

HOMEDALE CITY COUNCIL MEETING
Homedale City Hall

December 13th, 2023

6:00p.m.

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Curtis Stansell, Mike McFetridge

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor Christoffersen asked for a motion to approve the agenda; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full council.

Approve Council Meeting Minutes from the November 8th, 2023, meeting: Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Mayor Christoffersen closed the regular meeting and opened the public hearings.

Public Hearing:

1. POW WOW LLC. Public Hearing for annexation and zoning of property at the Southeast corner of Pioneer Rd. & US Highway 95, Parcel #RP03N05W153002
Todd Ostrum with POW WOW spoke about their desire to be annexed into the City. They hope to have 10 acres on Hwy 95 as storage units and the back 15 acres would eventually be a subdivision. They would offer affordable housing. Several people spoke against the idea of developing the property:
Jack Ulrich; Tim Quintana; Jason Montgomery; Roger Jorstad; Sherry Rhoades: reasons given were:
Already too much traffic on Pioneer; losing farmland: their property values would be lowered:
Hap Durye is against two story homes in Homedale.
John Edwards stated there are already storage sheds going across from this property on Hwy. 95.
2. Ideal Custom Homes. Public hearing for zone a change from Industrial to Residential and request for Special Use Permit to allow for several townhomes located at: 312 E Owyhee Ave. Homedale, Idaho Parcel #RPA0010095002A
Burke Deal asked to have this area rezoned from Industrial to Residential and then permit to build several townhomes. Several people spoke in favor of the rezone: Todd Ostrum, Jack Ulrich, Roger Jorstad, Tim Quintana. Danny Simmons asked about mandatory sidewalks and parking by the ball fields; he was told the sidewalk ordinance had been changed by previous administrations. Burke mentioned these would be single story units.

3. Ideal Custom Homes. Lot split # 432 W Oregon Avenue, Lot 9, Block 17. To allow for a single-family home on each lot. (They want to do an East/West split)
Burke Deal explained they wanted to split the lot going east and west and put a single-family home on the north side of the lot. (there is already a home on the south side of the lot) He added this would be a two-story unit with 2 off street parking spots. Paul Russell mentioned there were a lot of trees on the property that would need to be removed.
4. Ideal Custom Homes. Special Use Permit Application to build up to 7 Townhomes at 507 W. California and 415 N. 5th Street West; Lots 1 & 2, Block 10.
(If approved for the Townhomes; they will request a lot split for an East and West spit)
Katie Deal handed out revised plans for the lots. Burke spoke about different ideas and possibly just 5 townhomes on the lots. They want to split the properties east and west. Andrew Kimmel explained the sewer comes from the alley and they would be required to put a main line and each unit would need their own hookup. Jacqueline Folwell stated that intersection already had a lot of traffic and it was not a controlled intersection.

Mayor Christoffersen closed the Public Hearings.

Regular Meeting

1 - Discussion/Action: POW WOW, LLC annexation and zoning of property at the Southeast corner of Pioneer Rd. & US Highway 95, Parcel #RP03N05W153002

Annexation: Discussion/Action:

Zoning: Discussion/Action

After much discussion by the Council, both the annexation and zoning was tabled until the January 10th meeting. POW WOW needs to bring an annexation / conceptual plan to the meeting; showing traffic plans, property plans, infra structure.

Mayor Christoffersen asked for a motion to table until the January meeting and they return with an annexation agreement; Councilman Aebischer made the motion and Councilman Atkins seconded. Motion carried by full Council.

2 - Discussion/Action: Ideal Custom Homes. Zone change from Industrial to Residential and request for Special Use Permit to allow for several townhomes located at: 312 E Owyhee Ave. Homedale, Idaho Parcel #RPA0010095002A

Zone Change: Discussion/Action – The Mayor and Council discussed the zone change. Mayor Christoffersen asked for a motion to rezone the property from industrial to residential. Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Special Use Permit: Discussion/Action – after much discussion with the Mayor, Council and Engineer; this was tabled until the January 10th meeting. They need to include a lot split application with the Special Use Permit. Mayor Christoffersen asked for a motion to table this until January 10th; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

3 - Discussion/Action: Ideal Custom Homes. Lot split # 432 W Oregon Avenue, Lot 9, Block 17. To allow for a single-family home on each lot.

Council discussed this lot split. They were worried about the lot size if it was split. Mayor Christoffersen asked for a motion to approve the lot split at 432 W. Oregon; no motion was made. Request was denied.

4 - Discussion/Action: Ideal Custom Homes. Special Use Permit Application to build up to 7 Townhomes at 507 W. California and 415 N. 5th Street West: Lots 1 & 2, Block 10.

Councilman Aebischer commented he didn't feel there would be adequate parking. The rest of the Council agreed and felt it would be an enforcement issue. Councilman Tines and Councilman Aebischer were against the two-story townhomes.

Burke Deal asked if he could return with different plans; Mayor Christoffersen asked for a motion to table the special use permit until January 10th meeting. Councilman Atkins made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Police Report: Mike McFetridge reported the Homedale Police had taken 4 local children for the Shop with a Cop this year.

Public Works Report: Curtis Stansell reported they were grading some streets and patching some of the streets. He added the cold mix they had was bad and would need to be replaced.

Engineer Report: All reports are Discussion/Action

Change orders for Wastewater Project. - Andrew explained the 3 change orders from Desert View Construction. See attached. Mayor Christoffersen asked for a motion to approve the change orders (2, 3, &4), Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by full Council.

Pay Application for Desert View Construction

Pay Application for the Walking Path

Pay applications for both were discussed. Mayor Christoffersen asked Andrew Kimmel about the possibility of getting a grant to install the Hawk lights at the end of the path at Johnstone. He said he would check into it.

City Hall Update: P & Z Report:

Alice reported the 2024 Dog Tags are ready and for sale.

She reported there were two building permits; one for a shed and one to add a porch.

Attorney Report: No report

Mayor and Council Member Report:

November 7th, 2023 Election Results: Discussion/Action Mayor Christoffersen read the results from the November 7th election. (see attached)

Resolution to Adopt the Financial Improvements to the City's Water System; Discussion/Action Mayor Christoffersen asked for a motion to approve the Resolution to Adopt the Financial Improvements to the City's Water System; Councilwoman Murray made the motion and Councilman Atkins seconded. Motion carried by full Council.

Shady Lane RV Park; requesting jake brake signs – Discussion/Action Allan Marcus with the Shady Lane RV Park asked the Mayor and Council if they could put up signs coming into town: "No Jake Brakes". Mayor Christoffersen explained Highway 95 was a State highway and they regulate what signs can be put on a State Highway. He was told we would check on the regulations.


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 full Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 
Alice E. Pegram, City Clerk