

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

February 14th, 2024

6:00p.m.

Presiding: Mayor Gheen Christoffersen

Council Present: Steve Atkins, Aaron Tines, Mike Aebischer, 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; Councilman Tines made the motion and Councilman Aebischer seconded. Motion carried by full Council.

Approve Council Meeting Minutes from the January 10th : 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.

Item was tabled from the December 13th and January 10th meetings.

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

Item was Tabled waiting on annexation agreement.

Mayor Christoffersen asked for Council discussion on the matter; Councilman Aebischer thought lot size should be considered.

Mike Simpson asked how this was going to be paid; Mayor Christoffersen stated that was discussed at the public hearing.

The Council all agreed a minimum lot size of 7,500 sq. ft would be acceptable. POW WOW also agreed on a minimum lot size of 7,500 sq. ft.

Councilman Tines was concerned that our current ordinance doesn't address some of the issues for a new subdivision.

Mayor Christoffersen mentioned putting a moratorium on building.

Paul told the Council they needed to analyze the pros and cons of annexing and the pros and cons of the requested zoning. They could consider the testimony that was given at prior meetings and this is also the time to make any adjustments to the annexation agreement. Councilwoman Murray said she would like to see the lot sizes increased; Councilman Atkins commented on the City's need to change what is in our current ordinance; we need to be consistent. Councilwoman Murray added the City can't grow Towards the river; those people will be using all of the City's parks; schools and businesses.

The availability of city services was considered; and services are available.

POW WOW said they would agree with the annexation agreement and the minimum lot size. Todd said they would be lucky to get 3 ½ lots per acre. He added they will be before the Council again when they get the plat ready for review.

Mayor Christoffersen asked for a motion to approve the annexation; Councilwoman Murray made the motion and Councilman Aebischer seconded. Mayor asked for a roll call:

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| Councilman Aebischer | yes |
| Councilwoman Murray | yes |
| Councilman Tines | no |
| Councilman Atkins | yes |

Motion carried by ½ plus 1 of the Council

Mayor Christoffersen asked for a motion to approve the zoning requested by POW WOW; (The front 10 acres would be commercial (storage buildings) and the back 15 acres as residential) subject to the annexation agreement. Councilwoman Murray made the motion and Councilman Aebischer seconded. Mayor asked for a roll call:

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| Councilman Aebischer | yes |
| Councilwoman Murray | yes |
| Councilman Tines | no |
| Councilman Atkins | yes |

Motion carried by ½ plus 1 of the Council.

Discussion/Action: Prohibiting Billy Goats in City Limits: Curtis Carrol asked for a motion to remove billy goats from the city limits. He added they smell very bad. The current City ordinance states if you have an acre; you are allowed 3 farm animals. Paul stated the State is very concerned with property owner rights. Mayor Christoffersen said this might be an issue for the ordinance officer. Curtis said if he only had them during breeding season it would be ok; but not to keep them year-round. Mayor Christoffersen asked for a motion to table this subject until the City Ordinance Officer could review the situation; Councilwoman Murray made the motion and Councilman Aebischer seconded. Motion carried by full Council.

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

This was tabled from the December and January meetings until a new layout and lot split application could be submitted.

Sewer lines were discussed; if they ran it down the back of the property; there would need to be an agreement each property would be responsible for the sewer line. Second option; water and sewer both run down 5th street, and they could hook up off 5th Street.

The width of the homes was discussed; 20 feet wide; per Burk they would be 2 stories so they could comply with the City's ordinance. Burk said he realized we weren't Fruitland, Nampa or Caldwell (he had included some of their ordinance information) but he thought we might be heading in that direction.

Mayor Christoffersen stated he had citizens contact him and they all felt it was too many homes for the area, traffic hazard and a negative impact.

Councilman Tines stated his concern was the roadway is too narrow and there is also currently too much traffic already. He feels Homedale is not ready for that type of building in that area. He added the City does needs to look at it's P & Z Ordinance.

Burk said he didn't think it was unreasonable for the city to require him to put curb, gutter and sidewalk around the area, but he did feel the City would want to do some engineering; it would be utter chaos if the City didn't have a plan. Burk said we could do a local

Improvement Plan to put in sidewalks and expand roads; but people would hate that. Councilman Tines said we now have the opportunity to identify areas that would work better for high density and would not affect our streets and the flow. He restated he felt the area was not ready for the additional traffic.

Burk said within 6 blocks there are 60 houses and 39 do not have a garage so they don't meet the City's ordinance; 13 are two stories, and about 4 that will be more valuable than these townhomes. His townhomes would create more tax revenue and be a nice improvement to the area. His would be the nicest thing in the area besides 3 other houses. Councilwoman Murray said they weren't ready for what is happening, the growth. Councilman Atkins said there was no building and then the boom hit and there was a lot of building. Councilman Tines said they need to reorganize/review the current P & Z ordinance. Burk stated that is why he included the Fruitland ordinance for us to look at. He added if you drove around Homedale, you would find several houses that need to be bulldozed. He said we need to be creative and have it so people can purchase a home and just not be a renter. He said they built 25 townhomes in Nampa, and they sold like pancakes to all different types of people. Councilwoman Murray said she agreed with Councilman Tines, the street is just too narrow. Alice asked would they all be on irrigation on 5 separate lots; Burk said he hadn't thought about it; but it would be a pressurized system and they would need an HOA to handle the system. Mayor Christoffersen stated the city would not be responsible for the pump. Councilman Aebischer said he wasn't comfortable with 5 houses within 100 feet; he feels too much traffic in that area. Mayor Christoffersen asked for a motion to approve or deny 5 townhomes at 507 W California and 415 N 5th Street W. lots 1 and 2 Block 10? Councilman Atkins made the motion to approve; no one seconded the motion. Motion does not pass.

Impact Fees: Discussion/Action: Colin McAweeney with TischlerBiseGalena talked to the Mayor and Council about implementing Impact Fees. (see attached) He described what the City could use impact fees for and that they could not be used for such as repairs; maintenance, replacement or improvements. It's used to pay for new growth (new subdivisions and new commercial buildings) and must be used within 8 years of collecting and updated every 5 years. We would be required to have a Capital Improvement Plan (CIP); and show the need for new projects. The required Advisory Committee must live within the City Limits. Colin said the Fire Dept. was in the process of implementing impact fees. He added they would be collected along with the building permit fee by the City. Mayor Christoffersen asked about the proposal to implement the impact fees; Colin said the increase to \$49,800 included more funds; ie; police. Alice asked what the fees could be used for in the streets dept. Colin named widening streets, intersection improvements due to new growth. Councilman Aebischer asked if we could simply increase our building permit fee instead of using impact fees. Paul said there are two options, one is impact fees the other a judicial exaction process. Charging more for commercial buildings are ok; future building was discussed; new sub-division and new commercial buildings. Councilwoman Murray said the amount of the charge seemed a lot, but she could see the potential for a lot of growth coming our way. Councilman Aebischer said he felt the charge was a lot and he was concerned about the limits imposed on the fees. Colin said the fee would be determined by the City's plans for the future and the additional needs. He added the Fire Dept. was looking at \$1,500 per home, the City could look at \$2,000 to \$2,500. Alice asked about the possibility of using impact fees to build a new "doggy jail". Since we currently have one; we could only use the fees for any additional space; example: current one is 200 sq ft. new one would be 1,000 sq ft. we could only use impact fees for 800 sq ft. Councilman Tines suggested the Mayor and Council come up with ideas and possible projects. Mayor Christoffersen asked for a motion to table the decision on impact fees until they can have a workshop; Councilman Tines made

the motion and Councilman Atkins seconded. Motion carried by full Council.

Police Report:

Surplus Two Police Vehicles: Both are 2006 Ford Explorers:

Jeff asked for permission to surplus the two 2006 Ford Explorers. Councilman Aebischer asked if there was any value to keeping one for a spare; Jeff stated he had 2 four-wheel drives, an all-wheel drive and then the cars. Jeff said we would salvage the radios. He would like to take them to JB Auctions. Mayor Christoffersen asked for a motion to surplus the two 2006 Ford Explorers; Councilman Tines made the motion and Councilwoman Murray seconded. Motion carried by full Council.

Public Works Report: Mayor Christoffersen introduced Jacob Hyer as the new Public Works Supervisor. Jacob said he thought things were going ok; even after 8 days. He is learning the process on the new lagoon/sewer system. He added he believes in fixing things as you go and not putting stuff off. He gives the current crew a list of things to get done and it's going ok. He said he cares about Homedale and asked if anyone has anything they want, he would like to hear from you. He wants to get the street sweeper running so we can take our streets back. Mayor Christoffersen mentioned checking with some of our local small cities to see about sharing a large piece of equipment.

Engineer Report: Andrew said Desert View/wastewater project should be done in about 4 weeks; except for the generator which should be here in May.

He spoke with USDA and they are going to roll approx. \$800,000 back into the project; it will need to be paid to the contractor; but will save the City. The dried sludge will need to be hauled to the nearby farmer.

He added the water project is waiting on the judicial confirmation which will be the first of March.

Great West and the Public Works staff will work to get the GIS map updated.

City Hall Update: P & Z Report:

Alice reported Amalgamated Sugar property sold to Jackson Company.

She added she had received inquiries from the Idaho Housing Authority on affordable housing in an industrial zoned property.

Also, she asked for ideas on getting a new sign for the building, but we should wait until the court moves to their new location.

Attorney Report: no report.

Mayor and Council Member Report

Jeffery Aicher asked if anything was being done on the ordinance things that were supposed to be looked after: He said there were numerous stuff that hasn't been addressed as far as ordinances, but he sure had his enforced. Mayor Christoffersen asked him to get on the agenda. He was told to come to city hall during business hours.

Comprehensive Plan Review: Discussion/Action

Mayor Christoffersen asked for a motion to table this and set a date to review the comp plan and the P & Z Ordinance. March 20 at 5:30 was discussed and Councilman Tines made the motion and councilman Aebischer seconded. Motion carried by full 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 full Council.

Mayor Christoffersen adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk