



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
March 10, 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. **RECOGNITION:**
 - A. **Recognition of the Eagle High School Girls Basketball Team for Winning the 2026 6A Idaho State Championship.**
 6. **PRESENTATION:**
 - A. **Veolia Presentation on Recent Water System Activities:** Veolia Water representatives will provide an update on recent water system activities in Eagle.
 7. **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.
 8. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for the month of January. (LL)
[January 2026 Monthly Financial Statements](#)
 - C. Eagle Police Department
 9. **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 February 10, 2026.** (TEO)
 - C. **Minutes of February 24, 2026.** (TEO)
 - D. **Minutes of February 25, 2026.** (TEO)
 - E. **Minutes of February 26, 2026.** (ERC)
 - F. **Minutes of March 2, 2026.** (SLS)
 - G. **Live Performance Agreement Between the City of Eagle and Alan Kahn:** Live Performance Agreement between the City of Eagle and Alan Kahn to perform at the Eagle Gazebo Concert Series on

May 28, 2026. Compensation shall be at a rate of \$1,000.00 for specified event. (JDH)

- H. **Live Performance Agreement Between the City of Eagle and SpeakWrite LLC:** Live Performance Agreement between the City of Eagle and SpeakWrite LLC to perform at the Eagle Gazebo Concert Series on June 25, 2026. Compensation shall be at a rate of \$1,000.00 for specified event. (JDH)
- I. **Live Performance Agreement Between the City of Eagle and Chris Parks:** Live Performance Agreement between the City of Eagle and Chris Parks to perform at the Eagle Gazebo Concert Series on July 30, 2026. Compensation shall be at a rate of \$800.00 for specified event. (JDH)
- J. **Live Performance Agreement Between the City of Eagle and ProblAmatic, LLC:** Live Performance Agreement between the City of Eagle and ProblAmatic, LLC to perform at the Eagle Gazebo Concert Series on August 27, 2026. Compensation shall be at a rate of \$500.00 for specified event. (JDH)
- K. **Live Performance Agreement Between the City of Eagle and Sean Luster:** Live Performance Agreement between the City of Eagle and Sean Luster to perform at Eagle Fun Days on June 26, 2026. Compensation shall be at a rate of \$1,600.00 for specified event. (JDH)
- L. **Live Performance Agreement Between the City of Eagle and Michele Eastland:** Live Performance Agreement between the City of Eagle and Michele Eastland to perform at Eagle Fun Days on June 27, 2026. Compensation shall be at a rate of \$1,125.00 for specified event. (JDH)
- M. **Live Performance Agreement Between the City of Eagle and Jeffrey Adamo:** Live Performance Agreement between the City of Eagle and Jeffrey Adamo to perform at Eagle Fun Days on June 27, 2026. Compensation shall be at a rate of \$400.00 for specified event. (JDH)
- N. **Live Performance Agreement Between the City of Eagle and James Tyler:** Live Performance Agreement between the City of Eagle and James Tyler to perform at Eagle Fun Days on June 27, 2026. Compensation shall be at a rate of \$1,400.00 for specified event. (JDH)
- O. **Professional Services Agreement Between the City of Eagle and Jake Barton:** A Professional Services Agreement between the City of Eagle and Jake Barton to provide Planning and Zoning support in amount not to exceed \$10,000.00. (WEV) **This item was continued from the February 24, 2026, City Council Meeting.*
- P. **Professional Services Agreement Between the City of Eagle and Committed Events, LLC :** Professional Services Agreement between the City of Eagle and Committed Events, LLC to provide audio visual production services. Compensation shall be paid in an amount not to exceed \$13,650.00. (JDH)
- Q. **DR-2025-100 - Common Area Landscaping within Route 44 Crossing Subdivision - Blue Terra Development:** Blue Terra Development, represented by Abbey Hahn with Kimley-Horn, is requesting design review approval for the common area landscaping within Route 44 Crossing Subdivision. The 15.68-acre site is located at the northeast corner of State Highway 44 and North Linder Road at 410 North Linder Road and 4400 West State Street. (ERF)
[Route 44 Crossing Subdivision Landscaping - Design Review Action](#)
- R. **Development Agreement for RZ-2021-15-MOD2 - Amberly Ranch Subdivision:** Council authorization for Mayor to execute the modified development agreement associated with Amberly Ranch Subdivision. The 7.00-acre site is located west of North Ballantyne Lane at 2142 West Beacon Light Road. (KRD)
[Amberly Ranch - Development Agreement Modification](#)
- S. **Findings of Fact and Conclusions of Law for the Approval of PP-2025-09 - Preliminary Plat for Valnova Town Center Subdivision No. 1 - Clyde Capital Group, LLC:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Town Center Subdivision No. 1 (a re-subdivision of Lot 36, Block 1, Spring Valley Subdivision No. 1), an 88-lot (71-buildable, 1 non-buildable, 16-common [13-open space, 3-private alley]) subdivision. The 17.76-acre site is generally located on the southeast corner of North Linder Road and West Valnova Drive. (ASG)
[Valnova Town Center Subdivision No. 1 - Findings](#)
- T. **Findings of Fact and Conclusions of Law for the Approval of PPFP-2025-01/CUP-2025-06 - Combined Preliminary And Final Plat with a Conditional Use Permit for Academy Valley Subdivision - Greencastle Building, LLC:** Greencastle Building LLC, represented by Jim Mihan with

South Beck & Baird, is requesting combined preliminary/final plat approval for Academy Valley Subdivision, a 2-lot (2-buildable) residential subdivision and conditional use permit approval for a waiver of Eagle City Code Section 9-4-1-7(A & F) to not require the installation of a 5-foot-wide sidewalk or a 5-foot-wide striped path on the north side of West Rush Road. The 4.84-acre site is located on the south side of West Rush Road, approximately 1,620-feet east of North Ballantyne Lane at 1439 West Rush Road. (ASG)

[Academy Valley Subdivision - Findings](#)

- U. **Findings of Fact and Conclusions of Law for the Approval of CUP-2025-05 - Riding Academy/Stable in the R-E (Residential Estates) Zone Including a Class C Home Occupation for Sunset Stables, LLC - Tyler Layfield, Sunset Stables, LLC:** Tyler Layfield is requesting conditional use permit approval for a horse boarding and training facility (riding academy/stable) in the R-E (Residential Estates) zone including a Class C home occupation for Sunset Stables, LLC. he 2.36-acre site is located approximately 330-feet east of the intersection of North Ballantyne Lane and West Hereford Drive at 1852 West Hereford Drive. (KRD)
[Sunset Stables - Findings](#)
- V. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-12 & FP-2025-23 - Final Development Plan and Final Plat for Mosscreek Subdivision No. 2 - 5806 W State St LLC:** 5806 W State St LLC, represented by Darcy Hart with Urban Solutions LLC, is requesting final development plan and final plat approvals for Mosscreek Subdivision No. 2, a 31-lot (26-buildable, 5-common), residential planned unit development. The 8.77-acre site is located at the terminus of West Escalante Drive, approximately 850-feet north of the intersection of State Highway 44 and North Stonehart Way, at 5806 West State Street (parcel no. S0411346800) and North Stonehart Way (parcel no. S0411346625). (RLB)
[Mosscreek Subdivision No. 2 - Findings](#)
- W. **Findings of Fact and Conclusions of Law for the Approval of 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.
[Amberly Ranch Development Agreement Modification - Findings](#)
- X. **FP-2026-01 - Final Plat for the Terra View No. 7 Subdivision - Terra View LLC:** Terra View LLC, represented by Patrick Connor with Ardurra, is requesting final plat approval for Terra View Subdivision No. 7, a 32-lot (30-buildable, 2-common) residential development. The 15.50-acre site is located at the northeast corner of State Highway 16 and West Beacon Light Road. (ASG)
[Terra View No. 7 Final Plat - Staff Report](#)

10. UNFINISHED BUSINESS:

- A. **ACTION ITEM: Ordinance 970 : An ordinance repealing Ordinance No. 913.** An Ordinance Of The City Of Eagle, Ada County Idaho Repealing Eagle City Code Title 1 “Administrative”, Chapter 6 “City Officers And Employees”, Section 1 “Appointment Of Officers”, Subsection D In Its Entirety, And Amending Section 2 “Terms Of Office, Removal”, To Reflect The Removal Of Text In 1-6-1(D); Providing A Severability Clause; And Providing An Effective Date.(VV)
[Ordinance 970 - repealing ordinance 913.pdf](#)

11. 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. **A-2024-01/RZDA-2024-02/CUP-2025-12/PP-2024-01-Annexation, Rezone from RUT to MU-DA,**

Conditional Use Permit, and Preliminary Plat for Cedarbrook Commercial Subdivision - Cedar Creek Wealth: Cedar Creek Wealth, represented by Kimley-Horn and Associates, Inc., is requesting annexation, rezone from RUT (Rural Urban Transition-Ada County designation) to MU-DA (Mixed Use with a development agreement [in lieu of a conditional use permit]), conditional use permit, and preliminary plat approval for Cedarbrook Commercial Subdivision, a 7-lot (6-commercial, 1-common) commercial development. The 21.95-acre site consists of three (3) parcels and is located on the northwest corner of State Highway 55 and East Beacon Light Road, on both the east and west sides of Brookside Lane. (HSD)

[Cedarbrook Commercial - PZ Action](#)

- B. **CPA-2025-03 - Comprehensive Plan Chapter 6: Land Use Map and Text Amendments:** The City of Eagle is proposing a comprehensive plan text amendment to Chapter 6: Land Use that amends specific land use designations, comprehensive plan text, and Map 6.1: "Future Land Use Map". Additionally, the proposed amendment includes general grammatical and syntactical changes within Chapter 6. (WEV)

[Comprehensive Plan Amendment - Chapter 6 - Staff Report](#)

12. **NEW BUSINESS:**

- A. **ACTION ITEM: Ordinance No. 969 - Rezone Ordinance - Whitehurst Village Subdivision:** An ordinance changing the zoning classification of the real property described herein from A-R (Agricultural-Residential) to R-1 (Residential) and R-3-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. (KRD)
- [Ordinance 969 - Whitehurst Village Subdivision - Rezone](#)
- B. **ACTION ITEM: Professional Services Agreement Between the City of Eagle and Logan Simpson Design, Inc.:** Authorization for the Mayor to execute a professional services agreement between the City of Eagle and Logan Simpson Design, Inc., to provide master planning and consulting services for the development and completion of the Pathways, Trails, Parks, Recreation, & Open Space Master Plan for the City of Eagle. The base agreement amount shall not exceed \$119,958.00. (RLB)

12.B.1. **ACTION ITEM: Project Enhancement/Optional Services - Professional Services Agreement Between the City of Eagle and Logan Simpson Design, Inc.:** Staff recommends these add-on service options remain in the project file (unused) and if a need arises for one or more of these services, staff will bring this portion back to Council for further evaluation. (RLB)

[Professional Services Agreement with Logan Simpson for the PTPROS Master Plan-MEMO CC](#)

- C. **ACTION ITEM: Award of Request for Qualification (RFQ) Eagle City Athletic Park Design Professional Services:** Mayor Pike is recommending the City enter into contract negotiations with Alliance Consulting. (BKP)

13. **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.**

14. **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.