
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
OCTOBER 8, 2018**

The Planning and Zoning Commission Meeting of September 10, 2018 was called to order by Mayor Darin Taylor at 7:00 p.m.

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

Motion: Motion by Commissioner Gregory to approve the agenda of the Planning and Zoning meeting, was seconded by Commissioner Waltemate and carried unanimously.

4. Action Items

A. Consider approving minutes of the August 27, 2018 Special Meeting and the September 10, 2018 Regular Meeting.

Motion: Motion by Commissioner Gregory to approve the minutes from the August 27, 2018 Special Commission Meeting and the September 10, 2018 Regular Meeting was seconded by Commissioner Waltemate and carried unanimously.

B. Consider recommending that city council approve a request by Ryan McDermott and Wesley McDermott to: (1) rezone 12.51 acres from R-3 (three units per acre) to R-2 (two units per acre), (2) except the proposed Lot 1 Block 1 Raw Pastures Estates Subdivision from Middleton City Code 5-2-3 Note 4 requirement for a two acre or larger lot to use an individual domestic well and septic system, and (3) approve a preliminary plat. The subject property is approximately 130 feet south of Foothill Rd and approximately 615 feet east of Duff Ln, Middleton, Idaho, commonly referred to as Canyon County parcel number R33853010A0.

City Planning and Zoning Official Randall Falkner gave a brief staff report regarding the agenda item.

Chairman Garner opened the public hearing item and turned time over to the applicant **Wes McDermott**. Mr. McDermott made it clear that they are aware of all the requirements required to Southwest District Health and will meet all standards and requirements put forth by them and the City of Middleton.

Jeff Conrad voiced concern regarding the ground south of the purposed plat that will be subdivided in the future and was worried about the traffic outflow onto Foothill.

Chairman Garner decaled the public hearing portion of the public meeting closed, and Commission discussion followed.

Motion: Motion by Commissioner Gregory to recommend that City Council approve a request by Ryan McDermott and Wesley McDermott to: (1) rezone 12.51 acres from R-3 (three units per acre) to R-2 (two units per acre), was seconded by Commissioner Hutchison and carried unanimously.

Motion: Motion by Commissioner Gregory to approve the exception of the purposed lots from fronting on a public road and for Lot 1 Block 1 Raw Pastures Estates Subdivision from Middleton City Code 5-2-3 Note 4 requirement for a two acre or larger lot to use an individual domestic well and septic system, was seconded by Commissioner Waltemate and carried unanimously.

Motion: Motion by Commissioner Waltemate to recommend that City Council approve the preliminary plat, was seconded by Commissioner Gregory and carried unanimously.

C. Public Hearing. Continued from September 10, 2018 – Consider recommending that city council approve a request by the City of Middleton to amend and add to the city's Comprehensive Plan text and maps.

Chairman Garner called the agenda item and City Planning and Zoning Official Randall Falkner addressed changes made to the city's Comprehensive Plan text. Mayor Darin Taylor spoke to Commission regarding the changes to the city's Comprehensive Plan maps and answered any questions.

David Hagans stated that it was previously stated that there would be an additional \$475 per \$100,000 of assessed value added to a home owners tax statement. This would mean that his taxes alone would increase by half taking his yearly taxes from \$4,800 to \$7,200 per year. Mr. Hagans stated that there has to be some offset because he was confused on what he would be receiving from the City. As of now, he receives transportation and maybe emergency response services from the county but as far as city services there are no sidewalks out his way and all the homes have their own water and septic systems. Surely if his home was annexed into the city the county would have to drop something.

Mayor Taylor responded that yes there would be some offset such as Canyon Highway District receiving less funds as those roads would now be city roads and taken care of by the city. How much offset he did not know exactly and that these great questions would be better handled by Canyon Highway District Director Dave Jones.

Chairman Garner declared the public hearing closed and Commission discussion followed.

Motion: Motion by Commissioner Waltemate recommend that City Council approve a request from the City of Middleton to amend and add to the city's Comprehensive Plan text and maps, was seconded by Commissioner Brough and carried unanimously.

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

Motion: Chairman Garner declared the meeting of the Planning and Zoning Commission adjourned at 9:30 p.m.

ATTEST:



Randall Falkner, Planning and Zoning Official
Approved: November 12, 2018

