



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
June 23, 2026 5:30 PM

***Indicates Added Item.*

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. **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.
6. **REPORTS:**
 - A. Mayor and Council
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 May 20, 2026.** (TEO)
 - C. **Minutes of June 2, 2026.** (TEO)
 - D. **Minutes of June 3, 2026.** (TEO)
 - E. **Temporary Noise Ordinance Waiver Request:** Rob Harbottle is requesting a Temporary Noise Waiver for a Night Golf event being held at Banbury Golf Course on July 17, 2026 between the hours of 9:00 pm and 11:30 pm. (TEO)
 - F. **Audit Engagement Letter for FY26, FY27 and FY28:** Staff is requesting approval for the Mayor to sign the Audit Engagement Letter. Every three years, Quest CPAs sends the City of Eagle an engagement letter outlining their responsibilities as our City Auditors. The engagement letter includes the required non-appropriation clause. Included are estimates of the cost of the annual audit as well as any specialty audits that may be needed for grants, loans, etc. (LWL)
 - G. **Cost Share Agreement Between the City of Eagle and GWC Capital, LLC:** Cost share agreement between the City of Eagle and GWC Capital, LLC, for the submittal of an application to the Bureau of Land Management pursuant to the Recreation and Public Purposes Act (R&PP) for the management and

transfer of ownership of the 1,640+ acre BLM property generally located at the northern terminus of Hartley Lane, east of SH 16, and west of Eagle Road. (WEV)

- H. **Resolution No. 26-11 - Vacation to the Final Plat of Valnova Estates No. 1:** A Resolution of the City of Eagle, Ada County, Idaho, vacating a 10-foot (10') wide public and private utilities, irrigation, and lot drainage easement, which is centered on the shared lot line between Lots 15 and 16, Block 3, Valnova Estates Subdivision No. 1 (a re-subdivision of Lot 32, Block 1, Spring Valley Subdivision No. 1). (RLB)

[Resolution No. 26-11 - Vacation to the Final Plat of Valnova Estates No. 1](#)

- I. **DR-2026-38 - Subdivision Entry Monument Sign for Headquarters Subdivision - Breckon Land Design:** Breckon Land Design, represented by Gregg Davis, is requesting design review approval for the subdivision entry monument sign for Headquarters Subdivision. The 10-acre site is located on the south side of West Floating Feather Road at the southwest corner of West Floating Feather Road and North Lanewood Road at 5655 West Floating Feather Road. (AGM)

[Headquarters Subdivision Monument Sign - Design Review Action](#)

8. **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. *This item was continued from the June 23, 2026, City Council meeting.* (RLB)

[Mabury Subdivision - City Council Memo](#)

[Mabury Subdivision - City Council Packet](#)

- B. **CUP-2026-09 - Conditional Use Permit for an Accessory Dwelling Unit in Excess of 1,200-square feet for Lot 30, Block 1, Alscott Rocking A Ranch Subdivision - Brian Scott:** Brian Scott, represented by Chomo Santana, is requesting conditional use permit approval for a waiver of the 1,200-square foot maximum accessory dwelling unit size for a residential lot over 40,000-square feet for a 1,414-square foot accessory dwelling unit at 996 East Equine Lane. The 5.72-acre site is located at the terminus of East Equine Lane, approximately 2,300 feet east of North Eagle Road. (ASG)

[Rocking A Ranch Subdivision - City Council Packet](#)

- C. **RZDA-2021-07-MOD1/CUP-2025-14/PPUD-2025-08/PP-2025-12 - Development Agreement Modification, Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat for Kody Corner Subdivision - MJV Properties, LLC:** MJV Properties, LLC, represented by Rodney Evans + Partners, LLC, is requesting development agreement modification approval to establish a new termination date, along with conditional use permit, preliminary development plan, and preliminary plat approvals for Kody Corner Subdivision, a 20-lot (19-buildable; 1-common) residential planned unit development. The 3.50-acre site is located on the west side of North Parkinson Street, approximately 1,450 feet north of East State Street, at 525 and 543 North Parkinson Street (Lot 3 and Lot 4, Block 3, of Randall Acres Subdivision No. 15). (ASG)

[Kody Corner Subdivision - City Council Packet](#)

9. **NEW BUSINESS:**

- A. ***ACTION ITEM: DR-2026-37 - Common Area Landscaping within Headquarters Subdivision - Breckon Land Design:*** Breckon Land Design, represented by Becky Yzaguirre, is requesting design review approval for the common area landscaping within Headquarters Subdivision. The 10-acre site is located on the south side of West Floating Feather Road at the southwest corner of West Floating Feather Road and North Lanewood Road at 5655 West Floating Feather Road. (AGM)
[Headquarters Subdivision Landscaping - City Council Packet](#)
- B. ****ACTION ITEM: Resolution No. 26-12 - Restriction on Fireworks in Areas that Constitute a Severe Fire Threat:*** A Resolution of the City of Eagle, Idaho, declaring a restriction on the use of fireworks in areas that constitute a severe fire threat; and providing an effective date. (BKP)
[Resolution No. 26-12 - Restriction on Fireworks in the WUI Overlay District](#)

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: Consideration of TRS Range Services, LLC v. City of Eagle Settlement Agreement:*** Case No. CV01-24-19354 (VV)
- B. ***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.