



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
May 26, 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. **Fraud Prevention Recognition:** Eagle Police will present a certificate of recognition to local businesses for their efforts in protecting citizens from fraud.
6. **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.
7. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 1. City Treasurer, Financial Reports for the month of April. (LL)
[April 2026 Monthly Financial Statements](#)
 - C. Eagle Police Department
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, 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. **Donation Request:** Council acceptance of the donation of a 4-foot ramp and step down ladder bridge for use at the Ada/Eagle Sports Complex. (TEO/ELZ)
 - C. **Independent Contractor Agreement Between the City of Eagle and Creation LLC:** Independent Contractor Agreement between the City of Eagle and Creation LLC to provide a variety of art programs to youth and adults that include mixed media, crafts, drawing, and painting. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - D. **Independent Contractor Agreement Between the City of Eagle and Karla Thoegersen:** Independent Contractor Agreement between the City of Eagle and Karla Thoegersen to provide animal educational recreation programs to include Little Vet School. Compensation shall be at a rate of 70% of the total

revenue generated by registration. (AMM)

- E. **Independent Contractor Agreement Between the City of Eagle and Valerie Schwerts:** Independent Contractor Agreement between the City of Eagle and Valerie Schwerts to provide pickleball sports programs to include learning to play and round robin. Compensation shall be at a rate of 70% of the total revenue generated by registration. (LKB)
- F. **Independent Contractor Agreement Between the City of Eagle and Treasure Valley Youth Sports LLC:** Independent Contractor Agreement between the City of Eagle and Treasure Valley Youth Sports LLC to provide a variety of youth developmental sports programs. Compensation shall be at a rate of 70% of the total revenue generated by registration. (LKB)
- G. **Professional Services Agreement Between the City of Eagle and Michael Gradian:** Professional Services Agreement between the city of Eagle and Michael Gradian to provide DJ services for two City of Eagle Recreation events. Mother-Son Monster Mash on October 17, 2026, and Night of a Thousand Pumpkins on October 24, 2026, for an amount not to exceed \$1,600.00 for both events. (JDH)
- H. **Pathway Agreement Between Drainage District No. 2 and the City of Eagle for a Public Pathway Within Everton Subdivision No. 3 and Everton Subdivision No. 4:** DFC Eagledale, LLC is requesting approval of a pathway agreement between Drainage District No. 2 and the City of Eagle associated with the Master Pathway Agreement for a public pathway located within Everton Subdivision No. 3 and Everton Subdivision No. 4. The 27.24-acre site is located on the east side of North Palmer Lane, approximately 900-feet north of State Highway 44. (ASG)
- I. **Permanent Pathway Easement Agreement Between Marquis Development Group, LLC and the City of Eagle for a Public Pathway Within Wilderrest River Subdivision No. 1:** Marquis Development Group, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Wilderrest River Subdivision No. 1. The 38.54-acre site is located at the terminus of South Isla Del Rio Way and South Lago Way, approximately 1 mile east of South Eagle Road. (ASG)
- J. **Permanent Pathway Easement Agreement Between DFC Eagledale LLC and the City of Eagle for a Public Pathway Within Everton Subdivision No. 4:** DFC Eagledale, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Everton Subdivision No. 4. The 12.83-acre site is located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
- K. **Water Easement Agreement Between DFC Eagledale, LLC and the City of Eagle for City of Eagle Water System Improvements within Everton Subdivision No. 4:** DFC Eagledale, LLC is requesting approval of a Water Easement Agreement for water system improvements located within Everton Subdivision No. 4. The 12.83-acre site is located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
- L. **Water Easement Agreement Between the City of Eagle and RLS (Torrente) LLC for City of Eagle Water System Improvements within Torrente Secco Subdivision No. 4:** RLS (Torrente) LLC is requesting approval of a Water Easement Agreement for water system improvements located within Torrente Secco Subdivision No. 4. 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 - Water Easement Agreement](#)
- M. **Findings of Fact and Conclusions of Law for the Approval of 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 135-lot (131-buildable [131-single family attached], 5-common [4-open space, 1-private street]) 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)
[Findings of Fact and Conclusions of Law - Watermark Subdivision](#)

- N. **Findings of Fact and Conclusions of Law for the Approval of CUP-2018-08-MOD1 - Modification to the Conditional Use Permit for Golf Envy - Golf Envy:** Tyler Robinson is requesting conditional use permit modification approval to allow 24-hour operation, 7 days per week for Golf Envy, an indoor golf simulator commercial entertainment facility. The 0.31-acre site is located approximately 580-feet west of the intersection of East State Street and South Parkinson Street at 2250 East State Street (Lot 14, Block 1, Randall Acres Subdivision No. 15). (KRD)
[Golf Envy - Findings](#)
- O. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2021-18-MOD1/PP-2021-19-MOD1 - Modification to the Rezone with a Development Agreement in Lieu of a Planned Unit Development and Preliminary Plat Modification for Farmstead Landing Subdivision - Boise Hunter Homes:** Bowen Grange, with Boise Hunter Homes, is requesting development agreement modification and preliminary plat modification approval to modify the required subdivision amenities, reduce the landscape buffer along Linder Road to fifty-feet (50') wide, modify lot sizes, and construct private streets with gated entrances for Farmstead Landing Subdivision, a 165-lot (141-buildable, 24-common) residential subdivision. The 80.23-acre site is located north of West Floating Feather Road between North Linder Road and North Park Lane. (KRD)
[Farmstead Landing Subdivision - Findings](#)
- P. **DR-2026-30 - Multi-tenant Office/Retail/Restaurant Building within Stillwater Subdivision - Stillwater Development Partners, LLC:** Stillwater Development Partners, LLC, represented by Corey Elitharp, is requesting design review approval of an 8,466-square foot multi-tenant office/retail/restaurant building. The 1.06-acre site is located on the north side of West Copper Silo Street approximately 250-feet south of the intersection of State Highway 44 and South Urban Gate Drive at 2300 and 2340 West Copper Silo Street (Lots 4 and 5, Block 6, Stillwater Subdivision No. 1). (ERF)
[Stillwater C1 Building - Design Review Action](#)
- Q. **DR-2026-31 - Master Sign Plan for a Multi-tenant Office/Retail/Restaurant Building within Stillwater Subdivision - Stillwater Development Partners, LLC:** Stillwater Development Partners, LLC, represented by Corey Elitharp, is requesting design review approval for a master sign plan for a multi-tenant office/retail/restaurant building within Stillwater Subdivision. The 1.06-acre site is located on the north side of West Copper Silo Street approximately 250-feet south of the intersection of State Highway 44 and South Urban Gate Drive at 2300 and 2340 West Copper Silo Street (Lots 4 and 5, Block 6, Stillwater Subdivision No. 1). (ERF)
[Stillwater C1 Building Master Sign Plan - Design Review Action](#)
- R. **DR-2026-33 - Three Townhome Buildings (9-units) within Valnova Subdivision No. 2 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for three townhome building (9-units). The 0.36-acre site is located on the southeast side of North Newbank Way within Valnova Subdivision No. 2 (a re-subdivision of Lot 22, Block 1, Spring Valley Subdivision No. 1) (Lots 26-34, Block 6, Valnova Subdivision No. 2). (ERF)
[Tresidio Homes Townhomes Valnova - Design Review Action](#)
- S. **DR-2026-28 - Five Townhome Buildings (10-units) within Valnova Subdivision No. 2 - Berkeley Building Company:** Berkeley Building Company, represented by Jo D. Greer with Method PMAP, is requesting design review approval for five townhome building (10-units). The 0.82-acre site is located on the southeast side of North Newbank Way within Valnova Subdivision No. 2 (a re-subdivision of Lot 22, Block 1, Spring Valley Subdivision No. 1) (Lots 14-19, Block 6, and Lots 22-25, Block 6, Valnova Subdivision No. 2). (BAW)
[Paseo Townhomes Valnova - Design Review Action](#)
- T. **FP-2025-25 - Final Plat for Cascade Springs Subdivision No. 1 - Challenger Development, LLC:** Challenger Development, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final plat approval for Cascade Springs Subdivision No. 1, a 47-lot (34-buildable, 13-common) residential subdivision. The 13.53-acre site is generally located on the west side of North Palmer Lane, approximately 1,500 feet south of West Decathlon Street. (ASG)
[Cascade Springs Subdivision No. 1 - Staff Report](#)
- U. **FP-2025-04 - Final Plat for Capella Estates Subdivision No. 1 - Blue Spruce Land Company, LLC:**

Blue Spruce Land Company, LLC, represented by Marcel Lopez with Conger Group, is requesting final plat approval for Capella Estates Subdivision No. 1, a 49-lot (41-buildable, 8-common [7-open space, 1-private drive]) residential subdivision with a development agreement in lieu of a planned unit development (PUD). The 24.23-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street, and approximately 620-feet west of the intersection of West State Street and North Dawn Street. (RLB)

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

V. **PP-2023-07-EXT1 - Preliminary Plat Extension of Time for Terra View South Subdivision -**

Ardurra: Jessica Krueger with Ardurra is requesting a one (1) year extension of time for the preliminary plat for Terra View South Subdivision, a 358-lot (229-single family detached residential, 69-single family attached and/or detached residential, 25-commercial, and 35-common) mixed use subdivision. The 170.04-acre site is located on the northeast corner of West Broken Arrow Street and State Highway 16 between West Broken Arrow Street and West Beacon Light Road. (AGM)

[Terra View South - Preliminary Plat Extension of Time](#)

W. **FPUD-2026-01 & FP-2026-02 - Final Planned Unit Development and Final Plat for Torrente Secco Subdivision No. 5 - 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. 5, a 51-lot (50-buildable, 1-common) residential planned unit development. The 21.44-acre site is located approximately 2,320-feet south of the intersection of North Hartley Road and West Beacon Light Road at 6465 West Beacon Light Road. (RLB)

[Torrente Secco Subdivision No. 5 - Staff Report](#)

X. **FPUD-2026-02 & FP-2026-05 - Final Planned Unit Development and Final Plat for Moscato Secco Subdivision No. 1 - Toll Southwest, LLC:**

Toll Southwest, LLC, is requesting final development plan and final plat approvals for Moscato Secco Subdivision No. 1 (formerly known as Torrente Secco Subdivision), a 44-lot (40-buildable [6-single family detached, 34-single family attached], 4-common) residential planned unit development. The 7.74-acre site is on the north side of West Floating Feather Road, approximately 160-feet west of the intersection of West Floating Feather Road and North Moscow Avenue at 6465 West Beacon Light Road. (RLB)

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

9. **UNFINISHED BUSINESS:**

A. **ACTION ITEM: Facility User Agreement for Between the City of Eagle and Eagle Hills Racing**

Association: An agreement to permit the Eagle Hills Racing Association to hold radio-controlled car racing events, make improvements, and provide maintenance at the Ada/Eagle Sports Complex RC Cars Track. (ELZ) *This item was continued from the May 14, 2026 meeting.*

10. **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. **A-2025-05/RZDA-2025-07/CUP-2025-06/PPUD-2025-06/PP-2025-07 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Planned Unit Development, and Preliminary Plat for the Mabury Subdivision - Sterling Homes Inc.:**

Sterling Homes Inc, represented by David Sterling with Ardurra, 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 Mabury Subdivision, a 13-lot (10-buildable, 3-common [2-open space, 1-shared drive]) residential planned unit development. The 5.13-acre site is located on the south side of West Floating Feather Road, approximately 400-feet east of North Park Lane at 1010 North Park Lane. (RLB) *This item was continued from the May 12, 2026, City Council meeting.*

[Mabury Subdivision Continuation Memo](#)

[Mabury Subdivision - Council Packet](#)

- B. **VAC-2026-01 - Vacation to the Final Plat of Randall Acres Subdivision No. 15 for 2141 East Syringa Street - Dan Henderson:** Dan Henderson is requesting a vacation of a 12-foot (12') wide public utilities and drainage easement which extends between the north and south property boundaries and is located within the west parcel (Parcel No. R7334270428) of Lot 21, Block 2, Randall Acres Subdivision No. 15. The 0.50-acre site is located on the south side of East Syringa Street, approximately 75-feet east of the intersection of East Syringa Street and South Conover Street at 2141 East Syringa Street. (RLB)
[2141 East Syringa Street - Staff Report](#)
- C. **CUP-2025-11 - Conditional Use Permit for Woodstone at the Flats (Live Entertainment Events) - Piedra Familia, LLC:** Piedra Familia, LLC, represented by James Marsh with CSHQA, is requesting conditional use permit approval to include Live Entertainment Events for Woodstone at the Flats. The 5.00-acre site is located along the west side of State Highway 16, approximately 1,290-feet north of the intersection of West Beacon Light Road and State Highway 16 at 3705 North Highway 16. (RLB)
[Woodstone at the Flats - Staff Report](#)
- D. **CUP-2026-07 - Conditional Use Permit for a Building Height Waiver for 19745 North Smokeys Draw Place - Jordan Devey:** Jordan Devey, represented by Becky McKay with Engineering Solutions, LLP, is requesting conditional use permit approval for a waiver of the 35-foot (35') maximum building height for a single-family residence. The 3.07-acre site is located within Avimor Development (Lot 70, Block 24, of Avimor Subdivision No. 6), approximately 3,100-feet northeast of the intersection of North McLeod Way and West Creeks Edge Drive, at 19745 North Smokeys Draw Place. (DLM)
[19745 N Smokeys Draw - Council Packet](#)

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/Threatening 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.