

STAFF REPORT

Middleton Planning and Zoning Commission

Western Pines Subdivision

A request by Madison River Trust for preliminary plat approval to replat Lot 22 Block 1 of the Pines No. 1 at Meadow Park Subdivision into 18 lots on 11.19 acres on-half mile west of Middleton Road and approximately 1,000 feet south of Meadow Park Blvd at the south end of the existing Scotch Pine Dr., Middleton, Idaho.

Applicant: Tim Kristovich
2335 N Grey Hawk Ave
Kuna, ID 83634

Representative: Mason and Associates
826 3rd 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:**
To the north is the existing Pines No. 1 at Meadow Park subdivision in city limits, to the south and east is agricultural land located in Canyon County (outside of city limits), and to the west is the existing Pines subdivision and residential land in Canyon County.

The request proposes to replat Lot 22 Block 1 of the Pines No. 1 at Meadow Park Subdivision into 18 lots on 11.19 acres. The property was platted July 16, 2013 to an R-3 zone. Sanitary sewer and domestic water were installed per the City approved plans during

the original construction of Pines No. 1 at Meadow Park, and public utilities were installed in accordance with the Idaho Power Company joint utility trench requirements.

Western Pines subdivision will use the existing sewer and water services to serve the proposed lots. The street improvements are proposed with rolled curb and stormwater retention.

Compliance with Future Land Use Map and Comprehensive Plan

The future land use map shows the subject site as residential. The applicant is requesting residential uses throughout the site.

The request is consistent with the following policies in the Comprehensive Plan: Housing Goal 10: Allow dwelling types that match residents' lifestyles, Objective B: Promote in-fill housing improvements; and Land Use Goal 4, Objective A: Encourage orderly development of areas that can be easily provided with city utility services. The request will promote in-fill development in an area that is zoned R-3 and is appropriate for additional single-family homes. Orderly development is being encouraged in an area that can be easily provided with city utility services because sanitary sewer and domestic water have already been installed per the city approved plans during the original construction of the Pines subdivision.

Flood Analysis

A flood analysis for Willow Creek and Meadow Park was done on June 22, 2016. This report was prepared at the request of the City of Middleton floodplain coordinator and represents what would be used to determine Base Flood Elevations (BFE) on the subject property by the City of Middleton. The purpose of this report is to provide an estimate of the 1% (100-year) BFE for the project area to allow the developer to elevate the site above the expected 100-year floodplain. The analysis is not intended to become a regulatory FEMA map and is provided to establish a reasonable 1% (100-year) base flood elevation and to demonstrate that the development would not increase a 1% base flood elevation by more than 1-foot. Recommendations include the following: that fills for the property be above the base flood elevations shown on the figure consistent with the City of Middleton floodplain regulations, and that the City of Middleton has requirements for on-site storage of stormwater/drainage so it does not contribute to the 1% (100-year) flood event and the city should be contacted regarding their requirements.

For residential construction, City Code requires that the lowest finished floor elevation be elevated to a minimum of one foot above the base flood elevation, and that all building utility systems, including electrical, heating, ventilation, plumbing, air conditioning, ductwork and other facilities be elevated at least one foot above base flood elevation (4-3-8-5.A.2.a, b & c.). Note 15 on the preliminary plat states that all buildings within the local flood plain shall be raised above the flood plain and is in compliance with City Code.

Neighborhood Meeting

A neighborhood meeting was held onsite at the south end of Scotch Pine Drive on March 9, 2018. A total of 17 people attended the meeting and concerns included the following: the

irrigation district and that they run out of water and how the applicants' improvements would affect them, increase of traffic, and building in the low lying area.

5. **WRITTEN AGENCY RESPONSES RECEIVED TO DATE:** None
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: make changes as shown in letter from the City Engineer, see attached letter dated April 3, 2018.