



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
June 9, 2026 5:30 PM**

-
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
 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 May 12, 2026.** (TEO)
 - C. **Minutes of May 13, 2026.** (TEO)
 - D. **Minutes of May 20, 2026.** (TEO)
 - E. **Temporary Noise Ordinance Waiver Request:** Angela Tigue is requesting a Temporary Noise Waiver for their backyard wedding event being held on June 27, 2026 between the hours of 4:00 pm and 11:00 pm. (TEO)
 - F. **Temporary Noise Ordinance Waiver Request:** Old State Saloon is requesting a Temporary Noise Waiver for their American Trad Fam Fest event being held on June 27, 2026 between the hours of 10:00 am and 11:00 pm. (TEO)
 - G. **Memorial Bench & Donation Request for the Masi Family:** Request for Council approval for a memorial bench to be located at Reid Merrill Park in dedication to Michele Kearin. (ELZ)
 - H. **Memorial Bench & Donation Request for Robin Charlesworth:** Request for Council approval for a memorial bench to be located at the Eagle Senior Center in dedication to Stephanie Killilea. (ELZ)
 - I. **Pitney Bowes Meter Lease Agreement:** An agreement between Pitney Bowes and the City of Eagle for a postage meter equipment. The quarterly lease amount is \$448.77. This is a budgeted amount. (TEO)

- J. **Agreement between the City of Eagle and Alliance Consulting LLC:** Approval of AIA B133-2019 contract for Design Professional Services for Eagle Regional Athletic Park. (ELZ & BKP)
- K. **Resolution No. 26-09 - Vacation to the Final Plat of Randall Acres Subdivision No. 15 for 2141 East Syringa Street:** A Resolution of the City of Eagle, Ada County, Idaho, vacating a 12-foot (12') wide public utilities and drainage easement which extends between the north and south property boundaries and is located within the west parcel (Parcel No. R7334270428) of Lot 21, Block 2, Randall Acres Subdivision No. 15. (RLB)
[Resolution - 26-09 - Vacation to the Final Plat of Randall Acres Subdivision No. 15](#)
- L. **Findings of Fact and Conclusions of Law for the Approval of FP-2025-24 - Final Plat for Capella Estates No. 1 Subdivision - Blue Spruce Land Company, LLC:** Blue Spruce Land Company, LLC, represented by Marcel Lopez with Conger Group, is requesting final plat approval for Capella Estates Subdivision No. 1, a 49-lot (41-buildable, 8-common [7-open space, 1-private drive]) residential subdivision with a development agreement in lieu of a planned unit development (PUD). The 24.23-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street, and approximately 620-feet west of the intersection of West State Street and North Dawn Street. (RLB)
[Capella Estates Subdivision No. 1 - Findings](#)
- M. **Findings of Fact and Conclusions of Law for the Approval of FP-2025-25 - Final Plat for Cascade Springs Subdivision No. 1 - Challenger Development, LLC:** Challenger Development, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final plat approval for Cascade Springs Subdivision No. 1, a 47-lot (34-buildable, 13-common) residential subdivision. The 13.53-acre site is generally located on the west side of North Palmer Lane, approximately 1,500-feet south of West Decathlon Street. (ASG)
[Cascade Springs Subdivision No. 1 - Findings](#)
- N. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2026-01 & FP-2026-02 - Final Planned Unit Development and Final Plat for Torrente Secco Subdivision No. 5 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final development plan and final plat approvals for Torrente Secco Subdivision No. 5, a 51-lot (50-buildable, 1-common) residential planned unit development. The 21.44-acre site is located approximately 2,320-feet south of the intersection of North Hartley Road and West Beacon Light Road at 6465 West Beacon Light Road. (RLB)
[Torrente Secco Subdivision No. 5 - Findings](#)
- O. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2026-02 & FP-2026-05 - Final Planned Unit Development and Final Plat for Moscato Secco Subdivision No. 1 - Toll Southwest, LLC:** Toll Southwest, LLC, is requesting final development plan and final plat approvals for Moscato Secco Subdivision No. 1 (formerly known as Torrente Secco Subdivision), a 44-lot (40-buildable [6-single family detached, 34-single family attached], 4-common) residential planned unit development. The 7.74-acre site is on the north side of West Floating Feather Road, approximately 160-feet west of the intersection of West Floating Feather Road and North Moscow Avenue at 6465 West Beacon Light Road. (RLB)
[Moscato Secco Subdivision No. 1 - Findings](#)
- P. **Findings of Fact and Conclusions of Law for the Approval of CUP-2025-11 - Conditional Use Permit for Woodstone at the Flats (Live Entertainment Events) - Piedra Familia, LLC:** Piedra Familia, LLC, represented by James Marsh with CSHQA, is requesting conditional use permit approval to include Live Entertainment Events for Woodstone at the Flats. The 5.00-acre site is located along the west side of State Highway 16, approximately 1,290-feet north of the intersection of West Beacon Light Road and State Highway 16 at 3705 North Highway 16. (RLB)
[Woodstone at the Flats - Findings](#)
- Q. **DR-2023-38-MOD1 - Modification to the Building Materials and Colors for the Dovetail Condo Buildings - Eagle Tail Development, Inc. - Chad Palmer:** Eagle Tail Development, Inc., represented by Tony Thurber with Anchored Architects, is requesting design review approval to modify the materials and colors on the Dovetail Condo buildings. The 1.58-acre site is located on the north side of East Dunyon Street approximately 300-feet east of the intersection of East Dunyon Street and South

Conover Street at 2056 East Dunyon Street (Lots 6 and 7, Block 2, Randall Acres Subdivision No. 15). (BAW)

[Dovetail Condos Modification - Design Review Action](#)

- R. **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](#)

- S. **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](#)

- T. **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](#)

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. **ZOA-2026-01 - Zoning Ordinance Amendment - City of Eagle:** An ordinance of The City of Eagle, Ada County Idaho, repealing Title 8, Chapter 2, Article A, Section 8 "Sign Regulations" in its entirety; adding new Title 8, Chapter 2, Article A, Section 8 "Sign Regulations"; Providing A Severability Clause; And Providing An Effective Date. (WEV)

[Draft Ordinance 967 - 8-2A-8](#)

[Ordinance 967 - 8-2A-8 - Memo - PZ DR action](#)

- B. **VAC-2026-03 - Vacation to the Final Plat of Valnova Estates No. 1 - Bachman Custom Homes:** Lisa Bachman with Bachman Custom Homes is requesting a vacation of a 10-foot (10') wide public and private utilities, irrigation, and lot drainage easement, which is centered on the shared interior side lot line between Lots 15 and 16, Block 3, of Valnova Estates Subdivision No. 1 (a re-subdivision of Lot 32, Block 1, Spring Valley Subdivision No. 1). The 0.68-acre site is located on the south side of North Cairnhill Way, approximately 1,212-feet northwest of the intersection of North Cairnhill Way and West Haughburn Drive at 7267 North Cairnhill Way and 7299 North Cairnhill Way. (RLB)

[Valnova Estates Subdivision No. 1 - Staff Report](#)

- C. **VAC-2026-05 - Vacation to the Final Plat of Valnova Kirkhills Subdivision No. 2 - Solitude Homes, Inc.:** Jon Ramos with Solitude Homes, Inc., represented by Kendall Hancey with Horrocks Engineers, is requesting the vacation of the 10-foot (10') wide public utilities, irrigation, and lot drainage easement, which is centered on the shared lot line between Lots 36 and 37, Block 5, of the Valnova Kirkhills Subdivision No. 2 final plat. The 0.46-acre site is located on the southeast corner of the intersection of North Torglen Way and West Tullis Court at 6632 North Torglen Way and 6638 North Torglen Way. (RLB)

[Valnova Kirkhills Subdivision No. 2 - Staff Report](#)

9. **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.**

10. **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.