



TRANSMITTAL DATE: September 17, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: TBD

APPLICATION NUMBER: PU-01-21

PROJECT DESCRIPTION: Spring Valley Planning Unit Master Plan No.1

APPLICANT:

GWC Capital, LLC
Brook Cole
869 North 1500 West
Orem, UT 84101
Email: bcole@gwccap.com

REPRESENTATIVE:

Alliance Consulting
Deloss Hammon
2303 N Coral Canyon Blvd., #201
Washington, UT 84780
Email: DSH@allianceconsulting.us
Phone: 435-673-8060

SUBJECT: PU-01-21 - Spring Valley – Spring Valley PUMP (Planning Unit Master Plan) No. 1: GWC Capital, represented by Brook Cole, is requesting approval of Planning Unit Master Plan No. 1 for the Spring Valley Planned Development (formerly known as M3 Spring Valley). PUMP No.1 consists of +/-969.18-acres, 2,200 residential units, 150,000 sq. ft. of non-residential uses, and 504.39-acres of regional and community open space. The +/-969.18-acre site is generally located 3,000 ft northeast of the intersection of State Highway 16 at Equest Lane (approximately 1 mile north of the Beacon Light Road and Linder Road intersection).

The PUMP is an evaluation of preliminary development plans for consistency with the Spring Valley Development Agreement (Ada County Recording No. 114006036). The PUMP does not provide the developer the right to develop the site, the applicant must submit a preliminary plat and grading plan to begin development. The PUMP includes: topography, slopes, land uses, phasing, streets and circulation, potable water, wastewater, drainage, irrigation, utilities, parks, trails & open space, environmental design, constraints analysis, habitat areas of special concern, and public facilities (schools, library, police & fire/emergency service) for Phase No. 1 of the development. Pursuant to the Pre-annexation/Development Agreement all planning unit master plan applications will be forwarded to the Planning & Zoning Commission and City Council for public hearings prior to adoption by the City.

STAFF CONTACT: **Nichoel Baird Spencer**, MCRP, AICP
Director of Long-Range Planning & Projects
Daniel Miller, RLA, LEED AP
Planner II

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The City of Eagle is reviewing the above-mentioned application. The application materials can be found at the following location: <https://bit.ly/3jP2xNK>. If you have any comments on the proposed application or require additional review time, 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: **Brent Moore 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 Coordinator - 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

cc: File



CITY OF EAGLE ▪ PO BOX 1520 ▪ EAGLE, IDAHO 83616 ▪ 208-939-0227 ▪ FAX 208-938-3854

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
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
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**

Vicinity Map:

