
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
JUNE 12, 2023**

Pledge of Allegiance, Roll Call & Call to Order: The June 12, 2023, Planning and Zoning Commission Meeting was called to order by Chairman Summers at 5:30 p.m. Commissioners Summers, Crofts, Christiansen, and Watkins were present. Commissioner Crofts and Tremble were absent. City Attorney Mr. Waterman, Planning Deputy Clerk Ms. Day were also present.

Action Items:

- 1. Consent Agenda (items of routine administrative business)**
 - a. Consider approving minutes for May 8, 2023, regular meeting.**

Motion: Motion by Commissioner Christiansen to approve the consent agenda items 1a. Motion seconded by Commissioner Watkins and approved unanimously.

- 2. Public Meeting: Consider approval of the Design Review application for Middleton Drug/Pharmacy proposed for a parcel located at 324 Boise Street.**

Mr. Waterman presented a PowerPoint presentation of the Staff Report. (Exhibit A)

Applicant presented their application.

Brief discussion between the commissioners, the applicant, and Mr. Waterman

Motion: Motion by Commissioner Christiansen to approve Design Review application for Middleton Drug/Pharmacy proposed for a parcel located at 324 Boise Street. Motion seconded by Commissioner Watkins and approved unanimously.

- 3. Public Hearing: Application by Christina Curry for special use permit to operate a licensed daycare center from her home located at 1151 Overland Trail, Middleton, Idaho (West Highlands Ranch Subdivision). The operation will provide daycare for up to 12 children that are unrelated to Ms. Curry. The hours of operation will be 7:00 a.m. to 5:00 p.m., Monday through Friday.**

Chairman Summers opened the public hearing at 5:57 p.m.

Mr. Waterman presented PowerPoint of staff report. Enters Exhibits C, D and E for late responses.

The applicant presented her application and answered various questions from the Commissioners.

Brief discussion between the Commissioners, the Applicant and Mr. Waterman.

Chairman Summers opened public testimony at 6:30 p.m.

Autumn Marler: Testified

Sylvan Bares: Testified

Sara Hartcheim: Testified

Kim Kerschensteiner: Testified

Chairman Summers closed public testimony at 7:00 p.m.

Brief discussion among commissioners and Mr. Waterman.

Chairman Summers Reopened public testimony at 7:07 p.m.

Chairman Summers called applicant back up to discuss the application further.

Commissioners asked question to applicant.

Applicant addressed questions.

Sara Hartcheim: testified again.

Mr. Waterman made a brief statement.

Autumn Marler: testified again.

Brief discussion between the Commissioners, the applicant, and Mr. Waterman

Chairman Summers reclosed public testimony at 7:27 p.m.

Discussion by Commissioners regarding conditions of approval.

Motion: Motion by Commissioner Christiansen to approve the application by Christina Curry for special use permit to operate a licensed daycare center from her home located at 1151 Overland Trail, Middleton, Idaho (West Highlands Ranch Subdivision). The operation will provide daycare for up to 12 children that are unrelated to Ms. Curry. The hours of operation will be 7:00 a.m. to 5:00 p.m., Monday through Friday, subject to the conditions of approval set forth in the staff report, all vehicles pick-up and drop – off shall occur within the paved apron located in front of the three-car garage on the property, and no staff parking is permitted on the radial of the Bighorn Avenue and Overland Trial Street intersection. Motion seconded by Commissioner Watkins and approved unanimously.

Chairman Summer closed the public hearing at 7:36 p.m.

- 4. Public Hearing: Application by City of Middleton for rezone and comprehensive plan map amendment with respect to parcels owned by the City of Middleton (Parcel No. R33900010A/0 Middleton Road and approximately six acres of Parcel No. R3391000/326 S. Hawthorne Road). City Staff is requesting the governing boards to rezone Parcel R33900010A0 from R-3 (Single Family Residential) to M-U (Mixed Use) and rezone six acres of Parcel No. R339100 from A-R (Agricultural Residential) to M-U (Mixed-Use) to potentially pave the way for a future mixed use project to be known as the Mill Creek Plaza. City is requesting that the designation of “Public” on the Comprehensive Plan Future Land Use Map be changed to “Mixed-Use.”**

Chairman Summers opened the public hearing at 7:45 p.m.

Mr. Waterman presented PowerPoint of the staff report.

Brief discussion with the Commissioners and Mr. Waterman.

Chairman Summers opened public testimony at 8:07 p.m.

Janet Bower: Testified

Mr. Waterman commented on agriculture questions.

Tammy Gabica: Testified

Mr. Waterman: Reports on right away and access for Hawthorne and Paradise Road.

Brief discussion between Commissioners, Mr. Waterman and Tammy.

Chairman Summers closed public testimony at 8:18 p.m.

Discussion by Commissioners regarding conditions of approval.

Motion: Motion by Commissioner Watkins to approve the application by City of Middleton for rezone and comprehensive plan map amendment with respect to parcels owned by the City of Middleton (Parcel No. R33900010A/0 Middleton Road and approximately six acres of Parcel No. R3391000/326 S. Hawthorne Road). City Staff is requesting the governing boards to rezone Parcel R33900010A0 from R-3 (Single Family Residential) to M-U (Mixed Use) and rezone six acres of Parcel No. R339100 from A-R (Agricultural Residential) to M-U (Mixed-Use) to potentially pave the way for a future mixed use project to be known as the Mill Creek Plaza. City is requesting that the designation of "Public" on the Comprehensive Plan Future Land Use Map be changed to "Mixed-Use and subject to the conditions of approval set forth in the Staff Report for the hearing. Motion seconded by Christiansen and approved unanimously.

Chairman closed public hearing at 8:25 p.m.

Public Comments, Commissioner and Staff Comments

Public Comments

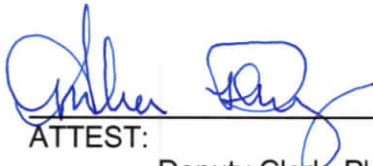
None

Commissioners Comment

Chairman Summers reported that she has emailed the Canyon County Commissioners to obtain their script and she will share with everyone and then fine tune them and then send to the City Attorney to make sure everything is being done correctly.

Brief discussion between Mr. Waterman, and the Commissioners on processes for meetings.

Adjourn: Chairman Summers adjourned the meeting at 8:31 p.m.


Heidal Summers, Chairman
ATTEST:

Deputy Clerk, Planning

Approved: August 14, 2023

Exhibit “A”



STAFF REPORT

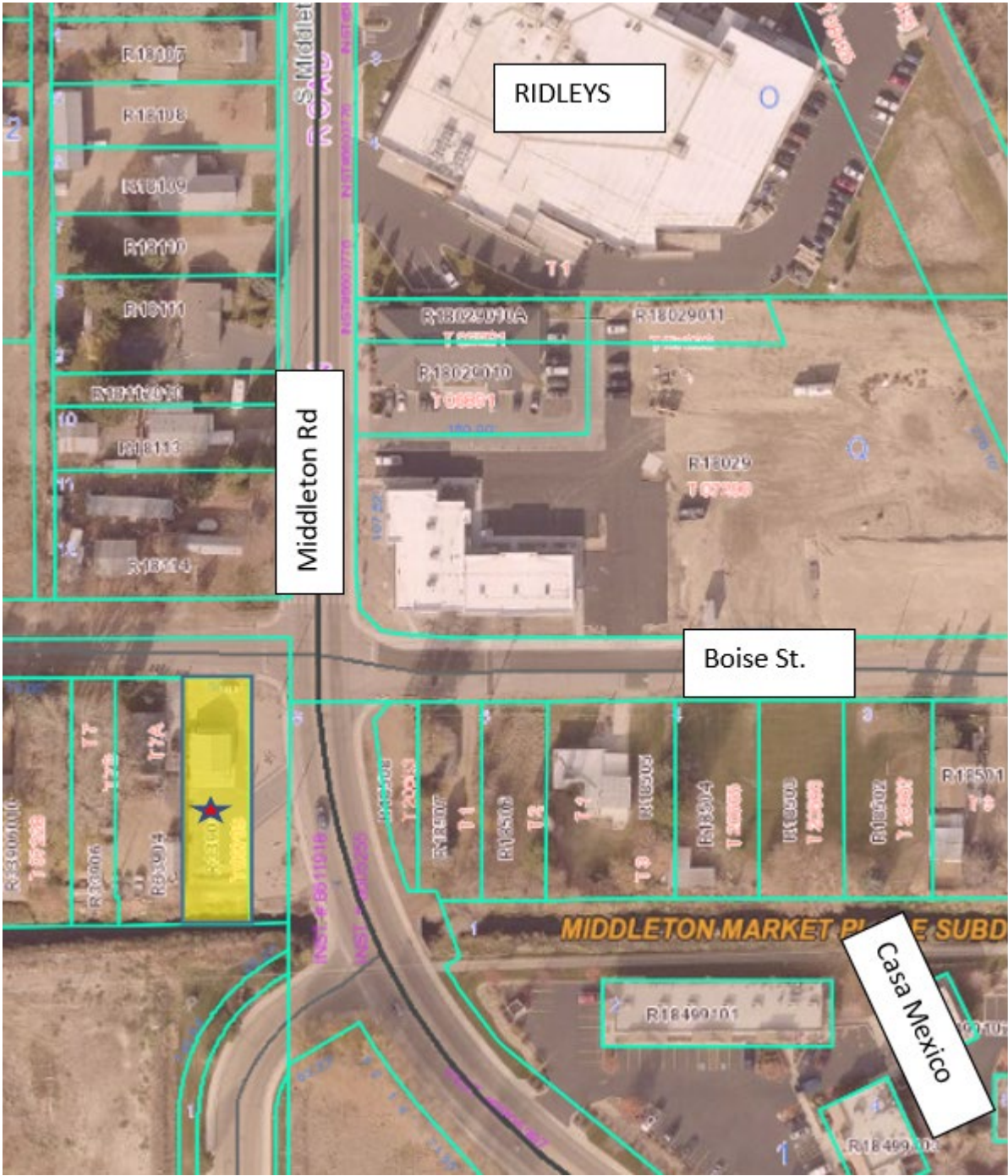
Middleton Design Review Committee

Design Review – Middleton Drug (324 Boise Street)



- A. **Design Review Meeting Date:** June 12, 2023
- B. **Project Description, Property Condition & Zoning:** The Middleton Drug building is a proposed remodel of the old “computer” building located at 324 Boise Street.





The project will be used for a walk-in pharmacy with drive through. At peak hours, it will have a maximum of three employees on staff.

The project parcel is approximately .23 acres. It is zoned Mixed-Use (M-U). A commercial pharmacy is an allowed use in the M-U zone.

The current building does not meet the current 12' setback for interior side. It is a non-conforming circumstance that has existed for a number of years but is permissible because the Applicant will not be changing the footprint of the building.

- C. Architectural Character:** MCC 1-15-8-2, requires the project material and colors to be in harmony with the townscape and surrounding neighborhood. Each building must also contain four or more of the following design elements: gable roof, stucco, brick/rock, accenting, metal siding, timberwork, or public art feature.

The Middleton Drug building more than meets this standard by providing gable roof, stucco, shake siding, cultured stone, wood beam accenting, eave braces, and stucco banding.



It will blend well with the commercial buildings across Middleton Road to the north/east.



[Larger Elevation Page attached as Exhibit "A"]

- D. Streets, Access & Parking:** Customer access will be from only Middleton Road with a one-way drive aisle next to the building for drive-through services. Signage and striping will be installed to help with access coordination. Middleton Road already has a center turn lane to assist with a northbound left turn lane into the Pharmacy.

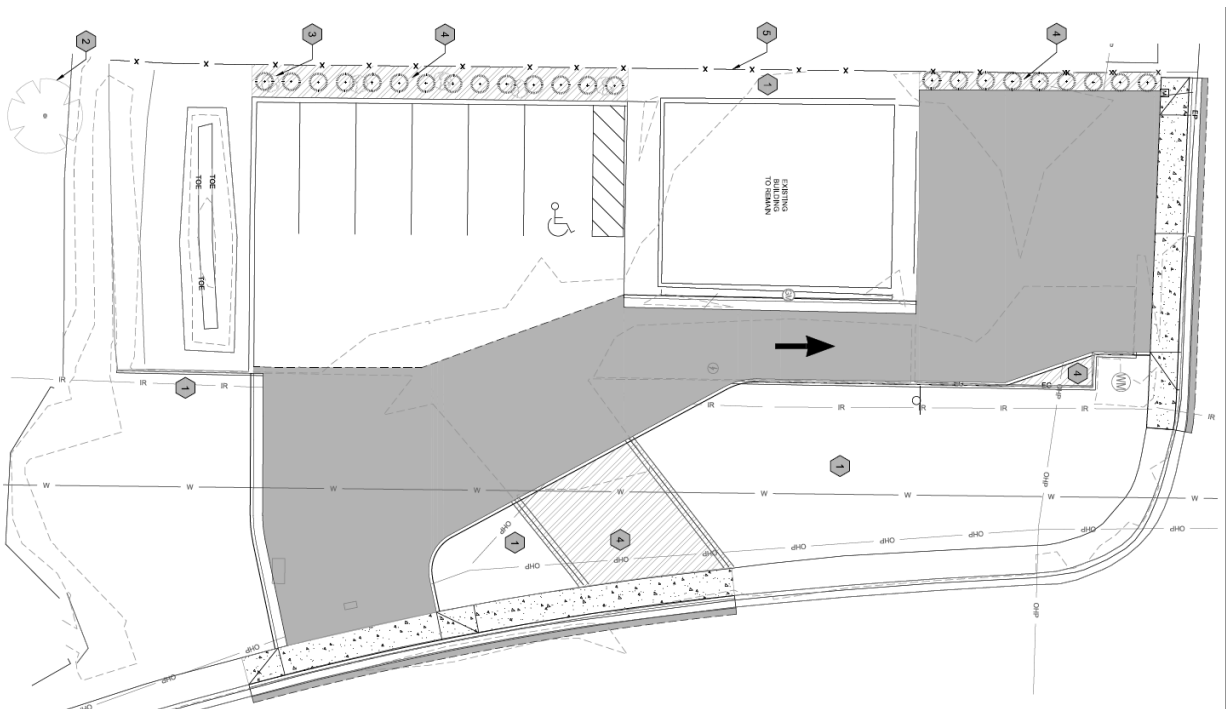


[Larger Site Plan is attached as Exhibit "B"]

Parking requirement is one stall per 300 s.f. The building is approximately 1100 s.f., so rounding up makes a requirement of four stalls. Applicant has provided public

parking on the south side of the building with a total of five stalls, one of which meets handicapped/ADA parking standards. Additional parking will be provided on the north side of the building for the three employees.

- E. Utilities:** Sewer and water are already stubbed to the building.
- F. Stormwater:** Stormwater facilities will be addressed at length with City Engineer in the building permit stage.
- G. Lighting:** Lighting on and around the building must be downlit to comply with City Code.
- H. Landscaping and Fencing:** Applicant submitted a proposed landscape plan dated 5/20/2023. Much of the property along Middleton Road appears to be on the project parcel, but it is actually City easement and right of way area. Applicant is not required to landscape that area. Applicant's plan, however, shows landscaping along the western boundary of the parcel.



[See larger landscape plan attached as Exhibit "C".]

A condition of Design Review approval should be compliance with the 5/20/2023 landscape plan.

I. Applicable Codes and Standards: Per MCC 1-15-8-1, a design review is required for all nonresidential structures in Middleton. The applicable Codes and Standards relevant to the review are MCC 1-15, 5-1, and 5-4.

J. Conclusions and Recommended Conditions of Approval:

Applicant's Design Review application complies generally with the requirements of the Middleton City Code. If the Design Review Committee is inclined to approve the application, City Planning Staff recommends that the following Conditions of Approval be made a part of the approval:

1. Applicant must ensure that all lighting is downlit and shielded away from the residential neighbor to the west.
2. Applicant to comply with all Engineering & Planning Comments during the building permit phase.
3. Applicant to comply with all Middleton Rural Fire Department comments.
4. Applicant to comply with all comments and requirements of the City Building Department.
5. Applicant to comply with all Middleton City Public Works comments.
6. Storm facility design must be entirely contained on the project parcel.
7. Landscape must be installed per the landscape plan dated 5/20/2023.

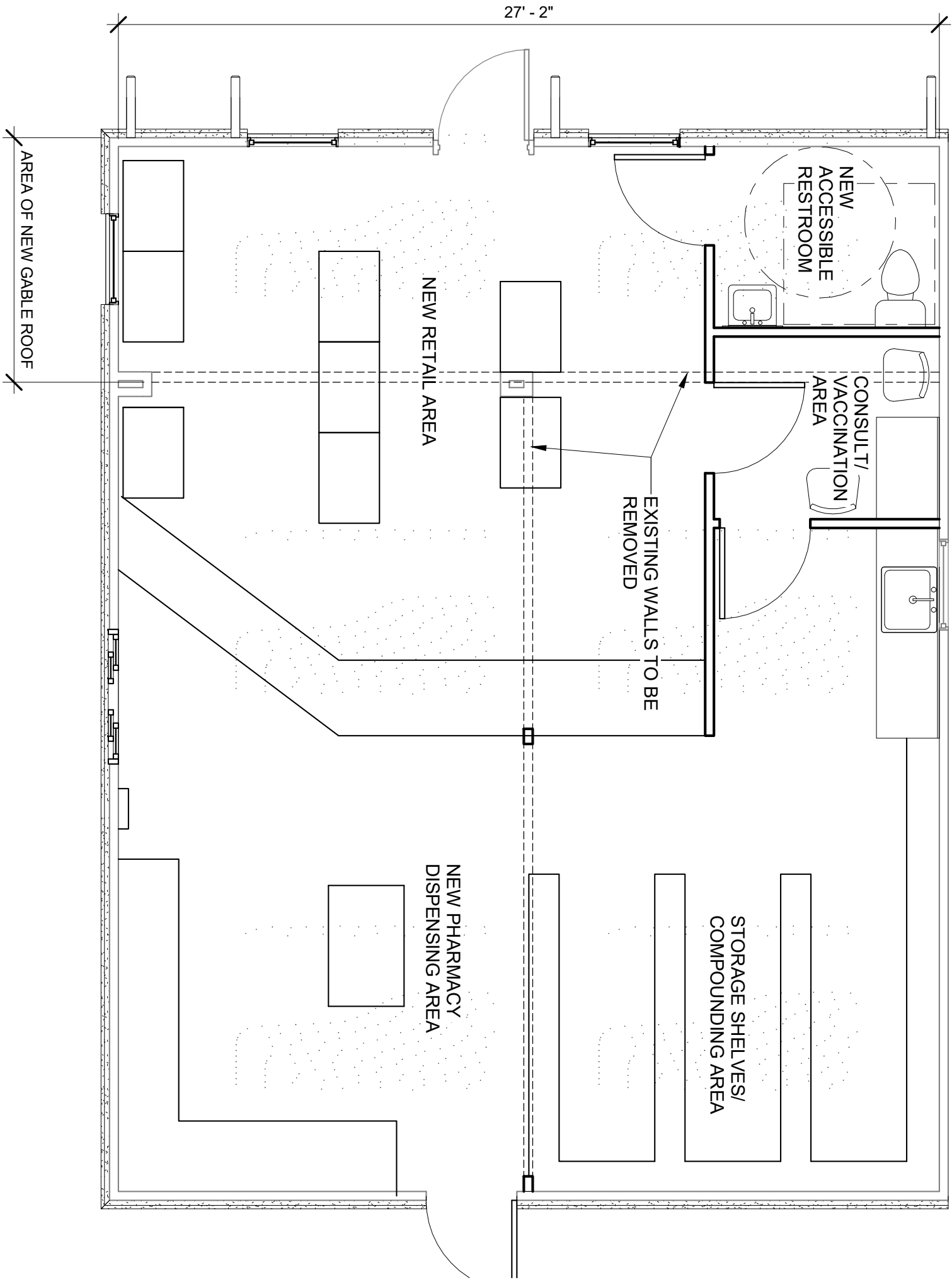
Prepared by Middleton Planning & Zoning Official,
Roberta Stewart
Dated: June 2, 2023

EXHIBIT "A"

ELEVATION PAGES

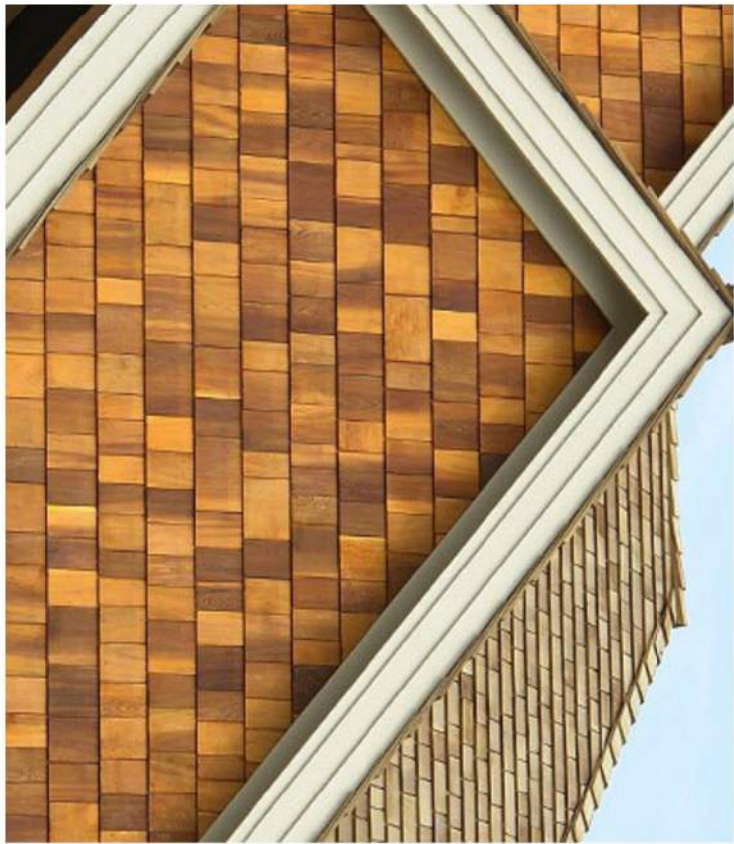


IMAGE OF EXISTING BUILDING VIEWED FROM MIDDLETON RD.



1 FLOOR PLAN

1/4" = 1'-0"



STAINED SHINGLE SIDING



NEW STUCCO COLOR



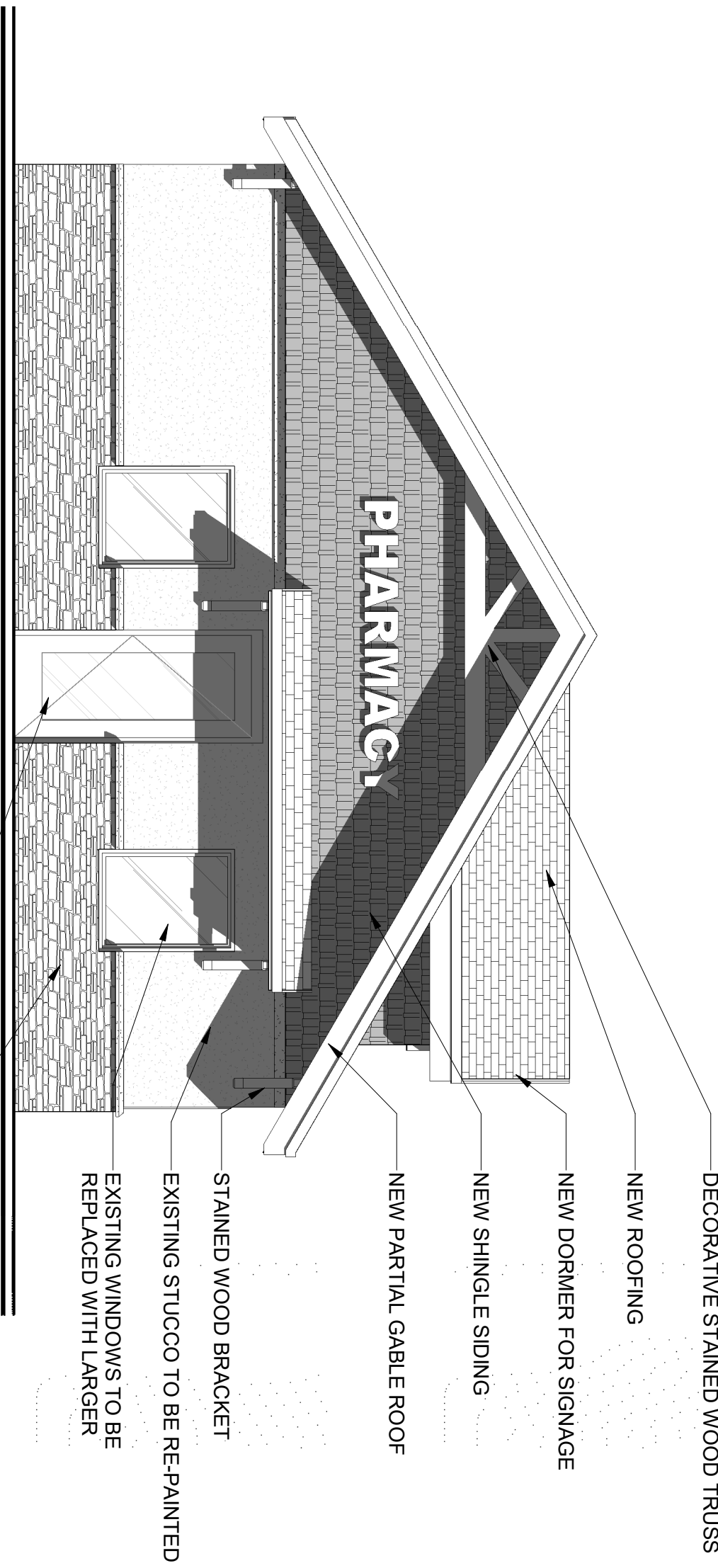
NEW ASPHALT SHINGLE ROOFING



FASCIA AND TRIM COLOR

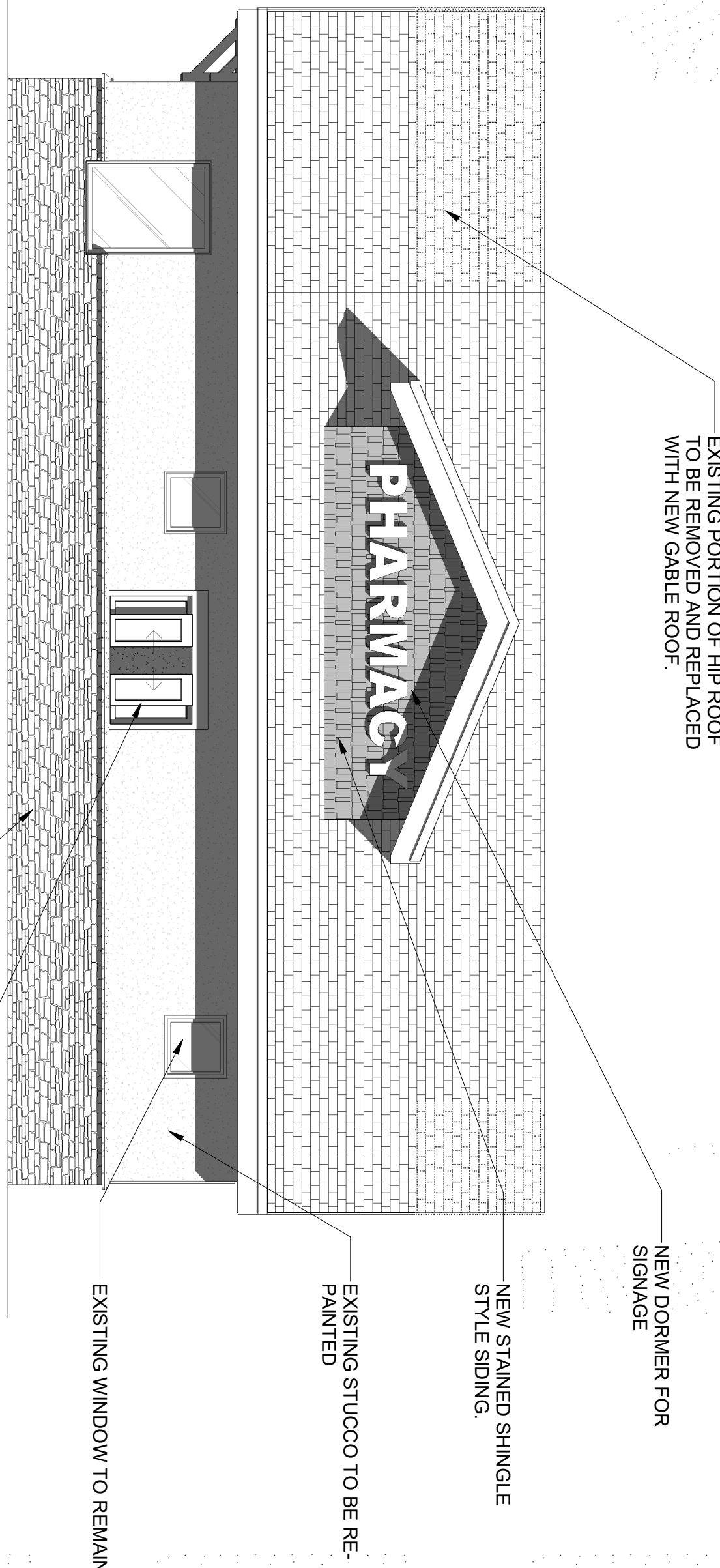


EXISTING STONE TO REMAIN



4 SOUTH ELEVATION

1/4" = 1'-0"



3 EAST ELEVATION

1/4" = 1'-0"

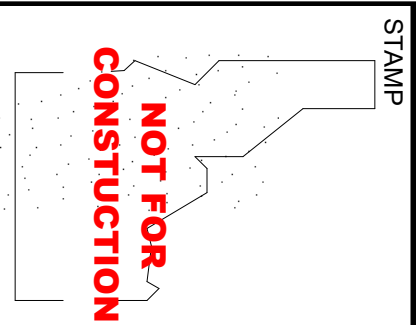


2 PERSPECTIVE VIEW

REVISIONS:	



jgt architecture
1135 12th avenue road, nampa, idaho 83686
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com



FACILITY REMODEL
FOR
MIDDLETON DRUG
324 BOISE ST. MIDDLETON, ID 83644

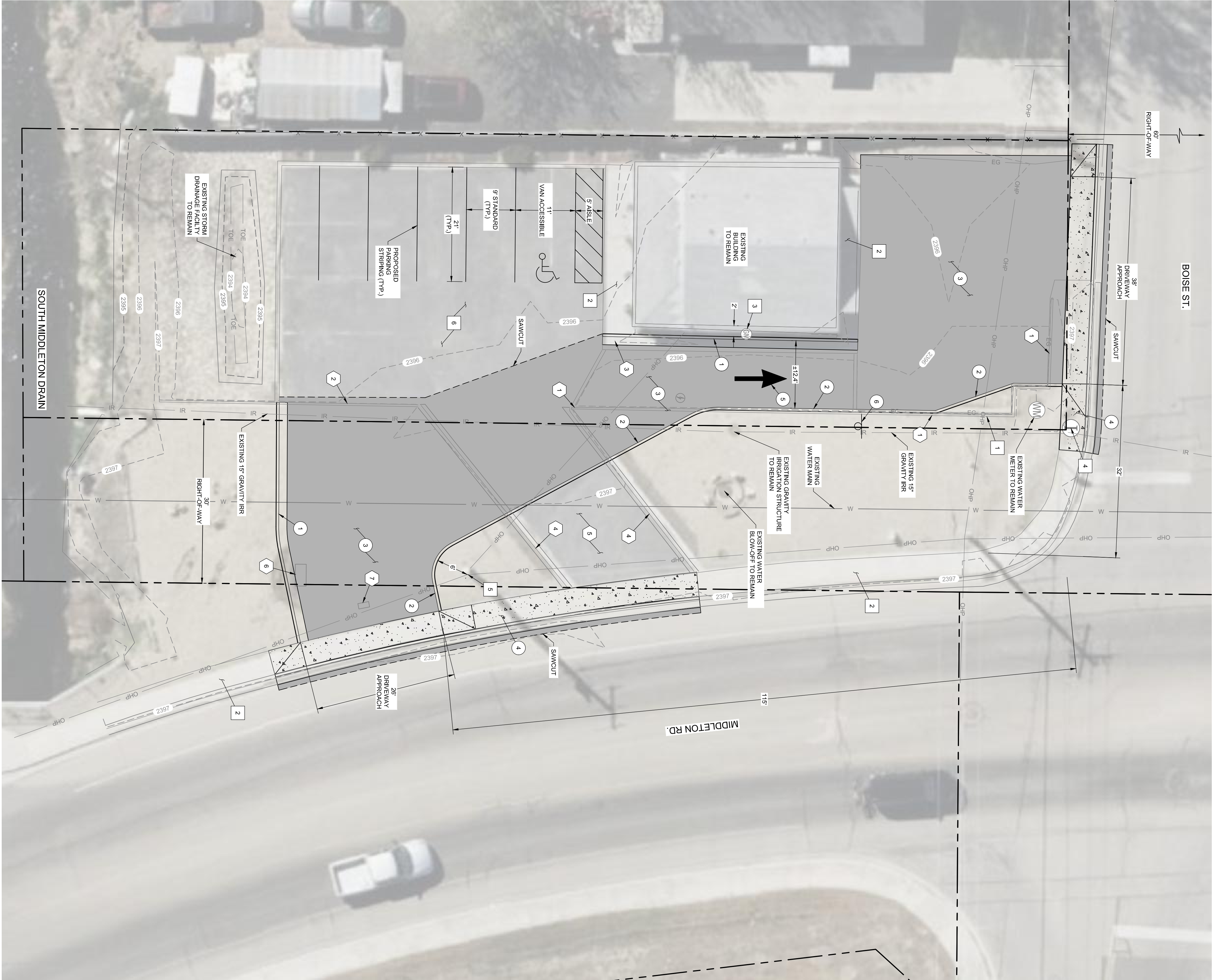
DRAWN BY DATE:	JPV 05/01/2023
CHECKED: JOB NO.:	JPV 2260

DESIGN REVIEW
DRAWINGS

DR-1.0
SHEET
OF

EXHIBIT "B"

SITE PLAN



DEMOLITION KEYNOTES

- 1. PORTION OF EXISTING WALL TO BE REMOVED
- 2. EXISTING CURB WALL TO BE REMOVED
- 3. PORTION OF EXISTING SIDEWALK TO BE REMOVED
- 4. EXISTING CURB & GUTTER TO BE REMOVED
- 5. PORTION OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
- 6. EXISTING MONUMENT SIGN TO BE REMOVED
- 7. EXISTING CABLE BOX TO BE REMOVED AND RELOCATED

PRESERVATION KEYNOTES

- 1. PORTION OF EXISTING WALL TO REMAIN
- 2. EXISTING SIDEWALK TO REMAIN
- 3. EXISTING GAS METER TO REMAIN
- 4. EXISTING GRAVITY IRRIGATION STRUCTURE TO REMAIN, 4' OF UNSTRUCTURED ASPHALT CURB/SHOULDER STRUCTURE TO CORRELATE WITH CURRENT PLAN REQUIREMENTS
- 5. EXISTING POWER POLE TO REMAIN
- 6. PORTION OF EXISTING ASPHALT PAVEMENT TO REMAIN

PROPOSED KEYNOTES

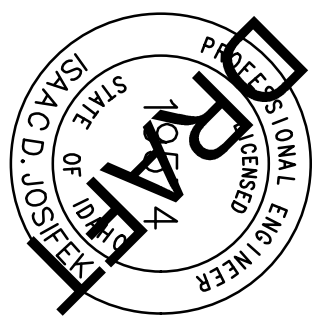
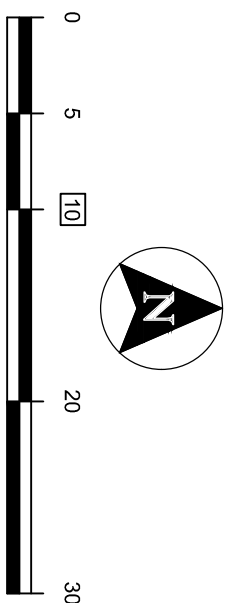
- 1. PROPOSED 6" CURB & GUTTER
- 2. PROPOSED 6" CURB
- 3. PROPOSED ASPHALT PAVEMENT
- 4. PROPOSED 6" CURB & GUTTER WITH 5' CONCRETE SIDEWALK
- 5. PROPOSED STRAIGHT ARROW MARKER
- 6. PROPOSED EXIST ONLY SIGN

SITE INFORMATION

PARCEL #: R039030000
AREA: 0.233 ACRES

NOTES

- 1. STORMWATER MANAGEMENT AREA MAY NEED TO BE EXPANDED FOR THE TOLERANT TURF GRASS FOR PERMANENT WATER QUALITY BMP.



REVISIONS		DATE
NO.	DESCRIPTION	

REVISIONS		DATE
NO.	DESCRIPTION	



MIDDLETON DRUG
SITE PLAN


DATE:	May 23, 2023
PROJECT:	220446
SHEET:	C1.0

EXHIBIT C
LANDSCAPE PLAN

-
- This site plan illustrates the layout of the proposed new building and the existing building to remain. The plan includes various annotations and symbols:
- Proposed New Building:** Indicated by a large, irregularly shaped area with a dashed outline and a grey fill. It is labeled "PROPOSED NEW BUILDING" in the center.
 - Existing Building to Remain:** A rectangular area with a solid outline and a light grey fill, labeled "EXISTING BUILDING TO REMAIN".
 - Site Features:**
 - IR (Ironing Room):** Labeled in several locations, including near the top left and bottom right.
 - W (Washing Room):** Labeled in several locations, including near the top left and bottom right.
 - OHP (Overhead Pipe):** Labeled in several locations, including near the bottom left and bottom right.
 - IR (Ironing Room):** Labeled in several locations, including near the top left and bottom right.
 - W (Washing Room):** Labeled in several locations, including near the top left and bottom right.
 - OHP (Overhead Pipe):** Labeled in several locations, including near the bottom left and bottom right.
 - Other Annotations:**
 - TOE (Top of Earth):** Labeled near the top left corner.
 - IR (Ironing Room):** Labeled near the top left corner.
 - W (Washing Room):** Labeled near the top left corner.
 - OHP (Overhead Pipe):** Labeled near the top left corner.
 - IR (Ironing Room):** Labeled near the top left corner.
 - W (Washing Room):** Labeled near the top left corner.
 - OHP (Overhead Pipe):** Labeled near the top left corner.

SYMBOL	DESCRIPTION
1	EXISTING LANDSCAPE AREA TO REMAIN
2	EXISTING TREE TO REMAIN
3	EXISTING SHRUB TO BE REMOVED, TYP.
4	PROPOSED PEA GRAVEL, TO MATCH EXISTING ADJACENT
5	EXISTING WOOD FENCE TO REMAIN


SIZE
22"x34"
ED
EVEDO
EVEDO
ED
NYDER
ED
NYDER



REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			S. ACEVEDO
			DRAWN
			S. ACEVEDO
			CHECKED
			J. SNYDER
			APPROVED
			J. SNYDER



ATTENTION: IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE



0 1/2 1

DATE: May 5, 2023

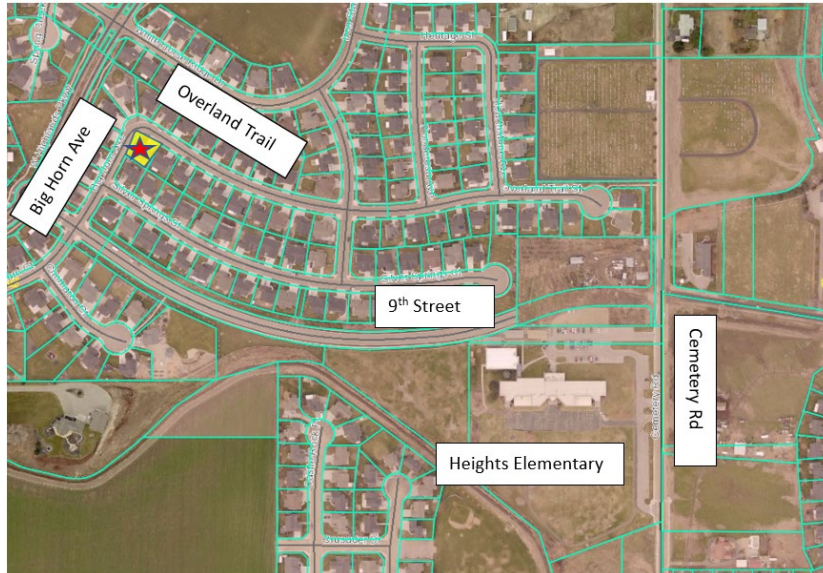
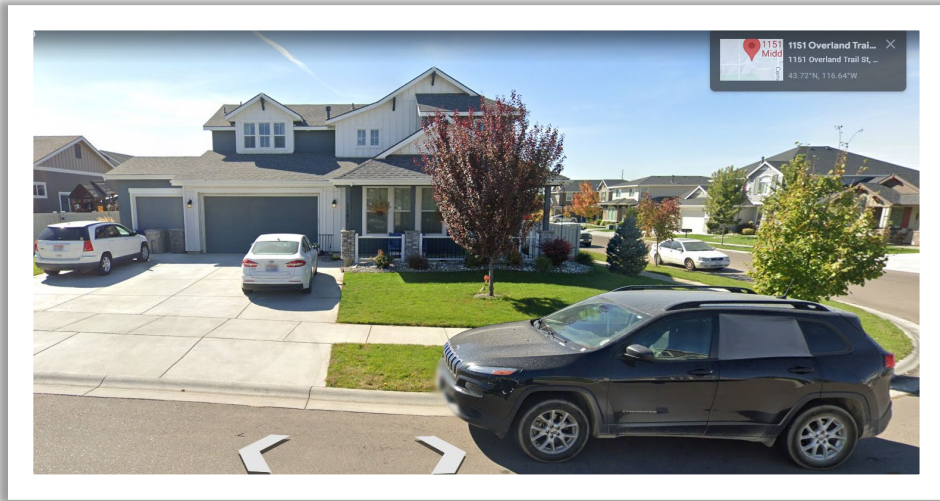
PROJECT: 220446

SHEET: 4



STAFF REVIEW AND REPORT Middleton Planning and Zoning Commission

Special Use Permit Application (Curry Daycare – 1151 Overland Trail.)



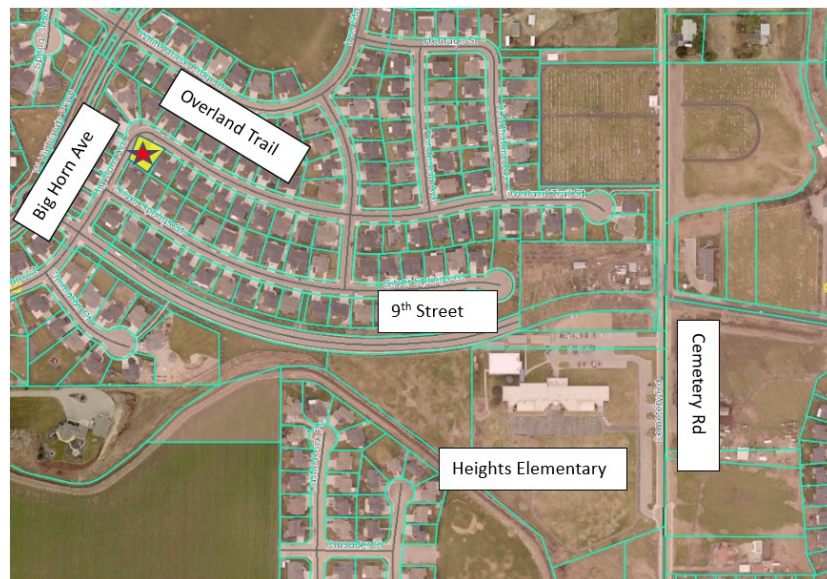
- A. **Planning & Zoning Commission Hearing Date:** June 12, 2023
- B. **Application & Description:** Application by Christina Curry for special use permit to operate a daycare in her home located at 1151 Overland Trail, (W. Highlands Ranch

Subdivision). Applicant is requesting a permit to care for up to 12 children. Currently she is operating a daycare for less than seven children, which is allowed by the Middleton City Code and State law. Ages of the children are newborn to 10 years old, and that will remain the same under the new special use permit.

Applicant also has three other children in the home who are related to her. Their ages are 17, 13 and 8 years old. An adult child, aged 19, is also currently living in the home but will be moving out soon.

Proposed hours of operation are 7:00 a.m. to 5 p.m., Monday through Friday. No additional employees are currently planned for the daycare.

The planned drop-off/pick up is set for staggered times. There are usually no more than two parents dropping off or picking up at the same time. (Most of the daycare families are residents of W. Highlands Ranch.) All parents are instructed to avoid parking on Overland Trail Street. Parking is generally appropriate in the 3 car driveway expanse. If the 3 car driveway is insufficient, parents have been instructed to park on Big Horn Avenue instead of Overland Trail.



Outdoor play occurs primarily at Applicant's house although there will be short walking trips to the Heights Elementary fields. Since most of the children reside in W. Highlands, the occasional use of the subdivision common areas would not be inappropriate.

- C. Licensing:** Fire Marshall, Victor Islas, of the Middleton Rural Fire Department inspected Ms. Curry's home on February 14, 2023. She has fulfilled all safety requirements. No violations were found, and Fire Marshall authorized Ms. Curry to

care for up to 18 children in her home. (See Fire Department permit attached as Exhibit “A”).

Applicant is also finalizing her State license for daycare, but that cannot be finalized without an approved special use permit from the City of Middleton.

- D. Current Zoning, Land Use & Property Condition:** The property is currently zoned R-3 (Single Family Residential). A single family home is located on the lot. The lot is surrounded on all sides by R-3 zoning and single family homes.
- E. City Services:** The lot is located in an established neighborhood, so water, sewer, police and fire protection are already servicing the subject lot.
- F. Traffic, Access & Streets:** Depending upon Applicant’s detailed description at the public hearing of pick-up and drop-off procedures, traffic and access may be an issue.
- G. Special Use Permit:** Middleton City Code 1-15-7 sets forth the law on Special Use Permits within City limits.

In short, the Commission will consider whether Ms. Curry’s proposed daycare involving 12 children is not “unreasonable or incompatible” with the surrounding neighborhood. In other words, is the daycare in harmony with the surrounding neighborhood. The code section allows the Commission to approve the application and apply conditions of approval that will make the special use “reasonable and compatible” with the surrounding neighborhood.

Section 1-15-7 provides specifically:

“1-15-7: SPECIAL USE PERMITS:

A. Description:

- 1. The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in the area. Nothing construed herein shall be deemed to require the commission to grant a special use permit.*
- 2. Certain types of uses possess unique and special characteristics which require special consideration prior to their being permitted in a particular district. A special use permit may be granted to an applicant if the proposed use is allowed by*

a special use permit under the land use schedule in section 5-4-1, Table 1 of this Code.

3. No building permit shall be issued when a special use permit is required by the terms of this chapter, unless a special use permit has been previously granted by the City and then only in accordance with the terms and conditions of the special use permit.

4. No special use permit shall be transferable from one property to another. In the event the property changes hands, the new owner, if he or she desires to continue the special use, shall appear before the commission for review. Said continuance use shall be subject to the same terms and conditions of the permit.

5. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use.

6. The granting of a special use permit shall not be considered as establishing a binding precedent to grant other special use permits.

B. Procedures: The commission shall conduct at least one public hearing on the application.

C. Action By Commission: After notice and hearing, the commission may approve, conditionally approve or deny a special use permit application. Whenever the commission approves or denies a permit, it shall specify in writing: 1) the ordinance and standards used in evaluating the application (city code, Idaho Standards for Public Works Construction and Middleton Supplement to the Idaho Standards for Public Works Construction); 2) the reasons for approval or denial; and 3) if denied, the actions, if any, that the applicant can take to obtain approval. The commission shall make a decision within thirty (30) days of the conclusion of the public hearing.

D. Conditions: Upon granting a special use permit, conditions may be attached to:

1. Minimize adverse impact on other development (spaces, fences, parking, traffic flow, etc.).

2. Control the sequence and timing.

3. Control duration of the use.

4. Assure that development is maintained properly.

5. Designate the location and nature of development, including signs.

6. Require the provision for on site or off site public facilities or services.

7. Require more restrictive standards than those generally required in an ordinance (surfacing of parking areas to City specifications, regulation of points of

vehicular ingress and egress, landscaping and maintenance, regulation of noise, vibration, odors or other similar nuisances).

8. Specify the period of time for which a permit is issued and conditions which, if not followed, will bring about revocation of the special use permit.

9. Require mitigation of effects of the proposed use upon service delivery by any political subdivision, including school districts, providing services within the planning area of Middleton.

E. Appeal: An affected person aggrieved by the commission decision may, within fifteen (15) days of the written commission decision, file a written appeal with the City, along with a nonrefundable fee. The Council shall consider the appeal at a noticed public hearing and may approve, approve with conditions or deny the application.”

The Commission must also ensure that the special use requested is shown appropriately in the Land Use Schedule as a “special use.” Daycare for 12 children is indeed shown in the Land Use schedule as an “S” (special use) for the R-3 Zone.

A = Allowed uses

S = Special uses

Use ^{1,2}	A-R	C-1	C-2	C-3	M-1	M-2	R-1	R-2	R-3	M-F	M-U
Community, youth, or activity center											
Concrete batch plant						S					
Contractor's shop/storage yard				A	A	A					S
Convalescent/nursing home		A	A	A			S	S	S	S	S
Daycare center (13 or more children)		A	A	A	A		A	S	S	A	A
Daycare, facility (7 or more children unrelated to provider)		A	A	A	A		A	S	S	A	A
Daycare, family (6 or fewer children)		A	A	A	A		A	A	A	A	A
Daycare, group (7 - 12 children)		A	A	A	A		A	S	S	A	A

H. **Comments Received from Surrounding Landowners:** See comments attached as Exhibit “B”.

I. **Comments from Agencies:** See comments attached as Exhibit “A”.

J. **Application Information:** Applicant is Christina Curry, 1151 Overland Trail St., Middleton, Idaho. Application was accepted on 5/4/2023.

K. Notices & Neighborhood Meeting:	Dates:
Newspaper Notification	5/28/2023
Radius notice to adjacent landowners	5/24/2023
Circulation to Agencies	5/23/2023
Sign Posting property	5/23/2023
Neighborhood Meeting	3/30/2023

L. Applicable Codes and Standards:

Middleton City Code 1-15-7, Idaho State Statute 67-6512 and IDAPA rules regarding daycare.

M. Conclusions and Recommended Conditions of Approval:

The Planning & Zoning Commission will make the final decision and order on this application. It does not proceed to City Council for consideration. Per State law and the Middleton City Code, any final order must be based upon findings of facts and conclusions of law.

As to Findings of Facts, Planning Staff has set forth above the facts to be considered in the application.

As to Conclusions of Law, Planning Staff finds that the Planning & Zoning Commission has the authority to hear this application (MCC 1-5-5). The Commission has the authority to approve the application with or without conditions of approval or deny 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 City Code to be considered in making a recommendation on the application.

Special Use Permit Application: If the Commission is inclined to approve the application, then Planning Staff recommends that any approval be subject to the following conditions:

1. State licensing must be finalized after City issues the Special Use Permit. Special Use Permit to be revoked if Applicant does not provide City Planning Staff with a copy of the State license within nine months of Special Use Permit approval.
2. All requirements of local, state and federal agencies are to be completed and approved.

Finally, if the Commission denies the application, then the Commission should state what the applicant could do, if anything, to obtain approval. (Middleton City Code 1-14(E)(8)).

Prepared by Roberta Stewart
Planning & Zoning Official

Dated: June 2, 2023

Exhibit "A"

Agency Licensing & Comments



Middleton Star Fire Districts

11665 W. State St, Suite B, Star, ID 83669

FD Daycare Inspection

Issued

Permit Number 23MF-041
Effective 02/14/2023
Expires 02/14/2025

Issued To Love Grows Here LLC
Located On 1151 Overland TRL
Middleton, ID 83644
Fee \$25.00

Issued On 02/14/2023

A handwritten signature in black ink, appearing to read "Victor Islas".

VICTOR ISLAS

Authorized On 02/14/2023

A handwritten signature in black ink, appearing to read "Victor Islas".

Victor Islas, Deputy Chief

Middleton Star Fire District
11665 W. State St., Suite B
Star, Idaho 83669
Victor Islas, Fire Code Official

MIDDLETON STAR FIRE DISTRICTS
INSPECTION REPORT
LOVE GROWS HERE LLC, 1151 OVERLAND TRL, MIDDLETON ID 83644



DETAILS

Inspection Date: 02/14/2023 | Inspection Type: Daycare Facility | Inspection Number: 69 | Shift: N/A | Station: N/A | Unit: F503 |
Lead Inspector: VICTOR ISLAS | Other Inspectors: N/A

VIOLATIONS

No Violations Found

GENERAL NOTES

VICTOR ISLAS - 02/14/2023 @ 10:43	Occupancy Load Max 18 (Net 35)
VICTOR ISLAS - 02/14/2023 @ 10:43	Inspection Valid 2/14/2023-2/14/2025
VICTOR ISLAS - 02/14/2023 @ 10:44	Permit 23MS-041

NEXT INSPECTION DATE

02/14/2025

FEE

Invoice Date: 02/14/2023 | Inspection Fee: \$25.00 | Date Paid: 02/14/2023 | Amount Paid: \$25.00 | Invoice Number: N/A |
Check Number: 127 | Transaction Number: N/A

CONTACT SIGNATURE

Christina Curry
Signed on: 02/14/2023 @ 10:47





Certificate of Completion

Christina Curry

has successfully completed requirements for

Adult and Pediatric First Aid/CPR/AED

conducted by
American Red Cross

Date Completed: **04/09/2022**

Valid Period: **2 Years**

Instructors: **Kenneth McCord**



Certificate ID: 00T4PIN

To verify, scan code or visit: <https://www.redcross.org/take-a-class/qrcode?certnumber=00T4PIN>

INSPECTOR SIGNATURE

VICTOR ISLAS

Signed on: 02/14/2023 @ 10:47



QUESTIONS ABOUT YOUR INSPECTION?

VICTOR ISLAS

vislas@starfirerescue.org

2088601078

Exhibit "B"

Public Comments

From: [Bradley Bingham](#)
To: [Roberta Stewart](#)
Subject: Day care center in West highlands
Date: Wednesday, May 24, 2023 4:36:15 PM

To whom it may concern:

I want to oppose the special use permit within our neighborhood. First, the traffic from others visiting their home has already caused issues with multiple cars parking on the corner of Big Horn and Overland. I have been a witness to a few close calls with other cars that have been blocking sight to see around the bend in the street. Their neighbors have a Ford SUV parked that hasn't moved in a year on the same corner across the street. I go past this house every day to work and have had issues with cars blocking the street when picking up or dropping off children

Second, I know that our HOA has rules regarding businesses within the community and the Currys signed an agreement when they purchased the property to follow the HOA rules. It might not be all legal, but a contract with the other neighbors has been signed by the HOA policies.

Third over the last few years, the Currys leave a huge 30+ foot camping trailer parked for weeks on end on the side of their house, plugged in with a cord across the public sidewalk causing a tripping hazard. They have left utility trailers parked as well and all these are causing more traffic. Our streets were not designed to have this issue. Also, it is against our HOA rules. How are we as neighbors going to believe they will not cause issues if they are already willing to break the trust of the neighborhood by breaking the HOA agreement that they have signed?

In the best interest, this type of business needs to be placed in a zone that is already allowed to have this type of business. Please again let it be known that I oppose this action to allow the special permit to allow. Please allow my note to be heard.

I oppose the Application by Christina Curry for a special use permit to operate a licensed daycare center from her home located at 1151 Overland Trail, Middleton, Idaho. The operation will provide daycare for up to 12 children that are unrelated to Ms. Curry.

//Signed//

Bradley W. Bingham
208-965-9560

From: [Dwayne Chris Christensen](#)
To: [Roberta Stewart](#)
Subject: Special use permit.
Date: Saturday, May 27, 2023 11:40:07 AM

We are in favor of the special use permit to operate a daycare center on 1151 Overland Trail street by Christine Curry.
Please save this for the meeting.
Thank you

Dwayne (Chris) Christensen
208-850-9973
1112 Overland Trail St.
Middleton, Id. 83644

From: [Donn Hessman](#)
To: [Roberta Stewart](#)
Subject: Public Hearing Notice - Special Use Permit to Operate Daycare in home
Date: Monday, June 5, 2023 4:26:24 PM

We live at 1030 Overland Trail St in the West Highlands. We are totally against this request for the following reasons.

First it is a safety issue, especially during the school year. During this past school year, there were many times that there was traffic congestion, children darting out between parked cars, cars parking right on the corner or even double wide causing several almost accidents. If this permit allows for even more children, it will certainly get even worse. On several occasions we were forced to go another direction thus adding traffic to another street.

Secondly, we are concerned about property values being affected by having a business in the neighborhood. Will this permit allow for even more businesses in the future?

We moved to this residential area for a reason. We wanted a quiet and low traffic residential homesite. Not a neighborhood that has businesses operating in it.

Donn and Jan Hessman
1030 Overland Trail St.

From: frankanddee2@frontier.com
To: [Roberta Stewart](#)
Subject: Proposed Daycare in West Highlands on Overland Trail street
Date: Monday, June 5, 2023 4:36:55 PM

Hello,

My name is Frank and I live on Overland Trail Street just down from the proposed Daycare site on the corner. I am concerned about this because the residence already suffers from parking issues. This is already a very busy location with vehicles parking on the side of the street causing traffic to take alternate routes. I know our HOA does not allow long term street parking but this location has many cars parked on the street in front and by their house. I am in no way trying to say they cannot have a Daycare but I am concerned about the congestion and parking problems it will cause. Thank you for your consideration.

Frank

Exhibit “C”

From: [Patrick Sheridan](#)
To: [Roberta Stewart](#)
Subject: Proposed Daycare Center-1151 Overland Trail
Date: Thursday, June 8, 2023 10:16:38 PM

Hi Roberta,

Thank you for your letter allowing me to send you some comments and concerns from my wife Rozlyn and I. We both love children and there are not too many sounds better than the sound of children playing. However, a Daycare center with 12 children seems a bit excessive and a misfit for a residential community.

It seems like the very purpose of a Planning and Zoning Commission is to distinguish what the boundaries will be for residential locations and what areas will be deemed appropriate for commercial business use.

The only valid reasons I can think of for a business like this is to provide a good service and be able to work hard and make a profitable income for your family. And that is all very fair. But I believe it should be done in an area that has been planned and zoned for this type of business look, sound and activity. Just as the contrary of someone wishing to do the opposite and make a residence in an area zone specifically for commercial activity would not be a good fit.

Here are my primary concerns and reasons why I think it would be a serious mistake to approve this request for a Daycare Center in a residential community:

1. Noise levels will certainly increase beyond the norm for a community that was planned and developed to be residential. Big impact on quality of life and value of property. Especially for those neighbors who are closest to this address.
2. The appearance of the residential community will have obvious and noticeable changes in the area of this proposed Daycare center. Morning and afternoon traffic/parking, kids crossing streets, extra trash cans on street and miscellaneous equipment that can be and already is seen above existing fence lines. Again, an impact on quality of life and value of property.
3. The very real and serious safety concerns that will develop on that corner with the increase of car traffic and pedestrian/kid traffic that will definitely happen if this proposal does get approved. I am a retired Health and Safety Professional with over 35 years of experience and my area of expertise was in vehicle collision and transportation safety. I can tell you this is my number one area of concern with this request. If you hired me as your expert safety advisor on this matter, I would tell you the risk is too high for these kids in this kind of planned/zoned environment...and I would tell you the exposure to to city and whoever makes a potential approval would likely be drug into a lawsuit at some point down the road if/when a serious incident occurs. I can't even mow my small front lawn without seeing a vehicle speeding too fast down the street and/or talking on their cell phone...this happens frequently so I would suggest the city take caution and do their due diligence in this particular area of concern.
4. The last and second area most concerning to my wife and I is setting a precedent for this kind of thing to take place in our residential community. If this type of thing gets started,

where does it potentially go and where does it end. If you get one, two, three or four or who knows how many more similar requests...it could get out of control very quickly. But then again, that's exactly why Planning and Zoning Commissions exist, to keep the lines clearly drawn and enforced. Residential is residential and commercial is commercial. It was planned and zoned that way at the beginning and by most accounts should stay just that way. Makes perfect sense and is exactly what we all bought into.

Thank you for your time and your diligence for seeking out the right decision in this matter!!

Patrick & Rozlyn Sheridan
1003 Overland Trail Street
(208) 630-6221

[Sent from Yahoo Mail for iPhone](#)

Exhibit “D”



East to West Property Management <easttowestpm@gmail.com>

Public Hearing Notice regarding Daycare in home

1 message

[REDACTED] <easttowestpropmgmt-mail-system@easttowestpropmgmt.mailer.appfolio.us> Fri, May 26, 2023 at 4:14 PM

Reply-To: [REDACTED]

<a7e2f7381778c0087f8c591879226b51c6e3f13b1f39ef700915fa65cf86f193@easttowestpropmgmt.mailer.appfolio.us>

To: easttowestpm@gmail.com

Lauren,

Today (5/26/23) I received in the mail a Public Hearing Notice - Special Use Permit to operate daycare in home. The application for this Special Use Permit was filed by Christina Curry to operate a licensed daycare center from her home located at 1151 Overland Trail, Middleton, ID. The operation will provide daycare for up to 12 children that are unrelated to Ms. Curry.

I bring this to your attention for review of the West Highlands CC & R'S regarding the operation of any type of commercial business from a residence in the West Highlands. I feel based on previous experience, if the CC & R'S allow for this type of operation, the City of Middleton should adequately place signage throughout the area involved for traffic, pedestrian, children and congestion to keep everyone safe. There was a daycare operating for a while on White Horse Ridge Drive, do not know if it was licensed and with fewer children, across the street from my home. There was constant traffic at drop off and pick up times as well as U Turns into the street using portions of neighbor's driveways. If the CC & R'S do not allow for this type of daycare center, I would hope that a Representative from East To West Property Management will discuss with our current HOA Board the potential disruption of traffic and pedestrians using sidewalks, that quite possibly will create significant safety concerns. Additionally, if this daycare center is approved, it will undoubtedly establish a precedence for others to open similar daycare center operations in the West Highlands Development.

Thank you for your attention to this matter. The hearing at Middleton Planning and Zoning Commission is scheduled for 5:30 P.M. on Monday, June 12, 2023 at 1103 W. Main St., Middleton, ID.

[REDACTED]
[REDACTED]
[REDACTED]

Exhibit “E”

Amber Day

From: East to West Property Management <easttowestpm@gmail.com>
Sent: Monday, June 12, 2023 2:47 PM
To: Amber Day
Cc: West Highlands Idaho; East to West Property Management
Subject: Fwd: Public Hearing Notice – Special Use Permit to operate daycare in home
Attachments: Email from community homeowner.pdf

Please see the email below.

Thank you,

Marisa Taylor



Office: (208) 370-5053

Email: EastToWestPM@gmail.com

Mailing Address: PO BOX 789 Star, ID 83669

----- Forwarded message -----

From: East to West Property Management <easttowestpm@gmail.com>
Date: Mon, Jun 12, 2023 at 2:24 PM
Subject: Public Hearing Notice – Special Use Permit to operate daycare in home
To: <rstewart@middletoncity.com>
Cc: West Highlands Idaho <whhoahighlands@gmail.com>, East to West Property Management <easttowestpm@gmail.com>

Roberta Stewart,

Good afternoon. We are reaching out to you on behalf of the West Highlands Homeowners Association. We represent this community as their Management Company. This email is in regard to the Public Hearing Notice for a special use permit to operate a daycare in home at [1151 Overland Trail St. Middleton, ID 83644](#). The hearing is tonight so we wanted to be sure to send you this response.

We do have verbiage within our CCRs that restrict businesses that are in the home. Working remote from home on a computer vs operating from within the home with a full daycare are completely different things. Please see the Master Declaration CCR verbiage referencing this below.

10.8 **Nuisances.** No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Area and Restricted Area or vacant Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof or to its occupants or residents. No ~~business~~ or home occupation, no noise, no exterior fires, no obstructions of pedestrian walkways, no unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity or to its occupants or residents, as determined by an Association, in its reasonable judgment, or in violation of any federal, state or Neighborhood law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Review Committee), flashing lights or search lights, shall be located, used or placed on the Property without the prior written approval of the Architectural Review Committee. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property.

MASTER DECLARATION - 27

S:\CLIENTS\747627\Master Declaration GP06 - FINAL.doc

We have consulted with the community Board of Directors. The association governing rules state that the business is not allowed in the community. We presented all information to the Board of Directors and wanted to share some of the questions and concerns that have been expressed. We cannot authorize or approve this matter on our end until we have gathered any and all additional information on our end. We need to act on behalf the community and the Board does not take that lightly. That being said, some of the board members have some questions and/or concerns that need to be answered and then discussed as a board:

- It has been observed that the homeowner's current daycare status has already created a serious traffic issue. The home is located on a corner with a 90 degree turn in the road. During pickups and drop offs, there are cars that line up in front of her house, on the corner, and along the side street, impairing the visibility to drivers and pedestrians. This also makes it dangerous for kids walking home from school or people in the neighborhood, in general.
- There isn't any signage at this home or surrounding roadways making people aware that there is an operating daycare nearby. There is also a sign restriction within our CCRs, that would not allow for a permanent sign on her property on top of the restricted business rule..
- The noise level of this business to the direct neighbors and the community as a whole, is a concern and would need to be addressed/discussed further. This would refer back to the Master Declaration CCRs pertaining to nuisances.
- Another concern is the use of the community pool and amenities. We would want a signed agreement that clients of this business are not authorized to use the amenities, as this could become a liability issue to the community if anyone were to get hurt. Additionally, it would be unfair to existing homeowners. This could also result to a raised noise level in this area which is centrally located within our community with several surrounding homes.
- Even if the association were to approve this request, the Management Company and Association would require a signed release of liability to the Association from the business owner (Christina Curry). We would also think that the Association would also need to be named as additional insured on the business owner's policy.

We kindly request that we get some of these answers first and then, we can revisit the issue once we have some clarity. As of right now, we cannot approve this request on our end but we are open to having some conversations with the homeowner.

We have additionally included an email that we received from a community homeowner. We have removed his personal information but if they need it to be able to speak to him, please let us know and we can speak to the homeowner to arrange this.

Thank you,
East to West Property Management

Office: (208) 370-5053

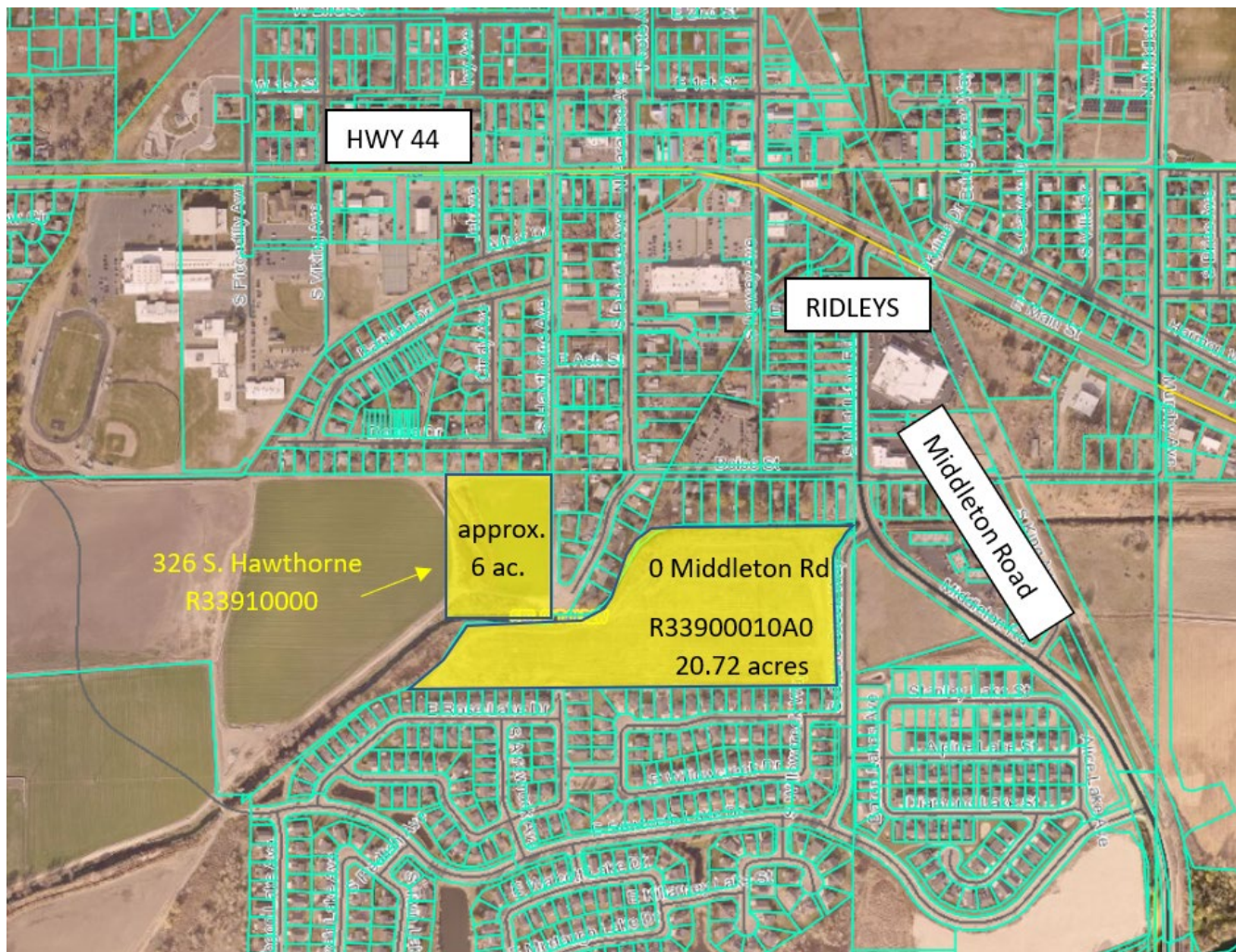
Email: EastToWestPM@gmail.com

Mailing Address: PO BOX 789 Star, ID 83669



STAFF REVIEW AND REPORT Middleton Planning and Zoning Commission

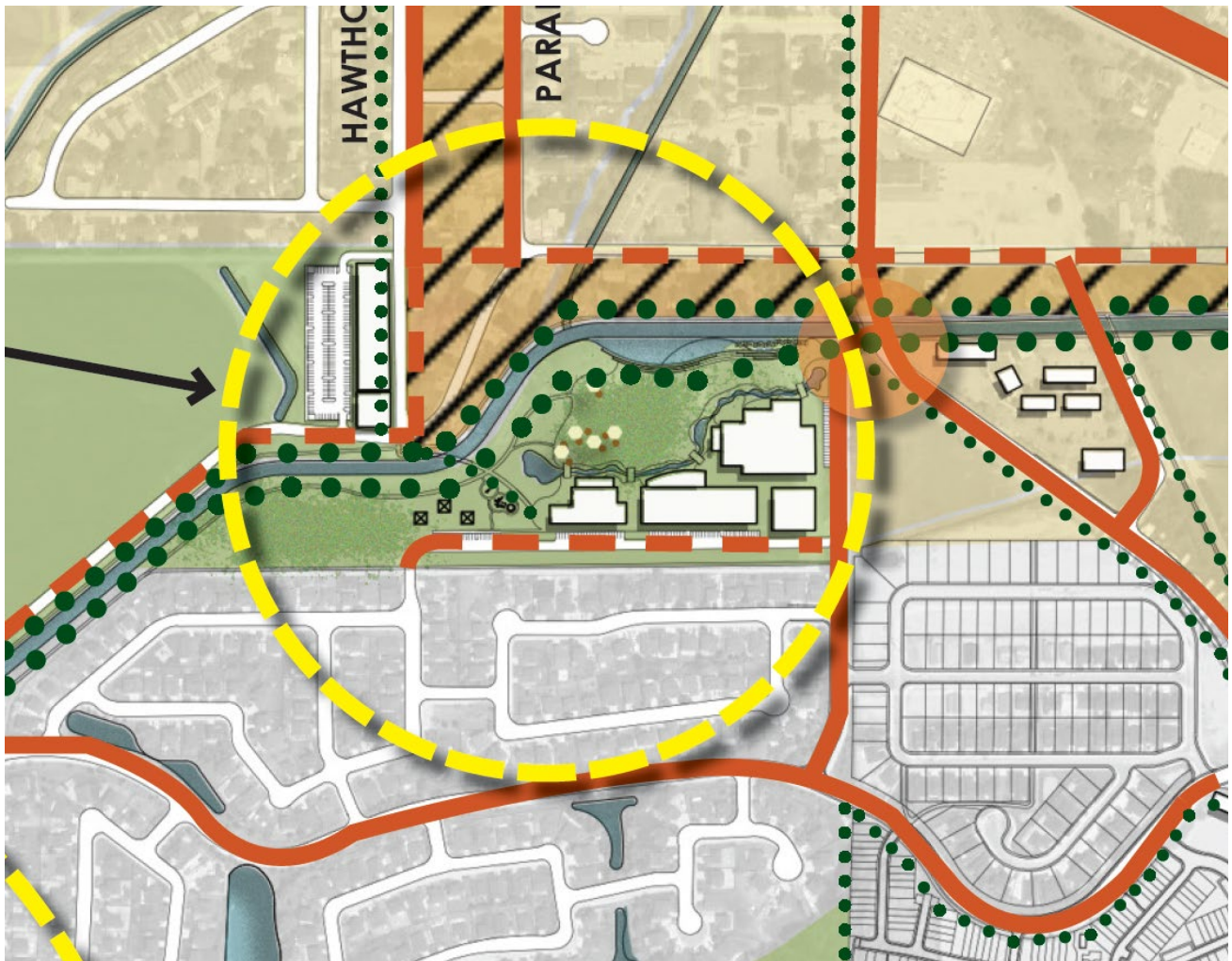
Mill Creek Plaza Rezone & Comprehensive Plan Amendment



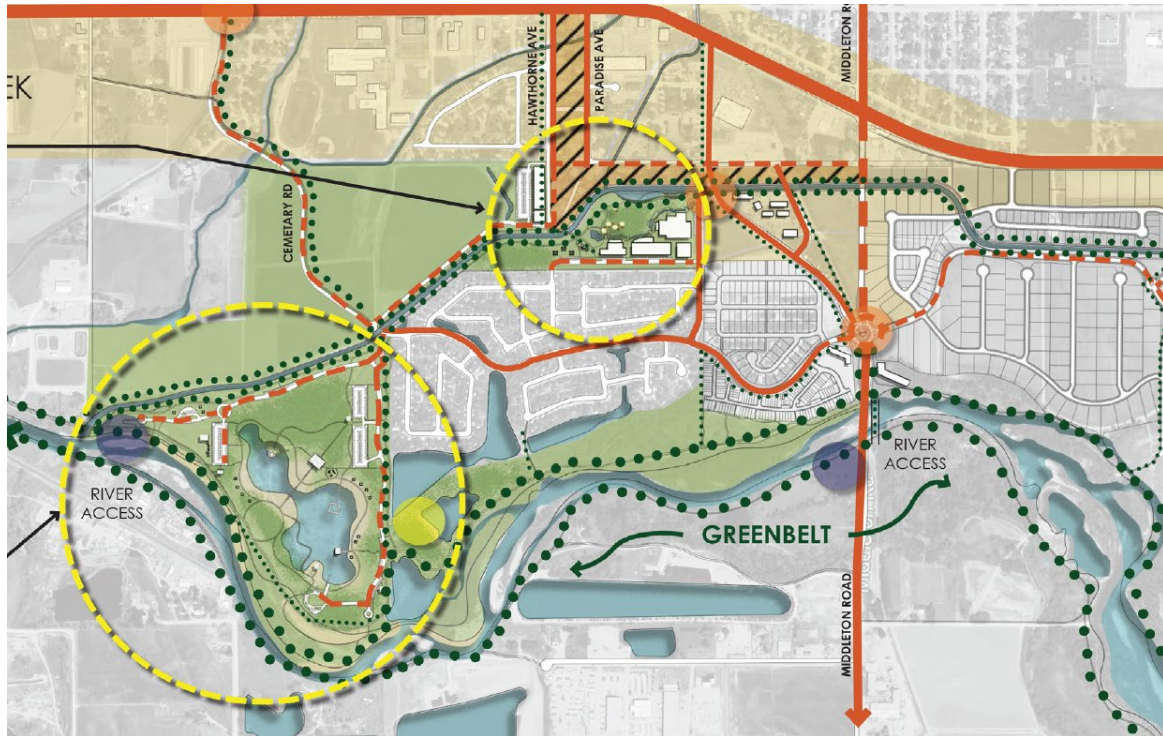
- A. Planning & Zoning Commission Hearing Date:** June 12, 2023
- B. Application Request & Project Description:** City application for rezone of two parcels owned by the City of Middleton (Parcel No. R33900010A / 0 Middleton Road and Parcel No. R3391000 / 326 S. Hawthorne Road). City Staff is requesting the

governing boards to rezone the property from R-3 (Single Family Residential) and A-R (Agricultural Residential) to M-U (Mixed-Use) to pave the way for a future mixed use project to be known as the Mill Creek Plaza. The Rezone request will also require a change to the Comprehensive Plan's Future Land Use Map ("FLUM") to change the designation on the FLUM from "Public" to "Mixed Use".

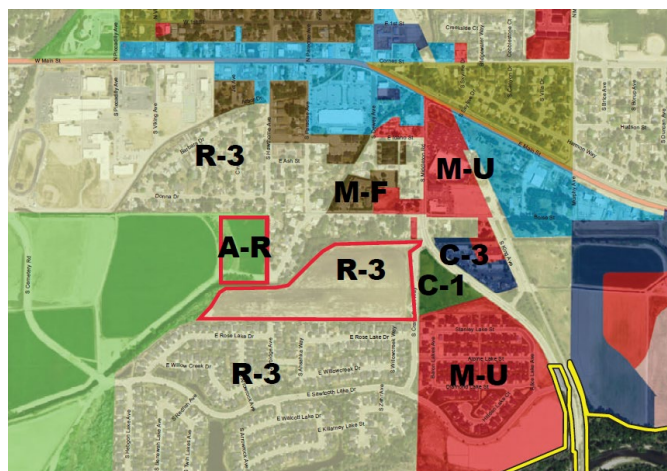
The new City Plaza is intended to be a gathering place that will be in the heart of the City's planned "River Walk District." The new plaza may have restaurants, retail, office, and possibly some residential components that will create a vibrant place for residents of Middleton to visit, live, shop, and play. The plaza will provide plaza areas for relaxing and event areas for winter play, summer play, concerts, markets and other outdoor events.















The Mill Creek Plaza will also tie into the five miles of River Walk pathways that lead to the 98 acre River Walk Park and Boise River greenbelt trail.



- C. Current Zoning, Land Use & Property Condition:** Currently the project parcels are vacant land zoned R-3 (Single Family Residential) and A-R (Agricultural Residential). The parcels are surrounded by a variety of zones, including some zones with high density: M-F (Multi-Family), C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), M-U (Mixed Use), R-3 (Single Family Residential) and A-R (Agricultural Residential).



Zoning

	A-R		R-1
	C-1		R-2
	C-2		R-3
	C-3		R-4
	M-1		R-4T
	M-2		M-F
	M-U		

A rezone to Mixed Use will allow commercial uses such as retail, restaurants, banks, spas, art studio, entertainment facilities, professional services, drycleaning, office...etc. Mixed Use zoning also accommodates single family residential housing and townhomes. Apartments or multi-family dwellings are strictly prohibited in the M-U zone.

- D. **City Services:** Water and sewer are immediately adjacent to the property on three sides and transect the property right below the drain and pedestrian bridge, so City Services are readily available to the site.
- E. **Rezone:** Applicant is requesting that the 20 acre parcel that is currently zoned R-3 be rezoned to M-U and requesting that the six acre property that is currently zoned A-R be rezoned to M-U.

An application for rezone requires two findings before the Commission can recommend approval: (1) the rezone will not adversely affect the City's delivery of services and (2) the rezone request is not in conflict with the Comprehensive Plan. (Idaho Code 67-6511)

FINDINGS:

Planning Staff finds that the rezone will not adversely affect the City's ability to deliver services because sewer and water service are adjacent to the project site on three sides.

Planning Staff also finds that the rezone request is in harmony with the Comprehensive Plan. Specifically, the rezone is in compliance with the following Goals & Strategies:

Goal 7: The rezone and subsequent project will "invite commercial development that provides employment opportunities for residents."

Goal 8: The project will "promote a vibrant community that attracts businesses and people. It will also improve the tourism economy in the City and will establish facilities that help utilize the river frontage and outdoor recreation areas."

*Goal 9, Strategy 2: The project "**creates a river district between Whiffin Lane and Duff Lane south of Highway 44 and adjacent to the Boise River**".*

Goal 10: Project "designs open spaces as part of large-scale developments and locates buildings near open, public spaces to promote activity."

Goal 22: Project "establishes interesting gathering places that encourage walkability and promotes good health and positive social interaction."

- F. Comprehensive Plan Map Amendment:** Although the rezone and future Plaza project are in harmony with the Goals and Strategies of the City’s Comprehensive Plan, it does not fit squarely with the Future Land Use Map that shows the project parcels to be “Public.” City Staff requests that the FLUM be amended to show the project parcels as Mixed Use, which is defined in the Comprehensive Plan as a combination of Commercial and Residential uses.



In order to amend the Comprehensive Plan Maps, the Governing Boards need to find that the proposed amendment is in harmony with the Comprehensive Plan. (MCC 1-14-3)

City Staff finds that an amendment to the FLUM changing the project parcels from “Public” to “Mixed Use” is in harmony with the stated goals in the Comprehensive Plan. As shown above, the Comprehensive Plan contemplates a River District with commercial plaza and gathering place south of Hwy 44 between Whiffen and Duff Lane. Additionally, changing the FLUM from “Public” to “Mixed-Use” comports with Goals, 7, 8, 9, 10 & 22, as already stated above.

- G. Comments Received from Surrounding Landowners:** Public Comments received via email are attached as Exhibit “A”
- H. Comments from Agencies:** None.
- I. Comments from City Engineer and Planning Staff:** None N/A
- J. Notices & Neighborhood Meeting:**

	Dates:
Newspaper Notification	5/28/2023
Radius notice to adjacent landowners	5/12/2023
Circulation to Agencies	5/23/2023
Sign Posting property	5/23/2023
Neighborhood Meeting	5/25/2023

K. Applicable Codes and Standards:

Middleton City Code 1-14 and 5-2, and Idaho State Statute 67-6511.

L. Conclusions and Recommended Conditions of Approval:

The Planning & Zoning Commission is tasked with making recommendations to City Council to either deny or approve the applications for rezone and comprehensive plan map amendment.

Per State law and the Middleton City Code, any recommendation must be based upon findings of facts and conclusions of law.

As to Findings of Facts, Planning Staff has set forth findings of facts above in parentheses.

As to Conclusions of Law, Planning Staff finds that the Planning & Zoning Commission has the authority to hear these applications and to recommend approval or denial of the applications. 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 City Code to be considered in making a recommendation on the applications.

Rezone and Preliminary Plat Applications: If the Commission is inclined to recommend approval of the applications, then Planning Staff does not recommend any conditions of approval.

If the Commission recommends denial of the applications, then the Commission should state what the applicant could do, if anything, to obtain approval. (Middleton City Code 1-14(E)(8)).

Prepared by Roberta Stewart
Planning & Zoning Official

Dated: 6/2/2023

EXHIBIT "A"

Public Comments

From: [Connor Southerton](#)
To: [Roberta Stewart](#)
Subject: Neighborhood meeting for May 25th
Date: Tuesday, May 16, 2023 3:02:57 PM

for the rezoning of the lots near Middleton Road and Middleton Lakes Subdivision.

I cannot make the meeting, but wanted it known as a resident of Middleton Lakes. I am for the rezoning of that area to mixed use. I am also for the park and river walk behind the subdivision. Thank you! Let me know if I can do anything else to help.

--

Connor Southerton, Middle School Minister

eaglechristianchurch.com | 503.360.4198



From: [Brian Jordan](#)
To: [Roberta Stewart](#)
Subject: Rezoning S. Hawthorne
Date: Monday, May 15, 2023 10:17:24 AM

I am writing today about the cities plan to rezone South Hawthorne south of Donna st. I am 100% against this idea. We don't need any more traffic on Hawthorne. Paradise already has business on it, and the road already extends to the creek. We do not need businesses North of mill creek. South of the creek is fine, but this is a quiet neighborhood that does not need the extra traffic and the potential crime related to more traffic.

Thank you for your time

Brian Jordan
313 Cindy Ave

From: [Sioux Danes](#)
To: [Roberta Stewart](#)
Subject: rezone parcel number R33900010A0 AND R339100000
Date: Thursday, May 25, 2023 3:45:58 PM
Attachments: [park.pdf](#)

ABSOLURELY NOT!!!!!!

THIS IS TO BE PARK, NEEDS TO REMAIN BEING PARK, WE DO NOT NEED MORE HOUSES AND DEFINITELY NO MORE TRAFFIC!

FIRST THE MAYOR AND CITY COUNCIL PUT IN A ROCK QUARRY WHERE THE LOWER END OF THE PARK WAS TO BE WITHOUT NOTIFYING US AND NOW THIS!

YOU NEED MORE REVENUE, IT NEEDS TO BE BUSINESS IN A BUSINESS AREA. NOT STUFF MORE OF THIS DOWN OUR THROATS,

THEY ARE DESTROYING THIS PART OF OUR COMMUNITY AND THIS NEIGHBORHOOD. THIS IS JUST ONE OF THE SEVERAL INFARCTIONS THEY HAVE IMPOSED ON OUR NEIGHBORHOOD.

I ALSO REALIZE THAT IT WAS BY DESIGN THAT YOU PICKED THIS DATE FOR THE MEETING, SCHOOL IS OUT TODAY, PEOPLE ARE ATTENDING GRADUATIONS, LEAVING TOWN FOR THE THREE DAY WEEKEND,

GUARANTEEING LOW ATTENDANCE TO THE MEETING... I AM TIRED OF THESE SIDEWAYS POLITICS

ATTACHED YOU WILL FIND A MAP OF THE PARK.....

KEEP IT A PARK!!!!



Application by Christine Curry for special use permit to operate a licensed daycare center ~~from~~ from her home located at 1151 Overland. HHS
Application by City of Middleton for Rezone and Comprehensive plan map ammendment with respect to parcels owned by City of Middleton
June 12, 2023 - Planning & Zoning Public Hearing

Please check

Name	Address	Phone or Email				
			In Favor	Neutral	Opposed	Testify
Autumn Marler	1006 Overland trail St Middleton	208-965-0953			X	✓
ISAAC Sosifek	104 FERN CT, PARM, ID	530 514 1409	✓			
Craig Smith	1176 W Hidden lake Dr Ste 100	208-760-0557	✓			
Tammy Gabica	414 S Paradise Ave	208-841-7798				
JANET BOWER	200 RAINBOW Dr #1006 LIVINGSTON TX 77399	808 782 1757				
MARK BOWER	200 RAINBOW Dr #1006 LIVINGSTON TX 77399	808 782 1698				
Lee Madsen	1916 Fillmore St Caldwell, ID 83605	208-440-1575	✓			
Sylvan Barnes	1064 Silver Springs St. Middleton ID	702 286 5772	✓			✓
Sara Hartkeim	356 W Hidden Meadows way Middleton, ID 83644	617-889-4613	✓			✓
Kim Kerschensteiner	1915 Prairie View way Middleton ID	(208) 809-2031	✓			✓



Please check

[illegible]



Public Comment

June 12, 2023 - Planning & Zoning Meeting

[illegible]