



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
August 11, 2026 5:30 PM

*Indicates Added Section and/or Item.

INVOCATION

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding topics not on the agenda of general interest or concern. This is not the time slot to give formal testimony on a public hearing matter or comment on a pending application or proposal. Public Hearing and land use testimony is to be made during the open public hearing for said item(s) in accordance with Idaho Code. We desire to have all interactions between the public, staff and elected officials to be conducted in a professional and civil manner. Therefore, comments are to be addressed solely to the Council as a whole, and focus on the issue, avoiding personalized debate, and shall not make personal, impertinent, slanderous or profane remarks to any member of the Council, staff or other members of the public. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
6. **REPORTS:**
 - A. Mayor and Council
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. **Service Maintenance Agreement Between the City of Eagle and DataWorks Plus:** Staff is requesting Council to authorize the Mayor to execute the maintenance agreement between the City of Eagle and DataWorks Plus for the fingerprinting system to run FBI background checks. The term of the agreement is 12-months and shall not exceed \$780.00. This is a budgeted item. (DNG)
 - C. **Agreement Between the City of Eagle and Cities Digital, Inc. (CDI):** A software and services purchase agreement between the City and CDI. CDI provides software, maintenance and services with Laserfiche software. The total cost shall not exceed \$27,162.20. This is a budgeted item. (DNG)
 - D. **Resolution No. 26-14 - Vacation to the Final Plat of Valnova Kirkhills Subdivision No. 2:** A Resolution of the City of Eagle, Ada County, Idaho, vacating a 10-foot (10') wide public and private utilities, irrigation, and lot drainage easement located within Lots 36 and 37, Block 5, Valnova Kirkhills Subdivision No. 2. (RLB)
[Resolution No. 26-14 - Vacation to the Final Plat of Valnova Kirkhills No. 2](#)
 - E. **Findings of Fact and Conclusions of Law for the Approval of A-2025-05/RZDA-2025-07/CUP-2025-06/PPUD-2025-06/PP-2025-07 - Annexation, Rezone with a Development Agreement,**

Conditional Use Permit, Planned Unit Development, and Preliminary Plat for the Mabury Subdivision - Sterling Homes Inc.:

Sterling Homes Inc, represented by David Sterling with Ardurra, is requesting annexation, rezone from RUT (Rural Urban Transition – Ada County designation) to R-3-DA-P (Residential with a development agreement - PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Mabury Subdivision, a 13-lot (10-buildable, 3-common [2-open space, 1-shared drive]) residential planned unit development. The 5.13-acre site is located on the south side of West Floating Feather Road, approximately 400-feet east of North Park Lane at 1010 North Park Lane. (RLB)

[Mabury Subdivision - City Council Findings](#)

- F. **Findings of Fact and Conclusions of Law for the Approval of RZDA-95-MOD5/CUP-2026-12 - Rezone and Development Agreement Modification for Eagle Marketplace and Conditional Use Permit for Habit Burger Restaurant with Drive-Through - Dean Coombs:** Dean Coombs, represented by Jeff Likes, is requesting a rezone from C-1-DA (Neighborhood Business District with a development agreement) to C-2-DA (General Business District with a development agreement), development agreement modification for Eagle Marketplace, and a conditional use permit for a restaurant (with drive-through) for Habit Burger. The 5.95-acre site is located on the north side of East Chinden Boulevard, approximately 400-feet east of South Eagle Road, at 3314 East Chinden Boulevard. (ASG)

[RZ-95-MOD5 - City Council Findings](#)

[RZ-95-MOD5 - Eagle Marketplace Amended and Restated DA \(Draft\)](#)

- G. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2021-07-MOD1/CUP-2025-14/PPUD-2025-08/PP-2025-12 - Development Agreement Modification, Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat for Kody Corner Subdivision - MJV Properties, LLC:** MJV Properties, LLC, represented by Rodney Evans + Partners, LLC, is requesting development agreement modification approval to establish a new termination date, along with conditional use permit, preliminary development plan, and preliminary plat approvals for Kody Corner Subdivision, a 20-lot (19-buildable; 1-common) residential planned unit development. The 3.50-acre site is located on the west side of North Parkinson Street, approximately 1,450 feet north of East State Street, at 525 and 543 North Parkinson Street (Lot 3 and Lot 4, Block 3, of Randall Acres Subdivision No. 15). (ASG)

[Kody Corner Subdivision - City Council Findings](#)

[RZDA-2021-07-MOD1 - Kody Corner Amended and Restated DA \(Draft\)](#)

- H. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2026-04/FP-2026-09 - Final Development Plan and Final Plat for Molinari Park Subdivision No. 3 - Molinari Park 11, LLC:** Molinari Park 11, LLC, represented by Bryan Appleby with David Evans & Associates, Inc, is requesting final development plan and final plat approval for Molinari Park Subdivision No. 3, a 3-lot (1-buildable, 2-common [1-common lot, 1-private street]) residential planned unit development. The 7.16-acre site is located approximately 330-feet west of the intersection of South Palmetto Avenue and East Plaza Drive at 401 East Cedar Ridge Street. (KRD)

[Molinari Park Subdivision No. 3 - City Council Findings](#)

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. **A-2026-02/RZDA-2026-02/CUP-2026-06/PPUD-2026-02/PP-2026-02 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat for Hartley Cove Subdivision - Ravello Development, LLC:** Ravello Development, LLC, represented by South Beck & Baird, is requesting annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA-P (Residential with a development agreement – PUD),

conditional use permit (for the request to waive the requirement for common area open space (ECC 8-6-5-2)), preliminary development plan and preliminary plat approval for Hartley Cove Subdivision, a 6-lot (5-buildable, 1-common [1-private street]) residential planned unit development. The 5.74-acre site is located on the west side of North Hartley Road, approximately 1,000-feet north of West Beacon Light Road. (ASG)

[Hartley Cove Subdivision - City Council Packet](#)

- B. **Fiscal Year 2026-2027 Budget Hearing:** An Ordinance for Fiscal Year 2027 commencing on October 1, 2026, and ending September 30, 2027, appropriating sums of money to defray all necessary expenses and liabilities of the City of Eagle for said Fiscal Year. (LL)

B.1. *ACTION ITEM:* **Ordinance No. 973 - Appropriation Ordinance for Fiscal Year 2026-2027:** An Ordinance entitled the Annual Appropriation Ordinance for the City of Eagle, Idaho, for the Fiscal Year 2027 commencing October 1, 2026, and ending September 30, 2027. (LL)

[FY27 Annual Appropriations Ordinance No. 973](#)

- C. **A Public Hearing to Consider the City of Eagle's Intent to Recover One Percent (1%) of the City's Forgone Property Tax Balance.** (LL)

C.1. *ACTION ITEM:* **Resolution No. 26-15 - Declaration of the Intent to Recover One Percent (1%) of the City's Forgone Property Tax Balance:** A resolution of the City of Eagle declaring the intent to recover one percent (1%) of the City's Forgone Property Tax Balance, \$55,235. (LL)

[FY27 Resolution No. 26-15 to Recover Forgone](#)

9. ***NEW BUSINESS:**

- A. ** ACTION ITEM:* **Ordinance No. 974 - Removing Urban Renewal Agency Board Terms:** An Ordinance of the City of Eagle, Ada County, Idaho, Amending Ordinance 921; removing Board Member term limits; A savings and severability clause; Providing a repealer clause; Providing for Publication by summary; and providing an effective date. (TEO)

[Ordinance No. 974 - Removing Urban Renewal Agency Board Terms](#)

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:

(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.