

HOMEDALE CITY COUNCIL MEETING

Homedale City Hall
31 W. Wyoming Street

March 10, 2021

6:00 p.m.

Presiding: Mayor Gheen Christoffersen

Council Present: Aaron Tines, Steve Atkins, Mike Aebischer, Jerry Anderson

Staff Attending: Alice E Pegram, Jeff Eidemiller, Bret Smith

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda, Action: Mayor Christoffersen asked for a motion to approve the agenda; Councilman Tines made the motion and Councilman Atkins seconded. Motion approved by full Council.

Approve Council Meeting Minutes from February 10th, 2021: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Easter Minis Photoshoot: Corynne Patterson: Corynne Patterson spoke to the Mayor and Council; she would like to have a photo shoot at the Bette Uda Park on March 21st; she would charge \$5.00 per setting and donate the money to the City pool for kids who couldn't pay. The Mayor and Council thought it was an excellent idea and wished her good luck.

Mayor Christoffersen closed the regular meeting and opened the Public Hearing.

PUBLIC HEARING: Madison Fundamentals, LLC; Special Use Permit for an RV Park and Retail space at 401 E Idaho and 427 E Owyhee Ave.

Jeff Kessel and Tim Kristovich with Madison Fundamentals, LLC spoke on the RV Park and Retail space.

Kim Murray thought a motel would be better on the front property. Tim K proposed retail on the front property and their main goal is an RV Park with a lot of greenery.

The Mayor felt there may not be enough property for 57 spots with an RV Park.

Kim added she wasn't sure she wanted an RV Park on the entrance to the City.

Rosie Cartinas lives by the proposed sight and she is opposed to an RV Park. She feels there would be a lot of traffic coming in and she was told there would be a subdivision in that spot. She added she thought it would devalue her home.

Tim Bever who owns 505 E Owyhee and he is for the RV Park and feels it would be a shot in the arm for our retailers.

Marsha Salisbury said her concerns are they don't want that to be the first thing people see when they come into Homedale. She is also worried about the kids getting hit by a car going to the park. She did add she thought the back area would be great, but not the front area.

George Duenaz felt an RV park should be in town and the first thing you see.

Landa Britt said she had mixed feelings; she is concerned about the traffic trying to turn onto

4th.

Tim K said their intension was to hold this for a long time and they wanted it to be a nice place; on site managers (24/7). Inviting spot. He added they wanted to work with the town and not impact it negatively.

Jim Salisbury asked if the City had the infrastructure to handle 57 units; Mayor Christoffersen told him we do.

Mayor Christoffersen closed the public hearing and reopened the regular meeting.

212 W Utah; Kathy Pelletier: requesting permission to live in her 5th wheeler until June, 2021:

Discussion/Action:

Kathy Pelletier and Jim Simmons are requesting the City give them permission to live in their 5th wheel until the irrigation comes in; they are trying to clean up the yard and want to put in sod. Mayor Christoffersen asked for a time line; Jim Simmons said he also lived there and he estimated the end of July. He stated that is when the current renters lease is up and then they would move into the house at that time. He added they would be gone until April 1st. He said they have lived there in their RV for 4 months. Jeff said they were issued an ordinance violation for living in their RV and he has suggested they come to the City Council Meeting. Paul Fitzer said to allow them would be a waiver and it currently is a criminal violation. He said it is a matter of financial convenience for them and would not constitute a variance. He said the Council could do a waiver to the City Ordinance; but they would be setting a precedence for the future. Bret said our ordinance says one hookup per property; Paul confirmed we could not allow multi-hookups without possible repercussions on a future grant. Mr. Simmons stated it was technically 3 separate lots; Paul asked if they had paid for 3 separate lots; the answer was no. He asked for an extension of 4 months. Jeff said most people don't come to the council, they just give the police the finger and do what they want; then it can turn into a mess. Mr. Simmons asked if they could do 45 days instead of 4 months; Jeff said the first day they live in the RV; they will be issued a notice of violation which give them 10 days and one 10 day extension. He added the maximum he can go is 20 days. Councilman Aebischer added they could do that and then move to an RV park for 30 days; that would put them at their 45 days.

After several minutes of discussion; Mayor Christoffersen asked for a motion to approve the waiver; no motion was made; motion denied.

Police Report: Jeff said the surplused car and was at the auction. He said they hired Clayton Cart back and he will be the School Resource Officer after Karl retires at the end of May.

Mayor Christoffersen spoke to Jeff and Bret: he said several people asked him to change the stop sign on Railroad and Wyoming. Currently the sign is on Railroad and you can't see traffic coming down Wyoming. They think it would be a better traffic pattern for the stop sign to be on Wyoming. Jeff agreed and Bret stated they would get it switched.

Public Works Report: Bret stated they were patching several of the road.

He said they had trimmed several trees that were on the City's right of way.

Bret said they were working on installing several frost frees at the RV Park. He is hope to open April 1st. He added they would be opening up the restrooms at the park.

He said he had a DEQ audit and he is addressing the issues that were brought up.

He thinks irrigation should be approx. the middle of April.

Engineer Report:

Andrew Kimmel stated we have environmental clearance for the addition on the Riverside Park. (Peterson Park); but Dept. of Commerce will not sign the paperwork until March 22nd.

He said the contract for the restrooms can be signed on March 23rd and delivery should be sometime in June.

Wastewater Project: he stated all the environmental letters have been sent out and DEQ has yet to respond. He said they be holding the public meetings the same time as the facility plan by the April meeting.

He said he was working with Alice and USDA on finalizing the grant application.

City Hall Update: P & Z Report: See attached; Alice reported on 2 new building permits; and the city has received the building plans for the Vineyard Garden Cottages on Main. She added we are getting a lot of burn permits; 161 dog tags.

Attorney Report: nothing to report

Mayor and Council Member Report:

Resolution Declaring April Fair Housing Month. Discussion/Action

Mayor Christoffersen asked for a motion to approve the Resolution; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Discussion/Action to Consider the Filing of a Petition for Judicial Confirmation to make immediate and necessary improvements to the existing wastewater system.

Mayor Christoffersen asked for a motion to approve the filing of a petition for judicial confirmation; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Discussion/Action: Maddison Fundamentals, LLC Special Use Permit for an RV Park and Retail space at 401 E Idaho and 427 E Owyhee Ave. Councilman Aebischer asked if approved would they build a privacy fence between the residence and RV Park; they said yes; Councilman Aebischer asked if they would consider a motel; they said it would be very expense. Councilman Tines asked about noise restrictions; they said there would be power at each spot and rules on late night noise restrictions. Councilman Tines asked about the appearance and what they would be doing for landscaping. They said there would be grass and park like atmosphere and the roads would be paved. They would like to put trees on the entry into town, he added there would be 15 feet off Idaho. He added they would comply with ITD's regulations. Jeff Kessler stated as far as actual layout; they would be working with an engineering firm for the actual layout. Jeff K. stated this was just a conceptual drawing and not actual. Councilman Tines asked about enough property for turn arounds; Andrew Kimmel stated they would need to improve the roadways at the Proposed RV Park expense. Jeff K said they fully intended that. Councilman Aebischer asked if they would allow tent camping and they said they had not planned on it. Maddison Fundamentals said they would not have over 30 day camping. They will want water and power to each space and they would like to discuss sewer to each spot. Andrew said they would pay per space. Bret added they would own the water and sewer lines inside the park; the city would not and they agreed. One citizen was concerned about children at the RV Park getting on the road; the Mayor asked about what fencing they would put in: they said they would do what the State would allow them to do and there is already a fence along Idaho. Jeff K. said he would be willing to come back with any answers they have questions for and he realizes they must get an engineer to lay out the park.

Mayor Christoffersen asked for a motion to approve Maddison Fundamentals, LLC for an RV Park and Retail space complying with all City Ordinances and a privacy fence; Councilman Atkins made the motion and Councilman Tines seconded; Mayor Christoffersen asked for a

roll call vote: Councilman Atkins yes

 Councilman Tines yes

Councilman Aebischer was concerned about the citizens living in the area;

 Councilman Aebischer no

 Councilman Anderson no

Mayor Christoffersen voted no as the tie breaker: Motion denied

Mayor Christoffersen closed the regular meeting at 7:28 and went into :

Executive Session; in Accordance with Idaho Code 74-206 (1)(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

Meeting reopened.


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 approved by full Council.

Mayor Christoffersen adjourned the meeting.



Gheen Christoffersen, Mayor

Attest: 

Alice E. Pegram, City Clerk