



**THE CITY OF EAGLE
CITY COUNCIL
SPECIAL AMENDED
AGENDA**

**Eagle City Hall, 660 E. Civic Lane, Idaho
July 21, 2026 5:00 PM**

**Indicates added and/or updated items.*

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. Eagle Police Department
 - C. Department & Division Supervisor Reports
 1. City Treasurer, Financial Reports for the month of May. (LL)
[May 2026 Monthly Financial Statements](#)
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 29, 2026.** (TEO)
 - C. **Temporary Noise Ordinance Waiver Request:** Rob Harbottle is requesting a Temporary Noise Waiver for a Night Golf event being held at Banbury Golf Course on August 22, 2026 between the hours of 9:00 pm and 11:30 pm. (TEO)
 - D. ***Temporary Noise Ordinance Waiver Request:** Rob Harbottle is requesting a Temporary Noise Waiver for a Night Golf event being held at Banbury Golf Course on September 11, 2026 between the hours of 9:00 pm and 11:30 pm. (TEO)
 - E. **Audit Engagement Letter for FY26, FY27 and FY28:** Staff is requesting approval for the Mayor to sign the Audit Engagement Letter. Every three years, Quest CPAs sends the City of Eagle an engagement letter outlining their responsibilities as our City Auditors. The engagement letter includes the required non-appropriation clause. Included are estimates of the cost of the annual audit as well as any specialty audits that may be needed for grants, loans, etc. (LWL) *This item was continued from the June 23, 2026 City Council meeting.*
 - F. **DR-2026-34 - Two Multi-tenant Commercial Buildings within Aspen Pointe Plaza - Aspen Pointe Plaza, LLC:** Aspen Pointe Plaza, LLC, represented by Justin Schwartz with Regen, PLLC, is requesting design review approval for two, two story multi-tenant commercial buildings (5,841-square foot and 3,320-square foot). The 0.22-acre and 0.5-acre sites are located on the north side of East State Street approximately 296-feet east of South Academy Avenue at 1332 and 1442 East State Street. (BAW)
[Aspen Pointe Plaza Buildings - Design Review Action](#)
 - G. **DR-2026-35 - Master Sign Plan for Aspen Pointe Plaza - Aspen Pointe Plaza, LLC:** Aspen Pointe

Plaza, LLC, represented by Justin Schwartz with Regen, PLLC, is requesting design review approval of a master sign plan for the two multi-tenant commercial buildings within Aspen Pointe Plaza. The 0.22-acre and 0.5-acre sites are located on the north side of East State Street approximately 296-feet east of South Academy Avenue at 1332 and 1442 East State Street. (BAW)

[Aspen Pointe Plaza Master Sign Plan - Design Review Action](#)

- H. **DR-2026-30 - Multi-tenant Office/Retail/Restaurant Building within Stillwater Subdivision - Stillwater Development Partners, LLC:** Stillwater Development Partners, LLC, represented by Corey Elitharp, is requesting design review approval of an 8,466-square foot multi-tenant office/retail/restaurant building. The 1.06-acre site is located on the north side of West Copper Silo Street approximately 250-feet south of the intersection of State Highway 44 and South Urban Gate Drive at 2300 and 2340 West Copper Silo Street (Lots 4 and 5, Block 6, Stillwater Subdivision No. 1). (ERF)

[Stillwater C1 Building - Design Review Action](#)

- I. **DR-2026-31 - Master Sign Plan for a Multi-tenant Office/Retail/Restaurant Building within Stillwater Subdivision - Stillwater Development Partners, LLC:** Stillwater Development Partners, LLC, represented by Corey Elitharp, is requesting design review approval for a master sign plan for a multi-tenant office/retail/restaurant building within Stillwater Subdivision. The 1.06-acre site is located on the north side of West Copper Silo Street approximately 250-feet south of the intersection of State Highway 44 and South Urban Gate Drive at 2300 and 2340 West Copper Silo Street (Lots 4 and 5, Block 6, Stillwater Subdivision No. 1). (ERF)

[Stillwater C1 Building Master Sign Plan - Design Review Action](#)

- J. **Findings of Fact and Conclusions of Law for the Approval of CUP-2026-09 - Conditional Use Permit for an Accessory Dwelling Unit in Excess of 1,200-square feet for Lot 30, Block 1, Alscott Rocking A Ranch Subdivision - Brian Scott:** Brian Scott, represented by Chomo Santana, is requesting conditional use permit approval for a waiver of the 1,200-square foot maximum accessory dwelling unit size for a residential lot over 40,000-square feet for a 1,414-square foot accessory dwelling unit at 996 East Equine Lane. The 5.72-acre site is located at the terminus of East Equine Lane, approximately 2,300 feet east of North Eagle Road. (ASG)

[Rocking A Ranch - City Council Findings](#)

- K. **Findings of Fact and Conclusions of Law for the approval of DR-2026-37 - Common Area Landscaping within Headquarters Subdivision - Breckon Land Design:** Breckon Land Design, represented by Becky Yzaguirre, is requesting design review approval for the common area landscaping within Headquarters Subdivision. The 10-acre site is located on the south side of West Floating Feather Road at the southwest corner of West Floating Feather Road and North Lanewood Road at 5655 West Floating Feather Road. (AGM)

[Headquarters Subdivision Landscaping - City Council Findings](#)

7. ***UNFINISHED BUSINESS:**

- A. ****ACTION ITEM: Ordinance No. 942 - Police Regulations:*** An ordinance of the City of Eagle, Ada County, Idaho, amending Title 1, “Administrative”, Chapter 4, “General Penalty”, Section 1; Amending Title 4, “Public Health and Safety” Chapter 2, “Garbage and Rubbish”, Section 8, and Chapter 9, “Loud Amplification Devices Noise Ordinance”, Sections 3 and 4; adding a new title block and new Chapter 12, “Streetlight Maintenance”; amending Title 5, “Police Regulations”, Chapter 1, “Minors”, Section 1, and adding a new Section 2; amending Chapter 2, “Miscellaneous Offenses”, Sections 1, 3, and adding Sections 8, 9, 10; amending Chapter 3, “Prohibited Parking”, Sections 4, 5, 6, 7, 9, and Chapter 8, “Disorderly Conduct”, Section 2; amending the title block for Chapter 10, “Speed Limits”, and amending Chapter 10, adding Sections 4, 5; adding the title block for Chapter 12 “Transportation of Uncovered Loads”, and adding Sections 1, 2, 3; and providing a severability clause, and providing an effective date. (WEV) *This item was continued from the June 16, 2026 City Council Meeting.*

This item will be open for public comment.

[Memo - Ordinance No. 942](#)

[Ordinance No. 942 - Supplemental Code Reference Version](#)

[Ordinance No. 942 - Codifier Version](#)

8. **NEW BUSINESS:**

- A. **ACTION ITEM: Resolution No. 26-10 - Establishing an Eagle Downtown Business Advisory Board:** A Resolution of the City Council of the City of Eagle, Idaho establishing an Eagle Downtown Business Advisory Board; establishing the purpose of the Board; establishing the number of persons to serve on the Board; establishing the selection and qualifications for persons to serve on the Board; establishing the term of the Board; establishing meetings of the Board; establishing a chair and vice chair of the Board; establishing a secretary of the Board; establishing attendance of the Board; and providing an effective date. (BP/MM)

[Resolution No. 26-10 - Downtown Business Advisory Board](#)

- B. **ACTION ITEM: Eagle Urban Renewal Agency (EURA) Interview Panel Identification:** As stated in Resolution 24-05, the City Council will appoint an "EURA Interview Panel". The members shall include the Mayor, a Council Member who may or may not be on the EURA Board, a EURA Board Member who is not a Council Member and others which the City Council deem appropriate. The total number shall not exceed five (5). (BP)

[Resolution No. 24-05 - Establishing A Policy For Appointment Procedures For EURA](#)

- C. **ACTION ITEM: Urban Renewal Agency Seat 4 & 5 - Application Review and Council Advise on Same:** In accordance with Resolution 24-05, Section 3 (c)(2) the Mayor and Council will meet to discuss their preferred selections, and the Council will advise the Mayor on their preliminary opinions. Selections should be based upon the Mayor and Council Members understanding of the function of the EURA. The Mayor will then take into consideration the advice of the Council and schedule interviews with a number of applicants that he or she chooses to interview. The Mayor, at his or her sole discretion, may work with the Council to develop a list of those to be interviewed during the Council meeting, or consider the Council advice and choose his own list of who to interview after the meeting. Seat 4 is for a two (2) year term, the initiation date of the appointment will be August 2026. Seat 5 is for a three (3) year term, the initiation date of the appointment will be August 2026. (BP)

[Resolution 24-05 - Establishing A Policy For Appointment Procedures For EURA](#)

9. **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. **Resolution No. 26-05 - Penalty Violation Fee Schedule:** In accordance with Idaho State Code 63-1311A, a public hearing for the purpose to consider public testimony regarding a proposal to establish new fees and to increase existing fees in excess of five percent for the City of Eagle infraction violation fees, as well as the violation of police regulations as stated in Eagle City Code Title 1 and Title 5. (WEV) *This item was continued from the June 16, 2026 City Council Meeting.*

[Resolution No. 26-05](#)

- B. **Resolution No. 26-13 - Establishing and Identifying Permissible Shooting Areas:** A Resolution of the City of Eagle, Idaho, creating a map to establish and identify permissible shooting areas within the city, and providing an effective date. (WEV)

[Draft - Permissible Shooting Areas Map](#)

[Resolution No. 26-13 - Permissible Shooting Areas](#)

10. **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 for:

(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.**

11. 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.