



**THE CITY OF EAGLE
DESIGN REVIEW BOARD
AGENDA**

**Eagle City Hall, 660 E. Civic Lane, Idaho
April 9, 2026 6:00 PM**

-
1. **CALL TO ORDER**
 2. **ROLL CALL: GRUBB, LINDGREN, MIHAN, GREER, MURPHY, NORTON, ASHER.**
 3. **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 a Design Review Board member or City Staff 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 Rules of Order. Any item on the Consent Agenda that contains written recommendations from the City of Eagle shall be adopted as part of the Design Review's Consent Agenda approval motion unless specifically stated otherwise.
 - A. **Minutes of March 26, 2026.** (ERC)
 - B. **Findings of Fact and Conclusions of Law for the Approval of DR-2024-14-MOD3 - Common Area Landscaping within Torrente Secco Subdivision (Phases 7, 9, and 11) - Toll Brothers:** Toll Brothers, represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval for the common area landscaping within Torrente Secco Subdivision (Phases 7, 9, and 11). The 79.76-acre site is located at the southeast corner of West Beacon Light Road and North Palmer Lane between West Beacon Light Road and West Floating Feather Road at 6397 West Beacon Light Road and 6868 West Floating Feather Road. (ERF)
[Torrente Secco Subdivision Landscaping Phases 7, 9, 11 - Design Review Findings](#)
 - C. **Findings of Fact and Conclusions of Law for the Approval of DR-2026-17 - Common Area Landscaping within Sintra Subdivision - Quality Sand and Gravel, Inc.:** Quality Sand and Gravel, Inc., represented by Mary Wall with Professional Engineering Services, is requesting design review approval for the common area landscaping within Sintra Subdivision. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,730-feet south of West Beacon Light Road at 2257 North Park Lane. (BAW)
[Sintra Landscaping - Design Review Findings](#)
 - D. **Findings of Fact and Conclusions of Law for the Approval of DR-2026-18 - Subdivision Monument Sign for Sintra Subdivision - Quality Sand and Gravel, Inc.:** Quality Sand and Gravel, Inc., represented by Mary Wall with Professional Engineering Services, is requesting design review approval for a subdivision entry monument sign for Sintra Subdivision. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,730-feet south of West Beacon Light Road at 2257 North Park Lane. (BAW)
[Sintra Monument Sign - Design Review Findings](#)
 - E. **Findings of Fact and Conclusions of Law for the Approval of DR-2023-21-MOD2 - Modification to the Common Area Landscaping within Willowbrush Subdivision - Matt Swensen:** Matt Swensen, represented by Antonio Conti with Ackerman-Estvold, is requesting design review approval to modify the common area landscaping within Willowbrush Subdivision, specifically the combined height of the berm and fence along West Beacon Light Road and North Park Lane. The 6-acre site is located on the southwest corner of North Park Lane and West Beacon Light Road at 2795 North Park Lane. (BAW)
[Willowbrush Modification - Design Review Findings](#)
 - F. **Findings of Fact and Conclusions of Law for the Approval of DR-2013-37-MOD2 - Exterior Modification to Retain the Exterior Paint Colors of the Building for KHJ Mindy Body Resource - Halette Jolna:** Halette Jolna is requesting design review approval to retain the exterior paint colors of

the multi-tenant building for KHJ Mindy Body Resource. The 0.28-acre site is located on the west side of South Eagle Road approximately 700-feet north of State Highway 44 at 221 South Eagle Road. (AGM)

[KHJ Mind Body Resource Paint Change - Design Review Findings](#)

4. **UNFINISHED BUSINESS:**

5. **NEW BUSINESS:**

- A. **ACTION ITEM: DR-2026-24 - Restaurant Building with Drive Through for Black Rock Coffee Bar - Black Rock Coffee Bar:** 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 - Staff Report](#)

- B. **ACTION ITEM: DR-2026-25 - Four Building Wall Signs and Three Menu Board Signs for Black Rock Coffee Bar - Black Rock Coffee Bar:** Black Rock Coffee Bar, represented by Nicholas Salazar with Atwell, LLC, is requesting design review approval for four halo illuminated/non-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 - Staff Report](#)

- C. **ACTION ITEM: 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 - Staff Report](#)

- D. **ACTION ITEM: 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 - Staff Report](#)

- E. **ACTION ITEM: 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 - Staff Report](#)

6. **REPORTS:**

- A. Design Review Board
- B. Staff

7. **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.