

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

September 10th , 2025

6:00p.m.

Council Meeting Minutes

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Jeff Eidemiller, Jacob Hyer

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor Christoffersen asked for a motion to approve the agenda as written; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Approve Council Meeting Minutes from August 13<sup>th</sup>, 2025, Meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes, Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Fence Size and Regulations: Jamil Adil Zyadeh: Discussion/Action: Mr. Zyadeh spoke to the Mayor and Council asking for his fence to be grandfathered in. (Amy Fossett accompanied him) Jacob explained the ordinance states front yard fences are limited to 3 feet and Mr. Zyadeh's is 6 feet. Also, there is an issue with the fence being too close to the fire hydrant. There is supposed to be a 3-foot clearance. Mr. Zyadeh mentioned the previous Mayor had approved the fence, so he felt he was not in the wrong. He added the fence has been in place for 17 years. A portion of the fences belong to neighbors. Per Paul Fitzer, the fire hydrant must have a 3-foot radius around it. He added the fence may also block the sidewalk, but the property beyond the fence is Mr. Zyadeh. Andrew Kimmel stated city frontage is not the driveway, but the front lot line. He added all city lot lines have a 10-foot utility easement. Paul added if the fence was built on a utility and the city needed to work on the line, the fence would need to come down at the owner's expense.

Paul said the Council could grant a waiver on the height of the fence, due to a prior administration allowing the 6-foot fence, but the fire hydrant must have a 3-foot clearance. Mr. Zyadeh said he would get a 3-foot clearance for the fire hydrant.

Mayor Christoffersen asked for a motion for a waiver to allow the 6-foot height of Mr. Zyadeh's fence with the condition the fire hydrant will have a 3-foot clearance all around it. Councilwoman Murray made the motion and Councilman Atkins seconded. Motion carried by full Council.

Conceptual Site Plan: Ideal Homes: Presentation by Burke Deal. Paul Fitzer commented on the presentation; he said he is not in favor of a developer presenting a conceptual plan; it should go to "city staff" first, the pre-ap. He said an application should be presented to the Mayor and Council. Paul added no decision would be made this evening, no questions, no predetermination.

Katie Deal and Mike Williams presented the conceptual plan (see attached). Mike explained the developer has not purchased the property and is considering it only if it is determined they could mix residential in with the commercial.

Andrew Kimmel mentioned in the past the general opinion is everything along highway 95 would need to stay commercial/industrial.

Councilwoman Murray stated she feels the City needs to keep their commercial/industrial zoned property commercial/industrial. Consensus was the same with the Council.

Integra Resources; Delamar Mine: Introduction and updates regarding the DeLamar Mining Project by Emily Hendrickson: (See attached.) Emily gave an update on the DeLamar Mining project.

Police Report: Jeff introduced Kelo, the new drug dog. Danny will be training him while continuing to use Ruger. He added Danny would be going to Firearms Instructor School later this month.

(see attached report)

Public Works Report: (see attached report) Jacob reported the RV Park will be closing October 1<sup>st</sup>, they have some repairs and updates. He said they would be working on irrigation projects and sprinklers at the lower Bette Uda Park. He commented they would be working on Christmas lights later.

City Hall Update: P & Z Report:

Alice reported the on-line bill pay was working well. Alice added Rachael has assisted several people with signing up.

Attorney Report: No comment

Engineer Report: Andrew said they were still waiting on DEQ's approval for the water project. He added the last few projects that have gone out to bid had 9 or more bidders, which could be a good thing for the City's Water Project.

Transportation Plan funds should be available November 1<sup>st</sup>.

Comp Plan was going well.

Development side: Pioneer Crossing; final plat was received, and the Markley's Subdivision still has a couple of questions to be answered.

Mayor Christoffersen asked about the grants for rehab on tennis courts, possible pickle ball courts. Andrew said they must wait until November to apply for the grant. Possibly existing restrooms.

Jacob mentioned when the trees fell, they took down some Idaho Power poles; Idaho Power will not do anything until the trees are trimmed and they believe the City needs to take ownership of the new poles. Idaho Power will send Jacob a plan for the park.

Mayor and Council Member Report:

Discussion/Action: Area of Impact for Owyhee County and Homedale.

Mayor Christoffersen explained the meetings we have with Canyon County and Owyhee County to assist with the Area of Impact for the City of Homedale.

He asked the Council to please review the current and requested AOI prior to the meetings.

He mentioned that July 4<sup>th</sup>, 2026 will be the 250<sup>th</sup> birthday of the United States. We would love input from the community on ideas. Examples; parade, events at the park, games, etc.

Councilman Aebischer had to leave the meeting.

Approve the Bills Discussion/Action: Mayor Christoffersen asked for a motion to approve the bills; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the Council.

Mayor Christoffersen adjourned the meeting.

  
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Mayor Gheen Christoffersen

Attest:   
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Alice E. Pegram, City Clerk