



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
January 27, 2026 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 1. City Treasurer, Financial Reports for the Month of December 2025 and for the Quarter Ending December 31, 2025. (LL)
 - C. Eagle Police Department
 6. **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. **Reappointment to the Eagle Conservation Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Mike Pellant to the City of Eagle Conservation Advisory Committee. Mr. Pellant will be serving a four (4) year term that will expire in February 2030. (BKP)
 - C. **Professional Service Agreement Between the City of Eagle and DWZ Technologies:** A Professional Service Agreement between the City of Eagle and DWZ Technologies to provide surveillance monitoring with response for all City owned facilities and parks, in an annual amount not to exceed \$37,620.00. (DNG)
 - D. **Independent Contractor Agreement Between the City of Eagle and Julie Baiocchi:** Independent Contractor Agreement between the City of Eagle and Julie Baiocchi to provide art classes utilizing pressed flowers to create a variety of art. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMM)
 - E. **Statement of Work Between the City of Eagle and Farmspread, LLC:** A Statement of Work between the City of Eagle and Farmspread, LLC, for vendor management software for City sponsored special events. An annual amount not to exceed \$1,202.50. (SLC)
 - F. **Development Agreement for RZDA-2022-01 - Reining Horse Subdivision:** Council authorization for Mayor to execute the development agreement associated with the Reining Horse Subdivision. The 7.68-acre site is located on the north side of West Floating Feather Road approximately 380-feet east of the intersection of West Floating Feather Road and North Meridian Road at 3050 West Floating Feather Road. (DLM)
[Reining Horse Subdivision - Development Agreement](#)

- G. **DR-2025-80 - 23 Townhome Buildings (46-units) within Valnova Subdivision No. 1 - SH ACQ2020, LLC:** SH ACQ2020, LLC, represented by Nicolette Womack with Kimley-Horn, is requesting design review approval for 23 townhome buildings (46-units). The 13.36-acre site is generally located on the east side of West Glencara Court north of West Silverberry Drive within Valnova Subdivision No. 1 (Lots 52-75, Block 1, Lots 1-10, Block 2, Lots 14-17, Block 3, and Lots 2-9, Block 4). (ERF)
[Valnova - Shea Homes Townhomes - Design Review Action](#)
- H. **DR-2025-86 - Six One Six Vision Center Office (Medical and Dental) Building - Six One Six Vision Center:** Six One Six Vision Center, represented by Jeff Likes with ALC Architecture, is requesting design review approval for a 6,039-square foot office (medical and dental) building. The 0.71-acre site is located north of West Johnny Lane within the northeast corner of Flint Estates Amended (Lot 4, Block 2) (conceptually Lot 4, Block 1 of Bronco Acres Subdivision). (BAW)
[Six One Six Building - Design Review Action](#)
- I. **DR-2025-87 - Two Building Wall Signs and One Monument Sign Tenant Panel for Six One Six Vision Center:** Six One Six Vision Center, represented by Jeff Likes with ALC Architecture, is requesting design review approval for two building wall signs and one monument sign tenant panel. The 0.71-acre site is located north of West Johnny Lane within the northeast corner of Flint Estates Amended (Lot 4, Block 2) (conceptually Lot 4, Block 1 of Bronco Acres Subdivision). (BAW)
[Six One Six Signage Action Design Review](#)
- J. **DR-2025-89 - Multi-tenant Retail/Restaurant Building within East End Marketplace - Rennison Companies:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a 5,529-square foot multi-tenant retail/restaurant building. The 0.66-acre site is located on the south side of East State Street approximately 241-feet east of South Edgewood Lane at 1749 East State Street (Lot 4, Block 1, Retail One Subdivision). (ERF)
[East End Marketplace Building VI - Design Review Action](#)
- K. **DR-2025-90 - Master Sign Plan for a Multi-tenant Retail/Restaurant Building within East End Marketplace - Rennison Companies:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a master sign plan for a multi-tenant retail/restaurant building. The 0.66-acre site is located on the south side of East State Street approximately 241-feet east of South Edgewood Lane at 1749 East State Street (Lot 4, Block 1, Retail One Subdivision). (ERF)
[East End Marketplace Building VI Master Sign Plan - Design Review Action](#)
- L. **Findings of Fact and Conclusions of Law for the Approval of CUP-2021-01-MOD1/PPUD-2021-01-MOD1/PP-2021-02-MOD1 - Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat Modification for Torrente Secco Subdivision - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting to modify the conditional use permit, preliminary development plan and preliminary plat for Torrente Secco Subdivision. The applicant is requesting to reduce the number of dwelling units from the previously approved 612 to 591 (eliminating 130 single-family attached units) and restricting the 26 single-family detached lots adjacent to Beacon Light Road to be single story. The 265.6-acre site is located on the east side of North Palmer Lane between West Beacon Light Road and West Floating Feather Road. (DLM)
[Torrente Secco Subdivision - City Council Findings](#)

7. **UNFINISHED BUSINESS:**

- A. *ACTION ITEM:* **Review of 2026 Liaison Positions for Mayor and Council.**
[2026 Council Liaison Positions v2](#)

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. **RZ-2006-14-MOD4/PP-2025-08/PPUD-2025-05/CUP-2025-09 - Development Agreement Modification, Conditional Use Permit, Preliminary Development Plan, and a Preliminary Plat for Watermark Subdivision - Boise Hunter Homes:** Boise Hunter Homes is requesting a development agreement modification, conditional use permit, preliminary development plan, and preliminary plat approvals for Watermark Subdivision, a 152-lot (147-buildable [147-single family attached], 5-common) residential planned unit development. The 18.58-acre site is located on the south side of Riverside Drive, approximately 1,600-feet west of the intersection of Riverside Drive and South Edgewood Lane. (HSD)
[Watermark Subdivision - PZ Action](#)
[Watermark Subdivision - Written Public Testimony](#)
- B. **CUP-2022-14-MOD1/PD-2025-01 - Conditional Use Permit Modification and Parcel Division for an Emergency Services Facility for Eagle Fire Station No. 2 - Eagle Fire Protection District:** Eagle Fire Protection District, represented by Tamara Thompson with The Land Group, Inc., is requesting a conditional use permit modification for reduced setbacks, a waiver of the maximum lot coverage, minimum lot width, and minimum lot area for a new emergency services facility, including a parcel division for the creation of two parcels. The 4.40-acre site is located on the west side of North Horseshoe Bend Road approximately 500-feet south Beacon Light Road at 12655 North Horseshoe Bend Road. (HSD)
[Eagle Fire Station No. 2 - PZ Action](#)
[Eagle Fire Station No. 2 - Parcel Division Record of Survey](#)

9. **NEW BUSINESS:**

- A. **ACTION ITEM: Resolution 26-01 - Annual Water Fee Review and Proposed Adjustment:** A Resolution Of The City Of Eagle, Ada County, Idaho, Amending The Schedule Of Water Service Fees; For The City Water Department In Accordance With Eagle City Code Section 1-7-4 To Provide For Collection Of Charges Used To Support The Operation And Maintenance Of The City's Water System; And Providing An Effective Date. (SLB)
[Resolution 26-01 Annual Water Fee Review and Proposed Adjustment 01-27-26](#)
- B. **ACTION ITEM: Resolution 26-04:** A resolution of the City of Eagle rescinding Resolution 25-12, thereby revoking the identification of the home and garage located at 8660 W. Equest Lane Eagle Idaho as surplus property. (TEO)
[Staff Memo - Resolution 26-04](#)
[26-04- Recinding Resolution 25-12](#)
[Resolution - 2025 - 25-12 - Surplus Property - House And Shop At 8660 W Equest Ln - 09_09_2025](#)
- C. **ACTION ITEM: Ordinance No. 963 - Fire Protection Districts:** An ordinance by the City of Eagle, a municipal corporation, amending Title 4 Public Health And Safety, Chapter 8 Fire Protection; section 1 Eagle Fire Protection District; providing for severability; and providing an effective date. (TEO)
[Ordinance 963 Staff memo](#)
[Ordinance 963 Fire Protection Districts](#)
[City limits Fire District Boundaries](#)
- D. **ACTION ITEM: Ordinance No. 964 - Annexation and Rezone Ordinance - Reining Horse Subdivision:** An ordinance annexing the real property described herein and changing the zoning classification from RUT (Rural-Urban Transition - Ada County designation) to R-1-DA (Residential with a development agreement), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. The 7.60-acre site is located on the north side of West Floating Feather Road approximately 380-feet east of the intersection of West Floating Feather Road and North Meridian Road at 3050 West Floating Feather Road. (DLM)
[Ordinance 964 - Reining Horse Subdivision - Annexation & Rezone](#)

- E. **ACTION ITEM: Ordinance No. 965 - Annexation and Rezone Ordinance - Sagehill Subdivision:**
An ordinance annexing the real property described herein and changing the zoning classification from RR (Rural Residential - Ada County designation) and RP (Rural Preservation - Ada County designation) to R-1-DA-P (Residential with a development agreement - PUD), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. The 736.00-acre site is generally located 1.60-miles southwest of the intersection of State Highway 55 and North McLeod Way and approximately 2.59-miles east of the intersection of Willow Creek Road and the future East Aerie Lane. (DLM)

[Ordinance 965 - Sagehill Subdivision - Annexation & Rezone](#)

- F. **ACTION ITEM: Discussion Regarding Contracted Food Vendor for Heritage Park Concession Stand.** (TEO)

[Resolution 21-06 - Municipal Park Vendors](#)

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.