

# RECORD OF PROCEEDINGS

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## MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING APRIL 10, 2017

The Planning and Zoning Commission Meeting of April 10, 2017 was called to order by Chair Lary Sisson at 7:00 p.m.

**Roll Call:** Chair Sisson, Commissioners Billet and Garner were present and Vice-Chair Watson and Commissioner Rahn arrived at 7:10 p.m.

### 3) **New Business:**

#### 3A) **Consider approving minutes of the March 13, 2017 meeting.**

Chair Sisson presented the item for discussion and questions.

Chair Sisson noted that the page number were incorrect and asked that they be corrected.

**Motion:** Motion by Vice-Chair Watson to approve the March 13, 2017 meeting minutes with the noted change was seconded by Commissioner Billett and carried unanimously.

#### 3B) **Consider approving a design review request by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints at 1331 Cornell Street.**

Chair Sisson presented the item and turned the floor over to City Planner Randall Falkner who gave the staff report and answered questions.

Chair Sisson introduced Gene Uhlmer, the architect on the project, who spoke on the item and answered questions.

Chair Sisson asked if anyone in the audience would like to speak on the item: Mike Fitzrick asked what the cross street of the church will be and Mr. Uhlmer answered that it is park Place Way.

**Motion:** Motion by Commissioner Garner to approve a design review request by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints at 1331 Cornell Street was seconded by Commissioner Billett and carried unanimously by roll call vote.

### 4) **Public Hearing:**

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**4A) A request by Chandler Daw and Angie Daw, Rivco Properties LLC, Val Wahlen and Lori Wahlen and Wolf Building Company LLC, to approve a preliminary plat in a mixed-use zone on Lot 1 Block 1, Old Mill Subdivision. The property is located at the northwestern corner of Middleton Road and Cornell Street, Middleton, Idaho.**

Chair Sisson declared the public hearing open at 7:10 p.m. and turned the floor over to the City Planner Randall Falkner who gave the staff report and answered questions.

Commissioner Billett asked why the changes for the development agreement that Commission had suggested were removed regarding the height of the fence next to the Teichert residence and the amount of time the Greater Middleton Parks and Recreation District (GMPRD) had to spend the money being donated to them. Planner Falkner said that City Council has the final say when it comes to development agreements and that it has been approved and signed.

Chair Sisson asked why 136 parking stalls were suggested, and Planner Falkner replied that it equals out to three (3) parking stalls per unit.

Chair Sisson turned the floor over to Blake Wolf who spoke on the item and answered questions.

Commissioner Rahn asked about the approaches in and out of the project, and Mr. Wolf answered that there will be two (2) off of North Middleton Road and one (1) off of Cornell Street. He added that the approach off of Cornell Street will not be accessible from the housing area.

Commissioner Rahn asked if Mr. Wolf had been in contact with the Teichert's regarding the privacy fence being constructed along their property, and Mr. Wolf replied that he has spoken with them and that they do not want a large wall constructed. Commissioner then asked if the fence will be constructed at the beginning of the project, Mr. Wolf responded that it will be built as properties are built unless otherwise required.

Commissioner Rahn then asked which lot construction will begin on and what the projected timeframe for the project is. Mr. Wolf answered that they will begin construction on Lot 2 and will build 5 – 6 units within the first six months and will then build as quickly as the units fill up.

Chair Sisson turned the floor over to City Engineer Amy Woodruff to speak on the item and answer questions. Chair Sisson asked if she had any concerns about the project going forward, Engineer Woodruff stated that she does not have any concerns and that the applicant has done a lot of work to make it a great project for all parties.

Chair Sisson asked if anyone in the audience would like to speak on the item:

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Jeremy Fielding of the Middleton Chamber of Commerce asked what the plans for the intersection at North Middleton Road and Cornell Street are, and Commissioner Rahn responded that a traffic study will be done to determine what is needed.

Mike Fitzrick stated that he would like to see a traffic light put in at that intersection and not a round-a-bout.

Mike Dittenber of the GMPRD Board thanked the Commission and applicant for the donation to Foote Park and stated that he believes three (3) parking spots per unit is too many. He urged the Commission to only require two (2) per unit and then a visitor lot.

Chair Sisson closed the public hearing at 7:55 p.m.

Commissioner Rahn asked the applicant about concerns that were raised regarding junk cars in the parking lot, Mr. Wolf responded that the owners are also the property managers and that it is in their best interest to keep the project nice and clean. So they will not allow junk cars to be left onsite.

Chair Sisson stated that it is obvious that the applicant has worked very hard to make this a nice project everyone will be happy with. He added that he believes the traffic study needs to be a condition of the approval.

**Motion:** Motion by Commissioner Rahn to recommend City Council approve a request by Chandler Daw and Angie Daw, Rivco Properties LLC, Val Wahlen and Lori Wahlen and Wolf Building Company LLC, to approve a preliminary plat in a mixed-use zone on Lot 1 Block 1, Old Mill Subdivision. The property is located at the northwestern corner of Middleton Road and Cornell Street, Middleton, Idaho with the conditions that the applicant shall construct or pay to construct its proportionate share of transportation improvements identified in the traffic study accepted by the City and the subdivision is to have 136 marked parking stalls common and available to each of the lots by a recorded cross-access easement, was seconded by Vice-Chair Watson and carried unanimously by roll call vote.

**4B) A request by Rich Davis to approve a preliminary plat in a residential zone. The property is located at the northwest corner of 9<sup>th</sup> Street and Fox Ave., Middleton, Idaho.**

Chair Sisson declared the public hearing open at 7:10 p.m. and turned the floor over to the City Planner Randall Falkner who gave the staff report and answered questions.

Chair Sisson turned the floor over to Jay Walker who spoke on the item on behalf of the applicant and answered questions.

Commissioner Billett asked about the configuration of the subdivision and the dead end at Lantern Lane. Mr. Walker replied that the subdivision will be an alley type set up, with a vertical curb and landscaping at the end of the dead end to

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prohibit anyone from driving through it.

Commissioner Rahn asked about the ease for emergency vehicles, and Mr. Walker stated that there will be plenty of access room.

Chair Sisson asked about the size of each lot, and Mr. Walker replied that each lot will be on an average of 1/3 of an acre.

Chair Sisson asked if anyone in the audience would like to speak on the item:

Jeremy Fielding said that he had previously work on a plat with a dead end such as the one on Lantern Lane and he stated that adding a note on the plat stopped any home owners from making their own direct access.

Chair Sisson turned the floor over to City Engineer Woodruff who stated that she does not have any concerns on the project and that they will continue to work with emergency response units to makes sure that their needs are met.

Chair Sisson closed the public hearing at 8:28 p.m.

Commissioner Rahn stated that he believes this will be a good development.

Chair Sisson added that he prefers these types of developments and looks forward to seeing it finished.

**Motion:** Motion by Commissioner Billett to recommend City Council approve a request by Rich Davis to approve a preliminary plat in a residential zone. The property is located at the northwest corner of 9<sup>th</sup> Street and Fox Ave., Middleton, Idaho with the conditions that the following lots shall have the following minimum frontages along the publicly maintained road:

- a. Lot 1, east boundary, 70 feet
- b. Lot 9, C-6, 66 feet
- c. Lot 10, C-5, 53 feet
- d. Lot 11, C-4, 53 feet
- e. Lot 12, C-3, 68 feet
- f. Lot 13, rear, 70 feet

Was seconded by Commissioner Garner and carried unanimously by roll call vote.

**5) Public Comments:** none.

**6) Commission/Staff Comments:** Commissioner asked about the conditions for the development agreement that were proposed by the Commission but did not end up in the final development agreement. Deputy Clerk Cotterell replied that at the Public Hearing the Teichert's were in attendance and stated that they were comfortable with the plan for the privacy fence to be built by their home. Tim O'Meara of the GMPRD

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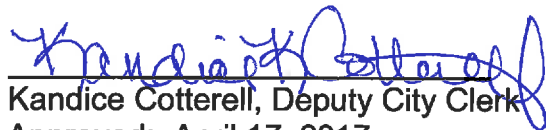
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answered that he already has plans for the donated monies and will not have a problem spending it in the timeframe given.

## 7) Adjourn

**Motion:** Motion by Vice-Chair Watson to adjourn was seconded by Commissioner Billet and carried unanimously. Chair Sisson declared the meeting adjourned at 8:35 p.m.

ATTEST:

  
Kandice Cotterell, Deputy City Clerk  
Approved: April 17, 2017

  
Chair Lary Sisson

