



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
October 28, 2025 5:30 PM

**Indicates Added Item.*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PRESENTATION:**
 - A. **Representatives from COMPASS will provide an overview of services provided.**
 - B. **Eagle Urban Renewal Agency (EURA):** Mark Butler, Chairman of the EURA, will provide an overview of the EURA Downtown Parking Project and the potential partnership with the City of Eagle.
6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - C. Eagle Police Department
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 October 14, 2025.** (TEO)
 - C. **Minutes of October 15, 2025.** (TEO)
 - D. **Appointment to the Development Impact Fee Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Roxanne Farkas to the Eagle Development Impact Fee Committee. Ms. Farkas will be fulfilling a vacated term that will expire in April 2029. (BKP)
 - E. **Resolution No. 25-26 - Vacation for Lot 4 and Lots 7-9, Block 1, of Ashbury Commercial Subdivision:** A Resolution of The City of Eagle, Ada County, Idaho, Vacating a Portion of the Cross-Access and Cross-Parking Easement Located on Lot 4 and Lots 7-9, Block 1, of Ashbury Commercial Subdivision. (RLB)
[Resolution 25-26 - Partial Vacation to Cross-Access and Cross-Parking Easement - Lot 4 and Lots 7-9, Block 1, Ashbury Commercial Subdivision](#)
 - F. **Cintas Workplace Solutions Cooperative Acceptance Agreement:** Second Consecutive Year for Services on Commercial Mats, Uniforms, and Sanitation Supplies. (ELZ)
 - G. **Development Agreement for RZDA-2025-03 - Sintra Subdivision:** Council authorization for Mayor to execute the development agreement associated with the Sintra Subdivision development. The 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,780-feet south of West Beacon Light Road. (ASG)

[Development Agreement - Sintra Subdivision](#)

- H. **Permanent Pathway Easement Agreement Between the City of Eagle and RLS (Torrente) LLC for a Public Pathway Within Torrente Secco Subdivision No. 1:** RLS (Torrente) LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Torrente Secco Subdivision No. 1. The 37.64-acre site is located at the southeast corner of North Palmer Lane and West Beacon Light Road between West Beacon Light Road and West Floating Feather Road at 6868 West Floating Feather Road. (ASG)

[City of Eagle and RLS \(Torrente\) LLC - Pathway Easement Agreement](#)

- I. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-07/FP-2025-14 – Final Planned Unit Development and Final Plat for Millstone Farm Subdivision Phase 3 – Seddie Eagle, LLC:** Seddie Eagle, LLC, represented by Tamara Thompson with The Land Group, is requesting final development plan and final plat approval for Millstone Farm Subdivision Phase 3, a 106-lot (97-buildable, 9-common) residential subdivision. The 25.26-acre site is located on the northwest corner of North Palmer Lane and West Floating Feather Road at 2871 North Palmer Lane. (KRD)

[Millstone Farm Phase 3 - Findings](#)

- J. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-04/FP-2025-09 - Final Development Plan and Final Plat for Flats Sixteen Subdivision No. 1 – Walsh Group, LLC:** Walsh Group, LLC, represented by Cheryl Heath with KM Engineering, is requesting final development plan and final plat approval for Flats Sixteen Subdivision No. 1, a 62-lot (56-residential, 6-common) planned unit development. The 14.49-acre site is located approximately 1,320-feet north of West Beacon Light Road at 3705 North Highway 16. (KRD)

[Flats Sixteen No. 1 - Findings](#)

- K. **Findings of Fact and Conclusions of Law for the Approval of PP-2025-06 - Preliminary Plat for the Valnova Village Subdivision No. 1 - Clyde Capital Group, LLC:** Clyde Capital Group, LLC, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Village Subdivision No. 1, a re-subdivision of Lot 11 and Lot 17, Block 1, Spring Valley Subdivision No. 1, a 331-lot (306-residential, 25-common) subdivision. The 102.91-acre site is generally located on the north side of Aerie Way approximately 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (DLM)

[Valnova Village No. 1 - Findings](#)

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. **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 597, eliminate 222 duet or attached single-family dwellings and replace them with 114 “cluster” or “garden lots” and 92 detached single-family units, and restrict the 20 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) *This item was continued from the August 25, 2025 City Council meeting.*

[Torrente Secco Subdivision - Request for Continuation](#)

- B. **A-2022-01-22/RZDA-2022-01 & PP-2022-04 - Reining Horse Subdivision - Mark T. Beckman:** Mark T. Beckman, represented by Shawn L. Nickel with SLN Planning, is requesting annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA (Residential with a

development agreement [in lieu of a PUD]), and preliminary plat approvals for Reining Horse Subdivision, an 5-lot (4-buildable, 1-common [private drive]) residential 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) *This item was continued from the September 23, 2025 City Council meeting.*
[Reining Horse Subdivision - Staff Packet](#)

- C. **RZ-2021-15-MOD2 - Rezone with Development Agreement Modification for Amberly Ranch Subdivision - Core Building Company:** Travis Perry with Core Building Company is requesting a rezone with development agreement modification approval to modify condition #3.10 of the development agreement for Amberly Ranch Subdivision to reduce the landscape buffer planting requirements along Beacon Light Road. The 7.00-acre site is located west of North Ballantyne Lane at 2142 West Beacon Light Road. (KRD)
[Amberly Ranch Development Agreement Modification - Staff Packet](#)

9. **NEW BUSINESS:**

- A. **ACTION ITEM: Award of the Request For Proposal (RFP) for Fiber Broadband Open Access Network Design and Construction and ON-Going Maintenance and Operation:** Based on the Selection Panel rankings, the Mayor is recommending Council enter into negotiations with Eminent Technical Solutions (ETS) for the Fiber Broadband Open Access Network Design and Construction and On-Going Maintenance and Operation. (ELZ)
- B. **ACTION ITEM: Ordinance No. 959 - Rezone Ordinance - Sintra Subdivision:** An ordinance changing the zoning classification of the real property described herein 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 9.66-acre site is generally located on the west side of North Park Lane, approximately 1,780-feet south of West Beacon Light Road at 2257 North Park Lane. (ASG)
[Ordinance No. 959 - Sintra Subdivision](#)
- C. ***ACTION ITEM: Award of Request for Qualification (RFQ) Eagle City Athletic Park Construction Management & General Contractor Services:** The Mayor is recommending Council enter into contract negotiations with McAlvain Construction. (TEO)

10. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding any matter, up to and including any subject on the agenda with the exception of Public Hearing and land use items. Comments regarding Public Hearing and land use items need to be made during the open public hearing for said item(s) in accordance with Idaho Code. At times, the City Council may seek comments/opinions regarding specific City matters (excluding Public Hearing and land use items) during this allotted time. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
11. **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.**

12. **ADJOURNMENT**