



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
November 25, 2025 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **RECOGNITION:**
 - A. **Recognition of Terry Sayer for her fifteen years of service on the Eagle Design Review Board.**
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for the month of October. (LL)
 - C. Eagle Police Department
 7. **CONSENT AGENDA: ALL CONSENT AGENDA ITEMS ARE CONSIDERED ACTION ITEMS.** Consent Agenda items are considered to be routine and are acted on with one motion. There will be no separate discussion on these items unless the Mayor, a Councilmember, member of City Staff, or a citizen requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda in a sequence determined by the City Council. Any item on the Consent Agenda which contains written Conditions of Approval from the City of Eagle City Staff, Planning & Zoning Commission, or Design Review Board shall be adopted as part of the City Council's Consent Agenda approval motion unless specifically stated otherwise.
 - A. **Claims Against the City.**
 - B. **Minutes of October 28, 2025.** (TEO)
 - C. **Minutes of November 17, 2025.** (TEO)
 - D. **Independent Contractor Agreement Between the City of Eagle and Lisa Foster:** Independent Contractor Agreement between the City of Eagle and Lisa Foster to provide introductory classes on Voice Over Acting so students can learn about this creative industry. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - E. **Independent Contractor Agreement Between the City of Eagle and Crystal Paulson:** Independent Contractor Agreement between the City of Eagle and Crystal Paulson to teach art classes utilizing a variety of mediums with the goal of connecting art and education for youth. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - F. **Independent Contractor Agreement Between the City of Eagle and Shauna Krantz:** Independent Contractor Agreement between the City of Eagle and Shauna Krantz to provide classes for youth and adults focusing on seasonally themed crafts, activities, and meal preparation. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - G. **User Agreement Between the City of Eagle and LibraryIQ:** A Subscription Service Agreement between the City of Eagle and LibraryIQ for library collection maintenance services in an amount not to exceed \$12,000 annually. (SB)
 - H. **Staffing Services Agreement Between the City of Eagle and Personnel Plus, Inc.:** An agreement between the City of Eagle and Personnel Plus, Inc. to provide Staffing Services for the City. An agreement between the City of Eagle and Personnel Plus Inc. to provide staffing services, on an as

needed basis for the City of Eagle. (TEO)

- I. **Master Services Agreement Between the City of Eagle and Darktrace:** Master Services Agreement between the City of Eagle and Darktrace to provide Cyber Security. An annual amount not to exceed \$43,609. (DNG)
- J. **HECO Engineers Scope of Work for Western Reservoir Design Services:** Approval of the Scope of Work for project engineering services for the design of a 500,000-gallon buried concrete tank and a 20" water main extension from the existing water distribution system to the reservoir site in an amount not to exceed \$143,000.00. The proposed reservoir is located on BLM property north of the end of N. Hartley Road. (KA)
- K. **Permanent Pathway Agreement Between Drainage District No. 2 and The City of Eagle for a Public Pathway Within Lanewood Subdivision No. 5:** Drainage District No. 2 is requesting approval of a pathway agreement associated with the Master Pathway Agreement for a public pathway located within Lanewood Subdivision No. 5. The 20.6-acre site is located on the east side North Lanewood Road approximately 400-feet north of the intersection of North Lanewood Road and West Floating Feather Road. (ASG)
[Drainage District 2 & City of Eagle - Pathway Agreement in Lanewood No. 5](#)
- L. **Permanent Pathway Agreement Between The City of Eagle and Toll Southwest LLC for a Public Pathway Within Carrara Estates Subdivision No. 3:** Toll Southwest, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Carrara Estates Subdivision No. 3. The 29.22-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)
[City of Eagle & Toll Southwest LLC - Pathway Easement Agreement in Carrara Estates No. 3](#)
- M. **Findings of Fact and Conclusions of Law for the Approval of A-2022-01-22/RZDA-2022-01 & PP-2022-04 - Reining Horse Subdivision - Mark T. Beckman:** Mark T. Beckman, represented by Shawn L. Nickel with SLN Planning, is requesting annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA (Residential with a development agreement [in lieu of a PUD]), and preliminary plat approvals for Reining Horse Subdivision, an 5-lot (4-buildable, 1-common [private drive]) residential subdivision. The 7.68-acre site is located on the north side of West Floating Feather Road approximately 380-feet east of the intersection of West Floating Feather Road and North Meridian Road at 3050 West Floating Feather Road. (DLM)
[Reining Horse Subdivision - Findings](#)
- N. **Development Agreement for RZDA-2024-06 - Flicker Pointe Subdivision:** Council authorization for Mayor to execute the development agreement associated with the Flicker Pointe Subdivision. The 6.88-acre site is located on the south side of West Floating Feather Road, approximately 875-feet east of North Linder Road at 1435 Weldon Place. (ASG)
[Flicker Pointe - Development Agreement](#)
- O. **DR-2025-01-MOD1 - Building Addition to the Eagle Vision One Building - Carl Argo:** Carl Argo is requesting design review approval to construct a 4,940-square foot, two-story building addition to the Eagle Vision One building. The 1.45-acre site is located on the northwest corner of South Eagle Road and State Highway 44 at 355 South Eagle Road within Three Oaks Plaza. (ERF)
[Eagle Vision One Building Addition - Design Review Action](#)
- P. **DR-2025-69 - Multi-Tenant Office (Business and Professional) Building - Eric Centers:** Eric Centers, represented by James Marsh with CSHQA, is requesting design review approval to construct a two-story, 24,750-square foot, multi-tenant office (business and professional) building. The 1.66-acre site is located on the southwest corner of East Eagles Gate Drive and South Stone Way at 175 East Eagles Gate Drive within Lakemoor Subdivision No. 8 (Lot 2, Block 10). (BAW)
[Stone View Office Building - Design Review Action](#)
- Q. **DR-2025-70 - Master Sign Plan for a Multi-Tenant Office Building - Eric Centers:** Eric Centers, represented by James Marsh with CSHQA, is requesting design review approval for a master sign plan for a multi-tenant office (business and professional) building. The 1.66-acre site is located on the southwest corner of East Eagles Gate Drive and South Stone Way at 175 East Eagles Gate Drive within Lakemoor Subdivision No. 8 (Lot 2, Block 10). (BAW)
[Stone View Master Sign Plan - Design Review Action](#)

- R. **FP-2025-17 - Final Plat for Terra View Subdivision No. 6 - Twenty Below:** Twenty Below, represented Patrick Connor with Ardurra, is requesting final plat approval for Terra View Subdivision No. 6, a 47-lot (41-buildable, 6-common) residential development. The 25.7-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (ASG)
[Terra View No. 6 Final Plat - Staff Packet](#)
- S. **FPUD-2025-09/FP-2025-18 - Final Development Plan and Final Plat for Everton Subdivision No. 5 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 5, a 49-lot (45-buildable [41 residential, 4 commercial], 4-common) residential planned unit development. The 11-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton No. 5 Final Plat/Final Planned Development - Staff Packet](#)
- T. **FPUD-2025-10/FP-2025-19 - Final Development Plan and Final Plat for Everton Subdivision No. 6 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 6, a 35-lot (31-buildable, 4-common) residential planned unit development. The 10.66-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton No. 6 Final Plat/Final Planned Development - Staff Packet](#)
- U. **Agreement Between the City of Eagle and McAlvain Construction, Inc.:** Approval of A201-2017 and A133-2019 contracts for Construction Management and General Contractor Services between the City of Eagle and McAlvain Construction, Inc. for the construction of the Eagle Regional Athletic Park. (TEO & VV)

8. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Eagle Regional Athletic Park - Idaho Power Pole Relocation:** Review of alternative and selection of Idaho Power pole relocation options for the Eagle Regional Athletic Park. *This item was continued from the November 17, 2025 meeting.* (NBS)
1. **ACTION ITEM: FY 2026-2030 Capital Plan Modification No.1:** Modification to the FY 2026-30 City of Eagle Capital Plan adopted on October 14, 2025, to increase funding in FY 25-26 for P&R CP-3: Eagle Regional Athletic Park for the Idaho Power Electrical Pole Relocation by an amount of \$650,000. (NBS)
[Electrical Pole Relocation](#)
[FY 25-30 Capital Plan Modification No 1](#)

9. **PUBLIC HEARINGS: ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS. Public hearings will not begin prior to 6:00 p.m. *Public Testimony will be taken on items listed in this section.***

- Public Hearings are legally noticed hearings required by state law. The public may provide formal testimony regarding the application or issue before the City Council. This testimony will become part of the hearing record for that application or matter.
- Public hearing testimony time limits: Individuals testifying are allotted three (3) minutes for non-repetitive testimony
- Disclosure of ex parte and/or conflict of interest.

- A. **A-2025-04/RZDA-2025-05/PPUD-2025-03/CUP-2025-03/PP-2025-03 - Sagehill Subdivision - Sage Investment Partners:** Sage Investment Partners, represented by Dave Yorgason with Tall Timber Consulting, is requesting annexation and rezone from RR (Rural Residential – Ada County Designation) and RP (Rural Preservation – Ada County Designation) to R-1-DA-P (Residential with a development agreement-PUD), preliminary development plan, conditional use permit, and preliminary plat approval for Sagehill Subdivision, a 214-lot (200-residential; 14 common lot) residential subdivision. The 736.00-acre site is generally located 1.60-miles southwest of the intersection of State Highway 55 and North McLeod Way and approximately 2.59-miles east of the intersection Willow Creek Road and the future East Aerie Lane. (DLM)
[01 - Sagehill Subdivision - Findings and Staff Report](#)
[02 - Sagehill Subdivision - Application Materials](#)
[03 - Sagehill Subdivision - Development Agreement Exhibits](#)
[04 - Sagehill Subdivision - Approved TIS](#)

- B. **SAP-2025-01 - Sub-Area Plan No. 2 - Avimor Development:** Avimor Development, LLC, is requesting approval of Sub-Area Plan (SAP) No. 2 for the Avimor Planned Development. SAP No. 2 consists of 253.00-acres that will include four (4) parcels [three (3) large-acre Rural Residential (RR) parcels and one (1) Regional Open Space (ROS) parcel. A portion of the 253.00-acre proposal (two (2) parcels; 114.85-acres inclusive of one (1) RR parcel and the ROS parcel) is located in Gem County and the remaining two (2) parcels, totaling 148.27-acres and inclusive of two (2) RR parcels is located within Boise County. The subject parcels are generally located on the west side of State Highway 55 north of Pearl Road, approximately 7,110-feet west of the intersection of State Highway 55 and Pearl Road. (DLM)
[Avimor Sub-Area Plan No. 2 - Staff Packet](#)
- C. **RZDA-2025-06/CUP-2025-04/PPUD-2025-04/PP-2025-05 - Angler's Hamlet Subdivision - The Land Group, Inc.:** Dave Roylance, represented by Macy Lui with the Land Group, Inc., is requesting rezone from MU-DA (Mixed Use with a development agreement) to MU-DA (Mixed Use with a development agreement), conditional use permit, preliminary development plan, and preliminary plat approvals for Angler's Hamlet Subdivision, a 6-lot (5-buildable, 1-common [1-private street]) residential planned unit development. The 5.00-acre site consists of two (2) parcels and is generally located south of Old Valley Road, approximately 630-feet west of the intersection of West Old Valley Road and State Highway 44, at 4171 West Old Valley Road. (HSD)
[Angler's Hamlet Subdivision - Staff Packet](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: Canvas Votes for the 2025 General Election:** Acceptance of the November 4, 2025, election results as canvased by the Ada County Commissioners. [I.C. §50-412] (TEO)
[Official November 2025 Election Results.pdf](#)
- B. **ACTION ITEM: Ordinance No. 959A - Annexation and Rezone Ordinance - Sintra Subdivision :** An ordinance annexing the real property described herein and changing the zoning classification from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA (Residential with a development agreement), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,780-feet south of West Beacon Light Road. (ASG)
[Ordinance 959A - Sintra Subdivision](#)
- C. **ACTION ITEM: Ordinance No. 960 - Annexation and Rezone Ordinance - Flicker Pointe Subdivision:** An ordinance annexing the real property described herein and changing the zoning classification from RUT (Rural-Urban Transition – Ada County designation) to R-2-DA-P (Residential with a Development Agreement – PUD), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. The 6.88-acre site is located on the south side of West Floating Feather Road, approximately 875-feet east of North Linder Road at 1435 Weldon Place. (ASG)
[Ordinance 960 - Flicker Pointe Subdivision](#)
- D. **ACTION ITEM: FP-2025-21/FPUD-2025-11 - Final Development Plan and Final Plat for Wilderndest River Subdivision No. 1 - Marquis Development Group, LLC:** Marquis Development Group, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Wilderndest River Subdivision No. 1, a 56-lot (49-buildable, 7-common) residential planned unit development. The 38.54-acre site is located at the terminus of South Isla Del Rio Way and South Lago Way, approximately 1 mile east of South Eagle Road. (ASG)
[Wilderndest River Subdivision No. 1 - Staff Packet](#)
- E. **ACTION ITEM: Ordinance No. 958A - Annexation and Rezone Ordinance - Peak Condo Storage:** An ordinance annexing the real property described herein and changing the zoning classification from RUT (Rural-Urban Transition – Ada County designation), A-R (Agricultural-Residential), and BP-P (Business Park with a PUD) to BP-DA (Business Park with a Development Agreement), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. The 20.08-acre site is located on the southwest corner of North Horseshoe Bend Road and East Hill Road at 9551, 9557, and 9605 North Horseshoe Bend Road. (ASG)

Ordinance 958A - Peak Condo Storage

11. **EXECUTIVE SESSION:** 74-206 (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

12. **ADJOURNMENT**

The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk's Office at (208) 939-6813 at least 24 hours in advance of the meeting date and time.