



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
August 12, 2025 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **PRESENTATION:**
 - A. **Jackson House Study Presentation:** JUB Engineering will present the Jackson House Adaptive Reuse study for acceptance by the City Council. (NBS)
[Memo to Council Jackson House and Property Options](#)
[Jackson House Funding Adaptive Reuse Report](#)
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor:
 1. City Treasurer, Financial Reports for the month of June 2025 and for the Quarter Ending June 30, 2025. (LWL)
[June 2025 Monthly Financial Statements](#)
[June 30, 2025, Quarterly Financial Statements](#)
 - C. Eagle Police Department
 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. **Memorial Bench & Donation Request for the Dobkins Family:** Request for Council approval for a memorial bench to be located on the Eagle Greenbelt in dedication to David M. Dobkins. (ELZ)
 - C. **Rental Agreement Between the City of Eagle and Turf Tank:** A Rental Agreement between the City of Eagle and Turf Tank to utilize a line marking machine for City of Eagle sports programs in an amount not to exceed \$7,600 annually. (LKB)
 - D. **Joint Powers and Participation Agreements Between Idaho Independent Intergovernmental Authority (III-A) and the City of Eagle for Health Benefit Coverage:** Staff is seeking Council approval and authorization of the Mayor to execute the Joint Powers Agreement (JPA) and the Participation Agreement. (SNH & LWL)
 - E. **National Opioid Settlement Participation:** The State of Idaho has reached a new agreement with Purdue Pharma L.P. & Sackler Family participate in the nationwide opioid settlement. Staff is requesting authorization for the Mayor to sign a Subdivision Participation Form for a new National Opioids Settlement. Funds will continue to be reallocated to Central District Health per previous Council action. (TEO & LWL)

[Purdue National Opioid Settlement Notice Overview](#)

- F. **ACHD Cost Share Agreement for Linder Road-SH-44 to Floating Feather:** Approval of the Cost Share Agreement between the City of Eagle and ACHD for the City requested improvements (enhanced sidewalks, street trees, median, irrigation, and enhanced landscaping), in amount not to exceed \$2,000,000. (NBS)
- G. **Independent Contract Agreement Renewal Between the City of Eagle and Ying Williams:** An Independent Contractor Agreement between the City of Eagle and Ying Williams to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of total revenue generated. (AMM)
- H. **Independent Contract Agreement Between the City of Eagle and Patricia Kruse:** An Independent Contract Agreement Between the City of Eagle and Patricia Kruse to provide educational and recreational opportunities. Compensation shall be at a rate of 70% of total revenue generated. (AMM)
- I. **Findings of Fact and Conclusions of Law for the Denial of VAC-2024-04 – Vacation to the Final Plat of Eagle Ranch Subdivision No. 2 – Robert DeShazo, represented by Stephanie Hopkins with KM Engineering LLP:** Robert DeShazo, represented by KM Engineering LLP, is requesting a vacation of a plat note applicable to Lot 2, Block 3, of the Eagle Ranch Subdivision No. 2 final plat. The applicant requests the word PLAYGROUND be vacated to allow for the development of a future single-family residential dwelling on the property formerly entitled as a common lot. The 0.98-acre lot is located on the south side of E. Ranch Drive, approximately 1,000-feet east of the Eagle Road intersection. (ASG)
[Eagle Ranch Subdivision No. 2 Vacation - Findings](#)
- J. **DR-2025-37 - Common Area Landscaping and Amenities Within Cascade Springs Subdivision (Phases 1-5) - Challenger Development Inc.:** Challenger Development Inc., represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval for the common area landscaping and amenities within Cascade Springs Subdivision (Phases 1-5). The 89.59-acre site is located on the west side of North Palmer Lane approximately 80-feet south of the intersection of West Nordic Drive and North Palmer Lane at 755 and 833 North Palmer Lane. (ERF)
[Cascade Springs Subdivision Landscaping - Design Review Action](#)
- K. **DR-2025-38 - Two Subdivision Entry Monument Signs For Cascade Springs Subdivision - Challenger Development Inc.:** Challenger Development Inc., represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval for two subdivision entry monument signs for Cascade Springs Subdivision. The 89.59-acre site is located on the west side of North Palmer Lane approximately 80-feet south of the intersection of West Nordic Drive and North Palmer Lane at 755 and 833 North Palmer Lane. (ERF)
[Cascade Springs Subdivision Signage - Design Review Action](#)
- L. **DR-2025-40 - One Townhome Building (4-units) within Valnova Subdivision No. 1 - Hammett Homes:** Hammett Homes, represented by Jo D. Greer with Method PMAP, is requesting design review approval for one townhome building (4-units). The 0.26-acre site is located on the northwest corner of North Birch Run Lane and West Primavera Street at 6373, 6381, 6389, and 6397 North Birch Run Lane within Valnova Subdivision No. 1 (Lots 10-13, Block 4). (BAW)
[Hammett Townhomes Lots 10-13, Block 4 - Design Review Action](#)
- M. **DR-2025-52 - Multi-tenant Office/Personal Improvement/Retail/Restaurant Building within Stillwater Subdivision - Stillwater Development Partners, LLC:** Stillwater Development Partners, LLC, represented by Jeff Likes with ALCollaborative Architecture, is requesting design review approval for a 13,402-square foot, two story multi-tenant office/personal improvement/retail/restaurant building. The 1.24-acre site is located on the north side of West Copper Silo Street approximately 400-feet west of the intersection of State Highway 44 and South Urban Gate Avenue at 2505 West State Street on an unplatted parcel associated with Stillwater Subdivision. (ERF)
[Stillwater C2 Building - Design Review Action](#)
- N. **DR-2025-56 - Master Sign Plan for a Multi-tenant Office/Personal Improvement/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/personal

improvement/retail/restaurant building within Stillwater Subdivision. The 1.24-acre site is located on the north side of West Copper Silo Street approximately 400-feet west of the intersection of State Highway 44 and South Urban Gate Avenue at 2505 West State Street on an unplatted parcel associated with Stillwater Subdivision. (ERF)

[Stillwater C2 Building Master Sign Plan - Design Review Action](#)

8. **UNFINISHED BUSINESS:**

A. **ACTION ITEM: DR-2025-31 - Common Area Landscaping, Amenities, and Entry Feature within Terra View South Subdivision - Terra View 44, LLC:** Terra View 44, LLC, represented by Jaime Snyder with Ardurra, is requesting design review approval for the common area landscaping, amenities, and entry feature within Terra View South Subdivision. The 170-acre site is located on the northeast corner of West Broken Arrow Street and State Highway 16 between West Broken Arrow Street and West Beacon Light Road. (ERF) *This item was continued from the July 22, 2025, City Council meeting.*
[Terra View South Landscaping - Design Review Action](#)

B. **ACTION ITEM: DR-2003-08-MOD2 - Building Addition to an Existing Office (Business and Professional) Building - The Pacific Companies:** The Pacific Companies, represented by Lindsey Burks with Pacific West Builders, is requesting design review approval to modify an 8,058-square foot office (business and professional) building by adding 950-square feet. The 0.75-acre 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 (Units 6 and 7 of Moffat Park Condominium an amendment to Lot 3, Block 1, House Subdivision). *This item was continued from the July 22, 2025, meeting.* (BAW)
[Heritage Square Building Addition - Council Memo](#)

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. **Fiscal Year 2025 - 2026 Budget Hearing:** An Ordinance for Fiscal Year 2026 commencing on October 1, 2025, and ending September 30, 2026, appropriating sums of money to defray all necessary expenses and liabilities of the City of Eagle for said Fiscal Year. (LWL)

A.1 **ACTION ITEM: Ordinance No. 953 - Appropriation Ordinance for Fiscal Year 2025-2026:** An Ordinance entitled the Annual Appropriation Ordinance for the City of Eagle, Idaho, for the Fiscal Year 2026 commencing October 1, 2025, and ending September 30, 2026. (LWL)
[Ordinance No. 953 - FY 26 Annual Appropriations Ordinance](#)

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

B.1. **ACTION ITEM: Resolution No. 25-20 - 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, \$51,913. (LWL)
[Resolution 25-20 - FY 26 Recover Forgone](#)

C. **A-2024-03/RZDA-2024-06/CUP-2024-10/PPUD-2024-02/PP-2024-07 - Annexation, Rezone with a Development Agreement, Conditional Use Permit, Preliminary Planned Unit Development, And A Preliminary Plat for Flicker Pointe Subdivision - A Team Land Consultants:** Steve Arnold, A Team Land Consultants, is requesting annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-2-DA-P (Residential with a Development Agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Flicker Pointe Subdivision, a 12-lot (9-buildable [1-existing], 3-common) residential planned unit development. The 6.88-acre site is located on the south side of West Floating Feather Road, approximately 875-feet east of North Linder Road at 1435 Weldon Place. (ASG)

[Flicker Pointe Subdivision - Staff Report](#)

- D. **CPA-2025-04/A-2025-03/RZDA-2025-04/CUP-2025-02/PPUD-2025-02/PP-2025-03 - Comprehensive Plan Amendment, Annexation, Rezone with a Development Agreement, Conditional Use Permit, Preliminary Planned Unit Development, And A Preliminary Plat for Evian Subdivision - Rob R. Nash:** Rob R. Nash, represented by South Beck and Baird, is requesting a comprehensive plan amendment, annexation and rezone from RUT (Rural Urban Transition – Ada County Designation) to R-2-DA (Residential with a Development Agreement), conditional use permit, preliminary development plan, and preliminary plat approvals for Evian Subdivision, a 61-lot (50-buildable, 11-common [1-private street]) residential planned unit development. The 45.88-acre site is generally located north of Trout Road, approximately 2,100-feet east of South Linder Road. (HSD)
- [Evian Subdivision - Packet](#)
[Evian Subdivision - Development Agreement](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: Review of the Request for Proposal (RFP) to Update the Parks, Recreation, and Open Space Plan:** Staff will present the draft request for proposal to the Commission prior to taking it to City Council for final direction and action. (RLB)
[Parks, Recreation and Open Space Master Plan RFP - DRAFT](#)
- B. **ACTION ITEM: Ordinance 940 - Annexation and Rezone Ordinance - Wildernest River Subdivision:** An ordinance annexing certain real property situated in the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Eagle, to the City of Eagle, Idaho; changing the zoning classification of said real property described herein from RP (Rural Preservation) to R-2-DA-P (Residential with a Development Agreement-PUD), and; amending the zoning map of the City to reflect said change; directing that copies of this ordinance be filed as provided by law; providing a severability clause; and providing an effective date. (DLM)
[Ordinance 940 - Wildernest River Annexation and Rezone](#)
[Wildernest River - Vicinity Map](#)
- C. **ACTION ITEM: Ordinance 951 - Rezone Ordinance - Riverbend Commons Subdivision:** An ordinance changing the zoning classification of said real property described herein from A-R (Agricultural-Residential) to MU-DA (Mixed Use with a Development Agreement), and; amending the zoning map of the City to reflect said change; directing that copies of this ordinance be filed as provided by law; providing a severability clause; and providing an effective date. (DLM)
[Ordinance 951 - Riverbend Commons Rezone](#)
[Riverbend Commons - Vicinity Map](#)
- D. **ACTION ITEM: Ordinance 952 - Rezone Ordinance - Molinari Park Subdivision:** An ordinance changing the zoning classification of the real property described herein from CBD (Central Business District) to CBD-DA-P (Central Business District with a Development Agreement - PUD), and; amending the zoning map of the City to reflect said change; providing a severability clause; and providing an effective date. (ASG)
[Ordinance 952 - Molinari Park Rezone](#)

- 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.