

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

March 20th , 2024

5:30 p.m.

City Council Workshop Minutes

Presiding: Mayor Gheen Christoffersen

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

Staff Attending: Alice E Pegram, Rachael Percifield

Guests: See Attached

Engineer: Andrew Kimmel

Mayor Christoffersen opened the meeting and asked for comments on the following:

Discussion/Action on:
City Comprehensive Plan
P & Z Ordinances

See attached list of comments/questions from Rachael and Alice
First was the number of off-street parking spaces.

Councilman Aebischer said he thought 3; garage would count at one. It was discussed to state garage size; not just a double car but use square footage.

Councilman Tines stated he feels they need to look at roadways; how much the area could tolerate as far as traffic; traffic patterns. Maybe widen certain roads; put sidewalks in, etc.

It was decided we need to have an infrastructure study done; urban road plan and a new Comp. plan that includes growth plan. We would need to consult with citizens, businesses, schools, etc.

Andrew Kimmel said Great West has the manpower to do a proper comp plan.

The roads were discussed; Andrew stated ITD might assist with funding for some of our roads with a possible 50/50 split.

Mayor Christoffersen asked Andrew if the sewer/water system could handle new or platted subdivisions and continue to add subdivisions? Andrew said if they are already platted but not built, they are not magically holding water and sewer service to their lots the answer would be yes we currently have capacity on our systems because they are not built. Mayor Christoffersen asked Andrew, the properties that are already platted build, do we have the capacity to cover all of them plus additional to put multi-housing units in the City; Andrew stated the short answer is no basically because he doesn't know the number of homes that would be involved. He added the sewer system is based on population, not lots. The new sewer system is capable of handling 3,800 to 3,900 people; he would need to check the

number to be sure. The newly proposed water system would be about the same. Mayor Christoffersen also mentioned he has been asked about medical care for the rural communities. Per Andrew, it's not really the Council's issue; it is really the school and medical facilities responsibility. He said roads, water, sewer, and other city services are the City's responsibility.

Councilman Tine was concerned about future growth issues, Andrew said LHTAC or ITD has the capability to assist with future growth ideas for roadways; they also have available an urban planning grant; it's about an 80 to 90% grant. The City needs a traffic plan.

Councilman Tines asked if Great West has a department that does comp plans and P & Z ordinances? Andrew stated they have a development dept. that could handle that, but he suggested our attorney should do the P & Z Ordinance. He stated comp plans should be considered a growth plan and our current one does not. Also, our comp plan should incorporate the city's area of impact. He wasn't sure about the cost, but he would send us the information, but it would be several thousand dollars.

Councilman Tines said he feels we should have Great West work on the Comp. Plan and the City Attorney work on the P & Z Ordinance. Mayor Christoffersen stated we definitely need to have a traffic plan, comp plan that works as a growth plan and update our P & Z Ordinance. The Council agreed the City needs professional assistance.

All agreed Hwy 95 should be commercial and industrial.

Andrew explained a good comp plan and P & Z Ordinance would help developers and the Mayor and Council. He added for development ordinances we should look at Emmett, Payette, Fruitland, Mountain Home and Star (some are in the process of changing). He suggested looking at some other cities rather than trying to start from scratch.

Andrew said he would create a link on his server, email it to us and he could download Fruitland and Emmett development codes and he will add five different levels of comp plans for them to review. They will be on a PDF so they can scroll through and have a better understanding of what we might need. All agreed this was an awesome idea.

See attached questions from Rachael and Alice. It was decided they would review the information from Andrew and discuss the list later.

Burke Deal asked about existing zones; what if they took 6 or 10 blocks and designated that area as multifamily. Mayor Christoffersen said he felt the Council wanted to wait on traffic plans and high-density vs low density possibilities to decide. Mayor Christoffersen said some high-density areas are high crime. Burke asked about the sugar beet property and wanted to have the lower half as a residential area and the upper half will be commercial. He stated he was representing Tony (Jackson employee) and John Jackson, and they all want the lower half to be residential. He added their concept was to bring 10 or more businesses into Homedale. Mayor Christoffersen asked him to get on the April 10th agenda to try to see if the Council will allow a rezone to residential multi-use prior to trying to get permission for a subdivision on Industrial Zone property. Burke stated there was nothing for them to apply for until they could have direction on which way to go. Burke said they could come to the April 10th meeting and discuss their concept and ideas

for the area and get the Mayor and Council's input and knowing where they are going from there.

Andrew Kimmel said their comp plan would reflect the Council's wants and ideas.

Hap Duree asked if his lot was still zoned industrial; he was told we believe he is industrial.

Mayor Christoffersen asked if anyone had any additional comments or questions; no one did.

He adjourned the meeting.



Mayor Gheen Christoffersen

Attest: 

Alice E. Pegram, City Clerk