



Middleton Planning & Zoning Commission

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

In the Matter of the Request of IAG, LLC (successor in interest, “IAG Hidden Mill, LLC”) and Unger Enterprises, LLC for Preliminary Plat with respect the Hidden Mill Subdivision (Tax Parcel 33891010):

A. Findings of Fact:

1. Hearing Facts: See Staff Report for the hearing date of August 8, 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 August 8, 2022, Exhibit “1”.
3. Application and Property Facts: See Staff Report for the hearing date of August 8, 2022, Exhibit “1”.
4. Required Findings per Middleton City Code 1-14-2(E)(7), Idaho State Statute Title 67, Chapter 65, and Title 50, Chapter 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 August 8, 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 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, 67-6509, 67-6511, 67-6513, 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 August 8, 2022, Exhibit “1”.

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 IAG, LLC (successor in interest, "IAG Hidden Mill, LLC") and Unger Enterprises, LLC for Preliminary Plat with respect to the Hidden Mill Subdivision subject to the conditions of approval set forth Staff Report for the August 8, 2022, public hearing on the matter (Exhibit "1") and subject to the condition that the applicant meet with the School District to discuss possible ways to assist with the impact of the subdivision.

WRITTEN RECOMMENDATION APPROVED ON: September 14, 2022.



Heidal Summers, Vice Chairman
Planning and Zoning Commission

Attest:



Jennica Reynolds
Planning and Zoning Department

Please take notice that pursuant to MCC 1-14-2(E)(10), applicant shall have 14 days after a signed final decision to request reconsideration by the final-decision maker. Such request must identify specific deficiencies in the final decision. Failure to request reconsideration may invalidate a subsequent judicial appeal. Additionally, pursuant to Idaho State Statute 67-6521, any affected person aggrieved by a final decision may, within 28 days after all remedies have been exhausted under local ordinances, seek judicial review as provided in chapter 52, Title 67. Additionally, please take notice that Applicant has a right to request a regulatory taking analysis pursuant to Idaho State Statute section [67-8003](#).

EXHIBIT “1”

Staff Report

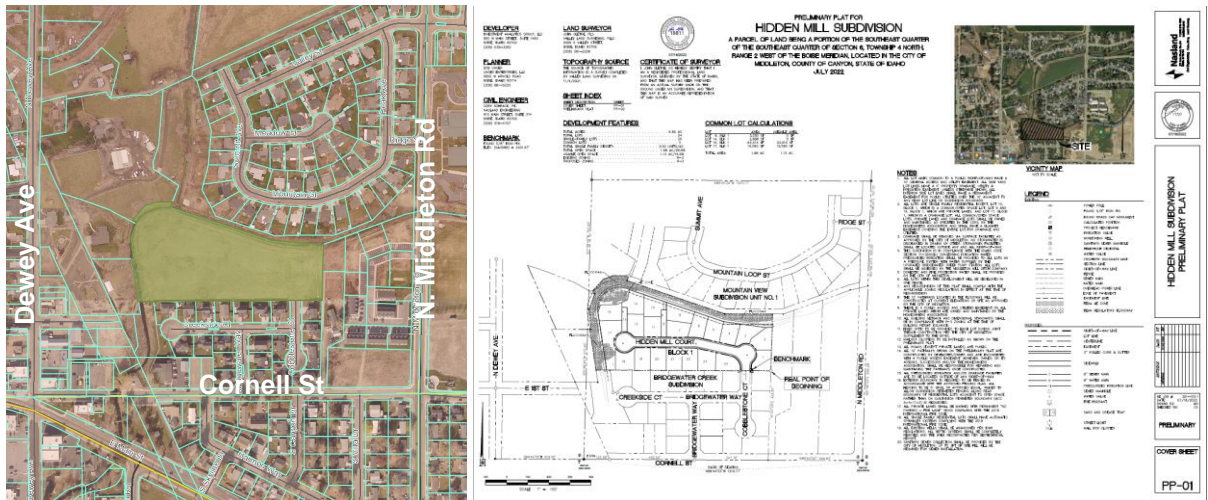
Planning and Zoning Public Hearing 8/8/2022



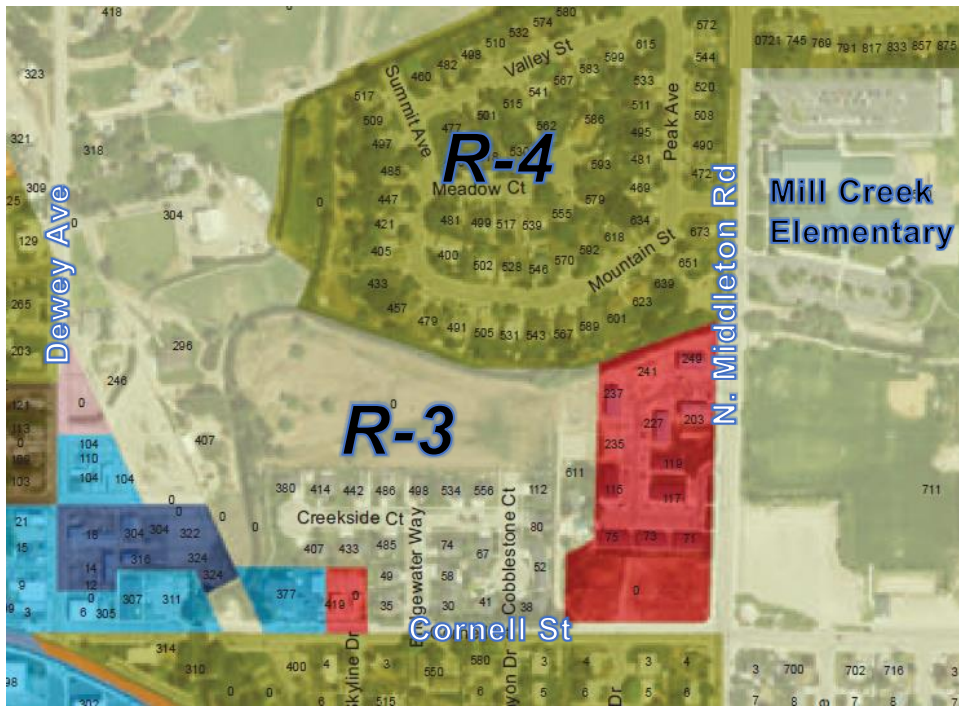
STAFF REVIEW AND REPORT

Middleton Planning and Zoning Commission

Hidden Mill Subdivision Snapshot Summary



- A. Planning & Zoning Commission Hearing Date:** August 8, 2022
- B. Project Description:** Residential subdivision with 20 single family buildable lots and 4 common lots on 6.65 acres of vacant land located at the end of Cobblestone Ct., on the north side of Bridgewater Creek Subdivision. (Tax Parcels No. R33891010)
- C. Application Requests:** Applicant has one application for Preliminary Plat.
- D. Applicant Information:** Application was received and accepted on November 15, 2021
- Applicant/Owner: Wade Thomas, IAG, LLC
800 W. Main St., Suite 1460
Boise, Idaho 83702
- Representative: Bob Unger, Unger Enterprises, LLC
9662 W. Arnold Rd.
Boise, Idaho 83714
- E. Current Zoning & Property Condition:** The property is an infill lot and is located in Middleton City zoned R-3 (Single-Family Residential). It is adjacent to a residential subdivision (Bridgewater Creek) on the south that is zoned R-3 and the subdivision (Mountain View) on the north is zoned R-4. Mill Creek Elementary is located just to the east and north.

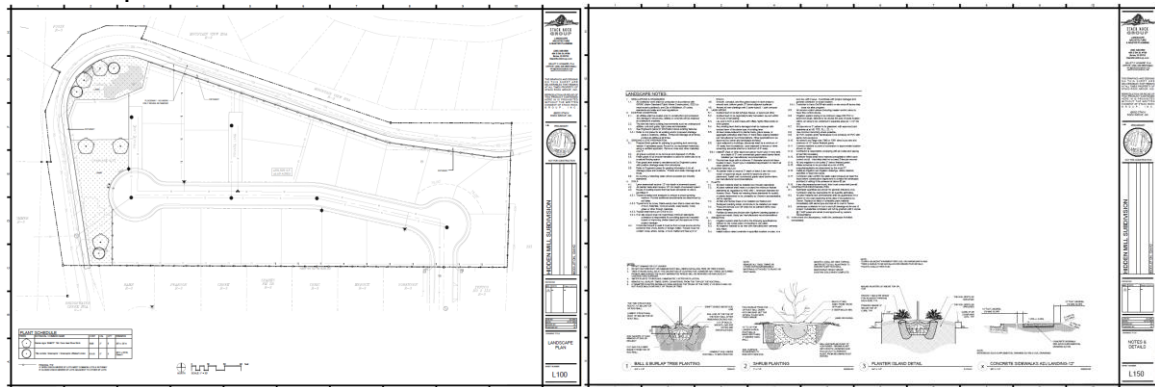


F. City Services: City water and sewer are located immediately south in the Bridgewater Creek Subdivision.



Water — Sewer —

Landscape Plan:



FINDINGS:

Planning Staff finds that the preliminary plat complies with all dimensional standards and codes of the City of Middleton, and as will be shown in more detail below is in harmony with the Comprehensive Plan.

- K. Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map. The intended use is Residential which is an allowable use in the Mixed-Use area (green) shown on the Land Use Map.



Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the 2019 Middleton Comprehensive Plan as follows:

- a. *Goal 2:* Preserve and protect private property rights as required by Idaho law.
- b. *Goals 3:* The project provides safe transportation services by creating on-site sidewalks and pathways as extensions or connections to public pathways or sidewalks.

- c. *Goal 11:* The project will allow dwelling types that match residents' lifestyles by promoting in-fill housing improvements.

L. Comments from City Engineer and City Staff: Exhibit "B" Copies of City Engineer comments dated 4/4/2022, 5/31/2022 and recommendation letter dated 8/2/2022.
Staff Comments dated 4/5/2022

M. Comments from Agencies: Exhibit "C"
MRFD dated 4/8/2022:

N. Comments Received from Surrounding Landowners: Exhibit "D"
Brent Schwab dated 6/4/2022
Sam Sommer dated 6/7/2022

O. Notices:	Dates:
Neighborhood Meeting	11/1/2021
Newspaper Notification	5/29/2022
Radius notification mailed to Landowners within 500'	5/27/2022
Circulation to Agencies	5/27/2022
Sign Posting property	5/27/2022

Planning staff finds that notice was appropriate and given according to law. The hearing was tabled from June 13, 2022 to August 8, 2022 due to the Moratorium that was in place June 2, 2022 to July 20, 2022.

P. 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.

Q. Conclusions and Recommended Conditions of Approval:

The Planning & Zoning Commission is tasked with considering the application for Preliminary Plat and then making a recommendation to City Council for approval or denial of the application.

According to Idaho State Law and the Middleton City Code, any recommendation must be based upon *Findings of Facts and Conclusions of Law*.

Findings of Facts:

Planning Staff has set forth the *Findings of Facts* above. If the Commission agrees with the testimony, evidence and *Findings of Facts* presented at the public hearing, the Commission may pass a motion to accept those *Findings of Facts*.

Conclusions of Law:

Planning Staff finds that the Planning & Zoning Commission has the authority to hear this application and to recommend approval or denial of this application. Planning Staff also notes all public notice requirements were met and set forth the portions of the Idaho State Code and Middleton City Code to be considered in making a recommendation on the application. If the public hearing is held and conducted in compliance with Idaho State Code and the Middleton City Code, then the Commission may pass a motion to accept the *Conclusions of Law* set forth in the Staff Report and public hearing.

If the Commission is inclined to recommend approval of the Preliminary Plat application based upon the above *Findings of Facts and Conclusions of Law*, then Planning Staff recommends that any approval be subject to the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All City planner comments to be completed and approved.
4. All City approved comments from MRFD to be completed and approved.
5. All Floodplain Administrator comments are to be completed and approved.
6. Pathway along the slough is to be 10 ft wide with a public access easement.
7. Sewer and water capacity to be reserved at the time the City approves the construction drawings for the project.

Lastly, if the Commission denies the application, Middleton City Code 1-14(E)(8) requires that the Commission “identify what the Applicant can modify in the application” to gain approval.

Prepared by: Jennica Reynolds - Deputy Clerk, Planning Dated: 8/4/2022

EXHIBIT “A”

Preliminary Plat & Landscape Plan

DEVELOPER
INVESTMENT ANALYTICS GROUP, LLC
800 W MAIN STREET, SUITE 1460
BOISE, IDAHO 83702
(208) 639-3262

PLANNER
BOB UNGER
UNGER ENTERPRISES, LLC
9662 W ARNOLD ROAD
BOISE, IDAHO 83714
(208) 861-5220

CIVIL ENGINEER
CORY SCHRACK, PE
NASLAND ENGINEERING
910 MAIN STREET, SUITE 314
BOISE, IDAHO 83702
(208) 918-4707

BENCHMARK
FOUND 5/8" IRON PIN
ELEV. (NAVD88) = 2401.67'

LAND SURVEYOR
JOHN GLETNE, PLS
VALLEY LAND SURVEYING, PLLC
5099 S VALLEY STREET,
BOISE, IDAHO 83709
(208) 261-2226

TOPOGRAPHY SOURCE
THE SOURCE OF TOPOGRAPHIC
INFORMATION IS A SURVEY COMPLETED
BY VALLEY LAND SURVEYING ON
11/4/2021.

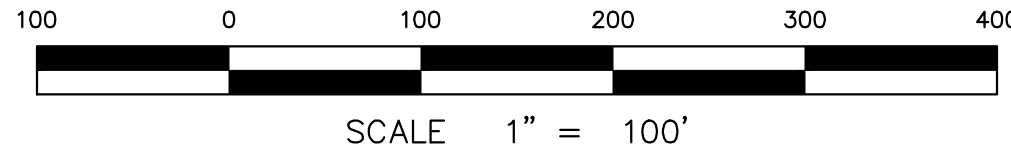
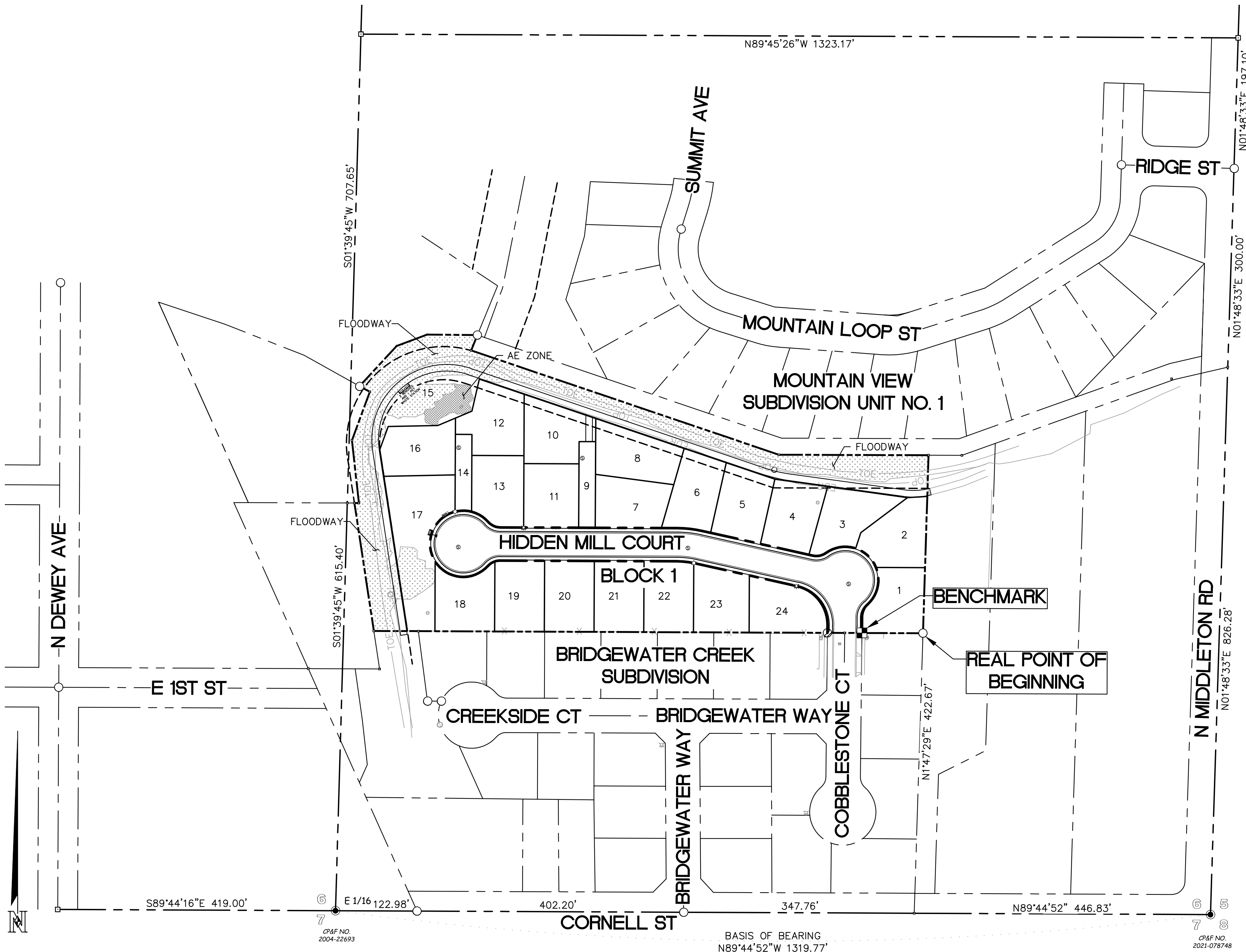
SHEET INDEX
SHEET DESCRIPTION SHEET
COVER SHEET PP-01
PRELIMINARY PLAT PP-02

DEVELOPMENT FEATURES

TOTAL ACRES 6.69 AC
TOTAL LOTS 24
SINGLE-FAMILY LOTS 20
COMMON LOTS 4
TOTAL SINGLE FAMILY DENSITY 3.00 UNITS/AC
TOTAL OPEN SPACE 1.98 AC/29.6%
USABLE OPEN SPACE 1.13 AC/16.9%
EXISTING ZONING R-3
PROPOSED ZONING R-3

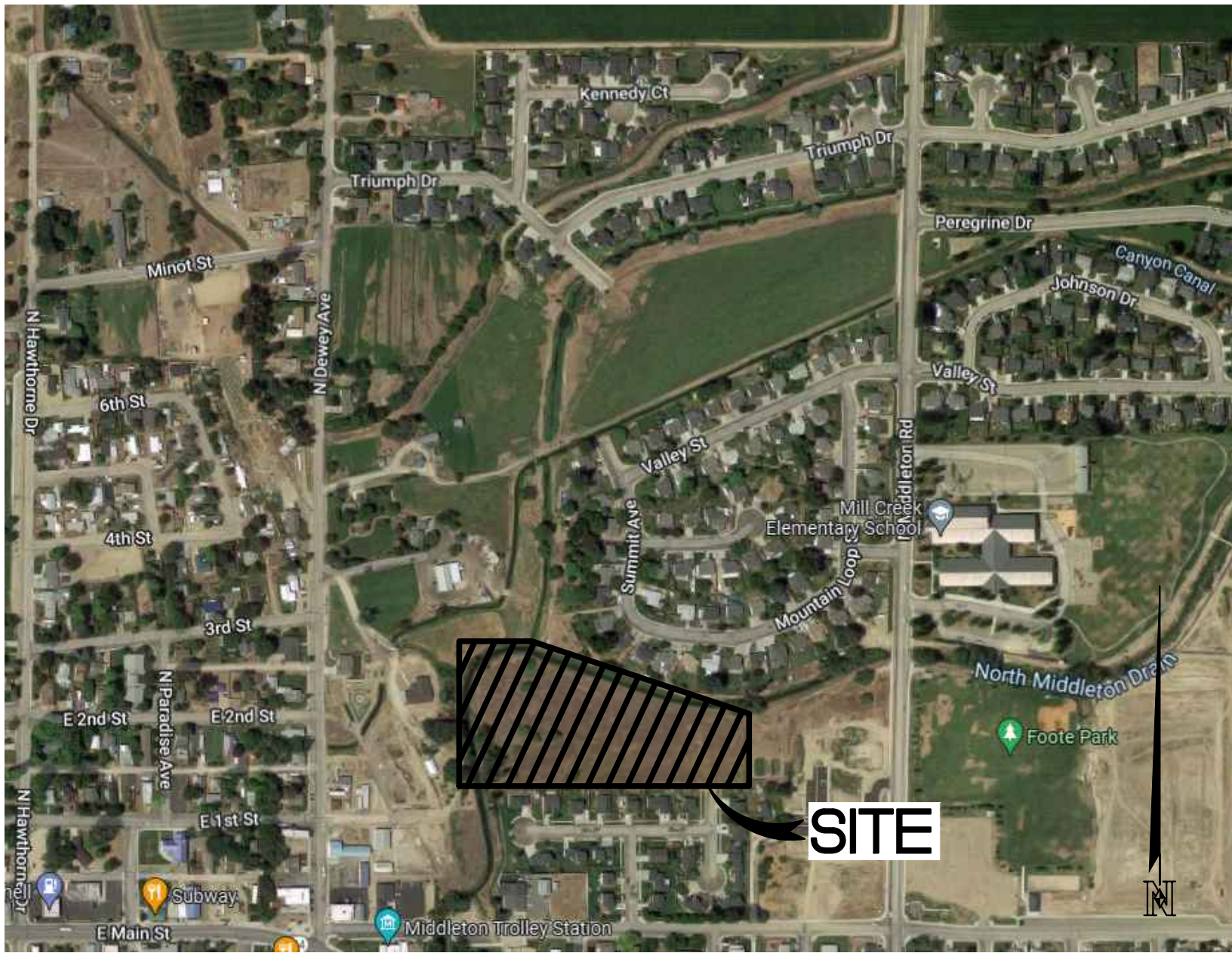
COMMON LOT CALCULATIONS

LOT	AREA	USEABLE AREA
LOT 9, BLK 1	3,250 SF	0 SF
LOT 14, BLK 1	2,888 SF	0 SF
LOT 15, BLK 1	64,414 SF	33,515 SF
LOT 17, BLK 1	15,590 SF	15,590 SF
TOTAL AREA:	1.98 AC	1.13 AC



PRELIMINARY PLAT FOR HIDDEN MILL SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE BOISE MERIDIAN, LOCATED IN THE CITY OF
MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO
JULY 2022



VICINITY MAP
NOT TO SCALE

LEGEND

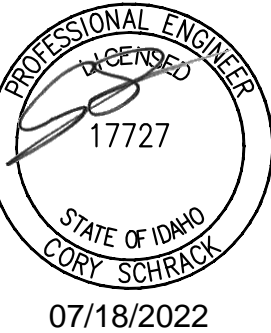
EXISTING:	
	POWER POLE
	FOUND 5/8" IRON PIN
	FOUND BRASS CAP MONUMENT
	CALCULATED POSITION
	PROJECT BENCHMARK
	IRRIGATION VALVE
	MONITORING WELL
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
	PROPERTY BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	FENCE
	SEWER MAIN
	WATER MAIN
	OVERHEAD POWER LINE
	EDGE OF PAVEMENT
	EASEMENT LINE
	FEMA AE ZONE
	FEMA REGULATORY FLOODWAY

PROPOSED:	
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	EASEMENT
	3" ROLLED CURB & GUTTER
	SIDEWALK
	8" SEWER MAIN
	8" WATER MAIN
	PRESSURIZED IRRIGATION LINE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SAND AND GREASE TRAP
	STREET LIGHT
	MAIL BOX CLUSTER

NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' GENERAL ACCESS AND UTILITY EASEMENT. ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE, UTILITY & IRRIGATION EASEMENT. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE 10' ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT, LOT 15, BLOCK 1, WHICH IS A COMMON/OPEN SPACE LOT; LOT 9 AND 14, BLOCK 1, WHICH ARE PRIVATE LANES; AND LOT 17, BLOCK 1, WHICH IS A DRAINAGE LOT. ALL COMMON/OPEN SPACE LOTS, PRIVATE LANES AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED, AS SPECIFIED IN THE CCRS, BY THE HOMEOWNERS ASSOCIATION AND SHALL HAVE A BLANKET EASEMENT COVERING THE ENTIRE LOT FOR DRAINAGE AND UTILITIES.
- DRAINAGE SHALL BE REMOVED VIA SURFACE FACILITIES AS APPROVED BY THE CITY OF MIDDLETON. NO STORMWATER IS DISCHARGED IN DRAINS OR OTHER. STORMDRAIN FACILITIES SHALL BE LOCATED OUTSIDE ANY AND ALL RIGHT-OF-WAY.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(b) CONCERNING IRRIGATION WATER. PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE UPGRADED BRIDGEWATER CREEK PUMP STATION. ALL LOTS SHALL BE ASSESSED BY THE MIDDLETON MILL DITCH COMPANY.
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
- ALL LOTS WITHIN THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE 10' PATHWAYS LOCATED IN THE FLOODWAY WILL BE CONSTRUCTED AT CURRENT ELEVATIONS OR BFE AS APPROVED BY THE CITY OF MIDDLETON.
- THERE IS A PUBLIC ACCESS AND UTILITIES EASEMENT ON ALL PRIVATE LANES WHICH ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL BUILDING SETBACK AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH R-3 ZONING AT THE TIME OF BUILDING PERMIT ISSUANCE.
- FIBER OPTIC TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER THE CITY OF MIDDLETON SUPPLEMENT TO THE ISPW.
- MAILBOX CLUSTERS TO BE INSTALLED AS SHOWN ON THE PRELIMINARY PLAT.
- ALL ROADS (EXCEPT PRIVATE LANES) ARE PUBLIC.
- ALL 10' PATHWAYS SHOWN ON THE PRELIMINARY PLAT ARE CONSTRUCTED BY DEVELOPER/OWNER AND ARE ENCUMBERED WITH A PUBLIC ASSESS EASEMENT. HOWEVER, OWNER, OR ITS ASSIGNS, SUCCESSORS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR REPAIRING AND MAINTAINING THE PATHWAYS ONCE CONSTRUCTED.
- ALL PRESSURIZED IRRIGATION AND/OR DRAINAGE FACILITIES ARE TO BE LOCATED OUTSIDE OF ANY RIGHT-OF-WAY.
- EXTERIOR BOUNDARY IS REQUIRED TO BE FENCED IN ACCORDANCE WITH THE APPROVED FENCING PLAN. ALL FENCING TO BE 6" VINYL OR APPROVED EQUAL. WAIVER TO ALLOW SUBDIVISION PERIMETER FENCING ALONG REAR BOUNDARY OF RESIDENTIAL LOTS ADJACENT TO OPEN SPACE RATHER THAN ON SUBDIVISION PERIMETER BOUNDARY (MCC 5-4-11-2) IS REQUESTED.
- ALL PRIVATE LANES SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL EXISTING WELLS SHALL BE ABANDONED PER IDWR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER GEOTECHNICAL REPORT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MIDDLETON. UP TO 3FT OF SITE FILL WILL BE REQUIRED FOR SEWER INSTALLATION.

Nasland
910 Main Street, Suite 314
Boise, ID 83702
Civil Engineering Consulting Land Planning
T 208 918-4859
nasland.com



HIDDEN MILL SUBDIVISION PRELIMINARY PLAT

REVISION	DATE	BY
ORIGINAL	07/18/2022	MN

NE JOB #: 321-105.1
DATE: 07/18/2022
DRAWN BY: MN
CHECKED BY: CS

PRELIMINARY

COVER SHEET

PP-01

**HIDDEN MILL SUBDIVISION
PRELIMINARY PLAT**

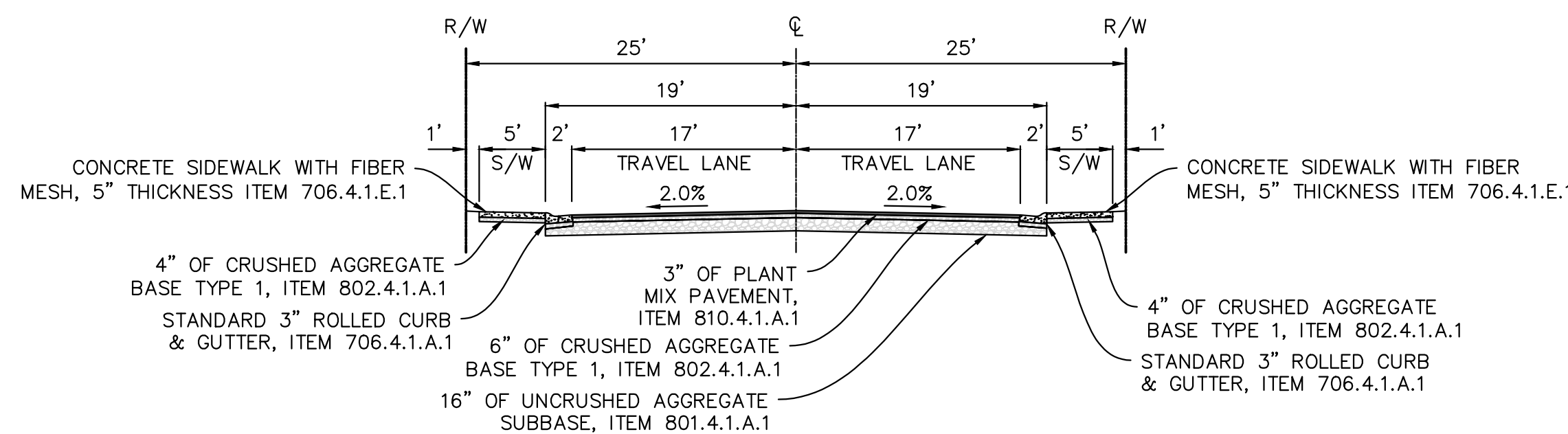
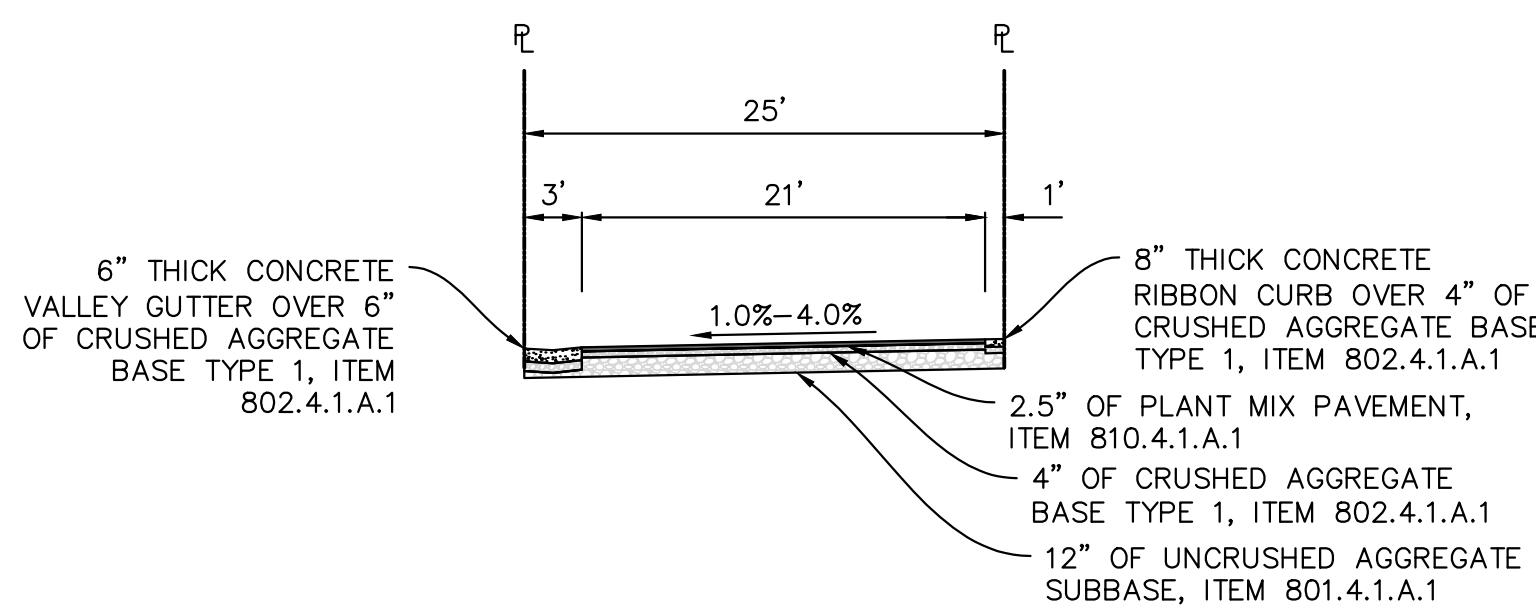
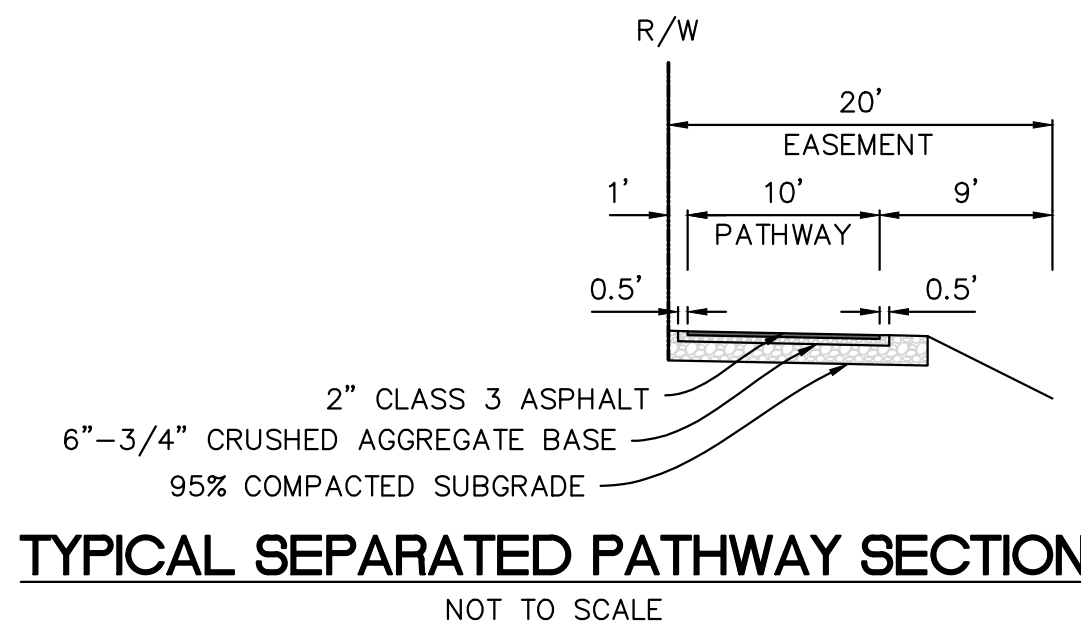
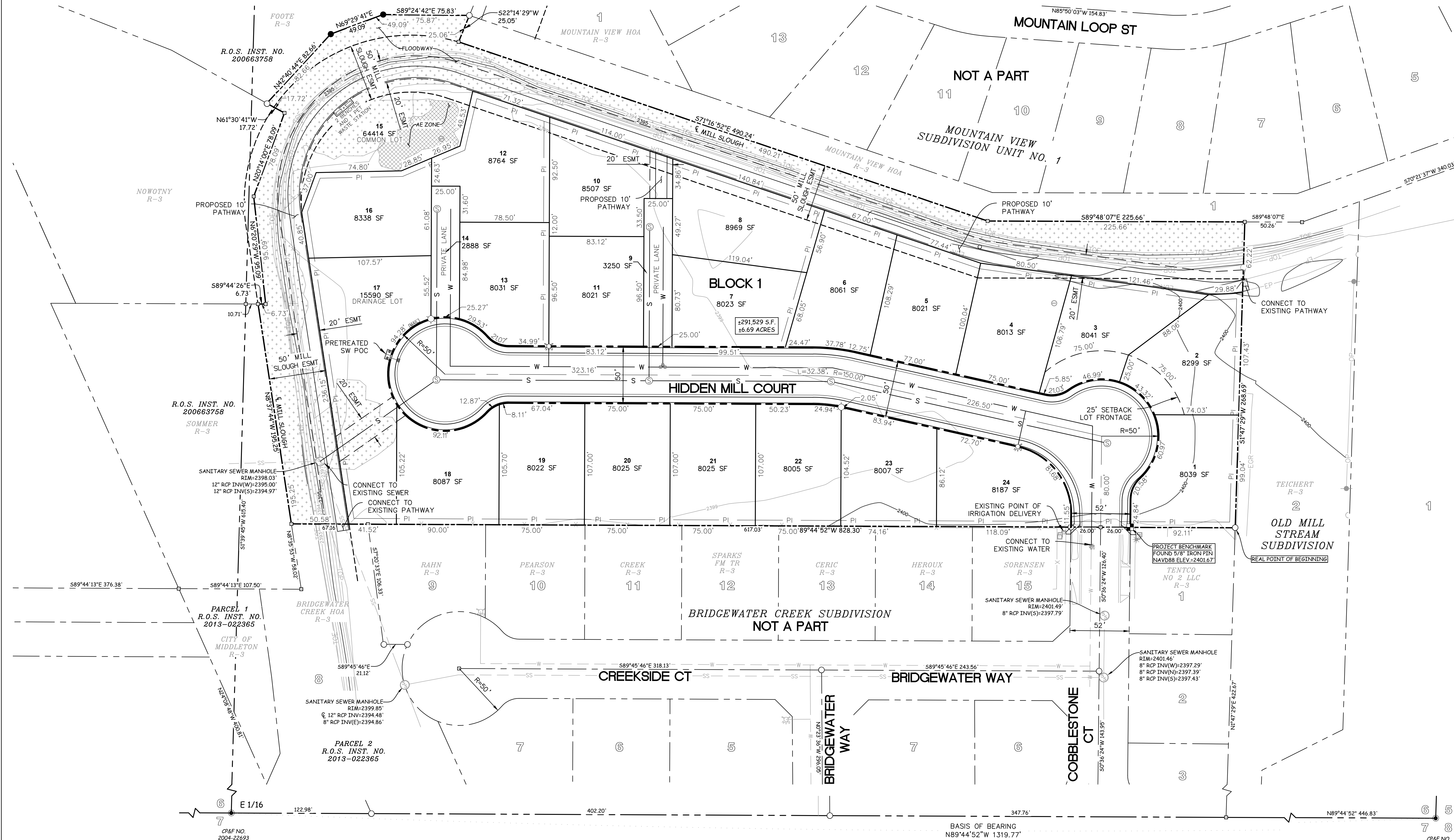
REVISION	DATE	BY
ORIGINAL	07/18/2022	MN

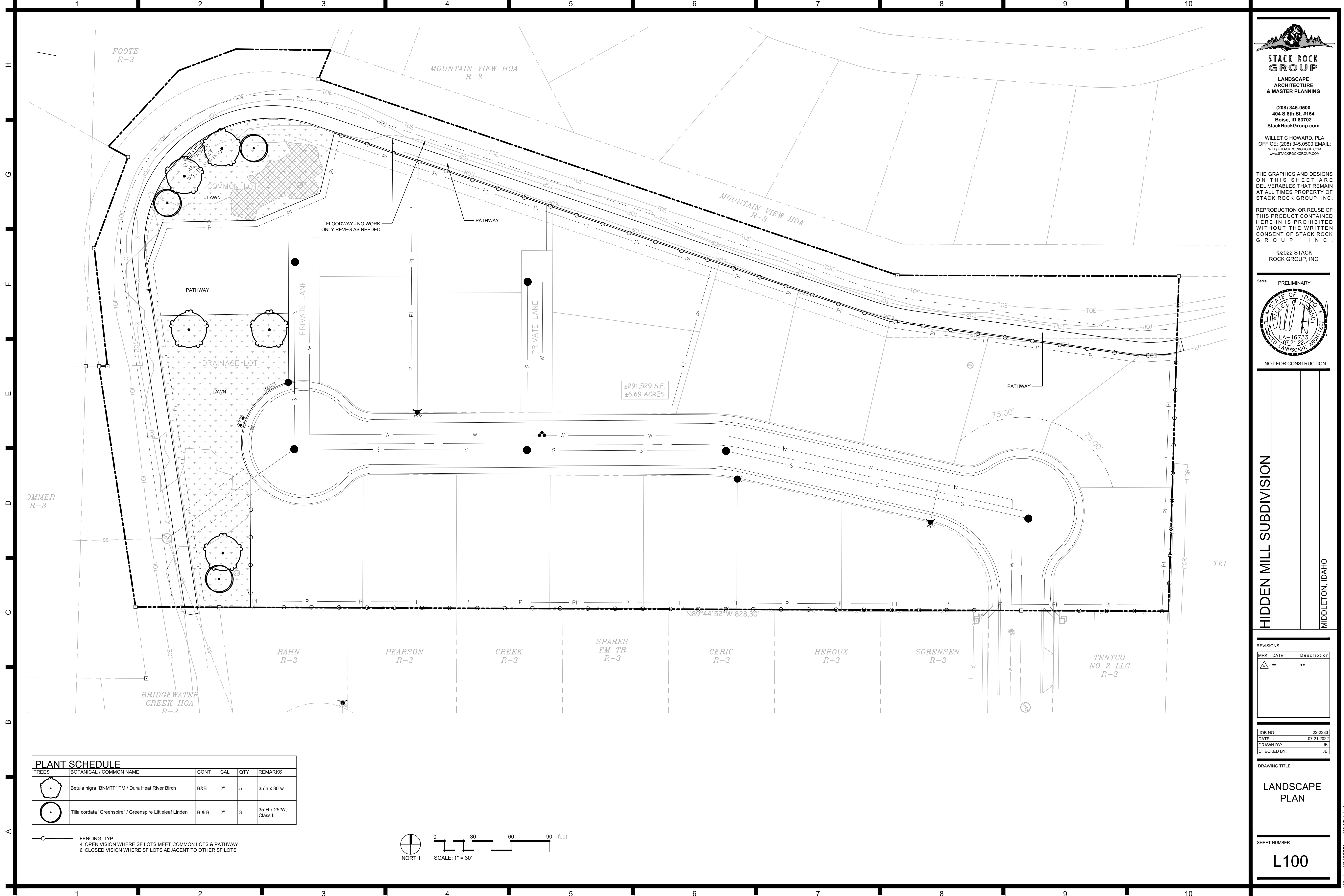
NE JOB #: 321-105.1
DATE: 07/18/2022
DRAWN BY: MN
CHECKED BY: CS

PRELIMINARY

**PRELIMINARY
PLAT**

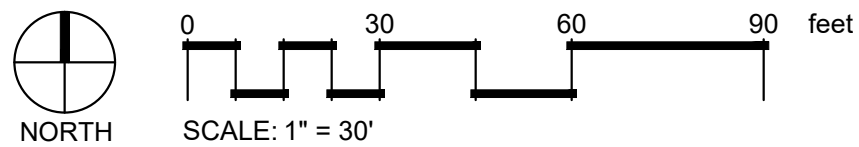
PP-02





PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"	5	35'h x 30'w
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	3	35'H x 25'W, Class II

FENCING, TYP
4" OPEN VISION WHERE SF LOTS MEET COMMON LOTS & PATHWAY
6" CLOSED VISION WHERE SF LOTS ADJACENT TO OTHER SF LOTS



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY

NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS		
MRK	DATE	Description
	**	**

JOB NO: 22-2383

DATE: 07.21.2022

DRAWN BY: JB

CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN

SHEET NUMBER

L100

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published), and City of Middleton, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of
- 6.5-8.0.

Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install $\frac{3}{8}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.

5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.2. Adhere to city codes when connecting to city water.

8.3. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a
- lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, Z2, 11.

8.8. Use common trenching where possible.

8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.11. Connect mainline to point of connection in approximate location shown on plan.

8.12. Contractor is responsible complying with all codes and paying all permits necessary.

8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.14. All drip irrigation to be buried 2" below finished grade.

8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.

8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES

9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{2}$ OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

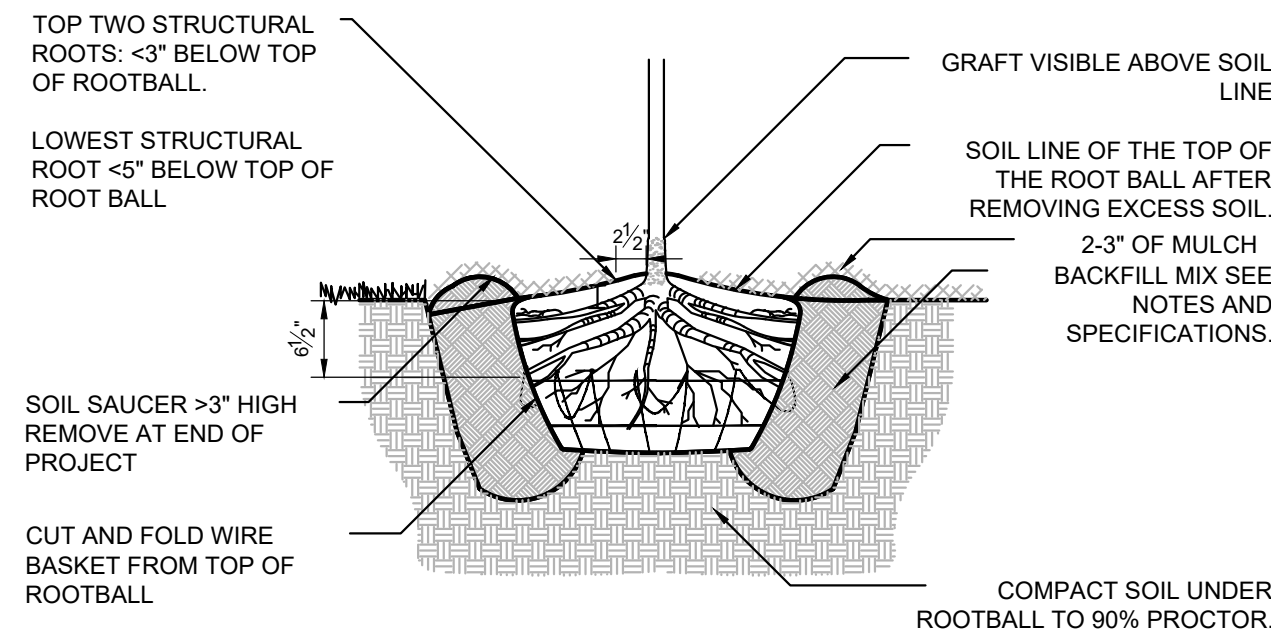
NOTE:

- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{3}{4}$ " HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

NOTE:

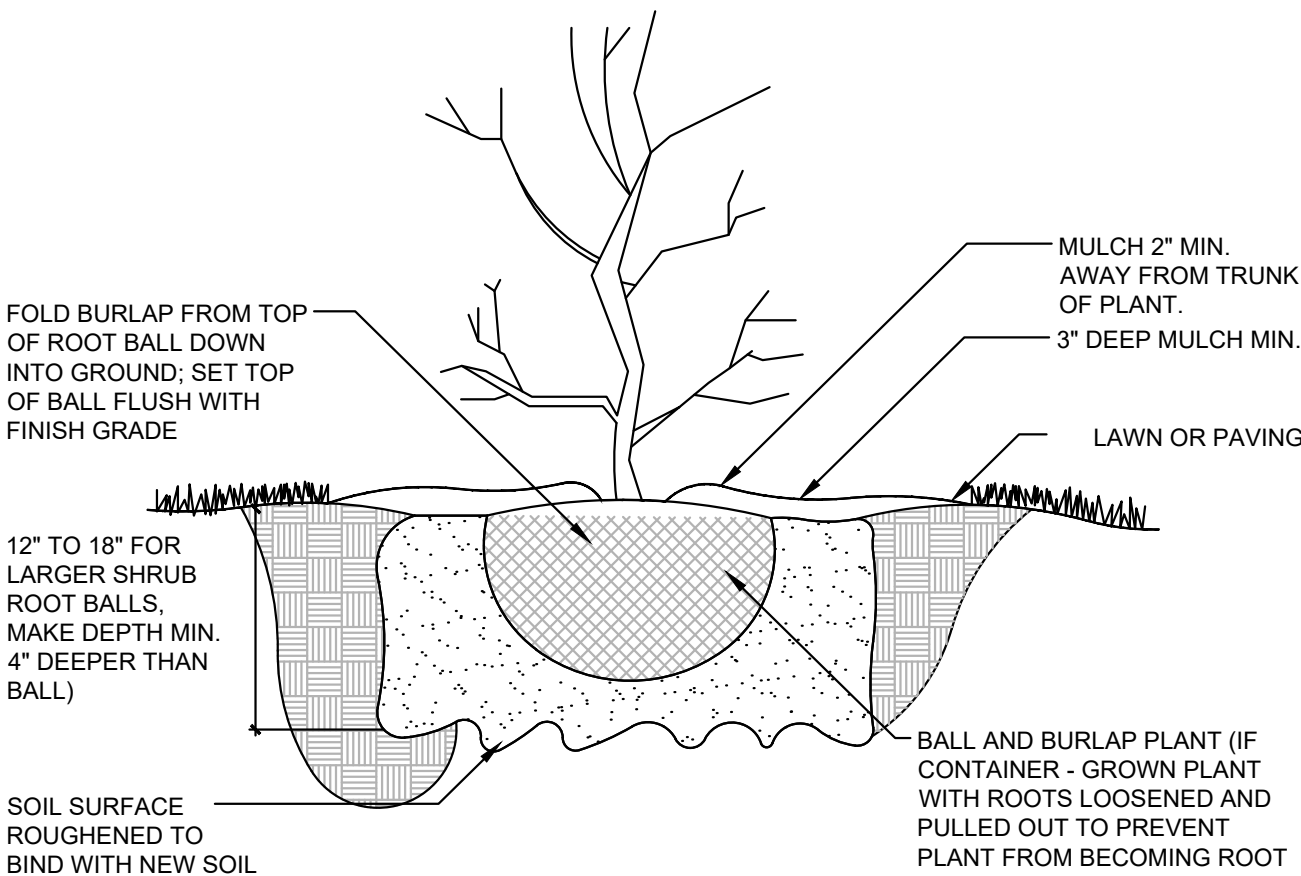
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- *TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- *PLANTS & MULCH PER PLAN



1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

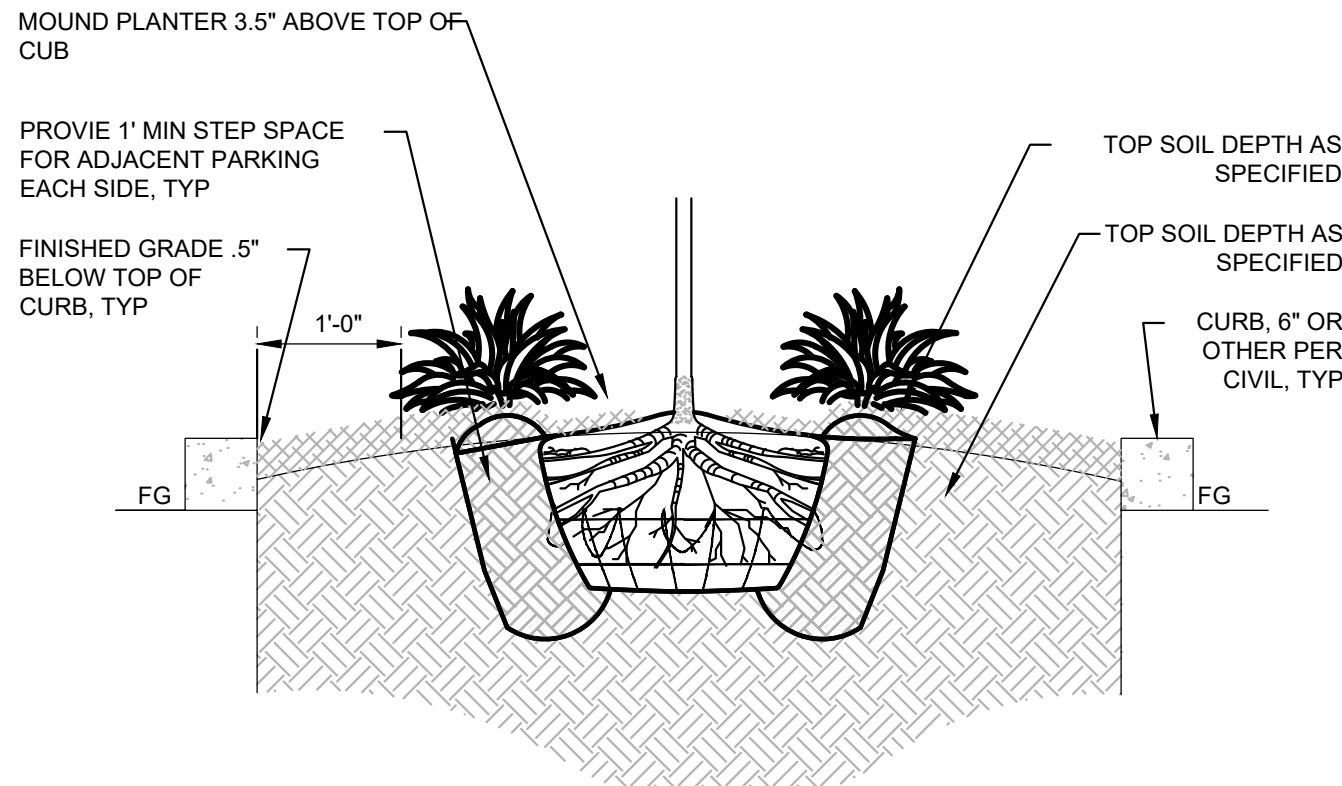
32933-01



2 SHRUB PLANTING

1" = 1'-0"

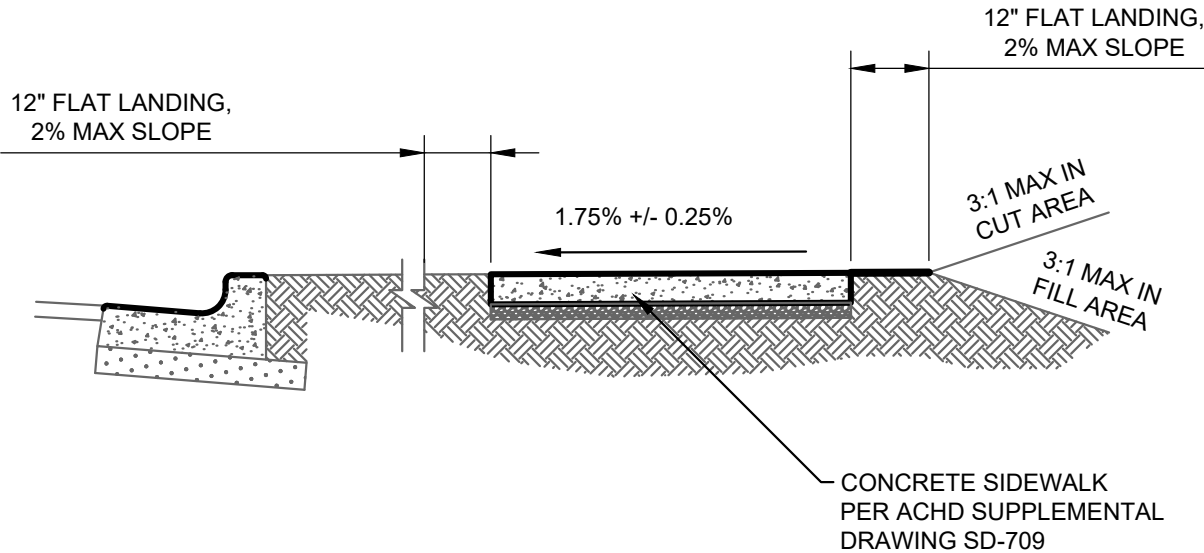
329333-03



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01



NOTE:

- REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

X CONCRETE SIDEWALKS ADJ LANDING-12"

3/8" = 1'-0"

329320-05



STACK ROCK GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

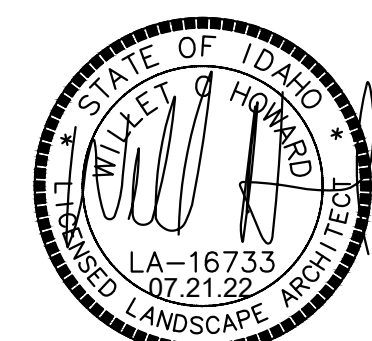
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WLL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2383
DATE: 07.21.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

NOTES &
DETAILS

SHEET NUMBER

L150

EXHIBIT “B”

City Engineer & Planner Comments



April 4, 2022

TO: Jennica Reynolds, Planner

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

RE: **Hidden Mill Subdivision –Preliminary Plat**

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

Reduce plat to one page.

MCC 5-4-4.2. a. Please add bearing and distance to section corner, quarter corner or monument of record.

MCC 5-4-4.2. b. Add title block to the upper center. Add location and date.

MCC 5-4-4.2. g. Show floodplain and floodway on the plat.

MCC 5-4-4.2. h.

1. Dimension rights of way.
2. Show existing easements for Mill Slough.

MCC 5-4-4.2 a and l. The boundary is required to be surveyed and stamped by PLS including ties to corners. Use the description you provided and verify the boundary can be retraced before you resubmit.

A MCC 5-4-10-2. o. Number lots sequentially. Is Mill Slough area going to be a separate lot?

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. Add a note regarding site fill or otherwise address. Less than 3ft of cover is a concern for the City.

MCC 5-4-4.3.c

1. Add a note: Stormwater facilities are owned by HOA and the provisions for maintenance will be specified in CCRs. Specify lot 14 as used for stormwater management.

Note 6. Combine note 6 and note 12. Identify irrigation district and whether lots are subject to assessment.

Note 1. Put "and" between general access and utility.

Submit a variance application if the cul-de-sac length is greater than 600ft. Dimension it please – so the length may be verified.



May 23, 2022

TO: Jennica Reynolds, Planner

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

RE: **Hidden Mill Subdivision –Preliminary Plat**

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

MCC 5-4-4.2. g. Show floodplain and floodway on the plat. This information is not discernable.

MCC 5-4-4.2. h.

1. Dimension rights of way. Keep the 52ft right of way for Cobblestone through the culdesac then transition to 50ft for Hidden Mill limits.
2. Show existing easements for Mill Slough. If the Mill Slough easement is consistent through the limits then modify language to reflect 50ft from centerline of Mill Slough.

MCC 5-4-4.2 a and l. The boundary has a bearing in error on west side. Add the section corner and ties to PP-02.

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. **Add a note regarding the sewer and site fill: Up to three feet of site fill will be required for sewer installation.**



July 28, 2022

TO: Roberta Stewart, Planner

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

RE: Hidden Mill Subdivision - Preliminary Plat Recommendation of Approval

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

We recommend Mayor and City Council approve the preliminary plat.

EXHIBIT “C”

Agency Comments



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

DATE: April 8, 2022

TO: Middleton City Planning and Zoning
Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: The Hidden Mill Subdivision

Fire District Summary Report:

1. **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.
2. **Fire Response Time:** This development will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is 0.7 miles with a travel time of 2 minutes under ideal driving conditions to the entrance of the Bridgewater Subdivision.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. 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.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. 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.
 - d. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. With this purposed development utilizing the Bridgewater Subdivision main entrance the entrance will now be used by over 30 homes. (Bridgewater = 21 single family lots, The Hidden Mill Subdivision = 20 Single family lots)
 - i. Option – Provide secondary access.
 - ii. Option – Provide secondary emergency access only.
 - iii. Option - Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.1.2 or 903.3.1.3, access from two directions shall not be required.



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- e. The fire district requires that Autoturn models be submitted for review. Autoturn models should reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
 - f. Traffic calming devices will require approval by the Fire District
 - g. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - h. Dead-end fire apparatus access roads (Common driveways & streets) in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4 of IFC.
 - i. Signs – Fire lane signs as specified in IFC section D103.6 shall be posted on one side of the fire apparatus access roads more than 26 feet wide and less than 32 feet wide starting at the entrance of Bridgewater Subdivision. (See attached picture)
 - j. The applicant shall work with City of Middleton and Middleton Rural 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
 - k. 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.
 - l. 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"
 - m. 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.
4. **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.
- a. 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.



MIDDLETON STAR FIRE DISTRICTS

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-
- b. Automatic Fire Sprinklers as option due to access. Will be in accordance with IFC and AHJ for review, approval and permitting.
 - c. 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.
 - d. Water Supply: Final Approval of the fire hydrant locations shall be by the Middleton Rural Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - i. 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.
 - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - iii. Fire hydrants shall be placed on corners when spacing permits.
 - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - vi. Fire hydrants shall be provided to meet the requirements of the City of Middleton Water Standards.
 - vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
5. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued
6. **Additional Comments:**
- a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
 - b. 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.

EXHIBIT “D”

Surrounding Landowner Comments

June 4, 2022

Planning and Zoning Department
City of Middleton
P.O. Box 487
Middleton, ID 83644

To whom it may concern:

I am writing you concerning the public hearing notice sent via mail regarding Hidden Mill Preliminary Plat. It is my understanding that there is a public hearing to be held in regard to a proposed development of twenty residential lots and four common lots in the Hidden Mill Subdivision. I wish to express my comments and concerns prior to the public hearing concerning this matter.

I own the lot next to the designated area of this proposed development. I would support this development if the following terms were considered and met. First, I would ask the developer if we could tap into the existing utilities for our use, particularly the water and sewer utilities. Second, I would respectfully request that the developer build a privacy fence between the entire length of my lot and the proposed development at his or her sole expense on or before October 30, 2022. Third, should the developer want to extend the existing paved trail behind his or her development, that would be acceptable at the expense of the developer, even if it is built on or near my property. Finally, there is a private drive to my lot, and I would request that access to the new development does not utilize the private road to my building lot.

It has been a pleasure to have the opportunity to discuss this matter with your department. I am appreciative of the time and effort that is being put into making this project worthwhile, both for the developer as well as the current residents and landowners in the area. Also attached is an image that depicts the location of my lot (circled in yellow) in relation to the proposed development site. Please let me know if you have any additional questions regarding my comments, requests, or property.

Thank you,

Brent Schwab
505-695-3792
brentschwab@gmail.com

SITE

Crookside Ct

Bridge Water Way

Cobblestone Ct

Cornell St

anyon Dr

Dr

Public
Comment
Submitted
6/7/22
RLB

Sam Sommer


407 E. 1st St

Middleton Id, 83644

I own 260' across
the drain from your
project

I am concerned about
people accessing the
sewer pipe to my
property.

The Right of way
I hope you maintain
the R.W. for equip
to maintain the drain



I am concerned
with the car lights
turning around in the
cold sac's

About the new
crime rate,
who will police
the bike path

Thank you

Sam & Shannon
Sommer