



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
April 14, 2026 5:30 PM**

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. **Recognition of the Eagle High School Girls Wrestling Team for Winning the 2026 6A Idaho State Wrestling Championship.**
6. **PRESENTATION:**
 - A. **Eagle Sewer District Update on District Operations:** General Manager Neil Jenkins will provide an update on District Operations.
7. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding topics of general interest or concern. Comments regarding Public Hearing and land use items are 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.
8. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. Clerk/Treasurer's Department Report
 2. Museum Director: Update and report of appraisal of City owned property located at 185 South Eagle Road.
 - C. Eagle Police Department
9. **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 March 10, 2026.** (TEO)
 - C. **Minutes of March 18, 2026.** (TEO)
 - D. **Minutes of March 24, 2026.** (TEO)
 - E. **Minutes of March 30, 2026.** (TEO)

- F. **Municipal Park Lease Agreement Between the City of Eagle and James Holtzclaw and Luisa Uribe:** Municipal Park Lease Agreement between the City of Eagle and James Holtzclaw and Luisa Uribe owners of Local Idaho Creamery, LLC to lease space for selling ice cream at Merrill Park. The season will run May 1, 2026 to August 31, 2026. The monthly lease amount will be \$735.05 with a total not to exceed \$2,940.20 for the season. (TEO)
- G. **Municipal Park Lease Agreement Between the City of Eagle and Seth Brink:** Municipal Park Lease Agreement between the City of Eagle and Seth Brink owner of Gyro Shack to lease space for selling gyros and other food concessions at Guerber Park. The season will run May 1, 2026 to August 31, 2026. The monthly lease amount will be \$1,000.00 with a total not to exceed \$4,000.00 for the season. (TEO)
- H. **Cost Share Agreement for Maintenance of Service Ditch:** A Cost Share Agreement for Maintenance of Service Ditch between the City of Eagle, Valynn Village Homeowners' Association, Inc., and Bill Cohen in an amount of \$2,500.00 The delivery of water to each party originates from a canal owned and operated by New Dry Creek Ditch Company which is diverted onto a service ditch that is approximately 1,732 feet long extending from New Dry Creek Ditch Company's canal to a distribution box. (ELZ)
- I. **Live Performance Agreement Between the City of Eagle and Maxey's Reptile Reserve, Inc.:** Live Performance Agreement between the City of Eagle and Maxey's Reptile Reserve, Inc., to perform at the Eagle Public Library on July 25, 2026. Compensation shall be at a rate of \$1,500.00 for specified event. (SB) *This item was continued from the March 24, 2026, City Council Meeting.*
- J. **Professional Services Agreement Between the City of Eagle and Steve Noyes:** Professional Services Agreement between the City of Eagle and Steve Noyes to provide planning support services for the Pathways, Trails, Parks, Recreation, and Open Space Master Plan update. An amount not to exceed \$5,000.00. (WEV)
- K. **Independent Contractor Agreement Between the City of Eagle and Direct Connections Worldwide, Inc.:** Independent Contractor Agreement between the City of Eagle and Direct Connections Worldwide, Inc. to provide workshops teaching leadership-based approaches to parenting for parents/guardians of youth aged 4-18 years old. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
- L. **Independent Contractor Agreement Between the City of Eagle and Kimberly Hoagland:** Independent Contractor Agreement between the City of Eagle and Kimberly Hoagland to provide equine and horsemanship programming to youth ages 5-10. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
- M. **Independent Contractor Agreement Between the City of Eagle and Holly Dransfield:** Independent Contractor Agreement between the City of Eagle and Holly Dransfield to provide theatre recreation camps and classes for youth. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
- N. **DR-2026-03 - Common Area Landscaping within Valnova Town Center Subdivision No. 1 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval of the common area landscaping within Valnova Town Center Subdivision No. 1 (a re-subdivision of Lot 36, Block 1, Spring Valley Subdivision No. 1). The 17.76-acre site is located on the southeast corner of Valnova Drive and Linder Road (approximately 1.8-miles east of State Highway 16) at 5481 West Valnova Drive. (BAW)
[Valnova Lot 36 - Design Review Action](#)
- O. **DR-2022-75-MOD2 - Modification to the Common Area Landscaping within Benari Estates Subdivision to include a Pool and Pool House - Core Building Company:** Core Building Company is requesting design review approval for a modification to the common area landscaping within Benari Estates Subdivision to include a pool and 549-square foot pool house. The 0.47-acre site is located on the east side of North Boulder Ridge Way approximately 378-feet north of West Timberstone Drive within Benari Estates Subdivision No. 1 (Lot 4, Block 2). (ERF)
[Benari Estates Subdivision Landscaping Modification - Design Review Action](#)
- P. **DR-2026-10 - Amplifi Multi-Tenant Office (Business and Professional) Building - Amplifi LLC:** Amplifi LLC, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design

review approval for a 16,000-square foot, two-story, multi-tenant office (business and professional) building. The 1.51-acre site is located on the north side of East Riversedge Drive approximately 85-feet east of the intersection of State Highway 44 and East River Meadow Drive at 112 East Riversedge Drive. (ERF)

[Amplifi Office Building - Design Review Action](#)

- Q. **DR-2026-11 - Master Sign Plan for a Multi-Tenant Office (Business and Professional) Building - Amplifi LLC:** Amplifi LLC, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a master sign plan for a multi-tenant office (business and professional) building. The 1.51-acre site is located on the north side of East Riversedge Drive approximately 85-feet east of the intersection of State Highway 44 and East River Meadow Drive at 112 East Riversedge Drive. (ERF)

[Amplifi Office Building Master Sign Plan - Design Review Action](#)

- R. **DR-2025-80 - 23 Townhome Buildings (46-units) within Valnova Subdivision No. 1 - SH ACQ2020, LLC:** SH ACQ2020, LLC, represented by Nicolette Womack with Kimley-Horn, is requesting design review approval for 23 townhome buildings (46-units). The 13.36-acre site is generally located on the east side of West Glencara Court north of West Silverberry Drive within Valnova Subdivision No. 1 (Lots 52-75, Block 1, Lots 1-10, Block 2, Lots 14-17, Block 3, and Lots 2-9, Block 4). (ERF) *This item was continued from the January 27, 2026, City Council Meeting.*

[Valnova - Shea Homes Townhomes - Council Memo](#)

- S. **Findings of Fact and Conclusions of Law for the Approval of CUP-2026-02 - Conditional Use Permit for a Personal Wireless Facility (Height Over 50-Feet) - Clyde Capital Group:** Clyde Capital Group, represented by James Hammon with Alliance Consulting, is requesting conditional use permit approval for a Personal Wireless Facility (Height Over 50') to allow the construction and operation of a 75-foot-tall (75') monopole personal wireless facility within the Regional Open Space District of the Valnova development, as designated within Planning Unit Master Plan (PUMP) No. 1. The personal wireless facility is proposed to be located within the south-central portion of the 65.80-acre site located at 4921 West Glencara Drive (Lot 40, Block 1, of Valnova Spring Valley Subdivision No. 1). (HSD)

[Valnova Personal Wireless Facility - Findings](#)

- T. **Findings of Fact and Conclusions of Law for the Approval of DR-2026-06 - Personal Wireless Facility (Height over 50') - Clyde Capital Group:** Clyde Capital Group, represented by James Hammon with Alliance Consulting, is requesting design review approval to construct a 75-foot tall monopole and equipment storage area for a personal wireless facility. The 65.80-acre site is generally located southeast of the West Glencara Drive and North Linder Road intersection at 4921 West Glencara Drive (Lot 40, Block 1, Valnova Spring Valley Subdivision No. 1) (Ada County Parcel # R8954704600). (BAW)

[Valnova Personal Wireless Facility - Findings](#)

- U. **Findings of Fact and Conclusions of Law for the Approval of DR-2025-86 - Six One Six Vision Center Office (Medical and Dental) Building - Six One Six Vision Center:** Six One Six Vision Center, represented by Jeff Likes with ALC Architecture, is requesting design review approval for a 6,039-square foot office (medical and dental) building. The 0.71-acre site is located north of West Johnny Lane within the northeast corner of Flint Estates Amended (Lot 4, Block 2) (conceptually Lot 4, Block 1 of Bronco Acres Subdivision). (BAW)

[Six One Six Building - Findings](#)

- V. **Findings of Fact and Conclusions of Law for the Approval of DR-2025-87 - Two Building Wall Signs and One Monument Sign Tenant Panel for Six One Six Vision Center:** Six One Six Vision Center, represented by Jeff Likes with ALC Architecture, is requesting design review approval for two building wall signs and one monument sign tenant panel. The 0.71-acre site is located north of West Johnny Lane within the northeast corner of Flint Estates Amended (Lot 4, Block 2) (conceptually Lot 4, Block 1 of Bronco Acres Subdivision). (BAW)

[Six One Six Signage - Findings](#)

- W. **Findings of Fact and Conclusions of Law for the Approval of CUP-2026-04 - Conditional Use Permit For a Waiver of the Required Front Setback For a Single-Family Home at 3323 West Golden Barrel Street - Integrity Homes:** Tyler Olson, with Integrity Homes, is requesting conditional use permit approval for a waiver of the required front setback of 30-feet, to allow for a reduced front setback requirement of 25-feet, for the living area of a residential home. The 0.25-acre site is located on the southwest corner of West Golden Barrel Street and North Delehaye Avenue, within Lot 22, Block 2, Whitehurst Subdivision No. 2, at 3323 West Golden Barrel Street. (RLB)
[3323 West Golden Barrel Street Findings of Fact & Conclusions of Law](#)
- X. **FPUD-2025-08 & FP-2025-16 - Final Planned Unit Development and Final Plat for Torrente Secco Subdivision No. 4 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final development plan and final plat approvals for Torrente Secco Subdivision No. 4, a 48-lot (44-buildable, 4-common), residential subdivision. The 12.83-acre site is located along the east side of North Palmer Lane, approximately 1,151-feet from the intersection of West Beacon Light Road and North Palmer Lane. (RLB)
[Torrente Secco Subdivision No. 4 Staff Report](#)
- Y. **FP-2026-04 - Final Plat for Riverbend Commons Subdivision – Seven Two One, LLC:** Seven Two One, LLC, represented by Dave Yorgason with Tall Timber Consulting, is requesting final plat approval for Riverbend Commons Subdivision, a 23-lot (21-buildable [20-commercial, 1-residential], 2-common) mixed use subdivision. The 14.00-acre site is comprised of six (6) parcels and is generally located 1,500-feet southwest of the intersection of State Highway 44 and South Urban Gate Avenue at 2603, 2611, 2755, and 2785 West State Street. (KRD)
[Riverbend Commons Final Plat - Staff Packet](#)
- Z. **FP-2025-26 - Final Plat for Avimor McLeod Subdivision No. 1, Ada County - Avimor Development:** Avimor Development, LLC, represented by Sarah Martz, is requesting final plat approval for McLeod Subdivision No. 1 within Ada County, a 46-lot (32-residential, 10-commercial, and 4-common) mixed use subdivision. The 160-acre site is located on the west side of State Highway 55, at the intersection of State Highway 55 and West McLeod Road. (RLB)
[Avimor McLeod Subdivision No. 1 within Ada County Staff Report](#)
- AA. **FP-2025-27 - Final Plat for Avimor McLeod Subdivision No. 1, Boise County – Avimor Development:** Avimor Development, LLC, represented by Sarah Martz, is requesting final plat approval for McLeod Subdivision No. 1 within Boise County, a 276-lot (267-residential, 9-common) residential subdivision. The 132-acre site is located on the west side of State Highway 55, approximately 1.09-miles north of the intersection of State Highway 55 and West McLeod Road. (RLB)
[Avimor McLeod Subdivision No. 1 within Boise County Staff Report](#)
- AB. **FP-2025-28 - Final Plat for Avimor McLeod Subdivision No. 1, Gem County - Avimor Development:** Avimor Development, LLC, represented by Sarah Martz, is requesting final plat approval for McLeod Subdivision No. 1 within Gem County, a 42-lot (38-residential, 1-commercial, 3-common) mixed use subdivision. The 21-acre site is located approximately 0.92-miles from the intersection of State Highway 55 and West McLeod Road. (RLB)
[Avimor McLeod Subdivision No. 1 within Gem County Staff Report](#)

10. **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. **PP-2025-06-MOD1 - Preliminary Plat Modification for the Valnova Village Subdivision No. 1 - Clyde Capital Group, LLC:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting approval to modify the approved preliminary plat for Valnova Village Subdivision No. 1, including a decrease in the number of residential lots, an increase in the total acreage of common area

open space, and modifications to the private alley and pathway configurations within the subdivision. The 102.94-acre site is located approximately 1/3-mile southwest of the intersection of West Valnova Drive and North Linder Road within PUMP No. 1 of the Valnova development. (KRD)

[Valnova Village No. 1 Preliminary Plat Modification - Staff Packet](#)

- B. **RZDA-2021-11-MOD1 - Modification to the Rezone with Development Agreement for Avantier (FKA Eventyr) Subdivision - Steve Satterlee:** Steve Satterlee is requesting to modify the development agreement associated with the Avantier (FKA Eventyr) Subdivision in order to amend condition of development #3.11 to reduce the required front-load garage setback for Lot 6, Block 1. The 8.11-acre site is located approximately 1,000 feet south of the intersection of West Moon Valley Road and State Highway 44 at 5837 West Acrewood Road. (KRD)

[Avantier Development Agreement Modification - Staff Packet](#)

11. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: CPA-2025-03 - Comprehensive Plan Chapter 6: Land Use Map and Text Amendments:** The City of Eagle is proposing a comprehensive plan text amendment to Chapter 6: Land Use that amends specific land use designations, comprehensive plan text, and Map 6.1: "Future Land Use Map". Additionally, the proposed amendment includes general grammatical and syntactical changes within Chapter 6. (DLM) *This item was continued from the March 10, 2026, City Council Meeting.*

[Comprehensive Plan-Staff Memo and Chapter 6 Edits](#)

[Comprehensive Plan-Future Land Use-Map Edits](#)

12. **NEW BUSINESS:**

- A. **ACTION ITEM: 97 West Aikens Street, Eagle, Idaho - Demolition:** Staff will present demolition options and the costs associated with the same for the City owned structure located at 97 West Aikens Street, commonly referred to as "Grandma Jackson's house." (ELZ)
- [97 Aikens - Demolition Memo](#)
- B. **ACTION ITEM: Customer Performed Construction Work Agreement Between the City of Eagle and Idaho Power:** Customer Performed Construction Work Agreement between the City of Eagle and Idaho Power for the removal and conversion of the existing primary electric service from overhead to underground at the Eagle Regional Sports Complex, in an amount not to exceed \$308,648.00. (ELZ)
- C. **Discussion Regarding Increasing the Number of Regular Monthly Council Meetings.** (BKP & MM)

C.1. **ACTION ITEM: Ordinance 971 - An Ordinance Increasing the Number of Regular Council Meetings Per Month:** An Ordinance Of The City Of Eagle, Idaho, Amending Section 1-5-2, Meetings Of The Council, Subsection A, Eagle City Code, To Increase The Number Of Regular Meetings Of The Council, Providing A Severability Clause; And Providing An Effective Date. (BKP)

[Ordinance 971 - Increasing the Number of Monthly Regular Council Meetings](#)

13. **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.**

14. **ADJOURNMENT**