



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
June 10, 2025 5:30 PM

**Indicates Added Item.*

INVOCATION

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PROCLAMATION:**
 - A. **Proclamation of Elder Abuse Awareness Month:** A Proclamation for the City of Eagle declaring June 2025 as Elder Abuse Awareness Month in the City of Eagle, Idaho. (BKP)
[Elder Abuse Awareness Month - June 2025](#)
6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - C. Eagle Police Department
 - D. City Attorney
7. **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 May 21, 2025.** (TEO)
 - C. **Minutes of May 27, 2025.** (TEO)
 - D. **Eagle Urban Renewal Agency - Seat 4 - Appointment Expiration Correction:** Council confirmed the appointment of Dale "Mac" McOmber on June 25, 2024, for a two year term. The expiration date listed was erroneously identified as August of 2025. This action corrects the expiration date of Mr. McComber's Seat 4 term to be August of 2026. (BKP)
[URA Seat Memo](#)
[McOmber Appointment Motions](#)
 - E. **Memorial Bench & Donation Request for the Cornforth Family:** Request for Council approval for a memorial bench to be located on the Eagle Greenbelt in dedication to Fred Cornforth. (ELZ)
 - F. **Live Performance Agreement Between the City of Eagle and Scott Sweet:** A Live Performance Agreement between the City of Eagle and Scott Sweet to perform during Harvest Festival. Compensation shall be at a rate of \$500.00 for specified event. (JDH)
 - G. **Live Performance Agreement Between the City of Eagle and SpeakWrite LLC:** A Live Performance Agreement between the City of Eagle and SpeakWrite LLC to perform during Harvest

Festival. Compensation shall be at a rate of \$700.00 for specified event. (JDH)

- H. **Independent Contract Agreement Between the City of Eagle and Carrie Walker:** An Independent Contract Agreement between the City of Eagle and Carrie Walker to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of total revenue generated. (JDH)
- I. **Memorandum of Agreement (MOA) with Eagle Urban Renewal for Cost Sharing for the Jackson House Adaptive Reuse Study:** Memorandum of Agreement for Cost Sharing between the City of Eagle and the Eagle Urban Renewal Agency in the amount of \$10,000.00 for the completion of Phase 3A of Adaptive Reuse study contract with JUB Engineers. (NBS)
- J. **Valnova Community Infrastructure District No. 1 Water System Dedication:** Eagle City Council Approval and Acceptance of Valnova Community Infrastructure District No. 1 Water System Dedication Agreement / Bill of Sale / Special Warranty Deed, Valnova Community Infrastructure District No. 1 Booster Station Easement Agreement, and Valnova Community Infrastructure District No. 1 Waterline Easement Agreement. (VV)
[Clyde Capital Group - Valnova Water System Dedication Agreement](#)
- K. **DR-2025-19 - One Townhome Building (3-units) within Valnova Subdivision No. 1, Lots 30-32, Block 4 - Hallmark Homes:** Hallmark Homes, represented by Austin Wilkes, is requesting design review approval for one townhome building (3-units). The 0.20-acre site is located on the southeast corner of West Satinwood Lane and North Birch Run Lane at 5681, 5693, and 5701 West Satinwood Lane within Valnova Subdivision No. 1 (Lots 30-32, Block 4). (BAW)
[Hallmark Townhomes Lots 30-32, Block 4 - Design Review Action](#)
- L. **DR-2025-20 - One Townhome Building (3-units) within Valnova Subdivision No. 1, Lots 44-46, Block 1 - Hallmark Homes:** Hallmark Homes, represented by Austin Wilkes, is requesting design review approval for one townhome building (3-units). The 0.20-acre site is located on the northeast corner of West Rediva Drive and North Holly Springs Lane at 6276, 6294, and 6302 North Holly Springs Lane within Valnova Subdivision No. 1 (Lots 44-46, Block 1). (BAW)
[Hallmark Townhomes Lots 44-46, Block 1 - Design Review Action](#)
- M. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-01/FP-2025-02 - Final Development Plan and Final Plat for Torrente Secco Subdivision No. 2 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final development plan and final plat approval for Torrente Secco Subdivision No. 2, a 64-lot (49-buildable, 15-common) residential planned unit development. 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. (KRD)
[Torrente Secco No. 2 - Findings of Fact](#)
- N. **FP-2025-08 - Final Plat for Tierpointe Subdivision No. 2 - Tall Timber Consulting:** Dave Yorgasor with Tall Timber Consulting is requesting final plat approval for Tierpointe Subdivision No. 2, a 91-lot (83-buildable, 8-common) residential development. The 23.28-acre site is located on the north side of State Highway 44 approximately 0.5 miles west of the intersection of State Highway 44 and North Linder Road. (ASG)
[Tierpointe Sub No. 2 Final Plat - Staff Packet](#)
- O. **FP-2023-03 MOD1 – Final Plat Modification for Valnova Lot 19 Subdivision No. 1 – Clyde Capital Group, LLC:** Clyde Capital Group, LLC, represented by Landon Northey, is requesting a modification of the final plat approval for Valnova Subdivision No. 1 in order to modify twelve (12) single family residential lots. The Valnova Subdivision No. 1 is a 144-lot (136-buildable, 8-common [3 private alley]) residential subdivision. The proposed modification to the previously approved final plat consists of modifying the lot depths of twelve (12) residential lots. The 32.41-acre site is generally located approximately ¾-mile northeast of the intersection of State Highway 16 and Equest Lane (approximately 1 mile north of Beacon Light Road and Linder Road intersection). (DLM)
[Valnova Subdivision No. 1 Final Plat Modification](#)
- P. **FP-2025-10 – Final Plat for Avimor Judge Subdivision – Avimor Development, LLC :** Avimor Development LLC, represented by Brad Pfannmuller, is requesting final plat approval for the Avimor Judge Subdivision (previously Boise County No. 2), a 93-lot (81-buildable, 6-commercial, and 2-common) residential subdivision. The 107.00-acre site is located in Boise County on the west side of

State Highway 55 at North McLeod Way, approximately 1.60-miles north of the intersection of State Highway 55 and West Avimor Drive. (DLM)

[Avimor-Judge Subdivision Final Plat](#)

- Q. **Findings of Fact and Conclusions of Law for the Approval of PP-2024-08 - Preliminary Plat for Valnova Estates Subdivision No. 2 - Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey from Horrocks, is requesting preliminary plat approval for Valnova Estates Subdivision No. 2, a re-subdivision of Lot 29, Block 1, Spring Valley Subdivision No. 1, a 154-lot (139-residential, 15-common) subdivision. The 121.44-acre site is generally located on the north side of Aerie Way approximately 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 Estates No. 2 \(Lot 29\)](#)

- R. ***The Interlocal Purchasing System (TIPS) Purchasing Cooperative - USA Membership:** TIPS-USA is a cooperative purchasing entity that would provide the City purchasing options that are compliant with Idaho Code 67-2807. Staff is seeking Council approval of participation in the free membership offered by TIPS-USA. (ELZ/TEO)

[Section 67-2807 Idaho State Legislature](#)

[Frequently Asked Questions - Tips USA](#)

- S. ***Heritage Park Restroom Bid Award:** Bid award for Heritage Park Restroom Project to Bricon, Inc. in an amount not to exceed \$565,900.00. Council budget funds with the adoption of FY 2025- FY 2029 Capital Plan, and is identified as PW CM-1. (ELZ/NBS)

[Advertisement for Bids - Heritage Park Restroom](#)

[Bid Recommendation for Heritage Park Restroom](#)

8. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Review and Approval of Eagle Senior Center Logo with Review of Eagle Branding Suite.** (BLA/ST) *This item was continued from the May 13, 2025 city council meeting.*
[Senior Center Logo Examples](#)

9. **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. **RZDA-2025-02/CUP-2025-01/PPUD-2025-01/PP-2025-01 - Rezone with a Development Agreement, Conditional Use Permit, Preliminary Plat, and Preliminary Planned Unit Development for Whitehurst Village Subdivision - Evans Development LLC:** Evans Development LLC, represented by Becky McKay with Engineering Solutions, is requesting rezone from A-R (Agricultural-Rural) to R-3-DA-P (Residential with a development agreement – PUD) and R-1 (Residential), conditional use permit, preliminary development plan, and preliminary plat approvals for Whitehurst Village Subdivision, a 16-lot (12-buildable [1-existing], 4-common) residential subdivision. The 5.97-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 Subdivision - Staff Packet](#)
- B. **RZ-2008-12 MOD5 – Modification to Rezone with Development Agreement – Restored Community Church:** Restored Community Church, represented by Bill Stovall, is requesting a modification to the rezone with development agreement associated with Restored Community Church to strike the requirement for the temporary building to be removed and to add “portable classroom” as a permitted use at the site. The 5.52-acre site is located approximately 1,055 feet east of the intersection of North Park Lane and West Floating Feather Road at 3633 West Floating Feather Road. (KRD)
[Restored Community Church DA Modification - Staff Packet](#)

10. **NEW BUSINESS:**

- A. **ACTION ITEM: DR-2024-29 - 269 East Idaho Mixed Use Building - Michelle Webb:** Michelle Webb, represented by Julie Benintendi with BRS Architects, is requesting design review approval for a 6,910-square foot, three-story, mixed use building (four residential units and two office [business and professional]/retail) units). The 0.16-acre site is located on the south side of East Idaho Street approximately 78-feet west of the intersection of East Idaho Street and North 2nd Street at 269 East Idaho Street. (ERF)
[269 East Idaho Mixed Use Building](#)
- B. **ACTION ITEM: DR-2024-30 - 269 East Idaho Street Mixed Use Building Master Sign Plan - Michelle Webb:** Michelle Webb, represented by Julie Benintendi with BRS Architects, is requesting design review approval for a master sign plan for a mixed use building (four residential units and two office [business and professional]/retail) units). The 0.16-acre site is located on the south side of East Idaho Street approximately 78-feet west of the intersection of East Idaho Street and North 2nd Street at 269 East Idaho Street. (ERF)
[269 East Idaho Street Master Sign Plan](#)
- C. **ACTION ITEM: FP-2024-06-EXT1 - Final Plat Extension of Time for Stillwater Subdivision No. 2:** Stillwater Development Partners, represented by KM Engineering, LLP, is requesting a six (6) month extension of time for the final plat for Stillwater Subdivision No. 2, a 10-lot (8-buildable, 2-common) commercial subdivision. The 5.49-acre site is located on the southwest corner of South Urban Gate Avenue and State Highway 44. (ASG)
[Stillwater Subdivision No. 2 Final Plat Extension of Time](#)
- D. **ACTION ITEM: DR-2025-10 - Office (Business and Professional) and Personal Improvement Building within Stillwater Subdivision - CrossFit E3:** CrossFit E3, represented by Jeff Hatch with Hatch Design Architecture, is requesting design review approval for a 10,916-square foot, two story, office (business and professional) and personal improvement building. The .95-acre site is located on the north side of West Copper Silo Street approximately 150-feet west of South Urban Gate Avenue at 2320 West Copper Silo Street (Lot 2, Block 6, Stillwater Subdivision No. 1). (ERF)
[CrossFit E3 Building](#)
- E. **ACTION ITEM: Crowfoot Range Inc. Presentation.** (BKP)

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.