



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
August 26, 2025 5:30 PM

-
1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **RECOGNITION:**
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisors:
 1. Financial Reports for the Month of July, City Treasurer. (LL)
[July 2025 Monthly 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. **Minutes of July 22, 2025.** (TEO)
 - C. **Minutes of August 12, 2025.** (TEO)
 - D. **Resolution No. 25-15 - Destruction of Semi-Permanent and Temporary Records:** A Resolution of the City of Eagle, Idaho, authorizing the destruction of semi-permanent and temporary records; and providing an effective date. (TEO)
[Resolution 25-15 - Destruction of Semi Permanent & Temporary Records](#)
 - E. **Selection of Images for the Museum Penny Press:** The Museum is requesting Council approval of the four selected penny press images. (ACD)
[Top Four Penny Press Selected Images](#)
 - F. **Service Maintenance Agreement Between the City of Eagle and DataWorks Plus:** Staff is requesting Council to authorize the Mayor to execute the maintenance agreement between the City of Eagle and DataWorks Plus. The term of the agreement is 12-months and shall not exceed \$780.00. (DNG)
 - G. **Commercial Pest Control Service Agreement Between the City of Eagle and Orkin:** Commercial Pest Control Services Agreement between the City of Eagle and Orkin to provide pest control services on City of Eagle properties. (ELZ)
 - H. **User Agreement Between the City of Eagle and Bibliotheca:** A User Agreement between the City of Eagle and Bibliotheca for library circulation equipment in an amount not to exceed \$16,446.59 annually. (SJB)
 - I. **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)

[Millstone Farm Phase. 2 - Pathway Easement Agreement](#)

- J. **Pathway Agreement Between TBC Land Holding, LLC and the City of Eagle for a Pathway within Kingswood Subdivision No. 1 and Kingswood Subdivision No. 2:** TBC Land Holding, LLC is requesting approval of a permanent pathway easement agreement for public pathways located within Kingswood Subdivision No. 1 and Kingswood Subdivision No. 2. The 38.81-acre site is located on the west side of North Linder Road approximately 1,430-feet north of the intersection of North Linder Road and West Floating Feather Road. (ASG)

[City Pathway Easement Agreement - Kingswood Subdivision](#)

- K. **Pathway Agreement Between Drainage District No. 2 and the City of Eagle for a Pathway within Kingswood Subdivision No. 2:** Drainage District No. 2 is requesting approval of a pathway agreement associated with the Master Pathway Agreement for a public pathway located within Kingswood Subdivision No. 2. 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)

[Drainage District No. 2 - City of Eagle Kingswood Subdivision No. 2 Easement Agreement](#)

- L. **Development Agreement for RZDA-2025-02 - Whitehurst Village Subdivision:** Council authorization for Mayor to execute the development agreement associated with the Whitehurst Village Subdivision. The 5.97-acre site is located approximately 830-feet east of the intersection of North Park Lane and West Flint Drive, at 3660 West Flint Drive. (KRD)

[Whitehurst Village Subdivision Development Agreement](#)

- M. **Findings of Fact and Conclusions of Law for the Approval of 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 Point Subdivision Findings](#)

- N. **DR-2025-41 - Three Apartment Buildings [Incl. 1,000-SF Retail], and Associated Landscaping - Molinari Park 11, LLC:** Molinari Park 11, LLC, represented by Ian McLaughlin with Pivot North Architecture, is requesting design review approval for three (3) apartment buildings (one - 63,596-SF [including 1,000-SF retail], one - 83,425-SF, one - 83,425-SF) and associated landscaping. The 7.16-acre site is located on the south side of East Plaza Drive approximately 1,200-feet east of the intersection of South 2nd Street and East Plaza Drive at 401 East Cedar Ridge Street. (ERF)

[Molinari Park Multi-Family - Design Review Action](#)

8. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: ACHD FY 2026-2030 Five-Year Program:** Staff will provide an overview of the ACHD draft FY 2026-2030 Five-Year Program for the City of Eagle and request City Council Direction. (NBS)

[ACHD Draft FY 26-30 Five Year Plan](#)

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-2025-03 - Comprehensive Plan Chapter 6: Land Use Map and Text Amendments:** The City of Eagle is proposing a comprehensive plan text amendment to Chapter 6: Land Use that amends specific land use designations, comprehensive plan text, and Map 6.1: “Future Land Use Map”. Additionally, the proposed amendment includes general grammatical and syntactical changes within Chapter 6. (DLM)

[Comprehensive Plan Amendment - Chapter 6 - Packet](#)

B. **CUP-2021-01-MOD1/PPUD-2021-01-MOD1/PP-2021-02-MOD1 - Conditional Use Permit, Preliminary Development Plan, and Preliminary Plat Modification for Torrente Secco Subdivision - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting to modify the conditional use permit, preliminary development plan and preliminary plat for Torrente Secco Subdivision. The applicant is requesting to reduce the number of dwelling units from the previously approved 612 to 597, eliminate 222 duet or attached single-family dwellings and replace them with 114 “cluster” or “garden lots” and 92 detached single-family units, and restrict the 20 single-family detached lots adjacent to Beacon Light Road to be single story. The 265.6-acre site is located on the east side of North Palmer Lane between West Beacon Light Road and West Floating Feather Road. (DLM)

[Torrente Secco Subdivision - Packet](#)

10. **NEW BUSINESS:**

A. **ACTION ITEM: Ordinance 945 - Temporary Project Specific Solid Waste Services:** An Ordinance Of The City Of Eagle, Ada County Idaho Title 4 “Public Health And Safety” amending chapter 2 “Garbage And Rubbish”, adding a severability clause and providing an effective date. (TEO)

[Ordinance 954 - Temporary Project Specific Trash Service](#)

B. **ACTION ITEM: Ordinance 949 - Title 10 Flood Control, Chapter 1 Flood Control Regulations, Section 8-6 Specific Standards - City of Eagle:** An ordinance to the City of Eagle, Ada County Idaho, amending Title 10 “Flood Control”, Chapter 1 “Flood Control Regulations”, Section 8-6 “Specific Standards”; Providing A Severability Clause; And Providing An Effective Date. (HSD)

[ORD 949 -Amending Title 10, Flood Control](#)

11. **PUBLIC COMMENT:** This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding any matter, up to and including any subject on the agenda with the exception of Public Hearing and land use items. Comments regarding Public Hearing and land use items need to be made during the open public hearing for said item(s) in accordance with Idaho Code. At times, the City Council may seek comments/opinions regarding specific City matters (excluding Public Hearing and land use items) during this allotted time. Out of courtesy for all who wish to speak, the City Council requests each speaker limit their comments to three (3) minutes.

12. **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: (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general; (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 the Hiring a Public Officer, Employee, Staff Member or**

Individual Agent.

B. *ACTION ITEM:* **Action Regarding Pending Threatened Litigation.**

13. 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.