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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
MAY 13, 2019**

The May 13, 2019 Planning and Zoning Commission Meeting was called to order by Vice Chair Waltemate at 7:07 p.m.

**Roll Call:** Commissioners Jackie Hutchison, Whitney Springston, and Vice Chair Ray Waltemate were present. Chairwoman Janet Gregory was absent.

**Action Items**

**A. Consider approving minutes of April 8, 2019 regular meeting and April 15, 2019 special meeting.**

**Motion:** Motion by Commissioner Springston to approve the minutes for the regular and special meeting was seconded by Commissioner Hutchison and carried unanimously.

**B. Consider approving a design review permit for Middleton Physical Therapy at 1020 W. Main Street, Middleton, Idaho. The subject property is located along the Eastern boundary in Wellstone Business Park.**

Vice Chair Waltemate called the agenda item and asked if there was anyone representing the project in the audience who would like to speak. **Bret Bishop** the contractor for the project, gave a brief history of the owner of the clinic and the design of the building.

**Motion:** Motion by Commissioner Springston to approve the design review was seconded by Commissioner Hutchison and carried unanimously.

**C. Consider recommending city council approve the preliminary plat for Middleton Cemetery No. 3 (Third Addition).**

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave a short staff report. **Carl Porter** from Sawtooth Surveying then gave a very brief overview of the application and the request.

**Motion:** Motion by Commissioner Hutchison to approve the application was seconded by Commissioner Springston and carried unanimously.

**D. Public Hearing: Consider recommending city council approve Ordinance No. 620 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating the general zoning provisions, modifying and updating the rules and notes in the land use, setback and area tables, updating preliminary and final plat requirements; updating design and development standards; updating required road and utility improvements;**

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**deleting standards for mobile home parks; making other minor modifications and providing an effective date.**

Vice Chair Waltemate called the agenda item and opened the public hearing at 7:23 p.m. before City Attorney Chris Yorgason read through the purposed changes to the Middleton City Code.

**James Gray** stated that the R-3 requirements should stay consistent and not be bent for developers and that the developers need to help pay for intersections that their traffic directly impacts such as Duff and Highway 44.

**Mike Graefe** agreed with Mr. Gray and stated that the rules and regulations of the city need to be followed and if the developers do not want to build in the city limits then so be it.

Vice Chair Waltemate declared the public hearing closed at 8:06 p.m., a brief Commission discussion followed.

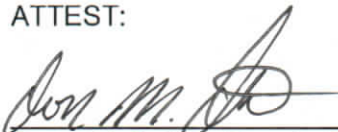
**Motion:** Motion by Commissioner Springston to recommend City Council approve Ordinance No. 620 with the exception of section 5-4-11-2 paragraph A which needs to have further clarification regarding R-2 and R-3 zoning was seconded by Commissioner Hutchison and carried unanimously.

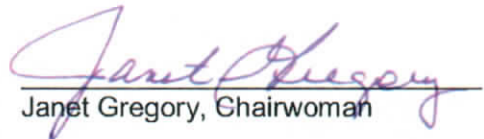
**Public Comments, Commission/Staff Comments:** none.

**Adjourn**

Vice Chair Waltemate adjourned the meeting at 8:21 p.m.

ATTEST:

  
Dawn M. Dalton, Deputy Clerk  
Approved: July 8, 2019

  
Janet Gregory, Chairwoman

