



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
October 27, 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. **PROCLAMATION:**
 - A. **Remembrance and Solidarity Day:** A Proclamation of the City of Eagle declaring that October 7, 2026 was "Remembrance and Solidarity Day". (BKP)
[Remembrance & Solidarity Day - 2026](#)
 - B. **Domestic Violence Awareness Month Proclamation:** A proclamation of the City of Eagle proclaiming October Domestic Violence Awareness Month in the City of Eagle, Idaho. (BKP)
[Domestic Violence Awareness Month - 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. Status update on the Recreation and Public Purposes Act (R&PP) application regarding the BLM property generally located at the northern terminus of Hartley Lane, east of SH 16, and along the east and west sides of portions of North Willow Creek Road.
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 October 13, 2026.** (TEO)
 - C. **Master Service Agreement - GBS Benefits Inc:** An agreement between the City of Eagle and GBS Benefits Inc. to serve as the agent of record for services associated with health insurance. (TEO)
 - D. **Permanent Pathway Easement Agreement Between BHH Investments II, LLC and the City of Eagle for a Regional Public Pathway within Watermark Subdivision:** BHH Investments II, LLC is

requesting approval of a permanent pathway easement agreement for a regional public pathway within Watermark Subdivision. 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)
[Watermark Subdivision - Permanent Pathway Easement Agreement](#)

- E. **Agreement for Plumbing Inspector Services Between the City of Eagle and John Stocke, Inspect LLC:** An Agreement for Plumbing Inspector Services between the City of Eagle and John Stocke, Inspect LLC to provide plumbing inspection services for the Building Department. The Contractor shall receive 60% of the permit fees collected. (SJN)
- F. **Agreement for Electrical Inspector Services Between the City of Eagle and Electrical Controls and Instrumentation, LLC:** An Agreement for Electrical Inspector Services between the City of Eagle and Electrical Controls and Instrumentation, LLC to provide electrical inspection services for the City of Eagle Building Department. The Contractor shall receive 60% of the permit fees collected. (SJN)
- G. **Agreement for Mechanical Inspector Services and Back-Up Residential Plans Review Between the City of Eagle and RIMI, Inc.:** An Agreement for Mechanical Inspector Services between the City of Eagle and RIMI, Inc. to provide mechanical inspection services and back-up residential plans review for the City of Eagle Building Department. The Contractor shall receive 60% of the mechanical permit fees collected 100% of Commercial Plan review fees. (SJN)
- H. **Development Agreement for RZ-2006-14-MOD4 - Watermark Subdivision:** Council authorization for Mayor to execute the development agreement associated with Watermark Subdivision. 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)
[Watermark Subdivision - Development Agreement](#)
- I. **Development Agreement for RZDA-2025-09 - Tavira Subdivision:** Council authorization for Mayor to execute the development agreement associated with Tavira Subdivision. 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 - Development Agreement](#)
- J. **Findings of Fact and Conclusions of Law for the Approval of 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 Findings](#)
- K. **Findings of Fact and Conclusions of Law for the Approval of 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 - City Council Findings](#)
- L. **Rerecording a Permanent Pathway Easement Agreement Between DFC Eagledale LLC and the City of Eagle for a Public Pathway Within Everton Subdivision No. 5:** DFC Eagledale, LLC is requesting to revise the legal description for the recorded permanent pathway easement agreement (Instrument No. 2026-071429) for public pathways located within Everton Subdivision No. 5. The 11-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton Subdivision No. 5 - Revised Legal Description](#)
[Everton Subdivision No. 5 - Recorded Pathway Easement Agreement](#)

- M. **FP-2026-16 - Final Plat for Valnova Estates Subdivision No. 4 (a re-subdivision of a portion of Lots 29 and 30, Block 1, Valnova Spring Valley Subdivision No. 1) - Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, LLC, is requesting final plat approval for Valnova Estates Subdivision No. 4 (a re-subdivision of a portion of Lot 29 and Lot 30, Block 1, of Spring Valley Subdivision No. 1), a 31-lot (27-buildable, 4-common, 1-private street) residential subdivision. The 17-acre site is located approximately 0.54-mile northwest of North Cairnhill Way and West Aerie Drive within Spring Valley PUMP No. 1 of the Valnova development. (CAG)
[Valnova Estates Subdivision No. 4 - City Council Packet](#)
- N. **FP-2026-12 - Final Plat for Valnova Estates Subdivision No. 3 (a re-subdivision of a portion of Lots 29 and 30, Block 1, Valnova Spring Valley Subdivision No. 1) - Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, LLC, is requesting final plat approval for Valnova Estates Subdivision No. 3 (a re-subdivision of a portions of Lot 29 and Lot 30, Block 1, of Spring Valley Subdivision No. 1), a 44-lot (39-buildable, 4-common, 1-private street) residential subdivision. The 34.28-acre site is located at the terminus of North Cairnhill Way, approximately 1,500-feet north of the intersection of West Valnova Drive and North Hillswick Way within Spring Valley PUMP No. 1 of the Valnova development. (ASG)
[Valnova Estates Subdivision No. 3 - City Council 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-2024-01/CUP-2024-05 - Rezone from R-4 to MU-DA and from CBD to CBD-DA and Conditional Use Permit for the Eagle & Idaho Mixed Use Development - Nick Louie:** Nick Louie, represented by Jeff Likes with ALC Architecture, is requesting a rezone from R-4 (Residential) to MU-DA (Mixed Use with a development agreement [in lieu of a conditional use permit]) and from CBD (Central Business District) to CBD-DA (Central Business District with a development agreement [in lieu of a conditional use permit]) and conditional use permit approval for waivers of Eagle City Code Title 8, in association with a request for three (3) proposed three-story buildings (2-live/work/commercial, 1-residential) within a mixed use development. The 1.08-acre site consists of four (4) parcels and is located at the northeast corner of North Eagle Road and East Idaho Street at 220 and 250 North Eagle Road, and 16 and 144 East Idaho Street. *Staff is requesting this item be continued to the November 10, 2026, meeting.* (HSD)
- B. **CUP-2026-17 - Conditional Use Permit to Allow a Daycare Center in the R-E (Residential Estates) Zone - New Horizon Academy:** New Horizon Academy, represented by Angie Seguin with CASCO, is requesting conditional use permit approval to allow a Daycare Center (childcare facility for thirteen or more children) in the R-E (Residential-Estates) zone, which is proposed to operate within the existing facility (formerly Montessori Academy) at 1400 North Park Lane. The 2.17-acre site is located approximately 365-feet north of the intersection of North Park Lane and West Floating Feather Road. (KRD)
[New Horizon Academy - City Council Packet](#)
- C. **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. *This*

item was continued from the October 13, 2026 City Council Meeting. (HSD)

[Ridgeside Subdivision - City Council Packet](#)

- D. **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. *This item was continued from the October 13, 2026 City Council Meeting. (DLM)*
[Quarry Village-DA Modification-City Council Packet](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: Resolution 26- 18 - Declaration of Intent to Sell to The Eagle Urban Renewal Agency Real Property Generally Located at 127 South Eagle Road and 97 West Aikens Street Commonly Referred to as the Orville Jackson Property:** A resolution of the City Council of the City of Eagle, Idaho relating to the sale of real property; declaring a minimum sales price for the sale of real property; authorizing the city clerk to publish notice; and providing an effective date. (TEO)
[Resolution 26-18 - Declaration of Intent to Sell Real Property](#)
- B. **ACTION ITEM: Review and Acknowledgement the Intent of The Eagle Urban Renewal Agency to Issue a Request for Proposal (RFP) for Properties Currently Owned by the City of Eagle Located at 127 South Eagle Road and 97 West Aikens Road, Eagle, Idaho. The subject Properties are Identified in an Executed Letter of Intent Between the Parties.**

- 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.