

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.

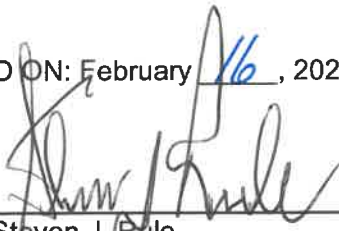
C. Decision and Order:

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:

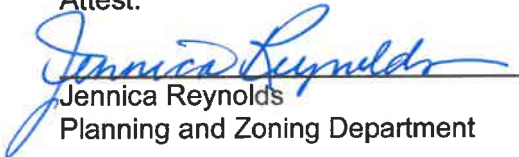
1. Applicant/Developer to comply with the conditions of approval set forth in the Staff Report for the February 2, 2022, public hearing. (Exhibit "1")
2. Prior to final plat approval, the easement issue will be resolved to the satisfaction of the City Attorney.

WRITTEN RECOMMENDATION APPROVED ON: February 16, 2022.



Steven J. Role
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

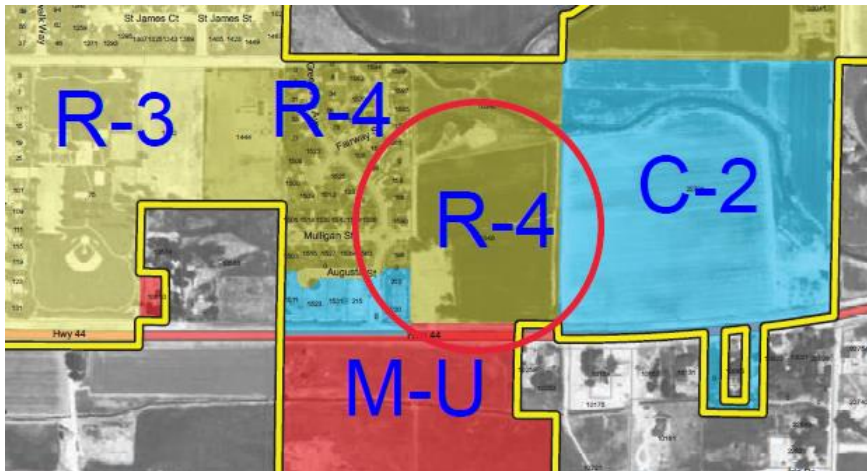
Artesian Springs Subdivision

Snapshot Summary

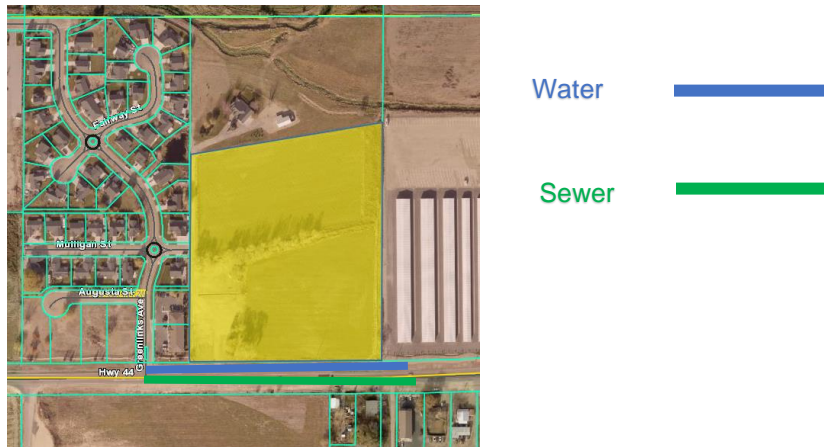


DESCRIPTION	DETAILS
Acreage	13.56 acres
Current Zoning	R-4 (Single Family Residential)
Proposed Zoning	to remain the same
Current Land Use	Residential
Proposed Land Use	Residential
Lots	40 residential lots and 7 common lots
Density	3 single-family lots per acre
Open Space	8%
Amenities	Pocket Park, Pathway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

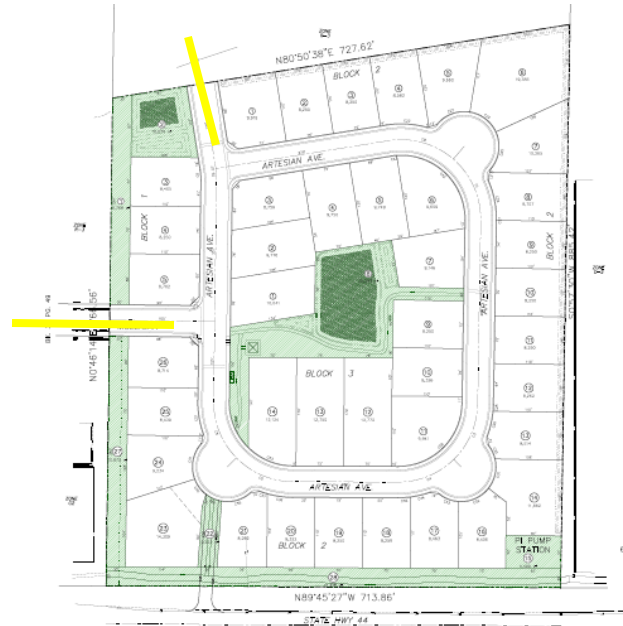


- E. City Services:** Currently, city water and sewer are located immediately south in SH44.

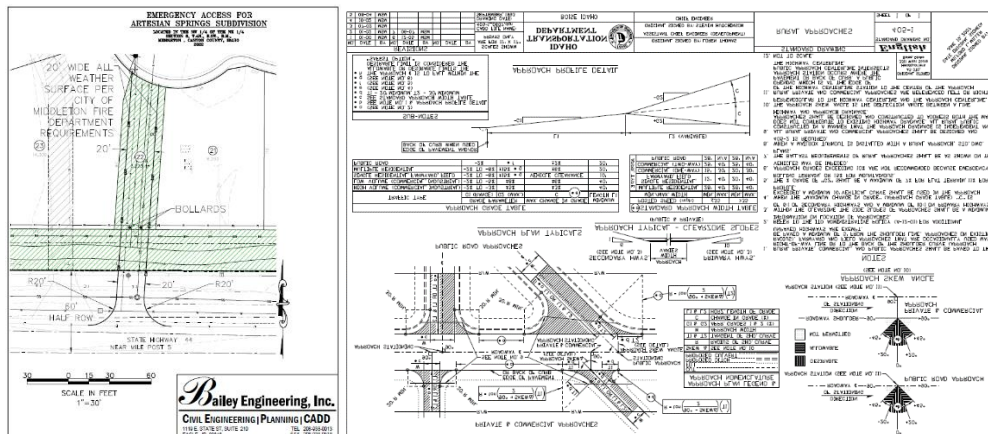
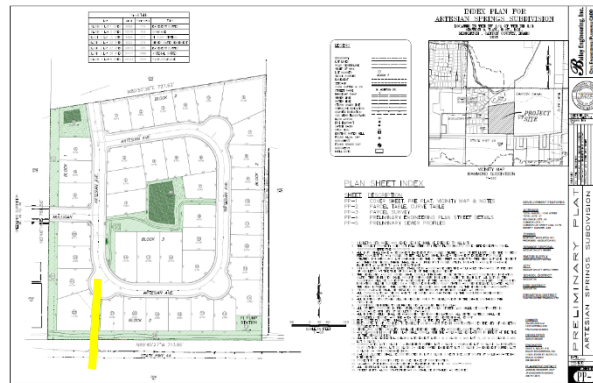


An East Trunkline fee will be assessed at each building permit in addition to all other building and impact fees the city has in place at time of building permit.

- 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.

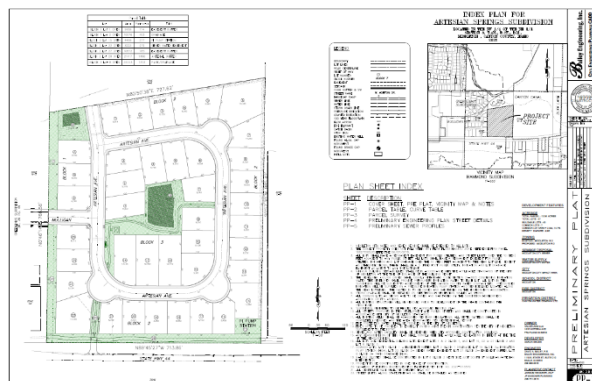
This constitutes a legal dispute between neighbors, and the City is not obligated to determine the parties' rights in the matter. The City's only responsibility is to make sure that Applicant owns the property, which obligation the City has fulfilled, and forward the application through public hearing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

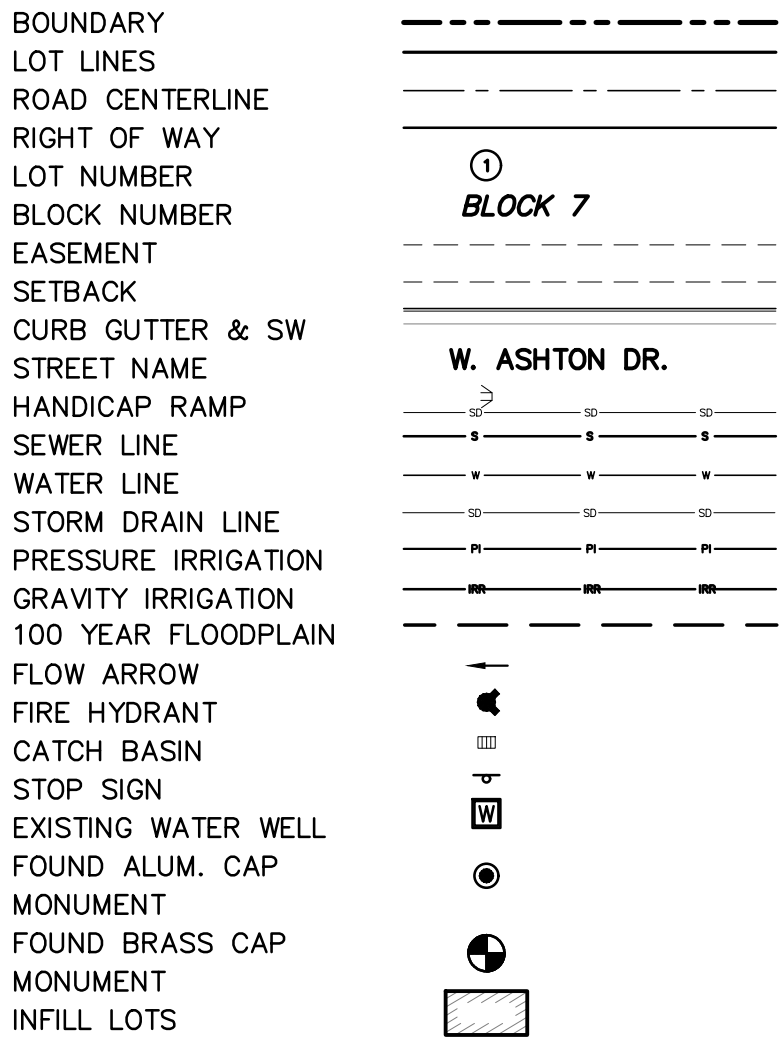
EXHIBIT “A”

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

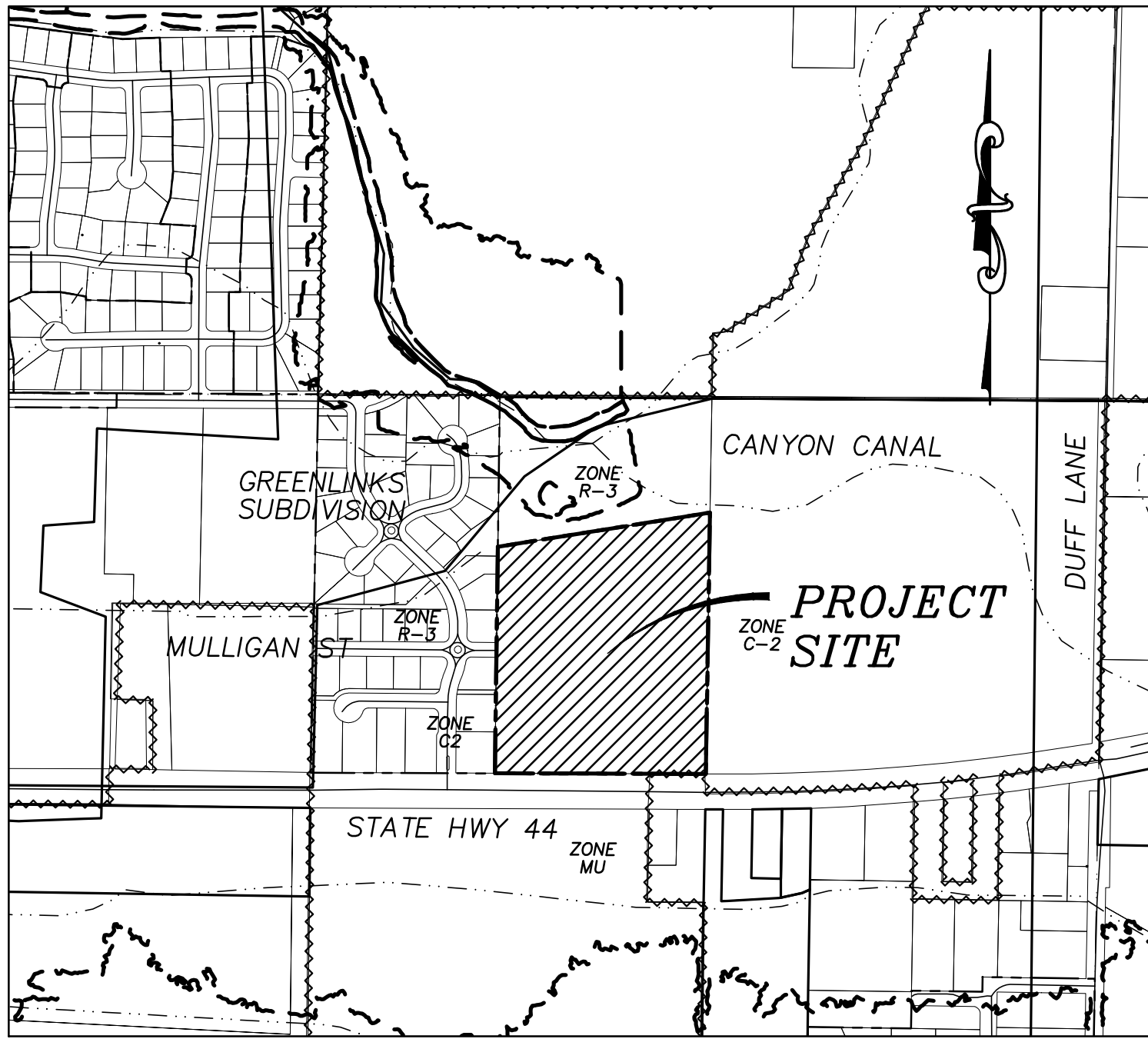


LEGEND



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

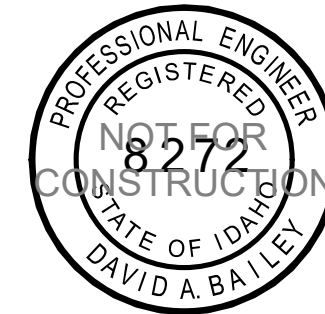
OWNER
VALUE LAND LLC
1015 VICTORIA AVE
FRUITLAND ID 83619

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

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4422 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

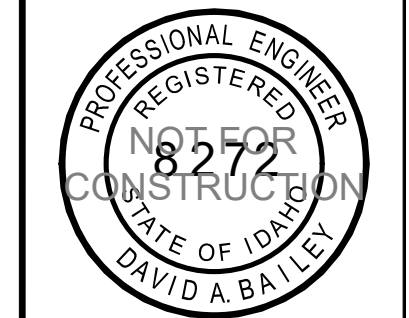
Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 3	8405	370	SFR
BLOCK 1 Lot 4	8250	370	SFR
BLOCK 1 Lot 5	8702	372	SFR
BLOCK 2 Lot 1	9919	394	SFR
BLOCK 2 Lot 2	8250	370	SFR
BLOCK 2 Lot 3	8250	370	SFR
BLOCK 2 Lot 4	8583	386	SFR
BLOCK 2 Lot 5	9660	416	SFR
BLOCK 2 Lot 6	19385	552	SFR
BLOCK 2 Lot 7	10265	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
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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	47.91	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"

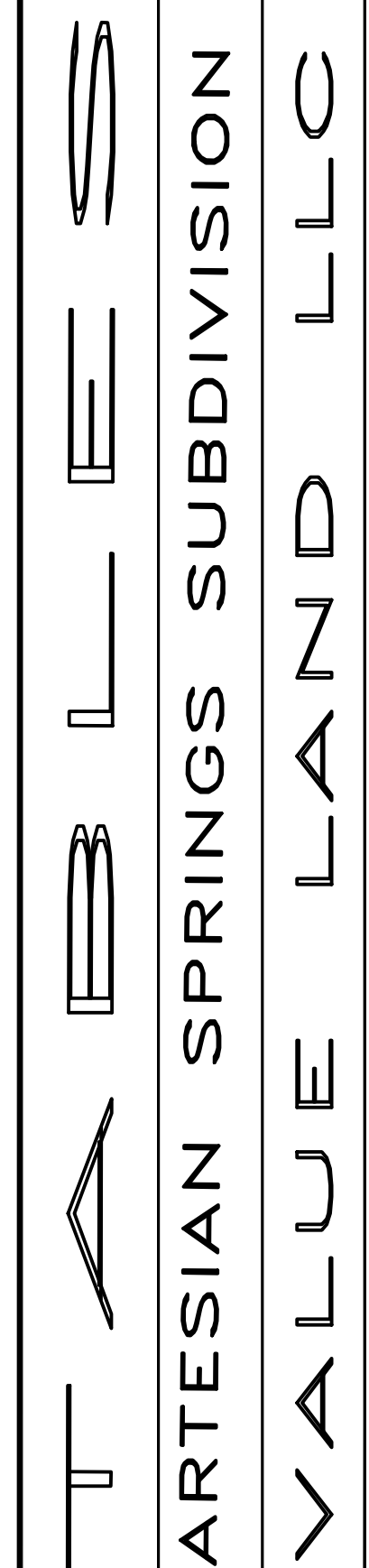
Bailey Engineering, Inc.

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CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

[illegible]

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

SHEET
PP-2

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



LEGEND

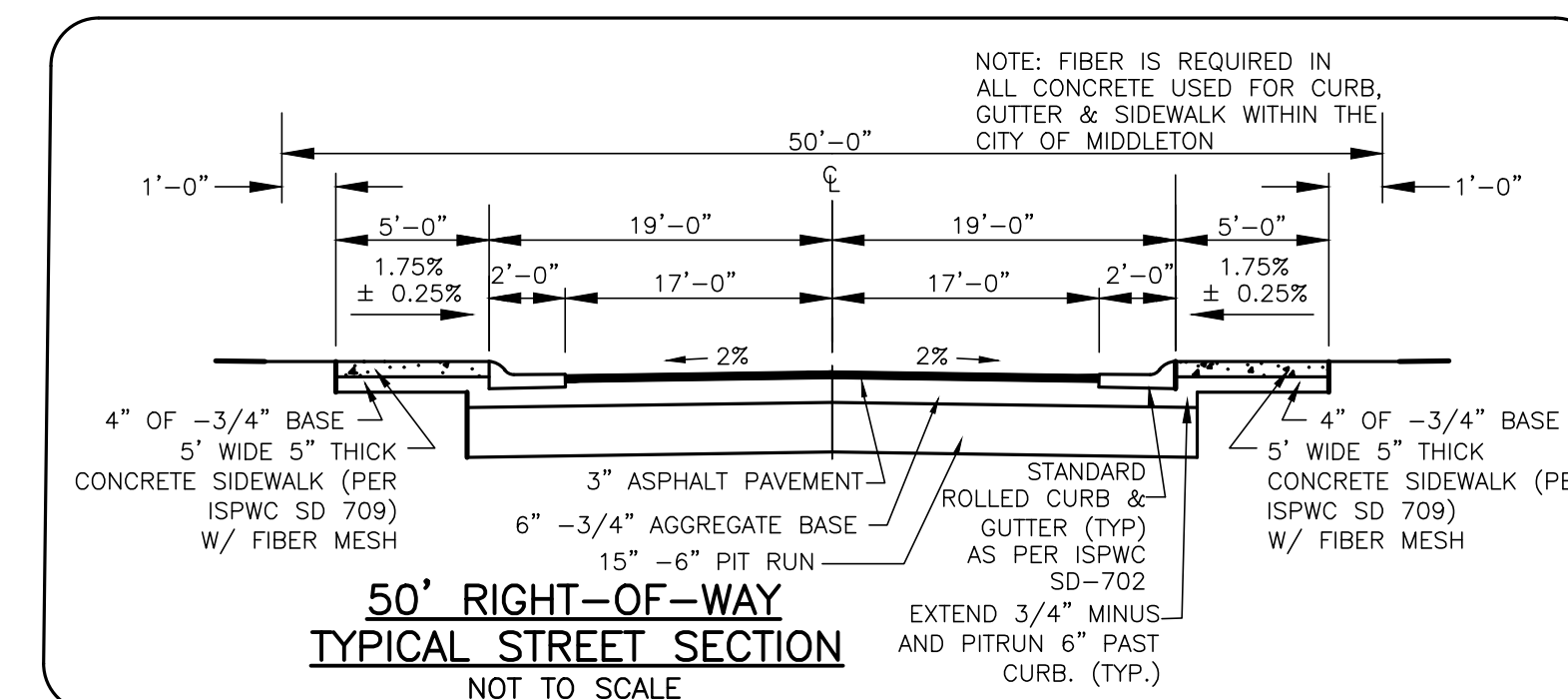
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER & SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
FIRE HYDRANT
CATCH BASIN
STOP SIGN
EXISTING WATER WELL
FOUND ALUM. CAP
MONUMENT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

①
BLOCK 7

W. ASHTON DR.

Diagram illustrating the legend for the map, showing various symbols and their corresponding features. The legend includes:

- 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
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- MONUMENT
- INFILL LOTS

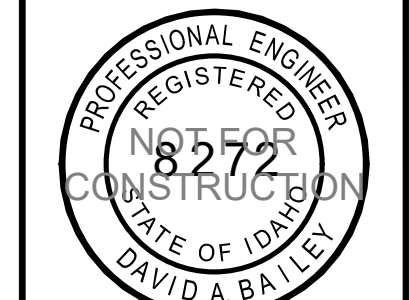


Bailey Engineering, Inc.

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DRAWN BY: DAB/DES

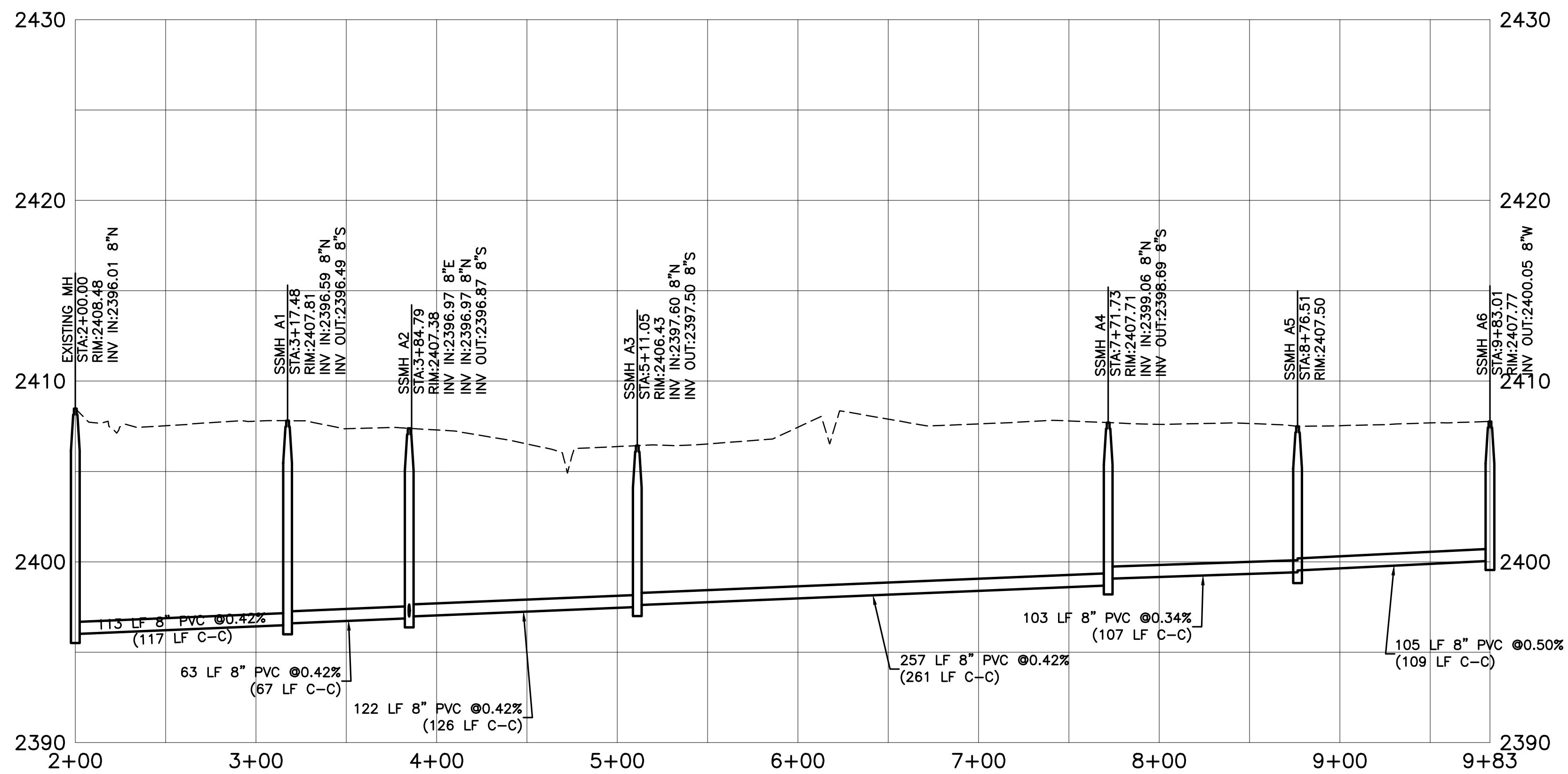
REVISED	
NO.	DATE DESCRIPTION
	2021-11-02 CITY & PLANNER COMMENTS
	2021-12-01 ADD NORTH STUB STREET

PRELIMINARY ENGINEERING
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

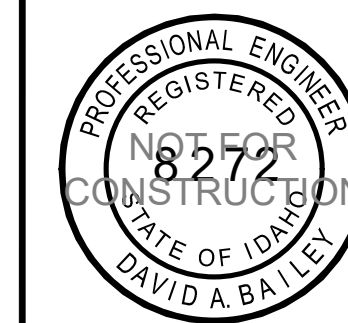
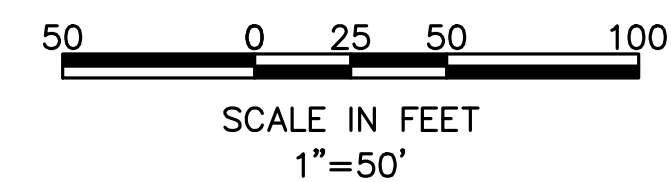
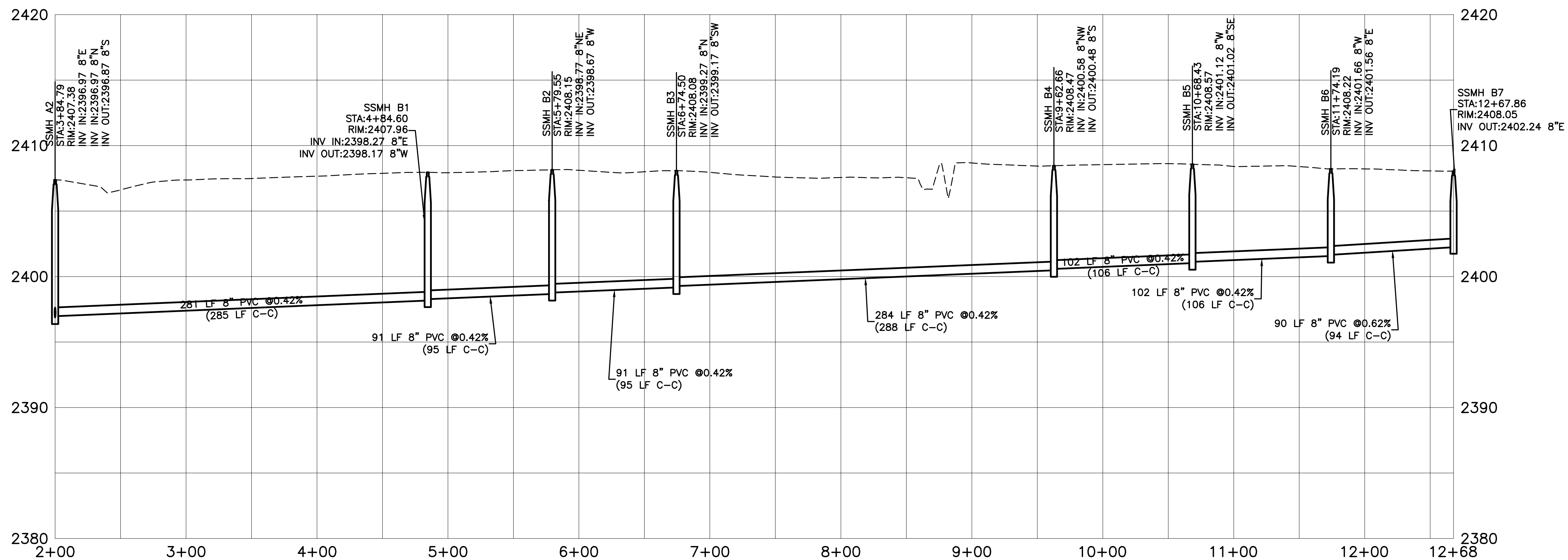
DATE:	01-06-2022
PROJECT:	C2021-009

SHEET
PP-4

SEWER LINE A PROFILE



SEWER LINE B PROFILE



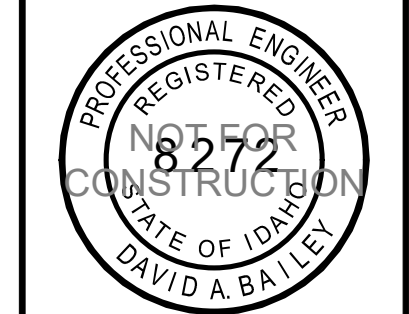
CHECKED BY: DAVID A. BAILEY, P.E.
 DRAWN BY: DAB/DES

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

PRELIMINARY PROFILES
 ARTESIAN SPRINGS SUBDIVISION
 VALUE LAND LLC

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



CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

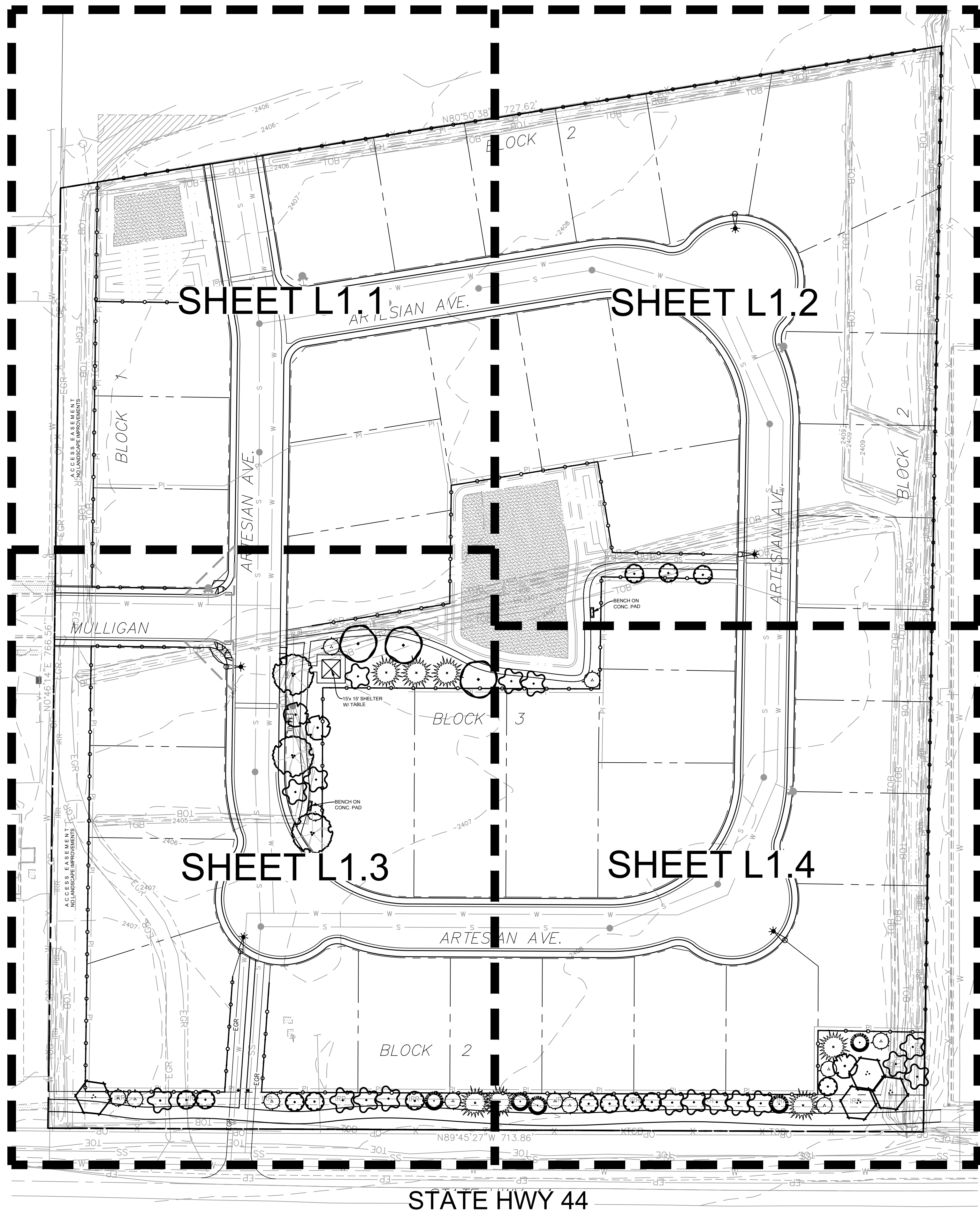
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ADJACENT PROPERTIES
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

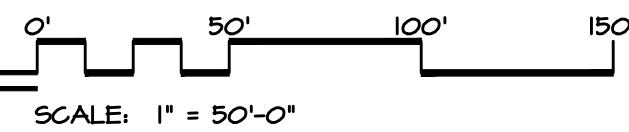
DATE:	01-06-2022
PROJECT:	C2021-009

SHEET
PP-6

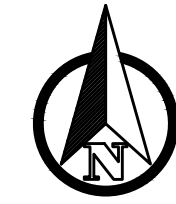




OVERALL LANDSCAPE PLAN



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

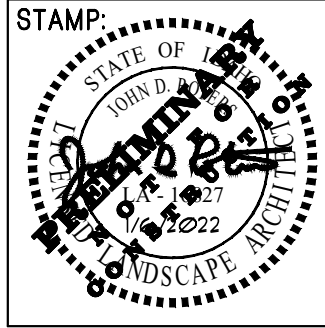
OWNER
VALUE LAND LLC
1015 VICTORIA AVE.
FRUITLAND, ID 83619

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



2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
208.342.2999 Office
CALL 2 BUSINESS DAYS
FOR A FREE CONSULTATION
YOU WILL RECEIVE THE
PROGRAM OF THE
LANDSCAPE ARCHITECTURE
NUMBER OF LOTS
SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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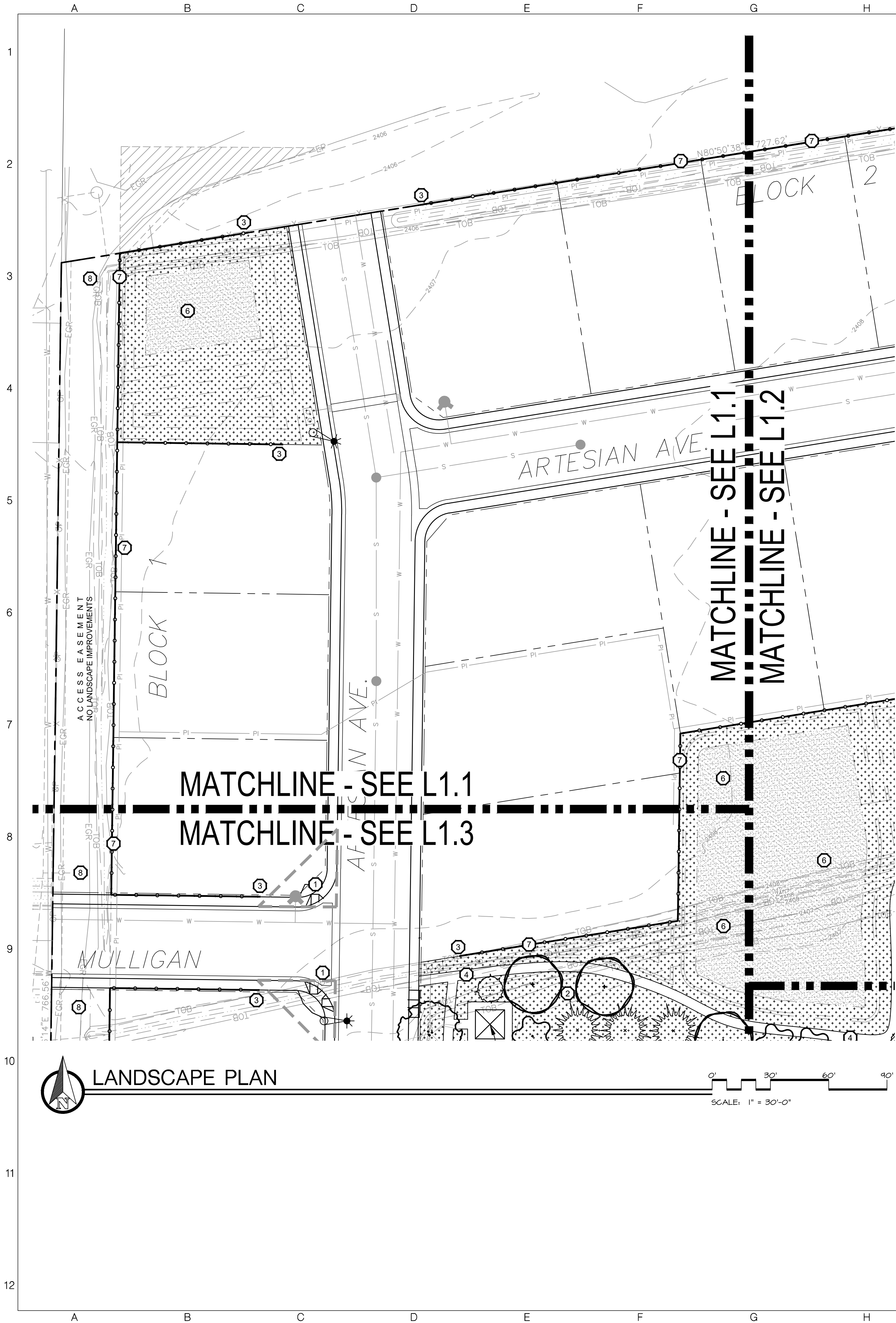
OVERALL LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
IDAHO
MIDDLETON

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

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
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.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

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.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- 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: LANDSCAPE ARCHITECTURE P.C. STATE OF IDAHO 2022

DATE: 1/6/2022

811

2022 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@southbeckbaire.com
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SOUTH BECK & BAIRD

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

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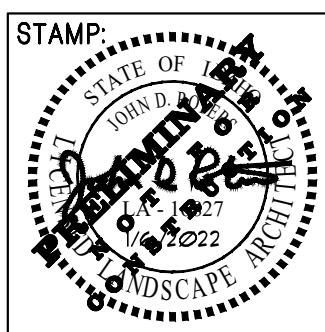
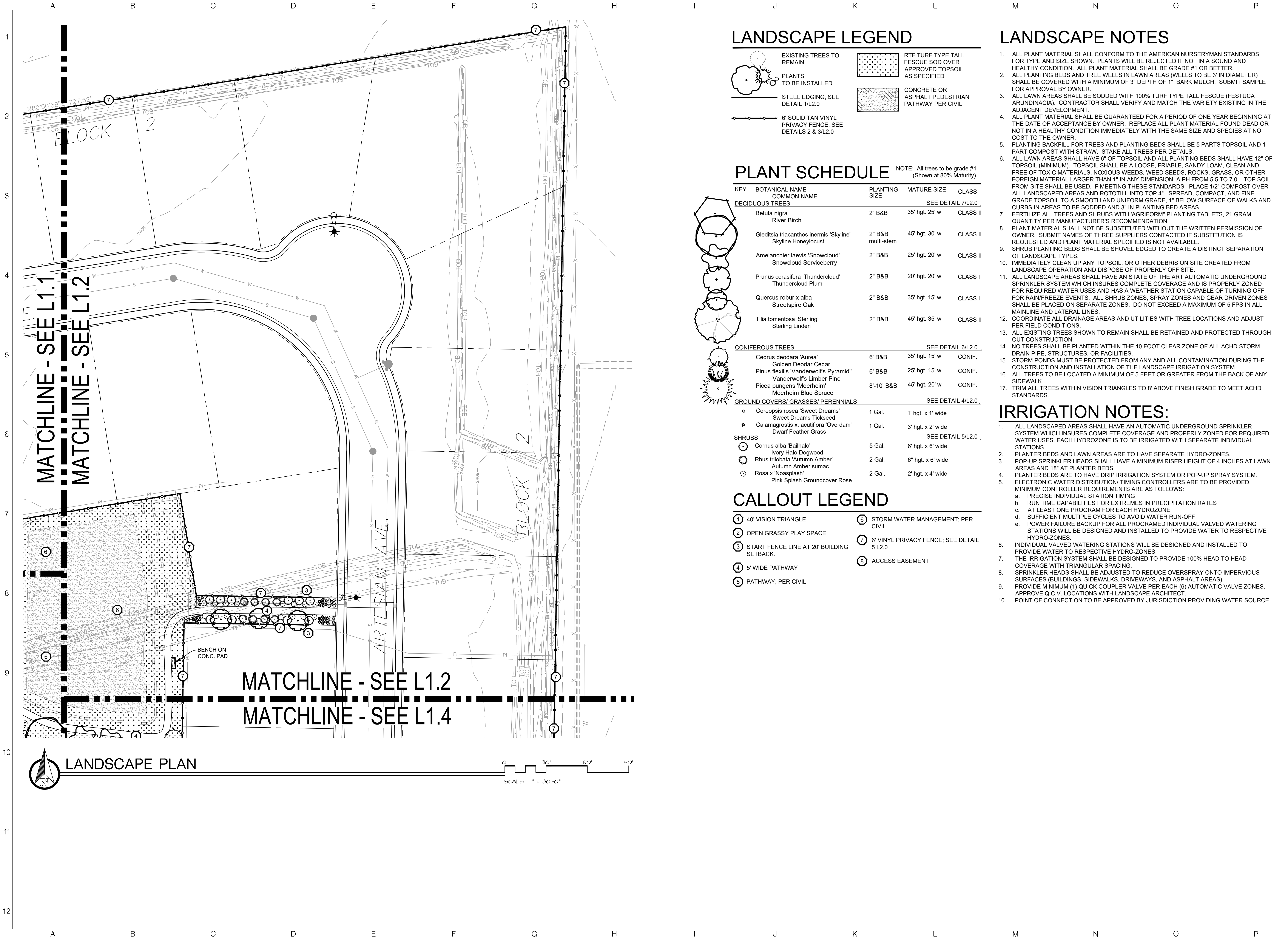
LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
IDAHO
MIDDLETON

DRAWN BY: JRB

CHECKED BY: JDR

PROJECT NUMBER: 21-078

SHEET: L1.1



DATE: 1/6/2022



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LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON
IDAHO

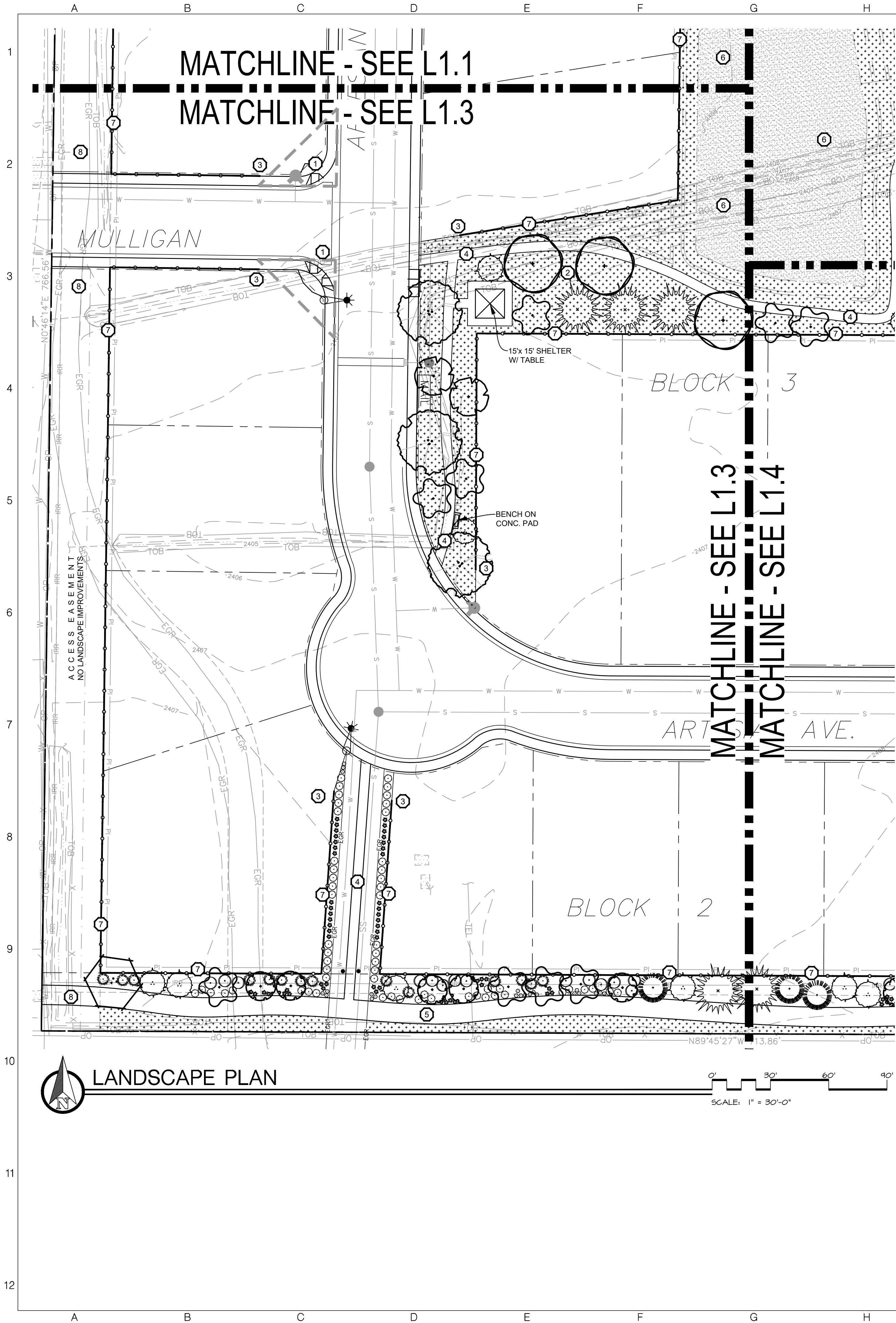
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CHECKED BY: JDR

PROJECT NUMBER
21-078

SHEET:

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
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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		
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2	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B multi-stem	45' hgt. 30' w	CLASS II
3	Amelanchier laevis 'Snowcloud' Snowcloud Serviceberry	2" B&B	25' hgt. 20' w	CLASS II
4	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
5	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS I
6	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES		SEE DETAIL 6/L2.0		
7	Cedrus deodara 'Aurea' Golden Deodar Cedar	6" B&B	35' hgt. 15' w	CONIF.
8	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
9	Picea pungens 'Moerheim' Moerheim Blue Spruce	8'-10" B&B	45' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 4/L2.0		
10	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
11	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
SHRUBS		SEE DETAIL 5/L2.0		
12	Cornus alba 'Bailhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
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CALLOUT LEGEND

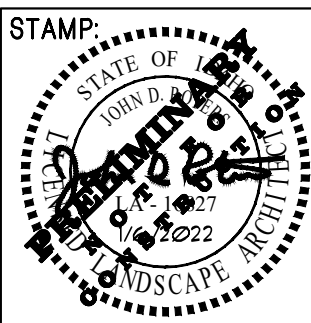
- 1 40' VISION TRIANGLE
- 2 OPEN GRASSY PLAY SPACE
- 3 START FENCE LINE AT 20' BUILDING SETBACK.
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- 8 ACCESS EASEMENT

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IRRIGATION NOTES:

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- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
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- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.



DATE: 1/6/2022



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REVISIONS:		
No.	Date	Description

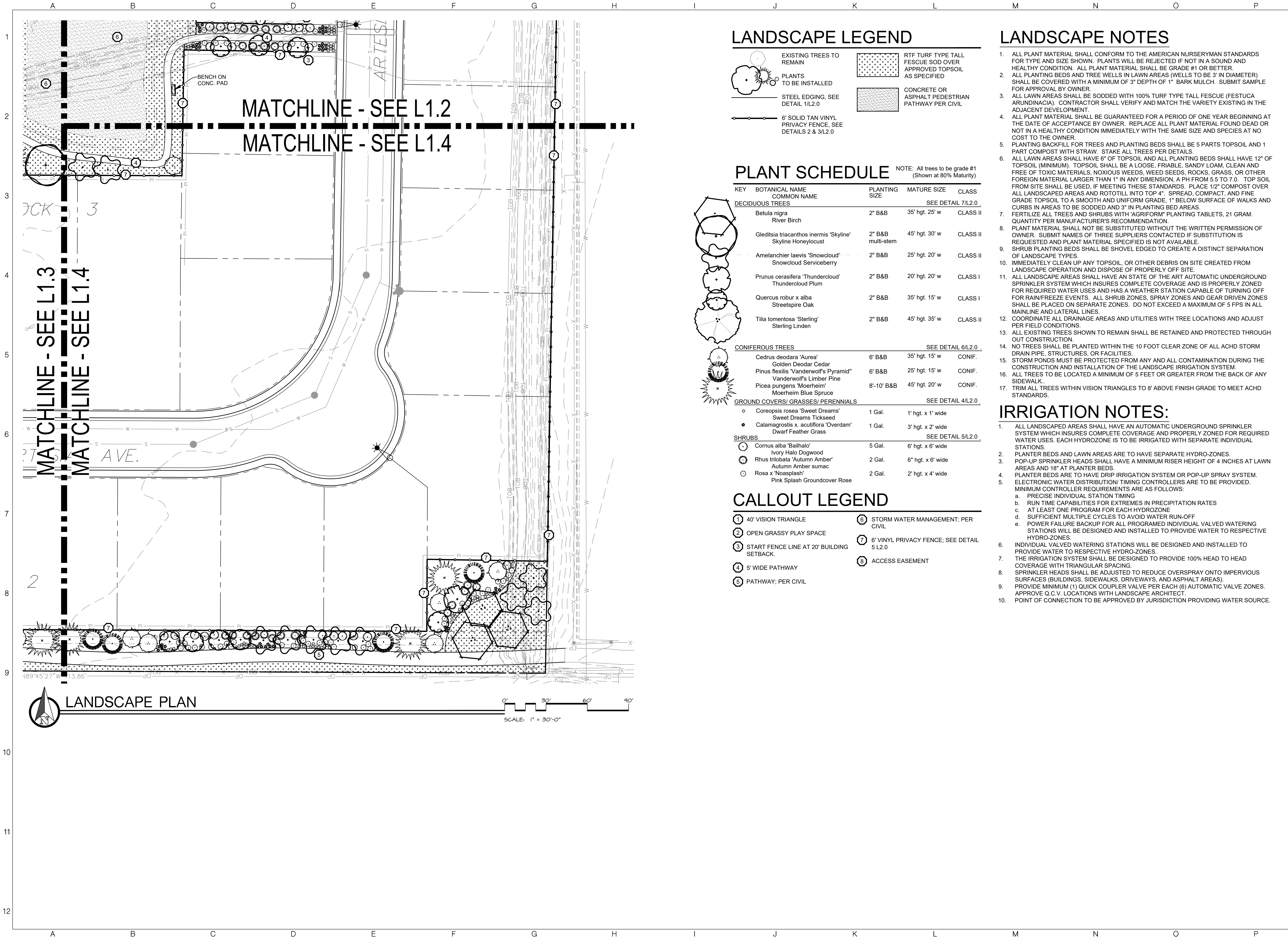
LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON
IDAHO

DRAWN BY: JRB

CHECKED BY: JDR

PROJECT NUMBER 21-078

SHEET: L1.3



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
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 'Bailhalo' 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

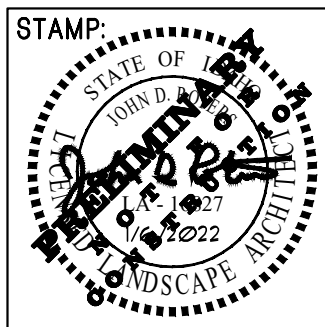
- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- START FENCE LINE AT 20' BUILDING SETBACK.
- 5' WIDE PATHWAY
- PATHWAY; PER CIVIL
- STORM WATER MANAGEMENT; PER CIVIL
- 6" VINYL PRIVACY FENCE; SEE DETAIL 5 L2.0
- ACCESS EASEMENT

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.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

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.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- 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.



DATE: 1/6/2022



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208.342.2999 Office
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SOUTH BECK & BAIRD
Landscape Architecture P.C.
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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON
IDAHO

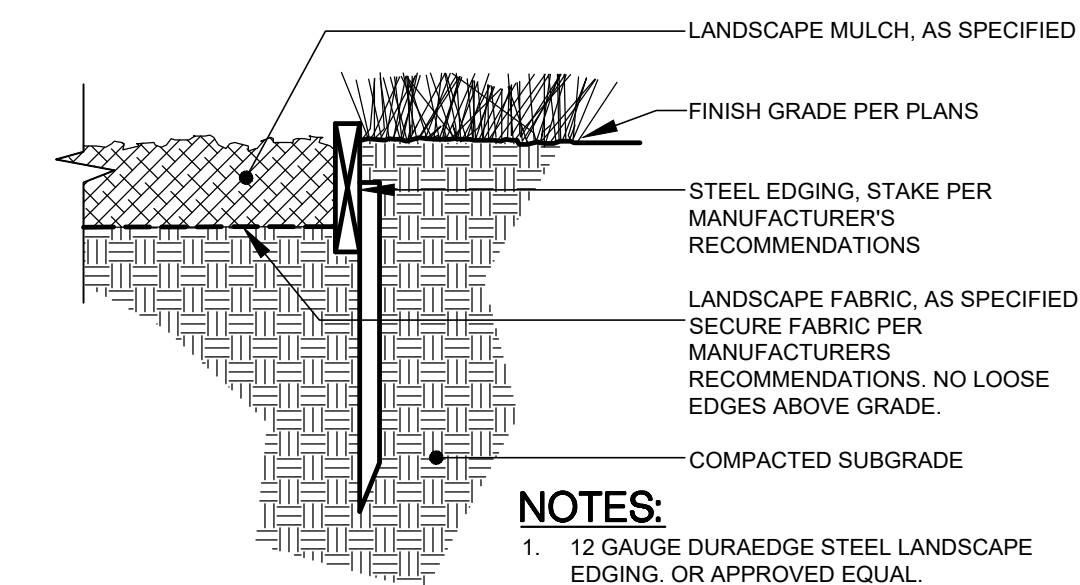
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CHECKED BY: JDR

PROJECT NUMBER 21-078

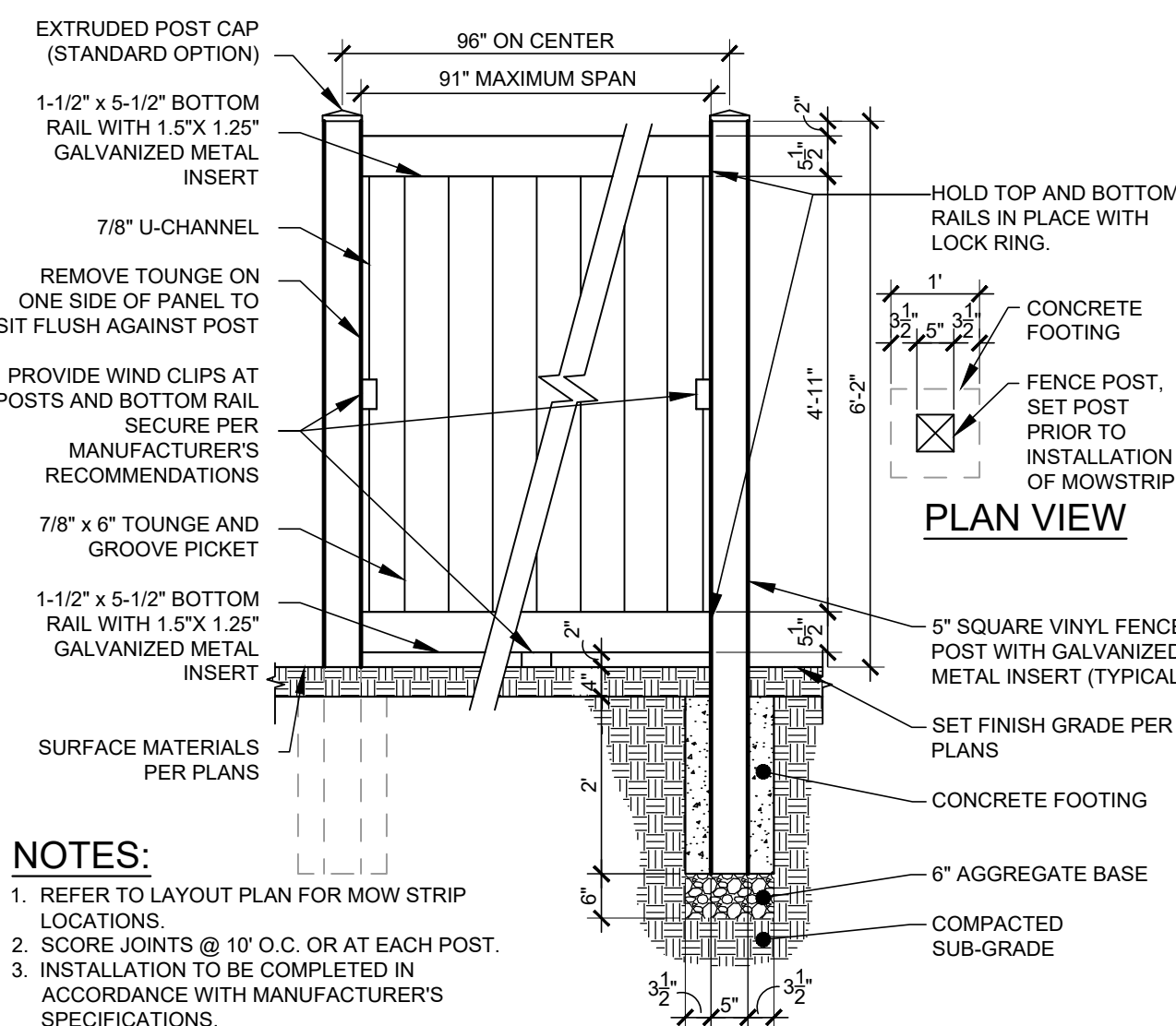
SHEET:

L1.4



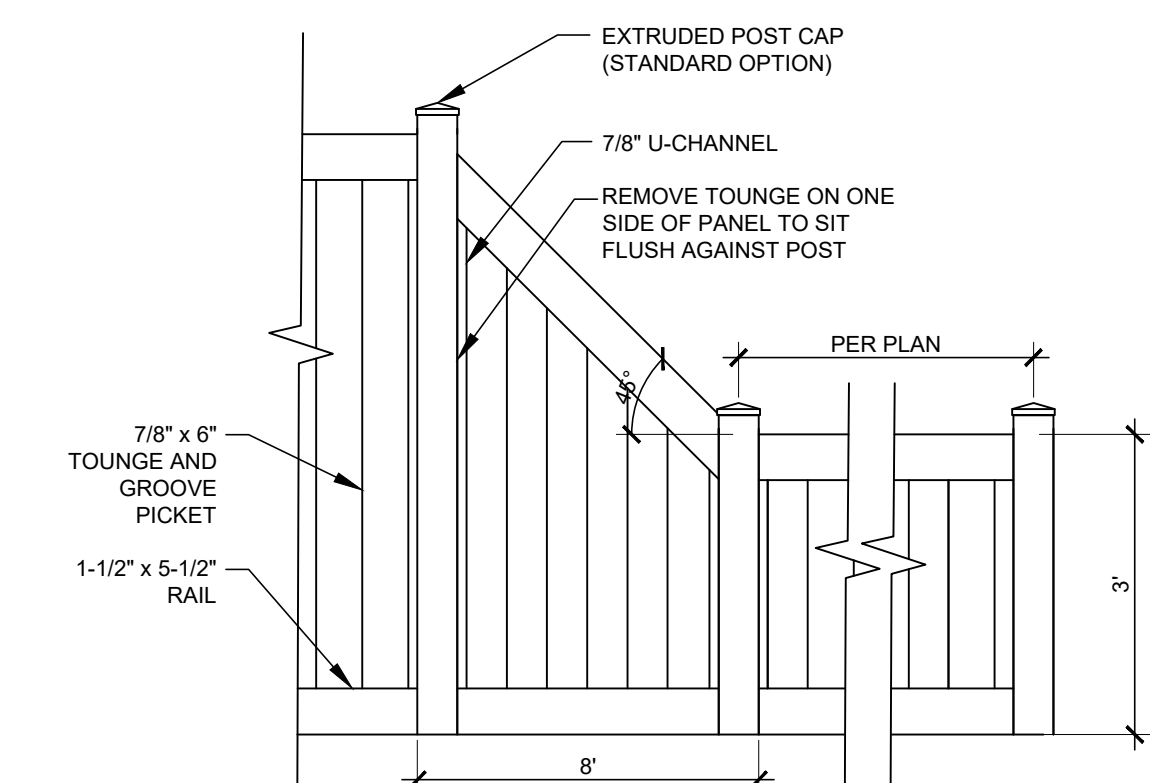
1 DURA EDGE STEEL EDGING

NOT TO SCALE



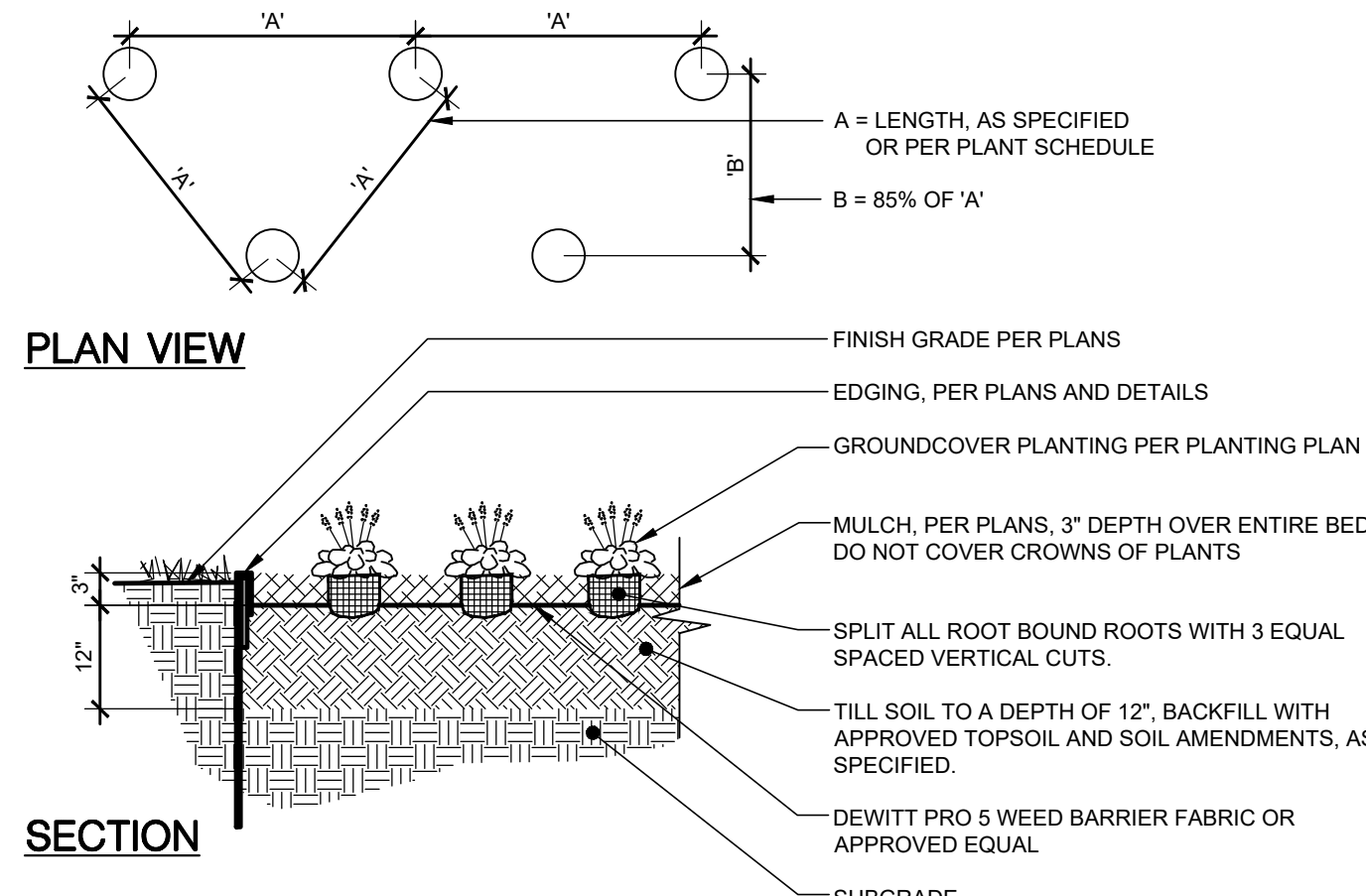
2 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



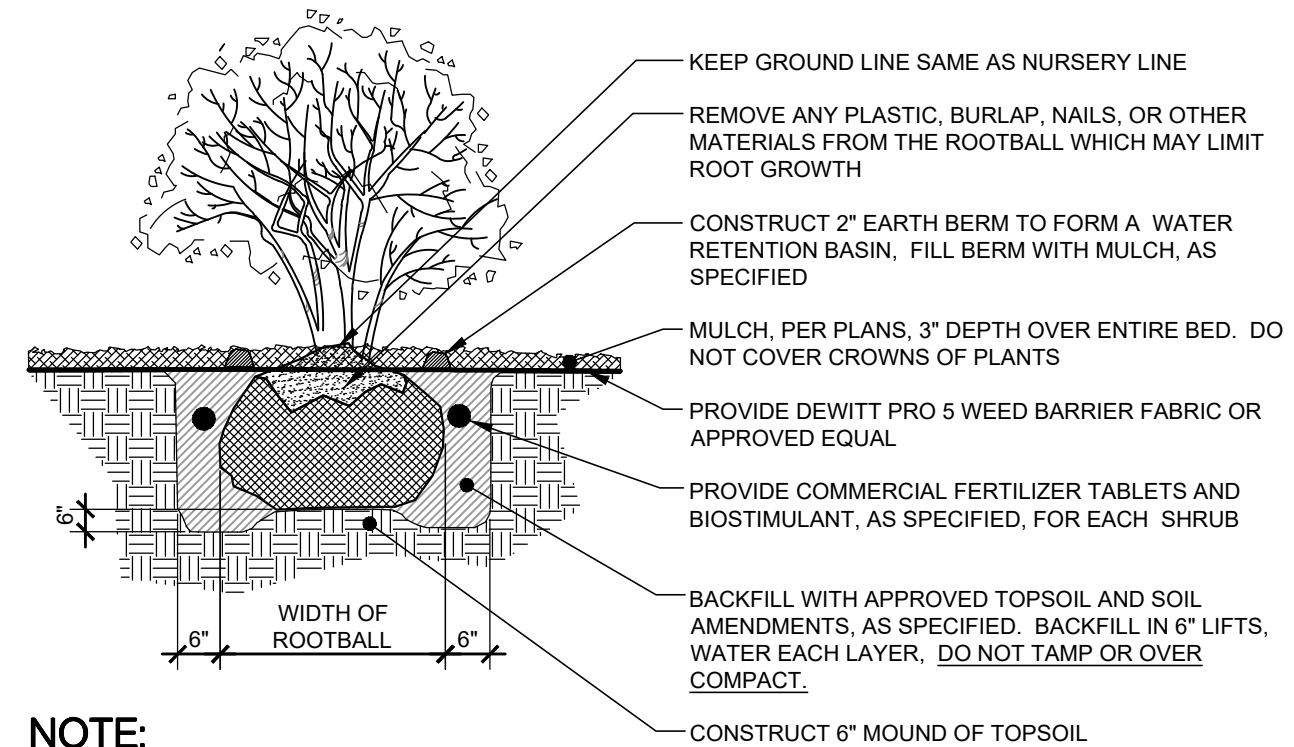
3 VINYL FENCE - 3' HT TRANSITION
*OPTIONAL NOT TO SCALE

NOT TO SCALE



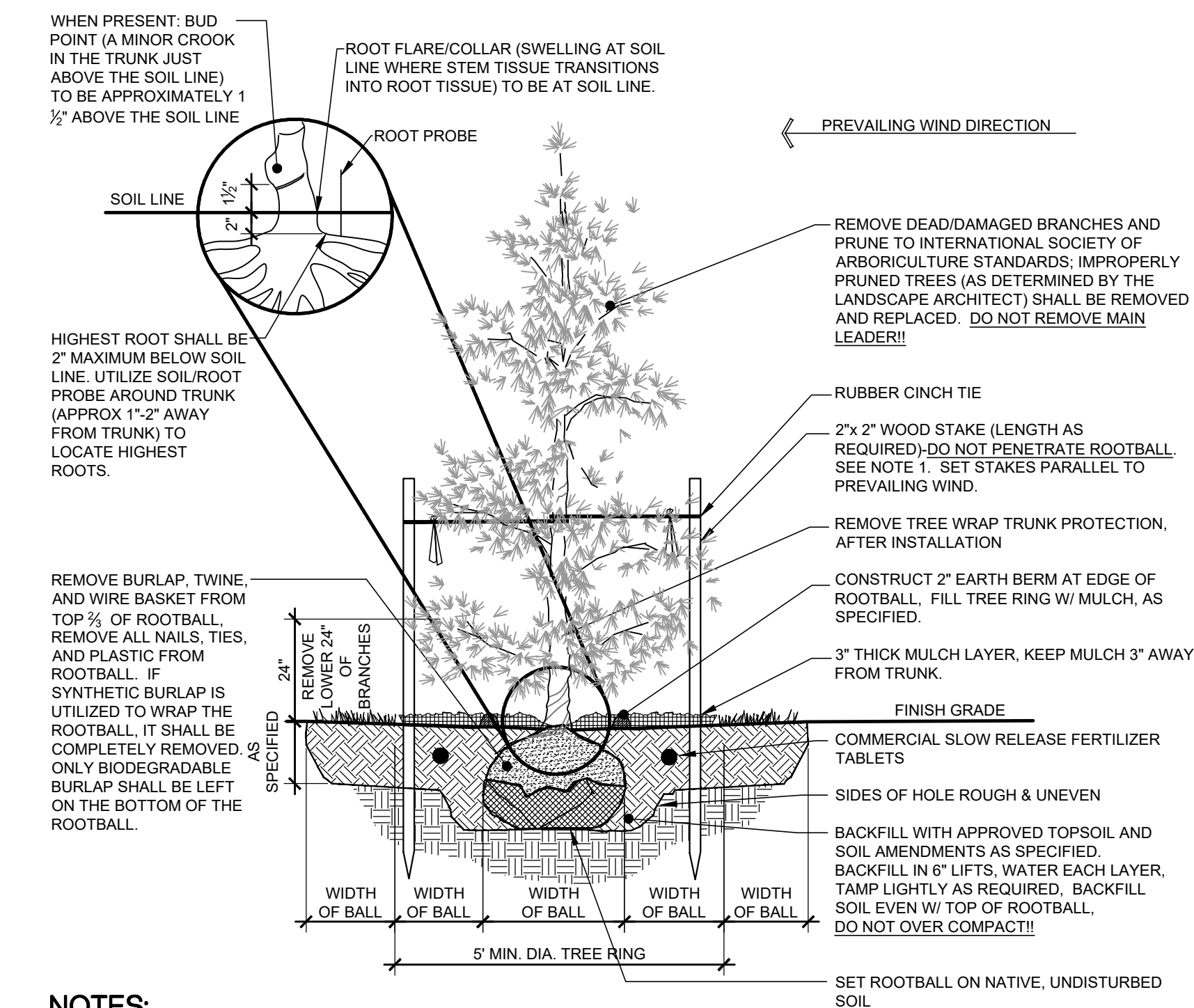
4 PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



5 SHRUB PLANTING

NOT TO SCALE

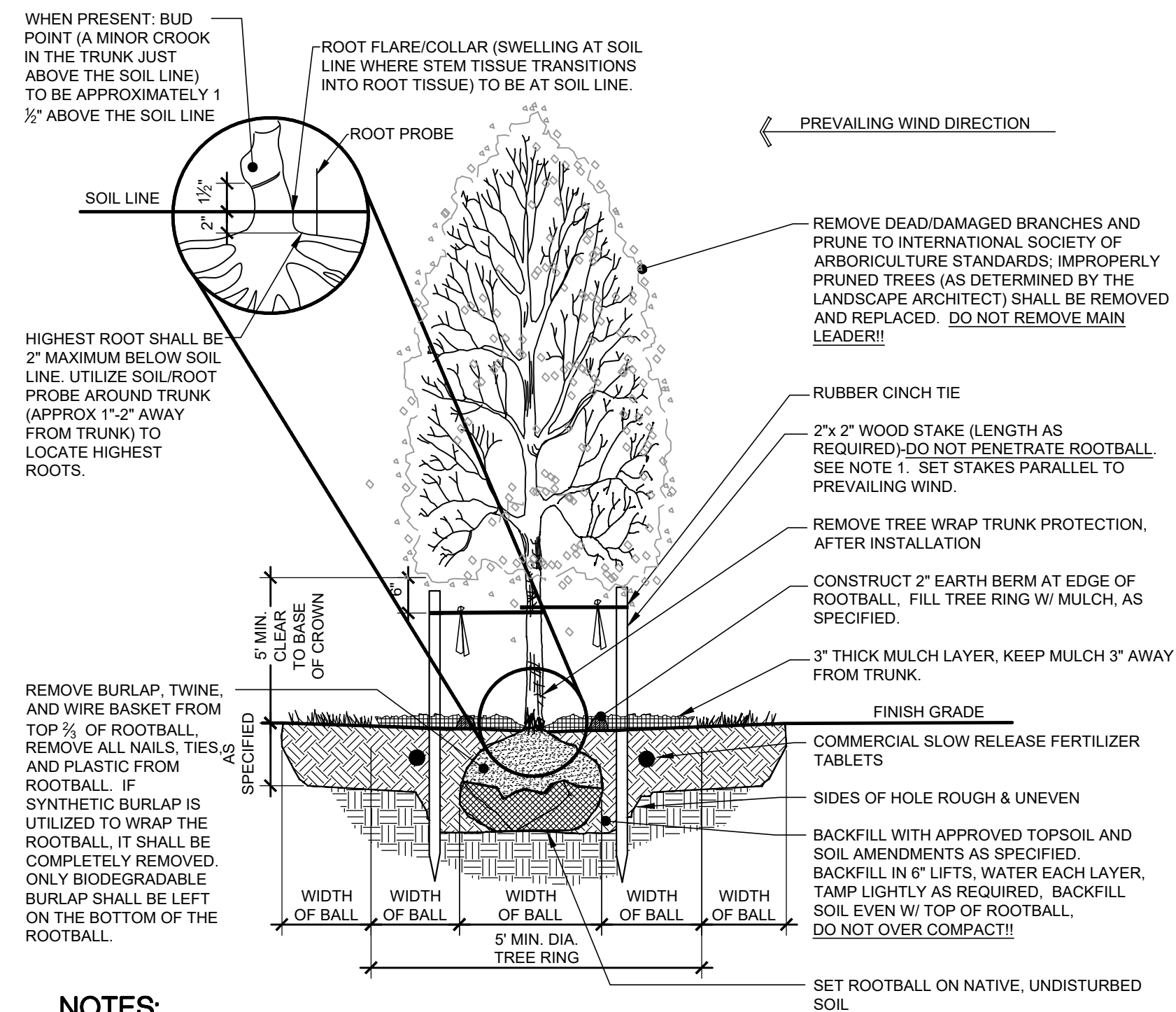


NOTES:

1. THE STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TIEING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER THE TREE TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

⑥ CONIFEROUS TREE PLANTING

NOT TO SCALE

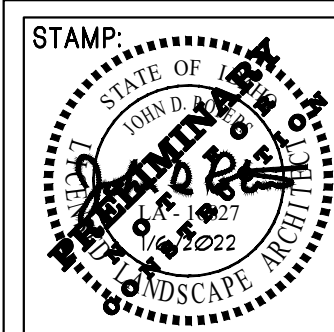


NOTES

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3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TIEING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. FOR TREES TWICE WITHIN 12" OF STAKES, REMOVE STAKES WITHIN 24 HOURS.
6. IN THE EVENT HARPOAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROF #2-4 OR APPROVED ALTERN.). LOCATE ROOT BARRIER AT CURB OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 10' OF MATURE TREE CANOPY. TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

7 DECIDUOUS TREE PLANTING

NOT TO SCALE



DATE: 1/6/2022



**SOUTH
BECK &
BAIRD**

2002 S. Vista Ave
Boise, ID 83705
208.342.7999
info@sbbgo.com
www.sbbgo.com

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DETAIL SHEET

ARTESIAN SPRINGS SUBDIVISION

MIDDLETON IDAHO

DRAWN BY:
JRB

CHECKED BY:
JDR

PROJECT NUMBER
21-078

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



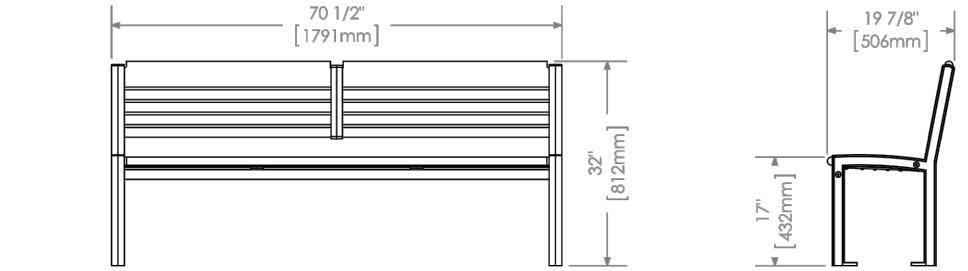
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) ipe slats.

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

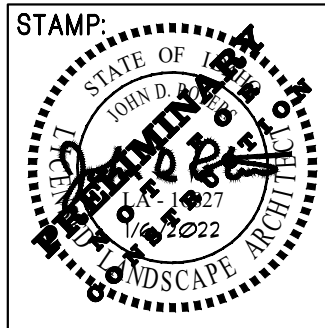


POLYGON
4240 138TH AVENUE
HOLLAND, MI 48424
WWW.POLYGON.COM
TEL: 616-888-3500

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
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info@southbeckbaire.com
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SOUTH BECK & BAIRD
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AMENITIES DETAIL SHEET
ARTESIAN SPRINGS SUBDIVISION
MIDDLETON IDAHO

DRAWN BY:
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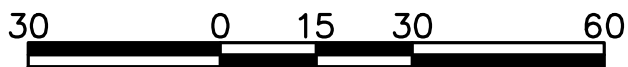
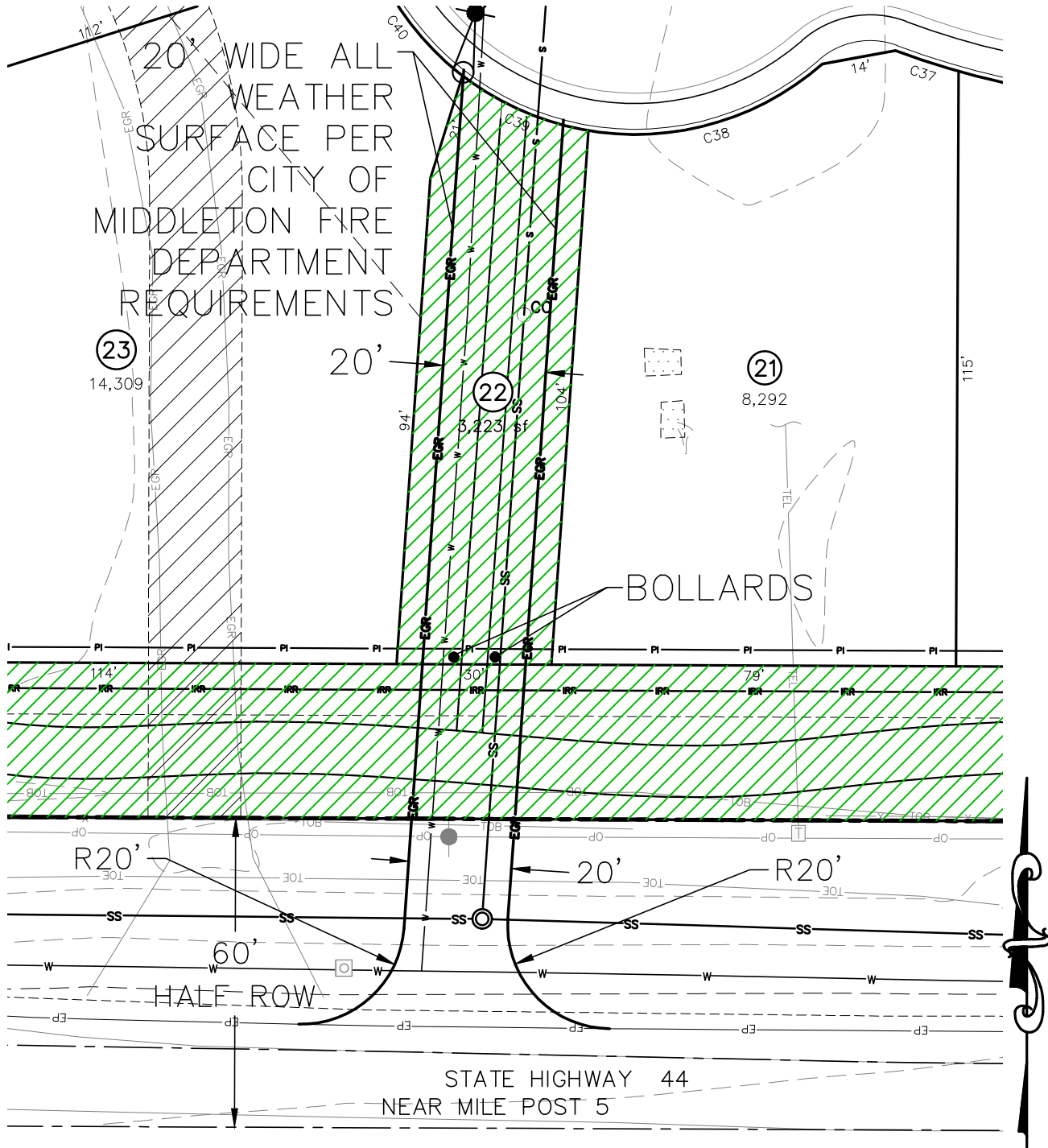
CHECKED BY:
JDR

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



SCALE IN FEET
1"=30'

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)

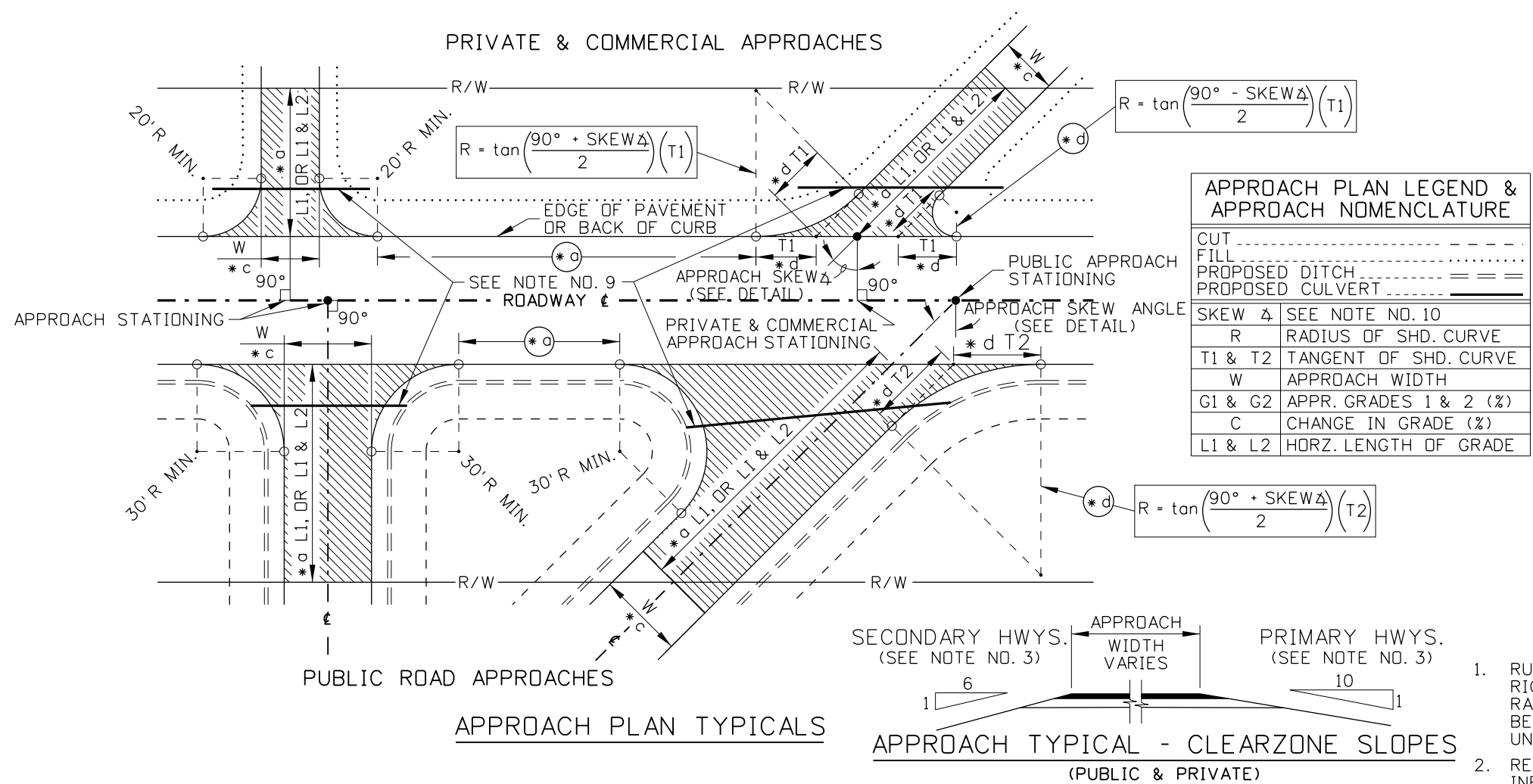
08. Setback.

(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



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)		MIN./MAX. WIDTH	
	≤35	>35	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							
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE
1	01-00	MSM	6	12-05	MSM		
2	01-02	MSM	7	06-07	MSM		
3	07-02	MSM					
4	10-02	MSM					
5	08-04	MSM					

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY

CADD FILE NAME: 405-1_0607.dgn

DRAWING DATE: SEPTEMBER, 1993

APPROACH PROFILE DETAIL

- 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.

REVISIONS							
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE
1	01-00	MSM	6	12-05	MSM		
2	01-02	MSM	7	06-07	MSM		
3	07-02	MSM					
4	10-02	MSM					
5	08-04	MSM					

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 ISPWC.
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!

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
+ Easement
Split 1998

EXHIBIT**2**

tabbles

Form No. 1342 (1982)
ALTA PLATON Landmark Commitment

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 6.00
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.

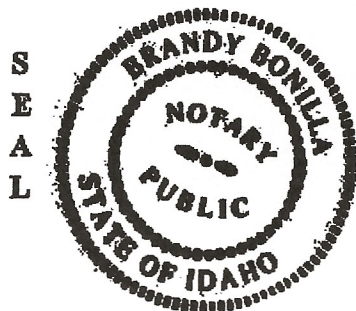
6. It is expressly agreed and understood by the Parties hereto that this Agreement is for the benefit of Parcel A and all rights hereunder shall pass with the sale or transfer of Parcel A.

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)

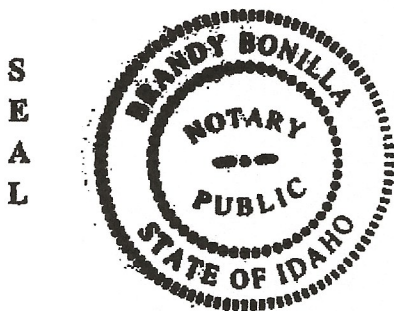
On this 13 day of June in the year 2011, before me, Brandy Bonilla,
a Notary Public in and for said State, personally appeared Gordon St. Clair, known or identified
to me (or proved to me on the oath of Valid ID) to be the person whose name is
subscribed to the within instrument, and acknowledged to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

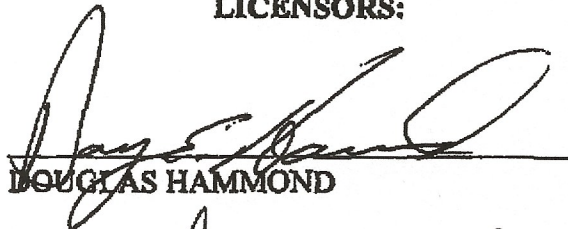


Brandy Bonilla
Notary Public for Idaho
My commission expires on 11-3-12

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° 46' 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 FLING ACT - IDAHO CODE 55-1601 THROUGH 55-1613.



Colleen Marks

NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY INST. NOS.: 8723151, 9602167, 9931328, 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 |
| ---- | ADJUSTED PROPERTY LINE |
| ---- | ORIGINAL PROPERTY LINE |
| ---- | CENTERLINE |
| ---- | EXISTING EASEMENT LINE |
| WC | FOUND WITNESS CORNER BRASS CAP MONUMENT |
| ○ | FOUND 5/8" IRON PIN |
| ● | SET 1/2" IRON PIN W/ CAP
MARKED LS 7045 |
| ● | POINT ON LINE - SET 1/2" IRON PIN W/
CAP MARKED LS 7045 |
| □ | 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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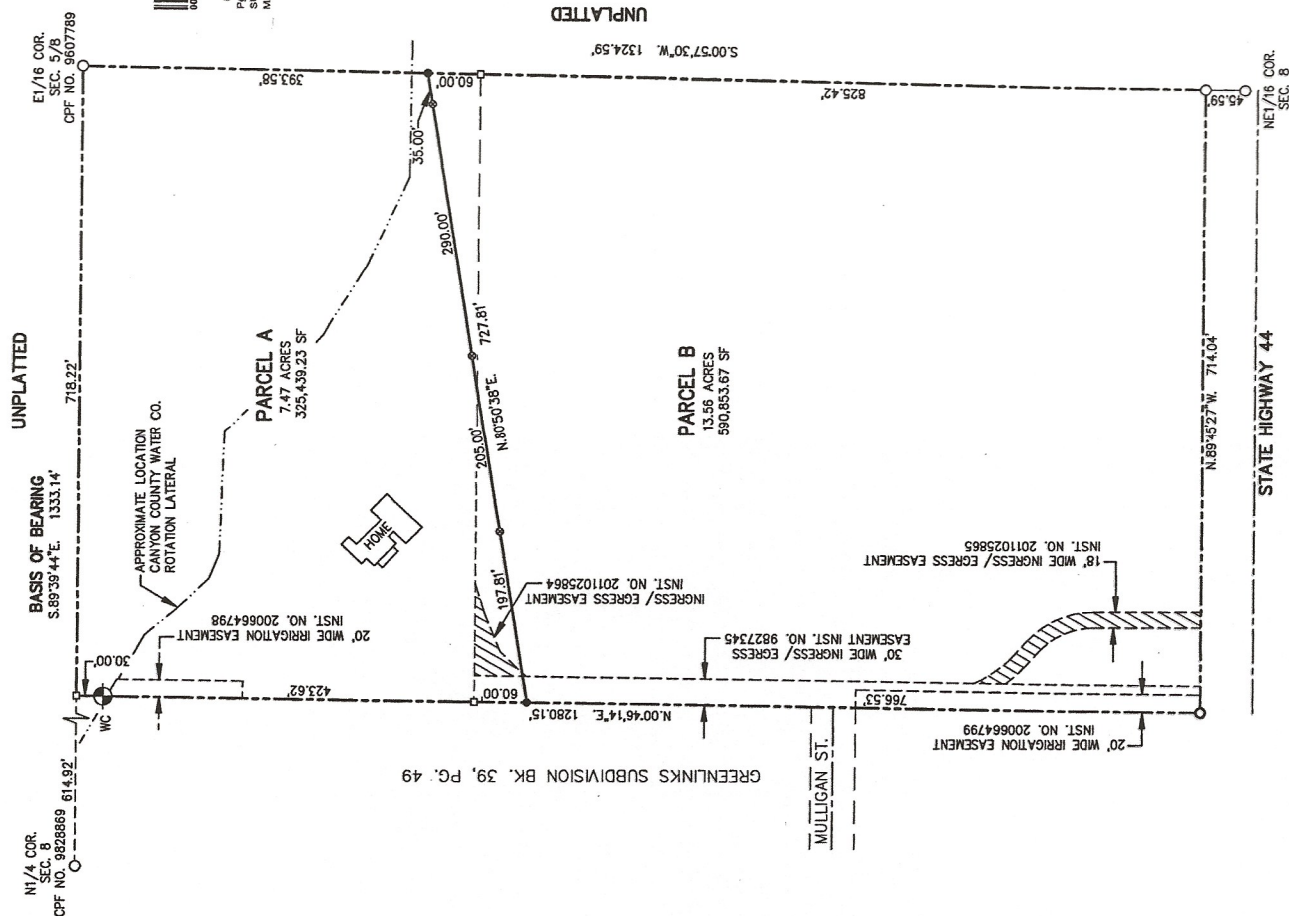


EXHIBIT “D”

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



Artesian Springs Subdivision

MIDDLETON RURAL FIRE DISTRICT

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.

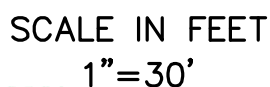
Inspections:

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



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:

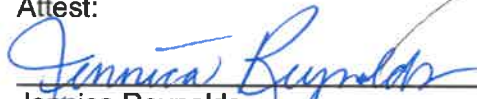

Jennica Reynolds
Planning and Zoning Department

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.