

HOMEDALE CITY COUNCIL MEETING
Homedale City Hall
31 W. Wyoming Street

January 30th, 2025

5:30 p.m

SPECIAL MEETING

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Kim Murray, Mike Aebischer

Staff Attending: Alice E Pegram, Jacob Hyer

Guests: See Attached

Attorney: Paul Fitzer

Mayor Christoffersen did a roll call: All present (Aaron was a couple minutes late)

Mayor opened the Public Hearing:

Public Hearing: Ahlquist Commercial Subdivision Split, Preliminary Plat:

Presenter: Michael O'Reilly on behalf of Ahlquist Development. He explained about their request for a commercial subdivision split; currently the property is one lot, and they would like to divide it into 4 separate lots. (see attached preliminary) The property is zoned Commercial. He added they would be installing all City required infrastructure improvements. Along 3rd Street and East Idaho Street they will be widening it per City engineer's requirements.

Audience questions:

Connie Ritcher: asked if the city water system could handle the project

Glenda Watts: she asked if they were going to widen 3rd Street and the entrances into the property. She added she is in favor of the project.

Hap Duryee: he wanted to know about Utah Street and the are they going to bring Utah all the way to the development.

David Waltman: asked about storm drains

Michael answered the questions

- They are planning on widening on their portion of 3rd Street to 22 feet with curb/gutter and sidewalks (East side of 3rd St and the South Side of Idaho St.) currently they have no plans to do any improvements to Highway 95, but they are working on a new traffic impact study with ITD and the City.
- Regarding water and sewer capacity, they are working with Great West
- As far as Utah Street, that is the legal boundary and they are not planning anything with Utah Street.
- Storm drains, they will be putting in catch basins along Idaho, 3rd Street and internally
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Mayor Closed the Public Hearing and Opened the Special Meeting:

Ahlquist Commercial Subdivision Split, Preliminary Plat, Discussion/Action: Mayor

Christoffersen asked the Council if they had any questions,

No questions.

Mayor Christoffersen asked for a motion to approve the Ahlquist Commercial Subdivision Split Preliminary Plat map per the map; Councilwoman Murray approved the motion and Councilman Atkins seconded. Mayor asked for a roll call.


Councilman Aebischer	yes
Councilwoman Murray	yes
Councilman Tines	yes
Councilman Atkins	yes

Motion carried by full Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk