
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
SEPTEMBER 12, 2022**

Pledge of Allegiance, Roll Call & Call to Order: The September 12, 2022, Planning and Zoning Commission Meeting was called to order by Vice Chairman Summers at 5:38 p.m. Commissioners Crofts, Christiansen and Tremble were present. Chairman Waltemate was absent. Planning & Zoning Official, Roberta Stewart and Planning Deputy Clerk, Jennica Reynolds and City Attorney Taylor Yett were also present.

Information Items

1. Middleton School District #134 status and information. – Superintendent Marc Gee.

Superintendent Gee gave a presentation on Middleton School District #134 enrollment numbers and how they are planning to address population growth.

Information was shared. No decisions or action was taken.

Action Items:

1. Consent Agenda (items of routine administrative business)

- a. Consider approving August 8, 2022, regular meeting minutes.**
- b. Consider approving FCR for Hidden Mill Subdivision Preliminary Plat**

Motion: Motion by Commissioner Tremble to approve the consent agenda items 1a & b. Motion seconded by Commissioner Christiansen and passed unanimously.

2. Design Review – Middleton Self Storage – Jennica Reynolds

Planning Staff – Jennica Reynolds presented the Design Review application for Middleton Self Storage. The initial design review had been approved in 2019. According to MCC design review is valid for only 12 months, thus the re-application.

Motion: Motion by Commissioner Christiansen to approve the Design Review for Middleton Self Storage with the conditions of approval set forth in the Staff Report from September 9, 2019. Motion seconded by Commissioner Tremble and passed unanimously.

3. Public Hearing: Application by Adam Capell/Toll Brothers Building Company & Nicolette Womack/Kimley-Horn Engineering for annexation and rezone, preliminary plat, and development agreement with respect to the Black Powder Subdivision located at 0 Cemetery Road, Middleton, Idaho (tax parcel no., R38207). The annexation involves 40.28 acres of vacant land currently zoned County "Agricultural." Applicants are requesting a rezone to R-3 (single family residential). The preliminary plat includes 105 single family home lots and 17 common lots. – Roberta Stewart

Vice Chairman Summers opened the public hearing at 6:05 p.m.

City Planner Stewart presented a PowerPoint presentation of the Staff Report (Exhibit 1)

Ms. Stewart answered Commissioner questions regarding the Traffic Impact Study that will be complete early 2023.

Applicant Representative Nicolette Womack – Kimley-Horn presented a slide show detailing the Black Powder Subdivision. (Exhibit 2)

Ms. Womack and Ms. Stewart answered Commissioners questions regarding: the power poles in the right of way, pathways and pro-rata traffic fees and School District.

Vice Chairman Summers opened the public testimony at 6:59 p.m.

Nathan Hilkey: In Favor- Even if the property is not annexed it will be developed and the unincorporated County residents will use all the parks, roads and concerned about power poles. They were just moved. He wants to make sure developers pay their fair share.

Applicant Rebuttal: Jeff Bowers – Applicant Representative – Toll Brothers does have a history of paying their fair share. They have paid \$350,000 towards SH44/Cemetery Rd intersection. They will also pay the Mid/Star CIP traffic impact fee. Currently the TIS does not address pro-rata share.

Vice Chairman Summers closed the public testimony at 7:06 p.m.

Discussion by Commissioners regarding the traffic concerns and waiting for the City Traffic Study to be completed in 2023. Then look at the development.

Motion: Motion by Commissioner Christiansen to recommend for denial to City Council an Application by Adam Capell/Toll Brothers Building Company & Nicolette Womack/Kimley-Horn Engineering for annexation and rezone, preliminary plat, and development agreement with respect to the Black Powder Subdivision siting lack of information from the City Traffic Study to be completed 2023. Motion seconded by Commissioner Tremble. Motion approved by a 3-1 vote. Christiansen, Crofts, Tremble – Yes. Summers – No.

Vice Chairman Summers closed the public hearing at 7:16 p.m.

Vice Chairman Summers called for a brief recess at 7:16 p.m. The meeting resumed at 7:28 p.m.

- 4. Public Hearing: Application by Patrick Connor/Hubble Homes for preliminary plat and development agreement termination with respect to the Waterford East Subdivision located at 0 Foothills Road (Tax Parcel Nos. R338540 & R33854011). The proposed preliminary plat consists of 164 single family home lots, 14 common lots, and 6 private lane lots on approximately 61 acres of vacant land zoned R-3 (Single-Family Residential). – Roberta Stewart**

Vice Chairman Summers opened the public hearing at 7:29 p.m.

City Planner Stewart presented a PowerPoint presentation of the Staff Report (Exhibit 3) She introduced comment letter from the Richards received late and Exhibit F of the Staff Report into the record.

Ms. Stewart answered questions regarding prior annexation for this development and surrounding developments, preliminary plat compliance with city code and proposed stub roads.

Vice Chairman Summers opened public testimony at 7:51 p.m.

Applicant Patrick Connor – Hubble Homes presented a slide show detailing the proposed Waterford East Subdivision. (Exhibit 4)

Mr. Connor answered questions from the Commissioners about possible ways to work with the school districts in the area to promote the funding of schools.

Kasey Strohmeier: Concerned about Middleton Mill Ditch and future plans for 9th Street.

Roberta Stewart: Maps are found on the City website. 9th Street is planned as a collector road and will move traffic.

Kristi Cox: Concerned about the stub road that connects to the middleton of her lot. Wants it to go away.

Mikell Bartell: Concerned about traffic.

John Syme: Concerned about traffic.

Jerry Enos: Concerned about stub road and possible increase of traffic.

Ken Pahlas: Wants to see help from developers to promote school districts and bonds. Concerned about stub road. Happy to see habitat preserved.

Bruce Bayne: Concerned about the weeds he has had to deal with. Wants a stub road to his property. Concerned about irrigation/floodwater, as well as double story homes abutting his property.

Applicant Rebuttal: Patrick Connor:

- City's pathway plan is to have access to slough. They are open to discussing safety fencing by the park.
- Stub roads are required by City for to and through access and utility access. They will provide fencing across stub road to prevent people accessing the Cox property.
- Doesn't make sense to require single family housing when the properties abut large fields.
- There was a problem with the weeds, but once they were made known to the developer, they have been taken care of within a week.
- There is a 15 ft access easement for the drainage district on the plat.

Commissioner Christiansen: City cannot demand they build only single-story homes. But perhaps the builder could look into it.

Mr. Connor: We want to be good neighbors and we can have conversations off-line.

Vice Chairman Summers closed public testimony at 8:38 p.m.

Discussion by Commissioners of stub road.

Summers stated that the plat meets City code, the property is already annexed and zoned. There is no reason to deny the application.

Motion: Motion by Commissioner Christiansen to recommend for approval to City Council the application by Patrick Connor/Hubble Homes for preliminary plat and development agreement termination with respect to the Waterford East Subdivision. Motion seconded by

Vice Chairman Summers.

Vote: TIE 2:2

Christiansen, Summers – Yes

Crofts, Tremble – No. Crofts said it doesn't feel right. Tremble denied based on the traffic and the Commission's decision of the previous application.

Application is recommended for denial due to a tie vote.

Vice Chairman Summers closed the public hearing at 8:48 p.m.

Public Comments, Commission and Staff Comments

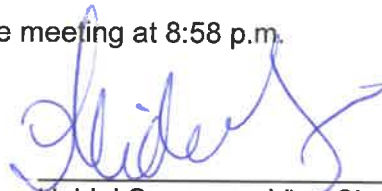
Kristi Cox – Asked about the timeline for this application to go to City Council.

Mikel Bartol – Wants to see the City and County collaborate together.

Ken Pahlas – The City Planner should not advise the commission.

Jerry Enos – Wants to see larger lots in the city.

Adjourn: Vice Chairman Summers adjourned the meeting at 8:58 p.m.



Heidi Summers, Vice Chairman

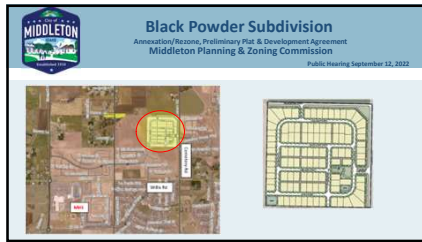


ATTEST: Jennica Reynolds
Deputy Clerk, Planning

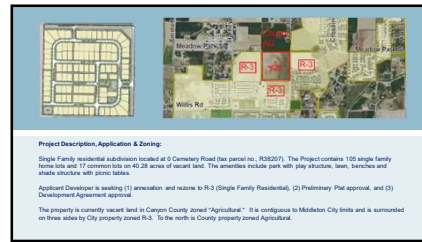
Approved: November 14, 2022



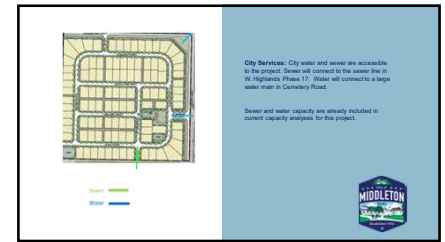
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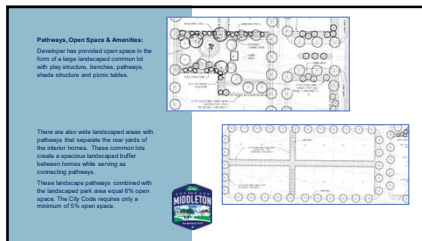
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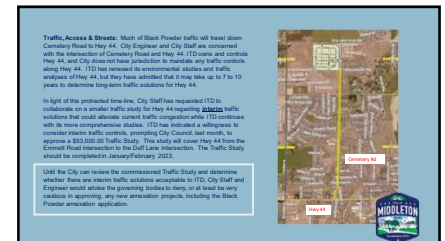
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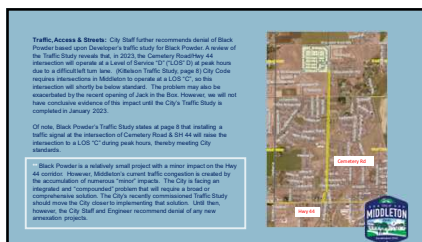
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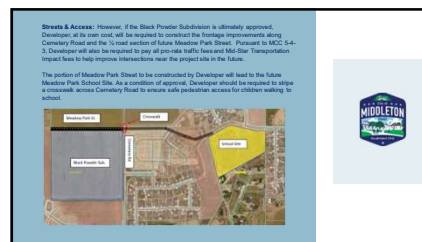
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Annexation and Rezoning: Applicant is requesting that the 40-acre project be annexed into the City of Middleton with a zone change to R-3 "Single Family Residential." There are three findings that must be made before annexation can be approved:

- 1) The property must be contiguous to City limits.
- 2) City services such as sewer, water, schools, and transportation systems can be extended to serve the site.
- 3) The annexation is determined to be an orderly development of the City, allowing an efficient and economical extension of City services. (State Code 50-222.)

An application for rezoning requires findings before the Commission on rezoning approval:

- 1) The rezoning will not adversely affect the City's delivery of services such as sewer, water, schools, and roadway systems.
- 2) The rezoning request is not in conflict with the Comprehensive Plan. (State Code 67-4511)



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Annexation and Rezoning: With respect to annexation, Planning Staff finds that Applicant's project meets the criteria of contiguity and the requirement that City sewer and water be readily available.

Planning Staff advises the governing bodies to carefully consider whether the proposed annexation can "orderly" development allowing the efficient and economical extension of services" and, specifically whether the City's roadway system can serve the site. Interactions along the way are sufficiently serve the site.

As to the rezoning application, Planning Staff finds that the rezoning will not adversely affect the City's ability to deliver sewer and water as already noted above. But, the project may adversely impact the roadway system, affecting the City's ability to maintain a safe and viable roadway system. This would be in conflict with the Comprehensive Plan's Goals 1.6.2 to provide safe streets, pedestrian facilities, and adequate public services.

Staff cautions, however, that we cannot forget that a City generally needs growth and annexed property to remain healthy and vital. Moreover, many city needs are built by Developers (without taxpayer contribution), and Developers contribute millions of dollars in traffic fees that improve intersections and roads in Middleton. Therefore, any solution or decision should be a balanced decision.



We will not have a clear picture of the problem and any solutions for this. At until the Traffic Study is completed in early 2022. Therefore, City Staff recommends that the Annexation/Rezoning application be denied due to the lack of information on roadway services.



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Preliminary Plat Application: The preliminary plat shows two phases of development. Planning Staff finds that the proposed preliminary plat conforms with the State Code 50-222 and all the standards and dimensions set forth in the City Code for the R-3 Zone. Applicant is not requesting any variances, both Code and Standards.

The preliminary plat also provides less density than is permitted in City Code. Block Planter's density is 2.61 homes per gross acre, which is less than the 3 homes per gross acre allowed by code. (MCC 5-4-1, Table 2.)





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Development Agreement: A Development Agreement ("DA") Application is generally required for any request to rezone property. The conditions of development set forth in the proposed DA are:


1. Developer will develop the community generally consistent with the concept plans attached to the DA.
2. Developer will strip a crosswalk at the intersection of Cemetery Road and Meadow Park Street to provide safe access across Cemetery Road to the Future Meadow Park School site.
3. Developer to provide the following amenities: playground structure, benches, and shade structure with at least two picnic tables.
4. Developer shall improve the half road sections of Cemetery Road and Meadow Park Street at its own cost.
5. Developer to pay all costs required for the Mid-Ster Traffic Fee pursuant to MCC 5-4-3.
6. Developer will have two years to obtain final plat approval for Phase 1. Developer may seek two 1-year extensions, thereby allowing a total of 4 years to bring Phase 1 to final plat approval. After Phase 1 final plat, Developer will have two years to obtain final plat approval for Phase 2. This two-year period may also be extended with two 1-year extensions. Failure to meet these time-lines may result in the City terminating the DA and nullifying the preliminary plat.

Of note, Planning Staff has had discussions with Developer about the traffic issues discussed earlier in this presentation. Any assistance or coordination between City and Developer be memorialized in the DA for this project. Developer has offered to pay its Mid-Ster participation fees in 120,000 for phases 1 and 2 rather than pay them over time with each subdevelopment. The Mid-Ster fees are \$333,000. This would have been the Mid-Ster program quarter. However, the Mid-Ster fees are used as a myriad of intersections and roadways, so this accelerated funding may not effectively reduce any traffic solutions for the specific intersection of Cemetery Road and Dr. rd.



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Comprehensive Plan & Land Use Map: Applicant's project complies with the Comprehensive Plan's Future Land Use Map because the proposed R-3 zone coincides with the "Residential Low" shown on the FLUM.



Any noted earlier, Applicant's project is in conflict with Goals #1 and 3 to provide safe roads and adequate delivery of services. However, the project does comply with the following Goals, Objectives, and Strategies of the 2019 Middleton Comprehensive Plan as follows:

- a. Goal 6: Project creates quality lots for residential use that increase the quality of life and general welfare of the City as a whole.
- b. Goal 6: Water, sewer, and adjacent local roads will be expanded in an orderly manner consistent with population growth.
- c. Goal 10: Project provides playgrounds, pathways, and outdoor recreational activities.
- d. Goal 11: The housing type matches the residents' lifestyle in the area the project is located.


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Comments Received From Surrounding Landowners: None

Comments From Agencies: City received a comment from COMPAHS in April 2022 and ITD in August 2022. A comment letter from Middleton School District #14 was received on 9/8/2022. Copies of the letters were attached as Exhibit D to the Staff Report for public review and Commission consideration.

Comments From City Engineer and Planning Staff: Copies of Engineering and planning comments were attached as Exhibit "E" to the Staff Report.

Applicant Information: Applicants are Adam Caputo/Tot Brothers and Nicollette Wismack/MonkeyPon Engineering (3103 W. Sheng Dr. #100, Middleton 53642) 564 W. Barnett Street, #1100, Boise, 83702). Application was accepted on 1/25/2022.



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Notices & Neighborhood Meeting Dates:

Notice/Meeting	Date	Sign Posting	Date
Newspaper Notification	8/28/2022	Sign Posting	8/23/2022
Notice to adjacent landowners	8/23/2022	Neighborhood Meeting	1/10/2022
Conclusion to Agencies	8/23/2022		

Pertinent Codes and Standards:

State Standards for Public Works Construction, the Middleton Supplement to the State Standards for Public Works Construction, Middleton City Code 1-14, 1-16, 3-1, 5-2, 5-3, and 5-4, and Idaho Code Title 67, Chapter 65 & Title 54, Chapters 2 and 13.



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Conclusions and Conditions of Approval:


The Planning & Zoning Commission is tasked with making recommendations to City Council to either deny or approve the Developer's application for (1) annexation/rezone, (2) development agreement, and (3) preliminary plat.

Per State law and the Middleton City Code, any final order or 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 in the Staff Report and in this presentation. Staff also noted at great length that the governing boards should carefully consider whether approval of the Block Platter Subdivision will adversely affect the City's ability to provide a safe and efficient roadway system and delivery of services.

Middleton's current traffic situation is complicated, and it is further exacerbated by continuing needs and requirements. Growing growth may affect some traffic issues, and it can cause other problems. A solution may take study, time, and collaboration. Therefore, City Staff recommends that no annexation projects be approved in the City, rezoning and rezoning the Traffic Study for the City of Middleton.

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.




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Annexation/Rezoning, Preliminary Plat, and Development Agreement Applications: Although City Staff has recommended approval of this project, if the Commission is inclined to recommend approval of the annexation/rezone, preliminary plat, and development agreement applications, then Planning Staff recommends that any approval be subject to the following conditions:

1. Developer to strip a crosswalk at the intersection of Meadow Park Street and Cemetery Road to ensure a safe route for children to walk to the Future Meadow Park School site.
2. City municipal domestic water, fire, and sanitary sewer services are to be extended to serve the subdivision.
3. Developer to comply with all terms of the Development Agreement approved for the project.
4. Developer to install landscaping and all amenities in compliance with the Landscape Plan and preliminary plat submitted with the application.
5. Developer shall create a plan for operation, maintenance, and repair of stormwater facilities (OSM Plan) contained on the project site. The OSM Plan shall be reviewed with the CCRA, Developer and/or PCA, meet, maintain, and operate the subdivision stormwater facilities in compliance with the OSM Plan.
6. Developer to construct, at its own cost, all drainage improvements on Cemetery Road and Meadow Park Street adjacent to the project parcel.
7. Developer to pay all City required pro-rata share traffic fees as required by MCC 5-4-3 prior to approval of final plat for Phase 1.
8. All City Engineer review comments are to be completed and approved.
9. All Planner comments are to be completed and approved, including 9/20/22 agreement on setback note.
10. All requirements of the Middleton Road Tree District are to be completed and approved.
11. Sewer and water capacity to be reviewed at the time City approves the construction drawings for the project.

** If Denial, separation of what Applicant can do, if anything, to obtain a recommendation of approval.



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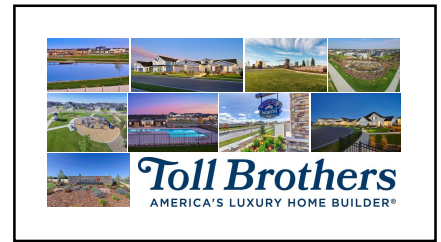
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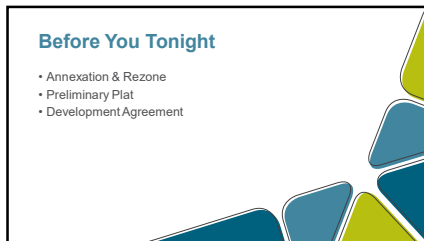
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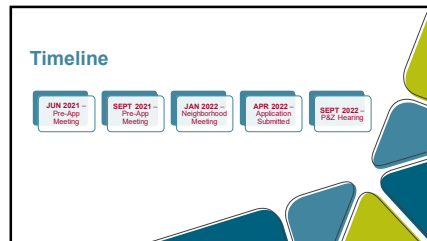
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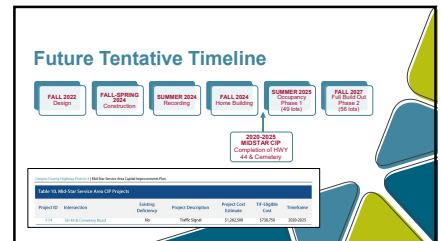
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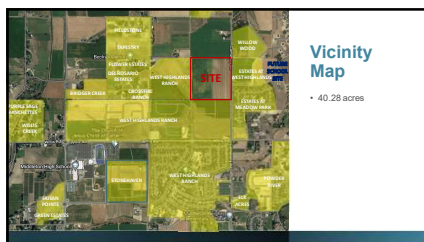
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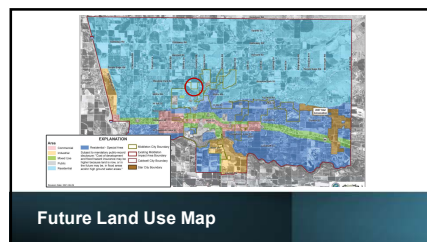
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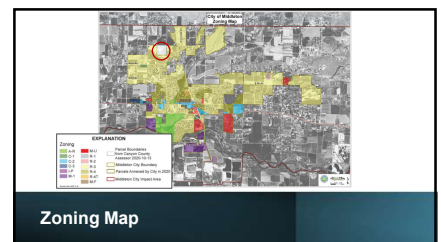
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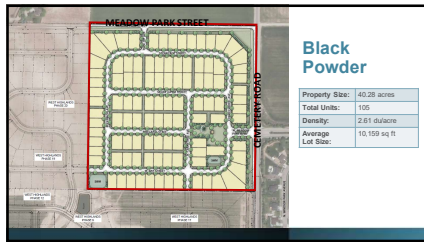
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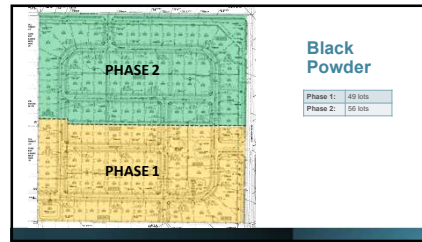
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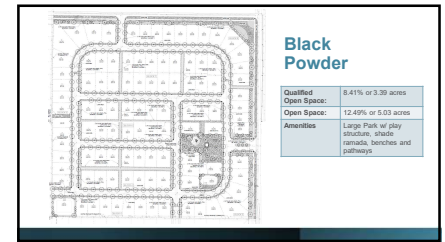
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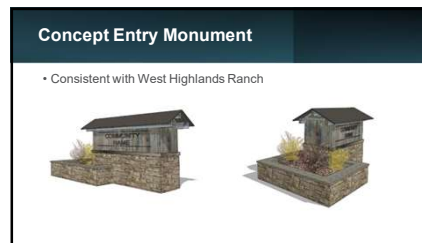
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Roadway Contributions

- 1/2 Street Improvements of Meadow Park Street (Leads to Future School Site)
- Stripe Crosswalk at Cemetery Road
- Improvements to Cemetery Road Frontage
- Pro-rata traffic fees to help improve intersections nearby
- \$5,050 Transportation Impact Fee with every building permit (\$530,000 Total) to be paid at start of each phase

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ITD Comments

From: Vincent Trindall <vincent.trindall@itd.state.tx.gov>
Sent: Tuesday, August 23, 2022 2:48 PM
To: 'Kevin Hensley' <kevinhensley@dotd.texas.gov>
Subject: RE: Rezone - Black Powder 02

ITD does not anticipate any significant traffic impacts to the State highway system from this development and has no objections to the proposed development.

Vincent Trindall
General Planning and Development Services Manager
Office: 208.534.3837
Cell: 208.540.0752

YOUR Safety ... YOUR Mobility ... YOUR Economic Opportunity

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Requested Action

- Recommendation of approval for the Annexation & Rezone, Preliminary Plat and Development Agreement

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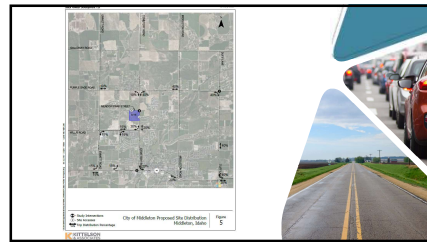
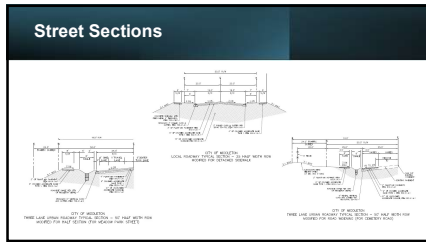


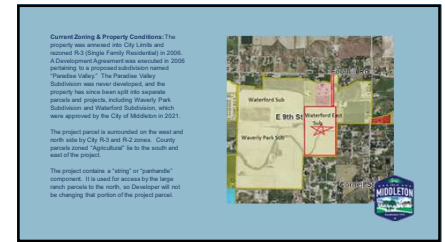
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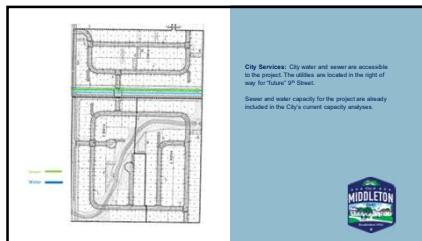
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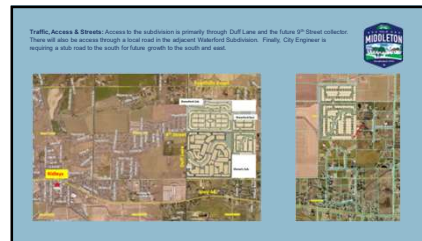
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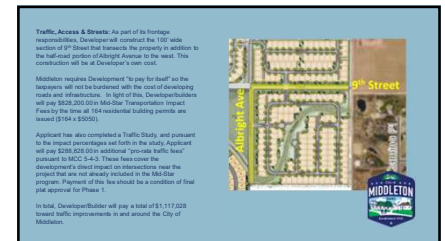
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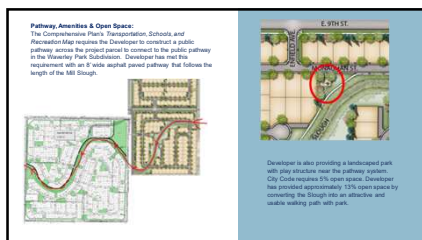
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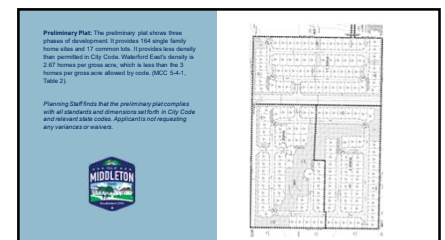
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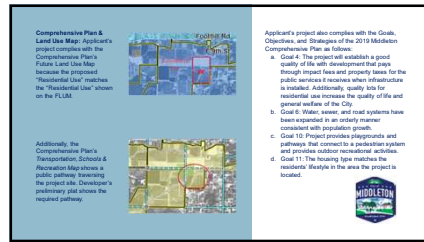
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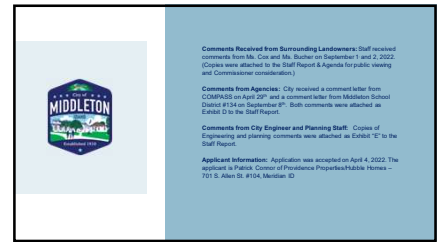
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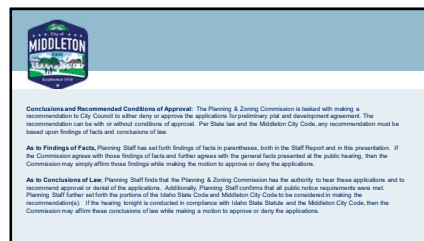
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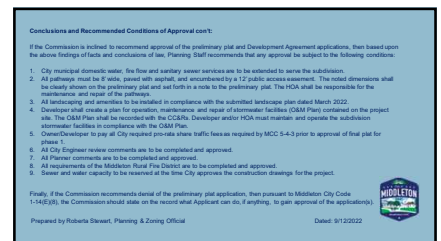
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Waterford East-Exhibit F

From: David and Lisa
To: Roberta Stewart
Subject: Public Hearing Comments: Parcel R338540 & R33854011
Date: Monday, September 12, 2022 3:15:31 PM

Hi Roberta,

I am writing in response to the Public Hearing notice received for Parcels R338540 & R3854011.

Regarding the layout, we are concerned with the density backing up to adjacent houses as it is significantly different from the existing homes. I believe all that border the project would appreciate a lower density on the affected perimeter to keep some consistency with current surroundings.

Additionally, are there green space requirements in Middleton developments and does this layout meet those requirements? Typically there are gathering areas for communities that create a sense of connection within the subdivision. Is the required canal setbacks being met and is this qualified greenspace?

Thank you!

David & Lisa Richard
23161 Buskirk Dr.
Middleton, ID 83644

David-208-249-8020
Lisa 541-519-6958

Exhibit “4”

Waterford East

City of Middleton
Planning and Zoning Commission
September 12, 2022



Waterford East

This application is requesting approval of:

1. Preliminary Plat (164 SF lots)
2. Development Agreement Modification/Termination

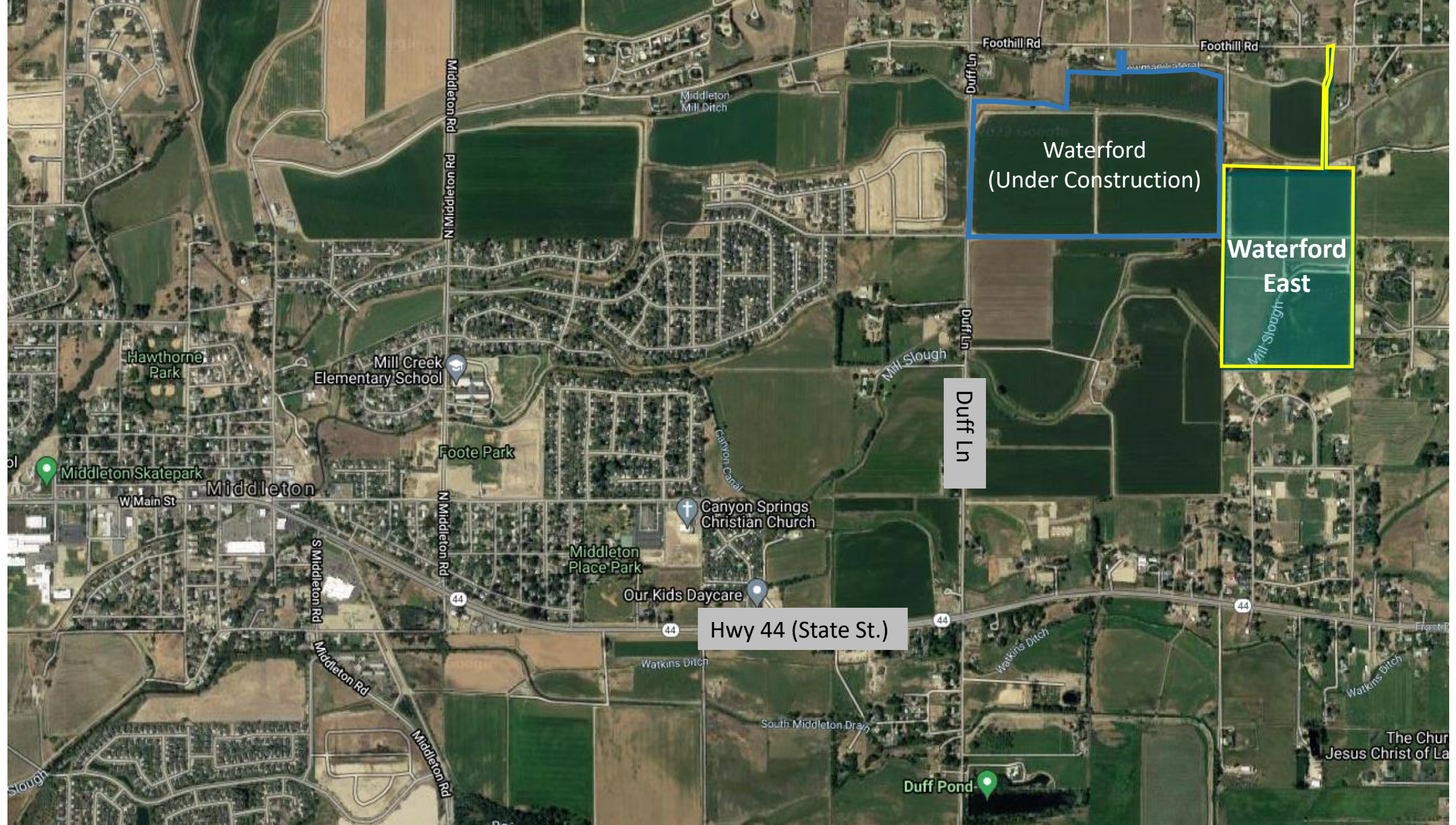


Waterford East

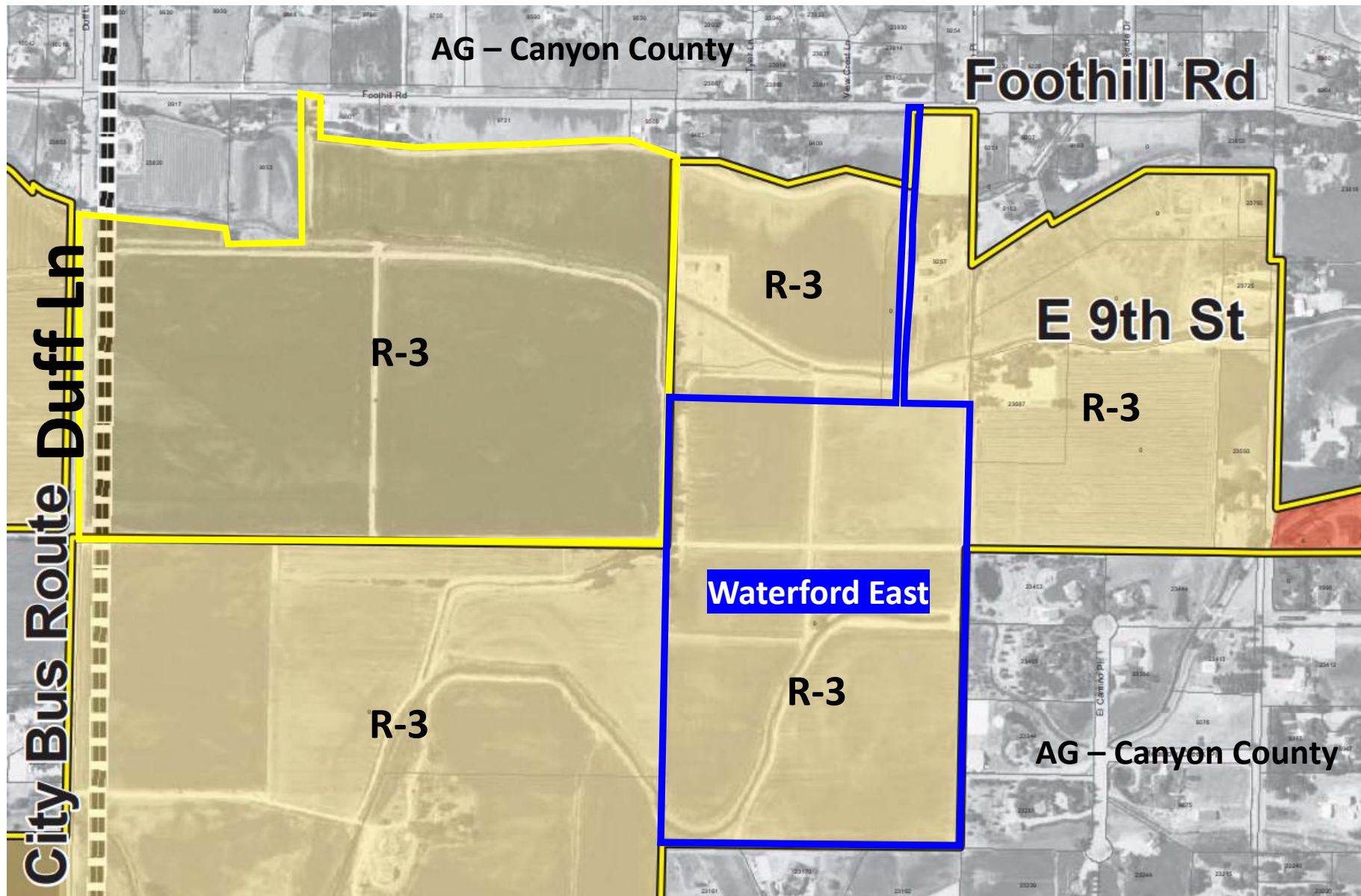
1. Vicinity Map
2. Zoning Map
3. Preliminary Plat
4. Housing Product
5. Amenities
6. Development Agreement Termination
7. Conclusion



WATERFORD EAST – Location in Northeast Middleton



Zoning Map



WATERFORD EAST & WATERFORD

Waterford
(Under Construction)



Waterford East

Waverly Place

Waterford East Preliminary Plat

PRELIMINARY PLAT DATA

SITE DATA

PROPOSED ZONING
COMPREHENSIVE PLAN DESIGNATION

R-3
RESIDENTIAL

AREA CALCULATIONS

RESIDENTIAL BUILDABLE LOT AREA	33.54 ACRES
COMMON AREA	12.33 ACRES
COMMON DRIVE AREA	0.42 ACRES
ROW	14.76 ACRES
TOTAL AREA OF SITE	61.05 ACRES

OVERALL LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	164
COMMON LOTS	14
COMMON DRIVE LOTS	6
TOTAL LOTS	187
MINIMUM PROPERTY SIZE	8,000 SQ. FT.
AVERAGE PROPERTY SIZE	8,918 SQ. FT.
GROSS DENSITY	2.69 UNITS/ACRE
NET DENSITY	3.54 UNITS/ACRE

PHASE 1 LOT DATA

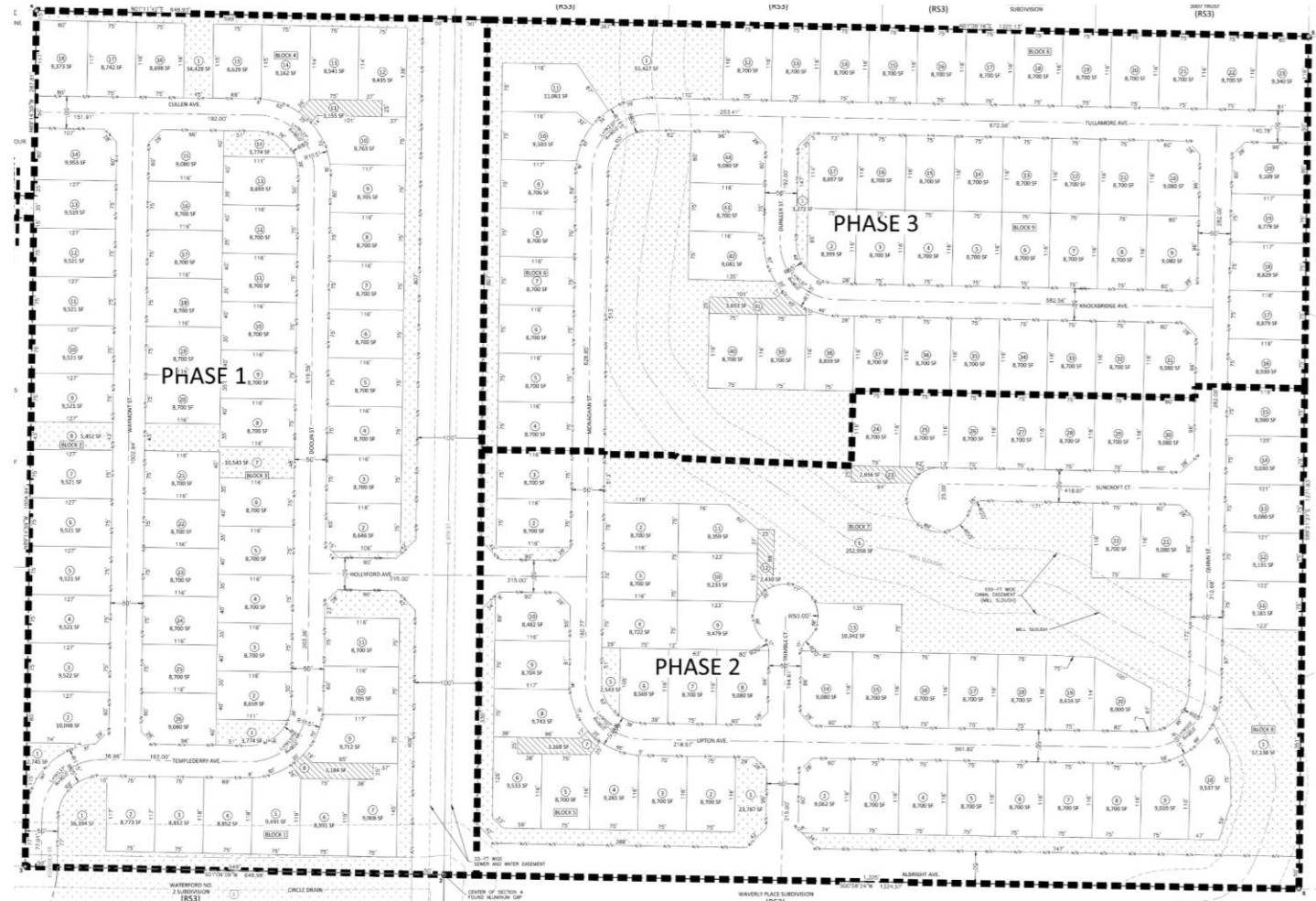
SINGLE FAMILY RESIDENTIAL LOTS	60
COMMON LOTS	8
COMMON DRIVE LOTS	1
TOTAL LOTS	69

PHASE 2 LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	50
COMMON LOTS	5
COMMON DRIVE LOTS	3
TOTAL LOTS	58

PHASE 3 LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	54
COMMON LOTS	3
COMMON DRIVE LOTS	1
TOTAL LOTS	58



Housing Product for 75' Wide Lots



Waterford East Amenities

20% Open
Space



Paved Pathway along
Mill Slough – 8' wide

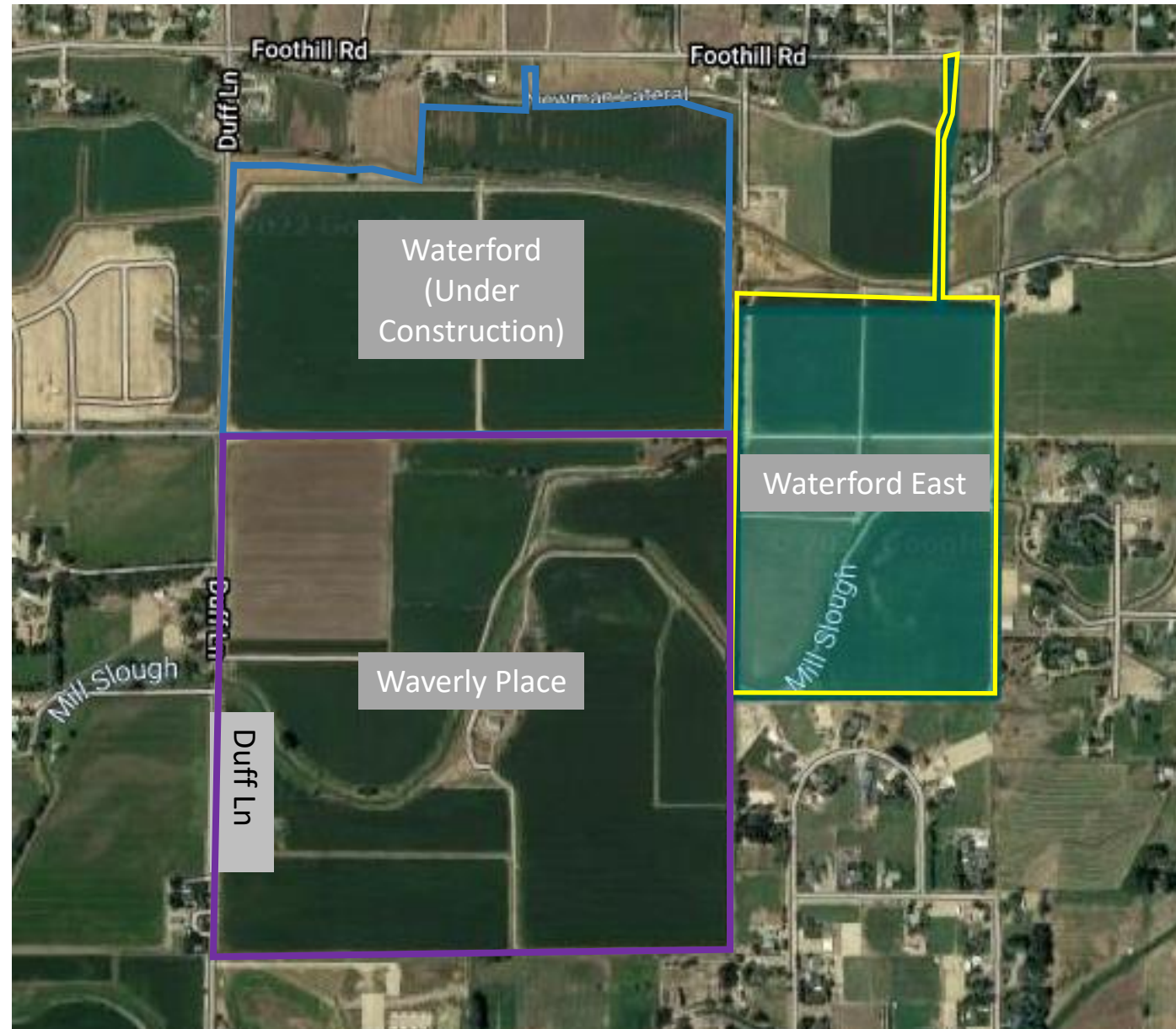


Community Playground

Waterford East – Development Agreement Termination

Area shown was once part of Paradise Valley Subdivision (2006). Since then has been broken up into 3 separate projects, each with the own separate Development Agreement.

New Development Agreements should be catered to each project specifically.



Waterford East – Transportation Impact Contribution

Middleton Intersection Mitigation

Fees: \$288,828 due at Phase 1 Final Plat

**Mid-Star Service Area Impact Fees:
\$5,050 per lot = \$828,200**

TOTAL: \$1,117,028

SUBDIVISION: Waterford East ---Pro-Rata Share aNALYSIS - TIS DATED 2/17/2022 - 2030 Build-out year						
Intersection	Improvement planned	Cost Estimate	<TIF Eligible>	Allowed Cost	Impact %	Pro-rata Share Due
Purple Sage & Duff Lane	Single Lane RAB (Mid-Star CIP)	\$1,800,000	\$1,728,000	\$72,000	0.01	\$720
Purple Sage & Lansing Lane	Single Lane RAB (Mid Star CIP)	\$2,400,000	\$2,304,000	\$96,000	0.014	\$1,344
9th Street and Duff Lane	Single Lane RAB (Mid Star - pg. 28)	\$2,000,000	\$0	\$2,000,000	0.056	\$112,000
9th Street & Lansing Lane	No RAB or Traffic Light Planned	\$0	\$0	\$0	0.121	\$0
Cornell Street & Duff Lane	RAB (Mid Star - pg. 28)	\$2,000,000	\$0	\$2,000,000	0.055	\$110,000
N. Middleton Rd & SH 44	Traffic Signal (Mid-Star CIP)	\$962,500	\$0	\$962,500	0.022	\$21,175
Duff Lane & SH 44	Traffic Signal (Mid-Star CIP)	\$962,500	\$742,750	\$219,750	0.026	\$5,714
Lansing Lane & SH44	Traffic Signal (Mid-Star CIP)	\$1,262,500	\$0	\$1,262,500	0.03	\$37,875
TOTAL						\$288,828



Traffic Impact Study Waterford East Subdivision - Middleton, Idaho

7.2 The estimated site traffic generated by Waterford East Subdivision as a percentage of the 2030 horizon year total traffic are as follows:

- Purple Sage Road and Duff Lane intersection : AM Peak = 0.9%, PM Peak = 1.0%
- Purple Sage Road and Lansing Lane intersection: AM Peak = 0.8%, PM Peak = 1.4%
- 9th Street and Duff Lane intersection : AM Peak = 5.7%, PM Peak = 5.6%
- 9th Street and Lansing Lane intersection : AM Peak = 13.3%, PM Peak = 12.1%
- Cornell Street and Duff Lane intersection : AM Peak = 5.3%, PM Peak = 5.5%
- N Middleton Road and SH 44 intersection : AM Peak = 1.8%, PM Peak = 2.2%
- Duff Lane and SH 44 intersection : AM Peak = 2.2%, PM Peak = 2.6%
- Lansing Lane and SH 44 intersection : AM Peak = 2.5%, PM Peak = 3.0%

We used the lowest Horizon Year, which was 2030, and we referred to the cost estimates set forth in the Mid-Star Transportation CIP. Your pro-rata percentages were not applied to any TIF Eligible costs set forth in the Mid-Star CIP because those costs will be covered by your \$5,050 Transportation Impact Fee paid at Building Permit issuance. The Pro-Rata fee under MCC 5-4-3 is applied against only costs that are "not TIF eligible" in the Mid Star CIP. That ensures there is no duplication of fees.

Waterford East





4) Waterford East - Preliminary Plat & DA Temination

September 12, 2022 - Planning & Zoning Public Hearing

Please check

Name	Address	Phone or Email	Please check			
			In Favor	Neutral	Opposed	Testify
Terri Slaf	9343 Ruth Marie Dr 26525 Middleton Rd Middleton, ID 83644	Terslay55@gmail.com 208-409-7064		✓	✓	
Kassie Strommeyer	23162 Brady Ashley Dr Middleton, ID 83644	jetsetfame@msn.com 208-250-2712		✓	✓	
Kristi Cox	23041 BUSKIRK DR Middleton, 83644	calientej922@gmail.com OUTLOOK.COM 208.631.3330		✓	✓	
Mikel Bartol	23158 BUSKIRK DR MIDDLETON ID 83644	208-585-3285		✓	✓	
Shawn Cox	23162 Brady Ashley Middleton	208-921-2081		✓	✓	
Bryce Parker	206 Ruth Marie Dr. Middleton	310-486-2001	✓	✓	✓	declined
Terri Enos	23024 BUSKIRK DR. Middleton	208-266-1548		✓	✓	✓
Christine Spears Delong	9251 Foothill Rd Middleton Id. 83644			✓	✓	
Ken Fahlber	29478 Whisper Creek Dr Middleton ID 83644	208-899-0112			✓	✓
Dale Sanger	9409 Foothill Rd. Middleton, 83644	208-407-7008		✓	✓	



Public Comment

September 12, 2022 - Planning & Zoning Meeting

Name	Address	Phone or Email	Topic
Kassie Strohmeier	26525 Middleton Rd. Middleton, ID 83644	208-409-7064	Waterford subdivision
Kristi Cox	23162 Brady Ashley Dr Middleton, ID 83644	208-250-2712	Waterford East
JOHNSYME	23158 BASHIRIK DR MIDDLETON, ID 83644	208 585-3285	WATERFORD EAST -
Mikel Bartol	23041 RUSKIRK DR. MIDDLETON, ID 83644	208.631.3330	Waterford East
Christine Spears DeLong	9251 Foothill Rd Middleton, Id. 83644		Waterford East
Ken Babbis	22928 Whisper Creek Dr. Middleton ID 83644	208 899 0112	Waterford East
Travis Wakele	9901 Foothill Rd Middleton, ID	971-235-9036	Waterford East
Dale Sanger	9409 Foothill Rd. Middleton, 83644	208 457-7008	Waterford East
May Slanger	22933 Whisper Creek Dr Middleton, ID 83644	208-850-0983	Waterford East
Jeff Ewa	23024 BUSH 12K	208 866-1548	Middleton LIFE



4) Waterford East - Preliminary Plat & DA Termination

September 12, 2022 - Planning & Zoning Public Hearing

Please check

Name	Address	Phone or Email	Please check			
			In Favor	Neutral	Opposed	Testify
Zach Hart	26105 Gail Lane Middleton ID 83644	208-949-4654		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Peggy Bayne	23936 View Crest Middleton 83644	8183880576		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	declined
Bruce Barne	"	"		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Sam Thorne	23687 Lanscap Ln	208 9208681		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	declined
Opal Farnham	9499 Foothill Rd	208 817 0046		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	declined
Jon Farnham	9499 Foothill	" "		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	declined
Ryan MacDermott	9455 Foothill Rd	602 369-9006		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Gary Butcher	9381 Foothill Rd	740504 6550		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Steve & Patty Cluff	23725 Lansing	208-559-6272		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	