



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
July 9, 2024 5:30 PM**

INVOCATION

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. **PRESENTATION:**
 - A. **Ada County Presentation:** A presentation by Ada County requesting the City of Eagle to collect impact fees for services provided by Ada County (Jail, Paramedics, & Corner) as identified in the adopted Ada County Impact Fee Studies.
[Ada County ID Coroner Impact Fee Study](#)
[Ada County ID EMS Impact Fee Study](#)
[Ada County ID Jail Impact Fee Study](#)
[Ada County ID Sheriff Impact Fee Study](#)
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 June 19, 2024.** (TEO)
 - C. **Mace Parking Lot Bid Award:** Bid award for the construction of the Mace Parking Lot to Western Refinery Services, Inc. in an amount not to exceed \$304,732.00. The project includes construction of a paved parking lot, connection to the existing City pathway, modifying the access to Highway 55, and associated improvements. The site is located on the west side of South Eagle Road (Highway 55) near the south bank of the north channel of the Boise River. (HECO)
[2024 Mace Parking Lot Bid Advertisement](#)
[Award Recommendation for Mace Parking Lot](#)
 - D. **Eagle Road Waterline - Veolia Connection Bid Award:** Award of bid to Gulley Excavation & Utilities in an amount not to exceed \$106,771.00 for the connection of the City's existing 12" water main to VEOLIA's existing 12" water main on Eagle Road, connection to an existing Pressure Reduction Valve Station at the intersection of Eagle Road and Rush Drive, and disconnection and abandonment of the VEOLIA water main in the intersection of Eagle Road and Floating Feather Road. Also included are all fittings, valves, appurtenances, and surface restoration as specified in the plans and

contract documents. (HECO)

[Award Recommendation Eagle Road Waterline Project](#)

- E. **Resolution 24-07 - Affirming Eagle as a Non-Sanctuary City:** A Resolution Declaring The City Of Eagle, Ada County, Idaho, As A Non-Sanctuary City And Setting Fiscal Policy Regarding Use Of Taxpayer Resources Regarding Illegal Immigration. (HR)
[Resolution 24-07 -Affirming Eagle as a Non-Sanctuary City](#)
- F. **Development Agreement for RZ-02-23 – Everton Subdivision – TH Lost River, LLC:** Council authorization for Mayor to execute the development agreement associated with Everton Subdivision. The 76.85-acre site is located at the northeast corner of State Highway 44 and North Palmer Lane. (MJW)
[Everton Subdivision development agreement CC FNL VER](#)
- G. **Development Agreement for RZ-05-18 – Headquarters Subdivision – Madera Development, Inc.:** Council authorization for Mayor to execute the development agreement associated with Headquarters Subdivision. The 10-acre site is located on the south side of West Floating Feather Road at the southwest corner of West Floating Feather Road and North Lanewood Road at 5655 West Floating Feather Road. (MJW)
[Headquarters Subdivision development agreement CC FNL VER](#)
- H. **DR-2023-22-MOD1 - Modification to the Common Area Landscaping within Rocking A Ranch Subdivision - Alscott Real Estate, LLC:** Alscott Real Estate, LLC, represented by Rodney Evans with Rodney Evans + Partners, LLC, is requesting design review approval to modify the common area landscaping within Rocking A Ranch Subdivision. The 171.0-acre site is located on the east side of North Eagle Road, approximately 1,300-feet north of East Beacon Light Road at 3980 & 3250 North Eagle Road, 372 East Beacon Light Road and Lots 1, 2, 3, and 4, Block 1, Equestrian Estates Subdivision No. 1. (ERF)
[Rocking A Ranch Subdivision Landscaping Modification Design Review Action](#)
- I. **DR-2024-20 - Public Service Facility for an Idaho Power Substation - GWC Capital:** GWC Capital represented by Eric Langvardt with Langvardt Design Group, is requesting design review approval of a public service facility for an Idaho Power substation. The 7-acre (approximate) site is located near the future northwest corner of Aerie Way and Willow Creek Road (Ada County Assessor parcel number S0218212700) which is outside of the PUMP No. 1 boundary but is considered an essential public facility. (BAW)
[Idaho Power Substation Action Design Review](#)
- J. **Pathway Agreement Between Drainage District No. 2 and the City of Eagle for a Pathway within Carp Ranch Subdivision:** Drainage District No. 2 is requesting approval of a pathway agreement associated with the Master Pathway Agreement for a public pathway located within Carp Ranch Subdivision. The 34.57-acre site is located on the south side of West Floating Feather Road approximately 500-feet west of the intersection of North Cove Colony Way and West Floating Feather Road. (MJW)
[Pathway Agreement Drainage District 2 and City of Eagle](#)
- K. **Findings of Fact and Conclusions of Law for the Denial of CUP-2024-02 – Conditional Use Permit for Highland Homes Events – Highland Executive Offices, LLC:** Kathy Wilkins with Highland Executive Offices, LLC is requesting conditional use permit approval for a “Live Entertainment Events” facility for weddings, receptions, and similar events. The approximately .97-acre site is located on Lot 24, Block 4, Mixed Use Subdivision No. 5 within Eagle River Development at 1015 South Bridgeway Place. (HSD)
[CUP-2024-02 Highland Homes Events CCF](#)
- L. **Findings of Fact and Conclusions of Law for the Approval of A-06-23/RZ-10-23/RZ-13-18 MOD/PP-07-23 – Annexation, Rezone, Development Agreement Modification, and Preliminary Plat for Terra View South Subdivision – Becky Yzaguirre:** Becky Yzaguirre is requesting annexation and rezone from RUT (Rural-Urban Transition – Ada County designation) to MU-DA (Mixed Use with a development agreement [in lieu of a PUD]), R-6-DA (Residential with a development agreement [in lieu of a PUD]), and R-2-DA (Residential with a development agreement [in lieu of a PUD]) for approximately 80.87-acres, a rezone from R-2-DA (Residential with a development

agreement [in lieu of a PUD]) to MU-DA (Mixed Use with a development agreement [in lieu of a PUD]) for approximately 3.33-acres, a development agreement modification, and preliminary plat approvals for Terra View South Subdivision, a 361-lot (230-single family residential, 71-single family attached, 25-commercial, 35-common) mixed use subdivision. The approximately 170.4-acre site is located at the northeast corner of West Floating Feather Road and State Highway 16 between West Floating Feather Road and West Beacon Light Road. (MJW)

[Terra View South Sub CCF](#)

- M. **FP-2022-16-EXT1 – Millstone Farms Subdivision No. 1 – Seddie Eagle, LLC:** Seddie Eagle, LLC, represented by Tamara Thompson with The Land Group, Inc., is requesting a one (1) year extension of time for the final plat for Millstone Farms Subdivision No. 1, a 103-lot (90-buildable, 13-common), residential subdivision. The 41.78-acre site is located at the northwest corner of North Palmer Lane and West Floating Feather Road. (HSD)
[Millstone Farms No. 1 Extension of Time Staff Report](#)
- N. **FP-2024-01 – Final Plat for Avimor Phase 11 Subdivision – Avimor Development, LLC:** Avimor Development LLC, represented by Brad Pfannmuller, is requesting final plat approval for the Avimor Boise County No. 1 Subdivision, a 164-lot (158-buildable and 6-common) residential subdivision. The 245.48-acre site is located in Boise County on the east side of State Highway 55 at North McLeod Way, approximately 1.58-miles north of the intersection of State Highway 55 and West Avimor Drive. (DLM)
[Avimor - Boise County No. 1 Subdivision - Council Packet](#)
- O. **National Opioid Settlement Participation:** The State of Idaho has reached a new agreement with Kroger to 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. (KR)
- P. **Amended Permanent Pathway Easement Agreement Between the City of Eagle and AG EHC II (LEN) Multi State 2, LLC, for a Public Pathway within Skyview Subdivision:** AG EHC II (LEN) Multi State 2, LLC, is requesting approval of an amended permanent pathway easement agreement for the public pathway easement agreement for the public pathway located within Skyview Subdivision. The 15.36-acre site is located at the northwest corner of State Highway 44 and North Park Lane at 101 North Park Lane. (MJW)
[Amended Skyview Pathway Easement Agreement](#)

8. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Eagle Sports Complex Park/Eagle Rodeo Review:** Staff will provide the Council an update on the 2024 Eagle Rodeo and is requesting the Council direction on the next phase of the Eagle Sports Complex Park. (NBS)

9. **PUBLIC HEARINGS: ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS.** Public hearings will not begin prior to 6:00 p.m.

- 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 New Capitalization Fee for the City of Eagle Water Department.** (HECO and KR)

A.1. **Resolution No. 24-03, New Capitalization Fee to Replace Storage and Trunk Line Fees and Water Construction Equivalency Fees in Accordance with a City of Eagle Water System Capitalization Fee Study:**

A resolution replacing the Storage and Trunk Line (STL) Fees and Water Construction Equivalency (WCE) Fees with a new Capitalization Fee for the City of Eagle Water Department in accordance with Eagle City Code Section 1-7-4 and providing an effective date. (KR)

**This item was continued from the June 25, 2024, City Council meeting.*

[Resolution 24-03, Establishing New Capitalization Fees for Water](#)

- B. **CU-11-21 MOD/PPUD-08-21 MOD – Planned Unit Development Modification – Little Feather Eagle, LLC:** Little Feather Eagle, LLC, represented by Katie Miller with Bailey Engineering, is requesting planned unit development modification approval to reduce the rear yard setback from 30-feet to 20-feet within Soaring Feather Subdivision. The 17-acre site is located approximately 2,000 feet south of Beacon Light Road between Linder Road and Park Lane at 4807 West Little Feather Lane. (MJW)
[Soaring Feather Sub CU MOD PPUD MOD ME1](#)
- C. **A-06-23/RZ-12-23/CU-12-23/PPUD-04-23/PP-08-23 – Annexation, Rezone, Conditional Use Permit, Preliminary Development Plan and Preliminary Plat for Wilderndest River Subdivision – Toby and Linda Williamson:** Toby and Linda Williamson, represented by Stephanie Hopkins with KM Engineering, LLP, are requesting an annexation, rezone from RP (Rural Preservation – 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 Wilderndest River Subdivision, a 119-lot (108-buildable, 11-common) planned unit development. The 88-acre site is located at the terminus of South Isla Del Rio Way, South Lago Way, and South Riparian Way at 850 and 856 East Williamson Lane. (MJW)
[Wilderndest River Sub PZ ACTION](#)

10. NEW BUSINESS:

- A. **ACTION ITEM: Resolution 24-08 - Community Hall Use Policy:** A Resolution Of The City Of Eagle, Ada County, Idaho, Adopting An Eagle Community Hall Facility Use Policy; And Providing An Effective Date. (TEO)
[Resolution 24-08 Community Hall Use Policy](#)
- B. **ACTION ITEM: Resolution 24-09 - Eagle Senior Center Use Policy:** A Resolution Of The City Of Eagle, Ada County, Idaho, Adopting A New Eagle Senior Center Facility Use Policy; And Providing An Effective Date. (TEO)
[Resolution 24-09 Senior Center Use Policy](#)
- C. **ACTION ITEM: Ordinance 932 - Code of Ethics and Civility:** An Ordinance Of The City Of Eagle, Ada County Idaho Title 1, “Administration”, Adding New Chapter 12, “Code Of Ethics And Civility”, Adding A Severability Clause; And Providing An Effective Date. (MM/TEO)
[Ordinance 932 - Code of Ethics and Civility](#)
- D. **ACTION ITEM: Ordinance 933 - Annexation and Rezone Ordinance - Willowbrush 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 RUT (Rural-Urban Transition - Ada County designation) to R-2-DA-P (Residential with a development agreement - PUD); amending the zoning map of the City of Eagle 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. The 4.97-acre site is located at the southwest corner of North Park Lane and West Beacon Light Road at 2795 North Park Lane. (MJW)
[Ordinance 933 - Willowbrush A RZ](#)
- E. **ACTION ITEM: Strategic Planning Workshop Update:** Staff will provide the Council an update on the Strategic Planning Workshop held on May 22, 2024, and is requesting direction for a follow-up workshop. (NBS)

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:

(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.**

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.