THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
April 22, 2025 5:30 PM

INVOCATION

1. **CALL TO ORDER**
2. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA:**
5. **RECOGNITION:**
   A. **Recognition of Darcy Hart for her four years of service on the Eagle Development Impact Fee Advisory Committee.**
6. **REPORTS:**
   A. Mayor and Council
   B. Department Supervisor:
      1. City Treasurer, Financial Reports for the month of March 2025 and for the Quarter ending March 31, 2025. (LL)

      March 2025 Monthly Financial Statements
      March 31, 2025 Quarterly Financial Statements
   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 March 18, 2025.** (TEO)
   C. **Minutes of March 25, 2025.** (TEO)
   D. **National Day of Prayer Proclamation:** A proclamation for the City of Eagle declaring Thursday, May 1, 2025 as a Day of Prayer in the City of Eagle, Idaho. (BKP)

      National Day of Prayer Proclamation 2025
   E. **Reappointment to the Design Review Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Toby Norton to the Eagle Design Review Board. Mr. Norton will be serving a three (3) year term that will expire in April 2028. (BKP)
   F. **Reappointment to the Parks, Pathways and Recreation Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Dan Faustina to the Eagle Parks, Pathways and Recreation Commission. Mr. Faustina will be serving a three (3) year term that will expire in April 2028. (BKP)
   G. **Reappointment to the Parks, Pathways and Recreation Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Crystal Ivie to the Eagle

Parks, Pathways and Recreation Commission. Ms. Ivie will be serving a three (3) year term that will expire in April 2028. (BKP)

H. **Appointment to the Parks, Pathways and Recreation Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Conor Hiney to the Eagle Parks, Pathways and Recreation Commission. Mr. Hiney will be fulfilling a vacated term that will expire in March 2026. (BKP)

I. **Appointment to the Historic Preservation Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Deanne Petrie to the Eagle Historic Preservation Commission. Ms. Petrie will be serving a three (3) year term that will expire in April 2028. (BKP)

J. **Resolution No. 25-07 - Comprehensive Plan Text Amendment for Chapter 4, Utilities, Facilities, and Services:** A Resolution of the City of Eagle to amend Chapter 4: Utilities, Facilities, and Services, Section 4: Fire Protection, of the Eagle Comprehensive Plan. (KRD/WEV)
Resolution 25-07 - Chapter 4 Comprehensive Plan Text Amendment

K. **Resolution 25-08 - Addendum No. 2 Solid Waste Franchise Agreement:** A Resolution Of The City Of Eagle, Ada County, Idaho, Approving And Authorizing The Execution Of Addendum No. 2 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 25-08 - Addendum No. 2 Solid Waste Franchise Agreement

L. **DR-2025-07 - Common Area Landscaping within Valnova Subdivision No. 4 – Lots 25 and 26 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval of the common area landscaping within Valnova Subdivision No. 4 – Lots 25 and 26 (Spring Valley PUMP No. 1). The 73.07-acre site is located approximately 2,122-feet northwest of the intersection of Aerie Way and Linder Road (approximately 1-mile east of State Highway 16)(Ada County Parcel #'s R8954702950 and R8954703000). (BAW)
Valnova Number 4 - Lots 25 and 26 - Design Review Action

M. **DR-2025-08 - Common Area Landscaping within Valnova Subdivision No. 3 – Lot 24 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval of the common area landscaping within Valnova Subdivision No. 3 – Lot 24 (Spring Valley PUMP No. 1). The 48.1-acre site is located approximately 650-feet west of the intersection of Aerie Way and Linder Road (approximately 1.3-miles east of State Highway 16)(Ada County Parcel # R8954702850). (BAW)
Valnova Number 3 - Lot 24 - Design Review Action

N. **DR-2025-05 - Common Area Landscaping and Amenities within Capella Estates Subdivision - Laren Bailey:** Laren Bailey is requesting design review approval of the common area landscaping and amenities within Capella Estates Subdivision. The 54.24-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street (Ada County Parcel #'s S0508325405, S0508314800, and S0508244605). (BAW)
Capella Estates Subdivision Design Review Action

O. **FP-2024-22 – Final Plat for Bronco Acres Subdivision – KM Engineering, LLP:** Stephanie Hopkins is requesting final plat approval for Bronco Acres Subdivision, an 8-lot (1-residential, 7-commercial) mixed-use development. The 9.84-acre site is located on the north side of State Highway 44, approximately 175 feet east of North Park Lane. (ASG)
Bronco Acres Staff Report

P. **FPUD-2024-10/FP-2024-20 – Final Development Plan and Final Plat for Kingswood Subdivision No. 2 – TBC Land Holding LLC:** TBC Land Holding, LLC, represented by Judy Schmidt with Bailey Engineering, Inc., is requesting final development plan and final plat approvals for Kingswood Subdivision No. 2, a 56-lot (49-buildable, 7-common) residential subdivision. The 23.19-acre site is located on the west side of North Linder Road approximately 1,320 feet north of West Floating Feather Road. (ASG)
Kingswood No. 2 Staff Report

Q. **Independent Contractor Agreement Between the City of Eagle and Indie Chicas FC, Inc.:** An

Independent Contractor Agreement between the City of Eagle and Indie Chicas FC, Inc. to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of the total revenue generated. (AMM)

R. **Temporary Water Delivery Agreement:** An agreement between the City of Eagle and Todd and Anita Simonson for the temporary water service to property located at 1691 N. Eagle Road until the Simonson's construct a new well for water delivery to the property. (KA)

S. **Conservation Advisory Committee (CAC) Recommendations:** The Conservation Advisory Committee is recommending Council approval of the following:
1) Utilize Conservation Education Program funds to purchase of 1,000 handbooks titled, "A Field Guide to Plants of the Boise Foothills." The cost of the guides are $3.50 each, with a recommended sale price of $7.00 (reprint costs). Total purchase is $3,500.

2) Authorization of the provision of educational outreach and resources for the identification of local noxious weeds to be facilitated by City Staff. Costs unknown at this time, but may be staff time only. Funds utilized will be from the conservation education program fund only. (TEO)
CAC Reccomendation - Purchase of A Field Guide to Plants of the Boise Foothills

T. **Statement of Work Between the City of Eagle and CivicRec:** Statement of Work between the City of Eagle and CivicRec for scheduling and registration software used by the Recreation Department. The agreement is for 12-months and shall not exceed $5,284.84. (BLA)

U. **Live Performance Agreement Between the City of Eagle and Koki Gonzalez:** A Live Performance Agreement between the City of Eagle and Koki Gonzalez to perform at Eagle Concert Series. Compensation shall be at a rate of $1,600.00. (JDH)

V. **Approval of the Eagle Fun Days Logo:** Staff is seeking Council approval for the Eagle Fun Days logo that will be utilized moving forward for future Eagle Fun Days. (JDH)

W. **Recreation Today Quote 250108 for the Friendship Park Play Structure Replacement:** The Parks, Pathways and Recreation Commission (PPRC) is recommending to Council the Recreation Today Option for the play structure and fall material replacement at Friendship Park. Based upon the recommendation from PPRC, Staff is seeking Council approval to accept the Recreation Today Quote 250108 in an amount not to exceed $167,840.00. The project is identified as Capital Maintenance Project PW-CM-4 and has funding available in the amount of $131,000.00. Funding options for the $36,840 overage may be found in the current year Capital Plan (with a modification to said plan). (ELZ)
Recreation Today Quote 250108 - PPRC #1 Recommendation

X. **Addendum No. 2 to the Construction Service Contract for Clerk/Treasurer's Department Remodel Project:** Staff is seeking Council approval of Addendum No. 2 of the construction service contract between the City of Eagle and ESI Express, in the amount of $3,600.00. The addendum is to address unforeseen construction costs associated with electrical work for the project. (ELZ & TEO)
Staff Memo - ESI Express Addendum No 2

8. UNFINISHED BUSINESS:

A. *ACTION ITEM:* **DR-2024-10 - Fourteen (14) Multi-tenant Office (Business/Professional)/Retail/Restaurant Buildings within Riverwood Condominiums - West Old Valley, LLC:** West Old Valley, LLC, represented by Justin Waters with Julie Rivers Development, is requesting design review approval for fourteen (14) multi-tenant office [business/professional]/retail/restaurant buildings within Riverwoods Condominiums (seven – 5,625-SF, four – 5,500-SF, and three – 3,250-SF). The 7.97-acre site is located at the northeast corner of West Old Valley Road and North Linder Road at 4526 and 4648 West Old Valley Road. (ERF) *This item was continued from the April 8, 2025, City Council meeting.*
Riverwood Condos Buildings and Landscaping
Riverwood Condos Buildings and Landscaping Memo

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. **VAC-2025-01 – Vacation to the Final Plat of Centerra Subdivision (formerly Carp Ranch Subdivision) – Josiah Stephens:** Josiah Stephens, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting a vacation of the 10-foot (10') wide public utilities, irrigation, and drainage (PUID) easement located along the shared lot lines within Lots 6 and 7, Block 7, Carp Ranch Subdivision final plat. The applicant is requesting the PUID easement to be vacated to allow for the development of a future single-family residential dwelling on the two existing (2) lots. The two (2) lots total 0.79-acres in size and are located at 1161 North Gracie Ave and 3346 West Wind Street. (DLM)
Centerra (FKA Carp Ranch) Subdivision - Vacation of Lots 6 & 7, Block 7

10. NEW BUSINESS:

A. *ACTION ITEM:* **Non-Compliance of Conditions of Approval Associated with FP-2024-06 - Stillwater Subdivision - Stillwater Development Partners LLC.:** Staff will present to the City Council the status of non-compliance regarding the conditions approval for FP-2024-06, which includes a condition requiring compliance with all requirements in RZ-07-15, PP-04-15, DR-11-16, DR-12-16, DR-2024-04, DR-2024-05 and subsequent modifications. The 39.7-acre site is located on the south side of State Highway 44 at the southwest corner of West State Street and State Highway 44. (WEV)

B. *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

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.