
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
DECEMBER 10, 2018**

The Planning and Zoning Commission Meeting of December 10, 2018 was called to order by Vice Chairman Waltemate at 7:00 p.m.

Roll Call: Commissioners Jackie Hutchison, Kent Brough and Ray Waltemate were all present. Chairman Janet Gregory was excused.

Mayor Darin Taylor introduced Whitney Springston to the Commissioners before having Mrs. Springston explain her background and what made her want to be part of the Planning and Zoning Commission to the Commissioners.

Mayor Darin Taylor administered the oath of office to Whitney Springston to fill the remaining term of Jeff Garner. Commissioner Springston joined the rest of the Commissioners for the remainder of the Planning and Zoning Meeting.

Action Items

- A. Consider approving minutes of the November 12, 2018 Regular Meeting and the November 26, 2018 Special Meeting.**

Motion: Motion by Commissioner Brough to approve the minutes of the November 12, 2018 Regular meeting and the November 26, 2018 Special Meeting was seconded by Commissioner Hutchison and carried unanimously.

- B. Public Hearing. Consider approving an application for a special use permit from Brad Cook to except from Middleton City Code 5-2-3: side street setback from 20 feet to 17' 3", and rear setback from 20 feet to 3 feet. The subject property is located at 715 Hudson Street, Middleton, Idaho.**

Vice Chairman Waltemate called the agenda item and declared the public hearing open. City Planning and Zoning Official Randall Falkner gave a brief staff report.

Brad Cook briefly informed the Commission that his house was originally built in 1977 or 1978 and his request is to help improve the current house. As of right now Mr. Cook plans on residing and adding new windows to the whole house and that the garage will match both with the siding and the windows.

Mayor Darin Taylor stated that both he and Planning and Zoning Official Randall Falkner went out and physically looked at the site in question and agrees with the staff report the Mr. Falkner gave.

Calvin Latta stated that Mr. Cook takes very good care of his property and has worked hard over the last six years improving the property, Mr. Latta stated that he was in full support of Mr. Cook's request.

Vice Chair Waltemate declared the public comment portion of the hearing closed and Commission discussion followed.

Motion: Motion by Commissioner Hutchison to approve a request for a special use permit for from Brad Cook to except from Middleton City Code 5-2-3: side street setback from 20 feet to 17' 3", and rear setback from 20 feet to 3 feet. The subject property is located at 715 Hudson Street, Middleton, Idaho, was seconded by Commissioner Brough and carried unanimously.

- C. A request from Traditional Capital Partners, LLC to approve a preliminary plat for Blue Meadows Subdivision consisting of 25 residential lots on approximately 80.19 acres of vacant land, Canyon County Parcel No. 33832000, located south of Foothill Road, east of New Castle Court, and north of Lansing Meadows and Lakes at Telaga subdivisions. Middleton, Idaho.**

Vice Chair Waltemate called the agenda item and City Planning and Zoning Official Randall Falkner gave a brief staff report.

Spencer Kofoed, the owner of the property, explained that after many productive talks with the city over the course of the last year he had decided to purchase the 80 acres that has significant wetlands. Mr. Kofoed stated that with this development he tried to make the lots fit in harmony with the lots in adjacent subdivisions, and then as the property expands towards Foothill, they transitioned the lots to larger sizes to fit the more rural area. Mr. Kofoed further explained that the development would have a bike path according to Middleton's comprehensive plan and transportation map, private drives accessing larger lots from Foothill Rd., water mainline extension along E. 9th Street from Duff Ln. to the southeast corner of Blue Meadows Subdivision, and dedication to the city of right-of-way for E. 9th Street.

Peggy Breski from Horrocks Engineers further explained that with regards to E. 9th Street the plat does represent a 100-foot easement that will be dedicated to the City in order to accommodate the future expansion of E 9th street so buyers of those lots will know what is purposed in the future, and it will not affect those properties in any way. Mrs. Breski also went on to address Commissioner Springston's question regarding accommodations on the larger lots for residents wanting to house horses. Mrs. Breski stated that in most cases it is very unusual to see people wanting to keep horses on a property than is less than three acres in size.

Mayor Darin Taylor informed the Commission that these 80 acres took a little longer to sell and try to develop due to two main reasons. The first reason is that the 80 acres in question has so many wetlands associated with it, since the ground water level is so high on the property, and the second issue was the future expansion of E 9th street.

Motion: Motion by Commissioner Hutchison to recommend city council approve a request by Traditional Capital Partners, LLC to approve a preliminary plat for Blue Meadows Subdivision consisting of 25 residential lots on approximately 80.19 acres of vacant land, Canyon County Parcel No. 33832000, located south of Foothill Road, east of New Castle Court, and north of Lansing Meadows and Lakes at Telaga subdivisions. Middleton, Idaho, was seconded by Commissioner Springston and carried unanimously.

Public Comments: none.
Commission/Staff Comments: none.
Adjourn

Vice Chair Waltemate declared the meeting of the Planning and Zoning Commission adjourned at 8:19 p.m.

ATTEST:


Janet Gregory, Chairman


Randall Falkner, Planning and Zoning Official
Approved: January 14, 2018

