
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
MARCH 9, 2020**

The March 9, 2020 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 7:00 p.m.

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

3. Information Items:

- Mayor Steve Rule addressed the Commission and gave an overview of the current City projects, funding and transportation.
- Urban Renewal Discussion – Commissioner Waltemate gave a brief overview of what Urban Renewal can currently do for the City and expressed hope for future coordination of projects with the two agencies.

4. Action Items

A. Consider approving minutes of the February 10, 2020 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 February 10, 2020 regular meeting was seconded by Commissioner Hutchison and carried unanimously.

B. Public Hearing: Consider an application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main St., South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.

Public Hearing Open: Chairwoman Gregory opened the Public Hearing at 7:32 p.m. and asked the Planning and Zoning Official Bruce Bayne to give a brief review of the application.

Commissioner Springston asked if this was going to be a high traffic business, and Planning and Zoning Official Bruce Bayne advised the applicant will speak to that, however Planning and Zoning Official Bruce Bayne has driven by the current property and there is very little parking available to the business at this time and due to this they

are parking on the street. Currently his shop is half the size that he would like. Commissioner Hutchison asked what would be stored in the storage yard on Main Street? Would there be trucks parked all over and what would happen to the house currently there? Planning and Zoning Official Bruce Bayne advised that the applicant will store his trucks and work vans in the storage yard. However there is a house on the front of the property and there are trees that will provide a screen from Main Street. The shop will be constructed on the back of the property so it will be well screened. Commissioner Hutchison asked if the shop is going to be an office? Planning and Zoning Official Bruce Bayne said he couldn't answer that question, but the applicant can speak to that.

Chairwoman Gregory asked if the shop will affect the neighboring residences? Planning and Zoning Official Bruce Bayne said we have not received any responses from adjacent property owners to date and they did not go to the neighborhood meeting. And he also advised of the newly approved Bozic Subdivision at Hartley Lane and Highway 44 that has six commercial lots, and this is a great area for commercial. The two homes that are there have great commercial potential and as the City expands he is sure business owners will want to purchase those lots. And we want business on the frontage of Main Street.

Chairwoman Gregory asked if the applicant was present, Jed Wyatt with the address 1154 N Buffalo Way gave a brief review to the Commission and addressed questions previously asked. He advised that the people parking in the road are with the landscaping company across the street from his current building. But his employees do have to park on the street as well sometimes because they do not have enough room. His company is Zing Lawn Care and they do lawn fertilization and Christmas Lights. They do not have any construction trucks. Everything would be housed inside the new shop including the trucks and they will have an office in the front of the building. He anticipates hopefully leasing out the home at the front of the lot to commercial use of some kind.

Commissioner Springston asked for safety how many trucks will be running in and out of the business on a daily basis, with concern for traffic on Main Street? Jed Wyatt advised he has six trucks right now, but will be building a shop to have eighteen bays and plans on leasing out some of those bays. He stated that the traffic in and out will only be in the morning and the afternoon when people arrive and leave for the work day. He has no customers that will be coming to the business. Commissioner Hutchison expressed the hope that he will do something to make the house on Main Street look appealing. Jed stated that he has redone all the plumbing and electrical and taken down some trees that needed to be removed due to safety concerns. His company does lawn care and he wants to do some nice landscaping up front along Main Street by the house and where they will put their sign. The property will be fenced in the back and all employees will park behind the house.

Chairwoman Gregory asked if anyone in the audience had any comments: none.

Closed Public Comment: Chairwoman Gregory closed the public comment at 7:46 p.m.

Commissioners Hutchison, Springston and Deaver expressed support for the rezone.

Motion: Motion by Commissioner Springston to approve the application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule), it was seconded by Commissioner Waltemate and carried unanimously.

Closed Public Hearing: Chairwoman Gregory closed the Public Hearing at 7:48 p.m.

Public/Commission/Staff Comments:

Mike Graefe address 1889 Ridge Way talked about the Middleton Food Bank location behind the Youth Ranch. They are looking to move into a different space just to the West of where they currently are at and would need to put power in. They do not have a budget for it but are looking for people who could help. It would entail some conduit, electrical wiring and a licensed electrician. He thinks that the food bank represents Middleton, and when he donates there he is helping the families in Middleton. He is trying to put in a plug for the food bank. He asked Mayor Rule if the City has a vacant building they could use and the Mayor responded he did not. Commissioner Springston stated that she does non-profit fundraising for a living and she will give Mike her contact information that he can then pass along to Joel at the food bank. Mayor Rule stated he has the contact information for the Joel and will have Deputy Clerk, Taylor Gyer forward that to Commissioner Springston.

Commissioner Springston stated she wanted to follow up on the conversation a few months ago regarding updating the code and if the Mayor and Commission would be able to have an opportunity to go through that at another time and place to get some feedback. Commissioner Waltemate asked that the Mayor communicate via email on the changes, because they would really like to get some of those in the works by next month.


Mayor Rule advised he would like to do a workshop in about 4-6 months and go through the changes to the code and asked if this was a reasonable approach. Commissioner Waltemate said absolutely, yes.

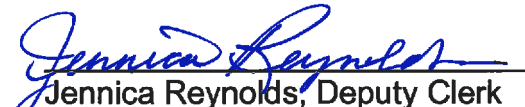
Planning and Zoning Official Bruce Bayne said he received a letter from Commissioner Hutchison stating she will not be at the next meeting April 6, 2020. He confirmed that the other Commissioners will be present.

Adjourn

Chairwoman Gregory adjourned the meeting at 7:55 p.m.

ATTEST:


Janet Gregory, Chairwoman


Jennica Reynolds, Deputy Clerk
Approved: April 6, 2020