



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
May 12, 2026 5:30 PM**

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
 - 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. **Claims Against the City.**
 - B. **Minutes of April 14, 2026.** (TEO)
 - C. **Minutes of April 24, 2026.** (TEO)
 - D. **Minutes of April 26, 2026.** (TEO)
 - E. **Minutes of April 28, 2026.** (TEO)
 - F. **Appointment to the Conservation Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Michael Herrera to the City of Eagle Conservation Advisory Committee. Mr. Herrera will be serving a four (4) year term that will expire in May of 2030. (BKP)
 - G. **Appointment to the Conservation Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Greg Allington to the City of Eagle Conservation Advisory Committee. Mr. Allington will be serving a four (4) year term that will expire in May of 2030. (BKP)
 - H. **Appointment to the Development Impact Fee Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of appointment of Diane McLaughlin to the

Eagle Development Impact Fee Advisory Committee. Ms. McLaughlin will be serving a three (3) year term that will expire in March 2029. (BKP)

- I. **Reappointment to the Development Impact Fee Advisory Committee:** In accordance with Resolution 14-19, Mayor Pike is requesting Council confirmation of the reappointment of Robert Grubb to the Development Impact Fee Advisory Committee. Mr. Grubb will be serving a four (4) year term that will expire March 2030, nunc pro tunc. (BKP)
- J. **Memorial Bench & Donation Request for the Shade Family:** Request for Council approval for a memorial bench to be located on the Eagle Greenbelt in dedication to Bob & June Gray. (ELZ)
- K. **Memorial Bench & Donation Request for the Dawson Family:** Request for Council approval for a memorial bench to be located at Reid Merrill Park in dedication to Bill Dawson. (ELZ)
- L. **Independent Contractor Agreement Between the City of Eagle and Kimberly Hoagland:** Independent Contractor Agreement between the City of Eagle and Kimberly Hoagland to provide introductory horsemanship educational programming to youth ages 5-10 who are new horse lovers or beginner riders hoping to compliment a riding program. Compensation shall be at a rate of 70% of the total revenue generated by registration. *This item was discussed at the April 24, 2026 meeting.* (AMM)
- M. **Facility User Agreement for Between the City of Eagle and Eagle Hills Racing Association:** An agreement to permit the Eagle Hills Racing Association to hold radio-controlled car racing events, make improvements, and provide maintenance at the Ada/Eagle Sports Complex RC Cars Track. (ELZ)
- N. **Facility Use Agreement Between the City of Eagle and Innovate Academy & Preparatory School:** Facility Use Agreement between the City of Eagle and Innovate Academy & Preparatory School to allow the City use of Innovate's facilities for camps and classes, subject to availability. In lieu of payment, the City will allow Innovate to book park shelter and field reservations, subject to availability, at no cost. (BA)
- O. **Permanent Easement Agreement between the City of Eagle and Clyde Capital Group, LLC:** Approval of a Permanent Easement Agreement between the City of Eagle and Clyde Capital Group, LLC to grant access for a cell tower maintenance road within the Valnova Spring Valley Subdivision. (HSD)
[Valnova Cell Tower - Access Road Easement Agreement](#)
- P. **Water Easement Agreements Between DFC Eagledale, LLC and the City of Eagle for City of Eagle Water System Improvements within Everton Subdivision No. 3:** DFC Eagledale, LLC is requesting approval of a Water Easement Agreement for water system improvements located within Everton Subdivision No. 3, located on the east side of North Palmer Lane approximately 1,250-feet north of State Highway 44. (ASG)
- Q. **Development Agreement for RZ-2021-11-MOD1 - Aventier Subdivision:** Council authorization for Mayor to execute the development agreement associated with Aventier Subdivision. The 8.11-acre site is located approximately 1,000-feet south of the intersection of West Moon Valley Road and State Highway 44 at 5837 West Acrewood Road. (KRD)
[Aventier Subdivision - Development Agreement](#)
- R. **Development Agreement for RZDA-2021-18-MOD1 - Farmstead Landing Subdivision:** Council authorization for Mayor to execute the development agreement associated with Farmstead Landing Subdivision. The 80.23-acre site is located north of West Floating Feather Road between North Linder Road and North Park Lane. (KRD)
[Farmstead Landing Subdivision - Development Agreement](#)
- S. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2021-18-MOD1/PP-2021-19-MOD1 - Modification to the Rezone with a Development Agreement in Lieu of a Planned Unit Development and Preliminary Plat Modification for Farmstead Landing Subdivision - Boise Hunter Homes:** Bowen Grange, with Boise Hunter Homes, is requesting development agreement modification and preliminary plat modification approval to modify the required subdivision amenities, reduce the landscape buffer along Linder Road to fifty-feet (50') wide, modify lot sizes, and construct private streets with gated entrances for Farmstead Landing Subdivision, a 165-lot (141-buildable, 24-common) residential subdivision. The 80.23-acre site is located north of West Floating Feather Road between North Linder Road and North Park Lane. (KRD)

[Farmstead Landing Subdivision Modification - Findings](#)

[Farmstead Landing Findings - Staff Memo](#)

- T. **Findings of Fact and Conclusions of Law for the Approval of PP-2025-10 - Preliminary Plat for Avimor HSC Subdivision - Avimor Development, LLC:** Avimor Development, LLC, represented by Brad Pfannmuller, is requesting preliminary plat approval for HSC Subdivision, a 4-lot commercial subdivision. Avimor HSC Subdivision is a re-subdivision of Lot 2, Block 1, of the Avimor Boise County Phase 1 Subdivision. The 5.63-acre site is generally located within Boise County on the east side of State Highway 55, approximately 500-feet north of the intersection of State Highway 55 and Crowfoot Way. (DLM)
[Avimor HSC Subdivision - Findings](#)
- U. **Findings of Fact and Conclusions of Law for the Approval of A-2025-07/RZDA-2025-09/CUP-2025-13/PPUD-2025-07/PP-2025-11 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Planned Unit Development and Preliminary Plat For Tavira Subdivision - Sundance Company:** Sundance Company, represented by Mary Wall with Professional Engineering Services, 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 Tavira Subdivision, a 121-lot (110-buildable, 11-common) residential planned unit development. The 55.00-acre site is generally located on the north side of West Broken Arrow Street, approximately 0.40-miles west of North Palmer Lane. (ASG)
[Tavira Subdivision - Findings](#)
- V. **DR-2026-22 - Multi-tenant Retail/Restaurant Building within East End Marketplace - Rennison Companies:** Rennison Companies, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for 4,148-square foot multi-tenant retail/restaurant building. The 0.86-acre site is located on the south side of East State Street approximately 790-feet east of South Edgewood Lane at 1800 East Highway 44. (ERF)
[East End Marketplace Building II - Design Review Action](#)
- W. **DR-2026-23 - Change of Use to Industry Custom, including Exterior Building Modifications - Baserri, LLC:** Baserri, LLC, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval to change the use of a 5,040-square foot building to industry custom and to make exterior building modifications. The 0.30-acre site is located on the north side of East State Street approximately 232-feet west of the intersection of East State Street and South Parkinson Street at 2372 East State Street (Lot 18, Block 1, Randall Acres Subdivision No. 15). (BAW)
[44 Iron Design Building - Design Review Action](#)
- X. **DR-2026-24 - Restaurant Building with Drive Through for Black Rock Coffee Bar - Black Rock Coffee Bar - Tony Palotta:** Black Rock Coffee Bar, represented by Nicholas Salazar with Atwell, LLC, is requesting design review approval to construct a 1,475-square foot restaurant building with drive through. The 1.09-acre site is located on the south side of West Johnny Lane within the southwest corner of Flint Estates Amended (portion of Lots 1-4, Block 2) (conceptually Lot 8, Block 1 of Bronco Acres Subdivision). (ERF)
[Black Rock Coffee Bar Building - Design Review Action](#)
- Y. **DR-2026-25 - Four Building Wall Signs and Three Menu Board Signs for Black Rock Coffee - Black Rock Coffee Bar - Tony Palotta:** Black Rock Coffee Bar, represented by Nicholas Salazar with Atwell, LLC, is requesting design review approval for four halo illuminated building wall signs and three menu board signs. The 1.09-acre site is located on the south side of West Johnny Lane within the southwest corner of Flint Estates Amended (portion of Lots 1-4, Block 2) (conceptually Lot 8, Block 1 of Bronco Acres Subdivision). (ERF)
[Black Rock Coffee Bar Signage - Design Review Action](#)
- Z. **DR-2026-27 - Master Sign Plan for a Multi-tenant Retail/Restaurant Building within East End Marketplace - Rennison Companies - Zach Turner:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a master sign plan for a multi-tenant retail/restaurant building. The 0.86-acre site is located on the south side of East State Street approximately 790-feet east of South Edgewood Lane at 1800 East Highway 44. (ERF)

[East End Marketplace Building II Master Sign Plan - Design Review Action](#)

- AA. **PP-2018-04-EXT1 - Preliminary Plat Extension of Time for Headquarters Subdivision - Madera Development, Inc.** Madera Development, Inc., represented by Jon Breckon with Breckon Land Design, is requesting a one (1)-year extension of time for the preliminary plat for Headquarters Subdivision, a 23-lot (20-buildable, 3-common) residential subdivision. The 10.00-acre site is located at the southwest corner of West Floating Feather Road and North Lanewood Road at 5655 West Floating Feather Road. (KRD)

[Headquarters Subdivision - Preliminary Plat Extension of Time](#)

- AB. **FP-2026-07 - Final Plat for Willowbrush Subdivision - Innovative Housing Solutions, LLC:** Innovative Housing Solutions, LLC, represented by Antonio Conti with Ackerman-Estvold, is requesting final plat approval for Willowbrush Subdivision, a 13-lot (8-buildable, 5-common), residential subdivision. The 5.97-acre site is located at the southwest corner of North Park Lane and West Beacon Light Road at 2795 North Park Lane. (HSD)

[Willowbrush Subdivision - Final Plat](#)

- AC. **Resolution 26-06 - Comprehensive Plan and Future Land Use Map Amendments:** A resolution by the Eagle City Council to amend the text and the Future Land Use Map within Chapter 6: Land Use of the City's 2017 Eagle is HOME Comprehensive Plan including amendments to specific land use designations, planning area text, comprehensive plan text, and Map 6.1: "Future Land Use Map." Additionally, the proposed amendment also includes general grammatical and syntactical changes within Chapter 6. (DLM)

[Resolution 26-06 - Comprehensive Plan: Chapter 6 Amendment](#)

- AD. **Resolution No. 26-08 - Vacation to the Final Plat of Coast to Coast Subdivision:** A Resolution of the City of Eagle, Ada County, Idaho, vacating a 12-foot (12') wide irrigation and public utilities easement located within Lot 4, Block 1, of the Coast to Coast Subdivision (also known as Laguna Pointe Subdivision) final plat. (RLB)

[Resolution - 2026 - 26-08 - Vacation to the Final Plat of Coast to Coast Subdivision](#)

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. **CUP-2018-08-MOD1 - Modification to the Conditional Use Permit for Golf Envy - Golf Envy:** Tyler Robinson is requesting conditional use permit modification approval to allow 24-hour operation, 7 days per week for Golf Envy, an indoor golf simulator commercial entertainment facility. The 0.31-acre site is located approximately 580-feet west of the intersection of East State Street and South Parkinson Street at 2250 East State Street (Lot 14, Block 1, Randall Acres Subdivision No. 15). (KRD)

[Golf Envy CUP Modification - PZ Action](#)

- B. **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. (RLB)

[Mabury Subdivision - Staff Report](#)

9. **NEW BUSINESS:**

- A. *ACTION ITEM:* **Ordinance 972 - Appointive Officers:** An Ordinance Of The City Of Eagle, Ada

County Idaho Amending Eagle City Code Title 1 “Administrative”, Chapter 6 “City Officers And Employees”, Sections 1 “Appointment Of Officers” And 2 “Terms Of Office, Removal”; Section 3 “Bonds”, Providing A Severability Clause; And Providing An Effective Date. (VV)

[Ordinance 972 - Appointed Officers.pdf](#)

[Appointed Officers - Idaho Cities Research Sheet.pdf](#)

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.