

# STAFF REPORT

## Middleton Planning and Zoning Commission

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Dewey Avenue Business Park Subdivision

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**A request by Hopkins Mortgage Fund LLC for preliminary plat approval to replat Lots 1-10 Block 6 of Foote Addition to Middleton Subdivision at the southeast corner of N. Dewey Ave and E. 1<sup>st</sup> St., Middleton, Idaho.**

**Applicant:** Hopkins Mortgage Fund LLC

**Representative:** Mason and Associates  
826 3<sup>rd</sup> Street South  
Nampa, ID 83651

1. **APPLICATION:** The application was received and accepted by the City on March 12, 2018.
2. **NOTICE OF PUBLIC HEARING:**  
Published notice Idaho Press Tribune: March 24, 2018  
Letters to 300' Property Owners: March 23, 2018  
Letters to Agencies: March 23, 2018  
Property Posted: March 30, 2018
3. **APPLICABLE CODES AND STANDARDS:**  
Idaho Code Title 67, Chapter 65  
Middleton City Code, Title 5, Chapters 2, 3 & 4  
Middleton City Code, Title 6, Chapters 1, 2, 3 & 4
4. **CITY STAFF COMMENTS:**  
The property is currently zoned C-3 (Heavy Commercial). The purpose of C-3 (Heavy Commercial) zone is to accommodate commerce which is more intensive in character (noise, odor, light, vibration, dust, traffic, etc.) than in other commercial zones and which may be semi-industrial in character.

Properties to the north, south and west are currently zoned C-2 (light commercial). Properties to the east are zoned R-3 residential. The residential properties to the east are buffered from the commercial property by the Union Pacific Railroad easement and a canal. Properties to the north are buffered by 1<sup>st</sup> Street, while properties to the west are buffered by

Dewey Avenue.

**Compliance with Comprehensive Plan**

The request is consistent with the following policies in the Comprehensive Plan: Economic Development Goal 6: Promote a strong and diverse local economy in the City. Objective A: Invite commercial and industrial development that provides employment opportunities, higher-paying jobs, and allows residents to remain in the City for employment. Strategy 1: Encourage business and industries that match residents' education and skills, and that provide profitable employment for residents. The request will help promote a strong and diverse local economy in Middleton by providing employment opportunities and allowing residents to remain in the City for employment.

**Neighborhood Meeting**

A neighborhood meeting was held on March 15, 2018. The only attendee stated that he would like to see the property remain the same use/zone and that Middleton needs more commercial.

5. **WRITTEN AGENCY RESPONSES RECEIVED TO DATE:** A letter from Sawtooth Law Offices was received on April 2, 2018 stating that Drainage District No. 2 claimed an easement applicable to N. Middleton Drain. Staff provided a copy of the letter to the applicant.
6. **ADJACENT PROPERTY OWNERS RESPONSES RECEIVED TO DATE:** None
7. **STAFF RECOMMENDATION:** Staff recommends that the Planning & Zoning Commission recommend that the City Council approve the preliminary plat with the following conditions: preliminary plat to be conditioned upon approval of a vacation of right-of-way, and make changes as shown in letter from the City Engineer (dated April 3, 2018), see attached letter.