



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
September 23, 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. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. Financial Report for the Month of August, City Treasurer. (LL)
 - C. Eagle Police Department
 6. **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 August 26, 2025.** (TEO)
 - C. **Minutes of September 9, 2025.** (TEO)
 - D. **Resolution 25-19 - City of Eagle Water Supplemental Standards for Public Works Construction:**
A Resolution of the City Council of The City of Eagle, Ada County, Idaho, repealing and replacing Resolution Number 20-23; approving and adopting the City Of Eagle Water Supplemental Standards for Public Works Construction for the City of Eagle, Idaho; and providing an effective date. (KRA)
[Resolution 25-19 - Adopting the Water Supplemental Standards for Public Works Construction](#)
 - E. **Professional Services Agreement Between the City of Eagle and Recite Me:** An agreement between the City of Eagle and Recite Me to provide web accessibility software in an amount not to exceed \$3,820.00. The agreement will begin October 1, 2025, and expire after 12-months. (TEO)
 - F. **Prosecution Services Agreement - Ada County:** An agreement between the City of Eagle and the Ada County Prosecuting Attorney for prosecution services in those portions of the City of Eagle located within Ada County. The agreement will not exceed \$150,990.02 and will be in effect from October 1, 2025 through September 30, 2026. (VV)
 - G. **Prosecution Services Agreement - Boise County:** An agreement between the City of Eagle and the Gem County Prosecuting Attorney for prosecution services in those portions of the City of Eagle located within Boise County. The agreement will not exceed \$9,000 and will be in effect from October 1, 2025 through September 30, 2026. (VV)
 - H. **Prosecution Services Agreement - Gem County:** An agreement between the City of Eagle and the Gem County Prosecuting Attorney for prosecution services in those portions of the City of Eagle located in Gem County. The agreement will not exceed \$3,000 and will be in effect October 1, 2025 through September 30, 2026. (VV)

- I. **Amendment No. 2 to Lease Agreement Between Eagle Community Food Bank Inc. and the City of Eagle:** A Lease Agreement Amendment between Eagle Community Food Bank Inc. and the City of Eagle. To extend the lease for an additional 12-months, with the new term beginning October 1, 2025, and expiring on September 30, 2026. The City owned property leased is a total of approximately 460 square feet within the Eagle Senior Center (interior) for an annual amount of \$6,000. (BKP)
- J. **Amendment No. 1 to Lease Agreement Between Friends of Eagle Public Library, Inc. and the City of Eagle:** A Lease Agreement Amendment between Friends of Eagle Public Library Inc. and the City of Eagle. The amendment is to extend the lease for 12-months, with the new term beginning October 1, 2025, and expiring on September 30, 2026. The total City owned property leased is approximately 413 square feet within the Eagle Community Hall (interior), and Eagle Public Library (interior and exterior), for an annual amount of \$1.00. (BKP)
- K. **Cooperative Agreement Between the City of Eagle and Valley Regional Transit:** A Cooperative Agreement between Valley Regional Transit and the City of Eagle for Public Transportation. A contribution in an amount not to exceed \$39,253.00 for Fiscal Year 2025-2026. (NBS)
- L. **DR-2024-16 - Aikens Towne Square Mixed Use Building - Roth Construction Inc.:** Roth Construction Inc., represented by Paul Case, is requesting design review approval for a 17,331-square foot, three-story, mixed use building (eight residential units and five retail/office/food and beverage sales/artist studio units). The 0.44-acre site is located on the south side of East Aikens Street approximately 85-feet west of the intersection of East Aikens Street and South 1st Street at 167 East Aikens Street. (ERF)
[Aikens Towne Square Building - Design Review Action](#)
- M. **DR-2024-17 - Master Sign Plan for Aikens Towne Square Mixed Use Building - Roth Construction Inc.:** Roth Construction Inc., represented by Paul Case, is requesting design review approval for a master sign plan for the Aikens Towne Square mixed use building. The 0.44-acre site is located on the south side of East Aikens Road approximately 85-feet west of the intersection of East Aikens Street and South 1st Street at 167 East Aikens Road. (ERF)
[Aikens Towne Square Building Master Sign Plan - Design Review Action](#)
- N. **DR-2025-43 - Community Monument Sign for Avimor Development - Avimor Development LLC:** Avimor Development, LLC, represented by Sarah Martz, is requesting design review approval to construct one (1) community monument sign. The .20-acre site is located on southwest corner of State Highway 55 and North McLeod Drive (Ada County parcel # S0106336050). (AGM)
[Avimor Hwy 55 Signage - Design Review Action](#)
- O. **DR-2025-55 - Common Area Landscaping within Riverbend Commons Subdivision - Seven Two One, LLC:** Seven Two One, LLC, represented by Dave Yorgason with Tall Timber Consulting, is requesting design review approval for the common area landscaping within Riverbend Commons Subdivision. The 14-acre site is located on the south side of State Highway 44 approximately 1,044-feet west of South Urban Gate Avenue at 2603, 2611, 2755, and 2785 West State Street. (BAW)
[Riverbend Commons - Design Review Action](#)
- P. **DR-2025-60 - One Townhome Building (2-Units) within Bellemeade Subdivision - Miller Construction Corporation:** Jon Miller with Miller Construction Corporation, is requesting design review approval for one townhome building (2-units). The 0.19-acre site is located on the east side of North Blossom River Lane at 328 and 340 North Blossom River Lane within Bellemeade Subdivision (Lots 49-50, Block 1). (ERF)
[Bellemeade Townhome Lots 49-50, Block 1 - Design Review Action](#)
- Q. **FP-2025-15 - Final Plat for Valnova Estates Subdivision No. 2, Division No. 1 (a Re-subdivision of a Portion of Lot 29, Block 1, of Spring Valley Subdivision No. 1) - Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting final plat approval for Valnova Estates Subdivision No. 2, Division No. 1 (a re-subdivision of a portion of Lot 29, Block 1, of Spring Valley Subdivision No. 1), a 32-lot (29-buildable, 3-common) residential subdivision. The 39.54-acre site is generally located approximately 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (HSD)
[Valnova Estates Subdivision No. 2 Final Plat](#)
- R. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-05/FP-2025-13 - Final**

Planned Unit Development and Final Plat for Torrente Secco Subdivision No. 3 - Toll Southwest, LLC: Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final development plan and final plat approval for Torrente Secco Subdivision No. 3, a 36-lot (27-buildable, 9-common) residential planned unit development. The 19.83-acre site is located at the northeast corner of North Palmer Lane and West Floating Feather Road at 6868 West Floating Feather Road. (ASG)

[Torrente Secco Subdivision No. 3 - Findings](#)

- S. **Findings of Fact and Conclusions of Law for the Approval of DR-2003-08-MOD2 - Building Addition to an Existing Office (Business and Professional) Building - The Pacific Companies:** The Pacific Companies, represented by Lindsey Burks with Pacific West Builders, is requesting design review approval to modify an 8,058-square foot office (business and professional) building by adding 950-square feet. The 0.75-acre site is located on the north side of East State Street approximately 230-feet west of North Stierman Way at 410 and 420 East State Street (Units 6 and 7 of Moffat Park Condominium an amendment to Lot 3, Block 1, House Subdivision). (BAW)
[Heritage Square Building Addition - Findings](#)
- T. **Findings of Fact and Conclusions of Law for the Denial of DR-2024-29 - 269 East Idaho Mixed Use Building - Michelle Webb:** Michelle Webb, represented by Julie Benintendi with BRS Architects, is requesting design review approval for a 6,910-square foot, three-story, mixed use building (four residential units and two office [business and professional]/retail units). The 0.16-acre site is located on the south side of East Idaho Street approximately 78-feet west of the intersection of East Idaho Street and North 2nd Street at 269 East Idaho Street. (ERF)
[269 East Idaho Mixed Use Building - Findings](#)
- U. **Findings of Fact and Conclusions of Law for the Denial of DR-2024-30 - 269 East Idaho Street Mixed Use Building Master Sign Plan - Michelle Webb:** Michelle Webb, represented by Julie Benintendi with BRS Architects, is requesting design review approval for a master sign plan for a mixed use building (four residential units and two office [business and professional]/retail units). The 0.16-acre site is located on the south side of East Idaho Street approximately 78-feet west of the intersection of East Idaho Street and North 2nd Street at 269 East Idaho Street. (ERF)
[269 East Idaho Street Master Sign Plan - Findings](#)
- V. **Development Agreement for RZDA-2025-01 - Peak Condo Storage:** Council authorization for Mayo to execute the development agreement associated with the Peak Condo Storage development. 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)
[Peak Condo Storage Development Agreement](#)
- W. **Permanent Pathway Easement Agreement Between the City of Eagle and Homestead Owners Association for a Public Pathway within Lanewood Subdivision:** Homestead Owners Association is requesting approval of a permanent pathway easement agreement for public pathways located within Lanewood Subdivision No. 5. The 1.26-acre site is located on the east side of North Fountainhead Way between West Mansard Drive and West Braveheart Drive. (ASG)
[Lanewood Subdivision Pathway Easement Agreement](#)
- X. **Permanent Pathway Easement Agreement Between the City of Eagle and DFC Eagledale LLC for a Public Pathway Within Everton Subdivision:** DFC Eagledale, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Everton Subdivision. The 76.88-acre site is located on the northeast corner of State Highway 44 and North Palmer Lane. (ASG)
[Everton Subdivision 1 City Pathway Easement Agreement](#)
- Y. **Pathway Agreement Between Drainage District No. 2 and the City of Eagle and for a Pathway within Everton Subdivision:** Drainage District No. 2 is requesting approval of a pathway agreement associated with the Master Pathway Agreement for a public pathway located within Everton Subdivision. The 76.88-acre site is located on the northeast corner of State Highway 44 and North Palmer Lane. (ASG)
[Everton Subdivision 1 Drainage District 2 Pathway Agreement](#)
- Z. **Pathway Agreement Between Middleton Mill Ditch Company, Pollard Lateral Ditch Association Inc. and the City of Eagle and for a Pathway Within Everton Subdivision:** Middleton Mill Ditch

Company and Pollard Lateral Ditch Association are requesting approval of a pathway agreement associated with the Master Pathway Agreement for a public pathway located within Everton Subdivision. The 76.88-acre site is located on the northeast corner of State Highway 44 and North Palmer Lane. (ASG)

[Everton Subdivision 1 Middleton Mill Ditch Pathway Agreement](#)

- AA. **Permanent Pathway Easement Agreement Between the City of Eagle and Mustang Crossing Eagle LLC for a Public Pathway within Bronco Acres Subdivision:** Mustang Crossing Eagle, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Bronco Acres Subdivision. The 9.97-acre site is located on the northeast corner of State Highway 44 and North Park Lane. (ASG)

[Bronco Acres Subdivision Pathway Easement Agreement](#)

- AB. **Permanent Pathway Easement Agreement Between the City of Eagle and Toll Southwest LLC for a Public Pathway within Carrara Estates Subdivision:** 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)

[Carrara Estates Subdivision No. 3 Pathway Easement Agreement](#)

7. **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. **Ada County Jail Capital Improvement Plan and Development Impact Fee Study:** The City of Eagle is requesting approval of the Ada County Jail Improvement Plan and Development Impact Fee Study dated May 24, 2024. (TEO)
[Ada County Jail Impact Fee Study](#)
- B. **Ada County Coroner Capital Improvement Plan and Development Impact Fee Study:** The City of Eagle is requesting approval of the Ada County Coroner Improvement Plan and Development Impact Fee Study dated May 24, 2024. (TEO)
[Ada County Coroner Impact Fee Study](#)
- C. **Ada County Emergency Medical Services (EMS) Capital Improvement Plan and Development Impact Fee Study:** The City of Eagle is requesting approval of the Ada County Emergency Medical Services Improvement Plan and Development Impact Fee Study dated May 24, 2024. (TEO)
[Ada County Emergency Medical Services \(EMS\) Impact Fee Study](#)
- D. **A Public Hearing to Consider New and/or Increased Fees for Development Impact Fees for Jail, Coroner, and Emergency Medical Services in Excess of 5%.** (TEO)

D1: **Resolution 25-21 - Resolution of the City of Eagle Adopting Fees for Development Impacts Fees for Jail, Coroner, and Emergency Medical Services:** A Resolution of the City of Eagle, Idaho, adopting Impact Fees for Jail, Coroner, and Emergency Medical Services and providing an effective date. (TEO)

[Proposed New Fees for Ada County Jail, Coroner and Emergency Medical Services](#)

[Resolution 25-21 - Ada County Jail, Coroner & Emergency Medical Services Impact Fees](#)

- E. **CUP-2025-07 - Waiver of Eagle City Code Title 8, Chapter 3, Section 3(B)(2): Fences - Marc McConnell and Julie McConnell:** Marc McConnell and Julie McConnell are requesting conditional use permit approval for a waiver of Eagle City Code Section 8-3-3(B)(2) to permit construction of a decorative concrete fence/wall adjacent to an arterial street. The 1.00-acre site is located on the north side of West Chinden Boulevard approximately ¼-mile east of South Locust Grove Road at 1193 West Hempstead Drive. (KRD)

[Waiver of Eagle City Code 8-3-3\(B\)\(2\)](#)

- F. **A-2025-02/RZDA-2025-03/PP-2025-02 - Annexation, Rezone with a Development Agreement, and Preliminary Plat for Sintra Subdivision - Drake Investments, LLC:** Drake Investments, LLC, represented by Mary Wall with Professional Engineering Services, is requesting annexation and rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA (Residential with a development agreement), and preliminary plat approval for Sintra Subdivision, a 10-lot (8-buildable, 2-common) residential subdivision. 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)
[Sintra Subdivision](#)
- G. **CUP-2025-05 - Riding Academy/Stable in the R-E (Residential Estates) Zone Including a Class C Home Occupation for Sunset Stables, LLC - Sunset Stables, LLC:** Tyler Layfield is requesting conditional use permit approval for a horse boarding and training facility (riding academy/stable) in the R-E (Residential Estates) zone including a Class C home occupation for Sunset Stables, LLC. The 2.36-acre site is located approximately 330-feet east of the intersection of North Ballantyne Lane and West Hereford Drive at 1852 West Hereford Drive. (KRD)
[Sunset Stables Conditional Use Permit Request](#)
- H. **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 - Staff Packet](#)

8. **NEW BUSINESS:**

- A. **ACTION ITEM: Ordinance 958 - Rezone Ordinance - Peak Condo Storage**: An ordinance changing the zoning classification of the real property described herein from A-R (Agricultural Residential), BP-P (Business Park with a PUD), and RUT (Rural-Urban Transition – Ada County Designation) 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. (ASG)
[Ordinance 958 - Peak Condo Storage Rezone](#)

9. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding any matter, up to and including any subject on the agenda with the exception of Public Hearing and land use items. Comments regarding Public Hearing and land use items need to be made during the open public hearing for said item(s) in accordance with Idaho Code. At times, the City Council may seek comments/opinions regarding specific City matters (excluding Public Hearing and land use items) during this allotted time. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
10. **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;

- A. **ACTION ITEM: Action Regarding Pending Threatened Litigation.**

11. **ADJOURNMENT**

Please contact the City Clerk's Office at (208) 939-6813 at least 24 hours in advance of the meeting date and time.