

AMENDED AGENDA
City Council Meeting
City of Middleton, Idaho

Date: Wednesday June 3, 2020

Time: 6:30 p.m.

Location: **Trolley Station** 310 Cornell Street, Middleton, Idaho

Call-to-order, roll call, Pledge of Allegiance, Invocation

Information Item

1. River Park Update – Mayor Rule and Becky Crofts

Discussion Item

1. Change start time of July 1, 2020 City Council Meeting – Becky Crofts
2. Subdivision Construction – Final Plat – Mayor Rule

Action Items

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving minutes for Council's May 20, 2020 meeting.
 - b. Consider ratifying May 22, 2020 payroll in the amount of \$106,881.48 and accounts payable thru May 26, 2020 in the amount of \$121,233.31.
2. **Public Hearing:** Consider an application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main St., South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920. – Bruce Bayne
3. Consider approving City Beer and Wine License for Casa Mexico – Becky Crofts
4. Consider approving Final Plat for Falcon Valley No. 5. – Bruce Bayne
5. Consider accepting Tradition Capital Partners pressurized irrigation bond in the amount of \$51,058.78 to ensure completion of landscape and irrigation system improvements because the improvements cannot be completed during the irrigation season.

Public Comments, Mayor and Council Comments, Adjourn

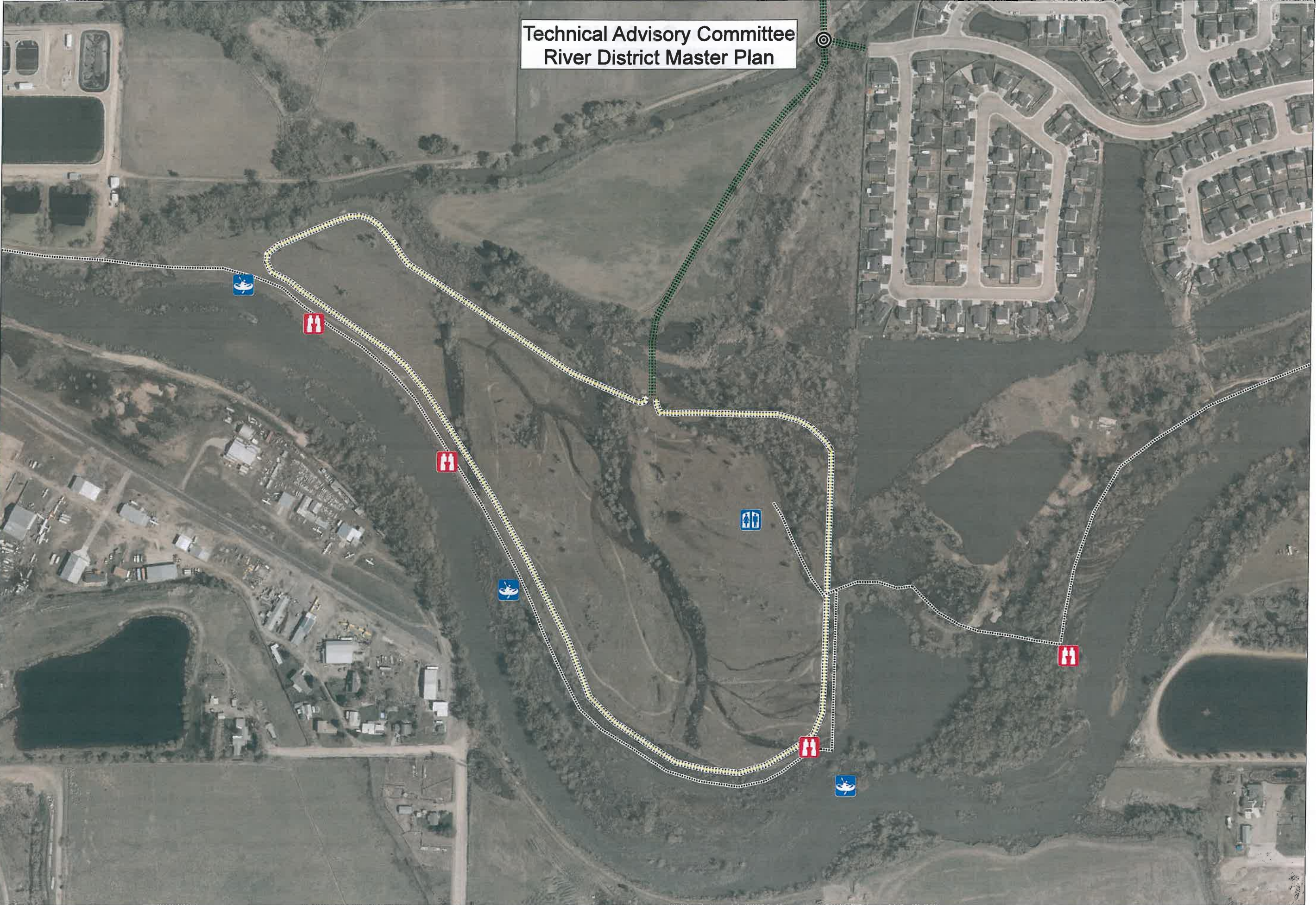
Posted by:


Jennica Reynolds, Deputy Clerk

Date: June 2, 2020 3:00 p.m.

Please contact the City Clerk at (208) 585-3133 if you have special needs or require assistance.

Technical Advisory Committee
River District Master Plan



**MIDDLETON CITY COUNCIL
MAY 20, 2020**

The Middleton City Council meeting on May 20, 2020 was called-to-order at 6:30 p.m. by Mayor Steve Rule. The meeting was streamed live via the City Facebook page due to CDC/COVID-19 restrictions.

Roll Call: Council Members Carrie Huggins, Jeff Garner and Tim O’Meara were present. Council President Rob Kiser was absent and excused.

Pledge of Allegiance, Invocation: Mayor Steve Rule

Information Items

1. Status of pump and headwater gate at Middleton Rd and Crane Creek Rd. – Bruce Bayne

Mayor Rule called the item, Public Works Superintendent Bruce Bayne was not present. Mayor Rule explained that the head gate assembly that was installed is not approved by the Ditch company so the City will be required to lift it out, and put in a prefab concrete box from which a line will come off and onto Middleton property and there will be installed the pump box. This will avoid the trash that builds up in the ditch.

2. Update on Planning Position – Mayor Rule

Mayor Rule called the item and explained that the city has reposted for the planning position and increased the pay.

Discussion Item

1. When to open Splashpad – Mayor Rule and Becky Crofts

Mayor Rule called the item and introduced City Administrator, Becky Crofts who said that typically the Splash Pad is opened on Memorial Day. Staff is looking for guidance on how to proceed with the splash pad at this time given the state of COVID-19 and social distancing recommendations. Several other cities and communities have closed swimming pools, however the Splash Pad does not use a water recirculation system, so there is no concern of the water being contaminated. After some discussion by Council the Splash Pad will open on Friday, May 22, 2020, but will continue to monitor the situation and close it if need be.

2. Fourth of July Celebrations – Mayor Rule and Becky Crofts

Mayor Rule called the item and expressed his opinion. He said that many Cities across the board are cancelling festivities, rodeos and parades typically held for the Fourth of July. He would like to see the fireworks show this year but is concerned with the ability to social distance at a parade. He of course will do whatever Council decides. Becky Crofts stated her that if we have a parade and none of the other surrounding “sister cities” do, we may be very overwhelmed by the influx of people coming to Middleton looking for something to do. She and the Mayor have been working with the Chamber of Commerce and so that they can make a decision quickly. Councilman Tim O’Meara stated that the

Fire District has cancelled their annual breakfast on the 4th due to the amount of lead time it requires. He has been in contact with those in charge of the fireworks show, they just need to know the direction from the City. Greater Middleton Parks and Recreation District is willing to create social distancing areas for families in the park during the fireworks show. Council discussed the keeping the fireworks display going, with food trucks and social distancing, and the concerns with the parade and wet zone. Mayor said his plan is to meet with the Police Chief, Fire Marshall and City Clerk May 26th to make a final determination on the parade.

Action Items

1. **Consent Agenda (items of routine administrative business)**
 - a. **Consider approving minutes for Council's May 6, 2020 meeting with correction of Resolution number from 441-20 Surplus Property to Resolution 442-20 Surplus Property.**
 - b. **Consider ratifying May 8, 2020 payroll in the amount of \$74,066.41 and accounts payable thru May 11, 2020 in the amount of \$308,942.70.**

Mayor Rule called and introduced the item and explained the corrections needed to fix the Resolution number and accounts payable amount to \$139,853.67.

Motion: Motion by Council Member Huggins to approve consent agenda items a with the change to the Resolution number and b with the change to accounts payable to be \$139,853.67. Seconded by Council Member Garner and approved unanimously.

2. **Consider accepting the 2019 Audit Findings as presented by Zwygart John & Associates, PLLC – Jordan Zwygart**

Mayor Rule called and introduced the item. Jordan Zwygart gave an explanation of the audit. He gave a brief overview of each of the funds (General, Water, Wastewater and Transportation) and discussed the changes and adjustments in control issues that the City Treasurer has put into place at the suggestion of the auditors.

Motion: Motion by Council Member Huggins to accept the 2019 Audit findings as presented by Zwygart John & Associates, PLLC. Seconded by Council Member O'Meara and approved unanimously.

4. **Consider Re-Opening Boise/Murphy Street. – Mayor Rule**

Mayor Rule called the item and explained with the addition of O'Reilley's Auto Parts store, drivers have been trying to cut across that parking lot in an effort to avoid the baracade at Murphy Street. Council discussed the possibility of opening the street, but only with right in and right out turns only. Mayor Rule suggested that the directions for right in and right out be marked with paint and striping and not concrete curbing. Mayor Rule stated that there have been concerns brought to him regarding the concrete curbing on Highway 44 in front of O'Reilleys store. He has contacted ITD and asked them to address the concern.

Becky Crofts asked for clarification for minutes. Traffic headed north on Murphy Street will have a right turn only onto Highway 44, and traffic headed east on Highway 44 will have a right turn only onto Murphy Street. No through traffic or left-hand turns.

Motion: Motion by Council Member O'Meara to Re-Open Murphy Street with a right in and right out traffic direction as discussed. Second by Council Member Garner and approved unanimously.

5. **Public Hearing (Table to June 3):** Consider an application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main St., South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.

6. **Consider awarding bid to AME Electric to provide and install seven Sun Valley Lighting decorative pole lights at Piccadilly Park in an amount not to exceed \$23,500.00.**

Mayor Rule called and introduced the item and explained that the pole lights although not exactly the same as the poles on main street downtown are very similar and will keep the same feel as downtown, with a much lower cost. Becky Crofts stated that the lights will be casting down on the pathway to light it. The City did request three bids and received two. The lowest bid was a shoebox style light, the city chose to go with a more decorative light since it was just a couple thousand-dollar difference to keep the same theme moving through the city in the downtown area. Council Member Huggins stated that it is well worth the cost to go with the decorative poles in this area and confirmed the lights will use LED bulbs.

Motion: Motion by Council Member Huggins to award a bid to AME Electric to provide and install seven Sun Valley Lighting decorative pole lights at Piccadilly Park in an amount not to exceed \$23,500.00. Seconded by Council Member Garner and approved unanimously.

3. **Consider approving City Beer and Wine Licenses for Garbonzo's Pizza, The Vault 21 Club, Ridley's Family Market, Chaparral Sports Bar & Grill, and Casa Mexico – Becky Crofts**

Mayor Rule called the item and Becky Crofts explained that all applications and payments with the exception of Casa Mexico have been received. The City received Casa Mexico's Idaho state license but not the City application or payment. Staff made phone calls and did their best effort to move their application along, but Casa Mexico has not been able to connect with the City at this time. Becky stated that the beer and wine license expires on May 31, 2020. All Council Members agreed that in order to not set a precedent, they want to see Casa Mexico follow the process and procedure set in place, and will review the application on June 3rd for Casa Mexico if it comes in.

Motion: Motion by Council Member Huggins to approve City Beer and Wine Licenses for Garbonzo's Pizza, The Vault 21 Club, Ridley's Family Market, Chaparral Sports Bar & Grill, less Casa Mexico (because they have not applied properly). Seconded by Council Member Garner approved unanimously.

Public Comments, Mayor Comments, Council Comments:

No public comment due to CDC/COVID-19 restrictions.

Council Member Huggins said she is getting a little nervous for the next meeting. She is concerned that it may be long and wondered if the additional Council members or staff are open to the idea of an additional meeting.

Council Member Garner gave a report on the Middleton School District. The board did vote to go to a 4-day school week. Based on the survey that was sent out about 70 percent of participants want to go a 4-day work week. There was discussion of change of rate of pay for staffers as they will have less workdays. Discussed the levy that is up for election. The board voted to renew Dr. Reberry's contract for another year.

Council Member O'Meara gave a report for Greater Middleton Parks and Recreation District. He had a meeting with the School Districts Maintenance Director and the gentleman they are using from Design West to re-evaluate their buildings. The possibility of the Greater Middleton Parks and Rec District acquiring the Community Center from the School District is still an item of discussion. Parks and Rec has already been working with the City to store some of the items from the LAB in classroom one of the Community Center and are hoping to get some of the programs that were in the LAB up and running with the summer season with the coordination through Jennifer Kuhn.

Mayor Rule said the City is still working with the School District to get more room for the programs at the Community Center, it is just taking some time. Mayor Rule said things are very busy at City Hall, no serious issues, there is just a lot to do. Meetings in June are stacked deep, but he will talk to staff about possibility of additional meetings, or a pizza break mid meeting.

The City did have a meeting with the ditch company, there is an irrigation blowout at the end of Murphy Street. The City will assist the ditch company in removing a tree right and old garage there on the corner of Murphy in order to repair a culvert that is aged and collapsed. There is a lot of work being done on River Park, and S Cemetery Road Extension projects as well as other projects.

Becky Crofts stated that reducing the agenda could be a little difficult. There are a lot of applicants that have been waiting for the social distancing restrictions and the notices have been sent out. Staff will work to run public hearings effectively and efficiently.

Mayor stated that the way that public hearings will be run a little differently. But everyone will have an opportunity to testify, the information will be purged, and the process will be fair.

Becky Crofts reported that the previous mayors' pictures had been found. They were with the Historical Society and are now back at City Hall and we are preparing a place for display.

Mayor stated there is no update on expanding the campus as discussed last meeting, but they are still doing the base work on that.

Adjourn: Mayor Rule adjourned the meeting at 7:44 p.m.

ATTEST:

Steven J. Rule, Mayor

Jennica Reynolds, Deputy Clerk
Minutes Approved: June 3, 2020



DRAFT



ADMINISTRATIVE REVIEW AND REPORT

City Council

Wyatt Rezone – 1121 W Main St.

A request by Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main Street, South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920. The property is the second lot West of Middleton City Hall.

Applicant: Jed Wyatt
1154 N Buffalo Way
Middleton, ID 83644

- APPLICATION:** The application was received and accepted by the City on February 19, 2020.
- NOTICE OF PUBLIC HEARING:**

Published notice Idaho Press Tribune:	March 15, 2020
Letters to 300' Property Owners:	March 10, 2020
Letters to Agencies:	February 19, 2020
Property Posted:	February 19, 2020
- APPLICABLE CODES AND STANDARDS:**

Idaho Code Title 67, Chapter 65
Middleton City Code (MCC) 1-14-1, 2, 4; 1-15-7 and 5-4-1, Table 1.
Middleton Comprehensive Plan, Dec. 4, 2019 version
- PLANNING AND ZONING OFFICIAL REVIEW COMMENTS:**

The property is currently zoned R-3 (Single Family Residential) and currently has a residential building on it. The purpose of the R-3 zone is to accommodate single-family lots. The applicant proposes rezoning the property to M-U (Mixed Use). The purpose of the M-U zone is to accommodate areas for a variety and mixture of medium and high density residential and/or commercial uses. In conjunction with a special use per the City's Land Use Table the proposed property would become a Contractor's Shop/Storage Yard. (Please refer to attached table).

Surrounding property is zoned as follows:

South: Subdivision (residential land use), zoned R-3;
East: Subdivision (residential land use), zoned R-3;
North: Subdivision (residential land use), zoned R-4;
West: Subdivision (residential land use), zoned R-3.

However, two properties to the West is the newly approved Bozic Subdivision, which is M-1 (Light Industrial). And two properties East is City Hall, zoned C-1.

5. **Written Agency Responses to Date:** No agency responses received.
6. **Written Property Owners Responses to Date:** Several property owner responses were received in opposition and are a part of the packet.
7. **Compliance with Comprehensive Plan and Future Land Use Map**
City staff examined the request with the Future Land Use Map and policies contained in the Comprehensive Plan and found that the request complies with Middleton's Future Land Use Map, which shows the project located in a Mixed Use and/or Residential area.

The subject site is located close to commercial areas and downtown with a variety of shopping and service options and is just North of a future transit oriented development and transit station. The City should encourage businesses along Main Street (Highway 44) and promote residential to locations further North and South of Main Street.

The business which purchased this property is a long-established Middleton based company which has outgrown its current facility and wishes to expand, meaning more jobs for Middleton residents. Because of Covid 19 and delay of the rezone hearing the owner has completed design of a new building for the site and the Design Review was approved by the Planning and Zoning Commission on May 11, 2020.

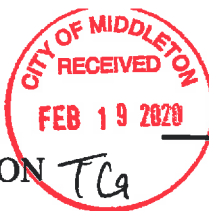
8. **PLANNING AND ZONING RECOMMENDATION:** On March 9, 2020 the Planning and Zoning Commission after notice and hearing, recommended that City Council approve the zone change request from R-3 (Single-Family Residential) to M-U (Mixed Use) and to provide a special use permit allowing the property to house a Contractor's Shop/Storage Yard.

1 Page Attachment as Follows

Drafted by: Bruce Bayne
Date: May 29, 2020



CITY OF MIDDLETON
P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV



\$500.00 Special Use
R# 3.099781
Planning and Zoning Department

Land Use Application
Rev: 4/24/2019

Fee Paid: \$ 575.00
Application Accepted by: 02/19/20
Date Application Accepted: TAYLOR GYER

R# 3099736

Applicant:

Jed Whatt 208-949-7966 jcdjam@gmail.com
Name Phone Email
1154 N. Buffalo Way Middleton Id 83644
Mailing Address City, State Zip

Representative:

Jed Whatt 208-949-7966 jcdjam@gmail.com
Name Phone Email
1154 N. Buffalo Way Middleton Id 83644
Mailing Address City, State Zip Code

PUBLIC HEARINGS**

- Annexation and Zoning
- Rezone
- Vacate Right-of-Way
- Comprehensive Plan Map or Text Amendment

PUBLIC MEETINGS*

- Design Review
- Preliminary Plat
- Construction Plans ***
- Final Plat

PUBLIC HEARINGS**

- Development Agreement
- Ordinance Amendment
- Special Use Permit
- Variance

* **Public Meetings:** Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

** **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Rezone

Site Address: 1121 W Main St. Total Acres: 1.06

Crossroads: Main St & Whiffin Ln.

Existing Zoning: R-3 Proposed Zoning: M-U

Floodplain Zone: None Hillside (grades exceeding 10%): NA

Jed L. Whatt 2/18/20 [Signature]
Applicant's Printed Name Date Applicant's Signature



CITY OF MIDDLETON
 P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

Checklist - A complete Planning and Zoning Application must include the following.

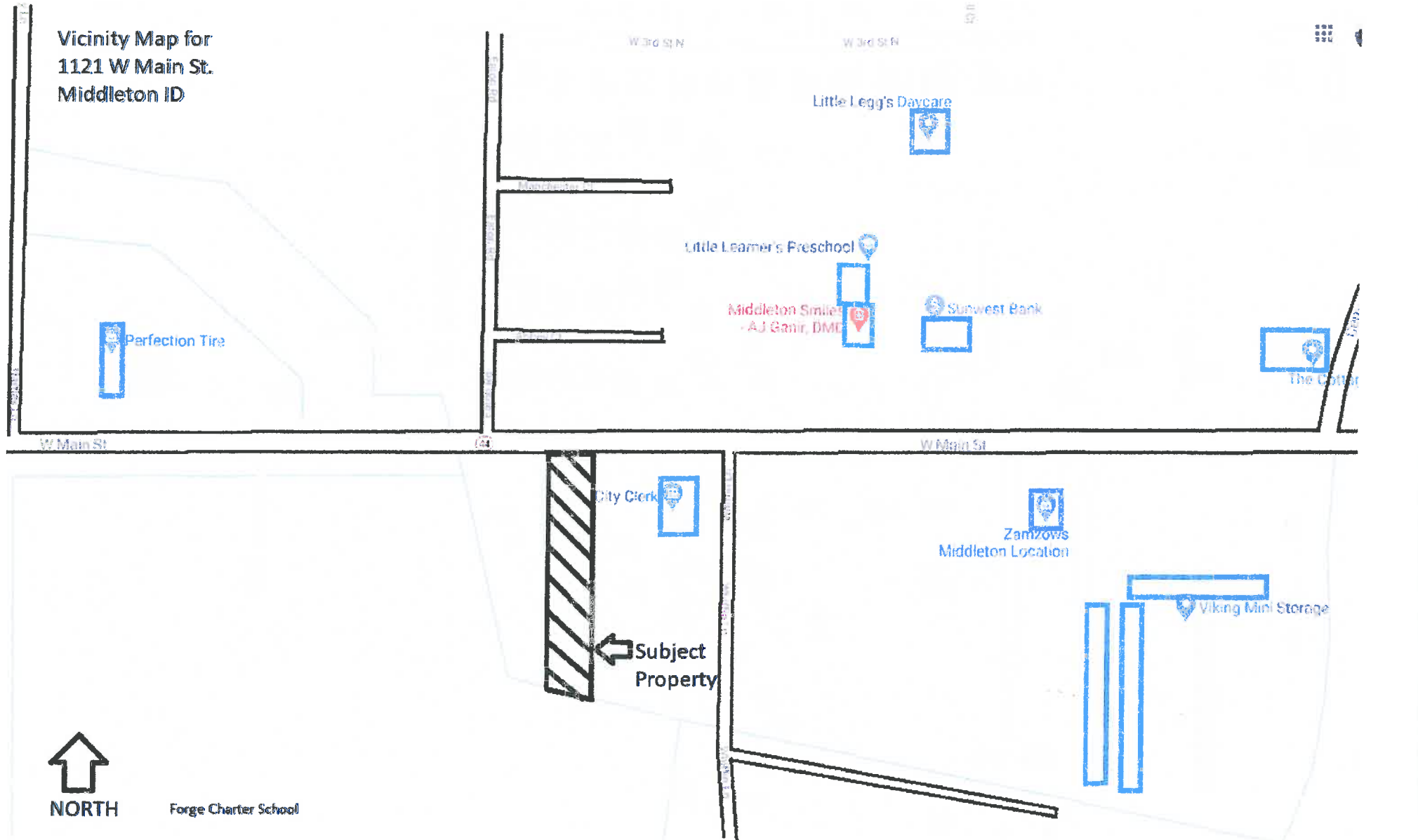
- Application Form**
- Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. \$575 Applicant Initial
- Vicinity Map:** attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- Narrative:** describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Design review materials and information (design review application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed preliminary plat, drainage calculations, traffic impact study |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed development agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Worksheet (for special use permit or variance only) |

- Proof of Ownership or Owner's Consent:** attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.
- Complete Application (City use only: check box and Initial if Application is complete):** _____

Vicinity Map for
1121 W Main St.
Middleton ID



NORTH

Forge Charter School

2/19/2020

Bruce Bayne,

We are requesting a zoning change for parcel #176092000. The property has an address of 1121 W. Main St. Middleton Id, 83644. The current zoning of the property is R-3 Residential. We are requesting a zoning change to Mixed Use with a **special use permit** to allow for a shop to be built behind the existing home to house a local lawn service company.

The Property is currently setting vacant. We are requesting the zone change so that we can operate a local lawn care service business from this location. Our current location is also within Middleton City limits at 20 N. Viking Ave. We have operated out of this location for the last 4 years but have outgrown the small shop and need additional space. The property we are requesting zoning change on is approximately 1 acre in size and would accommodate us now with ample room to grow.

The property is an ideal candidate for a zone change because it has frontage directly on Main Street and is in very close proximity to commercial uses such as City Hall, Perfection Tire, Clock Tower Orthodontics and Sun West Bank. The property has an existing residential home on the North side adjacent to Main St. After meeting with city staff regarding the potential zoning possibilities to accommodate both the existing home and proposed shop behind the home it was decided that Mixed Use zoning would be the best fit.



Existing Home Located on the Property

The City of Middleton Comprehensive Plan designates most of Main Street for similar uses and so this would be a good fit for the community. It would also align with what future land use planning has anticipated for Main Street in Middleton. The City Zoning Ordinance states "The purpose of the M-U (Mixed Use) Zone is to accommodate areas for a variety and mixture of medium and high density residential and commercial uses." Our request certainly complies with this stated objective.

A neighborhood Meeting was held on February 18th on site at 6:00 p.m. We waited for 30 min. to make sure anyone who wanted to attend had a chance but in the end no neighbors chose to attend the neighborhood meeting.

Thank you for considering our request for rezone from R-3 residential to Mixed Use with a special use permit. Please do not hesitate to call with any questions.

Sincerely,

Jed Wyatt

208-949-7966

2/19/2020

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Sincerely,

Jed Wyatt

208-949-7966



775 S. Riverside Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 705406 AA/GC

2020-004234
RECORDED
01/24/2020 01:08 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 DLSTEPHENS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Ideal Property Options, LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jed L Wyatt and Jami Wyatt, husband and wife

hereinafter referred to as Grantee, whose current address is PO Box 580

The following described premises, to-wit: Middleton, ID 83644

Lot 1, Block 1, Beeson's Corner Subdivision, a Replat of Tract 6 of Bigelow's Subdivision, according to the plat thereof, filed in Book 25 of Plats at page(s) 49, records of Canyon County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: January 23, 2020

Ideal Property Options LLC

By: [Signature]
Robert Shaw, Member of Home Remedies, LLC, Managing Member of Ideal Property Options, LLC

State of Idaho, County of Ada

On this 23 day of January, in the year 2020, before me, the Undersigned, a Notary Public in and for said State, personally appeared Robert Shaw, known or identified to me to be the Managing Member of Home Remedies, a limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company which is a member/manager of Ideal Property Options, a limited liability company and on behalf of the member/manager subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such limited liability company executed the same in said Limited Liability Company name.

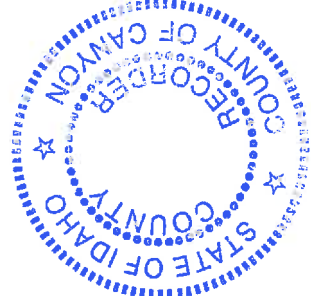
[Signature]
Signature of notary public

Commission Expires:
Residing in: Kuna Idaho
Commission Expires: 1-24-2024

APRIL ASHBY
COMMISSION #46273
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho } ss.
County of Canyon }
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATE: Jan 18 2020
CHRIS YAMAMOTO - Clerk of the District Court
and Ex Officio Recorder
By: [Signature] Deputy





PIN: **17609200 0**

TAG: **004-00**

Current owner: **WYATT JED L(more)**

AIN: **M08680010010**

TIF:

Ownership type: **Community Property**

Status: **Active**

County: **14-Canyon**

Situs address: **1121 W MAIN ST MI ID**

Geocode:

Case:

Description: **12-4N-3W NE BEESONS CORN(...)**

Rev acct: **0000794944**

Pmt pln:

Class: **541 Res Impr on Cat 20**

Tax sale:

ACH pln:

Roll type: **Real Property**

Tax Year ▼

Parcel Area		
Type	Amount	Unit of Measure
Recorded	1.0600	Acres

Type ▼

Description	
Metes and Bounds:	12-4N-3W NE BEESONS CORNER LT 1 BLK 1

Lot 1, Block 1, Beeson's Corner Subdivision, a Replat of Tract 6 of Bigelow's Subdivision, according to the plat thereof, filed in Book 25 of Plats at page(s) 49, records of Canyon County, Idaho.



Amy Reynolds
1120 Abbey Ct
Middleton, ID 83644

Arturo Rizo
1088 Abbey Ct
Middleton, ID 83644

Theresa Nelson
1074 Abbey Ct
Middleton, ID 83644

Troy Hildebrandt
1052 Abbey Ct
Middleton, ID 83644

Samuel Kirsch
12400 Hwy 44
Middleton, ID 83644

Yamir Shamim
1525 Southview Dr
Sparks, NV 89436-3661

Bonnie Leonard
61 Eaton Rd
Middleton, ID 83644

Trevor Byington
1013 Abbey Ct
Middleton, ID 83644

Cheri Klee
PO Box 177
Middleton, ID 83644

DD Middleton LLC
1097 Abbey Ct
Middleton, ID 83644

Amanda Weaver
1069 Abbey Ct
Middleton, ID 83644

Douglas Skillings
44 Bearclaw Cr
Rozet, WY 82727

*American Homes 4 Rent
Properties Three LLC*
30601 Agoura Rd Ste 200
Agoura Hills, CA 91301

SJ Development LLC
PO Box 1090
Meridian, ID 83680

Randy Beeson
1137 W Main St
Middleton, ID 83644

Ideal Property Options LLC
5010 W Cassia St
Boise, ID 83705-1949

Mary Carmen Corvera
1113 W Main St
Middleton, ID 83644

City of Middleton
PO Box 487
Middleton, ID 83644

Charles Phillips
1015 Main St
Middleton, ID 83644

Richard Hersey
10501 W La Hontan Dr
Boise, ID 83709

Richard Gregory
94 Whiffin Ln
Middleton, ID 83644

Daniel Callahan
27005 Cemetery Rd
Middleton, ID 83644

Angela Rena Walsh
96 Whiffin Ln
Middleton, ID 83644

Daniel Gleich
102 Whiffin Ln
Middleton, ID 83644

Martin Collins
101 Whiffin Ln
Middleton, ID 83644

Stephen Hensley
125 Whiffin Ln
Middleton, ID 83644

Nick Guho Family Trust
1300 W Osprey Ridge Dr
Eagle, ID 83616

James Allen Cook
118 Whiffin Ln
Middleton, ID 83644

*Building Hope Main Street
LLC*
910 17th St NW Ste 1100
Washington, DC 20006

Margaret Huddleston
1100 W Main St
Middleton, ID 83644

Matsumoto Brothers inc
Mario & Hayako Matsumoto
PO Box 112
Middleton, ID 83644



NOTICE OF PUBLIC HEARING
CITY OF MIDDLETON, IDAHO

The Middleton City Council is scheduled to hold a public hearing on **Wednesday, April 1, 2020, 6:30 p.m.** at 6 N. Dewey Ave., Middleton, Idaho, to consider the following:

A request by Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main Street, South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.

Everyone is invited to attend and comment at the hearing. Written comments may be submitted at the hearing or earlier to the Planning and Zoning Official, P.O. Box 487, Middleton, ID 83644.

Please Publish: Sunday, March 15, 2020

Please send Affidavit of Publication to:

Taylor Gyer, Deputy Clerk
City of Middleton
P.O. Box 487
Middleton ID 83644

Thank you.



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main St., Middleton, ID 83644
208-585-3133 Fax (208) 585-9601
citmid@middletoncity.com
www.middleton.id.gov

March 10, 2020

Re: Rezone and Special Use

To Landowners and Occupants:

The Middleton City Council is scheduled at a public hearing on **Wednesday, April 1, 2020, 6:30 p.m.** at 6 N. Dewey Ave., Middleton, Idaho, to consider the following:

A request by Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main Street, South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.

The full application is available for review at City Hall, 1103 W. Main St., Middleton, Idaho. Everyone is invited to attend the hearing and offer comments. Written comments may be submitted in person or by mail prior to or at a public hearing. Please call the City Clerk at (208) 585-3133 at least five days prior to a hearing to arrange assistance with language translation or physical challenges. Please contact me if you have questions.

Sincerely,

Bruce Bayne
Planning and Zoning Official



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main St., Middleton, ID 83644
208-585-3133 Fax (208) 585-9601
citmid@middletoncity.com
www.middleton.id.gov

May 20, 2020

Re: Notice of Public Hearing

The Middleton City Council is scheduled to hold a public hearing on **Wednesday, June 3, 2020, 6:30 p.m.** at 310 Cornell St., Middleton, Idaho, to consider the following:

A request by Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main Street, South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.

The full application is available for review at City Hall, 1103 W. Main St., Middleton, Idaho. Everyone is invited to attend the hearing and offer comments. Written comments may be submitted in person or by mail prior to or at a public hearing. Please call the City Clerk at (208) 585-3133 at least five days prior to a hearing to arrange assistance with language translation or physical challenges. Please contact me if you have questions.

Sincerely,

Bruce Bayne
Planning and Zoning Official

4/20/2020

To Whom It May Concern,

This letter is written in response to Richard and Janet Gregory's letter concerning the proposed shop we are planning to build on our property at 1121 W. Main St. in Middleton. Mr. and Mrs. Gregory had concerns regarding the shop because it will be in their view from their back yard.

We are writing to reassure Mr. and Mrs. Gregory that we will be following all requirements of the City of Middleton and our shop will be a nice addition to the neighborhood and city. We chose this property because of its location on Main Street and felt that it would be a good place to help promote our business. As a lawn and tree care company it will very much be in our interest to maintain the property well and to have it looking its best as that is our line of work and we want a good image of our services.

We will maintain all setbacks that are required by the City of Middleton and will be building a nice vinyl fence around the property as required by the city. Their letter states a concern about a mechanic using the shop. We will not be leasing the shop to a mechanic. Our hours of operation are 8:00 am to 5:00 pm and our services are done at our client's property and not at the shop so the impact on neighbors is minimal. There are occasions when we will be working later hours, but this is seasonal. In fact, our current shop location is adjacent to residential housing on three sides and to my knowledge we have never had a complaint. We do our best to be good neighbors and responsible members of the community and keep our business and equipment tidy and orderly.

We want to thank Mr. and Mrs. Gregory for bringing their concerns to our attention and we look forward to being a valuable part of the neighborhood and city. If there are any further questions or concerns, please contact me on my cell phone at 208-949-7966.

Sincerely,



Jed Wyatt

208-949-7966



CITY OF MIDDLETON

PO Box 487, 1103 W. MAIN ST.,
MIDDLETON, ID 83644
208-585-3133, 208-585-9601 FAX
WWW.MIDDLETONIDAHO.US

ADMINISTRATION

BEER WINE
APPLICATION/LICENSE



YEAR June 1, 2020 - May 31, 2021
New License
Renewal
SALE FOR ON-PREMISE CONSUMPTION
BEER (\$200.00)
WINE (\$200.00)
SALE FOR OFF-PREMISE CONSUMPTION
BEER (\$50.00)
WINE (\$200.00)
OFFICE USE ONLY:
RECEIPT # 3.102803 \$ 400.00
LICENSE # 5534

Applicant Name: VICTOR ROCHA

Business Name: CASA MEXICO

Business Address (Street/P O.Box/City/Zip): 517 S. Middleton Rd Middleton, ID 83644

Mailing Address (Street/P.O.Box/City/Zip): "SAME"

Business phone: (208) 585 6444 Other Phone: (208) 805 8186

Email address: casamexico05@live.com

- Attach copy of application for State license, including a copy of site and floor plans submitted with state application.
Attach a copy of your State and County Alcohol Beverage Licenses before a City license will be issued.

5/21/20
Date

[Signature]
Applicant Signature

Victor Rocha
Print Name

LICENSE
Application Approved by City Council on (date):
Application Denied:
License is hereby issued this ___ day of ___, 20___.
City Clerk
Notes:

2020-2021

RETAIL ALCOHOL BEVERAGE LICENSE

2020188

CANYON COUNTY, ID

STATE OF IDAHO

This is to certify, that EVRA INC

dba: CASA MEXICO

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 517 MIDDLETON ROAD, MIDDLETON, ID 83644



License valid until May 31, 2021

Bcer	Bottled or canned, consumed ON premises	\$75.00
Wine	WINE by the drink: (This covers Retail & By the Drink)	\$100.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 14 day of May, 2020
Mail To: 517 MIDDLETON ROAD, MIDDLETON, ID 83644

Chris Yamamoto

Clerk

Paul White

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 118404

Premises Number: 2C-5534

Retail Alcohol Beverage License

License Year: 2021

License Number: 5534

This is to certify, that EVRA Inc

doing business as: Casa Mexico

is licensed to sell alcoholic beverages as stated below at:
517 Middleton Road, Middleton, Canyon County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Kegs to go	No
Restaurant	Yes <u>\$0.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Multipurpose arena	No
Growlers	No
Plaza	No

Signature of Licensee, Corporate Officer, LLC Member or Partner

EVRA INC
CASA MEXICO
517 MIDDLETON ROAD

MIDDLETON, ID 83644

Mailing Address

TOTAL FEE: \$150.00

License Valid: 06/01/2020 - 05/31/2021

***Expires:* 05/31/2021**



Director of Idaho State Police



City of Middleton
PO Box 487
1103 W MAIN ST
Middleton ID 83644 208-585-3133

Receipt No: 3.102803 May 22, 2020

CASA MEXICO

Previous Balance: .00
GENERAL FUND
CITY LIQUOR 400.00
LICENSE/RENEWAL/CASA
MEXICO

Total: -----
400.00

=====
SunWest
Check No: 1124 400.00
Total Applied: 400.00

Change Tendered: .00

=====
05/22/2020 8:19 AM



CITY OF MIDDLETON

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV



Planning and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 1000.00 R# 4.000113
Application Accepted by: [Signature]
Date Application Accepted: 5-28-2020

Applicant:

CHALLENGER DEVELOPMENT INC 208-895-8858 JOHNJR@TRILOGYIDAHO.COM
Name Phone Email
1977 E OVERLAND ROAD MERIDIAN ID 83642
Mailing Address City, State Zip

Representative:

KENT BROWN 208-871-6842 kentlkb@gmail.com
Name Phone Email
3161 E. SPRINGWOOD DR MERIDIAN ID 83642
Mailing Address City, State Zip Code

PUBLIC HEARINGS**

- Annexation and Zoning
Rezone
Vacate Right-of-Way
Comprehensive Plan Map or Text Amendment

PUBLIC MEETINGS*

- Design Review
Preliminary Plat
Construction Plans ***
Final Plat

PUBLIC HEARINGS**

- Development Agreement
Ordinance Amendment
Special Use Permit
Variance

* Public Meetings: Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

** Public Hearings: a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

*** Administratively: reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: FALCON VALLEY SUBDIVISION NO 5

Site Address: 0 FOOTHILLS ROAD Total Acres: 8.2 AC

Crossroads: E 9TH ST AND DUFF LANE

Existing Zoning: R-3 Proposed Zoning: R-3

Floodplain Zone: N/A Hillside (grades exceeding 10%): N/A

Corey Barton 5-28-2020 [Signature]
Applicant's Printed Name Date Applicant's Signature



CITY OF MIDDLETON

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

Checklist - A complete Planning and Zoning Application must include the following.

- Application Form
Application Fee (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. \$1000.00 Applicant Initial
Vicinity Map: attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
Narrative: describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only)
Design review materials and information (design review application only)
Proposed preliminary plat, drainage calculations, traffic impact study
Proposed construction drawings (construction plans application only)
Proposed final plat (for final plat application only)
Proposed development agreement
Worksheet (for special use permit or variance only)

Proof of Ownership or Owner's Consent: attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.

Property Boundary Description including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.

Neighborhood Meeting: If applicable, attach original sign-up sheet.

Mailing Labels: Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.

Complete Application (City use only: check box and initial if Application is complete): [initials]

KENT BROWN PLANNING SERVICES

April 30, 2020

City of Middleton
Mayor & City Council
P.O. Box 487
Middleton, ID 83644

RE: Final Plat for Falcon Valley No.5

Dear Mayor and Council Members:

I respectfully request the City of Middleton's approval of the Falcon Valley Subdivision No.5. The site is located near the northwest corner of Duff Lane and E. 9th Street. The site is 8.20 acres in size with 21 buildable lots and 4 common, for a total of 25 lots.

The proposed final plat is in compliance with the approved preliminary plat and DA.

If you have any questions regarding this or anything else feel free to contact me, or send an e-mail at kentlkb@gmail.com.

Sincerely,

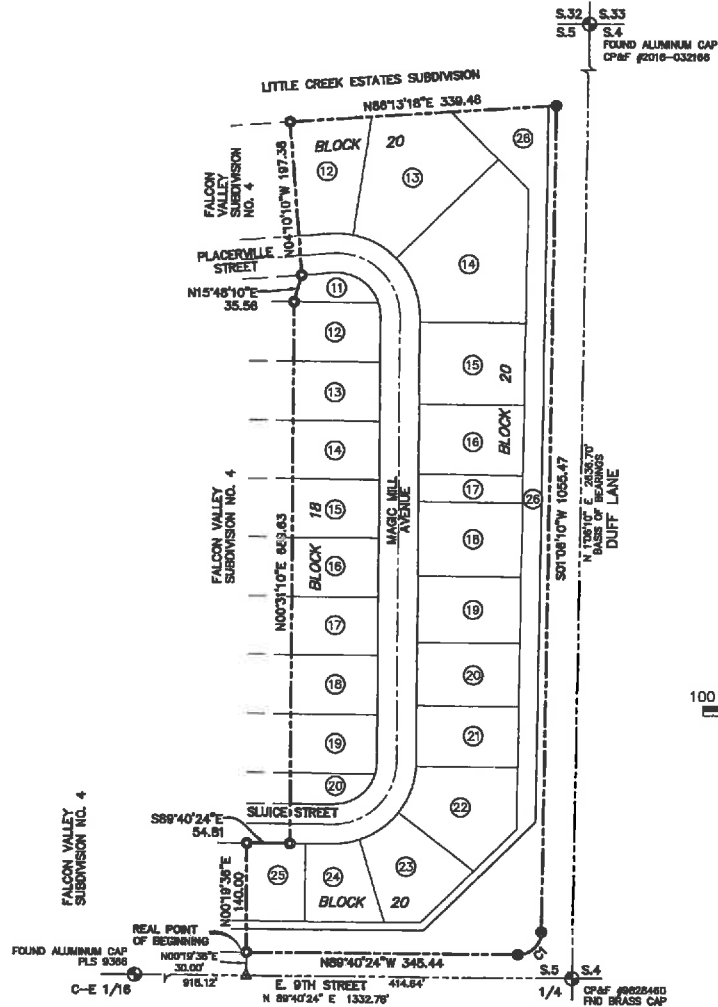
A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized and cursive.

Kent Brown, Planner

PLAT SHOWING
FALCON VALLEY SUBDIVISION NO. 5
 BEING A PORTION OF LOT 3, BLOCK 1 OF LITTLE CREEK SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 5,
 T.4N., R.2W., B.M. MIDDLETON, CANYON COUNTY, IDAHO
 2020

Line Table		
Line #	Direction	Length
L1	S89°40'24"E	55.27
L2	S27°40'24"E	55.35
L3	S85°48'50"W	41.27
L4	N85°48'00"E	41.27

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	30.00	48.72	42.14	S45°42'53"W	89°32'28"
C2	55.00	70.44	65.72	N63°38'18"E	73°22'43"
C3	55.00	16.77	15.72	N05°44'02"E	18°25'43"
C4	55.00	66.21	77.85	N45°25'23"E	67°48'28"
C5	80.00	123.39	112.95	N45°25'23"E	67°48'28"
C6	105.00	184.59	148.24	N45°25'23"E	67°48'28"
C7	105.00	34.11	33.96	S81°01'14"W	18°38'44"
C8	105.00	61.21	60.34	S55°00'53"W	33°23'58"
C9	105.00	84.29	63.28	S20°46'39"W	39°04'31"
C10	105.00	4.99	4.89	S01°52'47"W	2°43'13"
C11	105.00	28.08	28.00	S63°30'27"E	15°19'28"
C12	105.00	62.96	62.03	S61°40'00"E	34°21'30"
C13	105.00	82.48	80.38	S21°56'02"E	45°02'25"
C14	105.00	173.53	154.44	N45°48'30"W	94°41'21"
C15	80.00	132.21	117.67	N46°48'30"W	94°41'21"
C16	55.00	73.47	68.13	N55°54'11"W	78°31'08"
C17	55.00	17.43	17.38	N06°33'31"W	18°09'23"
C18	55.00	60.63	60.90	N46°48'30"W	94°41'21"



Notes:

1. A fifteen and one half (15.5) foot wide public utility, sidewalk/pedestrian facility and property drainage easement is hereby designated along all lot lines common to street frontage. A twelve (12) foot wide public utility, property drainage and pressurized irrigation irrigation easement is hereby designated along the subdivision boundary. A five (5) foot wide irrigation, public utility and property drainage easement is hereby designated along each side of interior lot lines except where otherwise shown and dimensioned. A ten (10) foot wide permanent public utilities and property drainage easement is hereby designated along rear lot lines as shown except where otherwise shown and dimensioned.
2. Lots 17 and 28 Block 20 and Lots 11 and 20 Block 16 are common lots to be used for open space or storm water management, which shall be owned and maintained by the Falcon Valley Homeowner's Association. These lots cannot be developed for residential purposes in the future. All common lots are subject to a blanket public utility easement.
3. Irrigation Water has been provided from Middleton Mill Ditch Company, in compliance with the requirements of Idaho Code 31-3605 (b). All lots will be entitled to irrigation water rights, and will be obligated for assessments from Middleton Mill Ditch Company.
4. Any fences, landscaping or any other structures installed in an easement area may be removed by the City of Middleton and utility companies and replaced at the landowner's expense.
5. Direct lot access to E. 9th Street and Duff Lane is prohibited.

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- ⑥ LOT NUMBER
- ⊕ FOUND BRASS OR ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 7729
- FOUND 1/2" IRON PIN WITH PLASTIC CAP PLS 7729
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- ▲ CALCULATED POINT

SCALE IN FEET
 1" = 100'



GREGORY S. CARTER, PLS 7729
 IDAHO SURVEY GROUP
 9935 W. EMERALD ST
 BOISE, ID 83704

SURVEYORS' NARRATIVE:

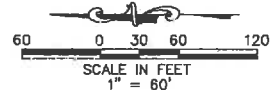
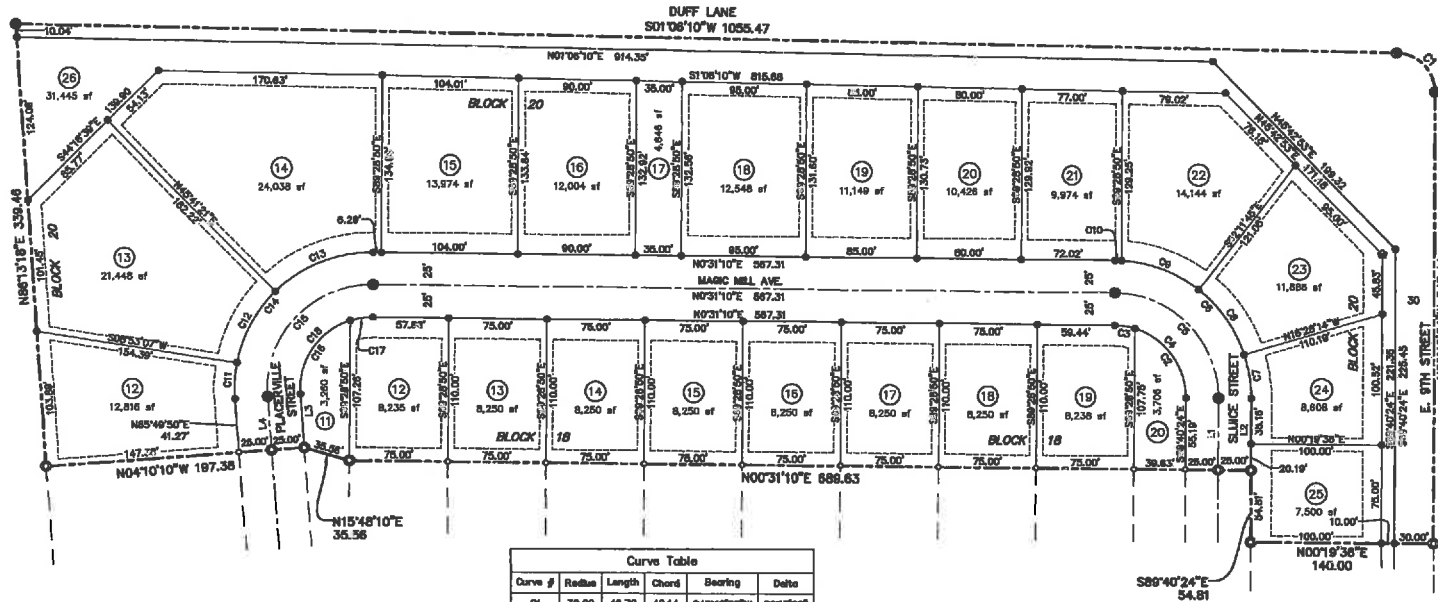
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS A PORTION OF LOT 3, BLOCK 1 OF LITTLE CREEK SUBDIVISION AND IS ADJACENT TO FALCON VALLEY SUBDIVISION NO. 4. MONUMENTATION FOUND PER THESE PLATS ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE PLATS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK PAGE

Balley Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
 402 N. BROOKSIDE LN TEL. 208-338-0012
 BOISE, ID 83714 www.BalleyEngineering.com

FALCON VALLEY SUBDIVISION NO. 5



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- LOT NUMBER
- FOUND BRASS OR ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7729
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- ▲ CALCULATED POINT

SEE SHEET 1 OF 4 FOR NOTES

Curves Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	30.00	48.72	42.14	S46°42'53"W	89°13'20"
C2	85.00	70.44	65.72	N53°36'19"E	73°22'43"
C3	85.00	15.77	15.72	N08°44'02"E	18°25'43"
C4	85.00	86.21	77.85	N48°25'23"E	E7°48'28"
C5	80.00	128.39	112.89	N48°25'23"E	E7°48'28"
C6	105.00	184.58	148.34	N48°25'23"E	E7°48'28"
C7	105.00	34.11	33.86	S81°01'14"W	18°36'44"
C8	105.00	81.21	80.34	S89°00'53"W	33°23'58"
C9	105.00	64.28	63.28	S20°46'39"W	33°04'31"
C10	105.00	4.89	4.88	S01°52'47"W	2°43'13"
C11	105.00	28.08	28.00	S48°30'27"E	15°19'28"
C12	105.00	82.98	82.03	S81°40'00"E	34°21'30"
C13	105.00	82.48	80.38	S21°59'02"E	48°09'25"
C14	105.00	173.53	154.44	N46°46'30"W	84°41'21"
C15	80.00	132.21	117.87	N46°46'30"W	84°41'21"
C16	85.00	73.47	68.13	N55°54'11"W	78°31'58"
C17	85.00	17.43	17.38	N08°33'31"W	18°09'23"
C18	85.00	90.88	80.80	N46°46'30"W	84°41'21"

Line Table		
Line #	Direction	Length
L1	S89°40'24"E	55.27
L2	S83°40'24"E	55.35
L3	S85°49'50"W	41.27
L4	N85°49'50"E	41.27



GREGORY G. CARTER, PLS 7729
DAHO SURVEY GROUP
6903 W. EMERALD ST
BOISE, ID 83704

BOOK PAGE

Balley Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

4242 N. BROOKSIDE LN TEL. 208-438-0013
BOISE, ID 83714 www.balleyengineers.com

FALCON VALLEY SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A portion of Lot 3, Block 1 of Little Creek Subdivision as filed in Book 27 of Plats at Page 45, records of Canyon County, Idaho located in the SE 1/4 of the NE 1/4 of Section 5, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho being more particularly described as follows:

Commencing at the E1/4 corner of said Section 5 from which the NE corner of said Section 5 bears North 01°06'10" East, 2636.70 feet;

thence along the along the South boundary line of said Little Creek Subdivision North 89°40'24" West, 414.64 feet;

thence leaving said South boundary line North 00°19'36" East, 30.00 feet to the SE corner of Falcon Valley Subdivision No. 4 as filed in Book 48 of Plats at Page 9, records of Canyon County, Idaho, said point being the REAL POINT OF BEGINNING;

thence along the easterly boundary line of said Falcon Valley Subdivision No. 4 the following 5 courses and distances:

thence North 00°19'36" East, 140.00 feet;

thence South 89°40'24" East, 54.81 feet;

thence North 00°31'10" East, 638.63 feet;

thence North 15°48'10" East, 35.56 feet;

thence North 04°10'10" West, 197.38 feet to the NE corner of said Falcon Valley Subdivision No. 4;

thence leaving said easterly boundary line North 86°13'18" East, 339.48 feet to a point on the exterior boundary line of said Lot 3, Block 1 of Little Creek Subdivision;

thence along the exterior boundary line of said Little Creek Subdivision the following 3 courses and distances:

thence South 01°06'10" West, 1,056.47 feet;

thence 46.72 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 89°13'26" and a long chord which bears South 45°42'53" West, 42.14 feet;

thence North 89°40'24" West, 345.44 feet to the REAL POINT OF BEGINNING. Containing 8.20 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from the City of Middleton, and the City of Middleton has agreed in writing to serve all of the lots in this subdivision.

Challenger Development, Inc., an Idaho Corporation

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



Gregory G. Carter

P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
 County of Ada)

On this 6th day of June, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

6-05-20
 My commission expires



Adam L.
 Notary Public for Idaho
 Residing in Nampa, Idaho

BOOK PAGE

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LN TEL. 208-978-0073
 BOISE, ID 83714 www.baileyengineering.com

SHEET 3 OF 4

FALCON VALLEY SUBDIVISION NO. 5

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Jim McNeil 6/4/2013
 Health District Signature Date

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Middleton, Canyon County, Idaho hereby approve this plat.

 City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was accepted and approved.

 City Clerk, Middleton, Idaho Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

David R. Linear 7/8/19
 County Surveyor
 DAVID R. LINEAR PE/PLS 2659

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.60-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

 Date County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
 County of Canyon)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ M. on this _____ day of _____, 20____, in Book _____ of plats at Pages _____.

Instrument No. _____.

 Deputy Ex-Officio Recorder

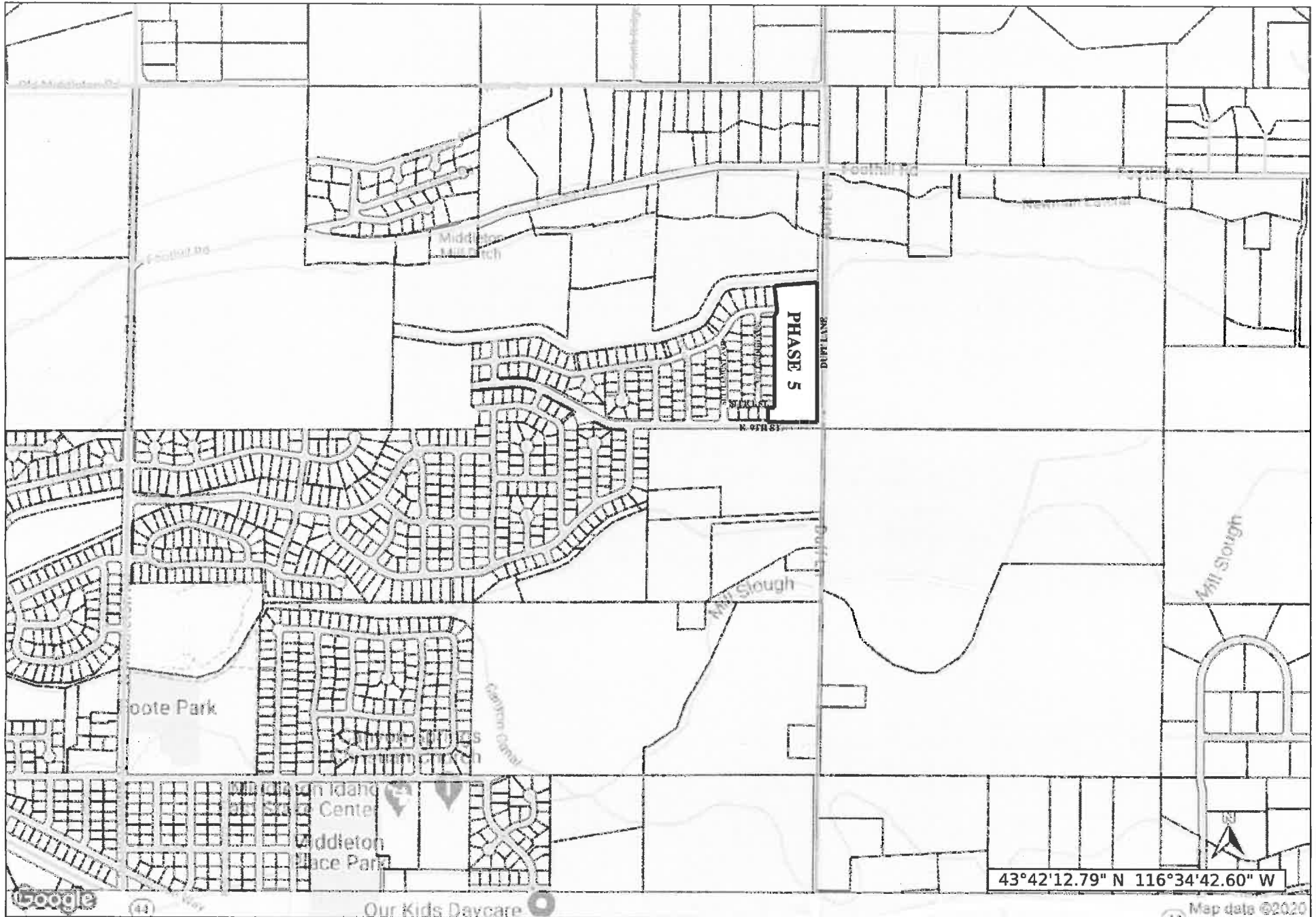
Fee: _____



BOOK PAGE

Balley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LN TEL: 208-938-9013
 BOISE, ID 83714 www.balleyengineers.com

FALCON VALLEY NO 5 VICINITY MAP





610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

ACCOMODATION

2019-025987
RECORDED
06/13/2019 08:45 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 LBERG \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Viper Investments, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Challenger Development, Inc., an Idaho corporation

hereinafter referred to as Grantee, whose current address is 1977 East Overland Road Meridian, ID
83642

The following described premises, to-wit:

See Attached Exhibit "A"

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

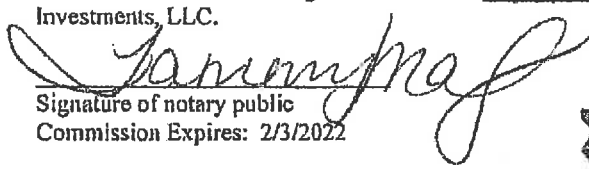
Dated: June 7, 2019

Viper Investments, LLC

By: 
Corey Barton, Manager

State of Idaho, County of Ada

This record was acknowledged before me on 6-11-19 by Corey Barton, as manager of Viper
Investments, LLC.


Signature of notary public
Commission Expires: 2/3/2022

TAMMY KRATZBERG
COMMISSION #18555
NOTARY PUBLIC
STATE OF IDAHO



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
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PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

ACCOMODATION

WARRANTY DEED

For Value Received **Viper Investments, LLC, an Idaho Limited Liability Company**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Challenger Development, Inc., an Idaho corporation
hereinafter referred to as Grantee, whose current address is 1977 East Overland Road Meridian, ID
83642

The following described premises, to-wit:

See Attached Exhibit "A"

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

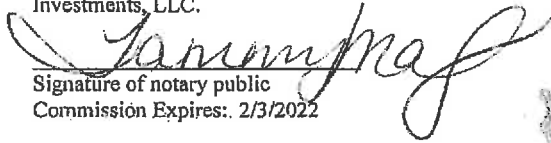
Dated: June 7, 2019

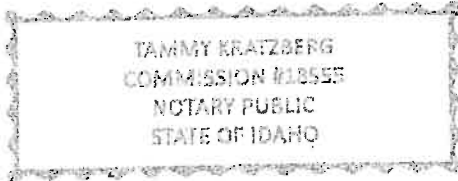
Viper Investments, LLC

By: 
Corey Barton, Manager

State of Idaho, County of Ada

This record was acknowledged before me on 6-11-19 by Corey Barton, as manager of Viper Investments, LLC.


Signature of notary public
Commission Expires: 2/3/2022



DESCRIPTION

A portion of Lot 3, Block 1 of Little Creek Subdivision as filed in Book 27 of Plats at Page 45, records of Canyon County, Idaho located in the SE corner of the NE corner of Section 5, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho being more particularly described as follows:

Commencing at the E1/4 corner of said Section 5 from which the NE corner of said Section 5 bears North 01°06'10" East, 2636.70 feet;

thence along the along the South boundary line of said Little Creek Subdivision North 89°40'24" West, 414.64 feet;

thence leaving said South boundary line North 00°19'36" East, 30.00 feet to the SE corner of Falcon Valley Subdivision No. 4 as filed in Book of Plats at Page , records of Canyon County, Idaho, said point being the REAL POINT OF BEGINNING;

thence along the easterly boundary line of said Falcon Valley Subdivision No. 4 the following 5 courses and distances:

thence North 00°19'36" East, 140.00 feet;

thence South 89°40'24" East, 54.81 feet;

thence North 00°31'10" East, 689.63 feet;

thence North 15°48'10" East, 35.56 feet;

thence North 04°10'10" West, 197.38 feet to the NE corner of said Falcon Valley Subdivision No. 4;

thence leaving said easterly boundary line North 86°13'18" East, 339.46 feet to a point on the exterior boundary line of said Lot 3, Block 1 of Little Creek Subdivision;

thence along the exterior boundary line of said Little Creek Subdivision the following 3 courses and distances:

thence South 01°06'10" West, 1,055.47 feet;

thence 46.72 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 89°13'26" and a long chord which bears South 45°42'53" West, 42.14 feet;

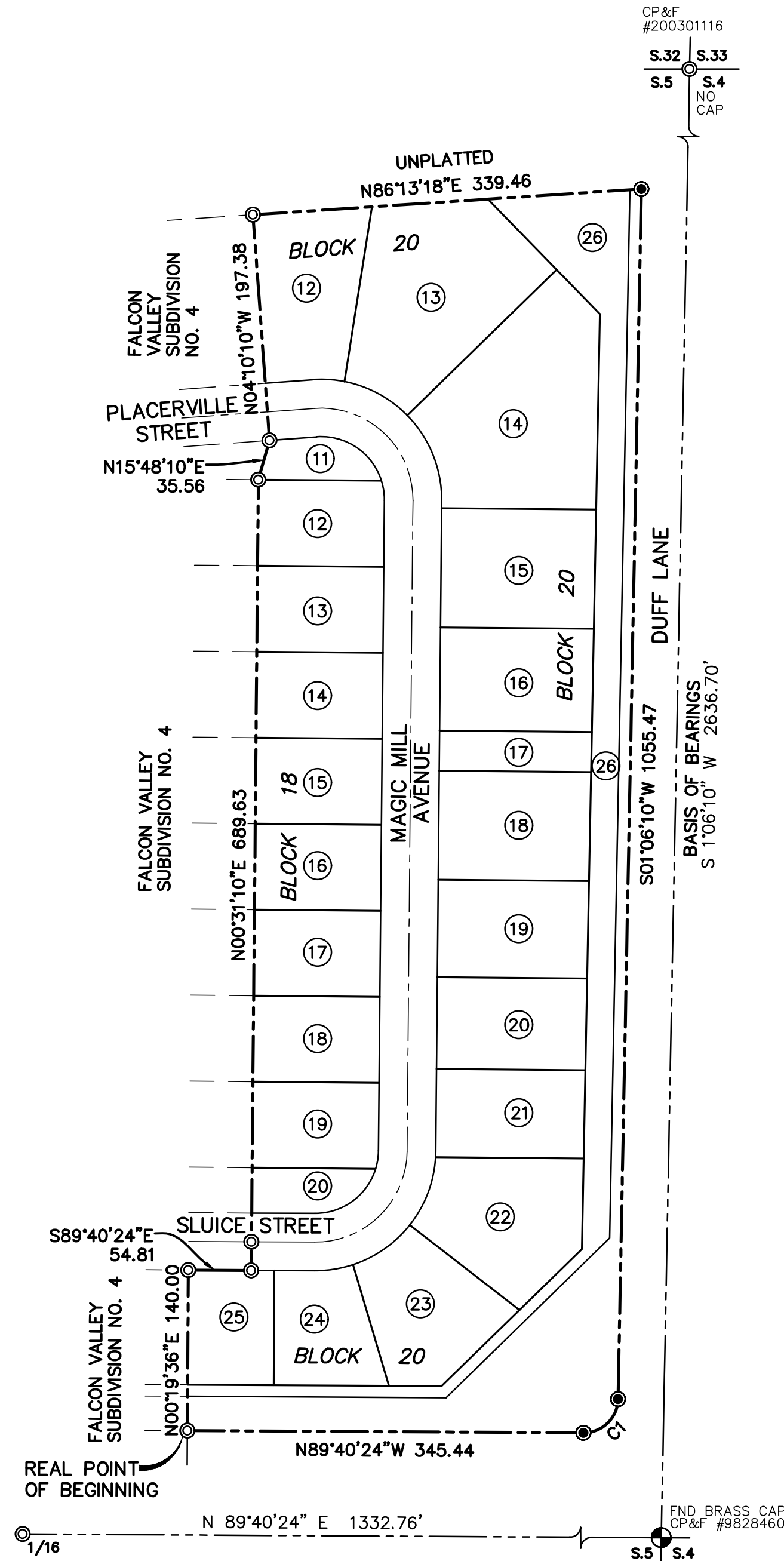
thence North 89°40'24" West, 345.44 feet to the REAL POINT OF BEGINNING.
Containing 8.20 acres, more or less.



PLAT SHOWING
FALCON VALLEY SUBDIVISION NO. 5
 BEING A PORTION OF LOT 3, BLOCK 1 OF LITTLE CREEK SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 5,
 T.4N., R.2W., B.M. MIDDLETON, CANYON COUNTY, IDAHO
 2019

Line Table		
Line #	Direction	Length
L1	S89°40'24"E	55.27
L2	S89°40'24"E	55.35
L3	S85°49'50"W	41.27
L4	N85°49'50"E	41.27

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	30.00	46.72	42.14	S45°42'53"W	89°13'26"
C2	55.00	70.44	65.72	N53°38'15"E	73°22'43"
C3	55.00	15.77	15.72	N08°44'02"E	16°25'43"
C4	55.00	86.21	77.65	N45°25'23"E	89°48'26"
C5	80.00	125.39	112.95	N45°25'23"E	89°48'26"
C6	105.00	164.58	148.24	N45°25'23"E	89°48'26"
C7	105.00	34.11	33.96	S81°01'14"W	18°36'44"
C8	105.00	61.21	60.34	S55°00'53"W	33°23'58"
C9	105.00	64.28	63.28	S20°46'39"W	35°04'31"
C10	105.00	4.99	4.98	S01°52'47"W	2°43'13"
C11	105.00	28.08	28.00	S86°30'27"E	15°19'26"
C12	105.00	62.96	62.03	S61°40'00"E	34°21'30"
C13	105.00	82.48	80.38	S21°59'02"E	45°00'25"
C14	105.00	173.53	154.44	N46°49'30"W	94°41'21"
C15	80.00	132.21	117.67	N46°49'30"W	94°41'21"
C16	55.00	73.47	68.13	N55°54'11"W	76°31'58"
C17	55.00	17.43	17.36	N08°33'31"W	18°09'23"
C18	55.00	90.89	80.90	N46°49'30"W	94°41'21"

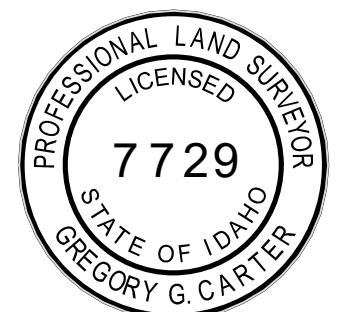


Notes:

- A fifteen and one half (15.5) foot wide public utility, sidewalk/pedestrian facility and property drainage easement is hereby designated along all lot lines common to street frontage. A twelve (12) foot wide public utility, property drainage and pressurized irrigation easement is hereby designated along the subdivision boundary. A five (5) foot wide irrigation, public utilities and property drainage easement is hereby designated along each side of interior lot lines except where otherwise shown and dimensioned. A ten (10) foot wide permanent public utilities and property drainage easement is hereby designated along rear lot lines as shown except where otherwise shown and dimensioned.
- Lots 17 and 26 Block 20 and Lots 11 and 20 Block 18 are common lots to be used for open space or storm water management, which shall be owned and maintained by the Falcon Valley Homeowner's Association. These lots cannot be developed for residential purposes in the future. All common lots are subject to a blanket public utility easement.
- Irrigation Water has been provided from Middleton Mill Ditch Company, in compliance with the requirements of Idaho Code 31-3805 (b). All lots will be entitled to irrigation water rights, and will be obligated for assessments from Middleton Mill Ditch Company.
- Any fences, landscaping or any other structures installed in an easement area may be removed by the City of Middleton and utility companies and replaced at the landowner's expense.
- Direct lot access to E. 9th Street and Duff Lane is prohibited.
- Vacation of existing City of Middleton storm drain and sewer easement per Inst. No. _____

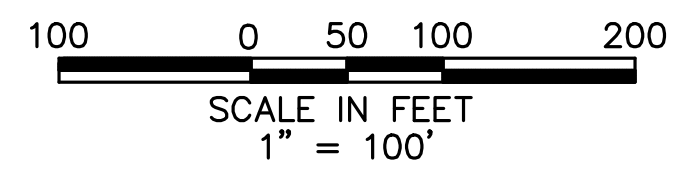
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - - - EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- MATCH LINE
- ⑥ LOT NUMBER
- ⊕ FOUND BRASS OR ALUM. CAP MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- △ CALCULATED POINT
- FOUND 1/2" IRON PIN



GREGORY G. CARTER, PLS 7729
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LN BOISE, ID 83714 TEL 208-938-0013 www.baileyengineers.com





DATE: May 28, 2020
TO: Bruce Bayne, PE, Zoning Official
CC: Bailey Engineering
FROM: Amy Woodruff, PE, City Engineer
RE: FALCON VALLEY #5
FINAL PLAT REVIEW

A handwritten signature in blue ink, appearing to read "Amy Woodruff", is written over the "FROM:" line of the email header.

Thank you for the opportunity to review the Falcon Valley #5 Final Plat. We are in receipt of four sheets, stamp and signature by Gregory G. Carter, PLS, received by City of Middleton May 22, 2020.

We recommend Mayor and City Council approve the final plat without condition.

TRADITION CAPITAL PARTNERS

13936

City of Middleton

PI Station bond

6/2/2020

51,058.76

Zions Checking PI Station

51,058.76

TRADITION CAPITAL PARTNERS

13936

City of Middleton

PI Station bond

6/2/2020

51,058.76

Zions Checking PI Station

51,058.76



Burgess Pump & Supply, LLC

706 East Main Street
Middleton, ID 83644

PH: (208) 585-6202 | FAX (208) 514-1685
EMAIL: service@burgesspump.com



ESTIMATE

DATE 6/1/2020

ESTIMATE NO: 9226

BILLING ADDRESS

Blue Meadows Subd
c/o Spencer Kofoed of
Tradition Building Co.
439 E. Shore Drive Suite #100
Eagle, ID 83616

PROJECT ADDRESS

Foothill Rd & Kingsbury Rd
Middleton ID

TERMS: 50% Down / 50% Upon Completion

Description	Qty	Cost	Total
<p>Estimate includes: 6" 7-1/2HP 230/460V 3PH Motor w/ 120GPM Submersible Turbine pump end w/ Chrome shaft & rubber bearing on a VFD Controller; 4' x 4' SKID w/ 10" Can, Shed Building; 3" Drop pipe, Enbee Check Valve, Gear Operating Butterfly Valve; manifold, ports, TAF-750E 3" Filter; 3" Spools, Discharge Pipe, Single Float Up/Down, Flow sleeve kit, 2" Pressure Sustaining Valve; Clearwater 200 w/ sealed bearing, Action Filter, Timer & wire for CW; Surge Arrestor, pressure gauges, plumbing for CW, McCrometer Flow Meter per Middleton Mill specification, misc plumbing, misc electrical, wire, boxes, conduit, misc nuts, bolts, gaskets, flanges, etc, tax and labor. Discharge & electrical within 5' of pump house.</p> <p>*10' x 8' concrete pad, vault work (2 vaults per site) & underground piping to ditch to be completed & invoiced by Rod Wagner of Wagner Farms* \$37,442.00 Meter base, Disconnect & Discharge line stubbed up will be supplied by Tradition Building Co.</p>		34,039.17	34,039.17

ESTIMATE TERMS AND CONDITIONS

Burgess Pump strives to provide timely and accurate estimates. The accuracy of this estimate largely depends upon the inspection of the current state of the system and any observations relayed by the customer. It is impossible to accurately estimate what cannot be seen at the time of this estimate, therefore, if any overages are expected, you will be notified of these overages PRIOR to the continuation of any work performed. Any alteration or deviation from this estimate which involves an increase in costs will be executed ONLY UPON WRITTEN ORDERS and will become an extra charge over and above the estimated price.

All work will be completed in accordance with the manufacturers specifications and per standard installation practices in accordance with all commercial building codes.

Estimates are VOID after 30 Days unless approved by Burgess Pump and Supply

Burgess Pump WILL NOT match prices found on the internet, however, we may, at our discretion, match any competitors written offer should the offer be valid within 30 Days of this offer.

Burgess Pump and Supply WARRANTS all installations for 1 year from the date of installation. Certain manufacture warranties on materials expire well beyond our labor warranty and in those cases, Burgess Pump will honor the material warranties, but will charge for any labor and non-warrantee'd material necessary for the re-installation.

ACCEPTANCE

This estimate assumes immediate payment by CASH, CHECK OR CREDIT CARD. Any discounts received are based on these terms. Holders of prearranged accounts are bound by the conditions of those accounts. Accounts overdue beyond 30 days of billing will be assessed an Interest charge at the rate of 18% per Annum on all balances overdue. Customer is also liable for additional collection costs including lien and attorney's fees. Burgess Pump and Supply will retain its rights of ownership to ALL material installed until all charges relating to the invoiced material is paid for in FULL. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action, shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action. By your signature below, you accept this proposal, its terms and conditions, and you authorize Burgess Pump and Supply to perform the work as specified.

Total	\$34,039.17
--------------	--------------------



Signature Authorizing Work _____ Date _____