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**MIDDLETON CITY PLANNING AND ZONING SPECIAL MEETING  
COMMISSION MINUTES  
AUGUST 27, 2018**

The Planning and Zoning Commission Special Meeting of August 27, 2018 was called to order by Mayor Darin Taylor at 7:00 p.m.

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

Mayor Taylor introduced the following City Officials, City Attorney Chris Yorgason, Deputy Clerk Dawn Dalton and Planning and Zoning Official Randall Flanker.

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

**4. Information Items**

**Commissioner training**  
**Hearings – legislative, Middleton City Code 1-14-3**  
**Land use process**  
**Hearings - quasi-judicial, MCC 1-14-4**  
**Public Meetings – Right to observe**  
**Ex-Parte Communication**  
**Public Hearings – Right to participate**  
**Public Hearing Procedures**

Mayor Taylor, Planning and Zoning official Randall Falkner and City Attorney Chris Yorgason conducted educational training for the Commissioners regarding hearings and hearing procedure and law.

**A. Consider approving minutes of the August 13, 2018 Commission meeting.**

**Motion:** Motion by Commissioner Hutchison to approve the minutes from the August 13, 2018 Commission Meeting was seconded by Commissioner Waltemate and carried unanimously.

**B. Elect a Commission chair and vice chair.**

Commissioner Waltemate nominated Commissioner Garner as Chair of the Commission and Commissioner Gregory as Vice Chair, Commissioner Brough voiced agreement with the nominations.

**Motion:** Motion by Commissioner Waltemate to close nominations, was seconded by Commissioner Brough and carried unanimously.

**Motion:** Motion by Commissioner Gregory to elect Commissioner Garner as Commissioner Chair, was seconded by Commissioner Waltemate and carried unanimously.

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**Motion:** Motion by Commissioner Waltemate to elect Commissioner Gregory as Vice Chair was seconded by Commissioner Brough and carried unanimously.

- C. **Consider approving a request by KCRJ for a special use permit to except Valhalla Subdivision from the following city standards:**
- i) **Middleton City Code (MCC) 6-3-2 reducing required right-of-way from 100 to 60 feet,**
  - ii) **MCC 6-4-2 to construct sidewalks, and**
  - iii) **MCC 6-3-9(A) to require 5% of project land for open space.**

Mayor Taylor called the agenda items and declared the public hearing open at 8:05 p.m. Planning and Zoning Official Randall Falkner gave a brief staff report.

Joe Roberts representing KCRJ addressed the Commission regarding the applicant's request for exceptions to the preliminary plat. Mr. Roberts informed the Commission that this is a continuation from a project that was started 12 years ago and approved by the City. Mr. Roberts also made the Commission aware that at the City's request, Meadow Park Street will go straight east to Middleton Road for flow of traffic and connectivity.

**Robert Peterson** addressed concerns that due to traffic with the new houses on Ponderosa Drive, this increases normal and construction traffic on Scotch Pine Drive. Mr. Peterson would love to see the 60-foot extension be approved for the roadway, but instead of having the road be constructed in Phase 2 to if possible have it constructed in Phase 1.

**Brett Rupp** expressed strong opinions regarding the sidewalk construction. Mr. Rupp stated that even without the school being there right now, not having sidewalks becomes a major safety issue.

**Sandy Sinclair** voiced that she realizes you can't stop development but that a town should have an all-around aesthetic.

**Mike Graefe** voiced his concern that if there was room to place bike lanes then there should be room to place the sidewalks.

**Joe Roberts** responded to resident concerns and comments. Mr. Roberts stated that that once the road requested by the City is built the traffic will be taken off Middleton Road. Mr. Roberts made it known that the building codes will be quite stringent in order to guarantee a high-quality home. The last thing that Mr. Roberts conveyed to the Commission was that back in 2006 the original owners of the property donated land for city parks.

**Motion:** Motion by Commissioner Gregory to close the public meeting portion of the agenda item was seconded by Commissioner Waltemate and carried unanimously. The public meeting portion was closed at 9:02 p.m.

- i) **Middleton City Code (MCC) 6-3-2 reducing required right-of-way from 100 to 60 feet**

**Motion:** Motion by Commissioner Hutchison to approve reducing the required right-of-way from 100 to 60 feet with the condition that the applicant is required to construct a north bound left turn lane from Middleton Road onto Meadow Park Street and a south bound turn lane from Middleton Road onto Meadow Park Street as long as there is sufficient right-of-way was

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seconded by Commissioner Gregory and carried unanimously.

**ii) MCC 6-4-2 to construct sidewalks**

**Motion:** Motion by Commissioner Brough to approve the exception with the condition that the applicant construct sidewalks along both sides of Valhalla Street and Nordic Ave and also construct an eight foot asphalt pathway on the north side of Meadow Park Street for the portion of the road between the Valhalla Subdivision and Middleton Road and on both sides of Meadow Park Street for the portion that is in Valhalla Subdivision was seconded by Commissioner Hutchison and carried unanimously.

**iii) MCC 6-3-9(A) to remove 5% of project land for open space**

**Motion:** Motion by Commissioner Garner to approve the exception to remove 5% of project land for open space, was seconded by Commissioner Gregory and carried unanimously.

**D. Consider approving a preliminary plat for Valhalla Subdivision**

**Motion:** Motion by Commissioner Waltemate to approve a preliminary plat for Valhalla Subdivision with the expectation that the conditions from the conditional use permit and the city engineer comments are followed, was seconded by Commissioner Gregory and carried unanimously.

**E. Idaho Code 67-6509, 67-6508: discussion to update comprehensive plan**

**Motion:** Motion by Commissioner Hutchison to table a discussion of updating the comprehensive plan to September 10, 2018, was seconded by Commissioner Waltemate and carried unanimously.

**Public Comments:** none.

**Commission/Staff Comments:** none.

**Adjourn**

**Motion:** Motion by Commissioner Gregory to adjourn the meeting, was seconded by Commissioner Brough and carried unanimously by voice vote. Meeting adjourned at 9:45 p.m.



ATTEST:

**Randall Falkner, Planning and Zoning Official**

Approved: October 8, 2018

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Jeff Garner, Chairman