
**MIDDLETON CITY COUNCIL
FEBRUARY 16, 2022**

The Middleton City Council meeting on February 16, 2022, was called-to-order at 5:30 p.m. by Mayor Steven Rule.

Roll Call: Council President Kiser, Council Members O'Meara, Murray, and Huggins were present. City Attorney Douglas Waterman, City Clerk Becky Crofts, Deputy Clerk Dawn Goodwin, City Planning Staff Jennica Reynolds, City Planning Staff Roberta Stewart, Public Works Director Jason VanGilder, and Police Chief Alan Takeuchi were present.

Pledge of Allegiance, Invocation: Jason VanGilder

Action Items

A. Approve Amended Agenda

Motion: Motion by Council President Kiser to approve the amended agenda as posted February 15, 2022, at 9:45 a.m. Motion seconded by Council Member O'Meara and approved unanimously.

Information Items: None

Action Items:

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving minutes for City Council February 2, 2022, regular meeting.
 - b. Consider ratifying payroll for February 11, 2022, in the amount of \$86,198.76.
 - c. Consider approving accounts payable thru February 11, 2022, in the amount of \$214,453.69.
 - d. Consider approving written Findings of Facts, Conclusions of Law, Decision and Order for Artesian Springs Subdivision. **(Exhibit A)**

Mayor Rule called the items. Council President Kiser stated he had gone through the accounts payable, and nothing had changed since the check registers had been uploaded to the council drobox. There were no concerns.

Motion: Motion by Council President Kiser to approve Consent Agenda Items 1 a-d. Motion seconded by Council Member Huggins and approved unanimously.

2. Consider adopting Resolution 465-22 A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, IDAHO, AUTHORIZING THE AWARD OF FRANK ESQUIVEL'S HANDGUN AND BADGE TO HIM UPON HIS RETIREMENT. – Becky Crofts **(Exhibit B)**

Mayor Rule called the item and City Administrator Becky Crofts explained that when an officer retires it is customary for the entity to gift the officers service firearm to them. She went on to explain that this resolution allows the city to gift Frank Esquivel his firearm.

Motion: Motion by Council President Kiser to approve Resolution 465-22 a resolution of the mayor and council of Middleton, Idaho, authorizing the award of Frank Esquivel's handgun and badge to him upon his retirement. Motion seconded by Council Member O'Meara and approved unanimously.

3. Retirement presentation for Frank Esquivel. – Chief Takeuchi

Mayor Rule called the item. Chief Takeuchi gave a speech regarding Mr. Esquivel's years of service in law enforcement for the State of Idaho before Sargent Hilkey presented Mr. Esquivel with his service revolver. Chief Takeuchi then presented Mr. Esquivel with a showdown box displaying his badge, duty shirt, baton, handcuffs, and service patches from the different agencies he had served with over his 29-year career in law enforcement. Mr. Esquivel then proceeded to do a final call out with Canyon County Dispatch.

Mayor Rule called for a break at 5:45 p.m. and resumed the meeting at 5:51 p.m.

4. Consider accepting the 2021 Audit Findings as presented by Zwygart John & Associates, PLLC – Jordan Zwygart

Mayor Rule called the item and Jordan Zwygart from Zwygart John & Associates, PLLC presented the Fiscal Year 2021 Audit Findings. Mr. Zwygart stated that overall, the audit was a very clean audit and on a grading scale of A-F the city staff and audit earned an overall A.

Motion: Motion by Council President Kiser to accept the 2021 Audit Findings as presented by Zwygart & Associates, PLLC. Motion was seconded by Council Member O'Meara and approved unanimously.

5. Consider approving Final Plat for West Highland No. 14 – Roberta Stewart.

Mayor Rule called the item and Planning Staff Roberta Stewart presented **Exhibit C**. Madam Planner Stewart stated that the final plat consisted of 37 buildable lots and complies with pre-liminary plat and all applicable standards and city code.

Motion: Motion by Council President Kiser to approve the Final Plat for West Highlands No. 14. Motion was seconded by Council Member Huggins and approved unanimously.

6. **Public Hearing:** Application by D&N Investments, LLC and B&A Engineers, Inc for preliminary plat with respect to the Carlton Meadows South Subdivision located at 0 Whiffin Lane (Tax Parcel No. R17610025A) zoned R-3 (Single Family Residential). The proposed preliminary plat consists of 24 single-family homes and 3 common lots on 8.02 acres. – Jennica Reynolds

Mayor Rule called the item and opened the public hearing at 6:06 p.m. Planning staff Jennica Reynolds presented **Exhibit D**. Mrs. Reynolds stated that this application is zoned R-3 and sits on 8.02 acres. The application consists of 24 buildable lots and 1 common lot which consists of walking pathways, benches, and a pet waste station. Mrs. Reynolds went on to explain that the preliminary plat complies with all dimensional standards and codes of the City of Middleton. Mrs. Reynolds then went on to submit into the record Exhibit F a revised printed preliminary plat and Exhibit H a recommendation letter of approval from the city engineer Amy Woodruff to her staff report. Council President Kiser asked Mrs. Reynolds if the owners for Carlton Meadows and Carlton Meadows South the same person were. Mrs. Reynolds responded that the owner for both properties are in fact the same party.

Applicant Remarks by Joe Canning – B&A Engineers

- Both Carlton Meadows and Carlton Meadows South are being developed by the same owner.
- Carlton Meadows Phase No. 1 construction drawings have been submitted and the construction drawings for Carlton Meadows Phase No. 2 are being drafted currently.
- The hold up for the development of Carlton Meadows is the sewer line that is being ran over to Hartley, which is currently in the process of being laid.

Mayor/Council Questions: Mayor Rule disclosed that he had a local realtor named Scott contact him earlier in day by phone. Scott expressed that he was in favor of the development. As the conversation continued and Scott was starting to go into depth regarding the development, Mayor Rule informed him the conversation needed to end as in the event of a tie he was a voting body for the city. Mayor Rule went on to disclose that he had not been swayed in either direction if his vote was needed.

Public Comment:

Mike McDougall – 13037 Greenwell, Middleton, ID – Mr. McDougall commented that he is not opposed to development he understands that it must happen in any city but that he is disappointed in the order and the process that developments such as this one, are being approved by the city. Mr. McDougall also stated that he felt that at the public hearing in January for Planning and Zoning regarding this plat, the Planning and Zoning Commissioners were forced to approve the plat and had no other option or recourse.

Todd Ognibene – 1973 Scotch Pin, Middleton, ID – Mr. Ognibene stated that he is neutral regarding this development, and that he echoes the sentiments of Mr. McDougall regarding the Planning and Zoning Commissioners obligation to approve the plat. Mr. Ognibene asked how this plat could be approved when it was stated by former planning staff Bruce Bayne, that a traffic light was needed at HWY 44 and Hartley before the plat could be approve? Mayor Rule informed Mr. Ognibene that the traffic light in question has been funded and is set for construction this June or July depending on the completion of the sewer line extension of Hartley being completed.

Roy Bowman – 8700 Rose Del Ave, CA – Mr. Bowman is the seller of the property and is in favor of the development. Mr. Bowman wanted the record to show that all disputes regarding the original grant deed from the 1800's had been straightened out and resolved and that he has agreed to move forward with the sale for the proposed project before the Council.

Applicant Rebuttal: Joe Canning – B&A Engineers

- The city answered the questions that the speakers had.
- The first house is expected to be ready for occupancy maybe by the end of fall but more than likely mid-winter.

Mayor Rule called for a break at 6:50 p.m. to sign agendas of high school students in attendance. The meeting was called back into session by Mayor Rule at 6:58 p.m.

Council Discussion:

Council President Kiser - Stated that he doesn't appreciate the laundry list of punch items that need to be completed regarding the plat and the fact that there were two last minute items being brought before the Council at the time of presentation. Council President Kiser went on to state he feels that everything should be all tidied up and all ducks in a row, so

to speak, before being brought before the Council for a decision.

Council Member Murray – Stated that he felt that there were too many dependents for this project.

Council Member O'Meara – Stated that he felt that the city keeps passing R-3 developments without addressing the need to change the designation of what at R-3 zone is regarding a gross acre and a buildable acre. Council Member O'Meara feels that this needs to be changed in city code before any other R-3 applications gain city approval.

Motion: Motion by Council President Kiser to accept the application as presented with the conditions set forth in the Staff Report for the public hearing on February 16, 2022, and with the condition that prior to Final Plat approval, the Final Plat for Carlton Meadows No. 1 must be approved. Motion seconded by Council Member Huggins and approved unanimously.

Motion: Motion by Council President Kiser to approve an application by D&N Investments, LLC and B&A Engineers, Inc for preliminary plat with respect to the Carlton Meadows South Subdivision located at 0 Whiffin Lane (Tax Parcel No. R17610025A) zoned R-3 (Single Family Residential). The proposed preliminary plat consists of 24 single-family homes and 3 common lots on 8.02 acres. Motion seconded by Council Member Huggins and approved unanimously.

7. Consider approving written Findings of Facts, Conclusions of Law, Decision and Order for Carlton Meadows South Subdivision. – Jennica Reynolds

Mayor Rule called the item.

Motion: Motion by Council President Kiser to table approve written Findings of Facts, Conclusions of Law, Decision and Order for Carlton Meadows South to the regularly scheduled March 2, 2022, meeting. Motion was seconded by Council Member Huggins and approved unanimously.

8. Consider approving a quote from Integrity Inspection Solutions, Inc. for the repair of the sewer line located beneath Middleton Road near Ridley's Market in an amount not to exceed \$5,550.00. – Jason VanGilder

Mayor Rule called the item and Public Works Director Jason VanGilder presented **Exhibit E.**

Motion: Motion by Council President Kiser to approve a quote from Integrity Inspection Solutions, Inc. for the repair of the sewer line located beneath Middleton Road near Ridley's Market in an amount not to exceed \$5,550.00. Motion was seconded by Council Member O'Meara and approved unanimously.

9. Consider approving a quote from Integrity Inspection Solutions, Inc. for the installation of a cast-in-place liner for the sewer pipeline located beneath S. Paradise Road south of Main Street, in an amount not to exceed \$37,880.00. – Jason VanGilder

Mayor Rule called the item and Public Works Director Jason VanGilder presented **Exhibit F.**

Motion: Motion by Council President Kiser to approve from Integrity Inspection Solutions, Inc. for the installation of a cast-in-place liner for the sewer pipeline located beneath S. Paradise Road south of Main Street, in an amount not to exceed \$37,880.00. Motion was seconded by Council Member O'Meara and approved unanimously.

10. Consider approving a quote from Integrity Inspection Solutions, Inc. for the repair of an irrigation pipeline located beneath S. Paradise Road north of Main Street, in an amount not to exceed \$5,750.00. – Jason VanGilder

Mayor Rule called the item and Public Works Director Jason VanGilder presented **Exhibit G.**

Motion: Motion by Council President Kiser to approve from Integrity Inspection Solutions, Inc. for the repair of an irrigation pipeline located beneath S. Paradise Road north of Main Street, in an amount not to exceed \$5,750.00. Motion was seconded by Council Member O'Meara and approved unanimously.

11. Consider approving a quote from Zenner for the purchase of 300 new water meters in an amount not to exceed \$23,109.00. – Jason VanGilder

Mayor Rule called the item and Public Works Director Jason VanGilder presented **Exhibit H.**

Motion: Motion by Council President Kiser to approve from Zenner for the purchase of 300 new water meters in an amount not to exceed \$23,109.00. Motion was seconded by Council Member O'Meara and approved unanimously.

12. Consider approving Mayor's recommendation of Roberta Stewart as Planning and Zoning Official. – Mayor Rule

Mayor Rule called the item. Mayor Rule expressed his appreciation to the current Planning Staff including Jennica Reynolds for all their hard work. He continued that with the appointment of Mrs. Stewart there would be a defined separation for the public within the department.

Motion: Motion by Council President Kiser to appoint Roberta Stewart as the Planning and Zoning Official. Motion was seconded by Council Member O'Meara and approved unanimously.

13. Consider approving a request for work project from Canyon Highway District No. 4, for reasonable compensation in the amount of \$234,448.52 for work on Middleton Rd and Meadow Park Blvd. – Becky Crofts

Mayor Rule called the item, and City Administrator Becky Crofts presented **Exhibit I.** Mrs. Crofts explained that the City had already received the expressed funds and had been holding onto them as a pass through from the developer to Canyon Highway District No. 4. Mrs. Crofts also explained that if the project exceeded the amount before Council the city would have to make up the difference and if the project fell under the amount, then the city would cut a refund to the developer.


Motion: Motion by Council President Kiser to approve a request for work project from Canyon Highway District No. 4, for reasonable compensation in the amount of \$234,448.52 for work on Middleton Rd and Meadow Park Blvd. Motion was seconded by Council Member O'Meara and approved unanimously.

Public Comments, Mayor and Council Comments:

- Mike Graffe—1889 Ridgeway- Mr. Graffe wanted the council to know once more that gross acres and buildable acres needed to be better defined in the city code. Mr. Graffe also wanted the City Council to set an expiration date of two years for Development Agreements. Mr. Graffe also expressed his appreciation for the retirement presentation tonight of Frank Esquivel.
- Mike McDougal – 13032 Green Well Ln – Middleton – Mr. McDougal expressed that he wanted to see the city set a moratorium for building as the schools are already exceeding capacity.
- Janet Gibson – 945 Harvest – Middleton – Mrs. Gibson wanted to know why the City Attorney says that it is unprecedented to have a building moratorium placed as the City of Kuna has one in place. Mrs. Gibson continue to express that the R-3 zoning needed to be addressed in the City Coed and that she applauded the Council for acknowledging that tonight.
- Council Member O'Meara— stated that he attended the Planning and Zoning Meeting on February 14, 2022, and that he feels that there needs to be a method for designating historic areas in the city before Middleton's History is lost.
- Council Member Murray – stated that he would like to see the Police Chief of Sargent present monthly to the Council regarding incidents and call volume for city limits.
- Council Member Huggins – stated that her feelings towards changing the R-3 code to allow for even bigger lots which in turn leads to even more expensive homes, prices out a whole population for the City of Middleton. She went on to express that she was open for a code workshop but is personally leaning to not wanting to change the R-3 code.
- Council President Kiser – stated that he agrees with Council Member Huggins sentiment regarding the R-3 zoning. He also wanted everyone the public to know that there was a levy vote for the school district coming up and that he encourages everyone to turn out and vote.
- Mayor Rule – Mayor Rule expressed that there are impact fees in place for what is legally allowable. He also wanted to let everyone know that the local Mayors do meet and discuss issues that affect their comminutes and residents.

Adjourn: Mayor adjourned the city council meeting at 8:45 PM.

ATTEST:


Dawn Goodwin, Deputy Clerk
Minutes Approved: February 16, 2022


Steven J. Rule, Mayor



EXHIBIT “A”



Middleton City Council

Findings of Facts, Conclusions of Law, Decision and Order

In the Matter of the Request of Aaron Gross, Value Land, LLC and JP Wagoner Planning for Preliminary Plat with respect to the Artesian Springs Subdivision located at 10348 Hwy 44 (Tax Parcel No. R33916):

A. Findings of Fact:

1. Hearing Facts: (See Staff Report for the hearing date of February 2, 2022, which Report is attached hereto as Exhibit "1" and incorporated herein by this reference.)
2. Process Facts: (See Staff Report for the hearing date of February 2, 2022. (Exhibit "1")
3. Application and Property Facts: (See Staff Report for the hearing date of February 2, 2022. (Exhibit "1")
4. Required Findings per Middleton City Code 1-14-2(E)(7), Idaho State Statue Title 67, Chapter 65, and Title 50, Chapters 13; Idaho Standards for Public Works Construction and Middleton Supplement thereto; and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4: (See Staff Report for the hearing date of February 2, 2022. (Exhibit "1")

B. Conclusions of Law:

1. That the City of Middleton exercised the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. That due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Middleton planning jurisdiction.
3. That notice of the application and public hearing was given according to law.
4. That City Council's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
5. That codes and standards applicable to the application are the Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4 and Idaho State Code Secs., 67-6503, 67-6513, 67-6511, 50-1301 through 50-1329.
6. That public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
7. That this recommendation is subject to the Conditions of Approval set forth in the attached Staff Report for the hearing date of February 2, 2022. (Exhibit "1") The City Council further finds that the requirements set forth in the conditions of approval are reasonable, and the Applicant shall comply with the requirements as a conditions of

approval of the application.

C. Decision and Order:

Pursuant to the City Council's authority as provided in Middleton City Code 1-5-2, and based upon the above Findings of Facts and Conclusions of Law, it is hereby **decided and ordered:**

That the application of Aaron Gross, Value Land, LLC and JP Wagoner Planning for Preliminary Plat with respect to the Artesian Springs Subdivision is approved subject to the following conditions of approval:

1. Applicant/Developer to comply with the conditions of approval set forth in the Staff Report for the February 2, 2022, public hearing. (Exhibit "1")
2. Prior to final plat approval, the easement issue will be resolved to the satisfaction of the City Attorney.

WRITTEN RECOMMENDATION APPROVED ON: February ____, 2022.

Steven J. Rule
Mayor, City of Middleton

Attest:

Jennica Reynolds
Planning and Zoning Department

Exhibit “1”
Staff Report
City Council Hearing
2-2-2022



STAFF REVIEW AND REPORT

Middleton City Council

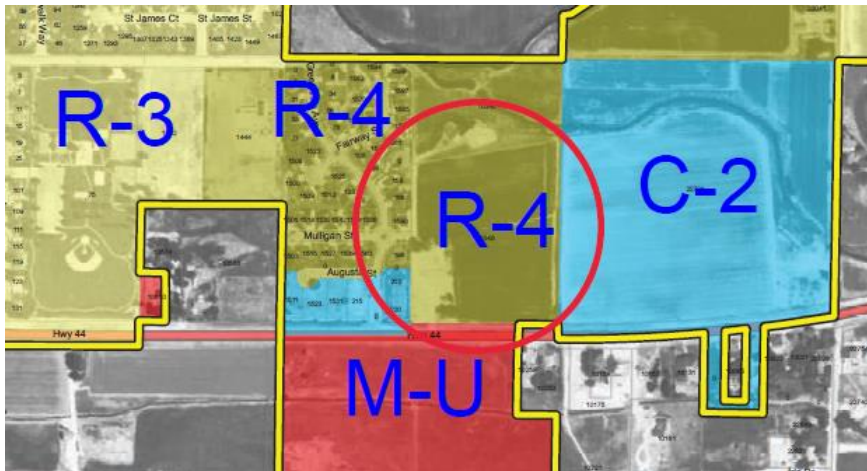
Artesian Springs Subdivision

Snapshot Summary

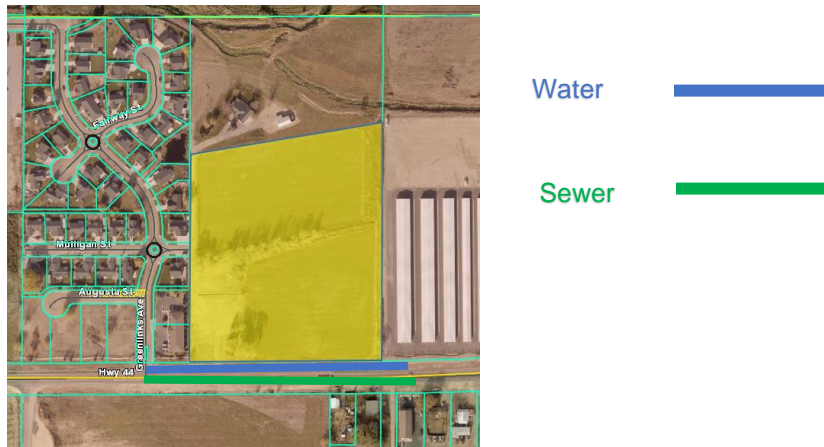


DESCRIPTION	DETAILS
Acreage	13.56 acres
Current Zoning	R-4 (Single Family Residential)
Proposed Zoning	to remain the same
Current Land Use	Residential
Proposed Land Use	Residential
Lots	40 residential lots and 7 common lots
Density	3 single-family lots per acre
Open Space	8%
Amenities	Pocket Park, Pathway & Benches

- A. **City Council Hearing Date:** February 2, 2022
- B. **Project Description:** Residential subdivision with 40 buildable lots and 7 common lots on 13.56 acres of vacant land zoned R-4 (Single Family Residential) located at 10348 Hwy 44 (Tax Parcel No. R33916)
- C. **Application Request:** Preliminary Plat.
- D. **Current Zoning & Property Condition:** The property is currently located in city limits and zoned R-4 (Single Family Residential).

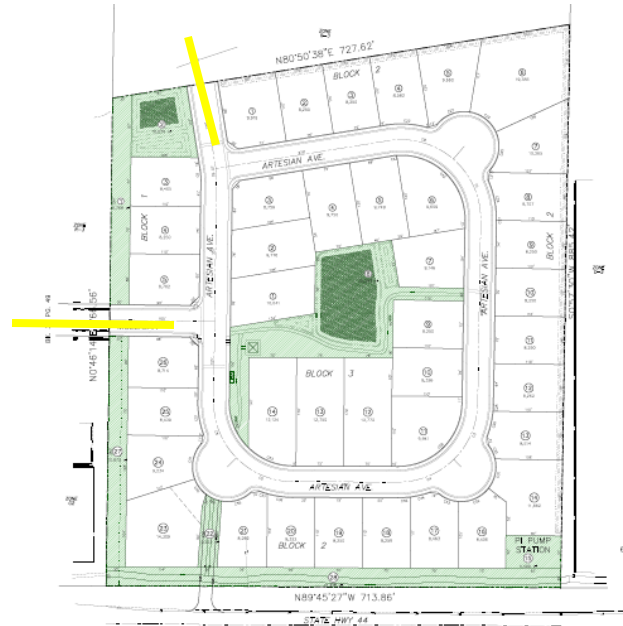


- E. City Services:** Currently, city water and sewer are located immediately south in SH44.

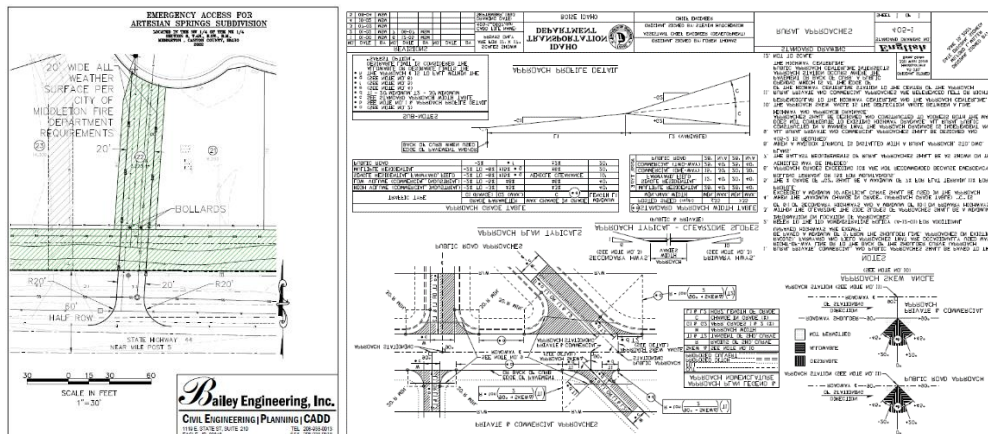
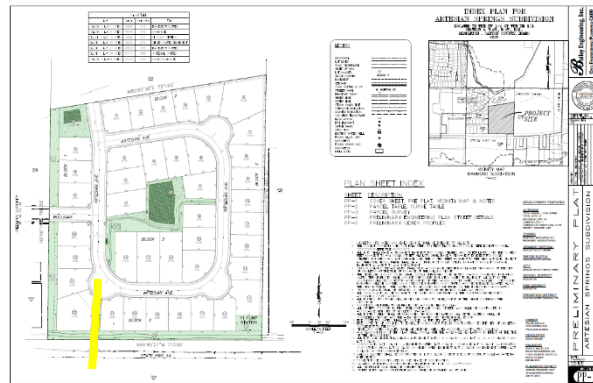


An East Trunkline fee will be assessed at each building permit in addition to all other building and impact fees the city has in place at time of building permit.

- F. Traffic, Access & Streets:** Access to the subdivision is proposed west connecting into Mulligan Street (shown by yellow line below). There will be one loop road throughout the entire subdivision, with a stub road at the northwest border of the property. This stub road will provide for future connectivity to the north.



A 2nd Emergency Access will connect to SH44. As a condition of approval the Applicant will be required to obtain a permit from ITD prior to final plat approval.



The property owner (Martins) to the north of the project claims an access easement or license across the Applicant's property to the south. The Applicant claims it has legally terminated a portion of the access. The remaining portion has been preserved on the preliminary plat.

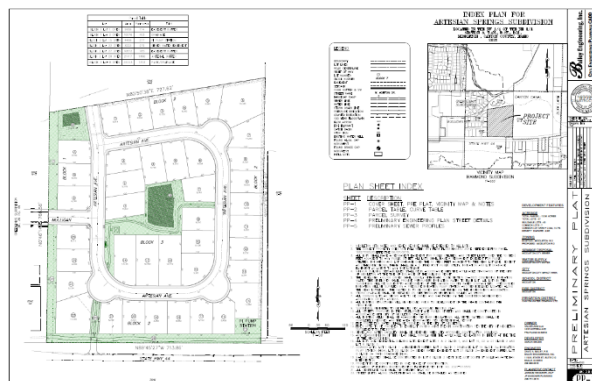
This constitutes a legal dispute between neighbors, and the City is not obligated to determine the parties' rights in the matter. The City's only responsibility is to make sure that Applicant owns the property, which obligation the City has fulfilled, and forward the application through public hearing process.

The Applicant completed a Traffic Study. It will show percentage of impacts this subdivision will have on surrounding intersections, and Developer will be required to pay for those impacts via a proportionate share traffic fee that must be paid prior to the final plat approval.

- G. Pathway, Sidewalks & Open Space:** The developer will be required to construct a landscape buffer south along SH44 and large meandering sidewalk to match the frontage buffer already existing to the west and east of the project. Applicant's preliminary plat is in compliance with the Transportation, Schools and Recreation Map.

Developer has provided 8% open space which exceeds the 5% minimum required by MCC 5-4-10-10. A pocket park, meandering pathway and benches are shown as amenities.

- H. Preliminary Plat Application:** The preliminary plat does not show a phasing plan, and the project will be brought to final plat in one phase. The preliminary plat complies with all dimensional standards and codes of the City of Middleton.



FINDINGS:

Planning Staff finds that the preliminary plat will not adversely affect the City's ability to deliver services. And, as will be shown in more detail in section I below, Planning Staff finds that the preliminary plat is in harmony with the City's Comprehensive Plan. (A copy of the preliminary plat and landscape plan is attached as Exhibit "A")

- I. Comprehensive Plan:** Applicant's project complies with the *Goals, Objectives, and Strategies* of the 2019 Middleton Comprehensive Plan as follows:
- Goals 3 and 23:* The project provides safe vehicle and pedestrian facilities in light of the street improvements and sidewalks shown on the preliminary plat.
 - Goals 4 and 5:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Additionally, quality lots for residential use increase the quality of life and general welfare of the city.
 - Goal 11:* The housing type matches the residents' lifestyle in the area the project is located and is an in-fill improvement project.
- J. Comments from City Engineer and Planning Staff:** City Engineer and Planning Staff comments attached as Exhibit "B".
- K. Comments Received from Surrounding Landowners:** Exhibit "C"
- Steve Walker* – Board President - Greenlinks Homeowners Association letter dated 11/8/2021
- Concerned with increased traffic on Greenlinks Avenue.
 - Propose cost of landscape maintenance along entrance of Greenlinks Avenue, up to and including Mulligan Street traffic circle be shared with Artesian Springs HOA.
 - Propose only single-story homes be built along the proposed western boundary where the lots directly back up to existing residents' backyards. This should only affect up to 4 lots.
- Mike & Joan Walker* letter dated 11/8/2021
- Concerned with additional traffic and impacts to Greenlinks Ave and SH44.
- Gary & Rebecca Martin* emailed letter with Easement and License Agreements dated 12/2/2021
- Objection to plat due to ingress/egress easement to SH44.
- L. Comments from Agencies:** Exhibit "D"
- Middleton Rural Fire District – Chief Islas Review 1-5-2022
- Canyon County Water Company 11-29-2021 – Tentatively to approve plan to pipe the ditch, after the required license agreement is acquired.
- M. Applicant Information:** Application was received and accepted on June 29, 2021. The Applicant/Owner Aaron Gross, Value Land, LLC. 1015 Victoria Drive, Fruitland, ID 83619. Representative Jarom Wagoner, JP Wagoner Planning. 11846 Linden Road, Caldwell, ID 83605.
- | | |
|----------------------|---------------|
| N. Notices: | Dates: |
| Neighborhood Meeting | 6/17/2021 |

Newspaper Notification	1/16/2022
Radius notification mailed to Adjacent landowners within 300'	1/13/2022
Circulation to Agencies	1/13/2022
Sign Posting property	1/13/2022

Planning staff finds that notice was appropriate and given according to law.

O. Applicable Codes and Standards:

Idaho Code Secs., 67-6503, 67-6509, 67-6511, 67-6513, 50-1301 through 50-1329.
Idaho Standards for Public Works Construction, the Middleton Supplement to the
Idaho Standards for Public Works Construction.
Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4.

T. Planning and Zoning Recommendations: This application was considered in a public hearing before the Planning and Zoning Commission on December 6, 2021, and January 10, 2022. The Commission recommended approval of the preliminary plat application subject to the conditions of approval set forth in the Staff Reports for those hearings. A copy of the FCR from the P&Z hearing is attached as Exhibit "E".

U. Conclusions and Recommended Conditions of Approval:

The decision to approve or deny a preliminary plat application must be based upon general facts and conclusions of law formally accepted by City Council.

As to General Facts, Planning Staff has set forth the general facts that are the basis for approving or denying this application. If the Council agrees with these general facts and agrees with the testimony and evidence presented at the public hearing, the Council need merely make a motion to accept those general facts set forth by Staff in the Staff Report and presentation.

As to Conclusions of Law, Planning Staff finds that the City Council has the authority to hear this application and to approve or deny of the application. Additionally, Planning Staff notes that all public notice requirements were met. Planning Staff further set forth the portions of the Idaho State Code and Middleton Code to be considered in making a decision on the application. If the February 2nd public hearing is held and conducted in compliance with Idaho State Statute and the Middleton City Code, then the Council may accept these conclusions of law by passing a motion to accept the conclusions of law set forth in the staff report and public hearing.

If the Council is inclined to approve the preliminary plat based upon the above General Facts and Conclusions of Law, then Planning Staff recommends that any approval be subject to the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. Owner/Developer shall construct, at its own cost, all frontage improvements of SH44.
3. Owner/Developer to pay all City required proportionate share traffic fees.
4. All City Engineer review comments are to be completed and approved.
5. All requirements of the Middleton Rural Fire District approved by the City are to be completed and approved.
6. License agreement granting access over irrigation easement connecting Mulligan Street to Artesian Ave must be recorded prior to final plat approval.
7. Sewer and water capacity to be reserved at the time the City approves the construction drawings for the project.

Finally, if the City Council denies the application, pursuant to Middleton City Code 1-14(E)(8), the Council must state on the record what Applicant can do, if anything, to gain approval of the application.

Prepared by Planning Deputy Clerk, Jennica Reynolds

Dated: 1/28/2022

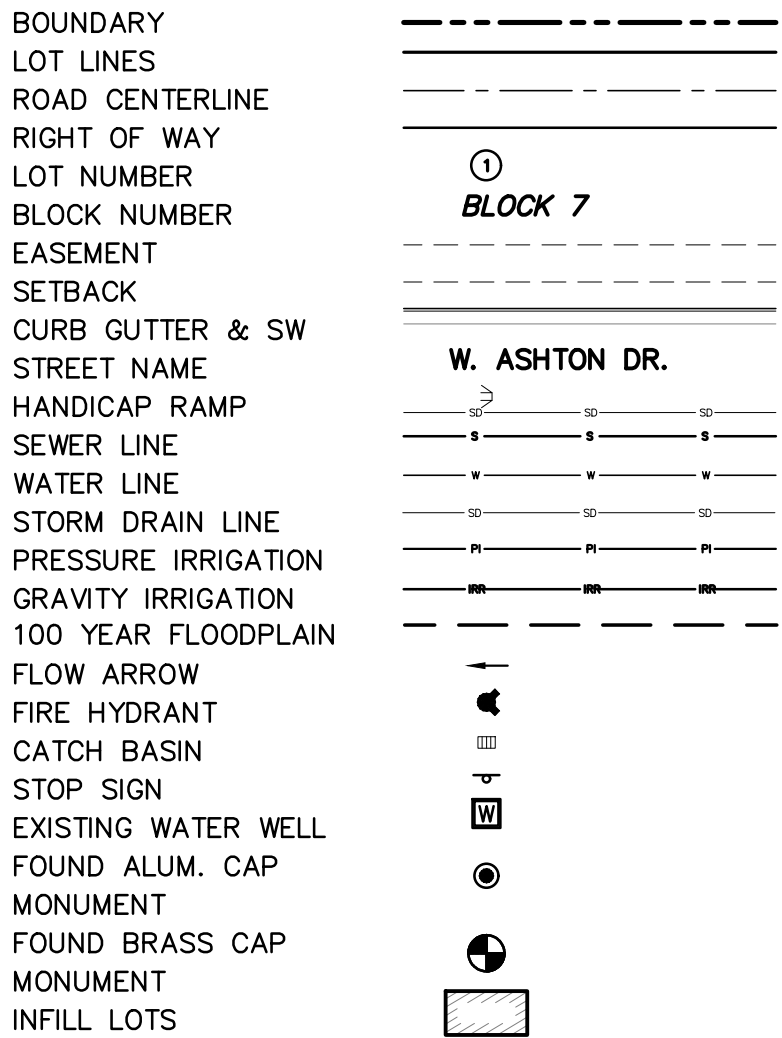
EXHIBIT “A”

Preliminary Plat under review

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	9799	714	EASEMENT BUFFER
BLOCK 1 Lot 2 OPEN	10076	403	DRAINAGE
BLOCK 2 Lot 15 OPEN	4499	277	PI PUMP STATION
BLOCK 2 Lot 22 OPEN	3223	276	SEWER WATER EASEMENT
BLOCK 2 Lot 27 OPEN	10872	785	EASEMENT BUFFER
BLOCK 2 Lot 28 OPEN	21417	1488	ARTERIAL BUFFER
BLOCK 3 Lot 8 OPEN	35243	1313	PARK/DRAINAGE

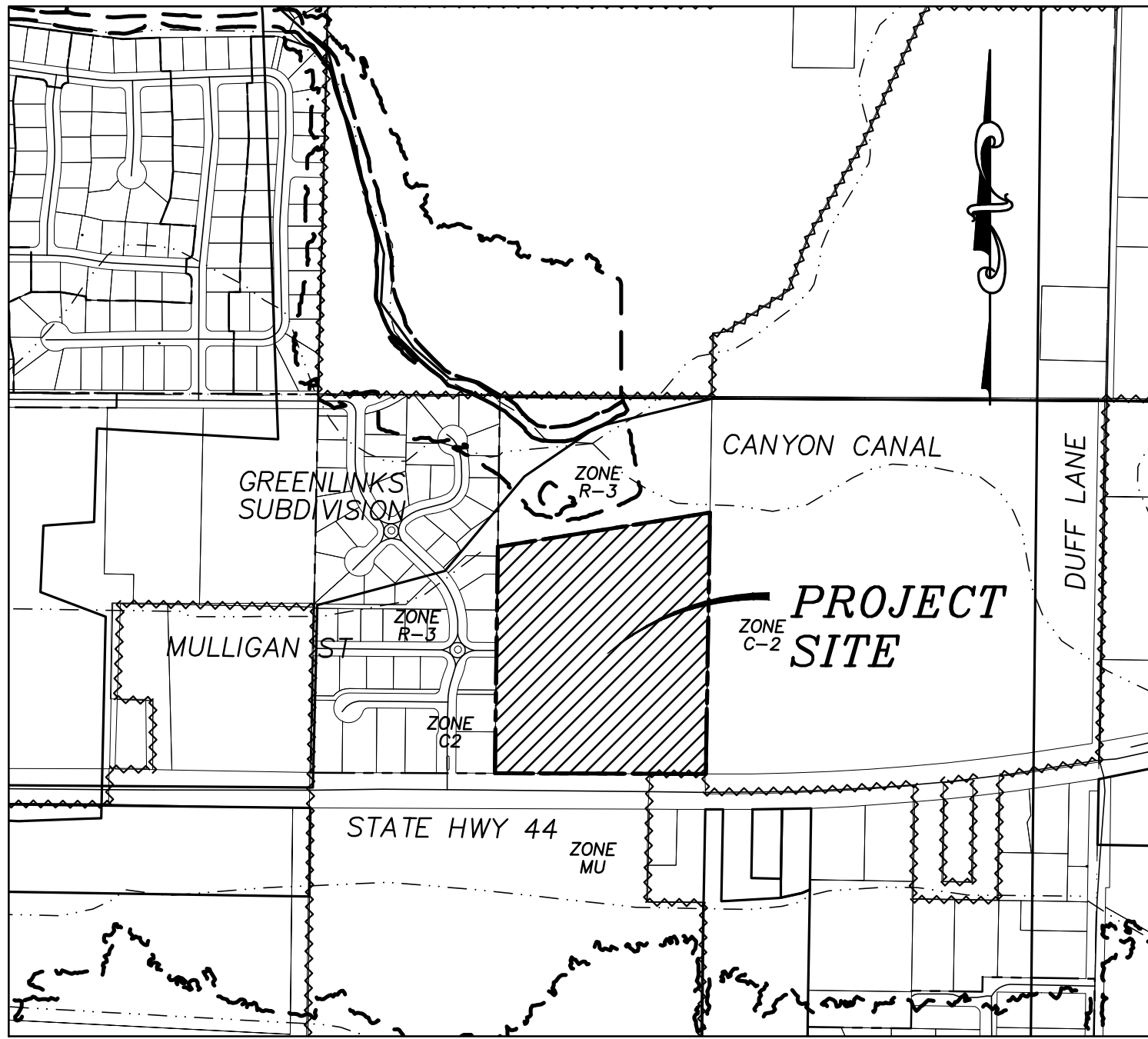


LEGEND



INDEX PLAN FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON , CANYON COUNTY, IDAHO
2022



VICINITY MAP
HAMMOND SUBDIVISION
1"=500'

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, PRE PLAT, VICINITY MAP & NOTES
PP-2	PARCEL TABLE, CURVE TABLE
PP-3	PARCEL SURVEY
PP-4	PRELIMINARY ENGINEERING PLAN STREET DETAILS
PP-5	PRELIMINARY SEWER PROFILES

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 13.56 ACRES
TOTAL LOTS - 47
BUILDABLE LOTS - 40
COMMON LOTS - 7
COMMON LOT AREA = 2.0ac, 14.7%
DENSITY DU/ACRE - 2.95

ZONING
EXISTING - MIDDLETON R-3
PROPOSED - MIDDLETON R-3

SEWAGE DISPOSAL
MIDDLETON CITY SEWER

WATER SUPPLY
MIDDLETON CITY WATER

CITY
MIDDLETON CITY IMPACT AREA

SCHOOL DISTRICT
MIDDLETON

FIRE DISTRICT
MIDDLETON

IRRIGATION DISTRICT
CANYON WATER COMPANY LTD

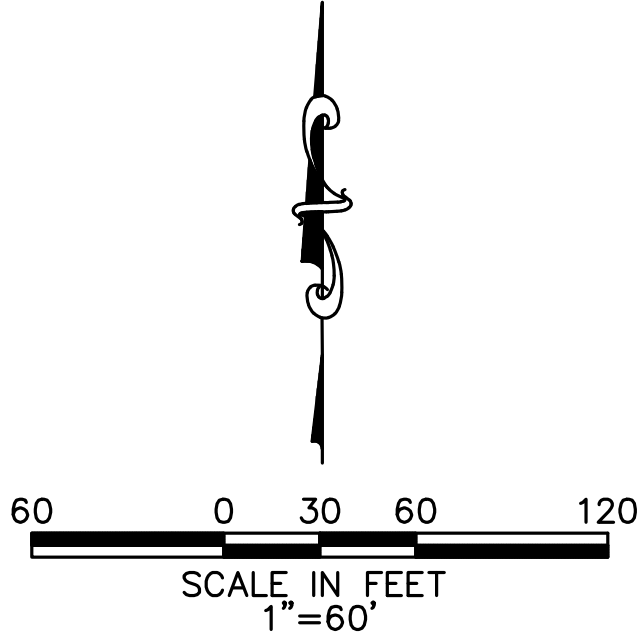
OWNER
VALUE LAND LLC
1015 VICTORIA AVE
FRUITLAND ID 83619

DEVELOPER
AARON GROSS

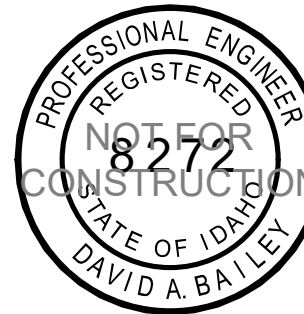
ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. SUITE 210
EAGLE, ID 83616
208-938-0013

PLANNER/CONTACT
JARMOM WAGONER, AICP
JP WAGONER PLANNING
208-761-2914

- MIDDLETON CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 1602700253G EFFECTIVE 06/07/2019.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, AND STREET LIGHTS OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY SIDE LOT LINE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF MIDDLETON AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE CANYON COUNTY WATER COMPANY LTD. PRESSURIZED IRRIGATION WILL BE SUPPLIED BY A PRESSURE IRRIGATION PUMP STATION AND SERVICE LINES LOCATED ALONG THE REAR LOT LINES. THE SYSTEM IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH RETENTION SWALES AS SHOWN.
- ALL COMMON LOTS AS SHOWN ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- SUBDIVISION PERIMETER TO BE FENCED PER APPROVED FENCING PLAN
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MIDDLETON STANDARDS.
- ALL EXISTING WELLS SHALL BE ABANDONED PER IDWR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER GEOTECHNICAL REPORT.
- FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
- FIBER OPTIC TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER THE CITY OF MIDDLETON SUPPLEMENT TO THE ISPCW.
- SEWER AND WATER CAPACITY SHALL BE RESERVED WHEN CITY APPROVES CONSTRUCTION DRAWINGS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1 & 2 BLOCK 1, AND LOT 15, 22 & 27 BLOCK 2 AND LOT 8 BLOCK 3.
- COMMON LOTS; LOT 1 BLOCK 1 - EASEMENT BUFFER, LOT 2 BLOCK 1 DRAINAGE, LOT 15 BLOCK 2- IRRIGATION PUMP STATION (HOA), LOT 22 BLOCK 2- SEWER WATER EASEMENT, LOT 27 BLOCK 2- EASEMENT BUFFER, LOT 8 BLOCK 3- PARK DRAINAGE (HOA).
- MAILBOX CLUSTER SHALL BE CONSTRUCTED IN LOT 8 BLOCK 3 WEST SIDE JUST SOUTH OF MULLIGAN/ARTESIAN INTERSECTION
- PROJECT TO BE CONSTRUCTED IN ONE PHASE OF CONSTRUCTION.
- VACATION OF EXISTING INGRESS/EGRESS EASEMENT PER INST. NO. 2021-073879
- ALL CENTERLINE RADI SHALL BE GREATER THAN 90'
- STREET LIGHTS ALONG STATE HIGHWAY 44 SHALL BE INSTALLED AS REQUIRED



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



CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
DAB

REVISED	NO.	DATE	DESCRIPTION
	1	2021-11-02	CITY & PLANNER COMMENTS
	2	2021-11-13	EASEMENT EAST BOUNDARY
	3	2021-12-01	ADD NORTH STUB STREET

PRELIMINARY PLAT
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

DATE:
01-06-2022
PROJECT:
C2021-009

SHEET
PP-1

TABLES FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON , CANYON COUNTY, IDAHO
2022

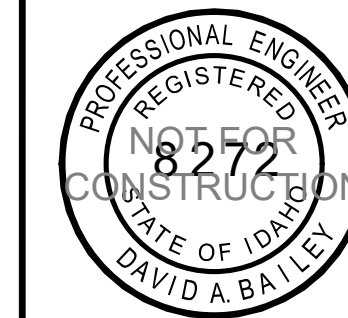
Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 3	8405	370	SFR
BLOCK 1 Lot 4	8250	370	SFR
BLOCK 1 Lot 5	8702	372	SFR
BLOCK 2 Lot 1	9919	394	SFR
BLOCK 2 Lot 2	8250	370	SFR
BLOCK 2 Lot 3	8250	370	SFR
BLOCK 2 Lot 4	8583	386	SFR
BLOCK 2 Lot 5	9660	416	SFR
BLOCK 2 Lot 6	19385	552	SFR
BLOCK 2 Lot 7	10265	435	SFR
BLOCK 2 Lot 8	8707	385	SFR
BLOCK 2 Lot 9	8250	370	SFR
BLOCK 2 Lot 10	8250	370	SFR
BLOCK 2 Lot 11	8250	370	SFR
BLOCK 2 Lot 12	8252	370	SFR
BLOCK 2 Lot 13	8514	370	SFR
BLOCK 2 Lot 14	11662	449	SFR
BLOCK 2 Lot 16	8406	373	SFR
BLOCK 2 Lot 17	8463	370	SFR
BLOCK 2 Lot 18	8259	371	SFR
BLOCK 2 Lot 19	8250	370	SFR
BLOCK 2 Lot 20	8322	376	SFR
BLOCK 2 Lot 21	8292	374	SFR
BLOCK 2 Lot 23	14309	476	SFR
BLOCK 2 Lot 24	9234	407	SFR
BLOCK 2 Lot 25	8439	380	SFR
BLOCK 2 Lot 26	8714	372	SFR
BLOCK 3 Lot 1	10041	420	SFR
BLOCK 3 Lot 2	9776	410	SFR
BLOCK 3 Lot 3	8759	381	SFR
BLOCK 3 Lot 4	9750	410	SFR
BLOCK 3 Lot 5	9749	410	SFR
BLOCK 3 Lot 6	9659	395	SFR
BLOCK 3 Lot 7	9146	387	SFR
BLOCK 3 Lot 9	8250	370	SFR
BLOCK 3 Lot 10	8326	371	SFR
BLOCK 3 Lot 11	9941	397	SFR
BLOCK 3 Lot 12	12772	491	SFR
BLOCK 3 Lot 13	12750	490	SFR
BLOCK 3 Lot 14	12124	469	SFR

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	9799	714	EASEMENT BUFFER
BLOCK 1 Lot 2 OPEN	10076	403	DRAINAGE
BLOCK 2 Lot 15 OPEN	4499	277	PI PUMP STATION
BLOCK 2 Lot 22 OPEN	3223	276	SEWER WATER EASEMENT
BLOCK 2 Lot 27 OPEN	10872	785	EASEMENT BUFFER
BLOCK 2 Lot 28 OPEN	21417	1488	ARTERIAL BUFFER
BLOCK 3 Lot 8 OPEN	35243	1313	PARK/DRAINAGE

Curve #	Radius	Length	Offset	Bearing	Delta
C1	125.00	109.21	105.77	S24°04'13"E	50°03'26"
C2	125.00	98.75	96.20	N67°07'32"W	45°15'51"
C3	125.00	97.39	94.95	S23°16'46"W	44°38'32"
C4	125.00	97.39	94.95	S67°55'17"W	44°38'31"
C5	125.00	98.75	96.20	N21°51'44"W	45°15'51"
C6	125.00	19.23	19.21	N03°38'11"W	8°48'51"
C7	125.00	2.43	2.43	N08°35'59"W	1°06'45"
C8	125.00	109.21	105.77	S74°07'39"E	50°03'26"
C9	100.00	17.33	17.30	N04°11'34"W	9°55'36"
C21	150.00	53.47	53.19	N09°26'29"W	20°25'27"
C22	150.00	65.96	65.43	S86°33'31"W	25°11'35"
C23	55.00	58.04	55.39	N69°06'12"E	60°27'53"
C24	55.00	53.67	51.56	S52°42'40"E	55°54'23"
C25	55.00	64.98	61.26	S09°05'12"W	67°41'20"
C26	150.00	65.23	64.72	S11°46'37"E	24°54'57"
C27	150.00	0.73	0.73	S00°49'11"W	0°16'38"
C28	150.00	11.12	11.12	S03°04'58"W	4°14'56"
C29	150.00	41.04	40.91	S13°02'41"E	15°40'29"
C30	55.00	24.11	23.92	S25°30'06"E	25°07'05"
C31	55.00	48.90	47.30	S12°31'37"W	50°56'20"
C32	55.00	54.34	52.16	S66°18'00"W	56°36'28"
C33	55.00	33.27	32.76	N68°04'03"W	34°39'28"
C34	150.00	31.95	31.89	N8°14'49"W	12°12'21"
C35	150.00	20.21	20.19	S86°23'01"W	7°43'05"
C36	150.00	40.57	40.45	N82°00'32"W	15°29'50"
C37	150.00	12.90	12.89	N17°44'49"E	4°55'37"
C38	55.00	48.78	47.19	S74°05'33"W	50°48'43"
C39	55.00	26.98	26.71	N66°26'59"W	28°06'13"
C40	55.00	30.38	30.00	N36°34'17"W	31°39'12"
C41	55.00	60.54	57.53	N10°47'22"E	63°04'17"
C42	100.00	165.85	147.48	N46°33'11"W	95°01'23"W
C43	100.00	8.89	8.88	S83°23'23"W	5°05'29"W
C52	100.00	80.32	78.18	S22°14'25"E	46°01'18"
C53	100.00	77.68	75.74	S67°30'15"W	44°40'23"
C58	100.00	155.83	140.54	N45°36'02"E	89°17'03"

Bailey Engineering, Inc.

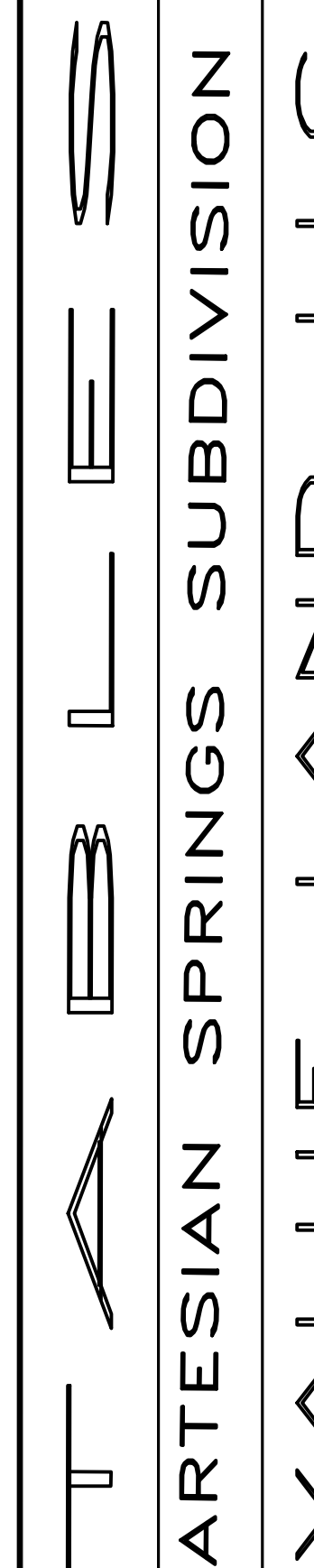
CIVIL ENGINEERING | PLANNING | CADD
4424 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-438-0013
www.baileyengineers.com



CHECKED BY:
DAVID A. BAILEY P.E.

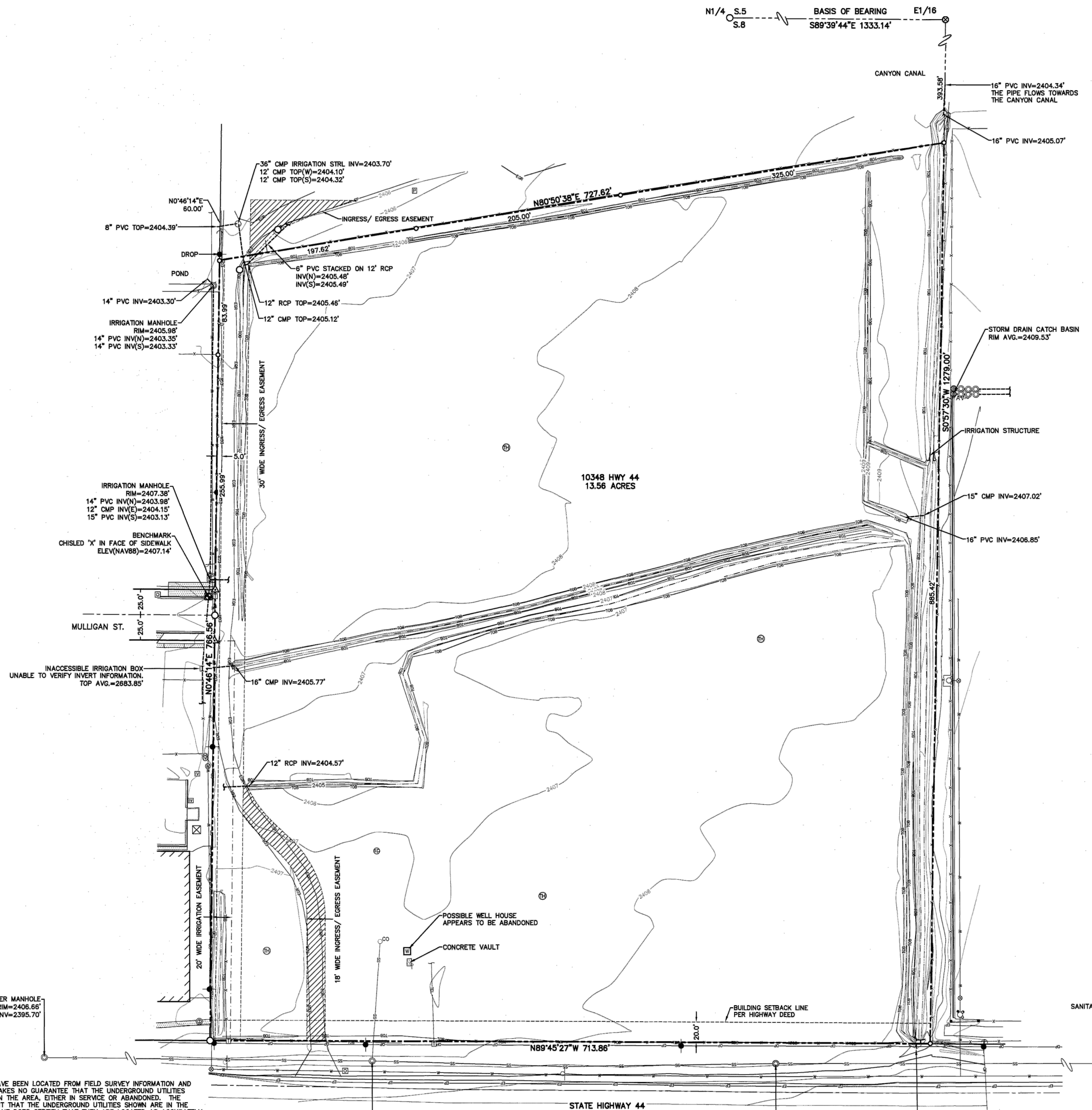
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DAB/DES

REVISED	
NO.	DATE DESCRIPTION
	2021-12-01 ADD NORTH STUB STREET

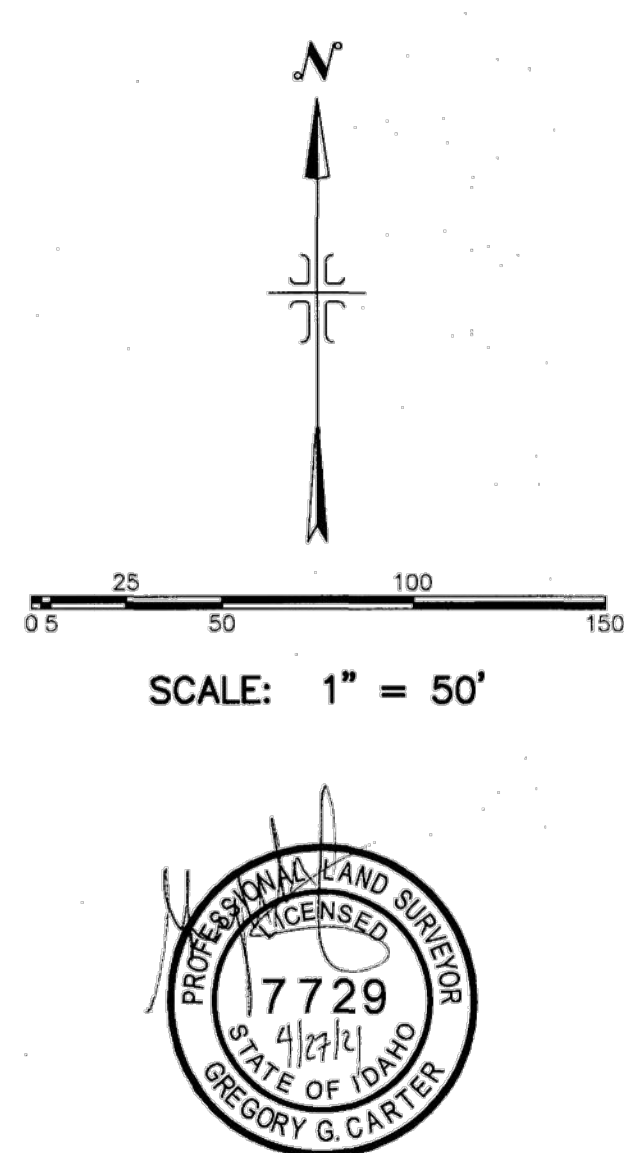


DATE:	01-06-2022
PROJECT:	C2021-009

SHEET
PP-2



LEGEND	
	FOUND 1/2" IRON PIN
	FOUND 5/8" IRON PIN
	FOUND SCRIBED "X"
	BENCH MARK
	PROPERTY BOUNDARY LINE
	SECTION LINE
	CENTERLINE
	PARCEL LINE
	FENCE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	WATER SPIGOT
	WATER WELL
	MANHOLE GRATE
	TELEPHONE JUNCTION BOX
	CABLE TV BOX
	POWER POLE
	GUY WIRE ANCHOR
	POWER TRANSFORMER
	POWER JUNCTION BOX
	TEST HOLE
	MAIL BOX
	PRESSURE IRRIGATION VALVE
	IRRIGATION CONTROL VALVE BOX
	IRRIGATION MANHOLE
	IRRIGATION BOX
	CLEAN OUT
	SANITARY SEWER LINE W/ MANHOLE
	STORM DRAIN LINE W/MANHOLE
	DOMESTIC WATER LINE
	OVERHEAD POWER LINE
	SUBSURFACE PIPE
	TELECOMMUNICATION LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL ROAD
	SHOULDER
	BOTTOM OF DITCH
	TOP OF BANK
	CURB, GUTTER, SIDEWALK AND CONCRETE
	BUILDING



UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

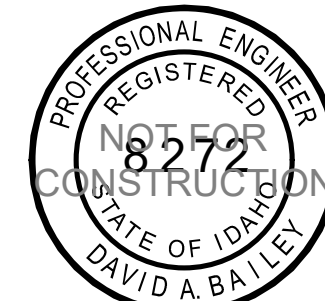
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

NO.		REVISIONS	BY	DATE
IDAHO SURVEY GROUP, LLC				
9955 W. EMERALD ST. BOISE, IDAHO 83704 PH. (208) 846-8570 FAX (208) 884-5399				
10348 HIGHWAY 44				
TOPOGRAPHIC SURVEY				
LOCATED IN A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 8, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO				
DRAWN:	GCARTER	CHECKED:	GCC	JOB NO.
DATE:	4/27/2021	DATE:	4/27/2021	21-166
				SHEET NO. 1

PRELIMINARY ENGINEERING FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2022

Bailey Engineering, Inc.
CIVIL ENGINEERING PLANNING/CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-838-0013
WWW.BAILEYENGINEERS.COM



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/DES

REVISED	NO.	DATE	DESCRIPTION
	1	2021-11-02	CITY & PLANNER COMMENTS
	2	2021-12-01	ADD NORTH STUB STREET

PRELIMINARY ENGINEERING
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

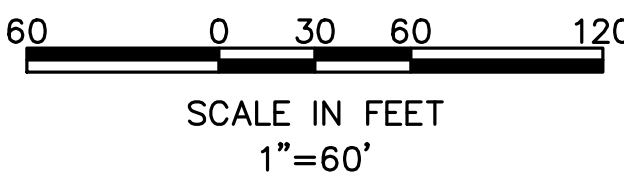
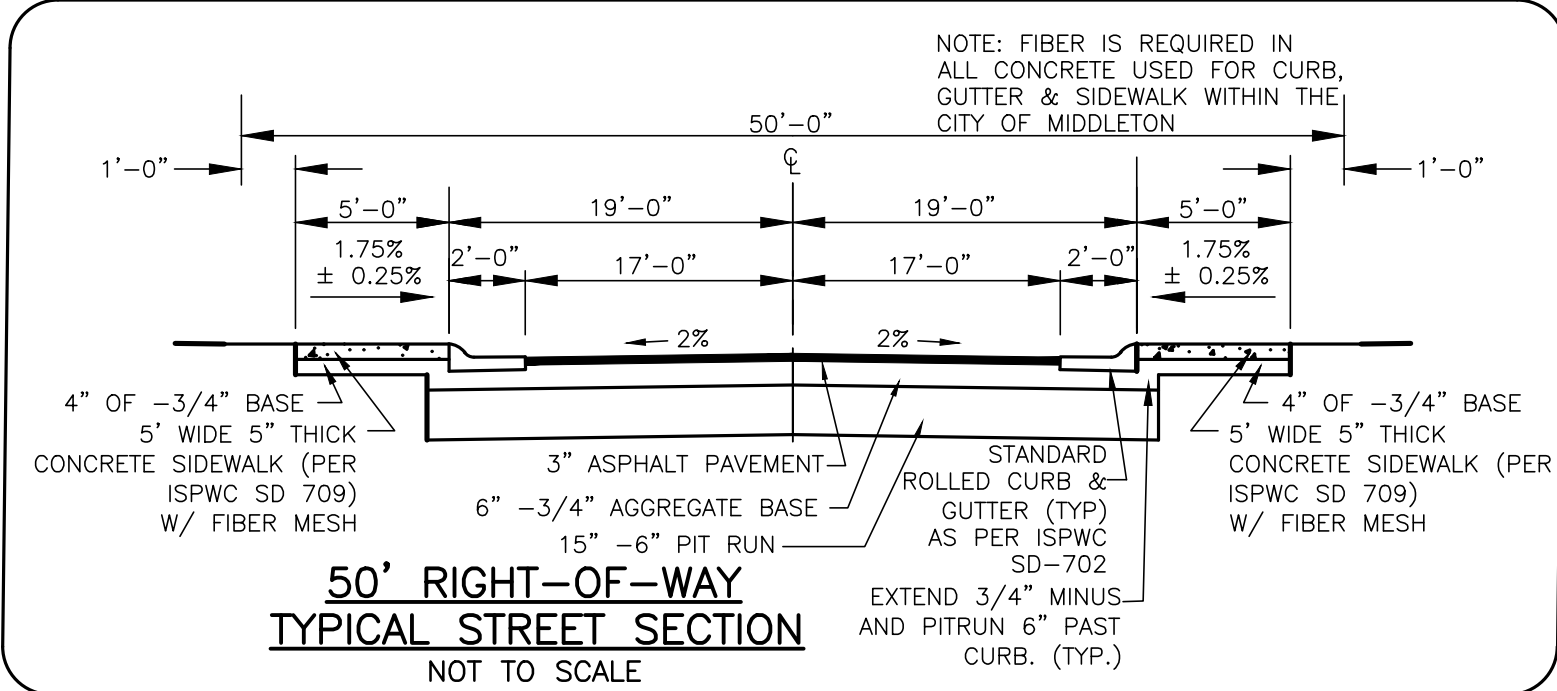
DATE:
01-06-2022
PROJECT:
C2021-009
SHEET
PP-4



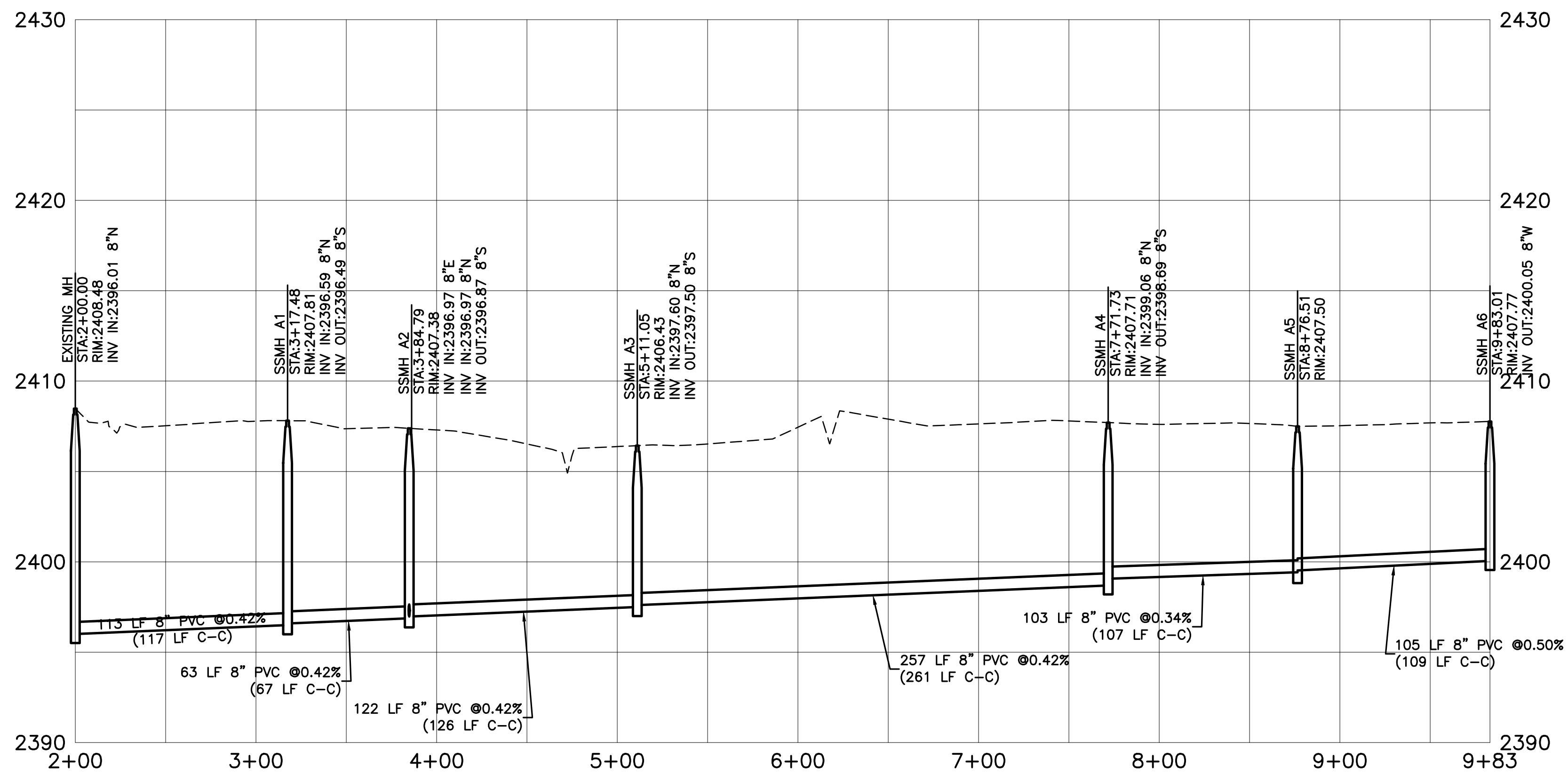
GREENLINKS SUBDIVISION
BK. 39 PG. 49

LEGEND

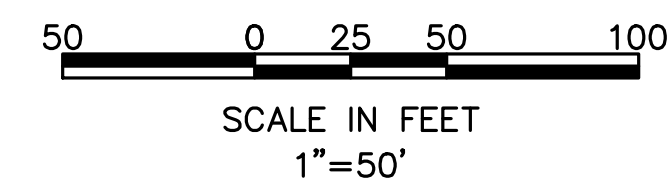
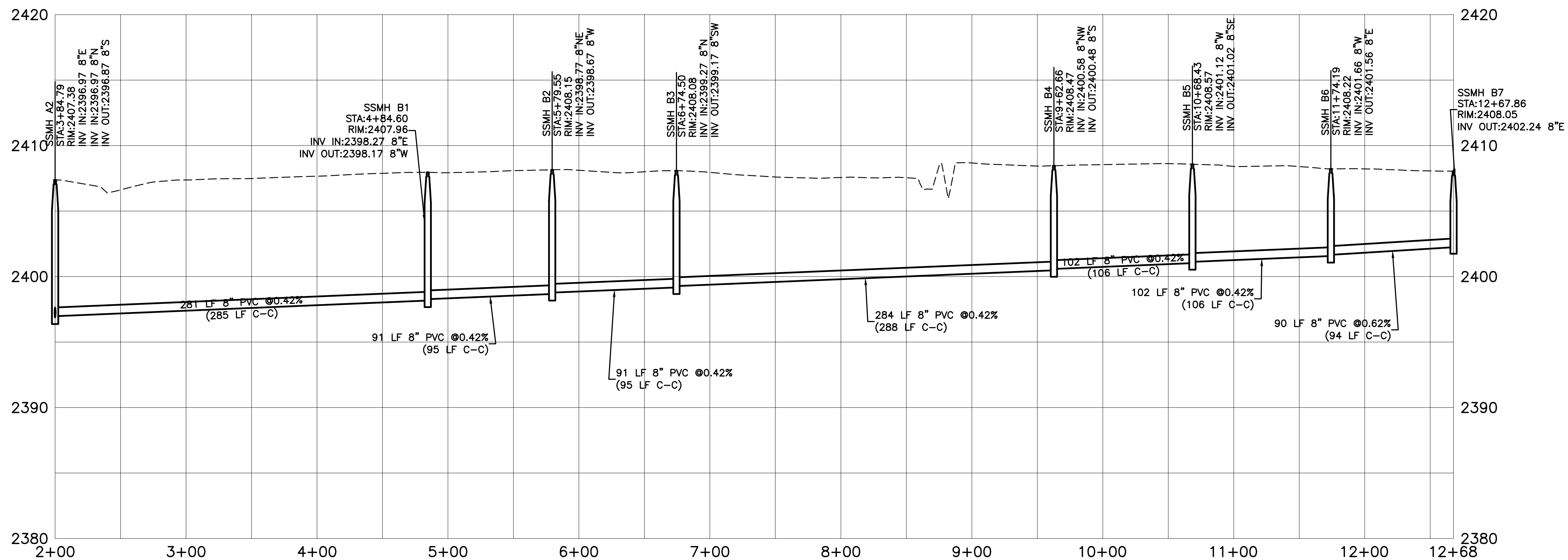
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN
- EXISTING WATER WELL
- FOUND ALUM. CAP
- MONUMENT
- FOUND BRASS CAP
- MONUMENT
- INFILL LOTS



SEWER LINE A PROFILE



SEWER LINE B PROFILE



REVISED	NO.	DATE	DESCRIPTION
		2021-12-01	ADD NORTH STUB STREET

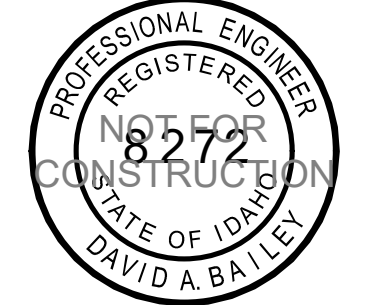


ADJACENT PROPERTIES FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON , CANYON COUNTY, IDAHO
2022

Civil Engineering | Planning | CADD

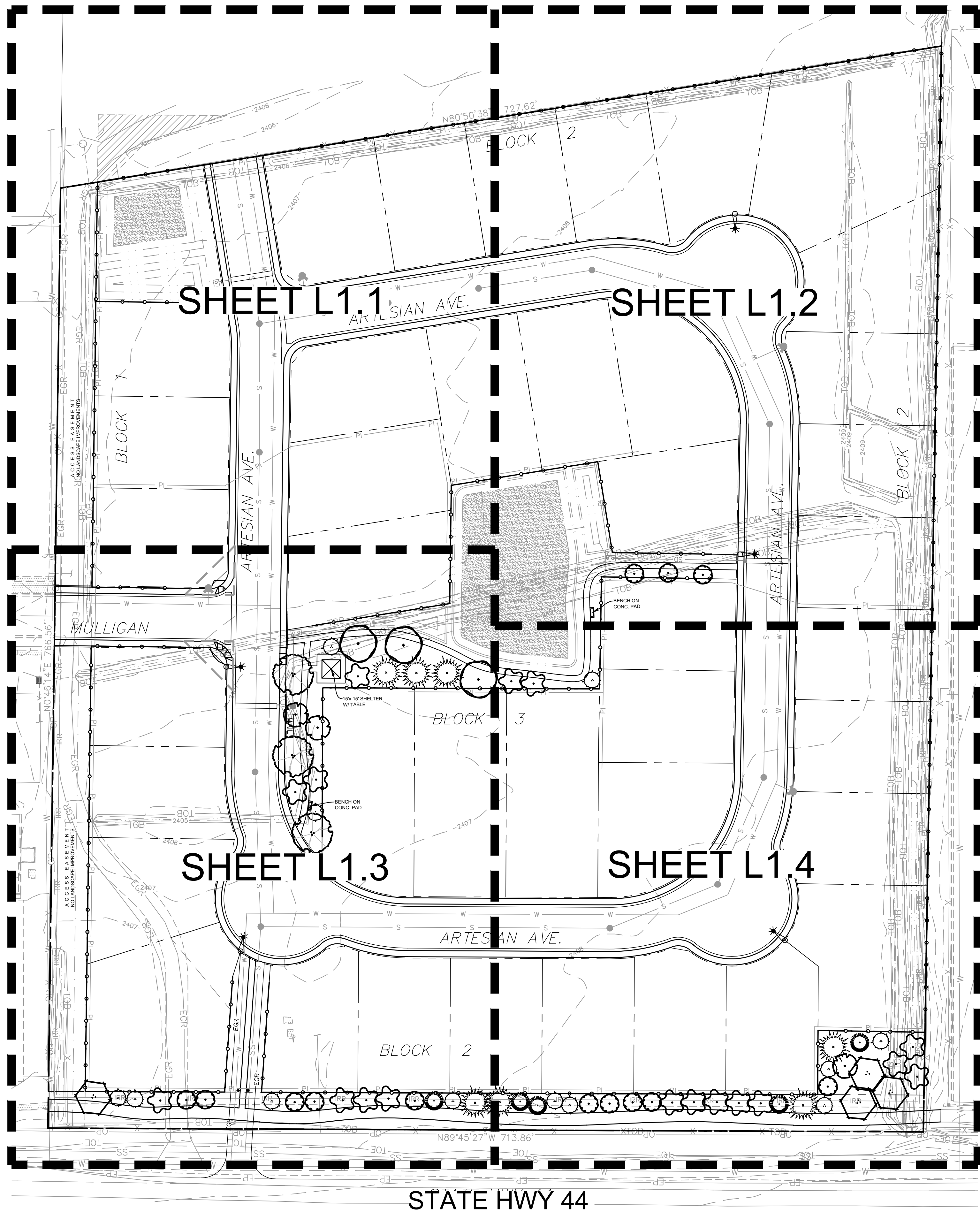
1119 E. STATE STREET, SUITE 210
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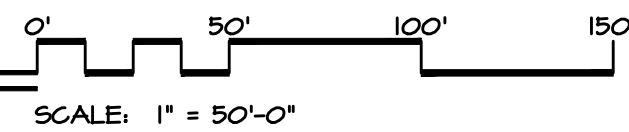
CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/DES

REVISED	NO.	DATE	DESCRIPTION
		2021-11-02	CITY & PLANNER COMMENTS

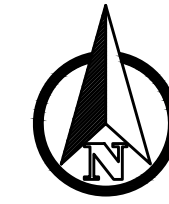
ADJACENT PROPERTIES
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC



OVERALL LANDSCAPE PLAN



ARTESIAN SPRINGS SUBDIVISION
LOCATED WITHIN NW 1/4, OF THE NE 1/4,
SECTION 8, T.4N.; R.2W. B.M.
CANYON COUNTY, MIDDLETON, IDAHO



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL PARCEL ACRES -	13.56 ACRES	SEWER
TOTAL COMMON ACRES -	1.17 ACRES	CITY OF MIDDLETON
% OF TOTAL AREA -	8.63%	WATER
DENSITY DU/ACRE -	2.95	CITY OF MIDDLETON
TOTAL LOTS -	47	IRRIGATION
TOTAL BUILDING LOTS -	40	CANYON WATER CO. LTD
TOTAL COMMON LOTS -	7	SCHOOL
		MIDDLETON SCHOOL DISTRICT
		EMERGENCY SERVICES
		FIRE - MIDDLETON FIRE DISTRICT
		POLICE - CITY OF MIDDLETON

LANDSCAPING INFORMATION

- COMMON LOTS (NOT REQUIRED):
1 TREE / 1,500 SF @ 40,853 SF =27 TREES
TOTAL COMMON AREA TREES = 18 SHADE TREES + 6 CONIFERS + 8 FLOWERING
=32 PROVIDED
- STATE HWY FRONTAGE (NOT REQUIRED):
1 TREE / 1,500 SF @ 21,417 SF =14 TREES
TOTAL COMMON AREA TREES = 15 SHADE TREES + 18 CONIFERS + 14 FLOWERING
=47 PROVIDED
- WESTERN EASEMENT (NOT REQUIRED):
1 TREE / 1,500 SF @ 20,671 SF =13 TREES
TOTAL COMMON AREA TREES = 0 SHADE TREES + 0 CONIFERS + 0 FLOWERING
=0 PROVIDED
- NOTE:
CONIFERS AND ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.
TOTAL SPECIES PROVIDED = 9
- SITE AMENITIES:
AMENITIES PROVIDED:
COMMUNITY GATHERING SPACE
OPEN GRASSY PLAY AREA
WALKING PATH CONNECTIVITY

PLANNER
JARMOM WAGOMER, AICP
JP WAGONER PLANNING
208-761-2914

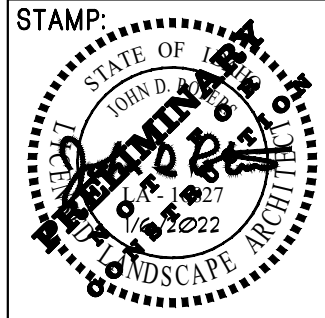
OWNER
VALUE LAND LLC
1015 VICTORIA AVE.
FRUITLAND, ID 83619

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. SUITE 210
EAGLE, ID 83616
(208) 938-0013

DEVELOPER
AARON GROSS

LANDSCAPE ARCHITECT
JOHN ROTERS, PLA
SOUTH BECK AND BAIRD
2002 S. VISTA AVE.
BOISE, ID 83705
(208) 342-2999

SEE SHEET L1.1-L1.4 FOR DETAILED
LANDSCAPE PLANS, SEE SHEETS L2.0-L2.1
FOR LANDSCAPE DETAILS



DATE:
1/6/2022

811
Before you dig:
CALL 2 BUSINESS DAYS
BEFORE YOU DIG
YOU WILL RECEIVE THE
LOCATION OF ALL
UNDERGROUND UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
208.342.2999 Office
info@southbeck.com
www.southbeck.com

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description

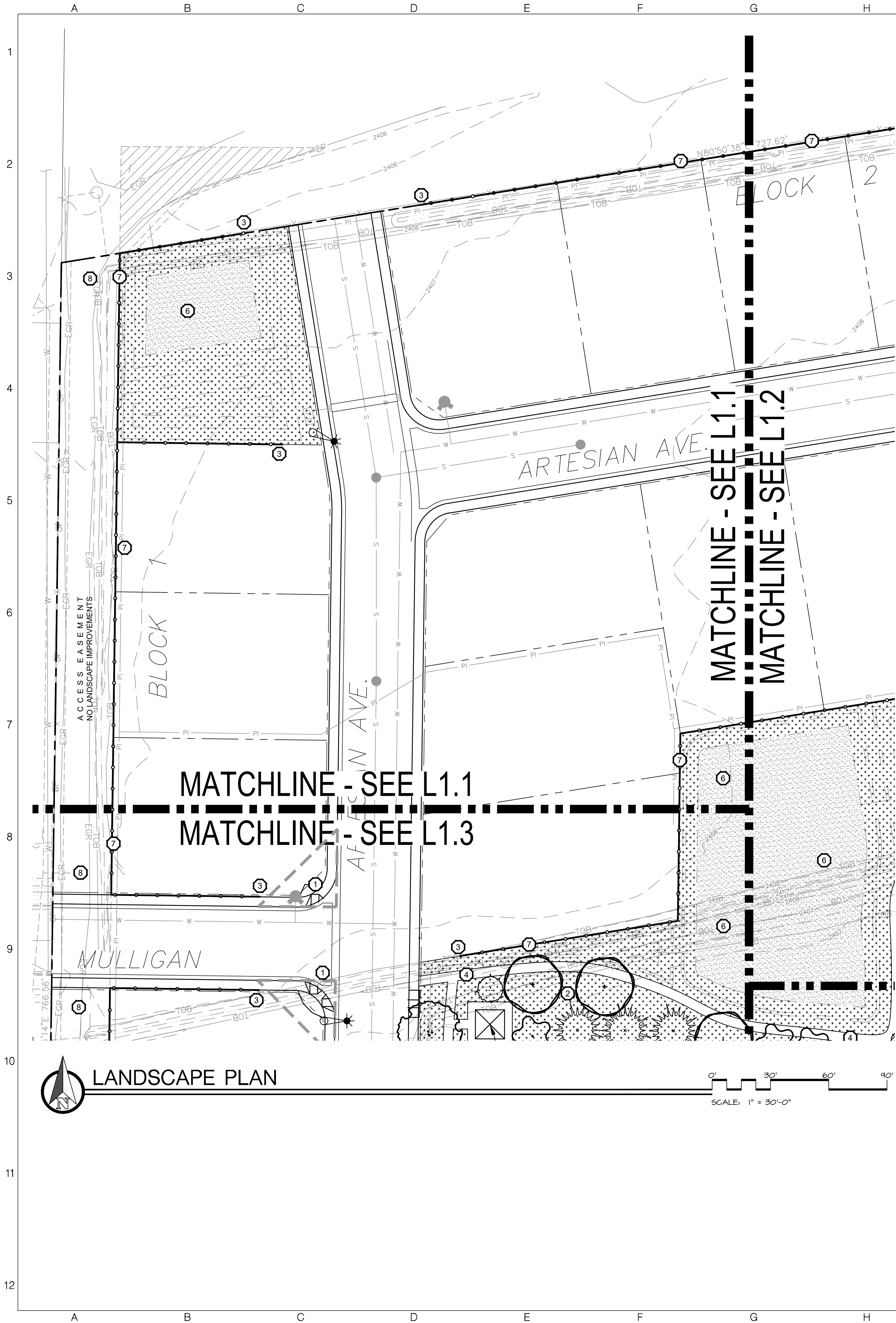
OVERALL LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
IDAHO
MIDDLETON

DRAWN BY:
JRB

CHECKED BY:
JDR

PROJECT NUMBER
21-078

SHEET:
L1.0



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAILS 2 & 3/L2.0
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CONCRETE OR ASPHALT PEDESTRIAN PATHWAY PER CIVIL

PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES		SEE DETAIL 7/L2.0		
	Betula nigra River Birch	2" B&B	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B multi-stem	45' hgt. 30' w	CLASS II
	Amelanchier laevis 'Snowcloud' Snowcloud Serviceberry	2" B&B	25' hgt. 20' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS I
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES		SEE DETAIL 6/L2.0		
	Cedrus deodara 'Aurea' Golden Deodar Cedar	6" B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'Moerheim' Moerheim Blue Spruce	8'-10" B&B	45' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 4/L2.0		
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
SHRUBS		SEE DETAIL 5/L2.0		
	Cornus alba 'Bailhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	

CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- START FENCE LINE AT 20' BUILDING SETBACK.
- 5' WIDE PATHWAY
- PATHWAY; PER CIVIL
- STORM WATER MANAGEMENT; PER CIVIL
- 6" VINYL PRIVACY FENCE; SEE DETAIL 5 L2.0
- ACCESS EASEMENT

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'ACRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
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IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
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- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE O.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

STAMP:

DATE: 1/6/2022

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208.342.2999 Office
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www.southbeckbaire.com

SOUTH BECK & BAIRD

South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

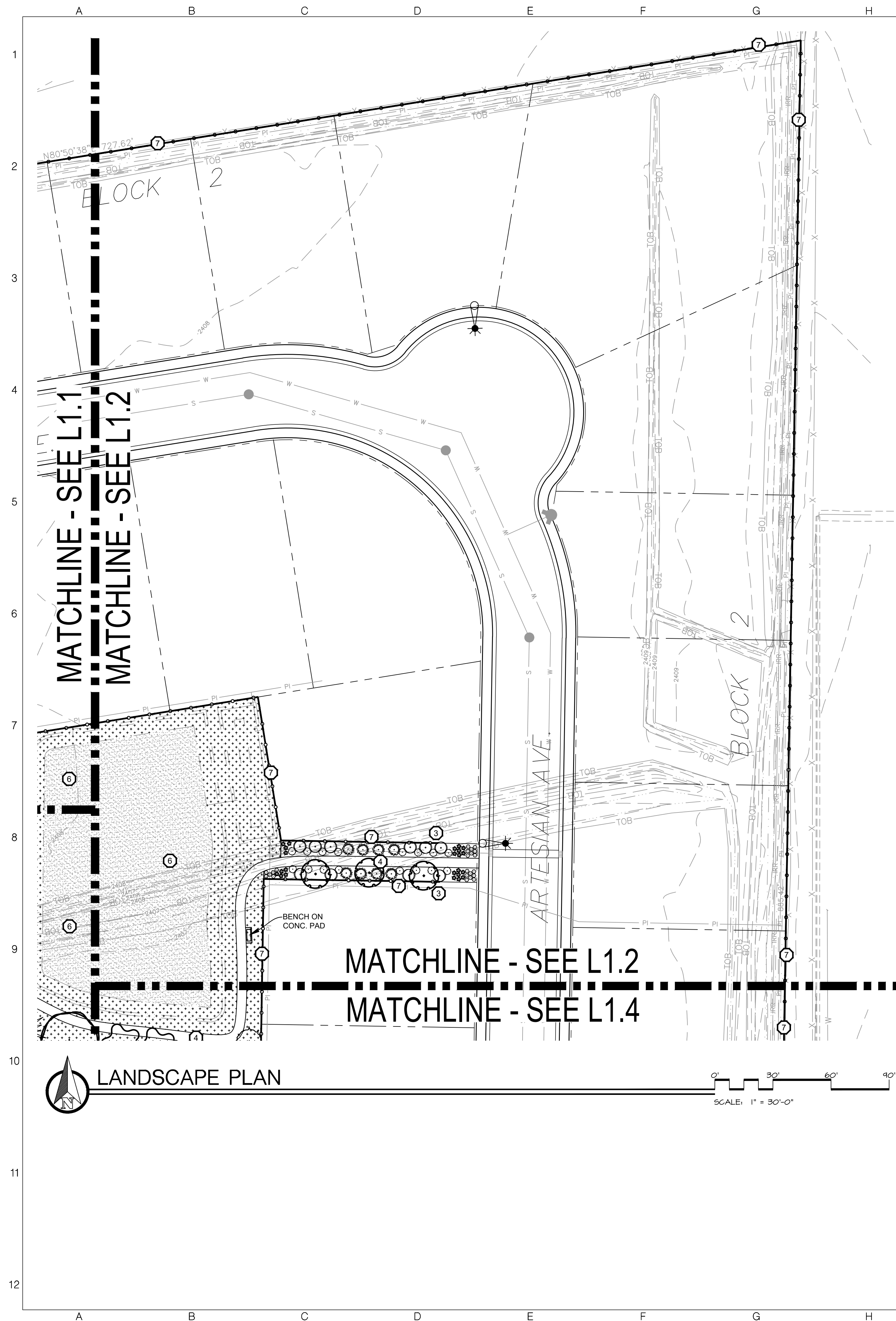
LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON
IDAHO

DRAWN BY: JRB

CHECKED BY: JDR

PROJECT NUMBER: 21-018

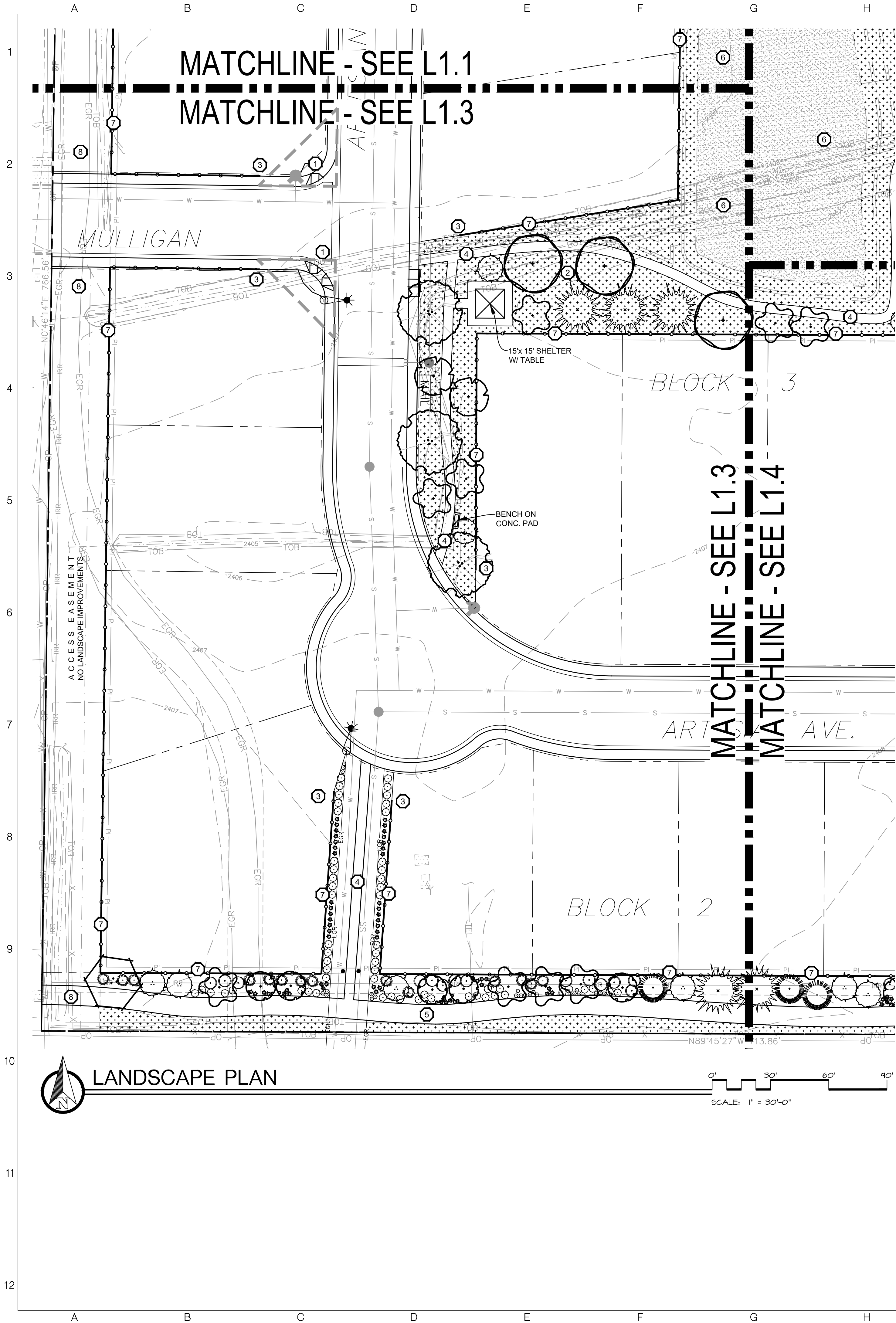
SHEET: L1.1



0' 30' 60' 90'

SCALE: 1" = 30'-0"

L1.2



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAILS 2 & 3/L2.0
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
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PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES		SEE DETAIL 7/L2.0		
	Betula nigra River Birch	2" B&B	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B multi-stem	45' hgt. 30' w	CLASS II
	Amelanchier laevis 'Snowcloud' Snowcloud Serviceberry	2" B&B	25' hgt. 20' w	CLASS II
	Prunus cerasifera 'Thundercloud' 'Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS I
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
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CALLOUT LEGEND

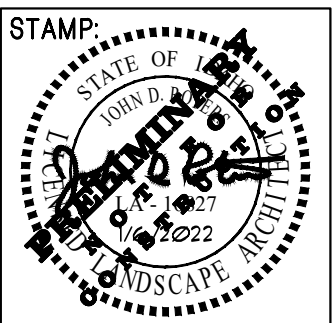
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DATE: 1/6/2022



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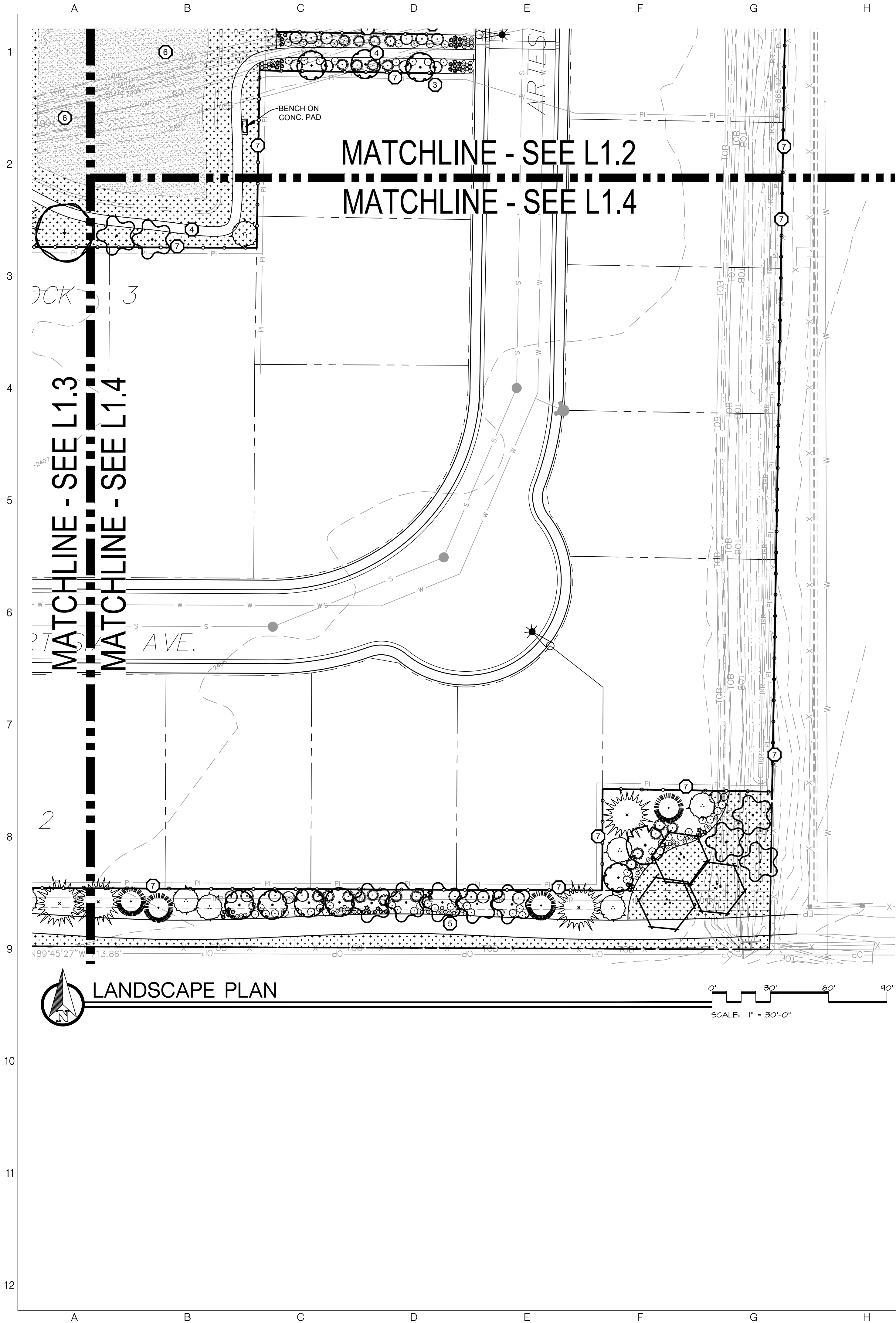
LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
IDAHO
MIDDLETON

DRAWN BY: JRB

CHECKED BY: JDR

PROJECT NUMBER 21-078

SHEET: L1.3



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAILS 2 & 3/L2.0
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CONCRETE OR ASPHALT PEDESTRIAN PATHWAY PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
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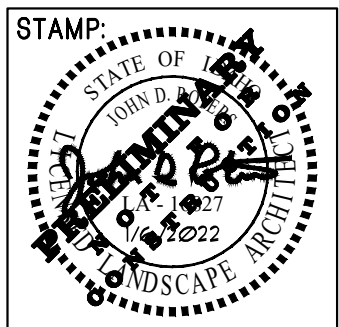
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DATE: 1/6/2022



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REVISIONS:		
No.	Date	Description

LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON
IDAHO

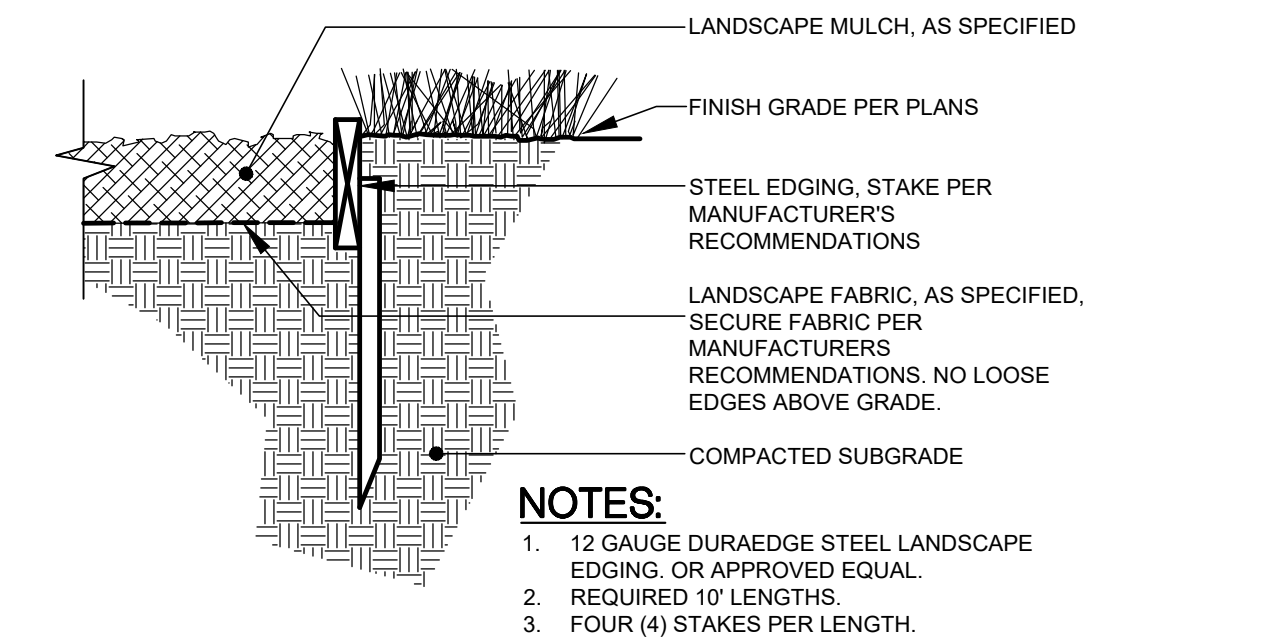
DRAWN BY: JRB

CHECKED BY: JDR

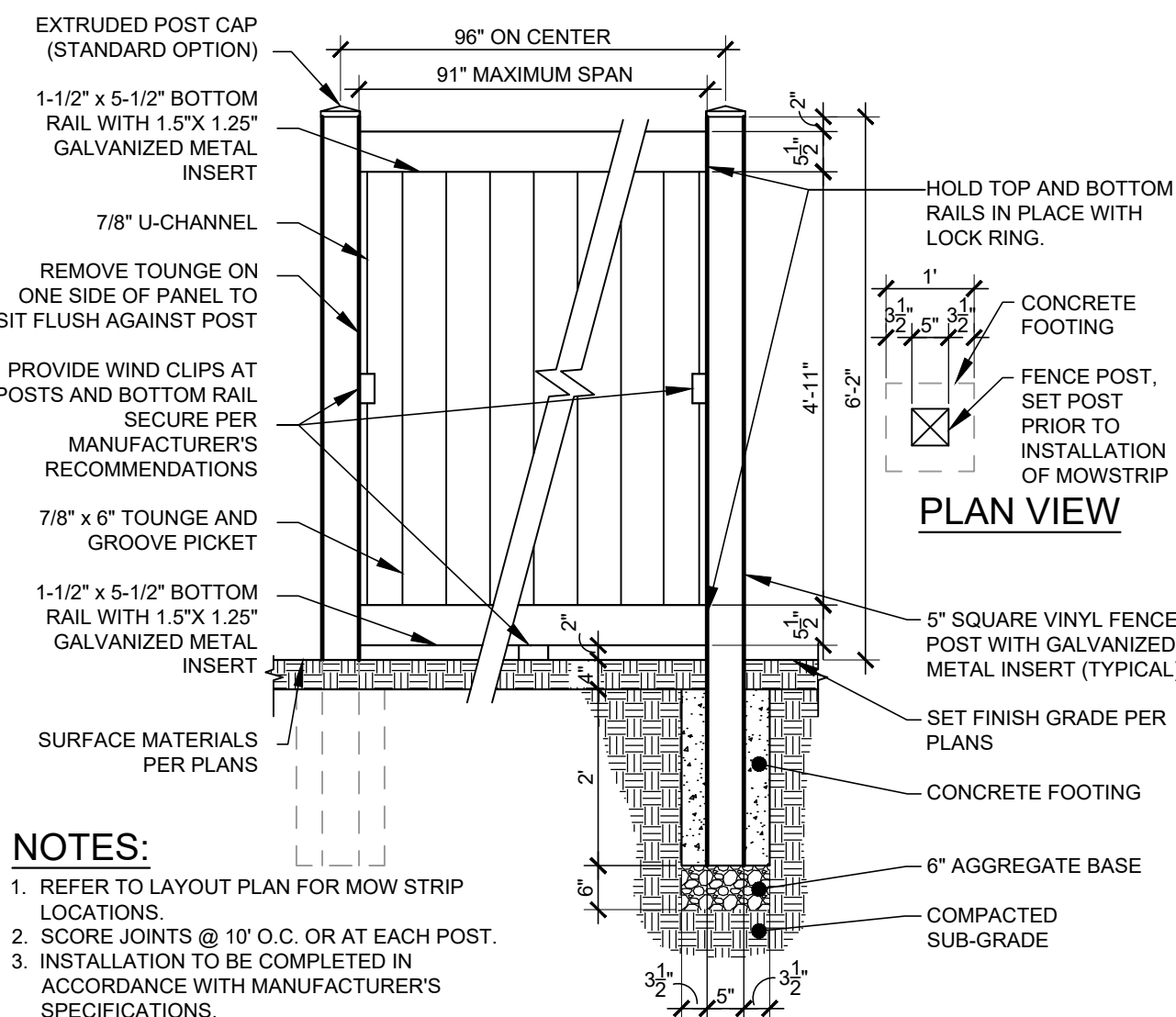
PROJECT NUMBER 21-078

SHEET:

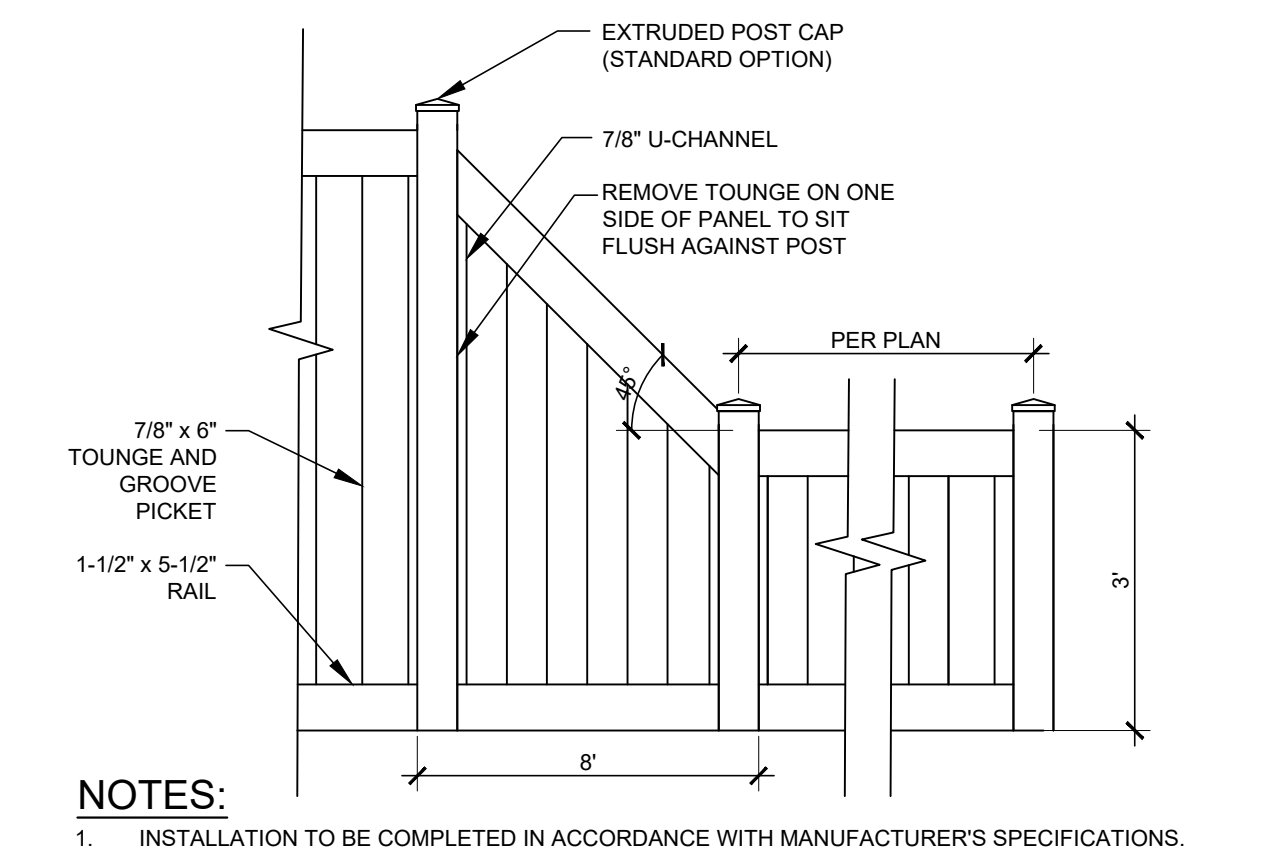
L1.4



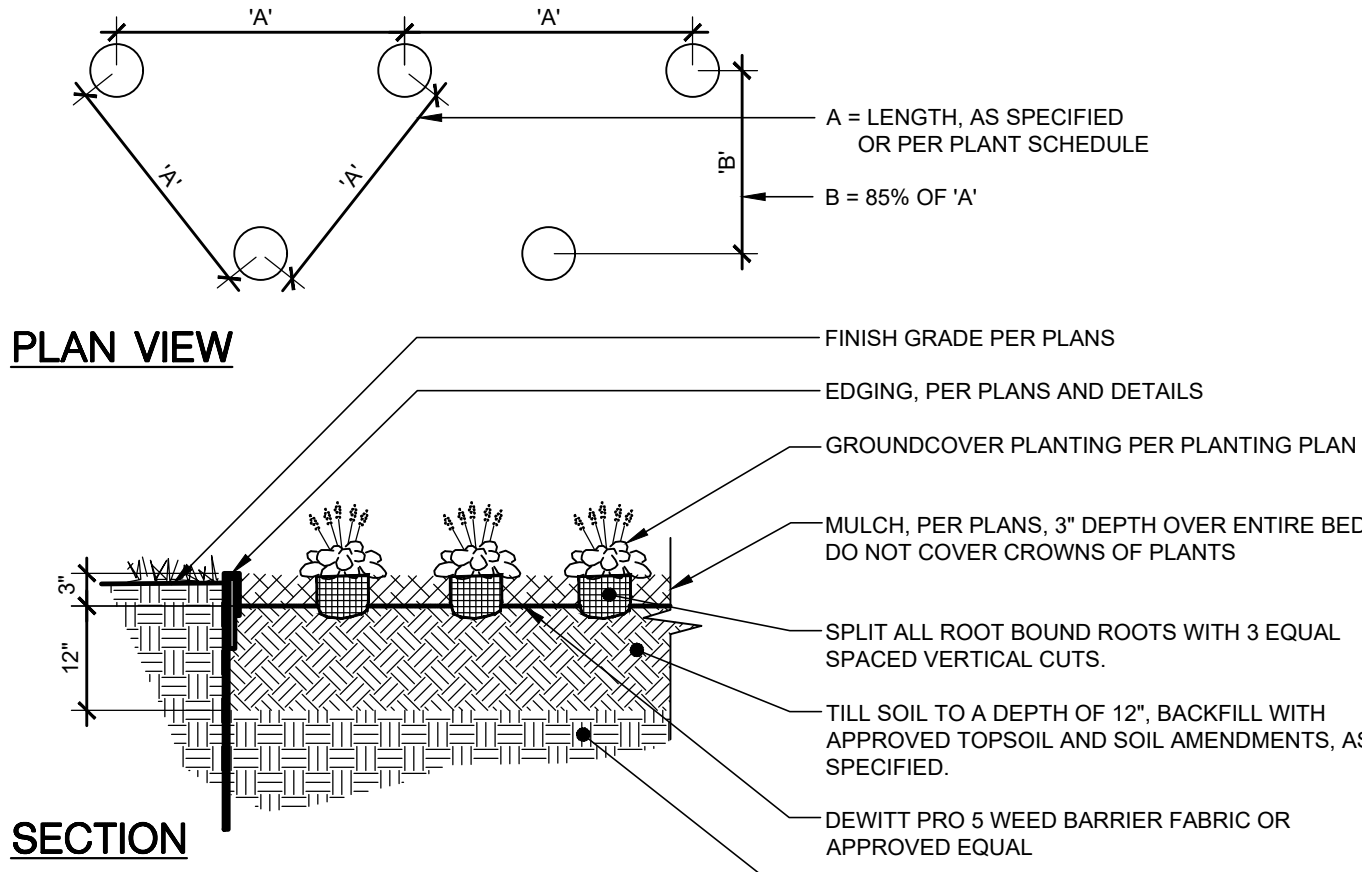
1 DURA EDGE STEEL EDGING NOT TO SCALE



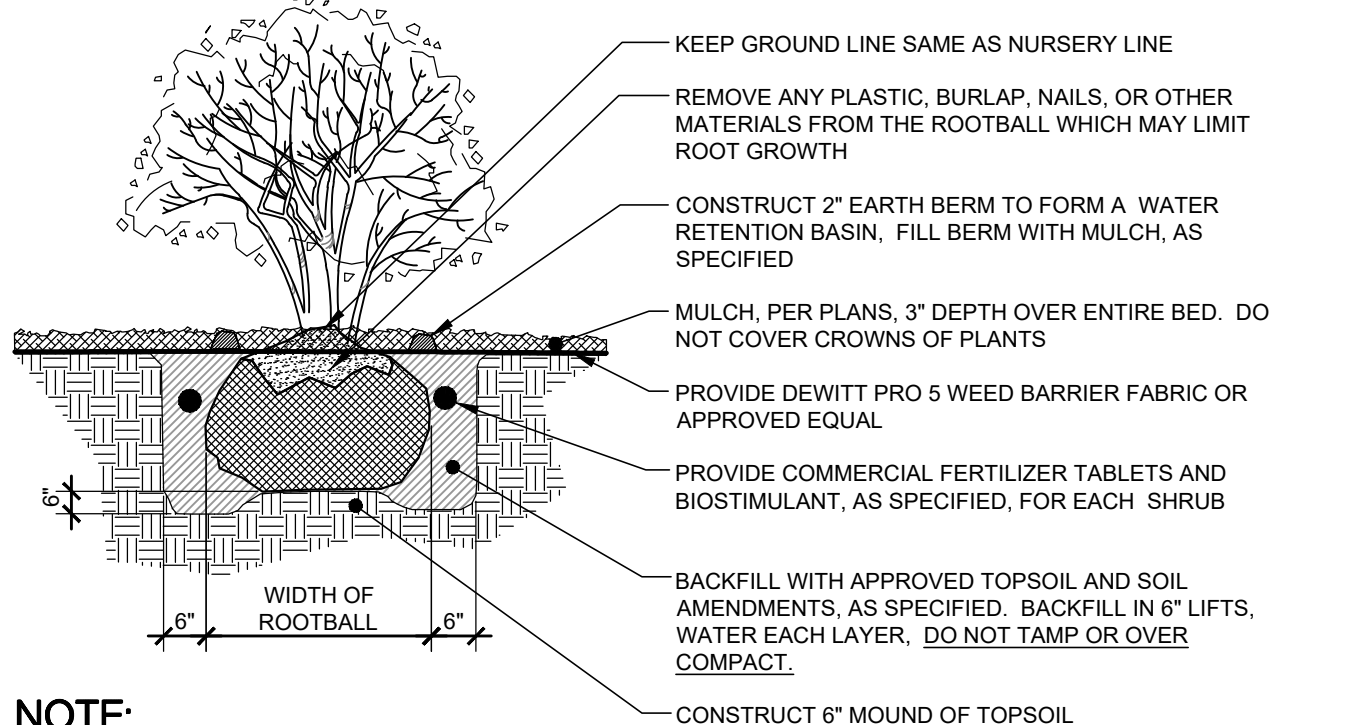
2 VINYL FENCE PANEL SCALE: 1/2" = 1'-0"



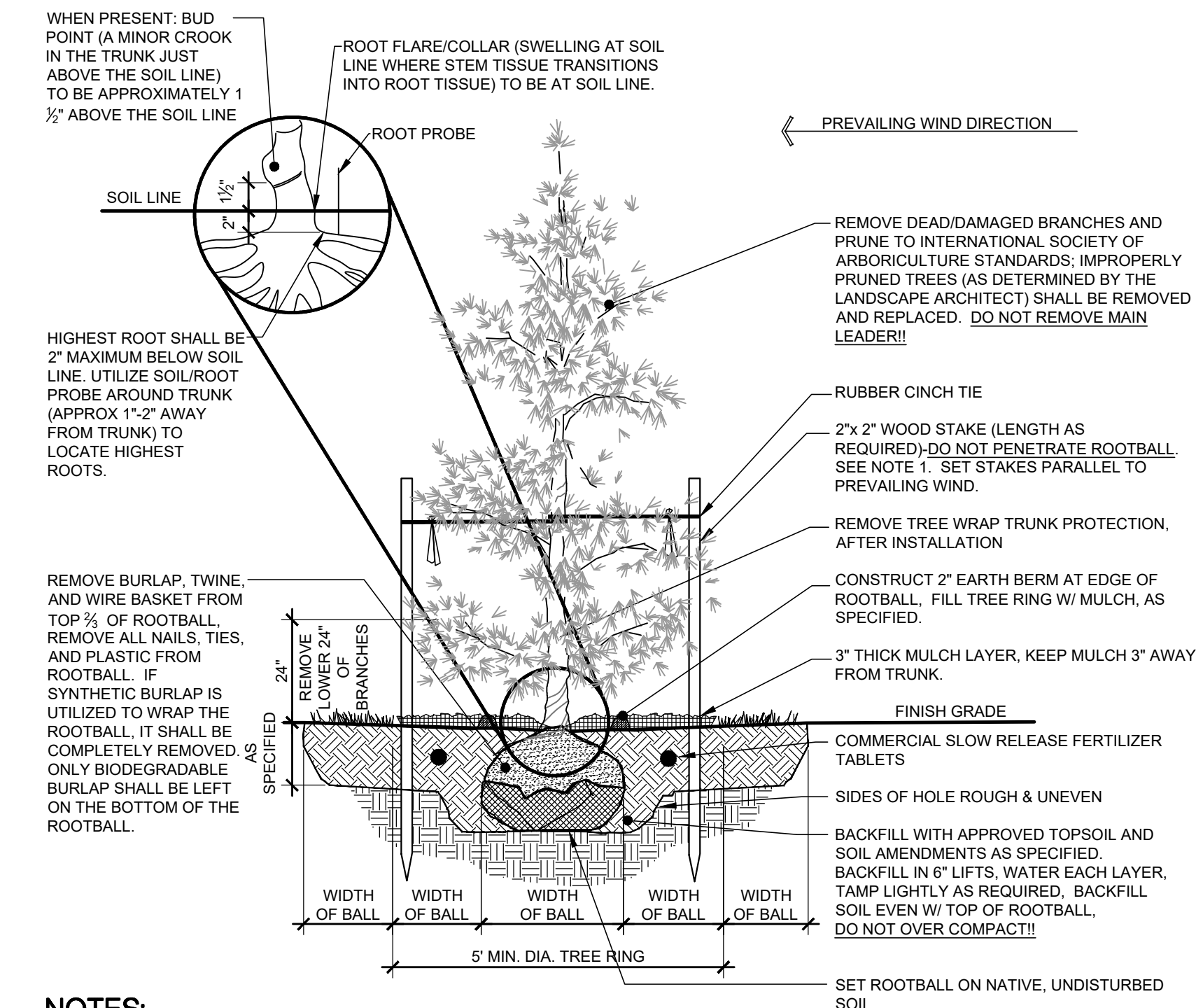
3 VINYL FENCE - 3' HT TRANSITION *OPTIONAL NOT TO SCALE



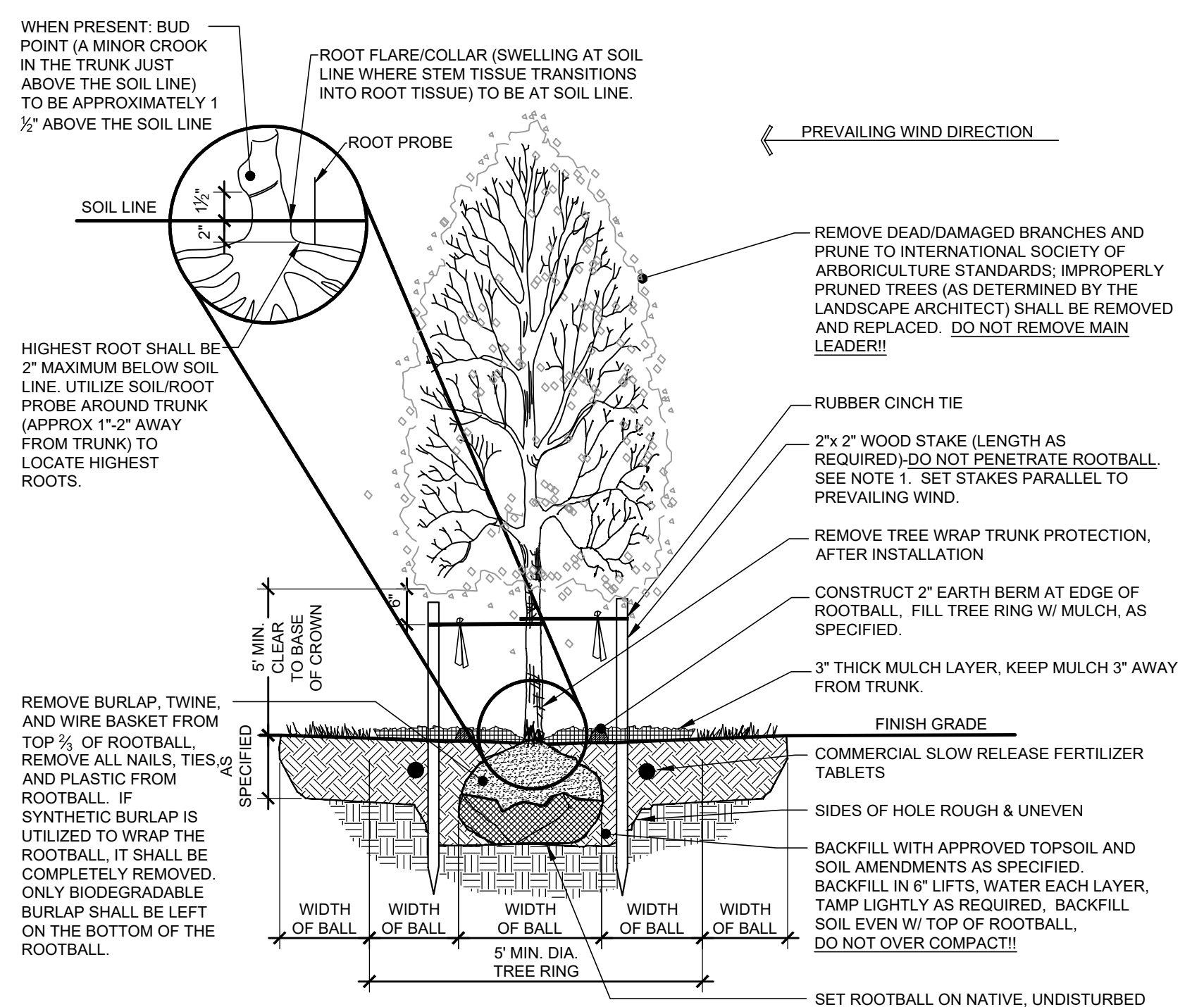
4 PERENNIAL & GROUNDCOVER PLANTING NOT TO SCALE



5 SHRUB PLANTING NOT TO SCALE



6 CONIFEROUS TREE PLANTING NOT TO SCALE



7 DECIDUOUS TREE PLANTING NOT TO SCALE

STAMP:

DATE:

1/6/2022

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
208.342.2999 Cell
info@sdbgo.com
www.sdbgo.com

SOUTH BECK & BAIRD
LANDSCAPE ARCHITECTURE P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

DETAIL SHEET

ARTESIAN SPRINGS SUBDIVISION

IDAHO

MIDDLETON

DRAWN BY:

JRB

CHECKED BY:

JDR

PROJECT NUMBER

21-018

SHEET:

L2.0



MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5506
FAX: 877-290-9593

NOTE:
PICNIC TABLE, 720, SURFACE MOUNT, WOOD, MODEL
#MTS0720-SM-W.
INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 PICNIC TABLE

Scale: NOT TO SCALE

MBE-0720-00020
Legacy # MLB720-W



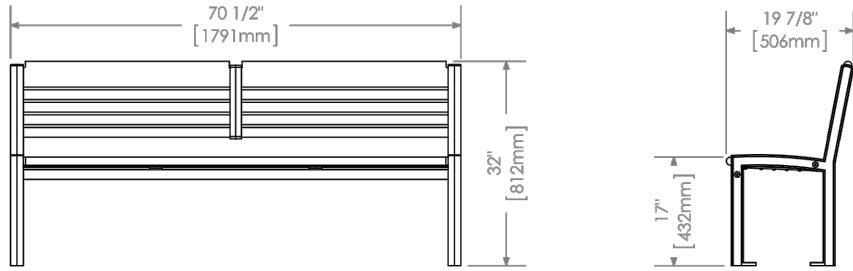
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) ipe slats.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0720-00020
Choose:
- Powdercoat Color

HEIGHT: 32.00" (81.2cm) LENGTH: 70.5" (79.1cm) DEPTH: 17.00" (43.2cm) WEIGHT: 115lbs (52kg)



MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5506
FAX: 877-290-9593

NOTE:
BENCH, 720, SURFACE MOUNT, WOOD, MODEL #MBE-720-SM-W.
INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 BENCH

Scale: NOT TO SCALE

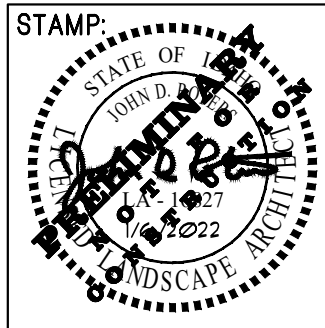


POLYGON
4240 138TH AVENUE
HOLLAND, MI 48424
WWW.POLYGON.COM
TEL: 616-888-3500

NOTE:
SHELTER, SQR16, STEEL STRUCTURE, STANDING SEAM ROOF.
INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 PERGOLA SHADE STRUCTURE

Scale: NTS



DATE:
1/6/2022



2002 S. Vista Ave
Boise, ID 83705
208.342.2959 Office
208.342.2959 Fax
info@southbeckbaird.com
www.southbeckbaird.com

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description

AMENITIES DETAIL SHEET
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON IDAHO

DRAWN BY:
JRB

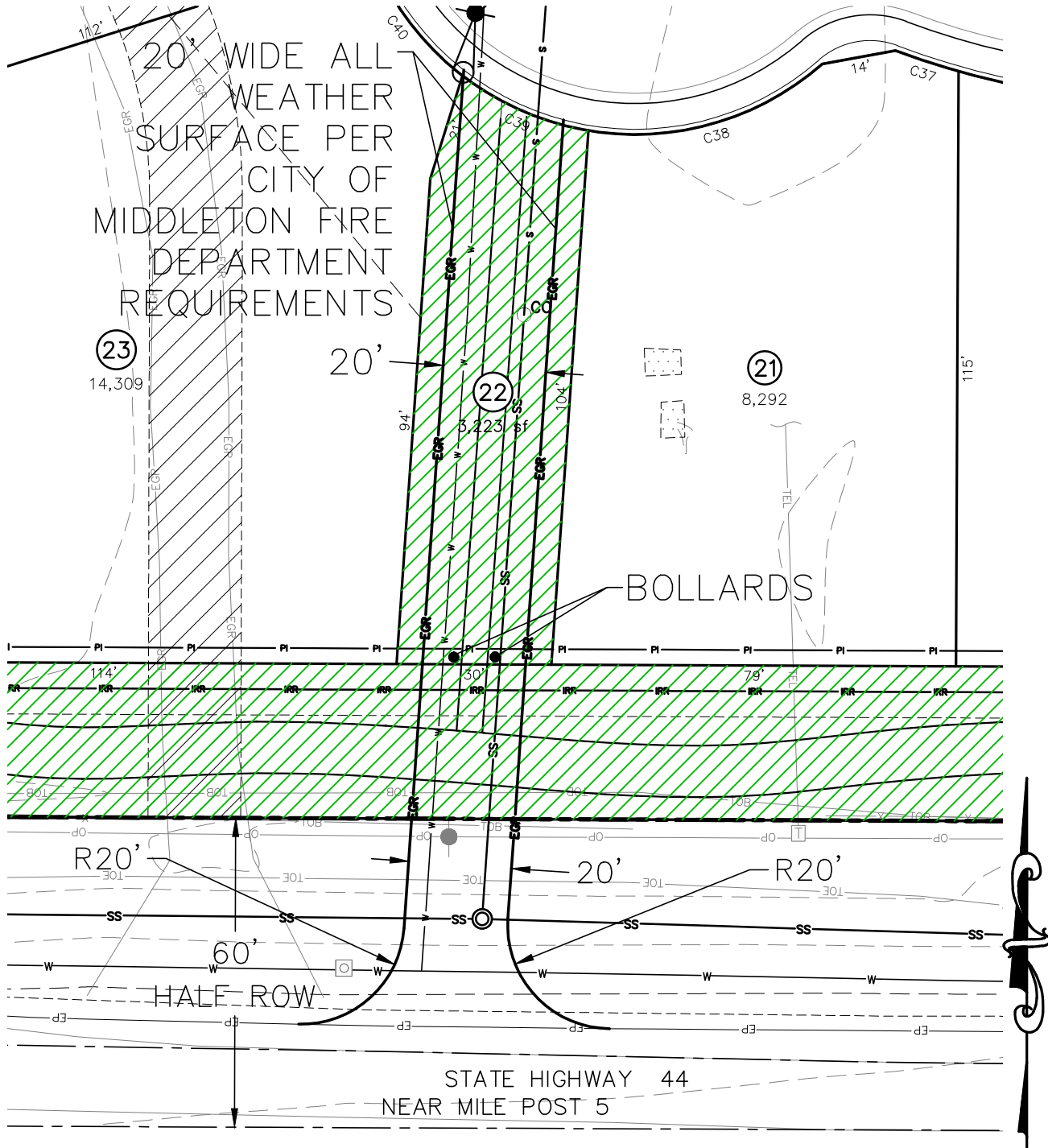
CHECKED BY:
JDR

PROJECT NUMBER
21-018

SHEET:
L2.1

EMERGENCY ACCESS FOR ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2022



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE ST, SUITE 210
EAGLE, ID 83616

TEL 208-938-0013
FAX 208-938-0516

Route

Milepost

Permit Number

Pipe Required

☐ Yes

☐ No

Right-of-Way line

Right of Way Width

Radius Dimension

Applicant: Please fill in the red boxes with the desired approach width and radii dimensions. See IDAPA 39.03.42 for minimum and maximum allowed widths.

Approach width at Right-of-Way in feet

Approach shall be paved to right-of-way line or back of radii, which ever is shorter.

Radius Dimension

Radii dimensions and approach widths are determined by IDAPA requirements.

APPROACH USE	< 35 MPH		≥ 35 MPH		RADII	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Single Residential, Farmyard, Field	12ft	40ft	20ft	40ft	20ft	30ft
Multiple Residential	28ft	40ft	28ft	40ft	20ft	30ft
Commercial (One-Way)	15ft	30ft	20ft	30ft	30ft	40ft
Commercial (Two-Way)	25ft	40ft	25ft	40ft	30ft	40ft
Boulevard Approach	84ft	84ft	84ft	84ft	Contact Department	
Joint-Use Residential/Farm	25ft	40ft	25ft	40ft	20ft	30ft
Joint-Use Commercial	12ft	40ft	20ft	40ft	30ft	40ft
Public Highways	28ft	N/A	28ft	N/A	30ft	50ft

(3-27-13)

07. Property Line Clearance.

(3-30-01)

a. In curbed sections, there shall be a minimum property line clearance of six (6) feet to accommodate approach transitions. Approaches shall be constructed so that all approach flares and any extensions of the approach remain within applicant's property. (3-27-13)

b. In rural or uncurbed sections, property line clearances shall be equal to approach radius. Approaches shall be constructed so that all approach radii remain within applicant's property. (3-30-01)

c. Approach transitions or radii may be allowed to abut the adjacent property line when required for proper utilization of property. Joint-use approaches shall be required whenever property frontage is insufficient to include full width of the approach, including both radii. (3-30-01)

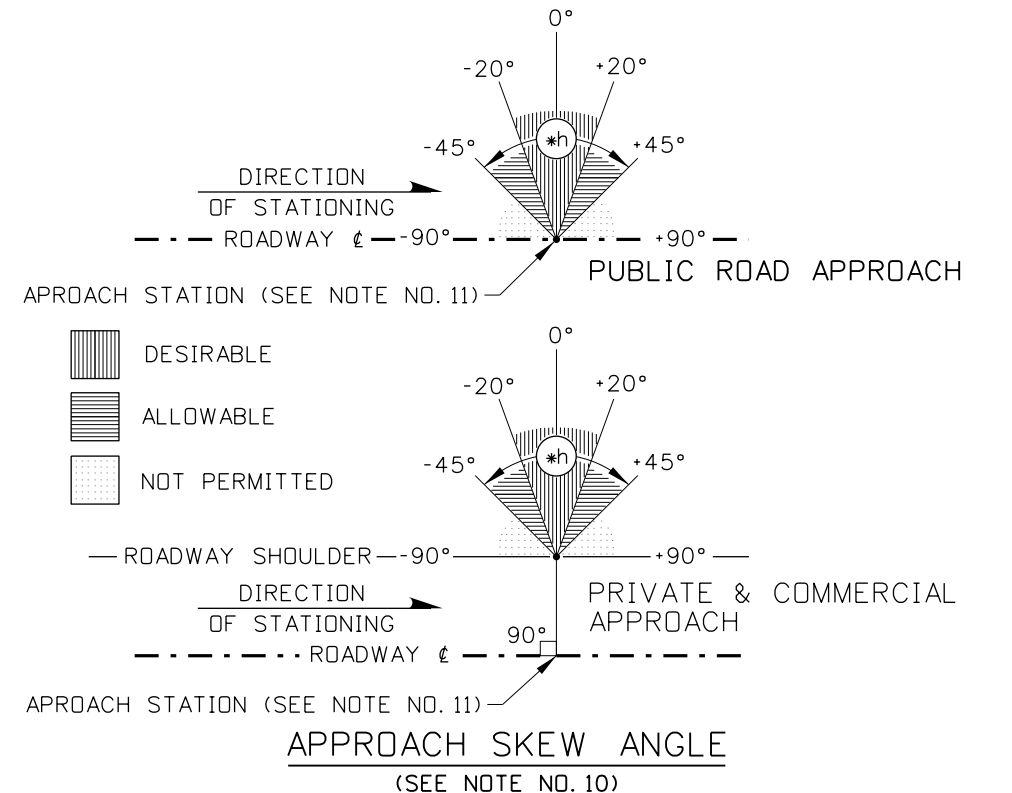
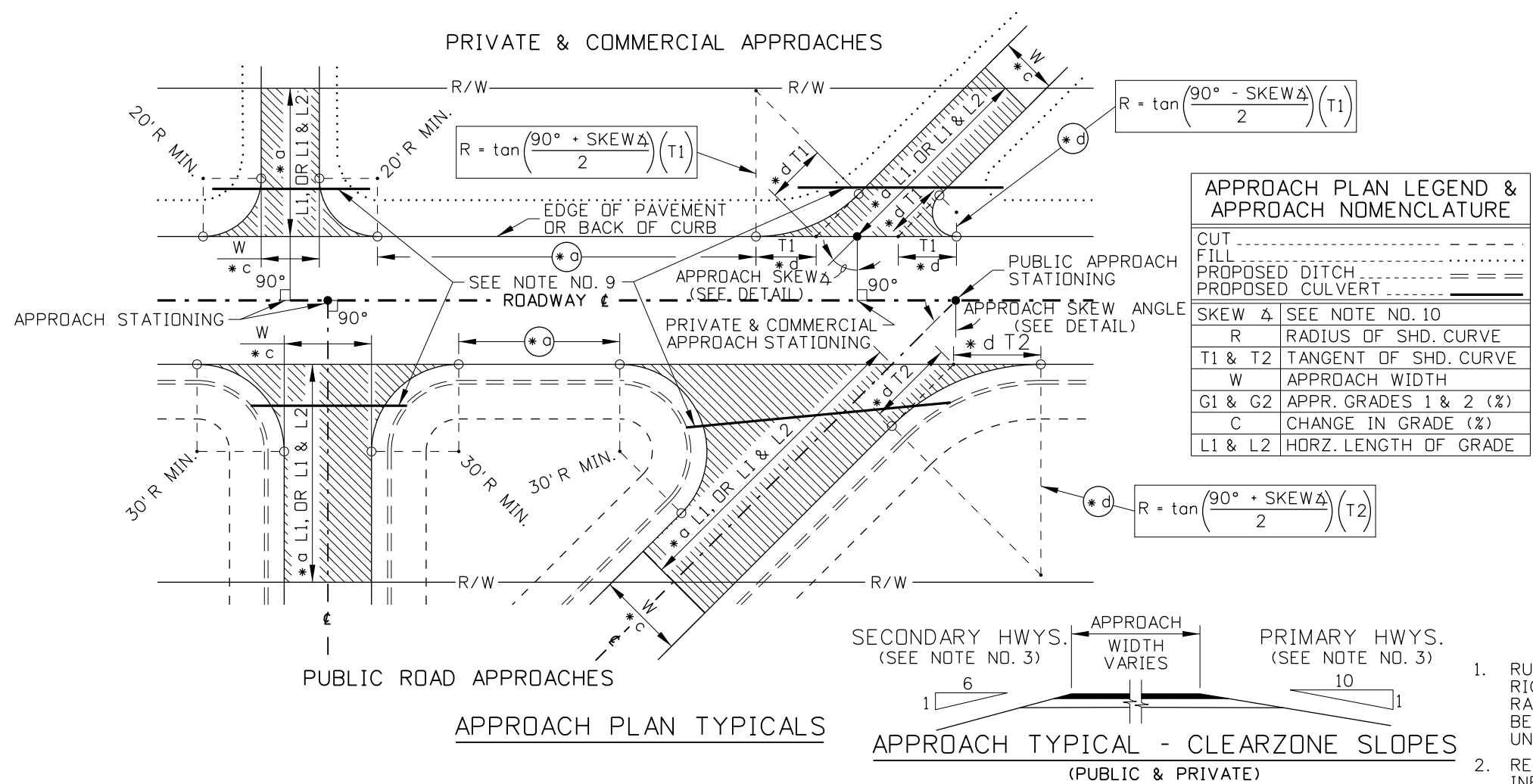
08. Setback.

(3-30-01)

a. Improvements intended to serve patrons on private property adjacent to state highway right-of-way shall be setback from the highway right-of-way line so that stopping, standing, parking or maneuvering of vehicles on the right-of-way is not necessary. A minimum setback of fourteen (14) feet from state highway right-of-way line is recommended, unless a greater minimum is established by an engineering study. When an ordinance requires a certain number of parking spaces per square footage of building, the parking spaces shall not be included within state highway right-of-way. (3-27-13)

b. Traffic movements into and out of a business shall be designed, whenever possible, to utilize existing local roads. Existing approaches along traveled way should serve as exits only from the business onto the state highway. Entrance to the property should be made from a local road. (3-30-01)

09. Sight Distance. Any encroachment, including but not limited to hedges, shrubbery, fences, walls, or other sight obstructions of any nature, that constitutes a traffic hazard within the "vision triangle" of vehicle operators at the intersection of roads with other roads, private approaches, alleys, bike or pedestrian paths, or railroad



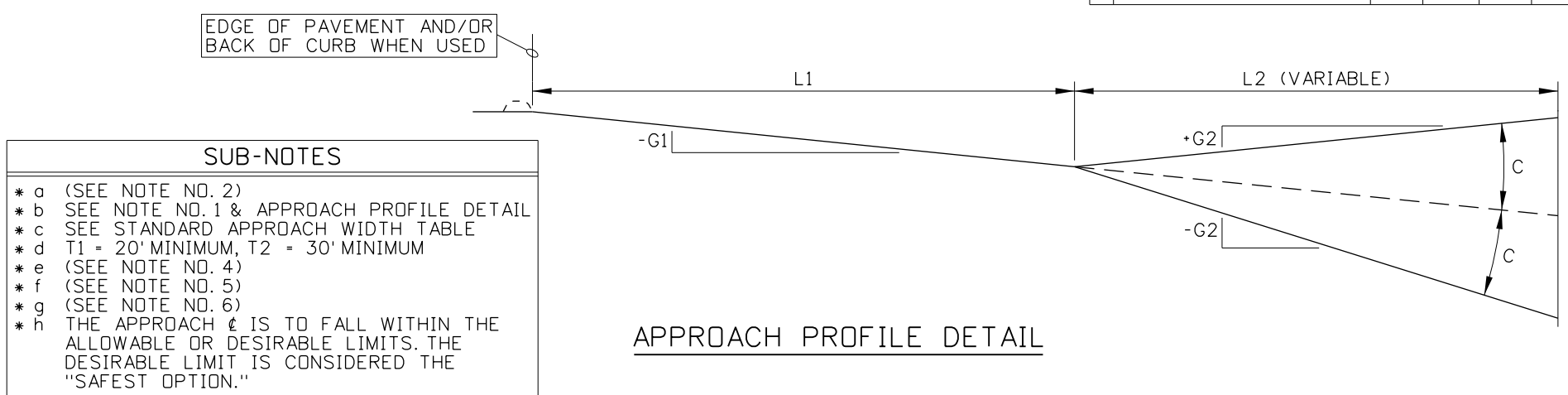
- NOTES
- RURAL PRIVATE, COMMERCIAL, AND PUBLIC APPROACHES SHALL BE PAVED TO THE RIGHT-OF-WAY LINE OR TO THE BACK OF THE SHOULDER CURVE (APPROACH RADIUS). FARMYARD AND FIELD APPROACHES THAT ARE OCCASIONALLY USED MAY BE PAVED A MINIMUM OF 5' FROM THE SHOULDER LINE. APPROACHES ON EXISTING UNPAVED HIGHWAYS ARE EXEMPT.
 - REFER TO THE ITD ADMINISTRATIVE POLICY (A-12-01) FOR ADDITIONAL INFORMATION ON LOCATION OF APPROACHES.
 - WITHIN THE CLEARZONE THE SIDE SLOPES OF APPROACHES SHALL BE A MINIMUM OF 6:1 OF SECONDARY HIGHWAYS AND A MINIMUM OF 10:1 ON PRIMARY HIGHWAYS.
 - WHEN THE "MAXIMUM CHANGE IN GRADE" (APPROACH GRADE TABLE) "C" IS EXCEEDED, A MINIMUM 10' VERTICAL CURVE SHALL BE USED IN THE APPROACH PROFILE.
 - THE % GRADE OF "G2" SHALL BE A MAXIMUM OF 7% FOR FLAT TERRAIN, 11% FOR ROLLING TERRAIN, OR 15% FOR MOUNTAINOUS.
 - APPROACH GRADES EXCEEDING 10% ARE NOT RECOMMENDED BECAUSE EMERGENCY VEHICLES MAY BE IMPEDED.
 - THE BALLAST REQUIREMENTS OF RURAL APPROACHES SHALL BE AS SHOWN ON THE PLANS.
 - WHEN A MAILBOX TURNOUT IS INSTALLED WITH A RURAL APPROACH, STD. DWG. 405-2 IS REQUIRED.
 - ALL RURAL PRIVATE AND COMMERCIAL APPROACHES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT THE APPROACH DRAINAGE IS INDEPENDENT AND DOES NOT CONTRIBUTE TO EXISTING HIGHWAY DRAINAGE. ALL RURAL PUBLIC APPROACHES SHALL BE DESIGNED AND CONSTRUCTED TO ADDRESS BOTH THE MAIN HIGHWAY AND APPROACH DRAINAGE.
 - THE APPROACH SKEW ANGLE IS THE DEFLECTION ANGLE BETWEEN A LINE PERPENDICULAR TO THE HIGHWAY CENTERLINE AND THE APPROACH CENTERLINE.
 - RURAL PRIVATE AND COMMERCIAL APPROACHES ARE REFERENCED LEFT OR RIGHT OF THE HIGHWAY CENTERLINE STATION TO THE CENTER OF THE APPROACH OPENING WHICH IS AT THE EDGE OF PAVEMENT OR BACK OF CURB. A PUBLIC APPROACH STATION OCCURS WHERE THE PUBLIC APPROACH CENTERLINE INTERSECTS THE HIGHWAY CENTERLINE.
 - NOT TO SCALE.

APPROACH GRADE TABLE

TRAFFIC TYPE	GRADE PARAMETER		MAX. CHANGE IN GRADE C	MINIMUM LENGTH L1
	G1 (RANGE)	G2 (MAX.)		
HIGH VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -3%	±5%	±3%	40'
LOW VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -5%	±8%	±6%	40'
SINGLE RESIDENTIAL, FARMYARD, FIELD	-2% TO -8%	±15% * g	VEHICLE CLEARANCE	10'
MULTIPLE RESIDENTIAL	-2% TO -8%	±15% * g	±6%	20'
PUBLIC ROAD	-2%	* f	±2%	20'

STANDARD APPROACH WIDTH TABLE

APPR. TYPE	POSTED SPEED (mph)		≤35		>35	
	MIN./MAX. WIDTH		MIN.	MAX.	MIN.	MAX.
MULTIPLE RESIDENTIAL			28'	40'	28'	40'
SINGLE RESIDENTIAL, FARMYARD, FIELD			12'	40'	20'	40'
COMMERCIAL (ONE-WAY)			15'	30'	20'	30'
COMMERCIAL (TWO-WAY)			25'	40'	25'	40'
PUBLIC ROAD			28'	N/A	28'	N/A



REVISIONS

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY

CADD FILE NAME: 405-1_0607.dgn

DRAWING DATE: SEPTEMBER, 1993

IDAHO TRANSPORTATION DEPARTMENT

BOISE IDAHO

ORIGINAL SIGNED BY: LOREN THOMAS
ASSISTANT CHIEF ENGINEER (DEVELOPMENT)

ORIGINAL SIGNED BY: STEVEN HUTCHINSON
CHIEF ENGINEER

STANDARD DRAWING

RURAL APPROACHES

English

STANDARD DRAWING NO. 405-1

SHEET 1 OF 1

ORIGINAL STORED AT: ITD, Headquarters 3311 West State Boise, Idaho

ORIGINAL SIGNED BY: MILFORD L. MILLER
DATE ORIGINAL SIGNED: JUNE 19, 2007

EXHIBIT “B”

City Engineer & Planner Comments

October 21, 2021

TO: Jennica Reynolds, Planner

Cc: Bailey Engineering, David Bailey, PE

FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE



RE: Artesian Springs Subdivision – Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat submittal. We are in receipt of seven pages.

1. **Please condense the plat to fewer pages.**
2. Please add existing zoning information for adjacent parcels.
3. Revise Note 5 to reference Idaho Code and the irrigation district.
4. Dimension irrigation easements (all) and please identify and detail the easement for the irrigation/drainage facility along the east boundary.
5. Please revise Note 6 to specify storm water management to be retention swales.
6. Please extend the 8 inch sewer main at the northwest corner to the north boundary.
7. Please position lights at pedestrian crossings as possible/practical.
8. Connect Artesian Springs water main to the water main in Mulligan Street for looping.
9. Plan to develop and construct a pedestrian pathway along, and parallel to, the SH44 right of way.
10. Add pathway in Lot 26 to connect interior street to SH44.
11. Identify Lot 26 as having a blanket public utility and pathway easement.
12. Irrigation does not co-locate in stormwater management areas or other public utility area. Please think through Lot 8 – perhaps it is blanket public utility/stormwater with a designated area for irrigation.
13. A private lane may be developed to better lot the corners if desired – this would allow the knuckle to be eliminated. Up to 4 lots may front a private lane.
14. Add a note "Subdivision perimeter to be fenced per approved fencing plan" or other similar note stating subdivision perimeter to be fenced.

December 3, 2021

TO: Jennica Reynolds, Planner

Cc: Bailey Engineering, David Bailey, PE

FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE



RE: Artesian Springs Subdivision – Revised Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat submittal. We are in receipt of five pages.

- 1. Review notes (all) and update lot/block numbering.**
2. Please add existing zoning information for adjacent parcels.
3. What is going on with irrigation on the east boundary? Is the drain on Artesian property?
4. Lights installed along SH44 as required. You may add a note and finalize going forward.
5. Need to show irrigation point of delivery/pump station location.

From: [Amy Woodruff](#)
To: [Amy Woodruff](#); [Jennica Reynolds](#); grossfruitland@yahoo.com; [Jarom Wagoner](#)
Cc: [Roberta Stewart](#); [David Bailey](#); [Katie Miller](#)
Subject: RE: Artesian Springs Planner Comments 10-19-2021
Date: Thursday, October 21, 2021 4:18:57 PM
Attachments: [Artesian Springs PrePlat Comment Summary.pdf](#)

Team, two quick follow up comments:

1. Added Bailey Engineering since they were cc'd.
2. Please add "blanket public utility easement" to Lot 19/Block 1.

Thank you.

Amy Woodruff
453-2028

From: Amy Woodruff
Sent: Thursday, October 21, 2021 4:10 PM
To: [Jennica Reynolds](#); grossfruitland@yahoo.com; [Jarom Wagoner](#)
Cc: [Roberta Stewart](#)
Subject: RE: Artesian Springs Planner Comments 10-19-2021

Jennica, please find attached City Engineer comments for Artesian Springs.

Thank you.

Amy Woodruff
453-2028

From: [Jennica Reynolds \[mailto:jreynolds@middletoncity.com\]](mailto:jreynolds@middletoncity.com)
Sent: Tuesday, October 19, 2021 3:22 PM
To: grossfruitland@yahoo.com; [Jarom Wagoner](#)
Cc: [Roberta Stewart](#); [Amy Woodruff](#)
Subject: Artesian Springs Planner Comments 10-19-2021

Attached are the comments for Artesian Springs Subdivision as well as the Preliminary Plat submitted.

Let me know if you have any questions.

Thank You,

Jennica Reynolds

Deputy Clerk, Planning
City of Middleton
208-585-3133
jreynolds@middletoncity.com



CITY OF MIDDLETON

P.O. Box 487 | 1103 W Main Street, Middleton, ID 83644
Phone (208) 585-3133 | Fax (208) 585-9601
citmid@middletonidaho.us | www.middleton.id.gov

PLANNER COMMENTS – ARTESIAN SPRINGS SUBDIVISION

October 19, 2021

1. Provide preliminary drainage calculations.
2. Fire Hydrants and streetlights need to be shown on plat, inside subdivision.
3. Show and call out all irrigation/ditch easements in development.
4. Add note: Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the Re-subdivision.
5. Need phasing plan with lot breakdown per phase.
6. Work with City Engineer - Roads need to show a turning radius of minimum of 90 ft. Call out in notes.
7. Add a few benches along walking path as amenity. Call out amenity in notes.
8. Add note to call out common areas by lot and block and state who owns them.
9. Add note: All lots are residential building lots except lots (insert L/B)
10. Add cluster mailbox(s) in common area(s). Call out in notes.
11. Provide name of Avenue that will be the loop road through the entire subdivision. There will not be 4 different road names.
12. Add note: All streets proposed in this development are public streets and shall be constructed in accordance with City of Middleton standards.
13. Add note: All existing wells shall be abandoned per IDWR regulations. All septic systems shall be completely removed and the area recompacted per geotechnical report.
14. Add note: Fire protection water shall be provided by the City of Middleton,
15. Add note: Fiber optic to be provided to each lot during Joint Trench construction per the City of Middleton Supplement to the ISPMC.
16. Show all public and private easements on preliminary plat.
17. Vacate Ingress/Egress Easement. Provide agreement showing vacation.
18. Work with City Engineer on irrigation ditch and fence along property line.
19. Add note: Sewer and water capacity shall be reserved when City approves construction drawings.
20. Note 3: Easement can be changed from 15 ft to 10 ft.
21. Will need to construct a landscape buffer and large meandering sidewalk to match the frontage buffer to the west and east.
22. Address any additional comments from City Engineer, MRFD, ITD, Irrigation District.

Jennica Reynolds

Middleton City Deputy Clerk, Planning

EXHIBIT “C”

300’ Landowners Comments



Greenlinks Homeowners Association
133 Greenlinks Avenue
Middleton, ID, 83644

November 8, 2021

Planning and Zoning Commission
City of Middleton

Re: Comments on Preliminary Plat / Artesian Springs Subdivision

Dear Committee Members:

After reviewing the most recently available preliminary plat with respect to the proposed Artesian Springs Subdivision located at 10348 Hwy 44, we have the following comments and requests pertaining to the proposed new development as it impacts existing Greenlinks homeowners and residents.

1. We strongly desire that the proposed new development have it's own separate entrance to Hwy 44 in order to greatly reduce the amount of traffic using the Greenlinks entrance into our neighborhood. The new subdivision will almost double the number of homes accessing our entrance from 43 to 83. Together with the pending new commercial business development on Augusta Street, which will also access Greenlinks Avenue at this sole entrance, the combined increase in traffic using the entrance will quickly become problematic for our residents. It is already strained by the fact that the existing neighborhoods along Cornell Street are using Greenlinks Avenue as a major connector to Hwy 44.
2. If a separate new entrance to Hwy 44 cannot be provided for the proposed new development, the new Artesian Springs HOA should be required to share in the cost of landscaping and maintenance along the entrance to Greenlinks Avenue up to and including the Mulligan Street traffic circle.
3. In consideration of the existing Greenlinks homeowners living immediately adjacent to the new houses on the proposed new development's western border, and who's backyards will now back directly up to these new houses, we strongly request that the design of the houses on these specific lots be restricted to single story homes so as not to completely destroy the backyard privacy of our existing homeowners who currently live in single story homes. We believe this restriction should only impact 3 to 4 of the new houses in the proposed new development as it currently exists.

We thank the Commission for its consideration of these requests.

Sincerely,

Steve Walker
Board President

November 8, 2021

Planning and Zoning Commission

City of Middleton

Re: Comments on preliminary Plat/ Artesian Springs Subdivision

Dear Committee members:

Comments and concerns we have about the addition of the subdivision and access through Greenlinks Subdivision.

- Adding 40 new residences equals at least 80 vehicle trips per day at the intersection of Augusta and Greenlinks through the roundabout. Knowing (by experience) that roughly 30% of vehicles will not properly use the roundabout causes concern for safety. With the proximity to Hwy 44 and people's natural desire to accelerate (above 25 mph) to that point, there will be accidents.
- Suggest adding speed bumps at the intersection going north and from the east.
- Suggest alternate entrance to Artesian Springs from Hwy 44.
- Make Augusta a cul-de-sac with 3 lots. Move entrance to subdivision through lots 20 and 21.
- Suggest using Augusta as the pathway rather than out to Hwy 44 through current lot 32.
- The proposed new subdivision at the north end of Greenlinks will only make the situation worse. Greenlinks was never designed to provide access to hundreds of residents.
- With added traffic, the access to Hwy 44 increases the probability of accidents. Left turn does not have an adequate turn lane. Right turn has to accelerate to 55 mph only to reduce to 45 in ¼ mile. Suggest reducing Hwy 44 to 45 mph, add adequate turn lanes.

We know the growth and adding subdivisions is inevitable but better planning and coordination of projects would be appreciated.

Looking at the Hwy 44 bi-pass plans, the issue of speed control would not be necessary. But, with the recent talk of abandoning the bi-pass and maintaining the current hwy route, speed control would be necessary. Until there is a FINAL decision on the bi-pass and traffic flow/ access through Middleton, we think it is unwise to add ANY additional stress on the current infrastructure.

Mike and Joan Walker

1537 Fairway St.

Middleton, Idaho

From: [Rebecca Martin](#)
To: [Jennica Reynolds](#); [Roberta Stewart](#)
Subject: 12/6 meeting letter
Date: Friday, December 3, 2021 12:45:27 PM

We will be unable to attend the meeting. Please read below into record.

My name is Rebecca Martin. My husband and I own the property located at 10346 Highway 44 in Middleton (Parcel A). We have a 30 foot wide easement across Parcel B, which is the proposed Future Artesian Springs subdivision. Our 30 foot wide ingress/egress easement across the property all the way to Highway 44 was recorded on July 22, 1998 (instrument number 9827345). The proposed plat map submitted by Mr. Gross and/or his representatives contain homes on our current recorded easement. We are not in agreement with this proposed plat map.

There was also a license agreement for an 18 foot wide ingress/egress easement on a portion of the property recorded a June 29, 2011 that was terminated in writing by Mr. Gross on September 3, 2021. This license agreement is completely different than our current 30 foot wide ingress/egress easement from July 22, 1998.

I ask that you deny the proposed plat map for the Artesian Springs subdivision at this time until there is an agreement made between owners of Parcel A and Parcel B, or a plat map is provided that does not effect the current recorded easement.

Thank you for your time!

A 98 27 345

PC26020

QUITCLAIM DEED

FOR VALUE RECEIVED John P. Hammond and Jean M. Hammond, husband and wife and Doug E. Hammond, a married man who acquired title as a single person

do hereby convey, release, remise and forever quit claim

unto Doug E. Hammond and Mary Ann Hammond, husband and wife

whose address is 10346 Highway 44, Middleton, ID 83644

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

together with their appurtenances.

Dated: July 14, 1998

John P. Hammond
John P. Hammond

Jean M. Hammond
Jean M. Hammond

Doug E. Hammond
Doug E. Hammond

STATE OF IDAHO

COUNTY OF CANYON

On this 20 day of July in the year 1998, before me, a Notary Public, personally appeared John P. Hammond and Jean M. Hammond and Doug E. Hammond known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Katharine Miller
Notary Public

Residing at Caldwell

My commission expires 2/3/04 12/10/98



Back Parcel
+ Grant
Split 1998

EXHIBIT**2**

tabbles

Form No. 1342 (1982)
ALTA PLATON Language Consultant

PC 26020

Exhibit "A"

A parcel of land lying in the Northwest Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner, Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

North 89° 59' 59" West a distance of 1,333.24 feet along the North line of the Northeast Quarter of Section 8, a point being the Northeast corner of Northwest Quarter of the Northeast Quarter of Section 8, the REAL POINT OF BEGINNING of this description; thence continuing along said North line

North 89° 39' 59" West a distance of 718.24 feet to a point; thence

South 0° 46' 09" West a distance of 453.47 feet to a point; thence

South 89° 39' 59" East a distance of 716.75 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of Section 8; thence

North 0° 57' 27" East a distance of 453.48 feet along said East line to the REAL POINT OF BEGINNING.

TOGETHER WITH a 30 foot ingress-egress easement more particularly described as follows:

COMMENCING at the Northeast corner, Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

North 89° 39' 59" West a distance of 2,851.48 feet to a point; thence

South 0° 46' 08" West a distance of 453.47 feet to the POINT OF BEGINNING of this 30 foot ingress-egress easement; thence

South 0° 46' 05" West a distance of 826.69 feet to a point on the Northerly right-of-way of Highway 44; thence

South 89° 45' 50" East a distance of 30.00 feet along said Northerly right-of-way to a point; thence

North 0° 46' 09" East a distance of 826.54 feet to a point; thence

North 89° 39' 59" West a distance of 30.00 feet to the POINT OF BEGINNING of said easement.

REQUESTED BY
TYPE Deed FEE \$ 20
PIONEER - CALDWELL
2

98 JUL 22 PM 4:17
NED J KERR
CANYON CNTY RECORDER
BY [Signature]

RECORDED

9827345

LICENSE AGREEMENT

This License Agreement ("Agreement") is entered into this 13 day of June 2011, by and between Douglas Hammond and Mary Ann Hammond, husband and wife (collectively, "Licensors"), and Gordon St. Clair and Meredith St. Clair, husband and wife (collectively, "Licensees"). Licensors and Licensees are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS:

A. Licensors are the owners of real property located in the City of Middleton, County of Canyon, State of Idaho, more particularly described in Exhibit A attached hereto and incorporated herein by this reference ("Parcel B").

B. Licensees are the owners of real property adjacent to Parcel B and located in the City of Middleton, County of Canyon, State of Idaho, more particularly described in Exhibit B attached hereto and incorporated herein by this reference ("Parcel A").

C. Licensees use a roadway located on Parcel B to access their residence located on Parcel A. The roadway was and is used as a convenience to Licensees and is not necessary to access Parcel A or the residence thereon.

D. Licensees desire to continue to use the roadway and Licensors have agreed to allow such use subject to the terms, conditions and limitations set forth herein.

AGREEMENT

In consideration of the mutual promises made herein, the Parties agree as follows:

1. Subject to the terms, conditions and limitations set forth herein, Licensors hereby authorize Licensees to use the driveway/roadway over that portion of Parcel B described in Exhibit C attached hereto ("License Area") for ingress and egress to obtain vehicle access to Licensees' residence located on Parcel A.

2. Licensors retain all rights to use and possess the License Area not inconsistent with this Agreement.

3. The term of this Agreement shall be from the date hereof and shall continue until terminated by Licensors.

4. This Agreement may only be terminated with thirty (30) days' written notice to Licensees, and provided Licensors shall have first relocated the driveway/roadway as set forth in Exhibit C to the thirty foot (30') easement over and across Parcel B or to some other location over or across Parcel B so that Licensees shall have vehicular access to Idaho State Highway 44.

5. Licensees, as a condition to the license hereunder, agree as follows:

a. Licensees will at all times indemnify and hold harmless Licensors, their agents, tenants, invitees, successors and assigns, against all actions, claims, demands, liabilities, damages, debts, bodily injury and property damage, including all expenses, costs and attorneys' fees which may in any manner be incurred by Licensors as a consequence of, or arising out of any acts or omissions on the part of Licensees, or any of their officers, agents, servants or invitees arising out of or in connection in any way with the use of the License Area;

b. Licensees shall maintain the License Area at all times in an orderly condition, free of trash or other unsightly articles, and will not gate the License Area; and

c. Licensees shall not enlarge or cause any construction to be performed on the License Area without the prior written consent of Licensors.

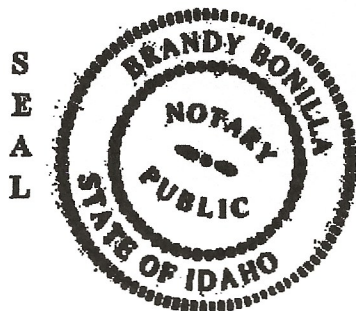
6. It is expressly agreed and understood by the Parties hereto that this Agreement is for the benefit of Parcel A and all rights hereunder shall pass with the sale or transfer of Parcel A.

7. In the event of any controversy, claim or action being filed or instituted between the Parties to enforce the terms and conditions of this Agreement or arising from the breach of any provision hereof, the prevailing Party will be entitled to receive from the other Party all costs, damages and expenses, including reasonable attorneys' fees, incurred by the prevailing Party, whether or not such controversy or claim is litigated or prosecuted to judgment, including all costs and fees incurred as a result of any appeal. The prevailing Party will be that party who was awarded judgment as a result of trial or arbitration, or who receives a payment of money from the other Party in settlement of claims asserted by that Party.

8. The Recitals set forth above are hereby incorporated into this Agreement and made a part hereof.

STATE OF IDAHO)
) ss. ,
COUNTY OF CANYON)

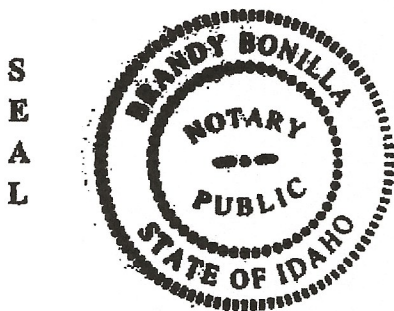
On this 13 day of June in the year 2011, before me, Brandy Bonilla,
a Notary Public in and for said State, personally appeared Gordon St. Clair, known or identified
to me (or proved to me on the oath of Valid ID) to be the person whose name is
subscribed to the within instrument, and acknowledged to me that he executed the same.



Brandy Bonilla
Notary Public for Idaho
My commission expires on 11-3-12

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this 13 day of June in the year 2011, before me, Brandy Bonilla,
a Notary Public in and for said State, personally appeared Meredith St. Clair, known or
identified to me (or proved to me on the oath of Valid ID) to be the person
whose name is subscribed to the within instrument, and acknowledged to me that she executed
the same.

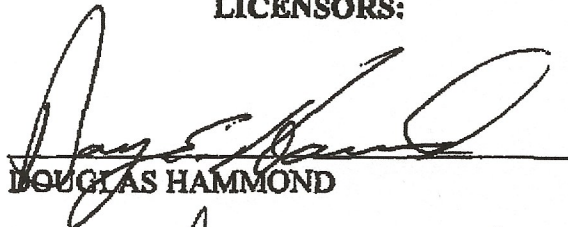


Brandy Bonilla
Notary Public for Idaho
My commission expires on 11-3-12

9. This Agreement shall be governed by the laws of the State of Idaho.

EXECUTED as of the day and year first set forth above.

LICENSORS:


DOUGLAS HAMMOND


MARY ANN HAMMOND

LICENSEES:


GORDON ST. CLAIR


MEREDITH ST. CLAIR

PARCEL B

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A tract of land situated in the Northwest One Quarter of the Northeast One Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING AT an aluminum cap monumenting the Northeast Corner of said Section 8; thence following the Northerly line of said Section 8 North 89° 39' 58" West a distance of 1,333.24 feet to a point being the East One Sixteenth Corner common to Section 8 and Section 5; thence leaving said Northerly line and following the Easterly line of said Northwest Quarter of the Northeast Quarter South 00° 57' 27" West a distance of 463.68 feet to the POINT OF BEGINNING; thence following the Easterly line of said Northwest Quarter of the Northeast Quarter South 00° 57' 27" West a distance of 826.51 feet to a point on the Northerly right-of-way line of State Highway 44; thence following said Northerly right-of-way line North 89° 45' 50" West a distance of 714.04 feet to a point; thence leaving said Northerly right-of-way North 00° 48' 09" East a distance of 826.09 feet to a point; thence South 89° 39' 58" East a distance of 716.74 feet to the POINT OF BEGINNING.

EXHIBIT A

EXHIBIT
A

PARCEL A

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A tract of land situated in the Northwest One Quarter of the Northeast One Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING AT an aluminum cap monumenting the Northeast Corner of said Section 8; thence following the Northerly line of said Section 8; North 89° 39' 59" West a distance of 1,338.24 feet to a point being the East One Sixteenth Corner common to Section 8 and Section 5 and the POINT OF BEGINNING; thence leaving said Northerly line and following the Easterly line of said Northwest Quarter of the Northeast Quarter South 00° 57' 27" West a distance of 453.58 feet to a point; thence leaving said Easterly line North 89° 39' 59" West a distance of 716.74 feet to a point; thence North 00° 46' 09" East a distance of 463.47 feet to a point on the Northerly line of said Section 8 from which a 1/2 inch steel pin witness corner bears South 00° 46' 09" West a distance of 28.96 feet; thence following said Northerly line South 89° 39' 59" East a distance of 716.24 feet to the POINT OF BEGINNING.

EXHIBIT A

EXHIBIT

B

DOUG & MARY ANN HAMMOND

PARCELS OF LAND LYING IN A PORTION OF THE
NW 1/4 NE1/4 OF SECTION 8, T.4N., R.2W.,
BOISE MERIDIAN, CITY OF MIDDLETON,
CANYON COUNTY, IDAHO
2013

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1501 THROUGH 55-1613.



Colleen Marks
COLLEEN MARKS, L.S. 7045

NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY INST. NOS.: 8723151, 9602167, 9931328, 2007081800, AND 2011028760, RECORDS OF CANYON COUNTY, IDAHO.
2. REFERENCE IS MADE TO THE FOLLOWING SUBDIVISION PLATS: PARK PLACE SUBDIVISION NO. 3, BOOK 271, PAGE 35; GREENLINKS SUBDIVISION, BOOK 39, PAGE 49, RECORDS OF CANYON COUNTY, IDAHO.
3. THE CURRENT ZONING FOR PARCELS A AND B ARE R-4 COMBINED RESIDENTIAL.
4. ALL PINS ALONG THE ORIGINAL SOUTH BOUNDARY LINE HAVE BEEN REMOVED TO AVOID CONFUSION WITH THE ADJUSTED BOUNDARY LINE MONUMENTS AS SHOWN HEREON.
5. THE CANYON COUNTY WATER COMPANY CLAIMS A 20' WIDE IRRIGATION EASEMENT ADJACENT TO AND PARALLEL WITH THE EXISTING TOP OF BANK ON EACH SIDE OF THE ROTATION LATERAL SHOWN HEREON.

LEGEND

- | | | |
|------------------------|----|---|
| PROPERTY BOUNDARY | WC | FOUND WITNESS CORNER BRASS CAP MONUMENT |
| ADJUSTED PROPERTY LINE | ○ | FOUND 5/8" IRON PIN |
| ORIGINAL PROPERTY LINE | ● | SET 1/2" IRON PIN W/ CAP MARKED LS 70+5 |
| CENTERLINE | ● | POINT ON LINE - SET 1/2" IRON PIN W/ CAP MARKED LS 70+5 |
| EXISTING EASEMENT LINE | □ | CALC. POINT |

INDEX NO. 424-08-140-000

MARKS LAND SURVEYING, INC
COLLEEN MARKS, L.S. 7045
5300 HILL ROAD
BOISE, IDAHO 83703
PH: (208) 378-7703 FX: 378-7759

DATE: 04/01/13	DRAWN BY: SMS	FILE: CLAIR ROS.dwg
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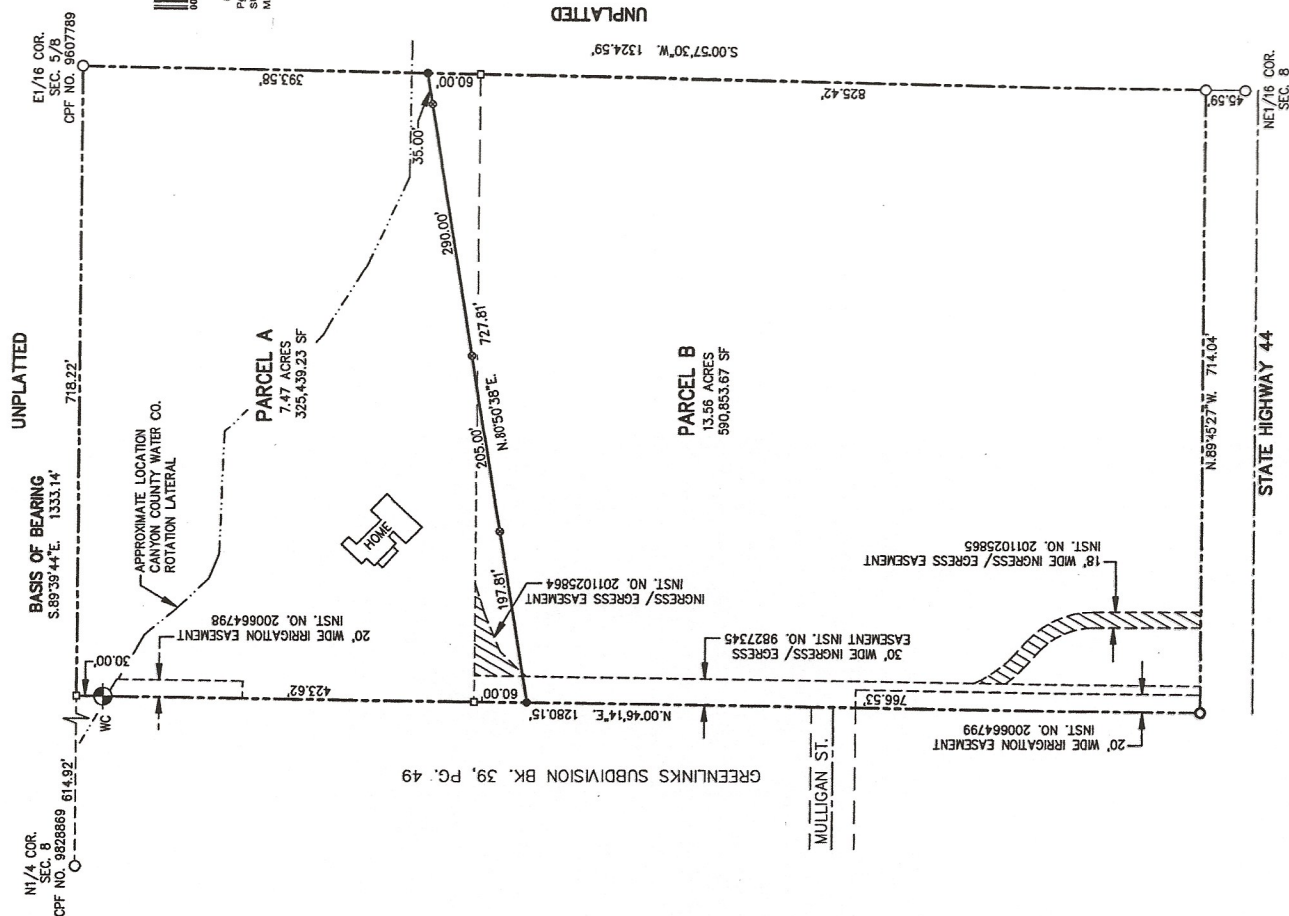


EXHIBIT “D”

Agency Comments

MIDDLETON RURAL FIRE DISTRICT



Artesian Springs Subdivision

STAR FIRE PROTECTION DISTRICT

DATE: January 5, 2022

TO: Middleton City Planning & Zoning
Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Artesian Springs Subdivision

Fire District Summary Report:

Overview: This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho.

Fire Response Time: This development will be served by the Star Fire Protection District Station 53, located at 302 East Main St., Middleton, Idaho. Station 53 is 1.1 miles with a travel time of 3 minutes under ideal driving conditions to the proposed entrance of the development off Mulligan St.

Accessibility: Roadway Access, Traffic, Radio Coverage

Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.

Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.

One-or two-family dwellings residential developments: Developments of one-or two-family dwellings where the number of dwellings units exceeds 30 shall be provided with at least two separate and approved fire apparatus access roads.

The purposed secondary Emergency Access presented by the developer via email on January 5, 2021, will meet the intent of the fire code for secondary access.

Access shall have an unobstructed width of not less than 20feet exclusive of shoulders with an unobstructed vertical clearance of not less than 13 feet 6 inches. The drivable surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The access shall be protected from unauthorized vehicles using MaxiForce collapsible bollards. The access shall also be marked with signs on both ends of the access point reading "Emergency and Authorized Vehicles ONLY".

(208) 286-7772
11665 W. STATE ST., SUITE B
STAR, IDAHO 83669



MIDDLETON RURAL FIRE DISTRICT

Artesian Springs Subdivision

STAR FIRE PROTECTION DISTRICT

Examples:



The applicant shall work with City of Middleton, and Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.

Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"

Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

Specialty/Resource needs:

No specialty/resources will be needed for this development.



MIDDLETON RURAL FIRE DISTRICT

Artesian Springs Subdivision

STAR FIRE PROTECTION DISTRICT

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

1. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the City of Middleton for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the Fire District and City of Middleton Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

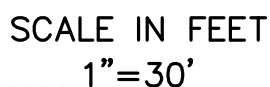
Inspections:

Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

Additional Comments:

Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 6, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2022



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE ST, SUITE 210
EAGLE, ID 83616

TEL 208-938-0013
FAX 208-938-0516

From: [Roberta Stewart](#)
To: [Betha Secretary](#)
Cc: [Amy Woodruff](#); [Jennica Reynolds](#)
Subject: RE: Canyon County Water Company
Date: Tuesday, November 30, 2021 9:30:09 AM
Attachments: [image001.png](#)

Hi Betha: thank you for the heads up on Mr. Gross' irrigation efforts on Artesian Springs subdivision.

Roberta L. Stewart

PLANNER
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Betha Secretary <irr.water.3@gmail.com>
Sent: Monday, November 29, 2021 3:55 PM
To: Roberta Stewart <rstewart@middletoncity.com>
Subject: Canyon County Water Company

Middleton City Hall

To Roberta Stewart,

Mr. Gross met with Canyon County Water Company Board discussing piping the ditch in front of his property on Hwy 44. It was tentatively agreed by all parties to approve his plan to pipe his ditch, after he gets the required license agreement.

Thank you,

Betha Foster, Secretary
Canyon County Water Company

P O Box 11

Star, Idaho 83669

Phone 208/455-1735

Exhibit "E"

P&Z Commission Recommendation

Middleton Planning & Zoning Commission

Findings of Facts, Conclusions of Law, and Decision & Recommendation



In the Matter of the Request of Aaron Gross, Value Land, LLC and JP Wagoner Planning for Preliminary Plat with respect to the Artesian Springs Subdivision located at 10348 Hwy 44 (Tax Parcel No. R33916):

A. Findings of Fact:

1. Hearing Facts: See Staff Report for the hearing date of December 6, 2021 and January 10, 2022 which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.
2. Process Facts: See Staff Report for the hearing date of December 6, 2021 and January 10 2022, Exhibit "A".
3. Application and Property Facts: See Staff Report for the hearing date of December 6, 2021 and January 10, 2022, Exhibit "A".
4. Required Findings per Middleton City Code 1-14-2(E)(7), Idaho State Statue Title 67, Chapter 65, and Title 50, Chapters 13; Idaho Standards for Public Works Construction and Middleton Supplement thereto; and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4: See Staff Report for the hearing date of December 6, 2021 and January 10, 2022, Exhibit "A".

B. Conclusions of Law:

1. That the City of Middleton shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. That due consideration has been given to the comments received from the governmental subdivisions providing services in the City of Middleton planning jurisdiction, comments received from individuals of the public, and comments from City Planning Staff and City Engineer.
3. That notice of the application and public hearing was given according to law.
4. That Planning and Zoning Commission's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
5. That codes and standards applicable to the application are the Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4 and Idaho State Code Secs., 67-6503, 67-6513, 67-6511, 50-1301 through 50-1329.
6. That public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
7. That this recommendation is subject to the Conditions of Approval set forth in the

attached Staff Report for the hearing date of December 6, 2021 and January 10, 2022, Exhibit "A".

C. Decision and Recommendation:

Pursuant to the Planning & Zoning Commission's authority as provided in Middleton City Code 1-5-5, and based upon the above Findings of Facts and Conclusions of Law, it is hereby recommended that:

1. City Council approve the application of Aaron Gross, Value Land, LLC and JP Wagoner Planning for Preliminary Plat with respect to the Artesian Springs Subdivision subject to the conditions of approval set forth in the Staff Report for the December 6, 2021 and January 10, 2022, public hearing on the matter. (Exhibit "A")

WRITTEN RECOMMENDATION APPROVED ON: January 10, 2022.



Ray Waltemate, Chairman
Planning and Zoning Commission

Attest:

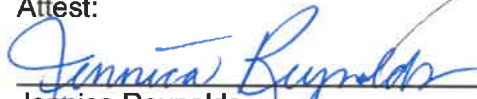

Jennica Reynolds
Planning and Zoning Department

EXHIBIT "F"

Engineering Recommendation Letter



January 31, 2022

TO: Jennica Reynolds, Planner

FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE

RE: Artesian Springs Subdivision - Preliminary Plat Recommendation of Approval

Thank you for the opportunity to review the above referenced preliminary plat submittal.

We recommend Mayor and City Council approve the preliminary plat as presented.

EXHIBIT “B”

RESOLUTION NO. 465-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, IDAHO, AUTHORIZING THE AWARD OF FRANK ESQUIVEL'S HANDGUN AND BADGE TO HIM UPON HIS RETIREMENT.

WHEREAS, Frank Esquivel has served a police officer for the City of Middleton for the past five and a half years; and,

WHEREAS, Frank Esquivel is retiring; and,

WHEREAS, Frank Esquivel served the Middleton Police Department and the City of Middleton honorably during his time with the City; and,

WHEREAS, the City is recognizing Frank's service on February 2, 2022 at the regularly scheduled Middleton City Council meeting; and,

WHEREAS, Idaho Code § 31-830 provides for the award to a county sheriff or deputy of his or her handgun and badge upon retirement; and,

WHEREAS, the City Council of the City of Middleton can effectuate the same disposition of a gun and badge under the general powers granted by Idaho Code, Title 50; and,

WHEREAS, Frank Esquivel's handgun and badge are both surplus property now that he has retired; and,

WHEREAS, the Middleton City Council desires to award Frank Esquivel the foregoing items of surplus personal property; and,

WHEREAS, the Middleton City Council has determined that the foregoing transaction is in the best interests of the City of Middleton and her citizens; and,

WHEREAS, the Middleton City Council has the authority to dispose of surplus personal property.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND DECLARED BY THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, IDAHO, THAT:

1. The Police Chief of the City of Middleton, Alan Takeuchi, is authorized to deliver Frank Esquivel's handgun and badge to him on February 2, 2022, in recognition of his service to the City of Middleton and his retirement.

PASSED BY THE COUNCIL of the City of Middleton, Idaho this 16th day of February, 2022.

APPROVED BY THE MAYOR of the City of Middleton, Idaho this 16th day of February, 2022.

APPROVED

By _____
STEVE RULE, Mayor

ATTEST:

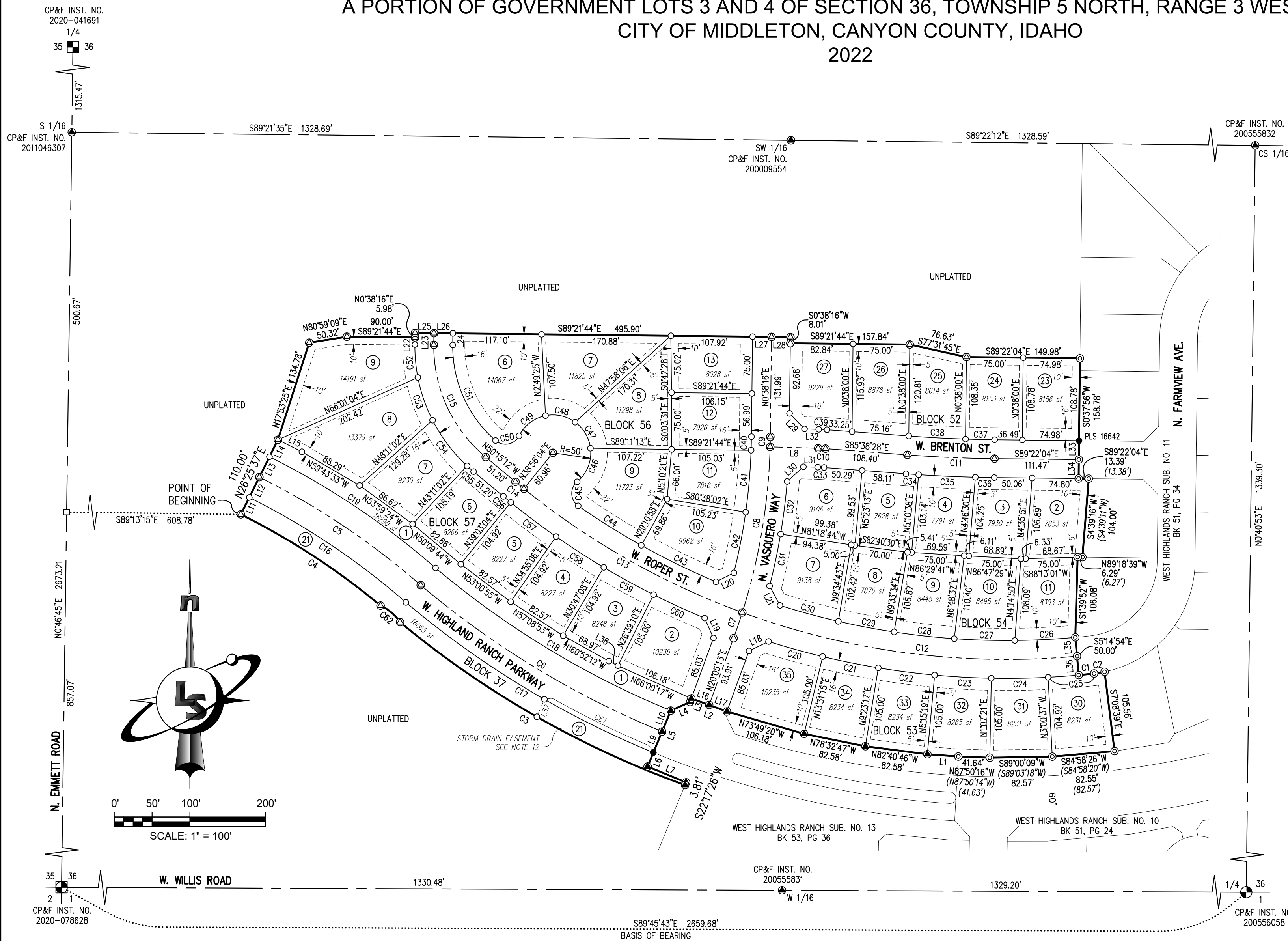
By _____
City Clerk

EXHIBIT “C”

WEST HIGHLANDS RANCH SUBDIVISION NO. 14

A PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

BOOK ____, PAGE ____



NOTES

- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND SIDEWALKS OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE MEADOWS AT WEST HIGHLANDS HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION ARE SUBJECT TO THE TERMS AS SET FORTH IN THE DEVELOPMENT AGREEMENT WITH THE CITY OF MIDDLETON.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED GROUND WATER ELEVATION.
- LOT 21, BLOCK 37, AND LOT 1, BLOCK 57 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MEADOWS AT WEST HIGHLANDS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET PUBLIC UTILITIES, IRRIGATION, PEDESTRIAN ACCESS AND HOMEOWNERS ASSOCIATION LANDSCAPING EASEMENTS. ALL OTHER LOTS ARE FOR SINGLE-FAMILY DWELLINGS.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2009015525, RECORDS OF CANYON COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO EMMETT ROAD, HIGHLAND RANCH PARKWAY OR WILLIS ROAD IS PROHIBITED.
- 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.
- A PORTION OF LOT 21, BLOCK 37 IS SUBJECT TO A CITY OF MIDDLETON STORM DRAIN EASEMENT AS SHOWN HEREON FOR MAINTENANCE AND OPERATION OF CITY OWNED STORM DRAIN FACILITIES OR OTHER PIPELINES OR INFRASTRUCTURE AS HAS OR WILL BE CONSTRUCTED INCIDENT TO THE CITY OF MIDDLETON'S GENERAL PLAN OF MUNICIPAL UTILITY SERVICE

LEGEND

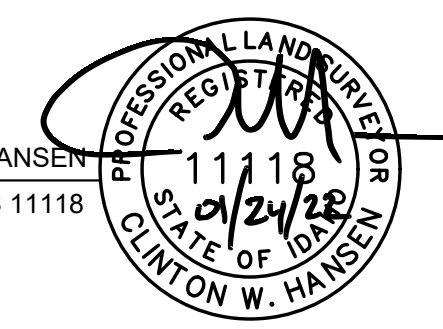
FOUND ALUMINUM CAP MONUMENT	SECTION LINE
FOUND BRASS CAP MONUMENT	CENTER LINE
FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	OTHER EASEMENT LINE AS NOTED
FOUND 5/8" REBAR WITH PLS 16642 PLASTIC CAP	SURVEY TIE LINE
SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP	SUBDIVISION BOUNDARY LINE
SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP	LOT LINE
CALCULATED POINT, NOT SET	ADJACENT PROPERTY LINE
	LOT NUMBER
	RECORD DISTANCE

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF WEST HIGHLANDS RANCH SUBDIVISION NO. 10, WEST HIGHLANDS RANCH SUBDIVISION NO. 11, WEST HIGHLANDS RANCH SUBDIVISION NO. 13, INFORMATION FROM RECORD OF SURVEY NUMBERS 200010162, 200260111, 200428075, 200556086, AND 2012002618, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118



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Land Surveying and Consulting

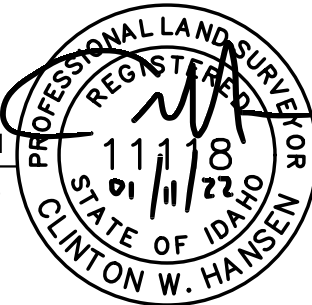
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.95'	N85°46'15"W
L2	50.00'	N69°54'49"W
L3	5.01'	S20°05'13"W
L4	27.86'	S65°56'37"W
L5	60.00'	S22°35'49"W
L6	20.00'	S22°18'19"W
L7	55.00'	S67°42'34"E
L8	63.51'	S88°24'37"E
L9	30.00'	S22°35'49"W
L10	30.00'	S22°35'49"W
L11	25.00'	N26°25'37"E
L12	30.00'	N26°25'37"E
L13	30.00'	N26°25'37"E
L14	25.00'	N26°25'37"E
L15	35.43'	N63°34'23"W
L16	25.00'	N69°54'49"W
L17	25.00'	N69°54'49"W
L18	28.76'	N64°07'21"E
L19	28.76'	S23°56'57"E
L20	26.39'	S63°32'07"W
L21	29.03'	N28°19'51"W
L22	9.39'	S0°38'16"W
L23	15.37'	N0°38'16"E
L24	15.37'	N0°38'16"E
L25	25.00'	S89°21'44"E
L26	25.00'	S89°21'44"E
L27	25.00'	S89°21'44"E
L28	25.00'	S89°21'44"E
L29	28.52'	N43°53'11"W
L30	28.88'	N47°48'18"E
L31	18.89'	S88°24'37"E
L32	18.81'	N88°24'37"W
L33	25.00'	S0°37'56"W
L34	25.00'	S0°37'56"W
L35	25.00'	S5°14'54"E
L36	25.00'	S5°14'54"E
L37	25.14'	S23°33'49"W
L38	13.62'	S63°00'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	20.39'	1040.00'	1°07'25"	N84°11'23"E (N84°11'24"E)	20.39'
C2	14.03'	150.00'	5°21'34"	N80°56'54"E	14.03'
C3	435.77'	1255.00'	19°53'40"	N60°15'34"W	433.58'
C4	220.89'	945.00'	13°23'33"	N56°52'37"W	220.39'
C5	257.23'	1000.00'	14°44'17"	N56°12'15"W	256.52'
C6	374.41'	1200.00'	17°52'37"	S58°45'49"E	372.90'
C7	35.83'	800.00'	2°33'58"	N18°48'13"E	35.83'
C8	222.44'	800.00'	15°55'52"	N9°33'19"E	221.72'
C9	13.29'	800.00'	0°57'07"	N1°06'49"E	13.29'
C10	9.67'	200.00'	2°46'10"	S87°01'33"E	9.67'
C11	115.22'	1771.38'	3°43'37"	S87°30'16"E	115.20'
C12	449.61'	1015.00'	25°22'49"	S82°33'30"E	445.95'
C13	333.11'	1015.00'	18°48'14"	S60°27'59"E	331.62'
C14	14.37'	1015.00'	0°48'40"	S50°39'32"E	14.37'
C15	168.76'	190.00'	50°53'28"	S24°48'28"E	163.27'
C16	249.77'	970.00'	14°45'11"	N56°11'48"W	249.08'
C17	383.88'	1230.00'	17°52'55"	S58°45'14"E	382.33'
C18	364.96'	1170.00'	17°52'20"	S58°46'25"E	363.48'
C19	264.68'	1030.00'	14°43'24"	N56°12'41"W	263.95'
C20	74.19'	1040.00'	4°05'14"	S74°26'11"E	74.17'
C21	75.02'	1040.00'	4°07'59"	S78°32'48"E	75.01'
C22	75.02'	1040.00'	4°07'59"	S82°40'47"E	75.01'
C23	75.02'	1040.00'	4°07'59"	S86°48'46"E	75.01'
C24	75.02'	1040.00'	4°07'59"	N89°03'15"E	75.01'
C25	60.98'	1040.00'	3°21'34"	N85°18'28"E	60.97'
C26	80.01'	990.00'	4°37'51"	N87°04'01"E	79.99'
C27	80.03'	990.00'	4°37'53"	S88°18'07"E	80.00'
C28	80.03'	990.00'	4°37'53"	S83°40'14"E	80.00'
C29	75.02'	990.00'	4°20'30"	S79°11'03"E	75.00'
C30	79.93'	990.00'	4°37'34"	S74°42'00"E	79.91'
C31	70.17'	825.00'	4°52'24"	N12°00'55"E	70.15'
C32	70.03'	825.00'	4°51'49"	N7°08'49"E	70.01'
C33	8.46'	175.00'	2°46'10"	N87°01'33"W	8.46'
C34	16.89'	1796.38'	0°32'19"	S85°54'37"E	16.89'
C35	75.02'	1796.38'	2°23'34"	S87°22'34"E	75.02'
C36	24.94'	1796.38'	0°47'43"	S88°58'13"E	24.94'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C37	38.52'	1746.38'	1°15'49"	S88°44'09"E	38.52'
C38	75.08'	1746.38'	2°27'47"	S86°52'21"E	75.07'
C39	10.88'	225.00'	2°46'10"	N87°01'33"W	10.87'
C40	18.01'	775.00'	1°19'54"	N1°18'13"E	18.01'
C41	82.04'	775.00'	6°03'54"	N5°00'07"E	82.00'
C42	81.76'	775.00'	6°02'41"	N11°03'25"E	81.72'
C43	109.76'	990.00'	6°21'07"	S63°59'34"E	109.70'
C44	98.36'	990.00'	5°41'32"	S57°58'15"E	98.31'
C45	36.72'	20.00'	105°12'08"	S2°31'26"E	31.78'
C46	49.73'	50.00'	56°59'00"	N21°35'10"E	47.70'
C47	41.15'	50.00'	47°09'23"	N30°29'01"W	40.00'
C48	41.15'	50.00'	47°09'23"	N77°38'24"W	40.00'
C49	45.61'	50.00'	52°15'42"	S52°39'03"W	44.04'
C50	36.51'	20.00'	104°35'12"	N78°48'48"E	31.65'
C51	142.64'	165.00'	49°31'51"	S24°07'40"E	138.24'
C52	43.74'	215.00'	11°39'23"	S5°11'26"E	43.66'
C53	59.79'	215.00'	15°55'59"	S18°59'07"E	59.60'
C54	76.15'	215.00'	20°17'40"	S37°05'56"E	75.76'
C55	11.28'	215.00'	3°00'26"	S48°44'59"E	11.28'
C56	12.60'	1040.00'	0°41'40"	S50°36'02"E	12.60'
C57	75.02'	1040.00'	4°07'59"	S53°00'51"E	75.01'
C58	75.02'	1040.00'	4°07'59"	S57°08'51"E	75.01'
C59	75.02'	1040.00'	4°07'59"	S61°16'50"E	75.01'
C60	74.19'	1040.00'	4°05'14"	S65°23'26"E	74.17'
C61	160.29'	1230.00'	7°27'59"	S63°57'42"E	160.17'
C62	34.24'	62.00'	31°38'39"	N49°40'47"W	33.81'

CLINTON W. HANSEN
PLS 11118



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF WEST HIGHLANDS RANCH SUBDIVISION NO. 14;

A PARCEL BEING A PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ (S ¼ CORNER) OF SAID SECTION BEARS S 89°45'43" E A DISTANCE OF 2659.68 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 36 N 0°46'45" E A DISTANCE OF 857.07 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°13'15" E A DISTANCE OF 608.78 FEET TO THE POINT OF BEGINNING;

THENCE N 26°25'37" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 17°53'25" E A DISTANCE OF 134.78 FEET TO A POINT;

THENCE N 80°59'09" E A DISTANCE OF 50.32 FEET TO A POINT;

THENCE S 89°21'44" E A DISTANCE OF 90.00 FEET TO A POINT;

THENCE N 0°38'16" E A DISTANCE OF 5.98 FEET TO A POINT;

THENCE S 89°21'44" E A DISTANCE OF 495.90 FEET TO A POINT;

THENCE S 0°38'16" W A DISTANCE OF 8.01 FEET TO A POINT;

THENCE S 89°21'44" E A DISTANCE OF 157.84 FEET TO A POINT;

THENCE S 77°31'45" E A DISTANCE OF 76.63 FEET TO A POINT;

THENCE S 89°22'04" E A DISTANCE OF 149.98 FEET TO A POINT ON THE WESTERLY BOUNDARY OF WEST HIGHLANDS RANCH SUBDIVISION NO. 11, AS SHOWN IN BOOK 51 OF PLATS ON PAGE 34, RECORDS OF CANYON COUNTY, IDAHO;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE S 0°37'56" W A DISTANCE OF 158.78 FEET TO A POINT;

THENCE S 89°22'04" E A DISTANCE OF 13.39 FEET (FORMERLY 13.38 FEET) TO A POINT;

THENCE S 4°39'16" W (FORMERLY S 4°39'11" W) A DISTANCE OF 104.00 FEET TO A POINT;

THENCE N 89°18'39" W A DISTANCE OF 6.29 FEET (FORMERLY 6.27 FEET) TO A POINT;

THENCE S 1°39'52" W A DISTANCE OF 106.08 FEET TO A POINT;

THENCE S 5°14'54" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE A DISTANCE OF 20.39 FEET ALONG THE ARC OF A 1040.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°07'25" AND A LONG CHORD BEARING N 84°11'23" E (FORMERLY N 84°11'24" E) A DISTANCE OF 20.39 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE A DISTANCE OF 14.03 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 5°21'34" AND A LONG CHORD BEARING N 80°56'54" E A DISTANCE OF 14.03 FEET TO A POINT;

THENCE S 7°08'39" E A DISTANCE OF 105.56 FEET TO AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF WEST HIGHLANDS RANCH SUBDIVISION NO. 10, AS SHOWN IN BOOK 51 OF PLATS ON PAGE 24, RECORDS OF CANYON COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 11, AND ALONG THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 10 THE FOLLOWING COURSES AND DISTANCES:

THENCE S 84°58'26" W A DISTANCE OF 82.55 FEET (FORMERLY S 84°58'20" W, 82.57 FEET) TO A POINT;

THENCE S 89°00'09" W (FORMERLY S 89°03'18" W) A DISTANCE OF 82.57 FEET TO A POINT;

THENCE N 87°50'16" W A DISTANCE OF 41.64 FEET (FORMERLY N 87°50'14" W, 41.63 FEET) TO THE NORTHEASTERLY CORNER OF WEST HIGHLANDS RANCH SUBDIVISION NO. 13, AS SHOWN IN BOOK ____ OF PLATS ON PAGE ____, RECORDS OF CANYON COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 10, AND ALONG THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 13 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 85°46'15" W A DISTANCE OF 40.95 FEET TO A POINT;

THENCE N 82°40'46" W A DISTANCE OF 82.58 FEET TO A POINT;

THENCE N 78°32'47" W A DISTANCE OF 82.58 FEET TO A POINT;

THENCE N 73°49'20" W A DISTANCE OF 106.18 FEET TO A POINT;

THENCE N 69°54'49" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 20°05'13" W A DISTANCE OF 5.01 FEET TO A POINT;

THENCE S 65°56'37" W A DISTANCE OF 27.86 FEET TO A POINT;

THENCE S 22°35'49" W A DISTANCE OF 60.00 FEET TO A POINT;

THENCE S 22°18'19" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE S 67°42'34" E A DISTANCE OF 55.00 FEET TO A POINT;

THENCE S 22°17'26" W A DISTANCE OF 3.81 FEET TO A POINT ON A CURVE;

THENCE LEAVING SAID SUBDIVISION BOUNDARY A DISTANCE OF 435.77 FEET ALONG THE ARC OF A 1255.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°53'40" AND A LONG CHORD BEARING N 60°15'34" W A DISTANCE OF 433.58 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 34.24 FEET ALONG THE ARC OF A 62.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°38'39" AND A LONG CHORD BEARING N 49°40'47" W A DISTANCE OF 33.81 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 220.89 FEET ALONG THE ARC OF A 945.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°23'33" AND A LONG CHORD BEARING N 56°52'37" W A DISTANCE OF 220.39 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 11.75 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF MIDDLETON. THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

TOLL SOUTHWEST LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY SUSAN STANLEY, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN OR IDENTIFIED TO ME TO BE A DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY 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.

MY COMMISSION EXPIRES _____

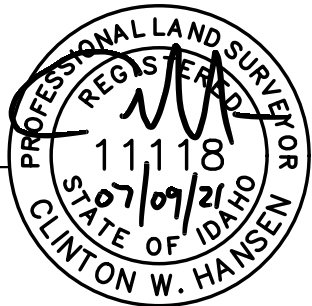
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

CLINTON W. HANSEN
PLS 11118



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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 SATISFACTIONS 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 THE SANITARY RESTRICTIONS MAY BE RE-IMPOSED, 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.

SOUTHWEST DISTRICT HEALTH DEPARTMENT DATE

APPROVAL OF MIDDLETON 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 DULY ACCEPTED AND APPROVED.

MIDDLETON CITY MAYOR DATE

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

MIDDLETON CITY ENGINEER DATE

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR DATE

CERTIFICATE OF THE COUNTY TREASURER

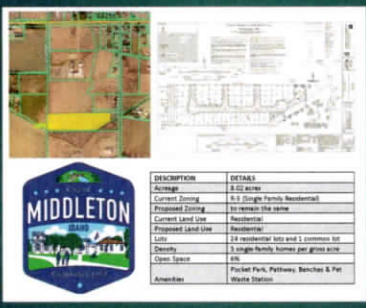
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ COUNTY TREASURER



CLINTON W. HANSEN
PLS 11118

EXHIBIT “D”



DESCRIPTION	DETAILS
Acres	8.02 acres
Current Zoning	R-3 (Single Family Residential)
Proposed Zoning	NO REVIEW (No action)
Current Land Use	Residential
Proposed Land Use	Residential
Lots	24 residential lots and 1 common lot
Density	3 single-family homes per gross acre
Open Space	4%
Amenities	Pocket Park, Pathways, Benchet & Pet Waste Station


CARLTON MEADOWS SOUTH PRELIMINARY PLAT APPLICATION

1



City Services:

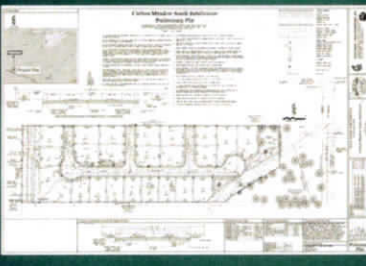
City water and sewer are located in Hartley Road to the west and will connect from the Carlton Meadows Subdivision directly to the north.

Water 

Sewer 

Planning Staff finds the City Services are nearby and available. However, sewer and water capacity will not be reserved until Construction Drawings are approved by the City.

4




Project Description:

Residential Subdivision with 24 buildable lots and 1 common lot on 8.02 acres of vacant land zoned R-3.


2

Traffic Access & Streets:

Access to the subdivision is proposed north, connecting to the local roads in Carlton Meadows Subdivision. These roads access Hartley Road to the west and Whiffin Lane to the east. There is no direct access onto Hartley Road or Whiffin Lane from the proposed subdivision.



Streets connecting internally to the north

Proposed internal street access to north 

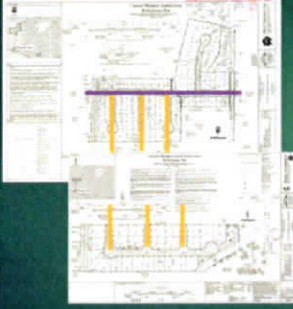
5



Current Zoning & Property Condition:

Located in City Limits and zoned R-3 (Single-Family Residential)

3

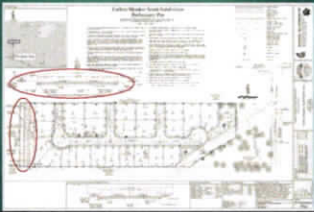


Carlton Meadows Preliminary Plat approved 8/19/2020

Carlton Meadows South Proposed Preliminary Plat

6

Developer will construct their $\frac{1}{2}$ road section and frontage of Hartley Road per Middleton City Code. In addition, each residential building permit will be assessed the MID-STAR Transportation Impact Fee: $\$5,050.00 \times 24 = \$121,200.00$ towards City roads and intersection improvements.



7

Middleton Rural Fire District:

Subject property is in the Middleton Rural Fire District. The District submitted comment (See Exhibit "C" of staff report)

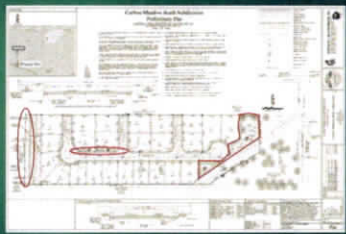
As a condition of approval, the Preliminary Plat will be subject to compliance with the District's comments approved by the City.

10

Pathways, Sidewalks & Open Space:

Developer has provided 6% open space, exceeding the 5% minimum required by Middleton City Code.

Developer will also construct a landscape buffer west along Hartley Road as part of the road improvements.

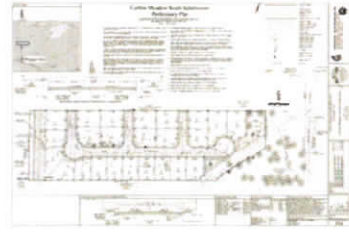


8

Preliminary Plat Application:

There is no phasing plan, so the project will be completed in one phase.

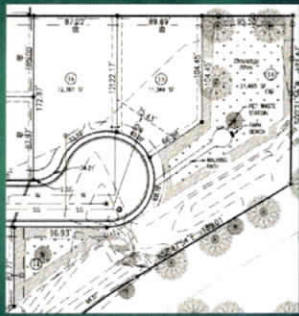
The Preliminary Plat complies with all dimensional standards and codes of the City of Middleton.



11

Open Space:

Sidewalks are proposed throughout the subdivision. A pocket park, pathway, benches and a pet waste station are shown as amenities.



9

Findings:

Planning Staff finds that the Preliminary Plat is not materially detrimental to the public health, safety and welfare, and the Preliminary Plat is in harmony with the City's Comprehensive Plan.

(A copy of the full Preliminary Plat and is attached as Exhibit "A" of the full Staff Report.)

Revised Preliminary Plat 2/15/2022 to address Engineer Comments Submitted into record now as Exhibit "F".

12

Comprehensive Plan and Land Use Map:

Applicant's project complies with the Comprehensive Plan's Future Land Use Map:

Project is designated Residential on the Map which matches the Residential Use (blue) planned for the site.



13

Agency Comments: Exhibit "C" of Full Staff Report

Middleton Rural Fire District – Chief Islas

No other Agencies have submitted comments.

16

Comprehensive Plan:

Project complies with the Goals, Objectives and Strategies of the 2019 Middleton Comprehensive Plan as follows:

- Goals 3 & 23: Project provides safe vehicle and pedestrian facilities in light of the street improvements and sidewalks shown on the preliminary plat.
- Goals 4 & 5: Project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Additionally, quality lots for residential use increase the quality of life and general welfare of the city.
- Goal 11: The housing type matches the residents' lifestyle in the area the project is located and is an in-fill improvement project.

14

Surrounding Landowners Comments: (Exhibit "D" of Full Staff Report)

Roy Bowman – Fax received 1/6/2022 with sellers' agreement attached.

This is a Landowner dispute with the neighboring parcel regarding the amount of acreage recorded on the preliminary plat.

After the P & I public hearing, the Applicant went back to Mr. Bowman to resolve the dispute. It has been resolved with a revision to the original preliminary plat submitted and a Lot Line Adjustment Application received 2/9/2022, bringing the total acreage for the subdivision parcel from 8.56 to 8.02 acres, and Mr. Bowman's parcel to 1.84 acres.

As a condition of approval, the Lot Line Adjustment needs to be finalized prior to submittal of Construction Drawings.

17

City Engineer & Planning Staff Comments:

City Engineer recommends approval of the Preliminary Plat.
(Enter as Exhibit "H".)

(Complete Comments attached as Exhibit "B" in full Staff Report)



February 16, 2022

TO: City of Middleton
Jeffrey Reynolds, Planner

FROM: Civil Dynamics, Inc., City Engineer
Amy Hunsicker, PE

RE: Cotton Meadows South Subdivision Preliminary Plat - Recommendation of Approval

Thank you for the opportunity to review this above referenced preliminary plat submitted. We recommend Mayor and City Council approve the preliminary plat.

15

Applicant Information:

Application received and accepted on July 20, 2021.

Applicant/Owner: Dave Bulch – D&N Investments
P.O. Box 516
Eagle, ID 83616

Representative: Nick LaCross/Joseph Canning – B&A Engineers, Inc.
5505 W Franklin Road
Boise, ID 83705

18




Notices & Neighborhood Meeting:

	Dates:
Neighborhood Meeting	6/20/2021 & 6/21/2021
Newspaper Notification	1/30/2022
Radius notification mailed to Adjacent landowners within 300'	1/28/2022
Circulation to Agencies	1/28/2022
Sign Posting property	1/28/2022

Planning Staff finds that notice was given according to Idaho State Law and Middleton City Code.

19




Conclusions and Recommended Conditions of Approval:

The decision to approve or deny a preliminary plat application must be based upon *General Facts and Conclusions of Law* formally accepted by City Council.


22

Applicable Codes and Standards:

- ▶ Idaho Code Secs., 67-6503, 67-6509, 67-6511, 67-6513, 50-1301 through 50-1329.
- ▶ Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction.
- ▶ Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4.




20



As to General Facts:

Planning Staff has set forth the *General Facts* as stated above. If Council agrees with those *General Facts* and with the testimony and evidence presented at the public hearing, then Council needs to make a motion to accept the *General Facts* set forth by Staff in the Staff Report and public hearing.

23




Planning and Zoning Recommendations:

This application was considered in a public hearing before the P&Z Commission on January 10, 2022. The Commission recommended approval of the Preliminary Plat application subject to the conditions of approval set forth in the Staff Report for that hearing.

(A copy of the FCR from the P&Z hearing is attached as Exhibit "E" of the full Staff Report.)

21



As to Conclusions of Law:

Planning Staff finds that City Council has the authority to hear this application and to approve or deny this application.

Planning Staff notes that:

- All public notice requirements were met.
- Planning Staff set forth portions of the Idaho State Code and Middleton City Code to be considered in approving or denying the application.

If the February 16th public hearing is held and conducted according to Idaho State Statute and Middleton City Code, then Council may accept these *Conclusions of Law* by passing a motion to accept the *Conclusions of Law* set forth in the Staff Report and public hearing.

24



If the Council is inclined to approve the application based upon the above *General Facts and Conclusions of Law*, then Planning Staff recommends that any approval be subject to the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All Middleton Rural Fire District comments approved by the City are to be completed and approved.
4. Lot Line Adjustment to be finalized and approved prior to submittal of Construction Drawings.
5. Sewer and water capacity to be reserved at the time the City approves the construction drawings for the project.

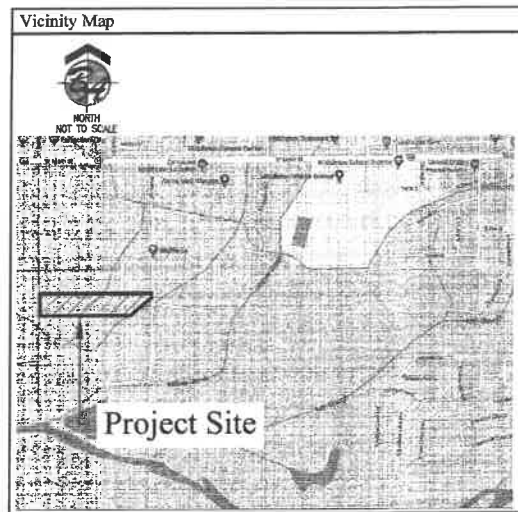
25

Finally, if the City Council denies the application, pursuant to Middleton City Code 1-14(E)(8), the Council must state on record what Applicant can do, if anything, to gain approval of the application.

Planning Deputy Clerk
Jennica Reynolds
2/16/2022



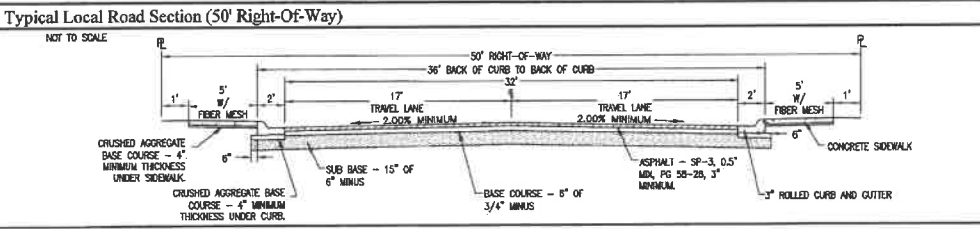
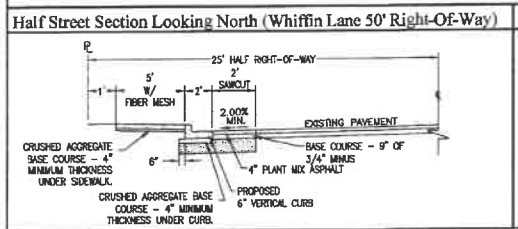
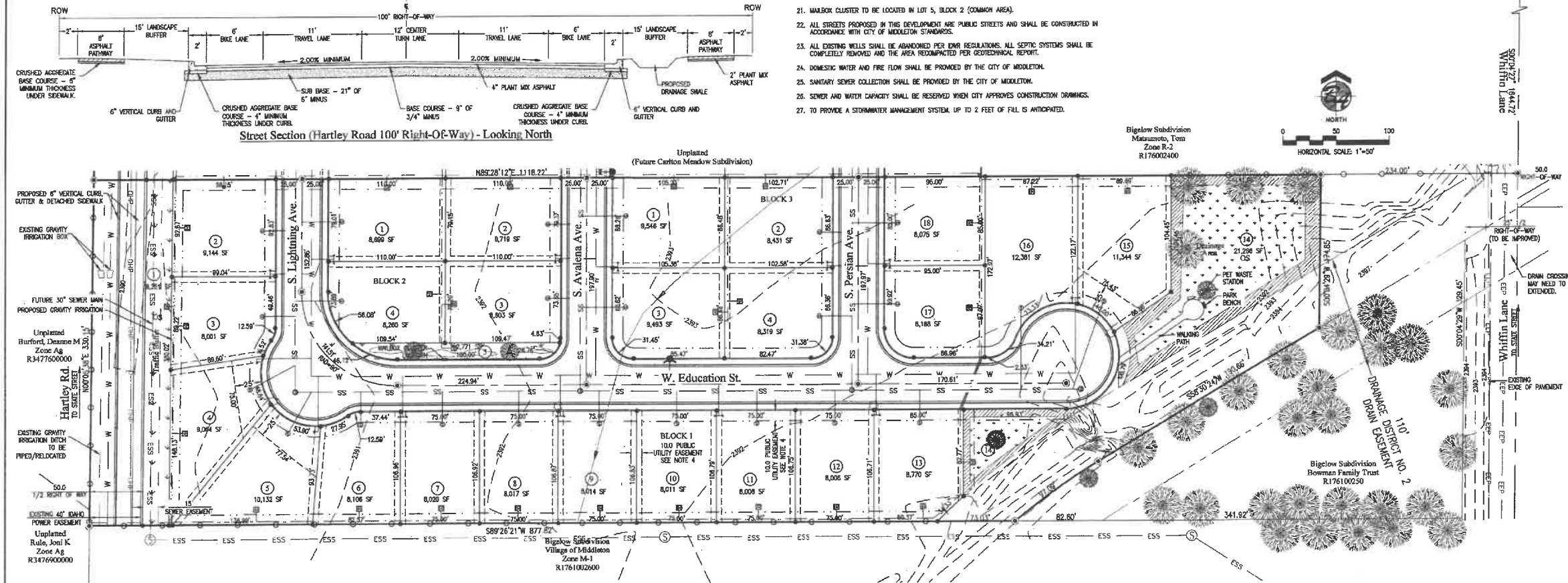
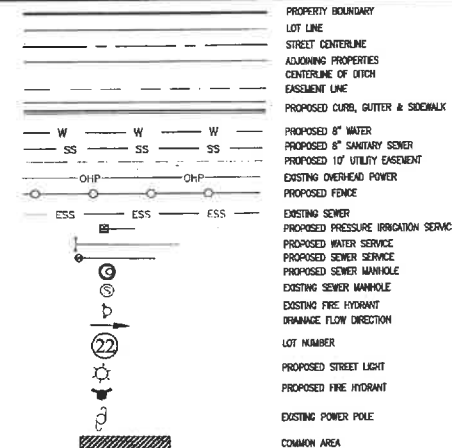
26



Carlton Meadow South Subdivision Preliminary Plat

A RE-SUBDIVISION OF A PORTION OF BIGELOW SUBDIVISION, A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOONE COUNTY, IOWA.

1. ALL BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN CONFORMANCE WITH R-3 ZONING AT TIME OF BUILDING PERMIT ISSUANCE.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. THE DEVELOPER AND/OR OWNER(S) SHALL COMPLY WITH IOWA CODE, SECTION 31-3605(1) OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. PROJECT IS SERVED BY CANTON COUNTY DITCH COMPANY.
4. ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY AND THE EXTERIOR SUBDIVISION BOUNDARY OR REAR BOUNDARY LINE OF LOTS SHALL HAVE A 10' WIDE PERMANENT PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE SHOWN. HOWEVER, THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT. A 5' WIDE PUBLIC UTILITY EASEMENT SHALL BE ON ALL INTERIOR LOT LINES.
5. LOCATIONS OF EXISTING IRRIGATION PIPING AND DITCHES SHOWN HEREIN ARE APPROXIMATE. ANY MODIFICATIONS TO THESE FACILITIES SHALL BE COMPLETED SUCH THAT WATER DELIVERY TO OR THROUGH ADJOINING LANDS IS NOT DISRUPTED. IRRIGATION WILL BE PROVIDED AS NEGOTIATED WITH IRRIGATION ENTITY.
6. PRESSURIZED IRRIGATION WILL BE PRESSURIZED BY THE PUMP STATION IN CARLTON MEADOW SUBDIVISION TO THE NORTH.
7. PUBLIC IMPROVEMENTS STREET, SEWER, WATER, STREET LIGHTS, ETC., SHOWN HEREIN ARE FOR REFERENCE ONLY. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT PLANS TO BE REVIEWED AND APPROVED SUBSEQUENT TO THIS APPLICATION. ALL IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF ISPC, AND THE CURRENT ADDENDUM TO THE CITY OF MIDDLETON STANDARDS.
8. WATER, SEWER, AND PRESSURE IRRIGATION WILL CONTINUE TO RUN THROUGH CARLTON MEADOW SUBDIVISION TO THE NORTH AND CONTINUE THROUGH THE SUBJECT PROPERTY.
9. ALL STORM SEWER MAINS, RETENTION/DETENTION PONDS, AND STORM WATER TREATMENT SHALL COMPLY WITH THE CITY OF MIDDLETON STANDARDS.
10. ALL PRESSURIZED IRRIGATION MAINS SHALL COMPLY WITH THE CITY OF MIDDLETON STANDARDS.
11. LOT 14, BLOCK 1 WILL BE UTILIZED AS A COMMON AREA. LOT 1 & 14, BLOCK 1 & LOT 5, BLOCK 2 WILL BE MAINTAINED BY THE HOA.
12. STORM WATER MITIGATION WILL OCCUR BY OVERLAND FLOW TO STREETS. DISPOSAL WILL OCCUR IN COMMON AREA LOT 1 & 14, BLOCK 1.
13. EXISTING DRAINAGE FACILITIES WILL BE PRESERVED AND CONTINUE TO DISCHARGE TO HISTORIC LOCATIONS.
14. POWER, NATURAL GAS, COMMUNICATIONS/FIBER OPTICS TO BE INSTALLED BY, AND COORDINATED WITH JOINT TRENCH. JOINT TRENCH NORMALLY INSTALLS FACILITIES ON THE WEST AND SOUTH SIDE OF STREETS.
15. CARLTON MEADOW SOUTH WILL EXTEND STREETS AND ALL UTILITIES TO THE NORTH BOUNDARY OF CARLTON MEADOW SOUTH. IF THE STREET AND UTILITY EXTENSIONS IN CARLTON MEADOW ARE NOT COMPLETED, CARLTON MEADOW SOUTH WILL BE RECONFIGURED TO MEET CITY CODE AS REQUIRED.
16. ACCORDING TO FEMA-603, THE SUBJECT PROPERTY IS OUT OF THE FLOODPLAIN.
17. CARLTON MEADOW SOUTH WILL HAVE NO DIRECT ACCESS TO HARTLEY ROAD.
18. EXTERIOR BOUNDARY TO BE FENCED PER APPROVED FENCING PLAN. CONTRACTOR/DEVELOPER TO COORDINATE WITH DRAINAGE DISTRICT NO. 2 FOR FENCE LINE ALONG DRAINAGE DITCH EASEMENT. THE NORTH BOUNDARY OF CARLTON MEADOW SOUTH SUBDIVISION TO NOT BE FENCED AS IT WILL BE CONNECTED TO CARLTON MEADOW SUBDIVISION PHASE 2.
19. CARLTON MEADOW SOUTH WILL BE DEVELOPED IN ONE, SINGLE PHASE.
20. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1 & 14, BLOCK 1 & LOT 5, BLOCK 2.
21. MAJOR CLUSTER TO BE LOCATED IN LOT 5, BLOCK 2 (COMMON AREA).
22. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MIDDLETON STANDARDS.
23. ALL EXISTING WELLS SHALL BE ABANDONED PER IDNR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER GEOTECHNICAL REPORT.
24. DOMESTIC WATER AND FIRE FLOW SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
25. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
26. SEWER AND WATER CAPACITY SHALL BE REVIEWED WHEN CITY APPROVES CONSTRUCTION DRAININGS.
27. TO PROVIDE A STORMWATER MANAGEMENT SYSTEM. UP TO 2 FEET OF FILL IS ANTICIPATED.



Setback/Zoning Table	
EXISTING ZONE	R-3
MINIMUM LOT AREA - INTERIOR LOT	8,000 SF
MINIMUM LOT AREA - CORNER LOT	8,000 SF
MINIMUM STREET FRONTAGE	75 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	75 FEET
MINIMUM LOT WIDTH - CORNER LOT	N/A
MAXIMUM DENSITY	3.0/ACRE
PROPOSED ZONE	R-3

Land Use Calculations	
DESCRIPTION	AREA (ACRES)
PROJECT	8.02
RESIDENTIAL LOTS	4.85
OPEN SPACE AREA (EXCLUDED)	0.40
OPEN SPACE AREA (INCLUDED)	0.75
RIGHT-OF-WAY	2.02

PERCENTAGE	
100%	
60.47%	
4.98%	
9.36%	
15.19%	

RESIDENTIAL LOTS	24
OPEN SPACE AREA LOTS	1
RESIDENTIAL DENSITY	2.99/Acre

Underground Utility Note
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREIN AND THEIR ACTUAL LOCATION(S).

Owner/Applicant
TWIN INVESTMENTS, LLC/DANE BURCH-MORROW
P.O. BOX 518
EAGLE, IOWA 52516
(208) 888-0584

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd., Boone, IA 52005
(208) 345-3381



Carlton Meadow South Subdivision Preliminary Plat
Carlton Meadow South Subdivision Preliminary Plat
0 Whiffin Lane
Middleton, IA 52554
Paved Zone R-3

Revisions	
REV.	DATE
A	12-16-21 WEL
B	12-16-21 WEL
C	12-21-21 WEL
D	12-21-21 WEL

Preliminary Plat



February 16, 2022

TO: City of Middleton
Jennica Reynolds, Planner

FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE

RE: **Carlton Meadow South Subdivision Preliminary Plat – Recommendation of Approval**

Thank you for the opportunity to review the above referenced preliminary plat submittal.

We recommend Mayor and City Council approve the preliminary plat.

EXHIBIT “E”

ESTIMATE

Integrity Inspection Solutions, Inc.

Cell: 208-960-2883
Office: 208-442-4470
Fax: 844-351-6902

204 S Dudley Ln Nampa, ID 83687
integrity@iispipeline.com

CUSTOMER
City of Middleton

DATE
11/15/2021

PHONE

SALESPERSON
Richard Mason

PROJECT
**Middleton - Ridleys
lateral Abandonment**

PREPARED BY:
Richard Mason

ATTENTION
Terrell

PAYMENT TERMS
Net 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
8	15" flow through packer to plug lateral temporarily - Laborer to monitor flow while the packer is in the line.	\$150.00	\$1,200.00
1	Trip Charge	\$50.00	\$50.00
1	CCTV Van to make sure the packer is in place	\$250.00	\$250.00
1	Traffic Control Sinage	\$250.00	\$250.00
			\$0.00
	Permanent Abandonment		\$0.00
1	Installation of 15"X48" CIPP repair over existing lateral	\$3,500.00	\$3,500.00
1	Traffic Control Sinage	\$250.00	\$250.00
1	Trip Charge	\$50.00	\$50.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		TOTAL	\$5,550.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Owner must provide clear access to the upstream and downstream manholes. • Integrity Inspection Solutions is not responsible for any Traffic Control, Bypass Pumping or Permitting unless otherwise stated in the proposal portion of this document.

Date _____

Sign Below to Accept Quote:

Authorized Rep

Public Works Contractors License Number 036543-C-4

Thank You For You Business

2/4/22 JVK NOTE: RECOMMEND FOR APPROVAL. THIS IS TO
REPAIR AN INFILTRATION ISSUE IDENTIFIED IN THE
PHASE II CCTV INSPECTIONS. THE ISSUE APPEARS TO BE
AN ABANDONED SIDE SEWER BENEATH S. MIDDLETON ROAD.
[BUDGET CODE 61-435-353]

EXHIBIT “F”



Cell: 208-960-2883
Office: 208-442-4470
Fax: 844-351-6902

CUSTOMER
City of Ketchum

DATE
7/16/2021

PHONE

SALESPERSON
Richard Mason

PROJECT
UV CIPP Sewer Lining

PREPARED BY:
Richard Mason

ATTENTION

PAYMENT TERMS
Net 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
350	Installation of up to 350ft of 8"X3.6mm CIPP Liner Manhole to Manhole - Includes everything listed below.	\$90.00	\$31,500.00
1	Mobilization and Traffic Control	\$2,500.00	\$2,500.00
1	Service Reconnection	\$2,000.00	\$2,000.00
	Note: We would need (1) day to install CIPP Liner each section and (1) day to prep/clean pipe. We will need good access at both ends of this pipe.		\$0.00
8	Low Flow bypass - Plugging of the line to block any residual flow	\$235.00	\$1,880.00
	Note: we will need access onto the property in a couple areas and the Owner will be responsible for restoration. We will be driving a skidsteer and a telehandler only where needed and will do our best to keep damage minimal.		\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		TOTAL	\$37,880.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Owner must provide clear access to the upstream and downstream manholes. • Integrity Inspection Solutions is not responsible for any Traffic Control, Bypass Pumping or Permitting unless otherwise stated in the proposal portion of this document.

Date _____

Sign Below to Accept Quote:

Authorized Rep

Public Works Contractors License Number 036543-C-4

Thank You For You Business

Z/4/22 JVK NOTE: SLOPING OF PIPE MANHOLES 4130-4131
CROSSING S. PARADISE AVENUE ~~BETWEEN~~ SOUTH OF MAJOW STREET.
THIS SECTION WAS IDENTIFIED AS HAVING HIGH INFILTRATED
RATIOS DURING THE PHASE II CCTV INSPECTIONS.
[61-435-353]

JV6 SKETCH
2/1/22

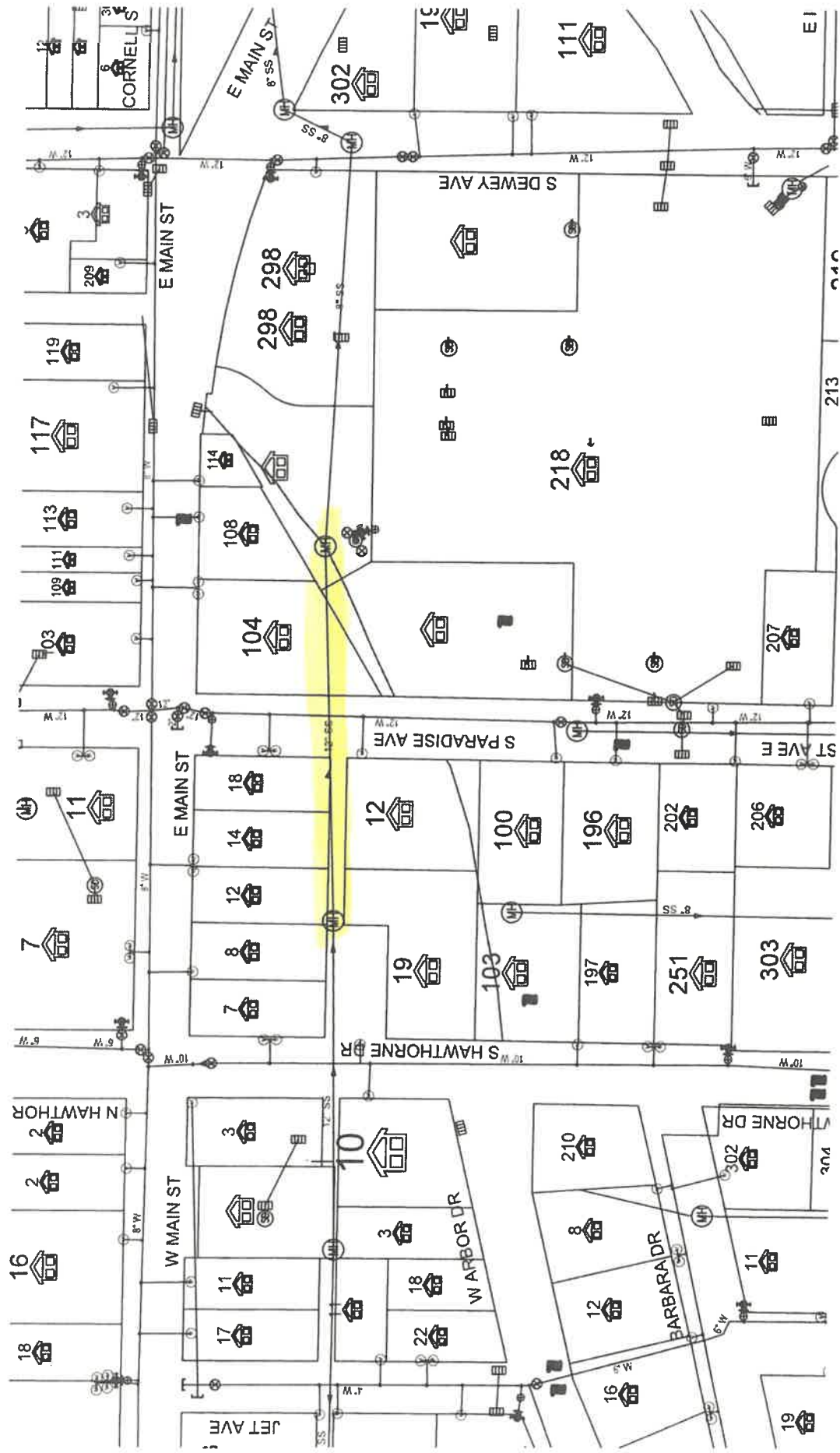


EXHIBIT “G”



Cell: 208-960-2883
Office: 208-442-4470
Fax: 844-351-6902

CUSTOMER
City of Middleton

ADDRESS

PHONE

E-MAIL

SALESPERSON
Richard Mason

PROJECT
**City of Middleton -
Irrigation Line Patches**

PREPARED BY:
Richard Mason

ATTENTION

Terrell Mendive

PAYMENT TERMS
Net 30

$\$5,050$
 OR
 $\$5,750$

UVH NOTE: RECOMMEND
FOR APPROVAL. WORK
INVOLVES REPAIR OF
IRRIGATION PIPE
BENEATH N. PARADISE
ROAD. NOTE THAT PRICE
IS DEPENDENT UPON
THE SIZE OF THE PIPE
THAT IS NOT CURRENT
FOR UP TO \$5,75

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Owner must provide clear access to the upstream and downstream manholes. Integrity Inspection Solutions is not responsible for any Traffic Control, Bypass Pumping or Permitting unless otherwise stated in the proposal portion of this document.

Date _____

Sign Below to Accept Quote:

Authorized Rep

Public Works Contractors License Number 036543-C-4

EXHIBIT “H”



Customer Name: Middleton, City of
Billing Address: 1103 W. Main St.
City/State/Zip: Middleton, ID 83644
Shipping Name: Middleton, City of
Shipping Address: 786 Wiffin Ln
City/State/Zip: Middleton, ID 83644
Email: lgordon@middletoncity.com
Phone: (208) 585-3133

Salesman: Mike Medici
Attn: Jeremy Hammar
Subject:
PO:
Ship VIA:
FFA:

Sales Order
Version 2.4.2
Date: 2/3/2022

Accept Partial Shipments:

Section	Meter Type	Meter Size	Register Units	Register Options	Qty	Unit Price	Extended Price	Annual Maintenance	List Price
Section	Register/ETR Options	Register Shroud	Register Lid	Bottom Type	Part Number	Notes			
Section	Fire Hydrant Meter	Handle Options	Registration	Inlet Connection	Qty	Unit Price	Extended Price	Annual Maintenance	List Price
Section	Outlet Connection	FHM Add-ons							
Section	Description				Qty	Unit Price	Extended Price	Annual Maintenance	List Price
2	Flanges/Gaskets/Bolts/Kits						\$0.00	\$0.00	
3	Radio Interface Units						\$22,500.00	\$0.00	
3.1	Stealth 2 w/5' Bare Wire (ST2BW) "Stealth 2 Bare Wire"			PHY B4D2B4D2	300	\$75.00	\$22,500.00		
4	Handheld / Cradle / Accessories						\$0.00	\$0.00	
5	Stealth AMI System Hardware and Infrastructure						\$0.00	\$0.00	
6	Software						\$0.00	\$0.00	
7	Project Management Installation/Training						\$0.00	\$0.00	
8	Accessories and other Items						\$609.00	\$0.00	
8.2	Stealth pit install kit (S-PIT-INSTALLKIT)				300	\$2.03	\$609.00		
9	Hydrant Meter Accessories						\$0.00	\$0.00	
Total System Cost and Annual Maintenance							\$23,109.00	\$0.00	

300 METERS

23,109⁰⁰

CODE 60-434-530 CAPITAL OUTLAY

(ITEM #02 NEW ~~METER~~ CONSTRUCTION METERS)
\$60,000 IN BUDGET.

2-3-22 JVH NOTE: RECOMMEND FOR APPROVAL.

John

EXHIBIT “I”

APPENDIX 1.7

REQUEST FOR WORK PROJECT

From: [insert legal name of agency] City of Middleton
To: Director of Highways, Canyon Highway District No. 4
Project No. _____
Fiscal Year: FY 2022

Scope of Work: [describe in detail]
As described in Exhibit A & B (attached)

Reasonable Compensation to be paid by Agency: \$ 234,448.52

Dates tentatively recommended for Work Project services by Highway District:
February 22 - March 2022

Submitted by: Jason VanGilder [insert name and position of Agency Public Works Director official], City of Middleton [insert legal name of agency]

Recommendation of Director of Highways, Canyon Highway District No. 4

[Director of Highways initials the appropriate action]

_____ Agreeable as submitted:

or

_____ Director of Highways requires the following changes:

Changes to Scope of Work:

Changes in reasonable Compensation:

Submitted to Highway District Commissioners by Director of Highways: _____ [initials]



























Agreed by Agency: _____

Acceptance of Work Project by Highway District Commissioners

The Highway District agrees to perform the Work Project as set forth above, including any changes set forth.

By: _____ Dated: _____
Chairman, Board of Commissioners

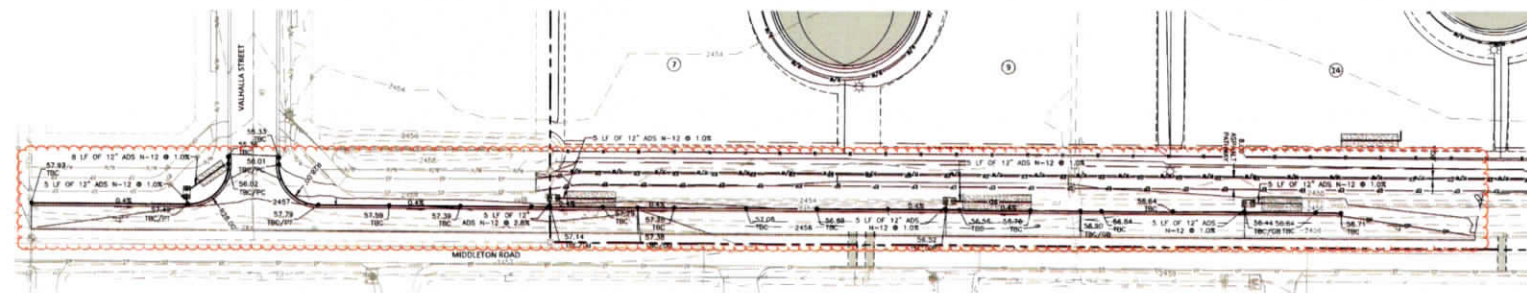
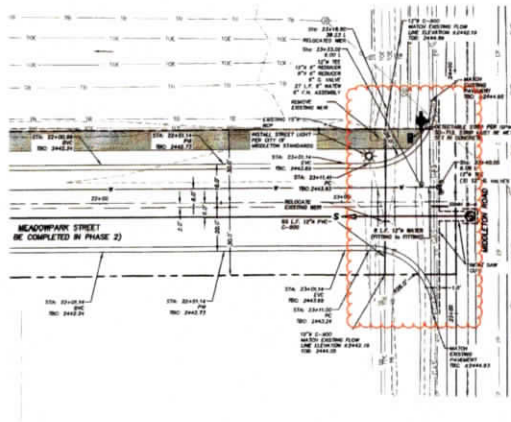
Inspection and Acceptance: The Parties hereby stipulate that certain contingencies may arise from time to time during the operation of this contract and agree that a good faith effort will be made by both Parties to settle any controversies or disputes which arise due to said contingencies.

SHEET LEGEND	CIVIL ACRONYMS
<p>  ELEVATION & DESCRIPTION  FINISHED GRADE ELEVATION  1:50% SLOPE  GRADE BREAK  SANGUIT LINE  LIMITS OF DRAINAGE </p>	<p> ALL DRAINS ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:  ELEVATION  ROADWAY CENTERLINE  POINT OF CURVATURE  POINT OF TANGENCY  ELEVATION  STATION OFFSET LEFT  STATION OFFSET RIGHT  TOP BACK OF CURB  FIN OF STRUCTURE  LIP OF GUTTER  MATCH EXISTING  SIDEWALK  EDGE OF PAVEMENT  FLOW LINE  TOP OF CONCRETE  HIGH POINT  CURB RETURN  POINT ON CURVE  INTERSECTION  POINT OF REVERSE CURVE </p>

WORK WITHIN MIDDLETON ROAD

ASPHALT*	17,690 SF. @ 4" of SP3 HMA
CURB	1025 LF.
SUBBASE	19,645 SF. @ 21" of 6" MINUS COMPACTED PIT RUN
BASE	19,645 SF. @ 9" of 3/4" COMPACTED ROAD MIX
SAND & GREASE TRAPS	4 UNITS
INLET CATCH BASINS	4 UNITS
MISCELLANEOUS PIPE REPAIR	1 UNIT

* SEE SHEET C1.1 FOR MIDDLETON ROAD PAVEMENT SECTION



MIDDLETON ROAD IMPROVEMENTS - OUTSTANDING ITEMS EXHIBIT

Plan Scale: 1" = 40'

REVISIONS

VALHALLA COUNTRY ESTATES NO. 5
MIDDLETON, IDAHO
MIDDLETON ROAD IMPROVEMENTS
OUTSTANDING ITEMS EXHIBIT

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DESIGN BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 07/07/2021
PROJECT: [blank]
SHEET NO.: [blank]

1 OF 1

Item Number	Item	Quantity	Units	Unit Price	Estimate Total	Actual Quantity	Unit Price	Actual Total	Comments
1	Mobilization	1	LS	\$8,807.80	\$8,807.80	0	\$8,807.80	\$0.00	
2	Demo/Haul off	440	CY	\$20.86	\$9,178.40	0	\$20.86	\$0.00	
3	SWPPP	1	LS	\$6,087.00	\$6,087.00	0	\$6,087.00	\$0.00	
4	Traffic Control	1	LS	\$5,775.00	\$5,775.00	0	\$5,775.00	\$0.00	
5	Mass Excavation	2,100	CY	\$16.85	\$35,385.00		\$16.85		
6	Saw Cutting	1,100	LF	\$2.10	\$2,310.00	0	\$2.10	\$0.00	
7	S&G Traps	4	Each	\$4,490.61	\$17,962.44				Used Unit Price from 8/23/21 estimate
7	Catch Basin	4	Each	\$4,415.32	\$17,661.28				
8	Curb & Gutter & Ribbon	1,025	LF	\$33.32	\$34,153.00				
9	Subbase	16,700	SF	\$2.05	\$34,235.00		\$2.05		
10	Base	16,700	SF	\$1.20	\$20,040.00		\$1.20		
11	Asphalt	16,700	SF	\$2.27	\$37,909.00				Used Unit Price from 9/10/20 estimate @ 92% compaction assumed density 150
12	Signs and Striping	1		\$1,575.00	\$1,575.00	0	\$1,575.00	\$0.00	
13 (7)	S&G Trap Labor	120	MHRS	\$24.93	\$2,991.60		\$24.93		Used from 8/23/21 estimate
14 (8)	Misc Repair	18	LF	\$21.00	\$378.00		\$21.00		
15	Additional Costs Reserved by CHD4								

TOTAL CASH DEPOSIT FROM VALHALLA **\$234,448.52** **CONSTRUCTED TOTAL**

REFUND (TOTAL CASH DEPOSIT-CONSTRUCTED TOTAL)

Notes

() references item number from 8/23/21 estimate

Asphalt quantity determined by CAD based on CHD4 topo and Valhalla Plans:

Section line to Exist EP	Section line to Saw Cut	Total asphalt widening from section	New Asphalt Width
9'	7'	23'	16'

Subbase and base quantity determined by CAD based on CHD4 topo and Valhalla Plans:

Section line to Exist EP	Total widening from section line to TBC	New Subbase/Base Width
9'	25'	16'