



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

**Eagle City Hall, 660 E. Civic Lane, Idaho
December 16, 2025 3:00 PM**

**Indicates Added Item*

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 1. City Treasurer, Financial Reports for the month of November. (LL)
 - C. Eagle Police Department
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 November 25, 2025.** (TEO)
 - C. **Minutes of December 9, 2025.** (TEO)
 - D. **Service Agreement Between the City of Eagle and Granicus:** Service Agreement between the City of Eagle and Granicus to provide agenda software services in amount not to exceed \$10,584.18. (DNG)
 - E. **Permanent Pathway Easement Agreement Between the City of Eagle and Seddie Eagle I, LLC for a Public Pathway within Millstone Farms Subdivision Phase 2:** Seddie Eagle I, LLC is requesting approval of a permanent pathway easement agreement for a public pathway located within Millstone Farms Subdivision Phase 2. The 41.78-acre site is located at the northwest corner of North Palmer Lane and West Floating Feather Road. (HSD)
[Pathway Easement Agreement - Millstone Farm Subdivision Phase 2](#)
 - F. **Findings of Fact and Conclusions of Law for the Approval of RZDA-2025-06/CUP-2025-04/PPUD-2025-04/PP-2025-05 - Angler's Hamlet Subdivision - The Land Group, Inc.:** Dave Roylance, represented by Macy Lui with the Land Group, Inc., is requesting a rezone from MU-DA (Mixed Use with a development agreement) to MU-DA (Mixed Use with a development agreement), conditional use permit, preliminary development plan, and preliminary plat approvals for Angler's Hamlet Subdivision, a 6-lot (5-buildable, 1-common [1-private street]) residential planned unit development. The 5.00-acre site consists of two (2) parcels and is generally located south of Old Valley Road, approximately 630-feet west of the intersection of West Old Valley Road and State Highway 44, at 4171 West Old Valley Road. (HSD)
[Findings of Fact and Conclusions of Law for Angler's Hamlet Subdivision](#)
 - G. **DR-2025-59 - Atlas Research and Development Building in Ashbury Commercial Subdivision -**

Funnel Properties, LLC: Funnel Properties, LLC, represented by Chris Wilson with Wilco Design Build, is requesting design review approval for 26,312-square foot research and development building. The 1.17-acre site is located on the south side of West Bavaria Street approximately 830-feet west of North Meridian Road at 3475 West Bavaria Street within Ashbury Commercial Subdivision (Lots 7-9, Block 1). (ERF)

[Atlas Research and Development Building - Design Review Action](#)

- H. **DR-2025-73 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.18-acre site is located on the east side of North McLeod Way approximately 362-feet north of West Avimor Drive at 18678 and 18664 North McLeod Way (Lots 3 & 4, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhome Lots 3 and 4, Block 1 - Design Review Action](#)
- I. **DR-2025-74 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.15-acre site is located on the east side of North McLeod Way approximately 240-feet north of West Avimor Drive at 18630 and 18640 North McLeod Way (Lots 6 & 7, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhomes Lots 6 and 7, Block 1 - Design Review Action](#)
- J. **DR-2025-75 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.18-acre site is located on the east side of North McLeod Way approximately 160-feet north of West Avimor Drive at 18610 and 18622 North McLeod Way (Lots 8 & 9, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhome Lots 8 and 9, Block 1 - Design Review Action](#)
- K. **DR-2025-76 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.18-acre site is located on the northeast corner of West Avimor Drive and North McLeod Way at 5830 and 5818 West Avimor Drive (Lots 11 & 12, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhome Lots 11 and 12, Block 1 - Design Review Action](#)
- L. **DR-2025-77 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.18-acre site is located on the north side of West Avimor Drive approximately 140-feet east of North McLeod Way at 5806 and 5784 West Avimor Drive (Lots 13 & 14, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhome Lots 13 and 14, Block 1 - Design Review Action](#)
- M. **DR-2025-78 - One Townhome Building (2-units) within Avimor Village Center Subdivision No. 1 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (2-units). The 0.15-acre site is located on the north side of West Avimor Drive approximately 230-feet east of North McLeod Way at 5782 and 5770 West Avimor Drive (Lots 15 & 16, Block 1, Avimor Village Center Subdivision No. 1). (BAW)
[Avimor Townhome Lots 15 and 16, Block 1 - Design Review Action](#)
- N. **DR-2025-79 - Common Area Landscaping within Valnova PUMP No. 1 - Lots 11 & 17 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval for the common area landscaping within Valnova PUMP No. 1 – Lots 11 and 17. The 103.05-acre site is located north of West Glencara Parkway approximately 3,260-feet west of North Linder Road within Valnova PUMP No. 1 – Lots 11 and 17 (Ada County Parcel Nos. R8954702100, R895470200, R8954701100, and R8954701200). (BAW)
[Valnova Lots 11 and 17 - Design Review Action](#)
- O. **FPUD-2025-06 & FP-2025-12 - Final Development Plan and Final Plat for Shetland Point Subdivision - Sterling Homes, Inc.:** Sterling Homes, Inc., represented Antonio Conti with Ackerman-Estvold, is requesting final development plan and final plat approvals for Shetland Point Subdivision, an 11-lot (10-buildable, 1-common) residential development. The 5.10-acre site is located on the west side

of North Park Lane, approximately 550-feet south of West Floating Feather Road at 1025 North Park Lane. (ASG)

[Shetland Point FPUD & FP Staff Report](#)

- P. ***Change to Site Specific Condition of Approval for DR-2003-08-MOD2 - The Pacific Companies:** The Pacific Companies, represented by Caleb Roope, is requesting a change to site specific condition of approval #12 regarding the donation of land for the future extension of Idaho Street. The 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. (WEV)

[Heritage Square Building Addition Memo](#)

7. **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. **VAC-2025-03 - Vacation to the Final Plat of Avimor Boise County Phase 1 Subdivision - TH Holdings 2022:** TH Holdings 2022, LLC, represented by Sabrina Durtschi, is requesting to vacate one-foot (1') of the five-foot-wide (5'W) interior side utility easement located on Lot 8, Block 5, of the Avimor Boise County Phase 1 Subdivision final plat. The 0.22-acre site is located approximately 1,325-feet east of the intersection of State Highway 55 and North McLeod Way at 6551 Charlie Place. (KRD)
[Avimor Boise County Phase 1 Final Plat Vacation - Staff Packet](#)

- B. **VAC-2025-04 - Vacation to the Final Plat of Coast to Coast - Charles G. Barringer:** Charles G. Barringer, represented by Patrick Connor with Ardurra, is requesting a vacation of the 12-foot-wide (12'W) irrigation and public utilities easement located on Lot 4, Block 1, of the Coast to Coast Subdivision final plat (also known as Laguna Pointe Subdivision) to allow for the construction of an in-ground pool within the rear yard area of the residential lot. The 1.32-acre site is generally located 625-feet southeast of the intersection of North Eagle Road and East Riversedge Drive at 255 East Laguna Shore Drive. (RLB)

[255 East Laguna Shore Drive Staff Report](#)

8. **NEW BUSINESS:**

- A. **ACTION ITEM: Resolution 25-28 - Solid Waste Collection Fee:** A Resolution Of The City Of Eagle, Idaho, Amending The Fee Schedule For Solid Waste Collection Services, Pursuant To The Franchise Agreement For The Collection, Hauling And Disposal Of Municipal Solid Waste Collection And Demolition Waste As Stated In Section 9 "Rate Adjustments", Subsection A "Cpi-U Adjustment" And Subsection B "Disposal And Governmental Fee Cost Adjustments" And Providing For Effective Date. (TEO)

[Resolution 25-28 - Solid Waste Collection Fees](#)

[2026 City of Eagle CPI-U and Pass-Thru Price Increase Request Letter](#)

9. **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/Threatening Litigation.**

10. **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.