



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
April 8, 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. **APPOINTMENT:**
 - A. **Appointment of City Treasurer:** In accordance with Idaho State Code 50-204 and Eagle City Code 1-6-1(A) Mayor Pike is requesting Council confirmation of appointment of Lori Waldemer Lord as City Treasurer, effective April 14, 2025. The Oath of Office will be administered directly after the motion. (BKP)
6. **PROCLAMATIONS:**
 - A. **Child Abuse Prevention Month Proclamation:** A proclamation for the City of Eagle declaring April 2025 as Child Abuse Prevention Month in the City of Eagle, Idaho. (BKP)
[Child Abuse Prevention Month Proclamation April 2025](#)
 - B. **Sexual Assault Awareness Month Proclamation:** A proclamation for the City of Eagle declaring April 2025 as Sexual Assault Awareness Month in the City of Eagle, Idaho. (BKP)
[Sexual Assault Awareness Month Proclamation April 2025](#)
7. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for January 2025. (KR/LL)
[February 2025 Monthly Financial Statements](#)
 - C. Eagle Police Department
 - D. Conservation Advisory Committee Presentation: The Conservation Advisory Committee representative will present the Committee's recommendations for short-term and long-term goals and objectives. (CK)
[CAC Project Recommendation Letter-2025](#)
8. **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 31, 2025.** (TEO)
 - C. **First Amendment to Municipal Park Lease Agreement Between the City of Eagle and James Holtzclaw:** First Amendment to the Municipal Park Lease Agreement between the City of Eagle and James Holtzclaw owner of Local Idaho Creamery, LLC to lease space for selling ice cream at Merrill

- Park. The season will run May - August of 2025 and the monthly lease will not exceed \$701.00. (TEO)
- D. **Municipal Park Lease Agreement Between the City of Eagle and Seth Brink:** Municipal Park Lease Agreement between the City of Eagle and Seth Brink owner of Negranti Creamery to lease space for selling ice cream at the Ada/Eagle Sports Complex. The season will run May - August of 2025 and the monthly lease will not exceed \$560.00. (TEO)
- E. **Municipal Park Lease Agreement Between the City of Eagle and Justin Freibrun:** Municipal Park Lease Agreement between the City of Eagle and Justin Freibrun owner of spoonful Ice Cream to lease space for selling ice cream at Guerber Park. The season will run May - August of 2025 and the monthly lease will not exceed \$650.00.(TEO)
- F. **Professional Services Agreement Between the City of Eagle and Committed Events LLC :** A Professional Services Agreement between the City of Eagle and Committed Events LLC to provide audio visual production services. Compensation shall be paid in an amount not to exceed \$9,500.00. (JDH)
- G. **Mutual Nondisclosure Agreement Between the City of Eagle and Millennium Networks LLC dba: Silver Light Fiber Networks and the City of Eagle.** (ELZ & VV)
- H. **Voluntary Reallocation of Idaho Opioid Settlement Intrastate Allocation to Central District Health:** The City of Eagle voluntarily reallocates the Opioid Settlement Allocation to Central District Health. All funds will be utilized in accordance with criteria identified in the settlement agreements. (KR)
[Memo Request for Reallocation of Opioid Funds](#)
- I. **Heritage Park Engineer Scope of Work Change:** Changes to the scope of work with HECO Engineer for the Engineering, Design and Bidding Services and an increase to not exceed \$24, 250.00 to address park design changes as directed by Council on March 18, 2025. (NBS)
- J. **Findings of Fact and Conclusions of Law for the Approval of PP-2024-03 - Preliminary Plat for Avimor Mcleod Subdivision No. 1 - Avimor Development, LLC:** Avimor Development, LLC, represented by Brad Pfannmuller, is requesting preliminary plat approval for McLeod Subdivision No.1, a 375-lot (337-residential, 11-highway mixed use, 27-common) subdivision. Portions of the 313.00-acre site are located within Ada County, Boise County, and Gem County and is generally located on the west side of State Highway 55 north of the intersection of State Highway 55 and North McLeod Way. (DLM)
[Avimor McLeod Subdivision No. 1 - Findings](#)
- K. **DR-2025-04 - Multi-tenant Restaurant/Retail Building within East End Marketplace - Rennison Companies:** Rennison Companies, represented by Walter Lindgren with Lindgren:Labrie Architecture, is requesting design review approval for a 5,341-square foot multi-tenant restaurant/retail building. The 0.67-acre site is located on the east side of South Edgewood Lane approximately 325-feet north of State Highway 44 at 650 & 750 South Edgewood Lane within East End Marketplace. (ERF)
[East End Marketplace Building 4](#)
- L. **DR-2025-09 - Master Sign Plan for a Multi-tenant Restaurant/Retail Building within East End Marketplace - Rennison Companies:** Rennison Companies, represented by Walter Lindgren with Lindgren:Labrie Architecture, is requesting design review approval for a master sign plan for a multi-tenant restaurant/retail building. The 0.67-acre site is located on the east side of South Edgewood Lane approximately 325-feet north of State Highway 44 at 650 & 750 South Edgewood Lane within East End Marketplace. (ERF)
[East End Marketplace Building 4 Master Sign Plan](#)
- M. **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)
[Riverwood Condos Buildings and Landscaping](#)
- N. **DR-2024-11 - Master Sign Plan for Riverwood Condominiums - West Old Valley LLC:** West Old

Valley, LLC, represented by Justin Waters with Julie Rivers Development, is requesting design review approval for a master sign plan for the Riverwood Condominiums. 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)

[Riverwood Condos Master Sign Plan](#)

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) *This item was continued from the March 11, 2025 meeting.*
[Conditional Use Permit for Industry Custom and Limited - PZ Action](#)
- B. **VAC-2024-04 – Vacation to the final plat of Eagle Ranch Subdivision No. 2 – Robert DeShazo, represented by Stephanie Hopkins with KM Engineering LLP:** Robert DeShazo, represented by KM Engineering LLP, is requesting a vacation of a plat note applicable to Lot 2, Block 3, of the Eagle Ranch Subdivision No. 2 final plat. The applicant requests the word PLAYGROUND be vacated to allow for the development of a future single-family residential dwelling on the property formerly entitled as a common lot. The 0.98-acre lot is located on the south side of E. Ranch Drive, approximately 1,000-feet east of the Eagle Road intersection. (ASG)
[VAC-2024-04 Eagle Ranch - Staff Report](#)
[Council Packet Addendum](#)
- C. **A Public Hearing to Consider Increasing the Parking In-Lieu Fee.** (WEV)
C1. **Resolution 25-05 - Amending the Parking In-Lieu Fee:** Resolution 25-05, Resolution of the City of Eagle Amending the Parking In-Lieu Fee provided in Eagle City Code Section 8-4-4-5; and provide an effective date. A Resolution to amend the Parking In-Lieu Fee from \$5,700 to \$18,000 per parking space. (WEV)
[Resolution 25-05 Parking In-Lieu Fee](#)
[Resolution 25-05 Planning & Zoning Parking In-Lieu Fees and Public Hearing Notice](#)
- D. **A Public Hearing to Consider Amending the Fee and Deposit Schedules for the City of Eagle Recreation Department.** (BLA)
D1. **Resolution 25-06 - Updating the City of Eagle Recreation Department Fee Schedule:** Updating the City of Eagle Recreation Department Fee Schedule in accordance with Eagle City Code Section 1-7-4; to update and establish new fees to be charged for services and provide an effective date. A Resolution to amend the fee and deposit schedule for the Recreation Department to provide for programs and facilities. (BLA)
[Resolution 25-06 Recreation Fees](#)
[Resolution 25-06 Recreation Fees and Public Hearing Notice](#)

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.