



**THE CITY OF EAGLE
CITY COUNCIL
AMENDED
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
February 24, 2026 5:30 PM

**Indicates Added Section.*

INVOCATION

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding topics of general interest or concern. Comments regarding Public Hearing and land use items are to be made during the open public hearing for said item(s) in accordance with Idaho Code. We desire to have interactions between the public, staff and elected officials to be conducted in a professional and civil manner. Therefore, comments are to addressed solely to the Board as a whole, and focus on the issue, avoiding personalized debate, and shall not make personal, impertinent, slanderous or profane remarks to any member of the Board, staff or other members of the public. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.
6. ***REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - 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. **Minutes of February 3, 2026.** (TEO)
 - C. **Heritage Park Change Order No. 4:** Approval of Change order No. 4 for Heritage Park Construction, a decrease in the contract as the City provided and installed the backflow prevention device. The contract decrease is in the amount of \$1,260.00. (ELZ)
 - D. **Professional Services Agreement Between the City of Eagle and Jake Barton:** A Professional Services Agreement between the City of Eagle and Jake Barton to provide Planning and Zoning support in amount not to exceed \$10,000.00. (WEV)
 - E. **Live Performance Agreement Between the City of Eagle and Sandra McMahon:** Live Performance Agreement between the City of Eagle and Sandra McMahon to perform at the Eagle Saturday Market on July 11, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
 - F. **Live Performance Agreement Between the City of Eagle and Reisto Belovich:** Live Performance Agreement between the City of Eagle and Reisto Belovich to perform at the Eagle Saturday Market on June 20, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)

- G. **Live Performance Agreement Between the City of Eagle and Nick Mattera:** Live Performance Agreement between the City of Eagle and Nick Mattera to perform at the Eagle Saturday Market on May 9, 2026 and September 26, 2026. Compensation shall be at a rate of \$300.00 for each specified event. (SLC)
- H. **Live Performance Agreement Between the City of Eagle and Gordon Hamilton:** Live Performance Agreement between the City of Eagle and Gordon Hamilton to perform at the Eagle Saturday Market on June 13, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- I. **Live Performance Agreement Between the City of Eagle and Charlie Ferchau:** Live Performance Agreement between the City of Eagle and Charlie Ferchau to perform at the Eagle Saturday Market on May 30, 2026 and August 29, 2026. Compensation shall be at a rate of \$300.00 for each specified event. (SLC)
- J. **Live Performance Agreement Between the City of Eagle and Andrew Trent:** Live Performance Agreement between the City of Eagle and Andrew Trent to perform at the Eagle Saturday Market on May 23, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- K. **Live Performance Agreement Between the City of Eagle and Fahd Ismail:** Live Performance Agreement between the City of Eagle and Fahd Ismail to perform at the Eagle Saturday Market on May 16, 2026 and September 5, 2026. Compensation shall be at a rate of \$300.00 for each specified event. (SLC)
- L. **Live Performance Agreement Between the City of Eagle and Heather Steele:** Live Performance Agreement between the City of Eagle and Heather Steele to perform at the Eagle Saturday Market on August 22, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- M. **Live Performance Agreement Between the City of Eagle and Tim Foster:** Live Performance Agreement between the City of Eagle and Tim Foster to perform at the Eagle Saturday Market on August 15, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- N. **Live Performance Agreement Between the City of Eagle and Elana Salzman:** Live Performance Agreement between the City of Eagle and Elana Salzman to perform at the Eagle Saturday Market on August 8, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- O. **Live Performance Agreement Between the City of Eagle and Robert Hebert:** Live Performance Agreement between the City of Eagle and Robert Hebert to perform at the Eagle Saturday Market on July 25, 2026. Compensation shall be at a rate of \$300.00 for specified event. (SLC)
- P. **FP-2023-18-EXT2 - Final Development Plan and Final Plat Extension of Time for Beaconwood Subdivision No. 2 (FPUD-10-23 and FP-18-23) - Shawn Brownlee with Trilogy Development:** Shawn Brownlee with Trilogy Development, represented by Matt Price with J-U-B Engineers, is requesting a 12-month extension of time for the final development plan and final plat 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 and North Lanewood Road. (RLB)
[Beaconwood Subdivision No. 2 - Staff Report](#)
- Q. **FPUD-2025-12 & FP-2025-23 - Final Development Plan and Final Plat for Moss creek Subdivision No. 2 - 5806 W State St LLC:** 5806 W State St LLC, represented by Darcy Hart with Urban Solutions LLC, is requesting final development plan and final plat approvals for Moss creek Subdivision No. 2, a 31-lot (26-buildable, 5-common), residential planned unit development. The 8.77-acre site is located at the terminus of West Escalante Drive, approximately 850-feet north of the intersection of State Highway 44 and North Stonehart Way, at 5806 West State Street (parcel no. S0411346800) and North Stonehart Way (parcel no. S0411346625). (RLB)
[Moss creek Subdivision No. 2 - Amended Staff Report](#)
- R. **DR-2025-93 - Common Area Landscaping within Avimor McLeod Subdivision No. 1 - Avimor Development, LLC:** Avimor Development, LLC, represented by Sarah Martz, is requesting design review approval for the common area landscaping within Avimor McLeod Subdivision No. 1. The 313-acre site is located on the northwest corner of State Highway 55 and North McLeod Way (portions of the following properties: Gem County parcel # RP06N01E367200, Boise County parcel #'s RPE00000310601, RPE5N02E062502, RPE00000010050, RPE5N02E064902 and RPE5N02E065202, and Ada County parcel #'s S0106436000, S0106336050, and S0201449050). (BAW)

8. **NEW BUSINESS:**

- A. **ACTION ITEM: Approval to Implement an Emergency Broadcast System Within City Hall to Improve Communication and Safety During Emergency Situations:** Informacast is an emergency broadcast system what will be installed here at City Hall to improve building and staff safety. It delivers intrusive, attention-getting audio, text, and visual alerts through out your facility and to people's mobile devices and enables your organization to respond to emergencies with robust incident management capabilities. The cost shall not exceed \$61,227.77 (which includes a 3-year subscription package). Funding is available in the general fund reserve line item. (DG)

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. **RZ-2006-14-MOD4/PP-2025-08/PPUD-2025-05/CUP-2025-09 - Development Agreement Modification, Conditional Use Permit, Preliminary Development Plan, and a Preliminary Plat for Watermark Subdivision - Boise Hunter Homes:** Boise Hunter Homes is requesting a development agreement modification, conditional use permit, preliminary development plan, and preliminary plat approvals for Watermark Subdivision, a 152-lot (147-buildable [147-single family attached], 5-common) residential planned unit development. The 18.58-acre site is located on the south side of Riverside Drive, approximately 1,600-feet west of the intersection of Riverside Drive and South Edgewood Lane. (HSD) *This item was continued from the January 27, 2026 meeting.*
[Watermark Subdivision - PZ Action](#)
[Watermark Subdivision - Written Public Testimony](#)
- B. **PPFP-2025-01/CUP-2025-06 - Combined Preliminary And Final Plat with a Conditional Use Permit for Academy Valley Subdivision - Greencastle Building, LLC:** Greencastle Building LLC, represented by Jim Mihan with South Beck & Baird, is requesting combined preliminary/final plat approval for Academy Valley Subdivision, a 2-lot (2-buildable) residential subdivision and conditional use permit approval for a waiver of Eagle City Code Section 9-4-1-7(A & F) to not require the installation of a 5-foot-wide sidewalk or a 5-foot-wide striped path on the north side of West Rush Road. The 4.84-acre site is located on the south side of West Rush Road, approximately 1,620-feet east of North Ballantyne Lane at 1439 West Rush Road. (ASG) *This item was continued from the February 10, 2026 City Council meeting.*
[Academy Valley Staff Report](#)
[Academy Valley - Addendum to the Staff Report](#)
- C. **PP-2025-09 - Preliminary Plat for Valnova Town Center Subdivision No. 1 - Clyde Capital Group, LLC:** Clyde Capital Group, represented by Kendall Hancey with Horrocks, is requesting preliminary plat approval for Valnova Town Center Subdivision No. 1 (a re-subdivision of Lot 36, Block 1, Spring Valley Subdivision No. 1), an 88-lot (71-buildable, 1 non-buildable, 16-common [13-open space, 3-private alley]) subdivision. The 17.76-acre site is generally located on the southeast corner of North Linder Road and West Valnova Drive. (ASG)
[Valnova Town Center Subdivision No. 1 - Staff Report](#)
- D. **Ordinance No. 962 (ZOA-2025-05) - Amending Title 11A "Spring Valley Development Code" (also known as Valnova), Chapter 2, Section 4 "Setbacks and General Lot Development Regulations" - Clyde Capital Group, LLC:** Clyde Capital Group, LLC, is requesting zoning ordinance text amendment approval to amend Title 11A, Chapter 2, Section 4, Table 2.2 "Single-Family Residential District Development Standards" and Chapter 2, Section 4, Exhibits 2.2-2.8 that establish regulations for the Single-Family Special Lot (SFSL) typologies, to propose the addition of an "alley side" setback and to differentiate an "alley side" setback from the previously established "interior side" and "street side", setbacks in accordance with Idaho Code 67-6526; providing a severability clause; and

providing an effective date. (DLM)

[Ordinance 962 - Valnova Alley Side Setbacks](#)

- 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.