



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
August 27, 2024 5:30 PM

**Indicates Added Item.*

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. **RECOGNITION:**
 - A. **Recognizing the West Valley Little League Softball Team for Their Historic World Series Appearance.**
[Proclamation - West Valley Little League - World Series Appearance](#)
6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for July 2024. (KR)
[July 2024 Monthly Financial Statements](#)
 - 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 July 23, 2024.** (TEO)
 - C. **Reappointment to the Eagle Urban Renewal Agency - Seat 2:** In accordance with Resolution 24-05, Mayor Pike is requesting Council Confirmation of the reappointment of Jerry Brakebill to the City of Eagle Urban Renewal Agency. Mr. Brakebill will be continuing to serve as Seat 2 for the Agency for a second two (2) year term that will expire in August 2026. (BKP)
 - D. **Service Maintenance Agreement Between the City of Eagle and DataWorks Plus:** Staff is requesting Council to authorize the Mayor to execute the maintenance agreement between the City and DataWorks plus. The term of the agreement is 12-months and shall not exceed \$780.00. (DNG)
 - E. **Service Agreement Between FRSecure LLC and the City of Eagle:** A Service Agreement between FRSecure LLC and the City of Eagle to provide security assessment services in an amount not to exceed \$19,050. (DKG)
 - F. **Resolution 24-06 - Donation Policy:** A Resolution of the City of Eagle, Ada County, Idaho, adopting a Donation Policy and providing an effective date. (TEO)

[Resolution 24-06 Donation Policy](#)

[Resolution 24-06 EXHIBIT A - Donation Policy](#)

- G. **Temporary Noise Ordinance Waiver Request:** The Eagle Jazz Festival, Inc. is requesting a noise waiver for the Eagle Jazz & Blues Fest event happening on September 20, 2024, at the hours of 8:00 p.m. - 11:00 p.m. The event is being held at 132 E State Street, Eagle, Idaho. (TEO)
[Eagle City Code Title 4 Chapter 9](#)
- H. **Lease Agreement Amendment No. 1 between the City of Eagle and the Eagle Community Food Bank Inc.:** A Lease Agreement Amendment between the City of Eagle and the Eagle Community Food Bank, Inc. to lease space at 310-312 East State Street, Eagle, extending the lease for 12 months. The Lease Agreement Amendment term shall begin October 1, 2024, and shall expire September 30, 2025. (BKP)
- I. **DR-2016-34-MOD2 – Modification to the Master Sign Plan for East End Marketplace – TPC Commercial, LLC:** TPC Commercial, LLC, represented by Zach Turner with Rennison Design, is requesting design review approval to modify the master sign plan for East End Marketplace. The 15.5-acre site is generally located on the east side of South Edgewood Lane between State Highway 44 and East State Street inclusive of 650 and 750 South Edgewood Lane, 1801 East State Street, and 1780 and 1800 East State Highway 44. (BAW)
[East End Marketplace - Master Sign Plan Modification](#)
- J. **FP-2022-04-EXT2 – Final Plat Extension of Time for Snoqualmie Basin Subdivision – Red Butte LLC, Represented by Becky Yzaguirre with Ardurra:** Red Butte LLC, represented by Becky Yzaguirre with Ardurra, is requesting a final plat extension of time for Snoqualmie Basin Subdivision, a 35-lot (26-residential, 4-commercial, 5-common) mixed-use planned unit development. The 12.84-acre site is located on the southwest corner of West Floating Feather Road and North Palmer Lane at 1833 North Palmer Lane. (KRD)
[Snoqualmie Basin Subdivision - Final Plat Extension of Time](#)
- K. **FPUD-2024-06/FP-2024-09 – Final Planned Unit Development and Final Plat for Carrara Estates Subdivision No. 3 – Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final planned unit development and final plat approvals for Carrara Estates Subdivision No. 3, a 32-lot (25-buildable, 7-common) residential planned unit development. The 29.22-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)
[Carrara Estates No. 3 FPUD-FP Staff Report](#)
- L. **FP-2024-11 – Final Plat for Cadenza Court Subdivision – MJV Properties, LLC :** MJV Properties, LLC, represented by Amanda Wiemiller and Darin Taylor with David Evans and Associates, Inc., is requesting final plat approval for Cadenza Court Subdivision, a 14-lot (8-buildable and 5-common, 1-private street) residential subdivision. The 1.38-acre site is located on the east side of South Parkinson Street approximately 35-feet south of the intersection of South Parkinson Street and East Syringa Street at 540 South Parkinson Street. (ASG)
[Cadenza Court Subdivision - Final Plat](#)
- M. **DR-2024-35 – One Building Wall Sign for Old State Saloon – Old State Saloon :** Old State Saloon, represented by Devan Hardwick with Pro Trade Construction, is requesting design review approval for one non-illuminated building wall sign. The 0.32-acre site is located on the north side of East State Street approximately 155-feet east of North Eagle Road at 50 East State Street. (ERF)
[Old State Saloon - Sign](#)
- N. **DR-2023-70 – Multi-Tenant Restaurant with a Drive-Through and Retail Building – Rennison Companies:** Rennison Companies, represented by Walt Lindgren with Lindgren Labrie Architecture, is requesting design review approval of a 6,304-square foot, multi-tenant restaurant with a drive-through and retail building. The 1.46-acre site is located on the northeast corner of State Highway 44 and South Edgewood Lane at 650 South Edgewood Lane within East End Marketplace. (ERF)
[East End Marketplace - Building 3](#)
- O. **DR-2023-71 – Master Sign Plan for a Multi-Tenant Restaurant with a Drive-Through and Retail Building – Rennison Companies:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a master sign plan for a multi-tenant restaurant with a drive-through and

retail building. The 1.46-acre site is located on the northeast corner of State Highway 44 and South Edgewood Lane at 650 South Edgewood Lane within East End Marketplace. (ERF)

[East End Marketplace - Building 3 Master Sign Plan](#)

- P. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2024-02/FP-2024-04 – Final Development Plan and Final Plat for Route 44 Crossing Subdivision – Ken Firmage, Represented by Nicolette Womack with Kimley-Horn:** Ken Firmage, represented by Nicolette Womack with Kimley-Horn, is requesting final development plan and final plat approvals for Route 44 Crossing Subdivision, a 71-lot (41-single family [inclusive of 9-live/work lots], 10-commercial [inclusive of 2 storage unit lots], 20-common) residential/commercial planned unit development. The 15.68-acre site is located at the northeast corner of State Highway 44 and North Linder Road at 410 North Linder Road and 4400 West State Street. (HSD)
[Route 44 Crossing Subdivision - Findings of Fact and Conclusions of Law](#)
- Q. **Idaho Power Service Request for Eagle Shooting Sports Park Located at 7650 N. Willow Creek Road:** Approval of a Service Request to Idaho Power for the extension of electrical service for single phase power from Chantry Lane to the park entrance for the installation of lighting and security cameras in an amount not to exceed \$100,000. (NBS)
- R. **Development Agreement for RZ-13-18-MOD/RZ-10-23 – Rezone Modification for Terra View South Subdivision – Becky Yzaguirre:** Council authorization for Mayor to execute the development agreement associated with Terra View South Subdivision. The approximately 170.4-acre site is located on the northeast corner of West Floating Feather Road and State Highway 16 between West Floating Feather Road and West Beacon Light Road. (WEV) **This item was continued from the August 13, 2024, City Council meeting.*
[Development Agreement - Terra View South Subdivision](#)
- S. **Development Agreement for RZ-10-23 – Rezone Modification for Wilderndest River Subdivision – Toby and Linda Williamson:** Council authorization for Mayor to execute the development agreement associated with Wilderndest River Subdivision. The approximately 88.0-acre site is located at the terminus of South Isla Del Rio Way, South Lago Way, and South Riparian Way at 850 and 856 East Williamson Lane. (DLM)
[Wilderndest River Subdivision - Development Agreement](#)
- T. ***Service Agreement Between the City of Eagle and Syman Erosion Control:** An agreement between the City of Eagle and Syman Erosion Control for services to be performed at the Eagle Shooting Sports Park, and authorizing the Mayor to execute the same. Staff is requesting Council approval of a professional services agreement for restoration seeding and erosion control at the Eagle Shooting Sports Park in an amount not to exceed \$23,420. The quote was received consistent with the City of Eagle Purchasing Policy. (NBS)
- U. ***Service Agreement Between the City of Eagle and Anvil Fence Company:** A service agreement between the City of Eagle and Anvil Fence Company for the purchase and installation of fencing at the Eagle Shooting Sports Park, and authorization for the Mayor to execute the same. Staff is requesting Council approval of a professional services contract for installation of fencing at the Eagle Shooting Sports Park in an amount not to exceed \$49,985. The quote was received consistent with the City of Eagle Purchasing Policy. (NBS)
- V. ***Appointment to Eagle Urban Renewal Agency Board Seat 5:** In accordance with Resolution 24-05, Mayor Pike is requesting Council confirmation of the appointment of Michael Hope to the Board. Seat 5 is a three year adjusted term that has been filled by a holdover Board Member, therefore Mr. Hope's term will be effective from confirmation and expire in August of 2026. (BKP)
- W. ***Appointment to Eagle Urban Renewal Agency Board Seat 6:** In accordance with Resolution 24-05 Mayor Pike is requesting Council confirmation of the appointment of Thomas Dietrich to the Board. Seat 6 is a three year term, Mr. Dietrich's term will begin in November 2024 and expire in November of 2027. (BKP)

8. **UNFINISHED BUSINESS: NONE**

9. **PUBLIC HEARINGS: ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS. Public hearings will not begin prior to 6:00 p.m.**

- 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.

NONE

10. NEW BUSINESS:

- A. **ACTION ITEM: Ordinance 924 – Title 11A Zoning Ordinance Amendment – Spring Valley Planned Development:** An ordinance to the City of Eagle, Ada County Idaho, amending Title 11A, Chapter 1, Section 5, “Definitions”; Chapter 2, Section 3, “Land Use Standards”, Chapter 2, Section 4, Table 2.5, “Open Space District Development Standards”; Chapter 3 Section 6, Subsection B, Item 6, “Fences”, “ Chapter 4, Section 2, Item E, “Supplemental General Provisions”; Chapter 4, Section 4, “Specific Land Use Standards”; Chapter 7, Section 1, Subsection 1, “Purpose, Goals, And Objectives”; Chapter 8, Section 13, “Notice Requirements”; Chapter 13, Article A, Section 6, “Rules And Definitions”; Chapter 13, Article B, Section 4, Item E, “Approval Time”; Chapter 13, Article C, Section 2, Subsection 1, Item C, “Stub Streets”; Chapter 13, Article D, Section 2, Subsection 2, “Guarantee Of Improvements”; Providing A Severability Clause; And Providing An Effective Date. (DLM)
[Valnova Development - Ordinance 924 - Title 11A Zoning Ordinance Amendment](#)
- B. **ACTION ITEM: Discussion and Council Recommendation Regarding Fiber Optic Phases 2 through 4. (ELZ)**

- 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.