



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
September 15, 2026 5:30 PM

**Indicates Added Item.*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
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, or a member of City Staff 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 August 6, 2026.** (TEO)
 - C. **Appointment and Confirmation of Planning and Zoning Administrator:** Mayor Pike is seeking Council confirmation of the appointment of Daniel Miller to the position of Planning and Zoning Administrator. (BKP)
 - D. **Temporary Noise Ordinance Waiver Request:** Joshua Marical is requesting a Temporary Noise Waiver for their wedding event being held at The Cottage at Riverbend on October 10, 2026 between the hours of 4:00 pm and 11:00 pm. (TEO)
 - E. **Cooperative Agreement Between the City of Eagle and Valley Regional Transit:** A Cooperative Agreement between Valley Regional Transit and the City of Eagle for Public Transportation. A contribution in an amount not to exceed \$38,880.00 for Fiscal Year 2026-2027. (TEO)
 - F. **ClearGov - Budget Software Agreement:** An agreement between the City of Eagle and ClearGov for the provision of specialized budgetary software, in an amount not to exceed \$63,100. (LL)
 - G. **McAlvain Construction - Pre-Construction Services Allowance - Change Order No. 1:** Approval Change Order No. 1, for time and materials associated with pre-construction services in an amount not to exceed \$48,350.00. McAlvain Construction serves as the General Manager/Construction Manager for the Eagle Regional Sports Complex project. (ELZ)
[McAlvain Change Order No. 1 Memo](#)
[Change Order 1 - Preconstruction Services Allowance](#)
[A133-2019 - Final - City of Eagle-R1](#)
 - H. **Permanent Pathway Easement Agreement Between DFC Eagledale LLC and the City of Eagle for a Public Pathway Within Everton Subdivision No. 5:** DFC Eagledale, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Everton Subdivision No.

5. The 11-acre site is generally located on the northeast corner of North Palmer Lane and State Highway 44. (ASG)

[Everton Subdivision No. 5 - Permanent Pathway Easement Agreement](#)

- I. **DR-2026-54 - Commercial Landscape Buffer for Terra View Commercial Subdivision - Terra View LLC:** Terra View LLC, represented by Jaime Snyder with Ardurra, is requesting design review approval for the commercial landscape buffer for Terra View Commercial Subdivision. The 17.64-acre site is located on the northeast corner of North Hamlin Way and West Beacon Light Road, approximately 930-feet east of State Highway 16. (BAW)
[Terra View Commercial Buffer - City Council Packet](#)
- J. **DR-2026-59 - 26 Townhome Buildings (74-units) within Eagledale aka Everton Subdivision - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for 26 townhome buildings (74-units) within Eagledale. The 10.71-acre site is located on the northeast corner of North Palmer Lane and State Highway 44 within Everton Subdivision Nos. 4 and 5 (Lots 18-23, Block 4, Lots 2-12 and 14-24, Block 9, and Lots 1-5, Block 10, Everton Subdivision No. 4, Lots 14-19 and 21-30, Block 7, Lots 2-14 and 16-19, Block 11, Lots 14-21, Block 8, Everton Subdivision No. 5). (ERF)
[Eagledale Townhomes - Tresidio Homes - City Council Packet](#)
- K. **DR-2026-63 - Master Sign Plan for a Multi-tenant Office (Business and Professional) Building, Including Signage for Waterstone Mortgage - Bickford Sign and Awnings:** Bickford Sign and Awnings, represented by Jeff Bickford, is requesting design review approval for a master sign plan for a multi-tenant office (business and professional) building, including signage for Waterstone Mortgage. The 0.67-acre (approximately) site is located on the north side of State Highway 44, approximately 250-feet (250') south of the intersection of East Iron Eagle Drive and South Fitness Place at 460 South Fitness Place. (Portion of Lot 11, Block 3, Merrill Subdivision No. 2). (AGM)
[Fitness Place Building Master Sign Plan - City Council Packet](#)
- L. **DR-2019-68-EXT5 - Design Review Extension of Time for the Common Area Landscaping within Stadium View Center, including a 3-story, multi-tenant mixed use (commercial and residential - 4-units) building - Margie Porchia and Jerron Porchia:** Margie Porchia and Jerron Porchia are requesting a one (1) year extension of time for the design review approval for the common area landscaping within Stadium View Center, including a three-story, multi-tenant mixed use (commercial and residential - 4-units) building (1st Floor - 18,271-SF, 2nd Floor - 16-,355-SF, 3rd Floor – 13,505-SF). The 2.56-acre site is located on the west side of North Horseshoe Bend Road approximately 1,030-feet north of East Hill Road at 10201 North Horseshoe Bend Road. (ERF)
[Stadium View Center Landscaping and Three-Story Building Extension of Time - City Council Packet](#)
- M. **DR-2019-93-EXT5 - Design Review Extension of Time for a One-Story, Multi-tenant Office/Retail Building - Margie Porchia and Jerron Porchia:** Margie Porchia and Jerron Porchia are requesting a one (1) year extension of time for the design review approval for a 5,032-square foot multi-tenant office/retail building within Stadium View Center. The 2.56-acre site is located on the west side of North Horseshoe Bend Road approximately 1,030-feet north of East Hill Road at 10201 North Horseshoe Bend Road. (ERF)
[Stadium View Center One-Story Building Extension of Time - City Council Packet](#)
- N. **DR-2019-94-EXT5 - Design Review Extension of Time for One Townhome Building (3-units) and Two Single-Family Dwellings within Stadium View Center - Margie Porchia and Jerron Porchia:** Margie Porchia and Jerron Porchia are requesting a one (1) year extension of time for the design review approval for one townhome building (3-units) and two single-family dwellings within Stadium View Center. The 2.56-acre site is located on the west side of North Horseshoe Bend Road approximately 1,030-feet north of East Hill Road at 10201 North Horseshoe Bend Road. (ERF)
[Stadium View Center Residential Extension of Time - City Council Packet](#)
- O. * **Landscape Maintenance Agreement between the City of Eagle and Eagle Fire Distric:** An agreement between the City of Eagle and Eagle Fire District for the provision of landscape maintenance services to specified fire district properties. The City will be compensated an annual amount of \$12,000, plus any additional expenses associated with irrigation repairs and vole and gopher control services. (ELZ)

7. **NEW BUSINESS:**

- A. **ACTION ITEM: DR-2026-49 – Creekside Bible Church Building – Creekside Bible Church & The Pacific Companies:** Creekside Bible Church and The Pacific Companies, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a 10,740-square foot church building. The 3.26-acre site is located on the north side of East State Street approximately 386-feet east of North 2nd Street at 350 East State Street. (ERF)
[Creekside Bible Church Building - City Council Packet](#)
- B. **ACTION ITEM: DR-2026-50 - One Monument Sign for Creekside Bible Church - Creekside Bible Church & The Pacific Companies:** Creekside Bible Church and The Pacific Companies, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for one externally illuminated monument sign. The 3.26-acre site is located on the north side of East State Street approximately 386-feet east of North 2nd Street at 350 East State Street. (ERF)
[Creekside Bible Church Sign - City Council Packet](#)
- C. **ACTION ITEM: Change to Site Specific Condition of Approval for DR-2003-08-MOD2 - The Pacific Companies:** The Pacific Companies, represented by Caleb Roope, is requesting a change to site specific condition of approval #12 regarding the donation of land for the future extension of Idaho Street. The site is located on the north side of East State Street approximately 230-feet west of North Stierman Way at 410 and 420 East State Street. (WEV)
[Heritage Square Building - City Council Memo](#)
- D. **ACTION ITEM: Discussion Regarding Unallocated Park Impact Fees.** (LL)

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. **CUP-2026-13 - Conditional Use Permit for Waivers of Eagle City Code Title 8 - City of Eagle and Eagle Fire District:** The City of Eagle and the Eagle Fire District are requesting conditional use permit approval for waivers of Eagle City Code Sections 8-2A-6(B)(1)(k) (metal siding), 8-2A-6(B)(2)(c) (exposed fasteners), 8-2A-6(B)(3)(e) (chain link fencing), 8-3-2(B)(1) (shipping containers as a permanent use), 8-2A-6(B)(7) (unenclosed trash receptacles), 8-2A-7(J)(2)(c) (no trash enclosure landscape screening), 8-4-3(A) (gravel parking), 8-2A-7(K)(4)(a-b) (no parking lot landscaping in gravel parking area), and 8-2A-7(M) (no street trees in parkway strip adjacent to roadway). The 7.42-acre site is located approximately 105-feet north of the intersection of North Horseshoe Bend Road and East Floating Feather Road at 11280 North Horseshoe Bend Road. (KRD)

A.1 **DR-2026-56 - Government Office and Emergency Services Building for the City of Eagle and Eagle Fire District - City of Eagle and Eagle Fire District:** The City of Eagle and Eagle Fire District, represented by Amanda Bidwell with EV Studio, is requesting design review approval for an 18,340-square foot, two-story, government office and emergency services building to be utilized for maintenance, offices, and classrooms for training. The site will include an outdoor training area with a live fire training tower and storage of public work fleet vehicles. The 7.42-acre site is located approximately 105-feet north of the intersection of North Horseshoe Bend Road and East Floating Feather Road at 11280 North Horseshoe Bend Road. *This item is not a public hearing, therefore no public testimony will be taken regarding it.* (ERF)

[Title 8 Waivers for the City of Eagle and Eagle Fire District - City Council Packet](#)
[A.1 City of Eagle and Eagle Fire District Building - City Council Packet](#)

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.