



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
September 22, 2026 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **PRESENTATION:**
 - A. **Constitution Week Proclamation:** A Proclamation of the City of Eagle declaring the week of September 17th, as "Constitution Week". (BKP)
[Proclamation - Constitution Week 2026](#)
 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
 - B. Department Supervisor
 1. City Treasurer, Financial Reports for the month of August.
[August 2026 Monthly Financial Statements](#)
 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. **Independent Contract Instructor Agreement Between the City of Eagle and Joni Carlo:** Independent Contract Agreement between the City of Eagle and Joni Carlo to provide yoga and mindfulness classes adaptable to all abilities and skill levels. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMP)
 - C. **Independent Contract Instructor Agreement Between the City of Eagle and KM Self Defense LLC:** Independent Contract Agreement between the City of Eagle and KM Self Defense LLC to provide self-defense classes for adults in the community. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMP)
 - D. **Professional Services Agreement Between Amproductions1.com and the City of Eagle:** A

professional Services Agreement for video production services for an amount not to exceed \$10,000. (BKP)

- E. **Joint Powers Agreement Between the City of Eagle and Ada County Sheriff's Office (ACSO):** A Joint Powers Agreement between the City of Eagle and ACSO for Law Enforcement Services for Fiscal Year 2026-2027. Council approval and authorization for the Mayor to execute an agreement between the City of Eagle and the Ada County Sheriff's Office in an amount not to exceed \$6,435,054.00 for fiscal year 2026-2027 for law enforcement services. (BKP)
- F. **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 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)
- G. **FP-2026-15 - Final Plat for Avimor Boise County Phase 2 - Avimor Development, LLC:** Avimor Development, LLC, represented by Sarah Martz, is requesting final plat approval for Avimor Boise County Phase 2, a 183-lot (171-buildable, 12-common) residential subdivision within Avimor. The 250.00-acre site is located on the east side of State Highway 55, approximately 0.10-miles northeast of the intersection of State Highway 55 and West McLeod Road. (CAG)
[Avimor Boise County Phase 2 - Staff Packet](#)
- H. **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 - Staff Packet](#)

9. **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-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. (ASG)
[Shekinah Subdivision - City Council Packet](#)
- B. **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. (HSD)
[Wellspring Subdivision - Annexation Reevaluation](#)
[Original Public Hearing Packet for Wellspring Subdivision \(7/28/26\)](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: 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 Packet](#)
- B. **ACTION ITEM: 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 Sign - City Council Packet](#)
- C. **ACTION ITEM: 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](#)

11. UNFINISHED BUSINESS:

- A. **ACTION ITEM: Discussion Regarding Unallocated Park Impact Fees.** (LL) *This item has been continued from the September 15, 2026 City Council Meeting.*

12. 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 ITEMS: Action Regarding Pending/Threatened Litigation.**

13. ADJOURNMENT