



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
March 11, 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. **PRESENTATION:**
 - A. **Audit Report for Fiscal Year Ending September 30, 2024:** Kurt Folke, Quest CPAs, PLLC
[City of Eagle - Financial Statements - 9-30-24](#)
6. **REPORTS:**
 - A. Mayor and Council
 - B. City Staff
 - 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 February 11, 2025.** (TEO)
 - C. **Minutes of February 12, 2025.** (TEO)
 - D. **Minutes of February 18, 2025.** (TEO)
 - E. **Minutes of February 25, 2025.** (TEO)
 - F. **Minutes of February 26, 2025.** (TEO)
 - G. **Independent Contract Agreement Between the City of Eagle and Eagle High Boys Soccer:** An Independent Contract Agreement between the City of Eagle and Eagle High Boys Soccer to provide youth soccer camp services. Compensation shall be at a rate of 80% of the total revenue generated. (LKB)
 - H. **Parking Agreement Between the City of Eagle and First Baptist Church of Eagle, dba Creekside Bible Church:** A Parking Agreement between the City of Eagle and First Baptist Church of Eagle, dba Creekside Bible Church to utilize a portion of the property for vehicle parking for Eagle Saturday Market and other Special Events. (JDH)
 - I. **Permanent Pathway Easement Agreement Between the City of Eagle and Toll Southwest, LLC for Four (4) Water Easements within Carrara Estates Subdivision No. 2:** Toll Southwest LLC is requesting approval of one (1) permanent water easement agreement for the four (4) easements located within Carrara Estates Subdivision No. 2. The 11.85-acre site is located on north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)

[Carrara Estates No. 2 - Water Easement Agreement](#)

- J. **Findings of Fact and Conclusions of Law for the Approval of FPUD -2024-07 & FP-2024-10 – Final Development Plan and Final Plat for Everton Subdivision No. 1 – DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 1, a 61-lot (53-buildable, 8-common) residential planned unit development. The 16.95-acre site is located on the east side of North Palmer Lane approximately 175-feet south of West Biathlon Street. (ASG)
[Everton Subdivision No. 1 - Findings](#)
- K. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2024-08 & FP-2024-12 – Final Development Plan and Final Plat for Everton Subdivision No. 2 – DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 2, a 12-lot (8-buildable, 4-common) residential planned unit development. The 11.03-acre site is located on the east side of North Palmer Lane approximately 240-feet south of West Biathlon Street. (ASG)
[Everton Subdivision No. 2 - Findings](#)
- L. **Findings of Fact and Conclusions of Law for the Approval of RZ-07-18 MOD2/PPUD-02-18 MOD2 – Development Agreement Modification and Planned Unit Development Modification for Molinari Park Subdivision - Molinari Park 11, LLC:** Molinari Park 11, LLC, represented by Ian McLaughlin with Pivot North Architecture, is requesting development agreement modification and preliminary planned unit development modification approvals to modify the site plan associated with the development and amend site-specific condition of approval #12 to remove the requirement for the trellises to be integrated into the building design. The 7.16-acre site is located on the southeast corner of East Plaza Drive and South Finn Lane at 401 East Cedar Ridge Street. (KRD)
[Molinari Park DA/PPUD Modification - Findings](#)
- M. **FP-2024-21 – Final Plat for Terra View Subdivision No. 4 – Ardurra Group Inc.:** Becky Yzaguirre is requesting final plat approval for Terra View Subdivision No. 4, a 70-lot (60-residential, 10-common) residential development. The 61.8-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (ASG)
[Terra View Subdivision No. 4 - Staff Report](#)

8. **UNFINISHED BUSINESS:**

- A. ***ACTION ITEM: Heritage Park Renovations:*** Staff will provide the City Council an update on the design and engineering progress for the Heritage Park Renovation. This presentation was originally provided on February 11, 2025, but has been agendized again to provide the public the opportunity to comment. *Public Comment is encouraged for this item.* (NBS)
[Heritage Park Renovation - CC 3-11-25](#)

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. **CU-10-23 – Conditional Use Permit for Industry (Custom and Limited) for 44 Iron Design – Baserri, LLC:** Baserri, LLC, represented by Walter Lindgren with Lindgren:Labrie Architecture is requesting conditional use permit approval for “Industrial, Custom and Limited” for uses including ornamental steel fabrication (44 Iron Design), cabinet shop, sign shop, upholstery shop, and woodworking shop, and for waivers of Eagle City Code Title 8 regarding sidewalk installation, driveway improvements, and landscape requirements. The 0.3-acre site is located on the north side of East State Street approximately 232-feet west of the intersection of South Parkinson Street and East State Street at 2372 East State Street. (HSD)
[Conditional Use Permit for Industry Custom and Limited - PZ Action](#)

10. NEW BUSINESS:

A. *ACTION ITEM:* **Ada County Highway District's 2026-2030 Five-Year Work Plan (FYWP)**

Request: Review and recommendation of the City of Eagle's requests to the Ada County Highway District's Draft Five Year Plan, formerly know as the Integrated Five-Year Work Program. (NBS)
[ACHD Draft FY 26-30 FYWP Prioritizations](#)

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.