



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
October 13, 2026 5:30 PM

**Indicates Altered Item*

INVOCATION

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **RECOGNITION:**
 - A. **Volunteer Recognition:** The Mayor would like to acknowledge members from Money Metals Exchange for their volunteer efforts to the City of Eagle. (BKP)
6. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding topics not on the agenda of general interest or concern. This is not the time slot to give formal testimony on a public hearing matter or comment on a pending application or proposal. Public Hearing and land use testimony is to be made during the open public hearing for said item(s) in accordance with Idaho Code. We desire to have all interactions between the public, staff and elected officials to be conducted in a professional and civil manner. Therefore, comments are to be addressed solely to the Council as a whole, and focus on the issue, avoiding personalized debate, and shall not make personal, impertinent, slanderous or profane remarks to any member of the Council, staff or other members of the public. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
7. **REPORTS:**
 - A. Mayor and Council
8. **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, or a member of City Staff 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 July 28, 2026.** (TEO)
 - C. **Minutes of August 25, 2026.** (TEO)
 - D. **Minutes of September 1, 2026.** (TEO)
 - E. **Minutes of September 8, 2026.** (TEO)
 - F. **Appointment to the Eagle Historical Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council confirmation of the appointment of Nichole Starman to the Eagle Historical Preservation Commission. Ms. Starman will be serving a three (3) year term that will expire in September of 2029.
 - G. **Reauthorization of Ada County Highway District Cost Share Agreement for Linder Road Landscaping (previously authorized on August 25, 2026):** The Ada County Highway District has

requested to update the cost share agreement for landscaping along North Linder Road, from State Highway 44 to West Floating Feather Road, previously authorized on August 25, 2026. The requested update applies to *Section V: Construction of Non-Transportation Components* and includes a reimbursement of five percent (5%) of the City's construction costs as payment toward the additional costs incurred by ACHD. On August 25, 2026, the City authorized a contribution to the project of \$713,962.50. By reauthorizing this agreement with updated language requested by ACHD, the City's contribution shall not exceed \$749,660.31. (ASG)

[Ada County Highway District - Letter](#)

- H. **Cooperative Agreement Between the City of Eagle and the Idaho Department of Fish and Game (IDFG):** An agreement to accept grant funding for the construction of vault toilet and cantilever gate at Eagle Archery Park (aka Eagle Shooting Park). This will be a reimbursement grant wherein the City will expend budgeted funds and be reimbursed by IDFG in an amount not to exceed \$71,000. (ELZ)
- I. **Resolution No. 26-16 - Removing Eagle Urban Renewal Agency Board Term Limits:** A Resolution of the City of Eagle, Idaho, Amending Resolution No. 24-05 Establishing a Policy for Appointment Procedures for the Eagle Urban Renewal Agency Board; And providing an effective date. (TEO)
[Staff Memo](#)
[Resolution 26-16 - Removing term limits for URA Board](#)
- J. **Resolution No. 26-17 - Solid Waste Collection Fee pass through increase due to increase by Ada County Landfill:** A Resolution Of The City Of Eagle, Idaho, Amending The Fee Schedule For Solid Waste Collection Services, Pursuant To The Franchise Agreement For The Collection, Hauling And Disposal Of Municipal Solid Waste Collection And Demolition Waste As Stated In Section 9 “Rate Adjustments”, Subsection B “Disposal And Governmental Fee Cost Adjustments” And Providing For Effective Date. (TEO)
[26-17 - Solid Waste Collection Fees - increase due to landfill tipping fee increase.docx](#)
[Resolution 26-17 - Exhibit A.pdf](#)
[Ada County Resolution 3233](#)
[Franchise Agreement - Hardin Sanitation 2022](#)
- K. **Findings of Fact and Conclusions of Law for the Approval of RZ-2021-03-MOD1 - Modification to the Development Agreement for Carrara Estates Subdivision - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, requests approval of a rezone with development agreement modification to replace the required architectural elevations and amend the fencing standards within the development agreement for Carrara Estates Subdivision. The 66.00-acre site is located on the north side of West Floating Feather Road, approximately 2,280-feet west of North Eagle Road. (HSD)
[Carrara Estates Subdivision - City Council Findings](#)
- L. **Development Agreement for RZ-2021-03-MOD1 - Carrara Estates Subdivision:** Council authorization for Mayor to execute the development agreement associated with Carrara Estates Subdivision. The 66.00-acre site is located on the north side of West Floating Feather Road, approximately 2,280-feet west of North Eagle Road. (HSD)
[Carrara Estates Subdivision - Development Agreement Modification](#)
- M. **Permanent Pathway Easement Agreements Between ECW River Birch, LLC and the City of Eagle for Public Pathways Within Flats Sixteen No. 1:** ECW River Birch, LLC is requesting approval of permanent pathway easement agreements for public pathways located within Flats Sixteen Subdivision No. 1. The 14.49-acre site is located on the west side of State Highway 16 approximately 1,320-feet north of West Beacon Light Road at 3705 North Highway 16. (KRD)
- N. **Findings of Fact and Conclusions of Law for the Approval of DR-2026-49 - Creekside Bible Church Building - Creekside Bible Church & The Pacific Companies:** Creekside Bible Church and The Pacific Companies, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a 10,740-square foot church building. The 3.26-acre site is located on the north side of East State Street approximately 386-feet east of North 2nd Street at 350 East State Street. (ERF)
[Creekside Bible Church Building - City Council Findings](#)
- O. **Findings of Fact and Conclusions of Law for the Approval of DR-2026-50 - One Monument Sign**

for Creekside Bible Church - Creekside Bible Church & The Pacific Companies: Creekside Bible Church and The Pacific Companies, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for one externally illuminated monument sign. The 3.26-acre site is located on the north side of East State Street approximately 386-feet east of North 2nd Street at 350 East State Street. (ERF)

[Creekside Bible Church Signage - City Council Findings](#)

- P. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2026-03/FP-2026-06 - Final Development Plan and Final Plat for Whitehurst Village Subdivision - Urban LLC and Marc and Sky Hamilton:** Urban LLC and Marc and Skye Hamilton, represented by Becky McKay with Engineering Solutions, LLP, are requesting final development plan and final plat approval for Whitehurst Village Subdivision, a 16-lot (11-buildable, 1-existing, 4-common) residential planned unit development. The 5.98-acre site is located approximately 830-feet east of the intersection of North Park Lane and West Flint Drive, at 3660 West Flint Drive. (KRD)

[Whitehurst Village Subdivision - City Council Findings](#)

- Q. **Water Easement Agreement Between the City of Eagle and Two Corral Creek LLC for City of Eagle Water System Improvements within Terra View Subdivision No. 6:** Two Corral Creek, LLC is requesting approval of a Water Easement Agreement for water system improvements located within Terra View Subdivision No. 6. The 25.7 acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (ELZ)

[Easement Agreement Two Corral Creek, LLC](#)

- R. **The 148 Mixed Use Building Art Mural:** Meg Glasgow with Glasgow Group, LLC, is requesting City Council approval for a mural proposed on the west elevation of The 148 Mixed Use Building. The 0.17-acre site is located on the north side of East State Street at 148 East State Street. *This item is for the mural design only.* (RLB)

[The 148 Mixed Use Building Art Mural - CC Memo](#)

9. **NEW BUSINESS:**

- A. ***ACTION ITEM: Arts Advisory Committee Recommendation to Grant Donation Requested by Meg Glasgow with Glasgow Group LLC for Mural:** On May 28, 2026, the Eagle Arts Advisory Committee recommended Council approval of the request by Meg Glasgow for a donation of city monies in the amount of \$10,000 to Glasgow Group LLC to be used for a mural to be installed on the building owned by Glasgow Group LLC. The Mixed Use Building is located at 148 E. State Street. These funds would be allotted from the Arts Advisory Committee budget of fiscal year 2025-2026 and accounted for in accordance with appropriate accounting procedures.

[Donation Request for The 148 Mixed Use Building Art Mural - CC Memo](#)

[Mural Partnership Proposal Summary](#)

[Artist Statement Emily Biethman](#)

[Mural Project Presentation - Rooted Here](#)

[Eagle Arts Advisory Committee May 28, 2026, \(DRAFT\) Meeting Minutes](#)

10. **PUBLIC HEARINGS: ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS.** *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. **RZDA-2020-05-MOD1 - Modification to the Development Agreement for Quarry Village to Establish A New Termination Date - Quarry Village LLC:** Quarry Village LLC, represented by Cindy Greco, is requesting a modification to the rezone with a development agreement for Quarry Village to establish a new termination date of July 19, 2031, an additional five (5) years from the original termination date. The 27.31-acre site is comprised of two (2) parcels (S0510449410 and S0510449210) and is located on the north side of Hill Road between State Highway 55 and North Horseshoe Bend Road. *Staff is requesting this item be continued to the October 27, 2026 meeting.*

(DLM)

- B. **RZDA-2026-03/CUP-2026-08/PPUD-2026-03/PP-2026-03 - Rezone with a Development Agreement, Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat for Ridgeside Subdivision - Skies Development, LLC:** Skies Development, LLC, represented by Mike Williams with South Beck and Baird, is requesting a rezone from A-R (Agricultural-Residential) to R-6-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Ridgeside Subdivision, a 28-lot (20-residential [6-single family attached, 14-single family detached], 8-common [1-private street, 7-open space]) residential planned unit development. The 3.82-acre site is comprised of two (2) parcels (S0510325605 and S0509417250) and is located on the northwest corner of Hill Road and North Edgewood Lane. *Staff is requesting this item be continued to the October 27, 2026 meeting.* (HSD)
- C. **A-2026-01/RZDA-2026-01/CPA-2026-01/CUP-2026-05/PPUD-2026-01/PP-2026-01 – Wellspring Subdivision – Rob R. Nash, represented by Dave Yorgason with Tall Timber Consulting:** Rob R. Nash, represented by Dave Yorgason with Tall Timber Consulting, is requesting annexation and rezone from RUT (Rural-Urban Transition – Ada County Designation) to R-1-DA-P (Residential with a development agreement – Planned Unit Development), Comprehensive Plan map amendment to change the Future Land Use Map designation from Estate Residential to Large Lot Residential, conditional use permit, preliminary development plan, and preliminary plat approvals for Wellspring Subdivision, a 49-lot (42-buildable, 7-common [6-open space, 1-private street]) residential planned unit development. The 45.88-acre site is comprised of two (2) parcels (R8123020011 and R8123020060) and is generally located north of Trout Road, approximately 2,100-feet east of South Linder Road. *This item was continued from the September 22, 2026 City Council Meeting due to a power outage.* (HSD)
[Wellspring Subdivision - Annexation Reevaluation \(10/13/26\)](#)
[Wellspring Subdivision - Original Public Hearing Packet \(7/28/26\)](#)
[Wellspring Subdivision - Compiled Public Testimony](#)
- D. **RZDA-2022-09/PP-2022-15 - Rezone with a Development Agreement and a Preliminary Plat for Shekinah Subdivision - Mark Bottles:** MGB Investments, LLC, represented by Jim Mihan with South, Beck, and Baird, is requesting a rezone from R-2 (Residential) to C-2-DA (General Business District with a development agreement [in lieu of a conditional use permit]) and preliminary plat approvals for Shekinah Subdivision, a 9-lot (8-buildable, 1-common) commercial subdivision. The 6.08-acre site consists of three parcels (S0520141886, S0520141952, and S0520141906) and is located at the southwest corner of South Eagle Road and West Colchester Drive at 130 and 135 West Jakona Lane and 2573 South Eagle Road. *This item was continued from the September 22, 2026 City Council Meeting due to a power outage.* (ASG)
[Shekinah Subdivision - City Council Packet](#)
- E. **RZDA-2026-06/CUP-2026-15 - Rezone from MU to MU-DA (DA in lieu of a Conditional Use Permit) for a Commercial Entertainment Facility and a Conditional Use Permit for a Building a Height Exception for Premier Sports Pavilion - PSP Holdings LLC:** PSP Holdings LLC, represented by Stephanie Hopkins with KM Engineering LLP, is requesting a rezone from MU (Mixed Use) to MU-DA (Mixed Use with a development agreement in lieu of a conditional use permit) for a Commercial Entertainment Facility (indoor and outdoor) for Premier Sports Pavilion. The applicant is also requesting a separate conditional use permit for a building height exception to 45-feet. The 6.24-acre site is located on the south side of State Highway 44, approximately 0.22 miles west of North Horseshoe Bend Road. (ASG)
[Premier Sports Pavilion - Staff Packet](#)

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;

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

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.