

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

January 10th, 2024

6:00p.m.

Presiding: Mayor Gheen Christoffersen

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

Absent: Kim Murray

Staff Attending: Alice E Pegram, Jeff Eidemiller

Guests: See Attached

Attorney: Paul Fitzer

Approve Agenda Discussion/ Action: Mayor Christoffersen asked for a motion to approve the agenda with the amendment to allow Bill Pastoor to speak to the Council; Councilman Atkins made the motion and Councilman Tines seconded. Motion carried by ½ plus 1 of the Council.

Approve Council Meeting Minutes from the December 13th and December 22nd:
Discussion/Action: Mayor Christoffersen asked for a motion to approve the minutes; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus 1 of the council.

Republic Wastewater: Bill Pastoor: Bill asked the Mayor and Council if they had any issues? No issues were given. Bill thanked the City for their business.

Item was tabled from the December 13th meeting.
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

Tabled waiting on an annexation agreement.

An annexation agreement was received late this afternoon. Mayor Christoffersen asked for a motion to table this until the next meeting due to not everyone having time to review the annexation agreement. Councilman Aebischer made the motion and Councilman Tines seconded. Motion carried by ½ plus one of the 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 was approved:

The special use permit was tabled until a Lot Split application was submitted. Per Burke Deal; the buildings will be approx. 73 ft in length. He added there would be approx. 27 feet for the back yard. All units will be a minimum of 1000 sq. ft. with an attached single

car garage. Councilman Aebischer said his concern was the parking and would there be room for storage shed out back. Burke stated there would be 3 off street parking spaces per unit. (4 Townhomes). Burke added he would be fencing between the units.

Mayor Christoffersen asked for a motion to approve the lot split to allow for 4 separate lots. Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by $\frac{1}{2}$ plus 1 of the Council.

Mayor Christoffersen asked for a motion to approve the special use permit to allow for multi housing (4 townhomes) with 3 off street parking spaces per unit. Councilman Atkins made the motion and Councilman Aebischer seconded. Motion carried by $\frac{1}{2}$ plus 1 of the Council.

3 - 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.

This was tabled until a new layout and lot split application could be submitted.

Burke asked to table this until the next meeting, he is working with his designers.

Mayor Christoffersen asked for a motion to table this until the February 14th meeting,

Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by $\frac{1}{2}$ plus 1 of the Council.

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 $\frac{1}{2}$ plus 1 of the Council.

Swearing in of Newly Elected Officials (4 Year Terms); Action; Aaron Tines and Steve Atkins: Alice gave the oath of office to Councilman Tines and Councilman Atkins.

Discussion/Action: Selection of Council President:

Mayor Christoffersen asked for nomination(s) for Council President. Councilman Atkins nominated Councilman Aebischer. Mayor Christoffersen asked for a motion to approve Councilman Aebischer as Council President. Councilman Atkins made the motion and councilman Tines seconded. Motion carried by $\frac{1}{2}$ plus 1 of the Council.

Ideal Custom Homes: Lot Split at 432 W Oregon Avenue; Lot 9, Block 17. To allow for a single-family home on each lot. (They want to split the lot East/West) Discussion/Action:

(See attached) Burke Deal explained they wanted to split the lot east and west and build a new home on the north side of the lot. Burk stated the current home's footprint is only 776 ft. counting the garage. The lot size is 50 X 125, and they want to split it and the new lot would be approx. 52 X 50. Burk stated they would increase the looks of the area; he said within a six-block area there are 60 houses and 18 are single wide trailers and 10 are two story. He added in driving around he noticed people had pulled in a crappy camper or a crappy shed or a weed patch and his would be nice. He said his would be the nicest home in a four-block area; including the one he is remodeling. Burk mentioned the 18 single wide trailers in that area and he added he would like to be on a committee to have a broader plan to clean up the town. He said we need to change and

Councilman Tines was worried about over building on some of Homedale's narrow roads. He added 5th Street is a narrow roadway. He believes the city needs to review its P & Z ordinance, we need to not wing it and he is not comfortable with it. He wants to get to a point where we can better serve the builders and the community.

Burk said unfortunately years ago people were allowed to put single wides on a lot as it came open; he said the best thing for him would be as the 18 single wide trailers came up; he would buy them up and build better homes. He said just like the one on Owyhee; it is a rental and a crack house. Burk said there were a lot of opportunities in that 4-block radius; if you got rid of 18 single wides and built nice houses Homedale would be better. He added everything

they have done was good. Burk restated he would like to be on a committee; he added in his opinion there are countless houses that need to be torn down and countless single wides that need to be yanked out.

Councilman Aebischer stated he agreed with Councilman Aaron. Mayor Christoffersen mentioned he is considering a moratorium on building just until we could get the P & Z Ordinance reviewed and this would need to go to the Council first.

Mayor Christoffersen added that they needed to remember some people can only afford a single wide. He added they couldn't run people out of town that's been here their whole life just to improve things; wait until they move or pass away; then you can possibly do something. Burk said he meant no disrespect. Kathy Deal said they believe home ownership means pride in your home. She thinks this would be one of the least expensive homes in Homedale.

Councilman Atkins said he agrees with Councilman Tines; but he does think we need to have set regulations and rules. He said there are a lot of kids that can't afford to live in Homedale right now, we need affordable housing.

Andrew Kimmel stated that when this home was built, it met the city code at that time. You can approve this, but then you have to tell the next contractor yes or no. He added the current ordinance does address these issues; it just needs a few tweaks. He added approx. 4 to 6 months to redo the ordinance. He said just because someone comes in and wants to build on tiny lots because there is a housing crisis doesn't justify making a tiny lot that does not meet city code. Andrew said most cities that are in a rural area are trying to get away from tiny lots.

After much discussion: the Council was worried about the lot size being too small.

Mayor Christoffersen asked for a motion to approve the lot split at 432 W Oregon Avenue: Lot 9, Block 17 to allow for a single-family home on each lot; splitting the lot East and West? Councilman Atkins made the motion: no second was received. Motion did not pass.

Police Report: Jeff had no report

Public Works Report: No report

Engineer Report: Andrew said he did a walk through on the new walking path and the only items remaining were for the City to do; removing fencing and locks.

Water Project: judicial petition is March 08, 2024.

Wastewater Project: they are waiting on covers for the lagoons; they had to wait for the exact measurements prior to manufacturing.

The headworks(?) screen was installed and operational yesterday and the public works crew spent half a day in training; how to do the maintenance, etc. It can't be put into service yet because the HVAC system is not in. Once the screen is operational, they start using lagoon one. UV system is installed and working fine; it's looking like full treatment will be by the middle of February. The generators should be here by the middle of March.

City Hall Update: P & Z Report:

No report

Attorney Report:

No Report

Mayor and Council Member Report

Comprehensive Plan Review: Discussion/Action

Councilman Tines would like for this to be tabled. All agreed. Mayor Christoffersen asked for a motion to table the Comprehensive Plan Review; Councilman Tines made the motion and Councilman Atkins seconded. Motion carried by ½ plus one of the Council.

Impact Fees: Discussion/Action

Mayor Christoffersen mentioned the Fire Department was in the process of adopting impact fees.

He added the charge was now \$35,000 from the company. You can only use it for expansion or new, not for maintenance or repairs.

Councilman Aebischer questioned the length of time it would take to get the money back.


Mayor Christoffersen said this will help pay for the new growth.

Mayor Christoffersen asked for a motion to contract with TischlerBise for up to \$35,000 to start the process (study) of adopting impact fees. Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by 2/3s of the Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk