



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
May 13, 2025 5:30 PM

**Indicates Added Item and/or New Placement on the Agenda.*

INVOCATION

1. **CALL TO ORDER**
2. **ROLL CALL:** GINDLESPERGER, KVAMME, MAY, RUSSELL.
3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PROCLAMATION:**
 - A. **Proclamation of National Bike Month:** A Proclamation for the City of Eagle declaring May as National Bike Month in the City of Eagle, Idaho. (BKP)
[National Bike Month - May 2025](#)
6. **PRESENTATION:**
 - A. **Ada County Highway District (ACHD):** ACHD to provide a status update on the Linder Road, State Highway 44 to Floating Feather, and Chinden to State Highway 44 projects.
7. **REPORTS:**
 1. Mayor and Council
 2. Department Supervisor
 3. Eagle Police
8. **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 April 8, 2025.** (TEO)
 - C. **Minutes of April 22, 2025.** (TEO)
 - D. **Minutes of April 28, 2025.** (TEO)
 - E. **Esther Joslin Day Proclamation:** A proclamation of the City of Eagle declaring May 21, 2025, as Esther Joslin Day in recognition of her 100th birthday. (BKP)
[Esther Joslin Day Proclamation](#)
 - F. **Reappointment to the Design Review Board:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Jo Greer to the Eagle Design Review Board. Ms. Greer will be serving a three (3) year term that will expire in May 2028. (BKP)
 - G. **Joint Powers Agreement for Street Naming and Address Numbering and Application Transmittal Review from the City of Eagle to Ada County.** (VV/WEV)
 - H. **Parking Agreement Between the City of Eagle and Aikens Place, LLC:** A Parking Agreement

between the City of Eagle and Aikens Place, LLC for the joint use of the parking lot being constructed by ACHD as part of the Aikens Street Extension. (VV/NBS)

- I. **Water Delivery Agreement Between the City of Eagle and Alscott Real Estate, LLC:** A Water Agreement between the City of Eagle and Alscott Real Estate, LLC for the construction, conveyance, and shared use of a groundwater well and related facilities located within the Alscott Rocking A Ranch Subdivision. (HSD)
- J. **Purchase and Sales Agreement Between the City of Eagle and Downs Investments, LLC:** A Purchase and Sales Agreement between the City of Eagle and Downs Investments, LLC for the acquisition of +/-0.3-acres located at 221 South Eagle Road from Downs Investment, LLC in an amount not to exceed Sixty-One Thousand Two Hundred Thirty-Five Dollars (\$61,235.00). (VV/NBS)
- K. **Addendum No. 3 to the Construction Service Contract for Clerk/Treasurer's Department Remodel Project:** Staff is seeking Council approval of Addendum No. 3 of the construction service contract between the City of Eagle and ESI Express in an amount not to exceed \$5,836.42. The addendum is to address unforeseen costs associated with the purchase and installation of a crash bar door. The overall project will remain underbudget with approval of this addendum. (ELZ/TEO)
[Addendum No. 3 Staff Memo](#)
- L. **Permanent Pathway Easement Agreement Between City of Eagle and Toll Southwest, LLC for Two (2) Public Pathways within Carrara Estates Subdivision No. 2:** Toll Southwest, LLC is requesting approval of a Permanent Pathway Easement Agreement for two (2) public pathways located within Carrara Estates No. 2 subdivision. The 11.85-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (ASG)
- M. **Pamela Baker Park Irrigation Pump Station Change Order No. 1:** Staff is requesting the approval of a change order for the agreement between the City of Eagle and Cascade Enterprises Inc., to extend the substantial completion date to July 11, 2025. The extension is requested due to delays associated with materials. There will be no change in the originally approved price. (ELZ)
- N. **DR-2025-14 - Master Sign Plan for Eagle Point Commercial - Landmark Pacific Investors, LLC:** Landmark Pacific Investors, LLC, represented by Kate Watson with Superior Signs Idaho, is requesting design review approval for a master sign plan for Eagle Point Commercial. The 2.84-acre site is located on the northeast corner of West State Street and State Highway 44 (Parcels Nos. S0507427890, S0507427880, and S0507427860). (ERF)
[Eagle Point Commercial Master Sign Plan](#)
- O. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2024-10/FP-2024-20 – Final Development Plan and Final Plat for Kingswood Subdivision No. 2 – TBC Land Holding LLC:** TBC Land Holding, LLC, represented by Judy Schmidt with Bailey Engineering, Inc., is requesting final development plan and final plat approvals for Kingswood Subdivision No. 2, a 56-lot (49-buildable, 7-common) residential subdivision. The 23.19-acre site is located on the west side of North Linder Road approximately 1,320 feet north of West Floating Feather Road. (ASG)
[Kingswood No. 2 Findings](#)
- P. **Findings of Fact and Conclusions of Law for the Approval of DR-2024-10 - Fourteen (14) Multi-tenant Office (Business/Professional)/Retail/Restaurant Buildings within Riverwood Condominiums - West Old Valley, LLC:** West Old Valley, LLC, represented by Justin Waters with Julie Rivers Development, is requesting design review approval for fourteen (14) multi-tenant office [business/professional]/retail/restaurant buildings within Riverwoods Condominiums (seven – 5,625-SF, four – 5,500-SF, and three – 3,250-SF). The 7.97-acre site is located at the northeast corner of West Old Valley Road and North Linder Road at 4526 and 4648 West Old Valley Road. (ERF)
[Riverwood Condo Buildings and Landscaping Findings](#)
- Q. **Findings of Fact and Conclusions of Law for the Approval of CU- 10-23 – Conditional Use Permit for Industry (Custom and Limited) for 44 Iron Design – Baserri, LLC:** Baserri, LLC, represented by Walter Lindgren with Lindgren:Labrie Architecture is requesting conditional use permit approval for “Industrial, Custom and Limited” for uses including ornamental steel fabrication (44 Iron Design), cabinet shop, sign shop, upholstery shop, and woodworking shop, and for waivers of Eagle City Code Title 8 regarding sidewalk installation, driveway improvements, and landscape requirements. The 0.3-

acre site is located on the north side of East State Street approximately 232-feet west of the intersection of South Parkinson Street and East State Street at 2372 East State Street. (HSD)

[44 Iron Design Findings](#)

- R. **FP-2025-05 – Final Plat for Valnova Kirkhills Subdivision No. 1 (formerly Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1) – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting final plat approval for Valnova Kirkhills Subdivision No. 1 (a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1), an 86-lot (81-buildable, 5-common) residential development. The 23.53-acre site is generally located ¼-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (KRD)
[Valnova Kirkhills Subdivision No. 1 Final Plat](#)
- S. **FP-2025-06 – Final Plat for Valnova Kirkhills Subdivision No. 2 (formerly Valnova Subdivision No. 4, a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1) – Clyde Capital Group:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting final plat approval for Valnova Kirkhills Subdivision No. 2 (a re-subdivision of Lot 25, Block 1, of Spring Valley Subdivision No. 1), a 75-lot (70-buildable, 5-common) residential development. The 43.83-acre site is generally located ¼-mile west of the intersection of Big Gulch Parkway and the future Linder Road extension within PUMP No. 1 of the Valnova development. (KRD)
[Valnova Kirkhills Subdivision No. 2 Final Plat](#)
- T. **FP-2025-07 – Final Plat for Valnova Kirkhills 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 final plat approval for Valnova Kirkhills Subdivision No. 3 (formerly known as Valnova Subdivision No.3 - a re-subdivision of Lot 24, Block 1, 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 Kirkhills Subdivision No. 3 Final Plat](#)
- U. ***HECO Scope of Work for Maintenance Facility Conceptual Site Layout and Phasing Program Plan:** Approval of the Scope of Work for conceptual site layout and phasing program plan for a joint facility for the Eagle City and Eagle Fire District in an amount not to exceed \$43,325. (ELZ/BKP)

9. **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. **CPA-2025-02 - Comprehensive Plan Text Amendment - Ada County Impact Fees - City of Eagle:** The City of Eagle is proposing a comprehensive plan text amendment to Chapter 4: Utilities, Facilities & Services to identify the most recent capital improvement plans for the implementation of impact fees for Ada County Jail, EMS, and Coroner. (WEV/KRD)
[CPA-2025-02 - Comprehensive Plan Text Amendment - Ada County Impact Fees](#)
- B. **A-2025-01/RZDA-2025-01 - Annexation and Rezone from RUT to BP-DA and a Rezone from A-R and BP-P to BP-DA - LZL Ventures, LLC:** LZL Ventures, LLC/Chad Longson, represented by Connor Lindstrom with KM Engineering, LLP, are requesting annexation and rezone from RUT (Rural-Urban Transition - Ada County Designation) to BP-DA (Business Park with a Development Agreement) and a rezone from A-R (Agricultural-Residential) and BP-P (Business Park with a Planned Unit Development) to BP-DA (Business Park with a Development Agreement) in lieu of a conditional use permit for an Indoor Storage Facility for Peak Condo Storage. The 20.08-acre site is located on the southwest corner of North Horseshoe Bend Road and East Hill Road at 9551, 9557, and 9605 North Horseshoe Bend Road. (ASG)
[Peak Condo Storage Packet](#)

[Addendum to Conditions of Development](#)

- C. **A-2024-02/RZDA-2024-04/CU-2024-09/PPUD-2024-02/PP-2024-06 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat for Tavira Subdivision - Drake Investments, LLC:** Drake Investments, LLC, represented by Mary Wall with Professional Engineering Services, 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 approval for Tavira Subdivision, an 88-lot (79-buildable, 9-common) residential planned unit development. The 30.95-acre site is generally located at the northwest corner of west Broken Arrow Street and north Hamlin Avenue. (ASG)
[Tavira Subdivision Packet](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: Review and Approval of Eagle Senior Center Logo with Review of Eagle Branding Suite.** (BLA/ST)
- B. **ACTION ITEM: PP-01-23 EXT1 - Preliminary Plat Extension of Time for Capella Estates Subdivision - DevCo, LLC:** Laren Bailey with DevCo, LLC is requesting an extension of time for the preliminary plat for Capella Estates Subdivision, a 122-lot (108-buildable, 13-common 1-common drive) residential subdivision. The 54.24-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street. (ASG)
[Capella Estates Preliminary Plat Extension Packet](#)
- C. **ACTION ITEM: Notice of Intent to not Renew Lease Agreements:** Council authorization to direct staff to send notification to the Lessee, GWC Capital LLC, of the City's intent to not renew their lease of City owned property located at 8600 West Equest Lane and 8400 West Equest Lane. The lease for 8600 West Equest Lane expires on June 22, 2025, while the lease for 8400 West Equest Lane has already expired. Notice shall state that the lessee shall vacate both premises no later than June 30, 2025. (NBS/BKP)
[Lease Agreement - 2023 - GWC Capital, LLC - Mutual Agreement To Terminate Lease - 8660 West Equest Lane, 8285 West Equest Lane](#)
[Lease Agreement - 2023 - GWC Capital, LLC - 8600 West Equest Lane](#)
- D. **ACTION ITEM: Discussion Regarding Declaring Homes Located at 8400 West Equest Lane, 8600 West Equest Lane, 8660 West Equest Lane, and 97 West Aikens Street as Surplus Property.** (NBS/BKP)
- E. ***ACTION ITEM: Resolution 25-09 - Municipal Park Hours:** A Resolution of the City of Eagle, Idaho Repealing Resolution 02-12, Enacting A New Resolution Addressing Municipal Park Hours; And Providing An Effective Date. (TEO)
[Resolution 25-09 - Identifying Municipal Park Hours](#)
- F. ***ACTION ITEM: Grant Application Authorization for Purchase of AEDs for Patrol Vehicles:** Chie Ruby and City Staff are seeking Council authorization to apply for a grant to be used for the purchase of AED devices to be placed in City of Eagle patrol vehicles. The grant is available through Firehouse Subs. (TR/TEO)
[Firehouse Sub Grant Memo](#)
[Firehouse Subs Grant Application](#)

- 11. 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.**

12. 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.