THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
April 28, 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 Dance Team for Winning the 2026 6A Idaho State Dance Championship.** *This item was continued from the March 24, 2026 City Council Meeting.*
6. **PROCLAMATION:**
   A. **Amyotrophic Lateral Sclerosis Awareness Month Proclamation:** A proclamation for the City of Eagle declaring May 2026 as Amyotrophic Lateral Sclerosis (ALS) Awareness Month in the City of Eagle, Idaho. (BKP)
   ALS Awareness Proclamation
   B. **National Day of Prayer Proclamation:** A proclamation for the City of Eagle declaring Thursday, May 7, 2026 as a Day of Prayer in the City of Eagle, Idaho. (BKP)
   National Day of Prayer Proclamation
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 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:
   B.1. City Treasurer, Financial Reports for the Month of March 2026 and for the Quarter Ending March 31, 2026. (LL)
   March 2026 Monthly Financial Statements
   March 31, 2026 Quarterly Financial Statements
   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. **Independent Contractor Agreement Between the City of Eagle and Kimberly Hoagland:** Independent Contractor Agreement between the City of Eagle and Kimberly Hoagland to provide introductory horsemanship educational programming to youth ages 5-10 who are new horse lovers or beginner riders hoping to compliment a riding program. Compensation shall be at a rate of 70% of the total revenue generated by registration. *This item was continued from the April 14, 2026 meeting.* (AMM)

C. **Water Easement Agreement Between the City of Eagle and RLS (Torrente) LLC for City of Eagle Water System Improvements within Torrente Secco Subdivision No. 3:** RLS (Torrente) LLC is requesting approval of a Water Easement Agreement for water system improvements located within Torrente Secco Subdivision No. 3. 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)

D. **Permanent Pathway Easement Agreement Between the City of Eagle and RLS (Torrente) LLC for a Public Pathway within Torrente Secco Subdivision No. 3:** RLS (Torrente) LLC is requesting approval of a permanent pathway easement agreement for a public pathway located within Torrente Secco Subdivision No. 3. 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)

E. **First Amendment to Memorandum of Understanding Agreement for Cost Sharing Between the City of Eagle and Eagle Urban Renewal Agency:** First Amendment to Memorandum of Agreement for Cost Sharing with the City of Eagle for construction corresponding right of way acquisition costs for the extension of Olde Park Place. (BKP)
Memorandum of Agreement for Cost Share With URA for Olde Park Place Extension - 2024

F. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2021-11-MOD1 - Modification to the Rezone with Development Agreement for Aventier (FKA Eventyr) Subdivision - Steve Satterlee:** Steve Satterlee is requesting to modify the development agreement associated with the Aventier (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)
Aventier Development Agreement Modification - Findings

G. **Findings of Fact and Conclusions of Law for the Approval of 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 minor 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 Subdivision No. 1 - Findings

H. **Findings of Fact and Conclusions of Law for the Approval of 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 Subdivision - Findings

I. **Findings of Fact & Conclusions of Law for the Approval of 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 1,150-feet from the intersection of West Beacon Light Road and

North Palmer Lane. (RLB)
Torrente Secco Subdivision No. 4 Findings of Fact & Conclusions of Law

J. **DR-2024-14-MOD3 - Common Area Landscaping within Torrente Secco Subdivision (Phases 7, 9, and 11) - Toll Brothers:** Toll Brothers, represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval for the common area landscaping within Torrente Secco Subdivision (Phases 7, 9, and 11). The 79.76-acre site is located at the southeast corner of West Beacon Light Road and North Palmer Lane between West Beacon Light Road and West Floating Feather Road at 6397 West Beacon Light Road and 6868 West Floating Feather Road. (ERF)

Torrente Secco Subdivision Landscaping Phases 7, 9, and 11 - Design Review Action

K. **DR-2023-21-MOD2 - Modification to the Common Area Landscaping within Willowbrush Subdivision - Matt Swensen:** Matt Swensen, represented by Antonio Conti with Ackerman-Estvold, is requesting design review approval to modify the common area landscaping within Willowbrush Subdivision, specifically the combined height of the berm and fence along West Beacon Light Road and North Park Lane. The 6.05-acre site is located on the southwest corner of North Park Lane and West Beacon Light Road at 2795 North Park Lane. (BAW)
Willowbrush Modification - Design Review Action

L. **DR-2026-17 - Common Area Landscaping within Sintra Subdivision - Quality Sand and Gravel, Inc.:** Quality Sand and Gravel, Inc., represented by Mary Wall with Professional Engineering Services, is requesting design review approval for the common area landscaping within Sintra Subdivision. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,730-feet south of West Beacon Light Road at 2257 North Park Lane. (BAW)
Sintra Landscaping - Design Review Action

M. **DR-2026-18 - Subdivision Monument Sign for Sintra Subdivision - Quality Sand and Gravel, Inc.:** Quality Sand and Gravel, Inc., represented by Mary Wall with Professional Engineering Services, is requesting design review approval for a subdivision entry monument sign for Sintra Subdivision. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,730-feet south of West Beacon Light Road at 2257 North Park Lane. (BAW)
Sintra Monument Sign - Design Review Action

N. **DR-2013-37-MOD2 - Exterior Modification to Retain the Exterior Paint Colors of the Building for KHJ Mindy Body Resource - Halette Jolna:** Halette Jolna is requesting design review approval to retain the exterior paint colors of the multi-tenant building for KHJ Mindy Body Resource. The 0.28-acre site is located on the west side of South Eagle Road approximately 700-feet north of State Highway 44 at 221 South Eagle Road. (AGM)
KHJ Mind Body Resource Paint Change - Design Review Action

O. **FP-2026-03 - Final Plat for Valnova Village Subdivision No. 1 (a re-subdivision of Lot 11 and Lot 17, 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 Village Subdivision No. 1 (a re-subdivision of a portion of Lot 11 and Lot 17, Block 1, of Spring Valley Subdivision No. 1), a 151-lot (129-buildable, 22-common) residential subdivision. The 55.80-acre site is generally 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 Subdivision No. 1 - Staff Packet

10. UNFINISHED BUSINESS:

A. **Discussion Regarding Increasing the Number of Regular Monthly Council Meetings.** (BKP & MM)

A.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) *This item was continued from the April 14, 2026 City Council meeting.*
Ordinance 971 - Increasing the Number of Monthly Regular Council Meetings

11. **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. **PP-2025-10 - Preliminary Plat for Avimor HSC Subdivision - Avimor Development, LLC:** Avimor Development, LLC, represented by Brad Pfannmuller, is requesting preliminary plat approval for HSC Subdivision, a 4-lot commercial subdivision. Avimor HSC Subdivision is a re-subdivision of Lot 2, Block 1, of the Avimor Boise County Phase 1 Subdivision. The 5.63-acre site is generally located within Boise County on the east side of State Highway 55, approximately 500-feet north of the intersection of State Highway 55 and Crowfoot Way. (DLM)
Avimor HSC Subdivision - Staff Report

B. **VAC-2026-02 - Vacation for Soaring Feather Ranch Subdivision - Woodbridge Pacific Group:** Woodbridge Pacific Group, represented by Aaron Chandler, is requesting a vacation to a portion of plat note #6 on the Soaring Feather Ranch Subdivision final plat. The applicant is requesting to remove the reference to Lot 5, Block 1, on plat note #6 so that the property may be privately owned and maintained. The 0.61-acre lot is located at the terminus of West Little Feather Lane, approximately 680-feet east of North Linder Road. (ASG)
Soaring Feather Ranch Subdivision - Staff Report

C. **RZ-2006-14-MOD4/PP-2025-08/PPUD-2025-05/CUP-2025-09 - Development Agreement Modification, Conditional Use Permit, Preliminary Development Plan, and a Preliminary Plat for Watermark Subdivision - Boise Hunter Homes:** Boise Hunter Homes is requesting a development agreement modification, conditional use permit, preliminary development plan, and preliminary plat approvals for Watermark Subdivision, a 152-lot (147-buildable [147-single family attached], 5-common) residential planned unit development. The 18.58-acre site is located on the south side of Riverside Drive, approximately 1,600-feet west of the intersection of Riverside Drive and South Edgewood Lane. (HSD) *This item was continued from the March 24, 2026 City Council Meeting.*
Watermark Subdivision - Modified Conditions of Approval and Summary of Revisions
Watermark Subdivision - PZ Action
Watermark Subdivision - Written Testimony

D. **A-2025-07/RZDA-2025-09/CUP-2025-13/PPUD-2025-07/PP-2025-11 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Planned Unit Development and Preliminary Plat For Tavira Subdivision - Sundance Company:** Sundance Company, represented by Mary Wall with Professional Engineering Services, is requesting annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-3-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Tavira Subdivision, a 121-lot (110-buildable, 11-common) residential planned unit development. The 55.00-acre site is generally located on the north side of West Broken Arrow Street, approximately 0.40-miles west of North Palmer Lane. (ASG)
Tavira Subdivision - Staff Report

12. **NEW BUSINESS:**

A. *ACTION ITEM:* **Resolution 26-07 - Vacation of a Portion of Plat Note #6 of the Soaring Feather Ranch Subdivision Final Plat:** A resolution of the Eagle City Council to vacate a portion of plat note #6 of the Soaring Feather Ranch Subdivision final plat to remove Lot 5, Block 1, from plat note #6, thus excluding the lot from the ownership and maintenance responsibilities of the Soaring Feather Ranch Subdivision Homeowners Association. (ASG)
Resolution 26-07 - VAC-2026-02

B. *ACTION ITEM:* **Municipal Park Lease Agreement Between the City of Eagle and Scott Slater:** Municipal Park Lease Agreement between the City of Eagle and Scott Slater owner of Eagles Tacos, LLC to lease space for selling hot dogs and ice cream at Heritage Park. The season will run May 1, 2026

to August 31, 2026. The monthly lease amount will be $1,400.00 with a total not to exceed $5,600.00. (HNC)

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/Threatening Litigation.**

14. **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.