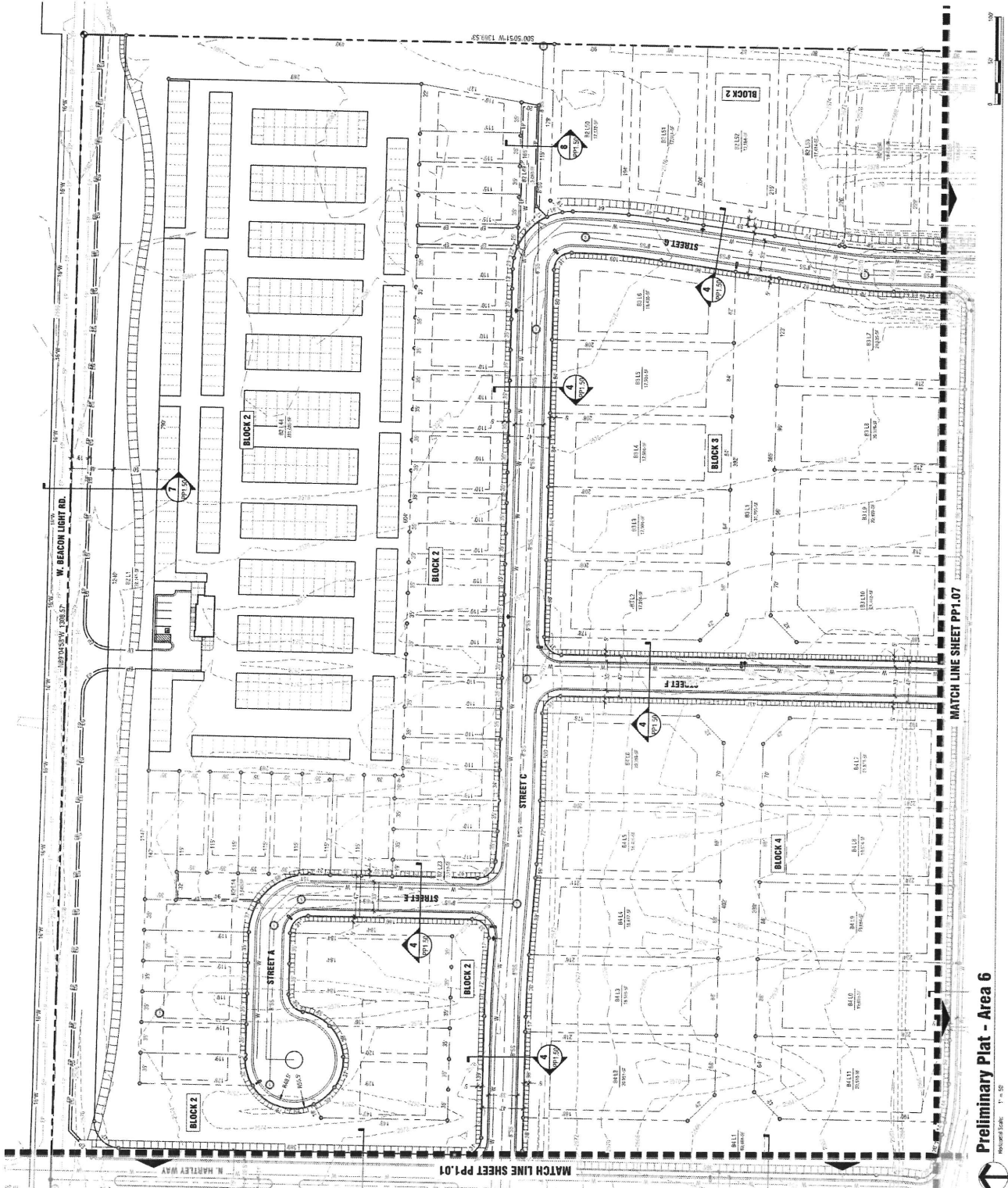
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 8668 W Hoising Feather Road
Eagle, ID 83616



PRELIMINARY
PLAT
Preliminary Plat
Area 6

PP1.06



Preliminary Plat - Area 6

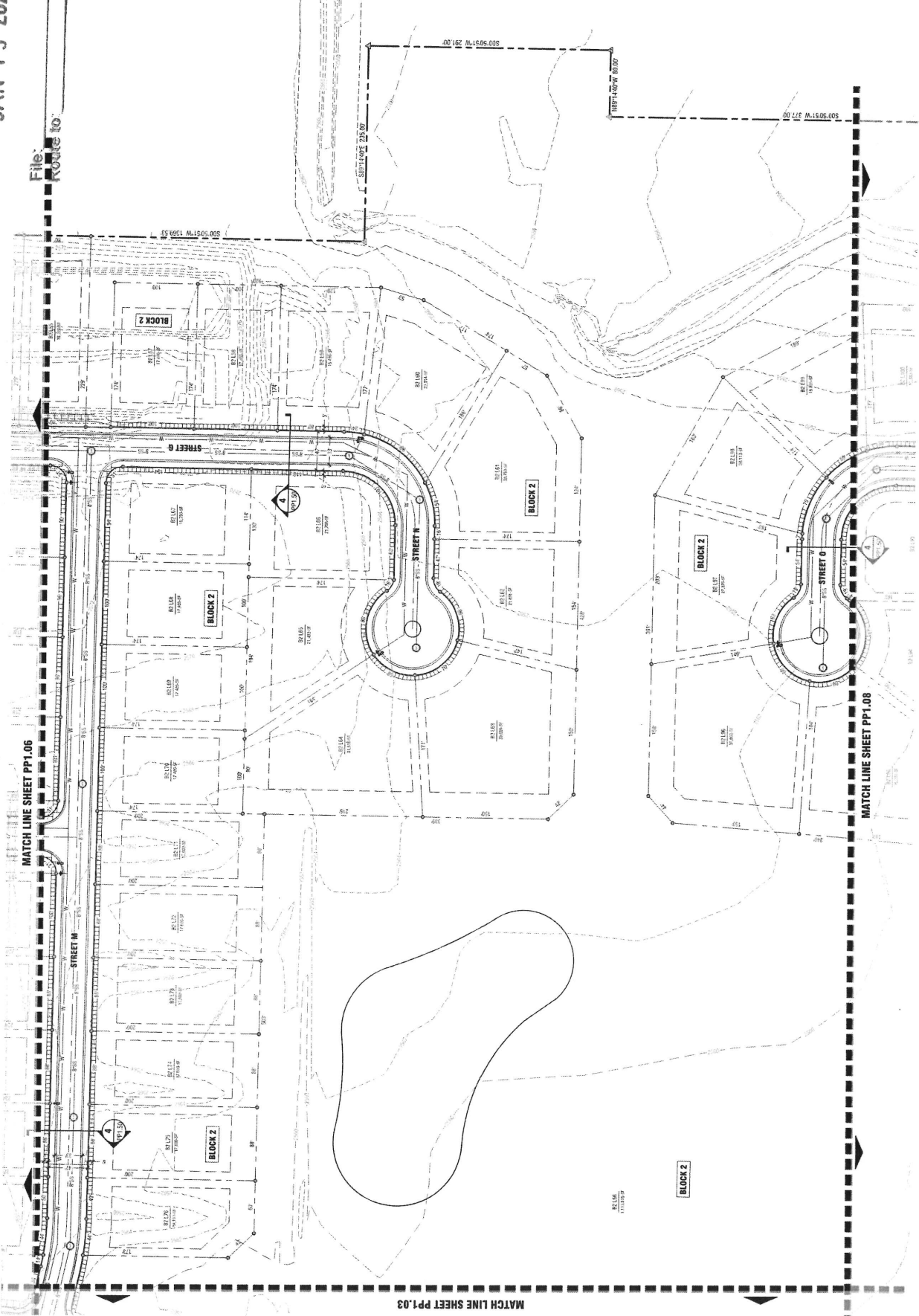
Richard Stark P.E. 50

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JAN 15 2021



File:
ROUTE 10



MATCH LINE SHEET PP1.03

MATCH LINE SHEET PP1.06

MATCH LINE SHEET PP1.08

Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6668 W Flaming Feather Road
Eagle, ID 83616

Author:	
Checker:	
Designer:	
Engineer:	
Surveyor:	
Recorder:	
Contractor:	
City:	
County:	
State:	
Date:	
Scale:	
Notes:	



CONSTRUCTION
Preliminary Plat
Area 7

PP1.07

Preliminary Plat - Area 7



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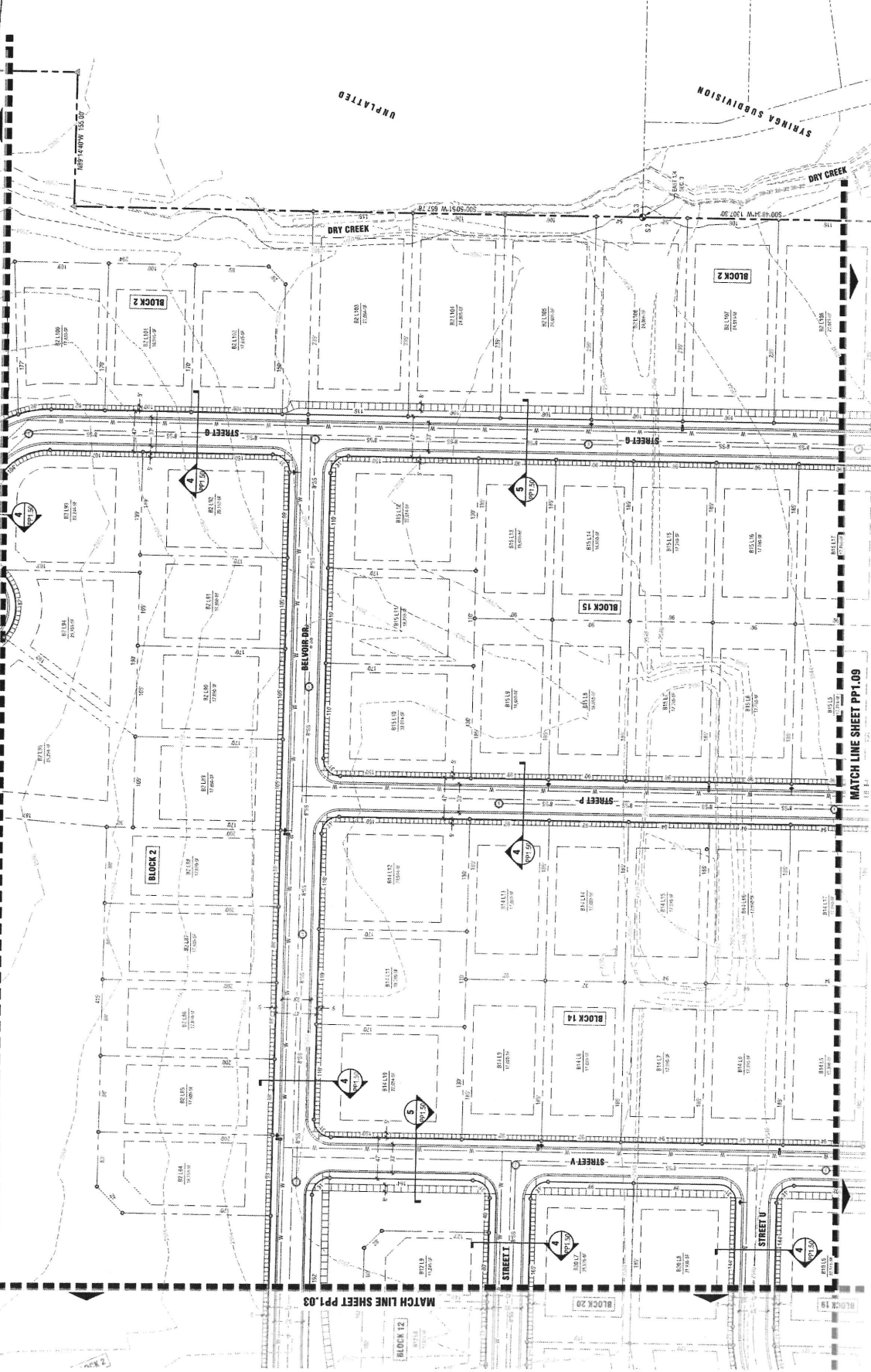
JAN 15 2021



File:
Rollup: 107

MATCH LINE SHEET PP1.07

MATCH LINE SHEET PP1.03



Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6668 W Picking Feather Road
Eagle, ID 83615



PRELIMINARY
Preliminary Plat
Area 8

PP1.08

Preliminary Plat - Area 8
North Arrow Scale: 1" = 50'



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JAN 15 2021



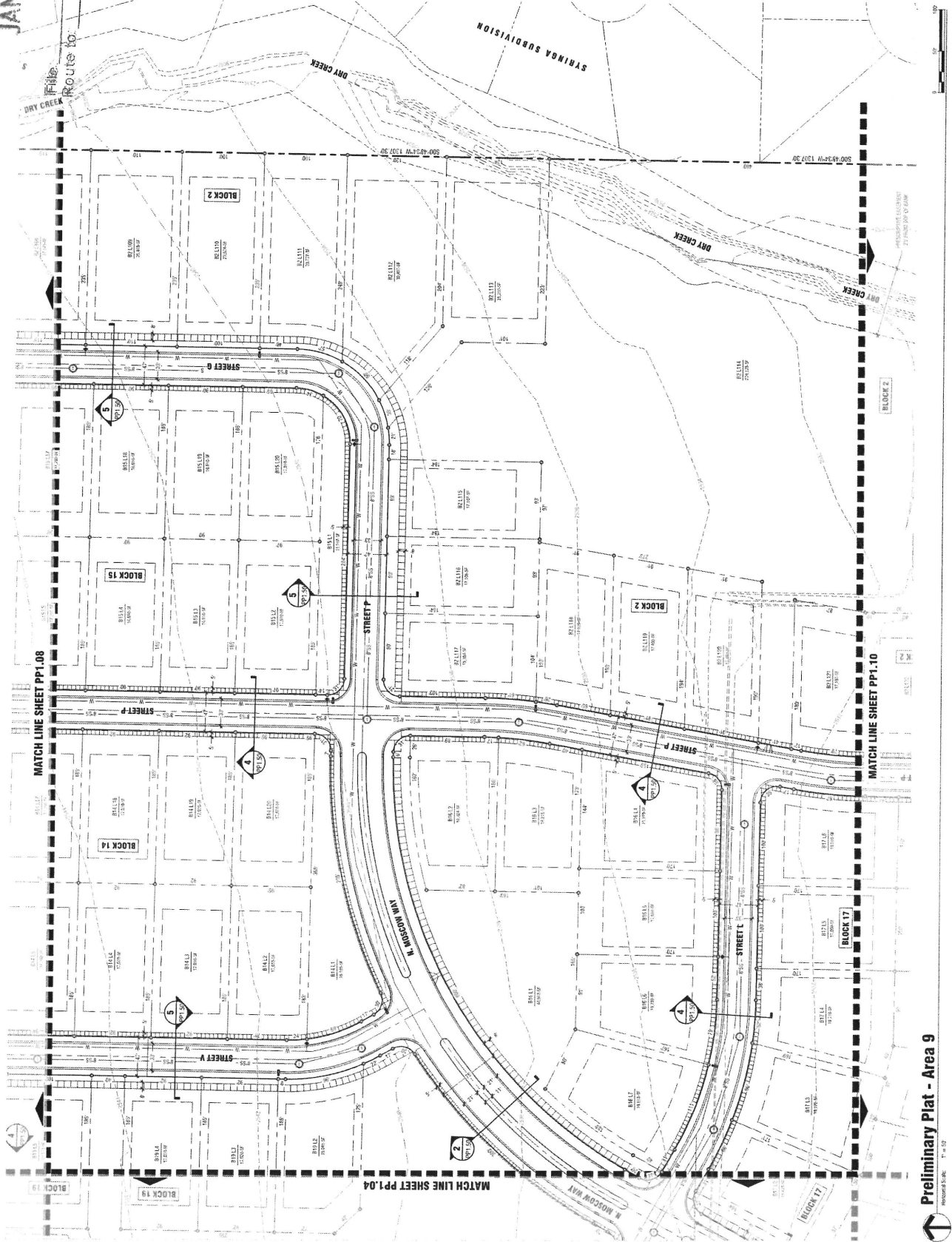
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6868 W Floating Feather Road
Eagle, ID 83616



Preliminary Plat
Area 9

PP1.09



Preliminary Plat - Area 9

PLAT NO. 2021-001

P. 1 of 27



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JAN 15 2009



Torrente Secco Subdivision Preliminary Plat

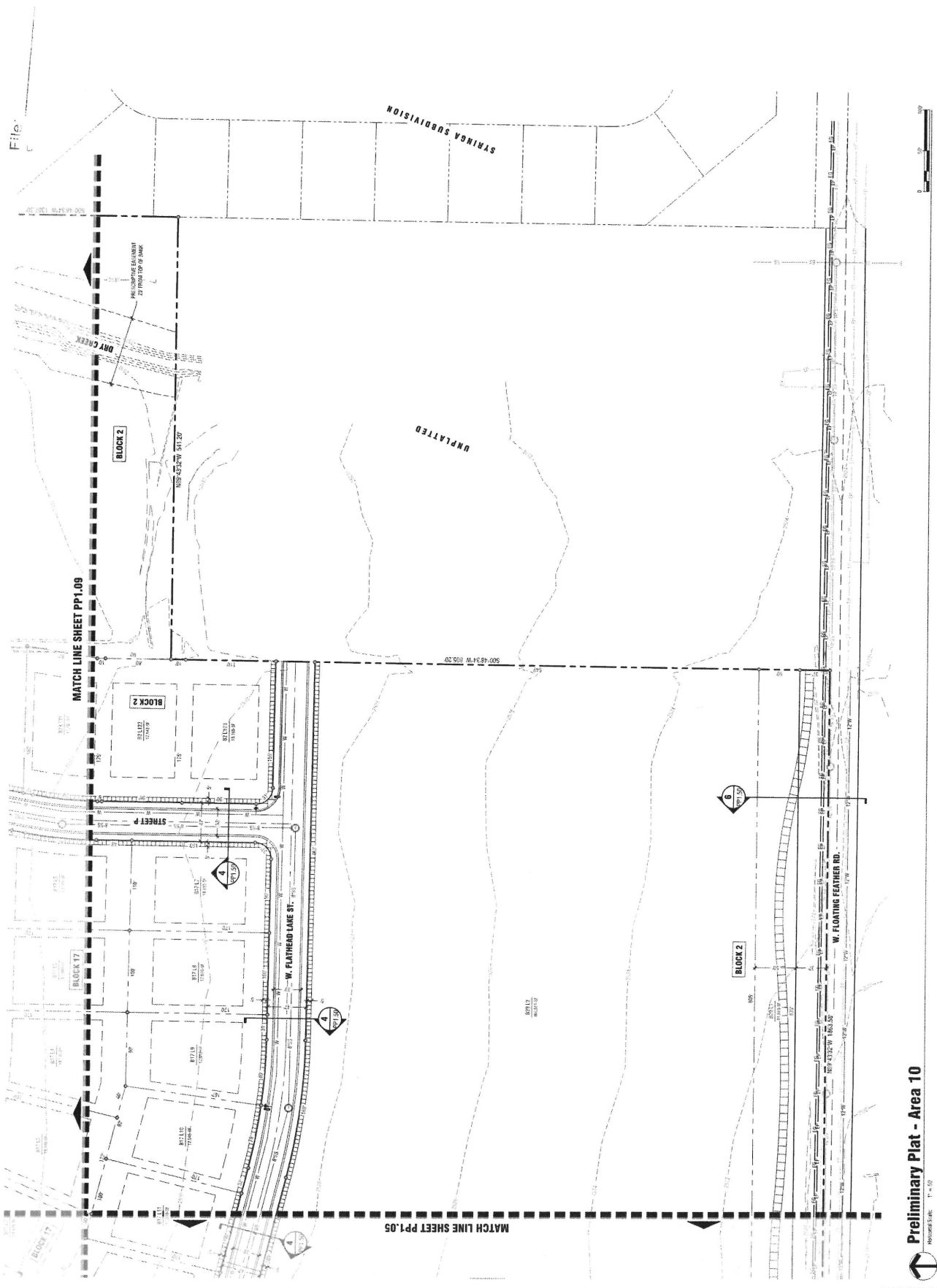
6397 W Beacon Light Road & 6888 W Floating Feather Road
Eagle, ID 83616

Author	
Checker	
Designer	
Engineer	
Surveyor	
Recorder	
Filed	
Date	
Scale	
North Arrow	
Project Name	
Sheet No.	
Total Sheets	



Preliminary Plat
Area 10

PP1.10



Preliminary Plat - Area 10



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JAN 15 2010
THE LAND GROUP

File:
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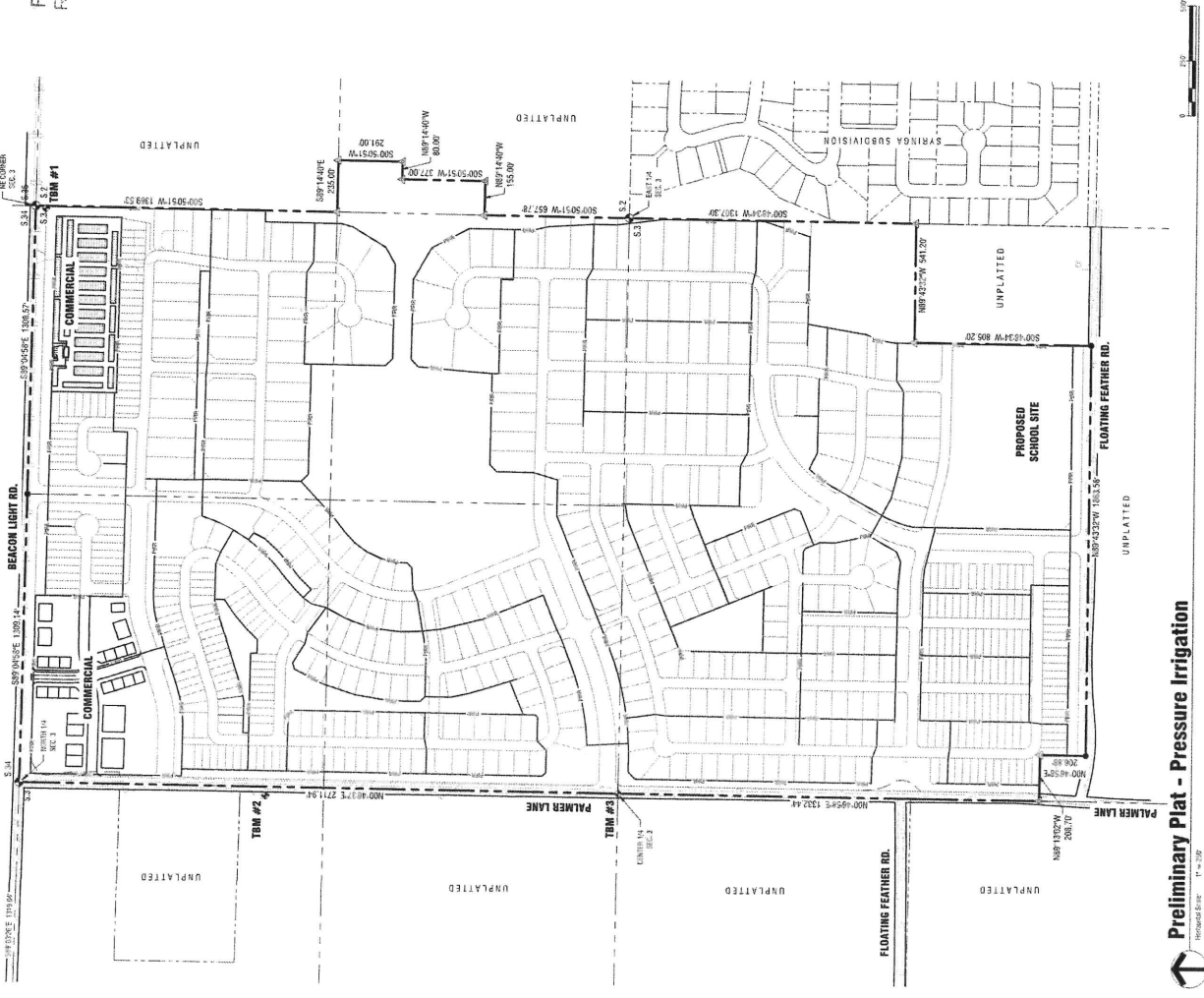
Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6688 W Floating Feather Road
Eagle, ID 83616



CONSTRUCTION
Preliminary Plat
Pressure Irrigation

PP1.11



Preliminary Plat - Pressure Irrigation

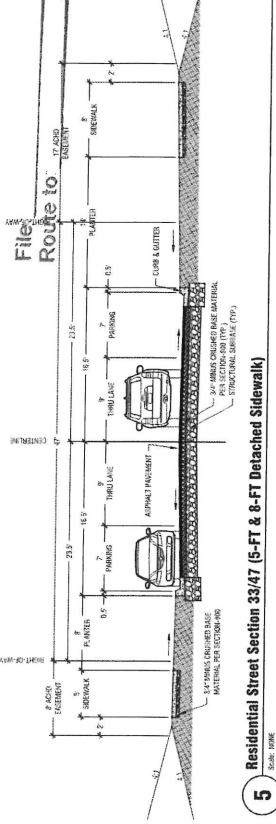


1" = 125'

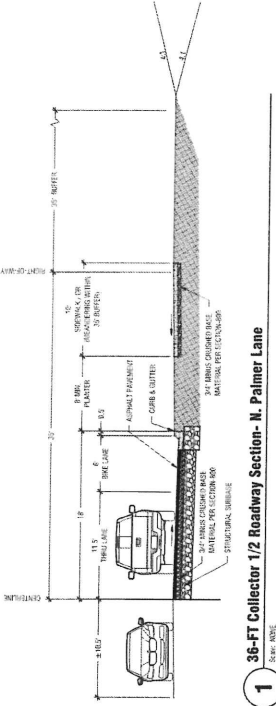


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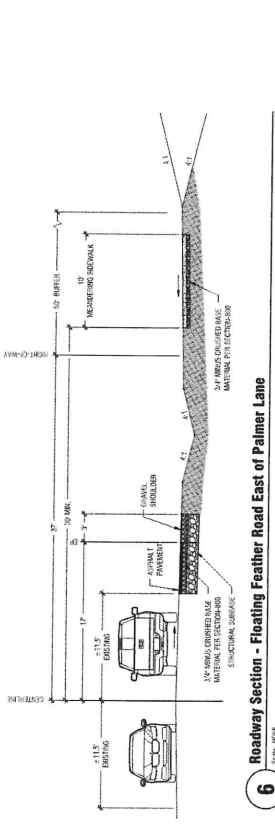
JAN 15 2021



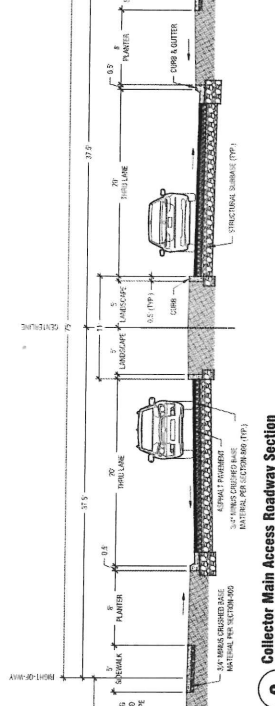
5 Residential Street Section 33/47 (5-FT & 8-FT Detached Sidewalk)
Scale: NONE



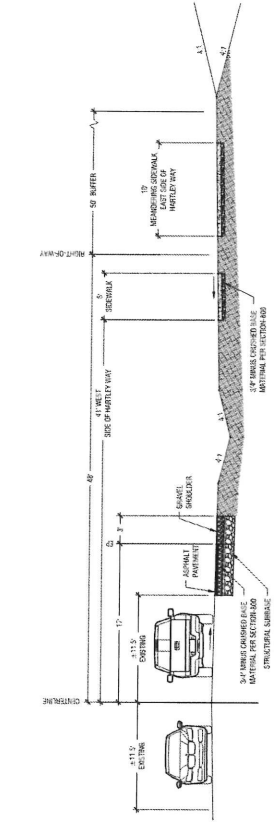
1 36-FT Collector 1/2 Roadway Section - N. Palmer Lane
Scale: NONE



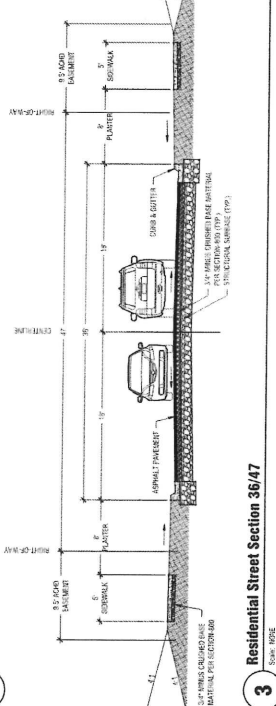
6 Roadway Section - Floating Feather Road East of Palmer Lane
Scale: NONE



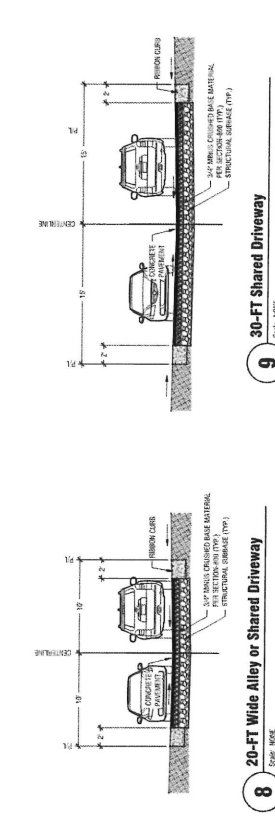
2 Collector Main Access Roadway Section
Scale: NONE



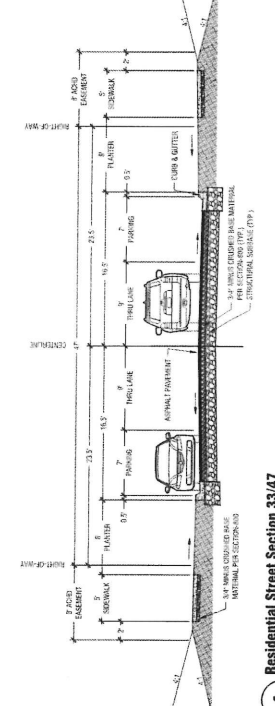
7 Roadway Section - Beacon Light Road Improvements
Scale: NONE



3 Residential Street Section 36/47
Scale: NONE



8 20-FT Wide Alley or Shared Driveway
Scale: NONE



4 Residential Street Section 33/47
Scale: NONE

Torrente Secco Subdivision Preliminary Plat

6397 W Beacon Light Road & 6668 W Floating Feather Road
Eagle, ID 83616



Preliminary Plat Roadway Sections

PP1.50