



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
February 11, 2025 5:30 PM

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1. **CALL TO ORDER**
 2. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 3. **PLEDGE OF ALLEGIANCE**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - C. Eagle Police Department
 - D. City Attorney
 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. **Reappointment to the Eagle Urban Renewal Agency - Seat 3:** In accordance with Resolution 24-05, Mayor Pike is requesting Council confirmation of the reappointment of Mark Butler to the City of Eagle Urban Renewal Agency. Mr. Butler will be continuing to serve as Seat 3 for the Agency for a third, and final, two (2) year term that will expire in February 2027. (BKP)
 - C. **Appointment to the Eagle Planning and Zoning Commission:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Paul Oland to the Planning and Zoning Commission. Mr. Oland will be fulfilling a vacated term that will expire in February 2026. (BKP)
 - D. **Appointment to the Eagle Public Library Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Nikki Hyer to the Eagle Public Library Board. Ms. Hyer will be fulfilling a vacated term that will expire in September 2026. (BKP)
 - E. **Appointment to the Eagle Public Library Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the appointment of Joanne Macomber to the Eagle Public Library Board. Ms. Macomber will be serving a five (5) year term that will expire in September 2029, nunc pro tunc. (BKP)
 - F. **Call for Artists - Eagle City Athletic Park Logo Design Winner Confirmation:** The Eagle Arts Advisory Committee is seeking Council confirmation of their recommendation of Vina Domingo as the winning artist for the Eagle City Athletic Park Logo Design Contest and to award the \$500.00 prize for their entry titled "The Eagle Rises". (BLA)
[The Eagle Rises](#)
 - G. **Addendum to Pricing Agreement Between the City of Eagle and SCORE Sports:** An Addendum to Pricing Agreement between the City of Eagle and SCORE Sports for City of Eagle sports uniforms.

(LKB)

- H. **Cintas First Aid and Safety Cooperative Acceptance Agreement:** Cintas Agreement for Services on First Aid Kits, PPE Cabinets, Body Fluid Cleanup Kits, Trauma Bags, Fleet Replenishment Center, and Eyewash Stations. (ELZ)
- I. **Property Use Agreement:** Property Use Agreement (Temporary License Agreement) with Sunnyridge Construction) for a portion of the City owned property located at 97 West Aikens Street for the construction of the Phase 2 ACHD Downtown Mobility Improvements. (VV/NBS)
- J. **Police Level of Service Study:** Professional Services Contract with Center for Public Safety Management, LLC (CPSM) for a Comprehensive Patrol and Staffing Study in the amount not to exceed \$78,712.00 (\$68,712 plus \$10,000.00 for travel expense). (NBS)
- K. **Findings of Fact and Conclusions of Law for the Denial of DR-2024-36 - Creekside Bible Church Building - Creekside Bible Church:** Creekside Bible Church, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting a design review application 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 - Findings of Fact](#)
- L. **DR-2024-66 - Two Multi-tenant 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 of two, two story multi-tenant commercial buildings (5,841-square feet and 3,329-square feet). The 0.22 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 (Ada County parcels S0516110050 and S0516110040). (BAW)
[Aspen Pointe Plaza Buildings Design Review Board Action](#)
- M. **DR-2024-67 - 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 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 (Ada County parcels S0516110050 and S0516110040). (BAW)
[Aspen Pointe Master Sign Plan Design Review Board Action](#)
- N. **DR-2024-68 - Chick-fil-A Restaurant with Drive-Through Building - Chick-fil-A:** Chick-fil-A, represented by Kevin Watson with 4G Development and Consulting Inc., is requesting design review approval to construct a 4,850-square foot restaurant with drive-through building. The 2.27-acre site is located on the north side of State Highway 44 approximately 310-feet east of South Edgewood Lane at 1780 East Highway 44 within East End Marketplace. (ERF)
[Chick-Fil-A Restaurant with Drive Through Building](#)
- O. **DR-2024-69 - Chick-fil-A Restaurant Signage - Chick-fil-A:** Chick-fil-A, represented by Kevin Watson with 4G Development and Consulting Inc. is requesting design review approval for four building wall signs, two directional signs, one single tenant monument sign, one monument sign tenant panel, two clearance bars, and two menu board signs. The 2.27-acre site is located on the north side of State Highway 44 approximately 310-feet east of South Edgewood Lane at 1780 East Highway 44 within East End Marketplace. (ERF)
[Chick-fil-A Restaurant Signage](#)
- P. **FP-2024-15 – Final Plat for Northern Lights Subdivision – KM Engineering:** Kathleen and Scott Hendricks, represented by Nick Bruyn with KM Engineering, are requesting final plat approval for Northern Lights Subdivision, a 2-lot (2-buildable) residential subdivision. The approximately 4.52-acre site is located on the southeast corner of East Beacon Light Road and North Rocket Bar Road at 2636 North Rocket Bar Road. (KRD)
[Northern Lights Subdivision Final Plat - Staff Packet](#)
- Q. **FP-2024-18 – Final Plat for Terra View Subdivision No. 3 – Ardurra Group, Inc.:** Becky Yzaguirre is requesting final plat approval for Terra View Subdivision No. 3, a 40-lot (34-residential, 6-common) residential development. The 22.04-acre site is located at the northeast corner of State

Highway 16 and West Beacon Light Road. (ASG)

[Terra View No. 3 Final Plat - Staff Report](#)

- R. **FP-2023-18-EXT1 – Final Plat Extension of Time for Beaconwood Subdivision No. 2 (FPUD-10-23 & FP-18-23) – Shawn Brownlee with Trilogy Development, represented by Matt Price with J-U-B Engineers:** Shawn Brownlee with Trilogy Development, represented by Matt Price with J-U-B

Engineers, is requesting a final plat extension of time for Beaconwood Subdivision No. 2, a 38-lot (34-buildable, 4-common) residential subdivision. The 15.89-acre site is located on the southeast corner of West Beacon Light Road and North Lanewood Road. (HSD)

[Final Plat Extension of Time for Beaconwood Subdivision No. 2](#)

7. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Ordinance 945 - Separation of City Clerk and Treasurer Position:** An Ordinance Of The City Of Eagle Idaho, Amending Title 1 Administration, Chapter 6 City Officers And Employees, Section A City Clerk, Section B City Treasurer And Section D Deputy City Clerk And Deputy Treasurer. Chapter 7 Municipal Finances, Section 2 Claims Against The City; Section 4 Adding A Severability Clause; And Providing An Effective Date. *This item was continued from the January 28, 2025 meeting. Staff is requesting this item be tabled.* (TEO)

[Ordinance No. 945 Memo](#)

- B. **Heritage Park Renovations:** Staff will provide the City Council an update on the design and engineering progress for the Heritage Park Renovation. (NBS)

8. **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. **RZDA-2024-03/PP-2024-02 – Riverbend Commons Subdivision – McCauley Investments LLC:** McCauley Investments LLC, represented by Dave Yorgason with Tall Timber Consulting, is requesting a rezone from A-R (Agricultural-Residential) to MU-DA (Mixed Use with a development agreement) [in lieu of a PUD and Conditional Use Permit (CUP)], a development agreement modification, and preliminary plat approval for Riverbend Commons Subdivision, a 23-lot (21-buildable [20-commercial; 1-residential]; 2 common lot) mixed use subdivision. 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)

[02-Riverbend Commons Subdivision-Traffic Study](#)

[03-Riverbend Commons Subdivision-Natural Features Analysis](#)

[04-Riverbend Commons Subdivision-Arborist Report](#)

[01-Riverbend Commons Subdivision-Packet](#)

- B. **PP-2024-04 – Valnova Subdivision No. 3, a re-subdivision of Lot 24, Block 1, Spring Valley Subdivision No.1 – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Subdivision No. 3, a re-subdivision of Lot 24, Block 1, of Spring Valley Subdivision No. 1, a 128-lot (117-residential, 11-common) subdivision. The 41.18-acre site is generally located 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (HSD)

[Valnova Subdivision No. 3 - Staff Packet](#)

- C. **PP-2024-05 – Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, Spring Valley Subdivision No. 1 – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey from Horrocks, is requesting preliminary plat approval for Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1, a 161-lot (151-residential, 10-common) subdivision. The 67.36-acre site is generally located 1/4-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (KRD)

9. **NEW BUSINESS:**

- A. *ACTION ITEM:* **Fiscal Year 2025-2029 Capital Plan Modification Number 2:** A modification to the FY 2025-2029 Capital Plan to move \$13,650.00 in unutilized funds from LIB CM-3: Library Concrete Maintenance to PW CM-17: Jackson House Adaptive Reuse Study. (NBS)
[FY 25 Modification No. 2](#)
- B. *ACTION ITEM:* **Orville Jackson House Adaptive Reuse Study:** Professional Services Agreement with JUB Engineers for an Adaptive Reuse Study for the Orville Jackson House in the amount not to exceed \$33,650.00. (NBS)
- C. *ACTION ITEM:* **Ordinance No. 946 - Definitions:** An Ordinance Of The City Of Eagle Idaho, Amending Title 1 Administration, Chapter 3 Definitions, Section 1; And Providing An Effective Date. (MM)
[Ordinance No. 946 - Definitions](#)
- D. *ACTION ITEM:* **Appointment of Auxiliary Position:** In accordance with Eagle City Code 1-6-1(D) Mayor Pike is seeking Council confirmation of the appointment of a new position titled Communication/Marketing Specialist in lieu of the two vacant auxiliary positions titled Public Information Officer and Economic Development Specialist, with an effective start date of February 16, 2025. (BKP)
[Auxiliary Position Memo](#)
- E. *ACTION ITEM:* **Appointment of Auxiliary Position:** In the event that Council declines to confirm the creation of a new auxiliary position titled Communication/Marketing Specialist, and in accordance with Eagle City Code 1-6-1(D) Mayor Pike is seeking Council confirmation of the appointment of a Public Information Officer, with an effective start date of February 16, 2025. (BKP)

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.