



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
June 24, 2025 5:30 PM

**Indicates Added Item and/or New Placement on the Agenda.*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
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 May 2025. (LL)
[May 2025 Monthly Financial Statements](#)
 - 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. **Minutes of June 4, 2025.** (TEO)
 - C. **Minutes of June 10, 2025.** (TEO)
 - D. **Arts Advisory Committee Community Grant Approval:** The Eagle Arts Advisory Committee is seeking Council approval to publish and fund a community grant for the 2025-2026 fiscal year. The grant would fund projects or education that enhance the artistic atmosphere and/or musical environment in the Eagle community in an amount not to exceed \$15,000.00. (BLA)
[Memo to Council for the Fiscal Year 2026 EAAC Grant](#)
 - E. **Service Agreement Between Musick Auction and the City of Eagle:** A Service Agreement between the City of Eagle and Musick Auction for auction services related to the disposal of surplus property. (TEO)
 - F. **Resolution 25-16 - Vacation for Lots 6 and 7, Block 7, of Carp Ranch Subdivision:** A Resolution of The City of Eagle, Ada County, Idaho, Vacating the Public and Private Utilities, Drainage, And Irrigation Facilities Easement Located Between Lots 6 and 7, Block 7, of Carp Ranch Subdivision. (DLM)
[Resoution 25-16 - Lot 6 & 7, Block 7, Centerra Subdivision Vacation](#)
 - G. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2025-02/CUP-2025-01/PPUD-2025-01/PP-2025-01 - Rezone with a Development Agreement, Conditional Use Permit, Preliminary Plat, and Preliminary Planned Unit Development for Whitehurst Village Subdivision - Evans Development LLC:** Evans Development LLC, represented by Becky McKay with Engineering Solutions, is requesting rezone from A-R (Agricultural-Rural) to R-3-DA-P (Residential with a

development agreement – PUD) and R-1 (Residential), conditional use permit, preliminary development plan, and preliminary plat approvals for Whitehurst Village Subdivision, a 16-lot (12-buildable [1-existing], 4-common) residential subdivision. The 5.97-acre site is located approximately 830-feet east of the intersection of North Park Lane and West Flint Drive, at 3660 West Flint Drive. (KRD)

[Whitehurst Village Subdivision Findings of Fact and Conclusions of Law](#)

- H. **Findings of Fact and Conclusions of Law for the Approval of RZ-2008-12 MOD5 – Modification to Rezone with Development Agreement – Restored Community Church:** Restored Community Church, represented by Bill Stovall, is requesting a modification to the rezone with development agreement associated with Restored Community Church to strike the requirement for the temporary building to be removed and to add “portable classroom” as a permitted use at the site. The 5.52-acre site is located approximately 1,055 feet east of the intersection of North Park Lane and West Floating Feather Road at 3633 West Floating Feather Road. (KRD)
[Restored Community Church Findings of Fact and Conclusions of Law](#)
- I. **FPUD-2025-03/FP-2025-04 - Final Development Plan and Final Plat for Everton Subdivision No. 4 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 4, a 46-lot (40-buildable [33 residential, 7 commercial], 6-common) residential planned unit development. The 12.83-acre site is located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)
[Everton No. 4 FPUD-FP - Staff Packet](#)
- J. **FPUD-2025-02/FP-2025-03 - Final Development Plan and Final Plat for Everton Subdivision No. 3 - DFC Eagledale, LLC:** DFC Eagledale, LLC, represented by Cheryl Heath with KM Engineering, LLP, is requesting final development plan and final plat approvals for Everton Subdivision No. 3, a 51-lot (44-buildable, 7-common) residential planned unit development. The 14.41-acre site is located on the east side of North Palmer Lane approximately 1,250-feet north of State Highway 44. (ASG)
[Everton No. 3 FPUD-FP - Staff Packet](#)
- K. ***Agreement Between the City of Eagle and Bricon Inc.:** Council authorization for the Mayor to execute the agreement between the City of Eagle and Bricon Inc, for construction services for the project commonly referred to "Heritage Park Restroom" in an amount not to exceed \$565,900.00. The City Council awarded the bid on June 10, 2025. (ELZ/NBS)
- L. *** Lease Extension:** Request by GWC Capital LLC., to extend the lease of City owned property located at 8600 West Equest Lane and 8400 West Equest Lane of 90 days to September 28, 2025, with the option to renewal for additional 30 day periods, and authorizing the Mayor to execute said agreement. (NBS/BKP)

7. **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-2017-04 MOD4 - Modification to Development Agreement - Mustang Crossing Eagle, LLC:** Mustang Crossing Eagle, LLC, represented by Stephanie Hopkins with KM Engineering, is requesting a modification to the rezone with development agreement for Bronco Acres Subdivision to modify the concept plan by changing the proposed lot configuration and by adding an additional commercial building. The 9.97-acre site is located on the north side of State Highway 44, approximately 175 feet east of North Park Lane. (KRD)
[Bronco Acres Development Agreement Modification - Staff Packet](#)
- B. **PP-2022-12-MOD1 - Valnova Lot 19 Subdivision Modification - Clyde Capital Group, LLC:** Clyde Capital Group, LLC, represented by Landon Northey, is requesting modification of the preliminary plat approval for Valnova Lot 19 Subdivision (previously approved as the Valnova Lot 17 Subdivision), a re-subdivision of Lot 19, Block 1, Spring Valley Subdivision No. 1. The applicant is requesting to modify the preliminary plat to reduce the buildable lot count by twelve (12) units and to

revise the land use sub-district designation of those lots from Single Family Attached (SFA) to Single Family Special Lot (SFSL). The preliminary plat was approved as a 196-lot (188-residential, 8-common) subdivision. The 61.81-acre site is generally located 1-mile southeast of the intersection of Big Gulch Parkway at the future Linder Road extension. (DLM)

[Valnova Lot 19 Preliminary Plat Modification](#)

8. NEW BUSINESS:

- A. **ACTION ITEM: Eagle Lakes / Charlie Wood Park Development Proposal:** John Rennison with Rennison Companies will present a proposal for the development of Eagle Lakes Park, situated at the southern end of the Eagle Lakes Apartments and Homes. Additionally, at the City's option, he could develop Charlie Woods Park located directly west of Eagle Lakes Park. Mr. Rennison is seeking Council approval to provide the proposal to the City of Eagle Conservation Advisory Committee and the Eagle Parks, Pathway, and Recreation Committee for review and recommendation back to Council.
- B. **ACTION ITEM: Lease Agreement Between Friends of Eagle Public Library, Inc. and the City of Eagle:** A Lease Agreement between Friends of Eagle Public Library Inc. and the City of Eagle to lease space within the Eagle Community Hall (interior), and Eagle Public Library (interior and exterior). The lease agreement shall expire September 30, 2025. (BP/TEO)
- C. **ACTION ITEM: FP-2024-07-EXT1 - Final Development Plan and Final Plat Extension of Time for Carrara Estates Subdivision No. 2 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting a one (1) year extension of time for the final development plan and final plat for Carrara Estates Subdivision No. 2, a 27-lot (20-buildable, 7-common) residential planned unit development. The 11.85-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)
[Carrara Estates Subdivision No. 2 FP EXT - Staff Packet](#)
- D. **ACTION ITEM: FP-2024-09-EXT1 - Final Development Plan and Final Plat Extension of Time for Carrara Estates Subdivision No. 3 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting a one (1) year extension of time for the final development plan and final plat for Carrara Estates Subdivision No. 3, a 32-lot (25-buildable, 7 common) residential planned unit development. The 29.22-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)
[Carrara Estates Subdivision No. 3 FP EXT - Staff Packet](#)
- E. **ACTION ITEM: PP-2022-21-EXT1 - Preliminary Plat Extension of Time for Cascade Springs Subdivision - Challenger Development Inc.:** Challenger Development Inc., represented by Becky McKay with Engineering Solutions, is requesting a one (1) year extension of time for the preliminary plat for Cascade Springs Subdivision, a 470-lot (400-buildable, 70-common) residential subdivision. The 138.99-acre site is located on the west side of North Palmer Lane approximately 80 feet south of the intersection of West Nordic Drive and North Palmer Lane at 755 and 833 North Palmer Lane. (KRD)
[Cascade Springs Preliminary Plat Extension of Time](#)

- 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