CITY OF MIDDLETOWN
Planning and Zoning Commission

In Re:

Fox Lantern Subdivision
March 21, 2017 Application
April 10, 2017 Hearing

Findings of Fact,
Conclusions of Law,
Decision and Order

SUMMARY OF THE REQUEST

A request to approve a preliminary plat in a single-family residential zone. The property is located at the northwest corner of 9th Street and Fox Ave., Middleton, Idaho.

FINDINGS OF FACT

1. **APPLICANT**: The applicants are Richard and Amy Davis.

2. **APPLICATION**: The application was received and accepted by the City on March 21, 2017.

3. **NOTICE OF PUBLIC HEARING**: Notice of the public hearing before the Planning and Zoning Commission was published, mailed and posted as follows:

   - Published notice Idaho Press Tribune: March 25, 2017
   - Letters mailed to property owners within 300': March 28, 2017
   - Letters mailed to agencies providing services: March 28, 2017
   - Property posted in four locations: March 30, 2017

4. **APPLICABLE CODES AND STANDARDS**: The ordinances and standards used in evaluating the application are:
   - Idaho Code Title 67, Chapter 65
   - Middleton City Code, Title 6, Chapter 2
   - Idaho Standards for Public Works Construction (ISPWC)
   - Middleton Supplement to the ISPWC

P&Z Findings, Conclusions, Decision and Order
McKinley Meadows Townhouse Subdivision preliminary plat
Page 1 of 3
CITY OF MIDDLETON
Planning and Zoning Commission

5. The applicant has met all the requirements in Section 6-2-2 for a preliminary plat.

6. No written agency comments have been received.

7. No comments from adjacent property owners have been received.

CONCLUSIONS OF LAW

Notice of the application and public hearing was given according to law. The 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.

DECISION

The Planning & Zoning Commission recommends that the City Council approve the preliminary plat with the following condition:

The following lots shall have the following minimum frontages along the publicly maintained road:

a. Lot 1, east boundary, 70 feet
b. Lot 9, C-6, 66 feet
c. Lot 10, C-5, 53 feet
d. Lot 11, C-4, 53 feet
e. Lot 12, C-3, 68 feet
f. Lot 13, rear, 70 feet
WRITTEN DECISION APPROVED ON: April 10, 2017.

Lary Sisson, Chairman
Planning and Zoning Commission

Attest:

[Signature]