

Eagle City Council modifies Lakemoor conditions of commercial development, denies Isla del Rio mediation request

By Jeff Kunz, City Council President

At the October 25, 2016 Eagle City Council meeting, three public hearings were held.

The purpose of the first public hearing was to consider establishing fees for solid waste services provided by Republic Services, available in the City of Eagle, as well as reducing the fees associated with five services already provided. The council approved Resolution 16-26, amending the Republic Services Fee Schedule pursuant to the Second Addendum to the Waste Collection Services Contract Section 2 “Adjustment to Customer Rates.”

The purpose of the second public hearing was to reconsider the denial of RZ-05-02MOD5, a request by Hawkins Companies, represented by Christian Samples, for development agreement modifications to update the concept plan associated with Area “D” of the Lakemoor development and to modify the commercial guidelines. The council approved these specific modifications to the conditions of development: Condition of Development 3.2 will attach the updated concept plan. Condition of Development 3.5 will allow no more than one restaurant (with drive-through) on the area west of the center drive aisle running north to south on the property. Such restaurant drive-through shall be associated with a fast casual restaurant or coffee shop. Condition of Development 3.6 will add “footprint” to the tenants’ square footage maximum to make clear what the city has already determined. Condition of Development 3.7 will remove the 65-foot height allowance for a hotel. Condition of Development 3.8 will return to the commercial design guidelines from the existing development agreement. The council added a new Condition of Development 3.13 stipulating the owner shall work to identify and implement strategies to further reduce the line of sight of buildings “H” and “G” (i.e., relocate buildings internal to the site, berming and/or landscaping) from the residential area. The strategies shall be reviewed and approved by the Design Review Board at the time of submittal of a design review application associated with buildings “H” and “G” and will only be reviewed and approved by the council in the event the Design Review Board is not able to address the line of sight concern.

The purpose of the third public hearing was A-06-16 and RZ-10-16, a request by the City of Eagle for an annexation and rezone from RUT (Rural-Urban Transition, an Ada County designation) to PS (Public/Semipublic) of 40.5 acres located along the north side of the north channel of the Boise River one-quarter mile east of Eagle Road. Upon incorporation into the city limits, hunting via discharge of a firearm on the identified property will be prohibited. No development plans were proposed with the application. The council approved the annexation and rezone.

Under new business, the council approved Ordinance No. 759 changing the zoning classification of Eagle Lakes from MU (Mixed Use) to MU-DA (Mixed Use with a Development Agreement) and amending the zoning map of the City of Eagle to reflect said change.

The council also denied a request for mediation for CPA-02-15/A-02-15/RZ-05-15/CU-02-15/PPUD-01-15/PP-03-15 for Isla del Rio subdivision. The residents of the Island Woods and Rivers End subdivisions, represented by Rick Gividen, who are opposed to the subject application, are requesting approval to enter into mediation to address concerns raised by the public. Earlier during the meeting, the findings of fact and conclusions of law were removed from the consent agenda and placed on the regular agenda for discussion, as per written requests from the public. The findings of fact and conclusions of law were subsequently approved by council. The site is located at the terminus of E. Island Woods Drive.

In other news, Mayor Stan Ridgeway administered the oath of office to Senior Deputy Clerk/Treasurer Sheri Horton. The city recognized Pete Dover for his service on the Eagle Public Library Board of Trustees and Sergeant Alan Olsen for his 20 years of service as an Ada County Sheriff’s officer. The entire Eagle Police Department was also recognized.