



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
December 10, 2024 5:30 PM

** Indicates Amended Item.*

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. **Minutes of November 26, 2024.** (TEO)
 - C. **Reappointment to the Eagle Arts Advisory Committee:** In accordance with Resolution 23-17, Mayor Pike is requesting Council Confirmation of the reappointment of Mark Shawver to the City of Eagle Arts Advisory Committee. Mr. Shawver will be serving a three (3) year term that will expire in December 2027. (BKP)
 - D. **Service Agreement Between the City of Eagle and Western Records :** A Service Agreement between the City of Eagle and Western Records to provide shredding and destruction services in an amount not to exceed \$90.00 a month. The service agreement is a year long contract that will expire December 14, 2025. (TEO)
 - E. **Ada County Highway District (ACHD) Cost Share Agreement for Downtown Mobility Improvements - Phase 2:** Approval of the Cost Share Agreement between the City of Eagle and ACHD for the City requested improvements for the Downtown Mobility Improvements, including the Aikens Street Extension (enhanced sidewalks, street trees, streetlights, City fiber, etc.) in the amount of \$1,655,000.00 (NBS)
 - F. **FP-2024-16 - Final Plat for Tierpointe Subdivision No. 1:** Dave Yorgason with Tall Timber Consulting is requesting final plat approval for Tierpointe Subdivision No. 1, a 73-lot (66-buildable, 7-common) residential development. The 17.38-acre site is located on the north side of State Highway 44 approximately 0.6 miles west of the intersection of State Highway 44 and North Linder Road. (KRD)
[Tierpointe Subdivision No. 1 Final Plat](#)
 - G. **Findings of Fact and Conclusions of Law for the Approval of DR-2024-53 - Floor and Décor**

Signage: Floor and Décor Outlets of America, Inc., represented by Summer Zimmers, is requesting design review approval for two halo illuminated building wall signs and two monument sign tenant panels. The 5.38-acre site is located within Eagle Island Marketplace, 420-feet north of West Chinden Boulevard and 625-feet east of North Linder Road at 1300 West Chinden Boulevard. (ERF)

[Floor and Decor Signage Findings](#)

- H. **Findings of Fact and Conclusions of Law for the approval of FPUD-09-23 & FP-16-23 - Final Development Plan and Final Plat for Willowbrush Subdivision:** TH Lost River, LLC represented by Antonio Conti with Ackerman-Estfold, is requesting final development plan and final plat approvals for Willowbrush Subdivision, a 13-lot (8-buildable, 5-common), residential subdivision. The 5.97-acre site is located at the southwest corner of North Park Lane and West Beacon Light Road at 2795 North Park Lane. (HSD)

[Findings of Fact and Conclusions of Law for Willowbrush Subdivision FPUD-FP](#)

7. **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. **A Public Hearing to consider a Solid Waste Collection Fee increase:** In accordance with Idaho State Code 63-1311A, a public hearing is held for the purpose of the hearing is to consider public comment regarding a proposal to increase existing fees in excess of five percent for solid waste collection services. Those wishing to testify regarding this proposal are encouraged to testify.

A.1. *ACTION ITEM:* **Resolution 24-17 - Solid Waste Collection Fee Schedule:** 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.

[Public Hearing Notice and Resolution 24-17 Solid Waste Collection Fee Schedule.pdf](#)

[Hardin Request letter.pdf](#)

- B. **PU-2024-01 - Valnova Planning Unit Master Plan (PUMP) No. 5 - Clyde Capital Group:** Clyde Capital Group, represented by Eric Langvardt with Langvardt Design Group is requesting approval of Planning Unit Master Plan No. 5 for the Valnova Planned Development (formerly known as Spring Valley). Planning Unit Master Plan (PUMP) No. 5 consists of 1,936.82-acres of land within the Northern Residential and Big Gulch Planning Areas and is proposed to include 1,674 residential units, 824.96-acres of open space including community, neighborhood and pocket parks, community trails, 300,000 square feet of nonresidential Neighborhood Center uses, and potentially an 18-hole golf course, pursuant to the uses outlined within Eagle City Code Title 11A and in accordance with the amended and restated development agreement associated with the Valnova Development. (DLM)

[1-Valnova PUMP No 5-CC Packet](#)

[2-Valnova PUMP No. 5-Compiled Plan Exhibits](#)

[3-Valnova PUMP No. 5-Exhibits A7-A8-Fiscal Impact Analysis](#)

[4-Valnova PUMP No. 5- Approved TIS](#)

- C. **RZ-17-00 MOD - Rezone from MU-DA to A-R - City of Eagle:** The City of Eagle is requesting a rezone from MU-DA (Mixed Use with a development agreement) to A-R (Agricultural Residential). The approximately 1.09-acre site is located west of State Highway 55 approximately 150 feet south of Beacon Light Road at 12700 Horseshoe Bend Road. (ASG)

C.1. *ACTION ITEM:* **Findings of Fact and Conclusions of Law for the approval of RZ-00-17 MOD - Rezone from MU-DA to A-R - City of Eagle:** The City of Eagle is requesting a rezone from MU-DA

(Mixed Use with a development agreement) to A-R (Agricultural Residential). The approximately 1.09-acre site is located west of State Highway 55 approximately 150 feet south of Beacon Light Road at 12700 Horseshoe Bend Road. (ASG)

[RZ-17-00 MOD CC Packet](#)

[RZ-17-00 MOD CC Findings](#)

- D. **SAP-2024-01 - Avimor - Sub-Area Plan (SAP) No. 1 - Avimor Development, LLC:** Avimor Development, LLC is requesting approval of Sub-Area Plan (SAP) No. 1 for the Avimor Planned Development. SAP No. 1 consists of 2,016-acres of land spanning fourteen (14) separate development areas that will include 2,464 residential units, 1,067-acres of open space, and 660,000 square feet of commercial uses, pursuant to the uses outlined within Eagle City Code Title 11B and in accordance with the development agreement associated with the Avimor Development. (DLM)
[Avimor SAP No 1-CC Packet](#)

8. **NEW BUSINESS:**

- A. *ACTION ITEM:* **Award of Fiber Bid Phase 1-4:** Award of Fiber Bid Phase 1, 2, 3, and/or 4, and authorizing the Mayor to execute the agreement for the same. ARPA funds are to be utilized for the expense. (HECO, ELZ)
[Award Recommendation.pdf](#)
[ARPA Fund Expenses & Balance 12-06-2024.pdf](#)
- B. *ACITON ITEM:* **Commitment of the remaining ARPA Funds:** Council will authorize the remaining balance of ARPA funds received to current contract holders in lieu of the utilization of general fund revenue. (KR & TEO)
[SLFRF memo.docx](#)
- C. *ACTION ITEM:* **Review and Discuss liaison positions for Mayor & Council for calendar year 2025.** (BKP)
[2024 Council Liaison Positions .doc](#)
- D. *ACTION ITEM:* **Election of City Council President and Pro Tem.** (BKP)

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: *(c) To acquire an interest in real property which is not owned by a public agency; (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.
- B. **ACTION ITEM:* Action regarding acquisition of private property.

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.