
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
JANUARY 13, 2020**

The January 13, 2020 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 6:30 p.m.

Roll Call: Chairwoman Janet Gregory, Commissioners Jackie Hutchison, Ray Waltemate, Bill Deaver, and Whitney Springston were present.

3. Information Items: Planning and Zoning Commission Meetings will be held at 7:00 p.m. going forward as approved 12-09-19.

4. Action Items

A. Consider approving minutes of the December 9, 2019 regular meeting.

Chairwoman Gregory called the agenda item and asked if any of the commissioners had anything they wanted to speak on: None.

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

B. Consider approving an Amended Preliminary Plat for West Highlands Ranch Subdivision, Middleton, Idaho. The subject property is located North of Willis Rd., East of Emmett Rd. and West of Cemetery Rd. West Highlands Ranch community will consist of approximately 967 residential lots.

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief reading of the administrative review and presented the set of plans with the changes to be made. Commissioner Hutchison asked if this was to be almost one thousand homes, Planning and Zoning Official Bruce Bayne advised no, it is going to be 558 buildable lots, and the Development Agreement that was completed previously is still valid. Commissioner Springston asked for some clarification on what the traffic improvements would be, Planning and Zoning Official Bruce Bayne advised that none of the roads or the overlying agreements have changed. Chairwoman Gregory asked if the representative for the item was present. Representative Sabrina Durtschi with the address of 3103 W Sheryl Drive Meridian, ID 83642 presented briefly the information on the amended preliminary plat. Representative Adam Capell with the address of 3103 W Sheryl Drive Meridian, ID 83642 went over the three product types they are going to be offering at West Highlands.

Commissioner Springston requested that the minutes reflect there are only 558 buildable lots.

Motion: Motion by Commissioner Waltemate to approve the Amended Preliminary Plat for West Highlands Ranch Subdivision, it was seconded by Commissioner Deaver and carried unanimously.

- C. Consider approving an annexation and zoning for Richard and Amy Davis of approximately 6.06 acres from Canyon County Agriculture to City of Middleton M-U (Mixed Use). The subject property lies North of Main Street, adjacent to and North of Perfection Tire and to the Eastern side of Hartley Lane. Subject property parcel number is R1788901000.**

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave brief reading of the administrative review. Chairwoman Gregory asked if the applicant or representative was present. Representative Adam Hegstrom whose address is 520 Waltman Lane, Meridian, ID 83642 came forward and advised they came to Planning and Zoning's previous meeting on December 9, 2019, however they were still trying to purchase another portion to complete the property, and decided to wait until this meeting to annex and zone the subject property. Adam advised the Commission that they are not looking at purchasing the extra portion any longer and would just like to annex and zone the 6.06 acres alone. He also went over the product they will be building there, which is to be 17 or so 4-plexes. And it should include a park and some amenities.

Motion: Motion by Commissioner Springston to approve the annexation and zoning of approximately 6.06 acres for Richard and Amy Davis from Canyon County Agriculture to City of Middleton M-U (Mixed Use), the subject property lies North of Main Street, adjacent to and North of Perfection Tire and to the Eastern side of Hartley Lane. It was seconded by Commissioner Waltemate and carried unanimously.

- D. Consider approving a Design Review Permit for Middleton Spec (Speculative) Building located at 1012 W Main St., Middleton, Idaho. The subject property is located along the North side of Main Street in the Wellstone Business Park.**

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief reading of the administrative review. Representative Jonathan Eldridge with the address of 1008 W Main Street Middleton, ID 83644 came forward to go over the coloring of the building, he stated since they are planning on selling the property they are wishing to keep it as plain as possible, as there is an unknown business going to be coming in.

Motion: Motion by Commissioner Springston to approve the Design Review Permit for the 1012 W Main Street Middleton Spec Building, it was seconded by Commissioner Hutchison and carried unanimously.

E. Consider approving a Design Review Permit with conditions for the address 11310 Bass Lane, Caldwell, Idaho. The subject property is located along the West side of Middleton Road in the Middleton Industrial Park.

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave brief reading of the administrative review. He advised the Commission that Representative Jo Greer with Rule Steel was unable to attend the meeting due to extenuating circumstances. Commissioner Hutchison asked if the Commission could request wrought iron fencing to be a condition of the permit, Planning and Zoning Official Bruce Bayne advised her they could.

Motion: Motion by Commissioner Hutchison to approve the Design Review Permit for 11310 Bass Lane, Caldwell, Idaho with the following conditions:

1. The fencing be of a more decorative material like black wrought iron fencing.
2. The site will have an on-site screened/fenced dumpster.
3. Fire department associated comments.

The motion was seconded by Commissioner Deaver and carried unanimously.

F. Consider approving a Design Review Permit with conditions for the address 21895 Cobalt Ave., Caldwell, Idaho. The subject property is located along the West side of Cobalt Avenue in the Middleton Industrial Park.

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave brief reading of the administrative review. He advised the Commission that Representative Jo Greer with Rule Steel was unable to attend the meeting due to extenuating circumstances, and she was also the Representative for the previous agenda item. Commissioner Hutchison advised she would like to request a metal awning installed over head of the front entrance, as well as black wrought iron fencing for this design as well.

Motion: Motion by Commissioner Waltemate to approve the Design Review Permit for 21895 Cobalt Avenue, Caldwell, Idaho with the following conditions:

1. The fencing be of a more decorative material like black wrought iron fencing.
2. The site will have an on-site screened/fenced dumpster.
3. The structure will have a metal awning installed over head of the front entrance.
4. Fire department associated comments.

The motion was seconded by Commissioner Hutchison and carried unanimously.

G. Consider changing the upcoming Planning and Zoning Commission dates from April 13, 2020 to April 6, 2020 and December 14, 2020 to December 7, 2020 to offset from the City Council meetings by one week. Also changing Monday October 12, 2020 (Columbus Day) to Tuesday October 13, 2020.

Chairwoman Gregory called the agenda item and the Commissioners deliberated on the changes. It was decided that all the date changes worked best for everyone.

Motion: Commissioner Hutchison motioned to approve changing the upcoming Planning and Zoning dates from April 13, 2020 to April 6, 2020 and December 14, 2020 to December 7, 2020 to offset from the City Council meetings by one week. And changing Monday October 12, 2020 (Columbus Day) to Tuesday October 13, 2020. The motion was seconded by Commissioner Deaver.

Public Comments, Commission/Staff Comments:

Chairwoman Gregory opened the Public Comments, Commission/Staff Comments portion of the meeting.

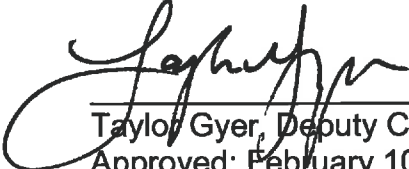
Mike Raefe came forward to state he doesn't understand why the address for the Design Review Permit for the Rule Steel building was in Caldwell and not Middleton. Planning and Zoning Official Bruce Bayne advised they are only in Caldwell for the Post Office, but they are in Middleton as far as taxes and code requirements. Mike also wanted to state that he believes transportation and roads need to be looked at before bringing in more development.

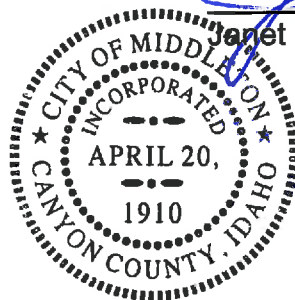
Motion: Commissioner Springston motioned to adjourn the meeting at 8:46 p.m..

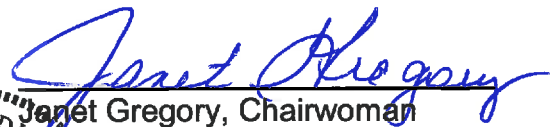
Adjourn

Chairwoman Gregory adjourned the meeting at 8:46 p.m.

ATTEST:


Taylor Gyer, Deputy Clerk
Approved: February 10, 2020




Janet Gregory, Chairwoman