



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
January 14, 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. **RECOGNITION:**
 - A. **Recognition of the Eagle High School Football Team for Ranking Second Place in the 6A SIC Conference in 2024.**
6. **PRESENTATION:**
 - A. **Veolia Water Company:** Representatives from Veolia Water will provide information on the water services and operations in the City of Eagle.
7. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for the month of November 2024.
[November 2024 Monthly Financial Statements](#)
 - C. Eagle Police Department
 - D. City Attorney
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 December 10, 2024.** (TEO)
 - C. **Minutes of December 17, 2024.** (TEO)
 - D. **Appointment to the Eagle Public Library Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Ashley Schreiber to the Eagle Public Library Board. Ms. Schreiber will be fulfilling a vacated term that will expire in September 2026. (BKP)
 - E. **Appointment to the Eagle Public Library Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Bret Patterson to the Eagle Public Library Board. Mr. Patterson will be serving a five (5) year term that will expire in September 2029, nunc pro tunc. (BKP)
 - F. **Findings of Fact and Conclusions of Law for the Approval of PU-2024-01 - Valnova Planning Unit Master Plan (PUMP) No. 5 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group is requesting approval of Planning Unit Master Plan No. 5 for

the Valnova Planned Development (formerly known as Spring Valley). Planning Unit Master Plan (PUMP) No. 5 consists of 1,936.82-acres of land within the Northern Residential and Big Gulch Planning Areas and is proposed to include 1,674 residential units, 824.96-acres of open space including community, neighborhood and pocket parks, community trails, 300,000 square feet of nonresidential Neighborhood Center uses, and potentially an 18-hole golf course, pursuant to the uses outlined within Eagle City Code Title 11A and in accordance with the amended and restated development agreement associated with the Valnova Development. (DLM)

[Valnova-PUMP No. 5 Findings](#)

- G. **Findings of Fact and Conclusions of Law for the Approval of SAP-2024-01 - Avimor - Sub-Area Plan (SAP) No. 1 - Avimor Development, LLC:** Avimor Development, LLC is requesting approval of Sub-Area Plan (SAP) No. 1 for the Avimor Planned Development. SAP No. 1 consists of 2,016-acres of land spanning fourteen (14) separate development areas that will include 2,464 residential units, 1,067-acres of open space, and 660,000 square feet of commercial uses, pursuant to the uses outlined within Eagle City Code Title 11B and in accordance with the development agreement associated with the Avimor Development. (DLM)
[Avimor-SAP No. 1 Findings](#)
- H. **DR-2024-49 - One Townhome Building (3-units) within Valnova Subdivision No. 1 - Hammett Homes:** Hammett Homes, represented by Jo D. Greer with Method PMAP, is requesting design review approval for one townhome building (3-units). The 0.20-acre site is generally located near the southwest corner of Big Gulch Parkway and Linder Road within Valnova Subdivision No. 1, Lots 11-13, Block 3 (fka Lot 17 or Lot 19). (BAW)
[Valnova Townhomes Memo](#)
[Agency Letters Combined](#)
- I. **DR-2024-50 - One Townhome Building (3-units) within Valnova Subdivision No. 1 - Hallmark Homes:** Hallmark Homes, represented by Jo D. Greer with Method PMAP, is requesting design review approval for one townhome building (3-units). The 0.20-acre site is generally located near the southwest corner of Big Gulch Parkway and Linder Road within Valnova Subdivision No. 1, Lots 7-9, Block 3 (fka Lots 17 or Lot 19). (BAW)
[Valnova Townhomes Memo](#)
[Agency Letters Combined](#)
- J. **Permanent Pathway Easement Agreement Between the City of Eagle and Criterion Land Management for a Public Pathway within Hevostila Estates Subdivision:** Criterion Land Management is requesting approval of three (3) permanent pathway easement agreements for the public pathways located within Hevostila Estates Subdivision. The 12.14-acre site is located on the south side of East Floating Feather Road, approximately 355-feet west of the intersection of North Falling Water Avenue and East Floating Feather Road at 2385 East Floating Feather Road. (HSD)
[Hevostila Estates Eagle Pathway - Easement A and C](#)
[Hevostila Estates Eagle Pathway - Easement B](#)
[Hevostila Estates Eagle Pathway - Easement D](#)
- K. **FP-2024-17 - Final Plat for Ambrosia Garden Subdivision - Tamee Crawford:** Tamee Crawford, represented by Joseph Canning with Centurion Engineers, is requesting final plat approval for Ambrosia Garden Subdivision, a 6-lot (6-buildable) commercial development. The 3.45-acre site is located on the northwest corner of State Highway 44 and North Park Lane. (ASG)
[Ambrosia Garden FP Staff Report](#)
- L. **HECO Engineers Scope of Work for Bidding Services for Pamela Baker Irrigation Pump Station:** Approval of Scope of Work for public bidding services for the irrigation pump station at Pamela Baker Park in an amount not to exceed \$9,700. (ELZ)
- M. **A Community Art Project - "Hearts for Seniors":** The Eagle Arts Advisory Committee is seeking Council approval to publish a community art project inviting Eagle's young residents and students to draw and decorate paper Valentines Day hearts to be distributed to Eagle's senior residents on February 14, 2025. (BLA)
[Hearts for Seniors Overview - 2025](#)

- N. **Cost Share Agreement for Maintenance of Service Ditch:** A Cost Share Agreement for Maintenance of Service Ditch between the City of Eagle, Valynn Village Homeowners' Association, Inc., and Bill Cohen in an amount of \$2,500. The delivery of water to each party originates from a canal owned and operated by New Dry Creek Ditch Company which is diverted onto a service ditch that is approximately 1,732 feet long extending from New Dry Creek Ditch Company's canal to a distribution box. (ELZ)

9. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Award of Fiber Bid Phase 1-4:** Award of Fiber Bid Phase 1, 2, 3, and/or 4, and authorizing the Mayor to execute the agreement for the same. *This item was continued from the December 17, 2024 meeting.* (HECO & ELZ)
[Award Recommendation](#)

10. **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. **VAC-2024-03 - Vacation to the Final Plat of Stillwater Subdivision No. 1 - Stillwater Development Partners LLC, Represented by Connor Lindstrom with KM Engineering, LLP:** Stillwater Development Partners LLC, represented by Connor Lindstrom with KM Engineering, LLP, is requesting to vacate five (5) feet of the twelve (12) foot wide public utilities easement located along the southern lot lines within Lots 4 and 5, Block 6, in Stillwater Subdivision No. 1. The 22.8-acre site is located on the south side of State Highway 44 at the southwest corner of South Urban Gate Avenue and State Highway 44. (KRD)
[Stillwater Sub No. 1 Vacation Staff Packet](#)
- B. **RZ-07-19 MOD1 - Modification to Development Agreement - Margie Porchia and Jerron Porchia:** Margie Porchia and Jerron Porchia are requesting a development agreement modification to renegotiate the time frame for the completion of Stadium View Center to establish a new termination date of November 21, 2029. The 2.53-acre site is located on the west side of North Horseshoe Bend Road approximately 130-feet south of West Bonita Hills Boulevard at 10201 North Horseshoe Bend Road. (KRD)
[Stadium View DA Mod Staff Packet](#)

11. **NEW BUSINESS:**

- A. **ACTION ITEM: Ordinance 943 - Rezone from MU-DA to A-R - 12700 North Horseshoe Bend Road:** An ordinance changing the zoning classification of the real property described herein from MU-DA (Mixed Use with a development agreement) to A-R (Agricultural Residential); amending the zoning map of the City of Eagle to reflect said change; providing a severability clause; and providing an effective date. (ASG)
[Ordinance No. 943](#)
[Ordinance No. 943 Exhibits](#)
- B. **ACTION ITEM: Downtown Eagle Mobility Improvements:** Review and recommend alternatives for the paver crosswalks for Phase 1 and Phase 2 of the project. (NBS)
- C. **ACTION ITEM: Fiscal Year 2025-2029 Capital Plan Modification No. 1:** Modify the FY2025-FY20029 Capital Plan to return Fiber Projects and associated funding into the FY2025-FY2029 Capital Plan. (NBS)
[FY 25 Modification No 1](#)

12. **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:

(c) To acquire an interest in real property which is not owned by a public agency; and

(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 Acquisition of Private Property.**

B. *ACTION ITEM:* **Action Regarding Pending/Threatened Litigation.**

13. 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.