



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
May 27, 2025 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **PRESENTATION:**
 - A. **Eagle Sewer District:** General Manager, Neil Jenkins, with the Eagle Sewer District will Provide an Update on the Water Reuse Project.
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for the month of April 2025. (LL)
[April 2025 Monthly 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 April 16, 2025.** (TEO)
 - C. **Minutes of May 13, 2025.** (TEO)
 - D. **Independent Contract Agreement Between the City of Eagle and Treasure Valley Youth Sports, LLC:** An Independent Contract Agreement between the City of Eagle and Treasure Valley Youth Sports, LLC to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of the total revenue generated by registration. (LKB)
 - E. **Independent Contract Agreement Between the City of Eagle and Valerie Schwerts:** An Independent Contract Agreement between the City of Eagle and Valerie Schwerts to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of the total revenue generated by registration. (LKB)
 - F. **Independent Contract Agreement Between the City of Eagle and Karla Thøgersen dba Amazing Athletes of Boise:** An Independent Contract Agreement between the City of Eagle and Karla Thøgersen dba Amazing Athletes of Boise to provide educational and recreational services. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - G. **Second Amendment to Independent Contractor Agreement Between the City of Eagle and Fred Fritchman:** Second Amendment to Independent Contractor Agreement between the City of Eagle and Fred Fritchman to include a new completion date of December 31, 2025, to construct the Founding Families case exhibit.

(ACD)

- H. **Resolution No. 25-10 - 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 of the Eagle Comprehensive Plan for the addition of Chapter 4.11 Ada County Services. (KRD)
[Resolution No. 25-10](#)
- I. **Public Art Program "Christmas in July" Wreath Design Competition:** The Eagle Arts Advisory Committee is seeking Council approval to proceed with a call for artists for "Christmas in July" a wreath design display and competition, and to authorize funding for the prize money in an amount not to exceed \$600.00. (BLA)
[Memo for Christmas in July Wreath Design Competition](#)
- J. **Findings of Fact and Conclusions of Law for the Approval of A-2025-01/RZDA-2025-01 - Annexation and Rezone from RUT to BP-DA and a Rezone from A-R and BP-P to BP-DA - LZL Ventures, LLC:** LZL Ventures, LLC/Chad Longson, represented by Stephanie Hopkins with KM Engineering, LLP, are requesting annexation and rezone from RUT (Rural-Urban Transition - Ada County Designation) to BP-DA (Business Park with a Development Agreement) and a rezone from A-R (Agricultural-Residential) and BP-P (Business Park with a PUD) to BP-DA (Business Park with a Development Agreement) in lieu of a conditional use permit for an Indoor Storage Facility for Peak Condo Storage. The 20.08-acre site is located on the southwest corner of North Horseshoe Bend Road and East Hill Road at 9551, 9557, and 9605 North Horseshoe Bend Road. (ASG)
[Peak Condo Storage Findings](#)
- K. **DR-2024-14-MOD2 - Common Area Landscaping within Torrente Secco Subdivision (Phases 3-6) - Toll Brothers:** Toll Brothers, represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval of the common area landscaping within Torrente Secco Subdivision (Phases 3-6). The 65.52-acre site is located at the southeast corner of West Beacon Light Road and North Palmer Lane between West Beacon Light Road and West Floating Feather Road at 6397 West Beacon Light Road and 6868 West Floating Feather Road. (ERF)
[Torrente Secco Subdivision Landscaping Phases 3-6](#)
- L. **DR-2025-17 - Childcare Facility for Avimor Academy - Dillon Ludlow:** Dillon Ludlow, represented by Erik Knudsen with Hillside Architecture, is requesting design review approval of a 9,900-square foot daycare facility for Avimor Academy. The 0.67-acre site is located on the southwest corner of North McLeod Way and West Avimor Drive at 18551 North McLeod Way (Lot 1, Block 11, Avimor Subdivision No. 1). (BAW)
[Avimor Academy - Design Review Findings](#)
- M. **FP-2025-01 – Final Plat for Terra View Subdivision No. 5 – Ardurra:** Dave Sterling with Ardurra is requesting final plat approval for Terra View Subdivision No. 5, a 50-lot (42-buildable, 8-common) residential development. The 27.1-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (KRD)
[Terra View No. 5 Final Plat - Staff Packet](#)
- N. **FPUD-2025-01/FP-2025-02 – Final Planned Unit Development 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 planned unit development and final plat approval for Torrente Secco Subdivision No. 2, a 64-lot (49-buildable, 15-common) residential 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 FPUD/FP - Staff Packet](#)

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. **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)
[Valnova Estates No. 2 \(Lot 29\) Staff Report](#)

9. **NEW BUSINESS:**

- A. **ACTION ITEM: Staff is seeking Council approval of four images to be utilized for the City's penny pressing machine that will be located in the foyer area of the museum.** (ALD)

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**

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.