



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
July 8, 2025 5:30 PM

INVOCATION

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
 - 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. **Minutes of June 17, 2025.** (TEO)
 - B. **Minutes of June 18, 2025.** (TEO)
 - C. **Minutes of June 25, 2025.** (TEO)
 - D. **Request for Qualifications (RFQ) for Construction Management & General Contractor Services for Eagle City Athletic Park:** Staff is seeking approval to begin the Request for Qualification process for Construction Management and General Contractor Services for the Eagle City Athletic Park. (TEO)
[Staff Memo to Council 07-03-2025](#)
[Request for Qualification - Eagle City Athletic Park](#)
 - E. **Development Agreement for RZDA-2024-03 - Riverbend Commons Subdivision:** Council authorization for Mayor to execute the development agreement associated with the Riverbend Commons Subdivision (RZDA-2024-03). The 14.00-acre site is comprised of six (6) parcels and is generally located 1,500-feet southwest of the intersection of State Highway 44 and South Urban Gate Avenue at 2603, 2611, 2755 and 2785 West State Street. (DLM)
[Riverbend Commons - Development Agreement](#)
 - F. **DR-2025-31 - Common Area Landscaping, Amenities, and Entry Feature within Terra View South Subdivision - Terra View 44, LLC:** Terra View 44, LLC, represented by Jaime Snyder with Ardurra, is requesting design review approval for the common area landscaping, amenities, and entry feature within Terra View South Subdivision. The 170-acre site is located on the northeast corner of West Broken Arrow Street and State Highway 16 between West Broken Arrow Street and West Beacon Light Road. (ERF)
[Terra View South Landscaping - Design Review Action](#)
 - G. **DR-2025-33 - Common Area Landscaping within Valnova Estates Subdivision No. 2 - Lots 28 and 29 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval of the common area landscaping within Valnova Estates

Subdivision No. 2 – Lots 28 and 29 (Spring Valley PUMP No. 1). The 128.16-acre site is located approximately 890-feet northwest of the intersection of Aerie Way and Linder Road (approximately 1.4-miles east of State Highway 16) (Ada County Parcel #'s R8954703200, R8954703300, R8954703400, and R8954703500). (BAW)

[Valnova Estates Subdivision Number 2 - Design Review Action](#)

- H. **DR-2025-29 - Emergency Services Building for Eagle Fire Station No. 2 and Bureau of Land Management - Eagle Fire Department:** Eagle Fire Department, represented by Joshua Gregoire with Cushing Terrell, is requesting design review approval of an 18,345-square foot, single story, emergency services building for Eagle Fire Station No. 2 and Bureau of Land Management. The 4.40-acre site is located at 12655 North Horseshoe Bend Road approximately 500-feet south of East Beacon Light Road. (BAW)

[Eagle Fire Station Number 2 - Design Review Action](#)

- I. **Findings of Fact and Conclusions of Law for the Approval of 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 Sub. No. 3 - Findings](#)

- J. **Findings of Fact and Conclusions of Law for the Approval of 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 - Findings](#)

- K. **Findings of Fact and Conclusions of Law for the Approval of 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 Sub. No. 4 - Findings](#)

- L. **Findings of Fact and Conclusions of Law for the Approval of 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 - Findings](#)

- M. **FP-2025-12 - Final Plat for Valnova Subdivision No. 3 - Clyde Capital Group, LLC:** Clyde Capital Group, LLC, represented by Landon Northey, is requesting final plat approval for Valnova Subdivision No. 3 (a res-subdivision of Lot 42, Block 1, Valnova Subdivision No. 1, which was a re-subdivision of Lot 17, Block 1, Spring Valley Subdivision No. 1). Valnova Subdivision No. 3 is a 45-lot (40-residential, 5-common [2-private alley]) subdivision. The 6.92-acre site is generally located 1-mile southeast of the intersection of Big Gulch Parkway at the future Linder Road extension. (DLM)

[Valnova Subdivision No. 3 - Final Plat](#)

7. **UNFINISHED BUSINESS:**

- A. ***ACTION ITEM: Crowfoot Range Inc. Presentation.*** Representatives from Crowfoot Range Inc. are requesting this time be tabled for a presentation at a later date. *Public comment will be taken on this*

item. (BKP)

[Crowfoot Range Inc Request for Continuation](#)

8. NEW BUSINESS:

- A. *ACTION ITEM:* **Presentation of the Conceptual Design for the City Maintenance Facility.** (ELZ)
 - B. *ACTION ITEM:* **Authorizing the City to Join the Magic Valley Coalition of Counties:** A coalition focused on expanding broadband access and advancing digital equity. (ELZ)
[Magic Valley Coalition White Pages](#)
 - C. *ACTION ITEM:* **Agreement for Professional Services:** An agreement between the City of Eagle and River Oaks Communications Corporations for services associated with progressing the City's fiber network via public-private partnership with an open access approach. Services include review of current City telecommunications code, system status and drafting of a request for proposal for design, construction and management of an enhanced City fiber ring as well as other services. (ELZ)
- 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.