



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
October 14, 2025 5:30 PM

**Indicates Added Item*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
4. **PRESENTATION:**
 - A. **Ada County Highway District:** Justin Lucas, Chief Operations & Infrastructure, will provide an update on Linder Road Project and ACHD's Capital Improvement Plan.
[City of Eagle - 2025 Capital Improvement Plan Intersection Projects](#)
[City of Eagle - 2025 Capital Improvement Plan Roadway Projects](#)
5. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. Eagle Regional Athletic Park Donation Campaign Update. (HNC)
 - C. Eagle Police Department
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 August 26, 2025.** (TEO)
 - C. **Minutes of September 23, 2025.** (TEO)
 - D. **Minutes of September 29, 2025.** (TEO)
 - E. **Resolution No. 25-23 - Solid Waste Collection Fee pass through increase due to increase by Ada County Landfill:** A Resolution Of The City Of Eagle, Idaho, Amending The Fee Schedule For Solid Waste Collection Services, Pursuant To The Franchise Agreement For The Collection, Hauling And Disposal Of Municipal Solid Waste Collection And Demolition Waste As Stated In Section 9 "Rate Adjustments", Subsection B "Disposal And Governmental Fee Cost Adjustments" And Providing For Effective Date. (TEO)
[Resolution No. 25-23 - Memo](#)
[Ada County Landfill Fee Change Notice.pdf](#)
[Resolution No. 25-23 Solid Waste Fee Schedule](#)
 - F. **Resolution No. 25-24 - Addendum No. 3 to Solid Waste Services Franchise Agreement :** A Resolution of the City of Eagle, Ada County, Idaho, Approving and Authorizing the Execution Of Addendum No. 3 to the Exclusive Franchise Agreement Between The City Of Eagle, Idaho and Hardin

Sanitation, Authorizing the Mayor to Sign; and Providing an Effective Date. (TEO)

[Resolution No. 25-24 - Memo](#)

[Resolution No. 25-24 - Addendum No. 3 Solid Waste Franchise Agreement](#)

- G. **Independent Contract Instructor Agreement Between the City of Eagle and Joni Carlo:**
Independent Contract Agreement between the City of Eagle and Joni Carlo to provide yoga and mindfulness classes adaptable to all abilities and skill levels. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
- H. **Independent Contract Instructor Agreement Between the City of Eagle and Mary Ann Reuter:**
Independent Contract Agreement between the City of Eagle and Mary Ann Reuter to provide nature journaling classes and services to encourage adult and teen connection with nature and the outdoors. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
- I. **Certifications and Assurances for Highway Safety Grants - City of Eagle Selective Traffic Enforcement Program (STEP) Grant Award:** Staff is requesting Council approval and authorization for the Mayor to execute the Certification and Assurances for the Office of Highway Safety (OHS) STEP Grant. Once executed, the City will receive a Notice to Proceed. (TEO)
- J. **State and Eagle Intersection Improvements:** Change order with Ada County Highway District (ACHD) in the amount of \$31,348.66 for changes in the Veolia Water Service for the parking lot located at the southwest corner of 2nd and Aikens Street, includes increasing the not to exceed amount for Phase 2 Cost Share with ACHD by the same amount. (NBS)
[Change Order CT225-05 - Schedule 4](#)
- K. **Development Agreement for RZ-2017-04-MOD4 - Bronco Acres Subdivision:** Council authorization for Mayor to execute the modifications to the development agreement associated with Bronco Acres Subdivision. The 9.97-acre site is located on the north side of State Highway 44, approximately 175 feet east of North Park Lane. (KRD)
[Bronco Acres Development Agreement Modification](#)
- L. **Permanent Pathway Easement Agreement Between the City of Eagle and AMH Landco Tierpointe LLC and Tall Timber Consulting LLC for a Public Pathway within Tierpointe Subdivision No. 1 and Tierpointe Subdivision No. 2:** AMH Landco Tierpointe LLC and Tall Timber Consulting LLC are requesting approval of a permanent pathway easement agreement for public pathways located within Tierpointe Subdivision No. 1 and Tierpointe Subdivision No. 2. The 25.29-acre site is located on the north side of State Highway 44, approximately 0.50 miles west of North Linder Road. (ASG)
[Tierpointe Subdivision No. 1-Pathway Easement Agreement](#)
- M. **Water Easement Agreements Between DFC Eagledale, LLC and the City of Eagle:** Request for approval of a Water Easement Agreement between DFC Eagledale, LLC and the City of Eagle for offsite City of Eagle water system improvements located within property located within Everton Subdivision No. 1 on the east side of North Palmer Lane approximately 2,300-feet north of State Highway 44. (ASG)
[Everton Subdivision No. 1-Water Easement Agreement](#)
- N. **Water Easement Agreements Between DFC Eagledale, LLC and the City of Eagle:** Request for approval of a Water Easement Agreement between DFC Eagledale, LLC and the City of Eagle for offsite City of Eagle water system improvements located within property located within Everton Subdivision No. 2 on the east side of North Palmer Lane approximately 1,800-feet north of State Highway 44. (ASG)
[Everton Subdivision No. 2 Water Easement Agreement](#)
- O. **Findings of Fact and Conclusions of Law for the Approval of A-2025-02/RZDA-2025-03/PP-2025-02 - Annexation, Rezone with a Development Agreement, and Preliminary Plat for Sintra Subdivision - Drake Investments, LLC:** Drake Investments, LLC, represented by Mary Wall with Professional Engineering Services, is requesting annexation and rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA (Residential with a development agreement), and preliminary plat approval for Sintra Subdivision, a 10-lot (8-buildable, 2-common) residential subdivision. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,780-feet south of West Beacon Light Road. (ASG)

[Sintra Subdivision Findings of Facts and Conclusions of Law](#)

- P. **Findings of Fact and Conclusions of Law for the Approval of CUP-2025-07 - Waiver of Eagle City Code Section 8-3-3(B)(2): Fences - Marc McConnell and Julie McConnell:** Marc McConnell and Julie McConnell are requesting conditional use permit approval for a waiver of Eagle City Code Section 8-3-3(B)(2) to permit construction of a decorative concrete fence/wall adjacent to an arterial street. The 1-acre site is located on the north side of West Chinden Boulevard approximately ¼-mile east of South Locust Grove Road at 1193 West Hempstead Drive. (KRD)
[Findings of Fact and Conclusions of Law - CUP-2025-07](#)
- Q. **DR-2006-11-MOD2 - Modification to the Master Sign Plan for a Multi-Tenant Building, Including Signage for Papa Kelsey's - Papa Kelsey's:** Papa Kelsey's, represented by Julianna Kelsey, is requesting design review approval to modify the master sign plan for a multi-tenant retail building and single tenant building, including signage for Papa Kelsey's. The site is located on the southwest corner of East Iron Eagle Drive and Edgewood Lane within Merrill Subdivision No. 1 (formerly Rocky Mountain Business Park) at 1539 East Iron Eagle Drive. (ERF)
[Papa Kelsey's Master Sign Plan Modification - Design Review Action](#)
- R. **DR-2025-63 - 10 Apartment Buildings, 8 Detached Garage Structures, a Clubhouse, Pool House and Pool, and Common Area Landscaping within Terra View Multi-Family - White Sturgeon, LLC:** White Sturgeon, LLC, represented by Mark Puddy with Ardurra, is requesting design review approval to construct ten (10) apartment buildings, eight (8) detached garage structures, and the common area landscaping within the Terra View Multi-Family Development (4 – 12,924-SF and 6 – 27,667-SF apartment buildings, 8 – 2,024-SF garage structures, 1 – 5,578-SF clubhouse, and 1,041-SF pool house). The 12-acre site is generally located approximately 1,430-feet north of the intersection of West Beacon Light Road and State Highway 16 (Ada County Parcel#S0333417210). (BAW)
[Terra View Multi-Family Buildings and Landscape - Design Review Action \(Part 1 of 3\)](#)
[Terra View Multi-Family Buildings and Landscape - Design Review Action \(Part 2 of 3\)](#)
[Terra View Multi-Family Buildings and Landscaping - Design Review Action \(Part 3 of 3\)](#)
- S. **FPUD-2025-07/FP-2025-14 – Final Planned Unit Development and Final Plat for Millstone Farm Subdivision Phase 3 – Seddie Eagle, LLC:** Seddie Eagle, LLC, represented by Tamara Thompson with The Land Group, is requesting final development plan and final plat approval for Millstone Farm Subdivision Phase 3, a 106-lot (97-buildable, 9-common) residential subdivision. The 25.26-acre site is located on the northwest corner of North Palmer Lane and West Floating Feather Road at 2871 North Palmer Lane. (KRD)
[Millstone Farm Subdivision Phase 3 - Staff Report](#)
- T. **FPUD-2025-04/FP-2025-09 - Final Development Plan and Final Plat for Flats Sixteen Subdivision No. 1 – Walsh Group, LLC:** Walsh Group, LLC, represented by Cheryl Heath with KM Engineering, is requesting final development plan and final plat approval for Flats Sixteen Subdivision No. 1, a 62-lot (56-residential, 6-common) planned unit development. The 14.49-acre site is located approximately 1,320-feet north of West Beacon Light Road at 3705 North Highway 16. (KRD)
[Flats Sixteen Subdivision No. 1 - Staff Report](#)

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. **VAC-2025-02 - Vacation to the Final Plat of Ashbury Commercial Subdivision (Formerly Ashbury Business Subdivision No. 2) - Funnel Properties, LLC and Wells & Co, LLC:** Funnel Properties, LLC and Wells & Co, LLC, represented by Matthew C. Parks with Clark Wardle, LLP, are requesting a vacation of a portion of the cross-access and cross-parking easement located within Lot 4 and Lots 7-9, Block 1, Ashbury Commercial Subdivision. Lot 4 and Lots 7-9, Block 1, total 1.55 acres in size and are located at 3475 West Bavaria Street and 3175 West Bavaria Street. (RLB)

[Atlas Research Center - Staff Report](#)

- B. **PP-2025-06 - Preliminary Plat for the Valnova Village Subdivision No. 1 - Clyde Capital Group, LLC:** Clyde Capital Group, LLC, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Village Subdivision No. 1, a re-subdivision of Lot 11 and Lot 17, Block 1, Spring Valley Subdivision No. 1, a 331-lot (306-residential, 25-common) subdivision. The 102.91-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. (DLM)

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

- C. **ZOA-2025-03 - Amending Eagle City Code Title 8 "Zoning", Chapter 8 "Area of City Impact" and Modifying the Eagle Area of Impact Boundary in Accordance with Idaho Code 67-6526 - The City of Eagle.** (WEV)

*C.1. **ACTION ITEM: Ordinance No. 956 - Amending Eagle City Code Title 8 "Zoning", Chapter 8 "Area of City Impact" and Modifying the Eagle Area of Impact:** An Ordinance amending Eagle City Code, Title 8 "Zoning", Chapter 8 "Area of City Impact", to modify the Eagle Area of Impact boundary in accordance with Idaho Code 67-6526; providing a severability clause; and providing an effective date. (WEV)

[Zoning Ordinance Amendment - Memo](#)

[ZOA-2025-03 Council Packet](#)

[Ordinance No. 956 - Area of Impact](#)

9. **NEW BUSINESS:**

- A. **ACTION ITEM: Resolution No. 25-25 - Establishing Policies for Heritage Park Events:** A Resolution of the City of Eagle, Idaho, Establishing Policies for Certain Heritage Park Events in Order to Continue Support for the Ambiance, Charm and Cultural Vibrancy of the Downtown Core; and Providing An Effective Date.
[Heritage Park Event Identification Proposed Resolution](#)
- B. **ACTION ITEM: Fiscal Year 2026 - 2030 City of Eagle Capital Plan:** Adoption of the City of Eagle Fiscal Year 2026 - Fiscal Year 2030 Capital Plan. (NBS)
B.1. **ACTION ITEM: Resolution No. 25 - 22 for Fiscal Year 2026 - 2030 Capital Plan:** Adopting the City of Eagle Fiscal Year 2026-2030 Capital Plan. (NBS)
[Fiscal Year 2026-2030 Capital Plan](#)
[Resolution No. 25-22 - Fiscal Year 2026-2030 Capital Plan](#)
- C. **ACTION ITEM: Ordinance No. 957 - Updating Water Payment Refund Method:** An Ordinance of the City of Eagle, Ada County, Idaho, amending Title 6, "Public Ways and Property", Chapter 5 "Water System", Section 5 "Application for Service", providing for codification; and providing an effective date. (LWL)
[Ordinance No. 957 - Amending Application for Water Service](#)

10. **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.**

11. **ADJOURNMENT**