



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
February 25, 2025 5:30 PM

**Indicates New Placement on the Amended Agenda.*

1. **CALL TO ORDER**
2. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for January 2025. (KR)
 2. Building Official, Permit Statistics for 2025 Fiscal Year. (SJN)

[January 2025 Monthly Financial Statements](#)
 - C. Eagle Police Department
 - D. City Attorney
6. **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 January 28, 2025.** (TEO)
 - C. **Minutes of February 5, 2025.** (TEO)
 - D. **Minutes of February 10, 2025.** (TEO)
 - E. **Appointment to the Eagle Public Library Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Ron DeRoest to the Eagle Public Library Board. Mr. DeRoest will be fulfilling a vacated term that will expire in September 2026. (BKP)
 - F. **Reappointment to the Historic Preservation Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Stevie Heath to the Historic Preservation Commission. Ms. Heath will be serving a three (3) year term that will expire in February 2028. (BKP)
 - G. **Clean Earth - Household Hazardous Waste Service Agreement:** An agreement between the City of Eagle and Clean Earth for the provision of Household Hazardous Waste services. (ELZ)
 - H. **Live Performance Agreement Between the City of Eagle and Jeff Engelbert:** A Live Performance Agreement between the City of Eagle and Jeff Engelbert to perform during the Eagle Concert Series. Compensation shall be at a rate of \$700.00 (JDH)
 - I. **Live Performance Agreement Between the City of Eagle and Sam Henry Music, LLC:** A Live Performance Agreement between the City of Eagle and Sam Henry Music, LLC, to perform at the Eagle

Concert Series. Compensation shall be at a rate of \$1,000.00. (JDH)

- J. **Live Performance Agreement Between the City of Eagle and Alan Kahn:** A Live Performance Agreement between the City of Eagle and Alan Kahn to perform at the Eagle Concert Series. Compensation shall be at a rate of \$1,000.00. (JDH)
- K. **Independent Contract Instructor Agreement Between the City of Eagle and Jose Tovar:** An Independent Contract Agreement between the City of Eagle and Jose Tovar to provide instruction on Lifesaving Skills and CPR. Compensation shall be at a rate of 70% of the total revenue generated. (AMM)
- L. **Independent Contract Instructor Agreement Between the City of Eagle and Kat Vega dba: Challenger Sports:** An Independent Contract Instructor Agreement between the City of Eagle and Kat Vega dba: Challenger Sports to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of the total revenue generated. (LKB)
- M. **Independent Contract Instructor Agreement Between the City of Eagle and Chloe Kennedy:** An Independent Contract Instructor Agreement between the City of Eagle and Chloe Kennedy for providing educational and recreational opportunities. Compensation shall be at a rate of 70% of the total revenue generated. (AMM)
- N. **First Amendment to User Agreement Between City of Eagle and Eagle Hills Racing Association:** Amendment to adjust the term to successive one (1) year terms and an updated map to reflect an expanded area of usage. (ELZ)
- O. **Public Art Program Arbor Day Youth Art Show and Contest :** The Eagle Arts Advisory Committee are seeking Council approval to proceed with a call for artists for the Arbor Day Youth Art Show and Contest. A "Trees and Spring" themed art exhibit to be on display in the City Hall gallery for the month of April 2025, and to authorize funding for prize baskets for two (2) winners in an amount not to exceed \$150.00 (BLA)
[Memo for Council-ARBOR DAY Youth Art Show 2025](#)
- P. **DR-2016-69-MOD1 - Building Addition to the Eagle Sewer District Blower Building - Eagle Sewer District:** Eagle Sewer District, represented by Walter Lindgren with Lindgren Labrie Architecture, PLLC, is requesting design review approval of a 2,875-square foot building addition to the blower building for the Eagle Sewer District. The 33.94-acre site is located on the southeast corner of South Urban Gate Avenue and State Highway 44 at 100 South Urban Gate Avenue. (BAW)
[Eagle Sewer District Blower Building Addition - Design Review Action](#)
- Q. **DR-2024-78 - Emergency Services Building for Eagle Fire Station No. 4 within Lakemoor Subdivision - Eagle Fire Department:** Eagle Fire Department, represented by Jo D. Greer with Method PMAP, is requesting design review approval of 13,560-square foot, two story, emergency services building for Eagle Fire Station No. 4. The 0.89-acre site is located on the northwest corner of South Three Bridges Way and East Colchester Drive at 2489 South Three Bridges Way (Lot 2, Block 8, Lakemoor Subdivision No. 3). (BAW)
[Fire Station No. 4 - Design Review Action](#)
- R. **PP-2022-14 EXT1 – Preliminary Plat Extension of Time for Stadium View Center Subdivision – Margie Porchia and Jerron Porchia:** Margie Porchia and Jerron Porchia are requesting preliminary plat extension of time approval for Stadium View Center, a 10-lot (8-buildable [5-residential, 3-commercial], 2-common) mixed use subdivision. The 2.49-acre site is located on the west side of North Horseshoe Bend Road approximately 130-feet south of the intersection of West Bonita Hills Boulevard and North Horseshoe Bend Road at 10201 North Horseshoe Bend Road. (KRD)
[Stadium View Preliminary Plat Extension of Time](#)
- S. **FP-2023-10-EXT1 - Final Plat Extension of Time for Terra View Commercial Subdivision - Terra View LLC:** Terra View, LLC, represented by David Sterling with Ardurra, is requesting a 1-year extension of time for the final plat for Terra View Commercial Subdivision, a 1-lot (192-multi-family units) commercial subdivision. The 14.93-acre site is located east of State Highway 16, approximately 1500-feet north of West Beacon Light Road. (HSD)
[Final Plat Extension of Time for Terra View Commercial Subdivision](#)
- T. **FPUD-2024-07 & FP-2024-10 – Final Development Plan and Final Plat for Everton Subdivision**

No. 1 – DFC Eagledale, LLC: DFC Eagledale, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 1, a 61-lot (53-buildable, 8-common) residential planned unit development. The 16.95-acre site is located on the east side of North Palmer Lane approximately 175-feet south of West Biathlon Street. (ASG)

[Everton Subdivision No. 1 - Staff Report](#)

- U. **FPUD-2024-08 & FP-2024-12 – Final Development Plan and Final Plat for Everton Subdivision No. 2 – DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 2, a 12-lot (8-buildable, 4-common) residential planned unit development. The 11.03-acre site is located on the east side of North Palmer Lane approximately 240-feet south of West Biathlon Street. (ASG)

[Everton Subdivision No. 2 - Staff Report](#)

- V. **Findings of Fact and Conclusions of Laws for the Approval of RZDA-2024-03 & PP-2024-02 – Riverbend Commons Subdivision – McCauley Investments LLC:** McCauley Investments LLC, represented by Dave Yorgason with Tall Timber Consulting, is requesting a rezone from A-R (Agricultural-Residential) to MU-DA (Mixed Use with a development agreement) [in lieu of a PUD and Conditional Use Permit (CUP)], a development agreement modification, and preliminary plat approval for Riverbend Commons Subdivision, a 23-lot (21-buildable [20-commercial; 1-residential]; 2 common lot) 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. (DLM)

[Riverbend Commons Subdivision - Findings](#)

- W. **Findings of Fact and Conclusions of Laws for the Approval of PP-2024-05 – Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, Spring Valley Subdivision No. 1 – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey from Horrocks, is requesting preliminary plat approval for Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1, a 161-lot (151-residential, 10-common) subdivision. The 67.36-acre site is generally located 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (KRD)

[Findings of Fact and Conclusions of Law - Valnova Sub. No. 4 \(Lot 25\) Preliminary Plat](#)

- X. **Findings of Fact and Conclusions of Law for the Approval of RZ-01-19 MOD1 – Modification to Development Agreement – Margie and Jerron Porchia:** Margie and Jerron Porchia are requesting a development agreement modification to renegotiate the time frame for the completion of Stadium View Center to establish a new termination date of November 21, 2029. The 2.53-acre site is located on the west side of North Horseshoe Bend Road approximately 130-feet south of West Bonita Hills Boulevard at 10201 North Horseshoe Bend Road. (KRD)

[Findings of Fact and Conclusions of Law - Stadium View Center Rezone with Development Agreement Modification](#)

- Y. **Findings of Fact and Conclusions of Laws for the Approval of PP-2024-04 – Valnova Subdivision No. 3, a re-subdivision of Lot 24, Block 1, Spring Valley Subdivision No.1 – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Subdivision No. 3, a re-subdivision of Lot 24, Block 1, of Spring Valley Subdivision No. 1, a 128-lot (117-residential, 11-common) subdivision. The 41.18-acre site is generally located 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (HSD)

[Findings of Fact and Conclusions of Law - Valnova Sub No. 3 \(Lot 24\) Preliminary Plat](#)

- Z. **Permanent Pathway Easement Agreement Between the City of Eagle and Seddie Eagle I, LLC for Two (2) Public Pathways within Millstone Farm Subdivision No. 1:** Seddie Eagle I, LLC is requesting approval of a permanent pathway easement agreement for the two (2) public pathways located within Millstone Farm Subdivision Phase 1. The 41.78-acre site is located at the northwest corner of North Palmer Lane and West Floating Feather Road. (HSD)

[Millstone Farm Phase 1 - Pathway Easement Agreement](#)

AA. **Eagle City Council Approval and Acceptance of Avimor Community Infrastructure District No. 1 Water System Dedication Agreement / Bill of Sale / Special Warranty Deed, Avimor Community Infrastructure District No. 1 Booster Station Easement Agreement, and Avimor Community Infrastructure District No. 1 Waterline Easement Agreement.** (VV)

7. ***NEW BUSINESS:**

- A. **ACTION ITEM: Discussion of 2025 Eagle Fun Days Programmed Activities.**
- B. **ACTION ITEM: Staff is Requesting Council Authorization to Allow Alcohol Service and Consumption on City Hall Campus for the Eagle Concert Series and Eagle Fun Days for 2025 only.** (JDH)
- C. ***ACTION ITEM: Live Performance Agreement Between the City of Eagle and Ed Coughenour:**
A Live Performance Agreement between the City of Eagle and Ed Coughenour to perform during Eagle Fun Days. Compensation shall be at a rate of \$1,600.00 for the specified event. (JDH)
- D. ***ACTION ITEM: Live Performance Agreement Between the City of Eagle and Sean Luster:**
A Live Performance Agreement between the City of Eagle and Sean Luster to perform during Eagle Fun Days. Compensation shall be at a rate of \$1,000.00 for specified services. (JDH)
- E. ***ACTION ITEM: Live Performance Agreement Between the City of Eagle and Jeffery T. Poole:**
A Live Performance Agreement between the City of Eagle and Jeffery T. Poole to perform at Eagle Fun Days. Compensation shall be at a rate of \$1,500.00 for specified event. (JDH)
- F. **ACTION ITEM: Ordinance 947 - International Wildland-Urban Interface Code:** An ordinance of the City of Eagle, Ada County Idaho, amending Title 7 "Building Regulations", Chapter 1 "Building Codes", adding Article G "International Wildland-Urban Interface Code"; providing a severability clause; and providing an effective date. (WEV)
[International Wildland-Urban Interface Ordinance 947](#)

8. **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. **A Public Hearing to Consider New Solid Waste Collection Fee:** In accordance with Idaho State Code 63-1311A, a public hearing is held to consider public testimony regarding a proposed new fee for solid waste collection services identified as commercial overage. Commercial overage is identified as "any items that are out, above, over, on top of, near or next to a level full container shall be considered and overage." Those wishing to comment on the new fee are encouraged to testify. (TEO)

A.1 **ACTION ITEM: Resolution 25-02 - Solid Waste Collection Commercial Overage Fee:** A Resolution Of The City Of Eagle, Idaho, Adopting A New Fee For Solid Waste Collection Services Identified As Commercial Overages; And Providing For Effective Date. (TEO)

[Public Hearing Notice for Overage Fee](#)

[Resolution 25-02 - Commercial Overage Fee](#)

- B. **RZ-07-18 MOD2 & PPUD-02-18 MOD 2 – Development Agreement Modification and Planned Unit Development Modification for Molinari Park Subdivision – Molinari Park 11, LLC:** Molinari Park 11, LLC, represented by Ian McLaughlin with Pivot North Architecture, is requesting development agreement modification and preliminary planned unit development modification approvals to modify the site plan associated with the development and amend site-specific condition of approval #12 to remove the requirement for the trellises to be integrated into the building design. The 7.16-acre site is located on the southeast corner of East Plaza Drive and South Finn Lane at 401 East Cedar Ridge Street. (KRD)
[Molinari Park - Development Agreement Modification and Planned Unit Development Modification](#)

9. **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.**

10. 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.