



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
July 22, 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. **Hardin Sanitation Report:** Aaron Murphy, Site Manager for Hardin Sanitation will present information on newly passed legislation, Senate Bill 1073, that impacts solid waste services provided. Hardin representatives are seeking direction from Council on desired path forward based on the existing franchise agreement between the City and Hardin Sanitation for solid waste services.
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - 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. **Minutes of June 24, 2025.** (TEO)
 - B. **Minutes of June 30, 2025.** (TEO)
 - C. **Minutes of July 2, 2025.** (TEO)
 - D. **Minutes of July 8, 2025.** (TEO)
 - E. **Minutes of July 9, 2025.** (TEO)
 - F. **Heritage Park Construction Service Agreement:** Scope of work for HECO Engineers for construction services for Heritage Park in the amount not to exceed \$38,500.00.(NBS)
[Construction Scope of Work For Heritage Park](#)
 - G. **Heritage Park Change Order No. 1:** Change order to extend the completion date from October 30, 2025, to November 6, 2025, due to permitting delays with outside agencies. (NBS)
[Heritage Park Change Order Request No. 1](#)
 - H. **Eagle Road Arch Sign Replacement:** Change Order No. 9 with ACHD for the Eagle and State Street Improvements in an amount not to exceed \$14,695.00, for the rebar and concrete work for the Eagle Road Arch sign as part of Phase 2. (NBS)
[Change Order No. 9 - Eagle Archway Sign Memo](#)
[Change Order Request No. 9 - Eagle Archway Sign](#)
 - I. **Water Easement Agreement Between Avimor Development, LLC and the City of Eagle:** Request for approval of a Water Easement Agreement between Avimor Development, LLC and the City of Eagle for offsite City of Eagle water system improvements located within property located within the Avimor

development on the west side of State Highway 55 between West Avimor Drive and North McLeod Way. (KA)

[Avimor - Judge Subdivision - Water Easement Agreement](#)

- J. **Police Services Delivery Study:** City Council acceptance of the Police Services Delivery Study dated June 23, 2025, completed by the Center for Public Safety Management. (NBS)
[City of Eagle Police Services Delivery Study 2025](#)
- K. **Public Art Program "Art That's Small at City Hall":** The Eagle Arts Advisory Committee is seeking Council approval to proceed with a call for artists for "Art That's Small at City Hall" and to authorize funding for prize money and a reception in an amount not to exceed \$1500.00. (BLA)
[Art That's Small at Eagle City Hall 2025- DRAFT](#)
- L. **Resolution 25-17 - Declaration of Surplus Property - Trolley:** A Resolution of the City of Eagle, Idaho, declaring personal property surplus, authorizing the disposal of surplus property; and providing an effective date. (TEO)
[Resolution 25-17 - Declaration of Surplus Property](#)
- M. **Resolution 25-18 - Support for Idaho Broadband Coalition (formerly known as the Magic Valley Coalition):** A Resolution Of The City Of Eagle, Idaho, Expressing Support For Regional Broadband Internet Expansion Through Participation In The Idaho Broadband Coalition (Formerly The Magic Valley Coalition); And Providing An Effective Date. (TEO)
[Resolution 25-18 - Support for Idaho Broadband Coalition \(Formerly known as Magic Valley Coalition\)](#)
- N. **DR-1998-37-MOD1 - Additional Parking Lot within North Channel Center - BB One, LC :** BB One, LC, represented by James Marsh with CSHQA, is requesting design review approval to construct additional parking spaces within an existing lot within North Channel Center. The 1.199-acre site is located at the northwest terminus of South Rivershore Lane at 467 South Rivershore Lane (Lot 6, Block 1, Channel Center Subdivision). (ERF)
[North Channel Center Parking Lot - Design Review Action](#)
- O. **DR-2025-34 – Storage Facility (Enclosed Buildings) – LZL Ventures, LLC:** LZL Ventures, LLC, represented by Connor Lindstrom with KM Engineering, LLP, is requesting design review approval to construct a storage facility with 9-enclosed buildings totaling 205,000-square feet. The 9.81-acre site is located on the west side of North Horseshoe Bend Road, approximately 390-feet south of West Hill Road at 9551 and 9557 North Horseshoe Bend Road. (ERF)
[Peak Condo Storage - Design Review Action](#)

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. **ZOA-2025-02 - Zoning Ordinance Amendment - Title 10 Flood Control, Chapter 1 Flood Control Regulations, Section 8-6 Specific Standards - City of Eagle:** An ordinance to the City of Eagle, Ada County Idaho, amending Title 10 "Flood Control", Chapter 1 "Flood Control Regulations", Section 8-6 "Specific Standards"; Providing A Severability Clause; And Providing An Effective Date. (HSD)
[Ordinance 949 - Amending Title 10 - Flood Control Memo](#)
[Ordinance 949 - Amending Title 10 - Flood Control](#)

9. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Presentation of the Conceptual Design for the City Maintenance Facility.** (ELZ)
- B. **ACTION ITEM: DR-2025-31 - Common Area Landscaping, Amenities, and Entry Feature within Terra View South Subdivision - Terra View 44, LLC:** Terra View 44, LLC, represented by Jaime Snyder with Ardurra, is requesting design review approval for the common area landscaping, amenities, and entry feature within Terra View South Subdivision. The 170-acre site is located on the northeast corner of West Broken Arrow Street and State Highway 16 between West Broken Arrow Street and

West Beacon Light Road. (ERF) *This item was previously continued from the July 8, 2025, City Council meeting.*

[Terra View South Subdivision Landscaping - Design Review Action](#)

- C. **ACTION ITEM: Ordinance 947 - International Wildland-Urban Interface Code:** An ordinance of the City of Eagle, Ada County Idaho, amending Title 7 "Building Regulations", Chapter 1 "Building Codes", adding Article G "International Wildland-Urban Interface Code"; providing a severability clause; and providing an effective date. (WEV)

[Ordinance 947 - International Wildland-Urban Interface Code](#)

10. **NEW BUSINESS:**

- A. **ACTION ITEM: DR-2003-08-MOD2 - Building Addition to an Existing Office (Business and Professional) Building - The Pacific Companies:** The Pacific Companies, represented by Lindsey Burks with Pacific West Builders, is requesting design review approval to modify an 8,058-square foot office (business and professional) building by adding 950-square feet. The 0.75-acre site is located on the north side of East State Street approximately 230-feet west of North Stierman Way at 410 and 420 East State Street (Units 6 and 7 of Moffat Park Condominium an amendment to Lot 3, Block 1, House Subdivision). (BAW)

[Heritage Square Building Addition - Design Review Board Action](#)

- B. **ACTION ITEM: Ordinance 950 - Increasing Mayor and Council Salaries:** An Ordinance of the City Of Eagle, Idaho, amending Section 1-5-3, Eagle City Code, to provide for annual salaries for the Mayor and Council, and providing an effective date. (TEO)

[Ordinance 950 - Amending Mayor and Council Salaries - Effective 01-01-2026](#)

[IC Section 50-203 - Compensation for Elected Officials](#)

[AIC 2025 Election Manual - Excerpt](#)

11. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding any matter, up to and including any subject on the agenda with the exception of Public Hearing and land use items. Comments regarding Public Hearing and land use items need to be made during the open public hearing for said item(s) in accordance with Idaho Code. At times, the City Council may seek comments/opinions regarding specific City matters (excluding Public Hearing and land use items) during this allotted time. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
12. **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.**

13. **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.