



CITY OF MIDDLETON

P O Box 487, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV



Planning Department

Master Planning and Zoning Application

Rev: 9/13/2017

Date of acceptance: 3/12/18
Accepted by: [Signature]
Fee paid: \$ 575 Rec 1.228435

Property Owner:

Tim Kristovich (406) 581-8688 Kristy.construction@gmail.com
2335 N. Gray Hawk Av. Kuna, ID 83634

Representative:

Mason and Associates (208) 454-0256 wmason@masonandassociates.us
826 3rd Street South Nampa, ID 83651

Application Type:

- Annexation and Zoning
Preliminary Plat
Conditional Use Permit
Comprehensive Plan Map or Text Amendment
Amend or Terminate a Recorded Development Agreement
Rezone
Final Plat
Variance
Development Agreement
Vacate Right-of-Way
Ordinance Amendment
Design Review
Waiver

Site Information:

Address: Scotch Pine drive
Crossroads: Lodgepole Drive and Scotch Pine drive
Assessor's Tax Parcel No(s): R37576120
Total Acres: 11.19 Next to City limits? in city limits
Existing Zoning: R-3 Proposed Zoning: NA
Floodplain Zone: E Hillside (grades exceeding 10%): NA

William J. Mason for Tim Kristovich
Property Owner's Printed Name
William J. Mason for Tim Kristovich
Property Owner's Signature

March 7, 2018
Date
City Official Accepting Application



**CITY OF MIDDLETON**

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Planning Department

**Master Planning and Zoning Application**

Rev: 9/13/2017

Date of acceptance: 3/12/18

Accepted by: [Signature]

Fee paid: \$ 519

**Checklist - A complete Planning and Zoning Application must include the following.**

- Complete Application** (incomplete applications will not be accepted)
- Application Fee** (see Fee Schedule). Note: Any city engineering and attorney expenses throughout the approval process that are related to an application are billed to the applicant in addition to the application fee.
- Proof of Ownership:** attach a copy of the recorded deed or purchase agreement.
- Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- Vicinity Map:** attach an 8 ½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- Neighborhood Meeting:** If applicable, attach original sign-up sheet. *owner to send out supplied letter. March 9th 6-6:30 pm*
- Narrative:** attach a brief statement describing the reason for the application and desired outcome, including the following:
  - Existing and proposed zoning and land use(s)
  - How the proposal is harmonious with the city's comprehensive plan
  - Anticipated adverse impacts on neighbors
  - Proposed buffers types and locations, if any
  - Information helpful to decision-makers:
    - If a **Conditional Use Permit application**, see Middleton City Code 5-3-4
    - If a **Variance application**, see Middleton City Code 5-3-5
    - If a **Waiver application**, see Middleton City Code 6-7-1.
- If applicable, attach proposed **Development Agreement**.
- If applicable, attach proposed **Preliminary Plat**
- If applicable, attach proposed **Final Plat**
- If applicable, attach required "Materials and Information" for **Design Review** (see Middleton City Code 5-5-5)

**Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office).

**Complete Application (Staff check this box and initial when complete):** [Signature]

# Mason & Associates Inc.

Professional Engineers,  
Land Surveyors  
& Planners  
826 3rd St. South Nampa, ID 83651  
(208) 454-0256 Fax (208) 454-0979

## LETTER OF TRANSMITTAL

Date <u>3/7/18</u>	Job No. <u>FE0418</u>
Attention: <u>DARIN TAYLOR</u>	
Re: <u>WHISPERING PINES</u>	

TO: CITY OF MIDDLETON

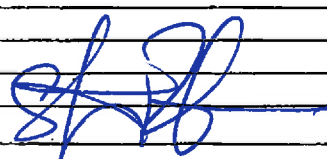
Attached     Under separate cover Via  Hand delivery     \_\_\_\_\_ the following items  
 Shop drawings     Prints     Plans     Engineer's report     Specifications  
 Copy of letter     Original mylar     Other \_\_\_\_\_


Copies	Date	No.	Description
1			PRELIMINARY PLAT
1			CK # 503 \$ 575 APPLICATION FEES
1			COMPLETED APPLICATION
1			NOTARIZED AFFIDAVIT OF LEGAL INTREST
1			LEGAL DESCRIPTION
1			8 1/2 X 11 VICINITY MAP
1			NEIGHBORHOOD MEETING LETTER
1			LETTER OF INTENT

Transmitted as checked below:

For approval     Approved as submitted     Resubmit     Copies for approval  
 For your use     Approved as noted     Submit     Copies for distribution  
 As requested     Returned for corrections     Return     Corrected prints  
 For review & comment  
 For bid due by \_\_\_\_\_

REMARKS OWNER TO BRING TO THE CITY A COMPLETED <sup>NEIGHBORHOOD</sup> ~~STATEMENT~~ MEETING SIGN UP SHEET MONDAY MORNING MARCH 12

Signed: 

Copy to: \_\_\_\_\_  
 Received By:  Date 3/7/2018

LETTER OF INTENT  
FOR  
PRELIMINARY PLAT WHISPERING PINES SUBDIVISION  
MIDDLETON, IDAHO

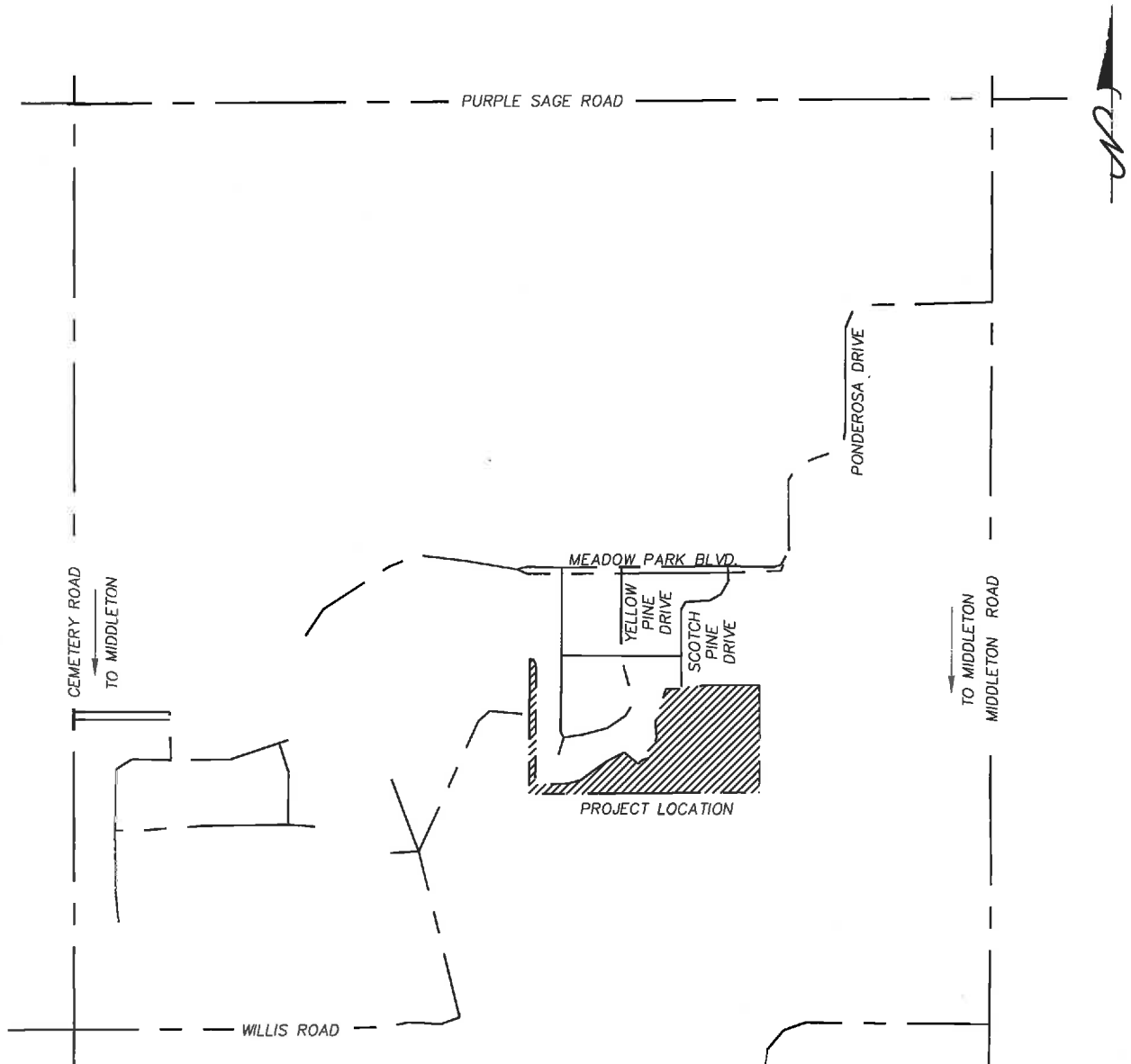
We are proposing a Replat of Lot 22 Block 1 of The Pines No. 1 at Meadow Park. The property is located west of Middleton Road at the south end of the existing Scotch Pine Road. It is a Part of the NW 1/4 SE 1/4, Section 31, T. 5 N., R. 2 W., B.M., Middleton, Canyon County, Idaho.


The property in question was originally platted in July 16, 2013 in an R-3 zone. During the original construction, sanitary sewer and domestic water were installed per the City approved plans. Public utilities were installed in accordance with the Idaho Power Company Joint Utility Trench Requirements.

Whispering Pines Subdivision will use the existing sewer and water services to serve the lots in Whispering Pines Subdivision. No additional lots are proposed. The street improvements will remain as originally proposed with ribbon curb and roadside stormwater swales.

# VICINITY MAP

A REPLAT OF LOT 22 BLOCK 1 OF THE PINES NO. 1 AT MEADOW PARK,  
 A PART OF THE NW 1/4 SE 1/4, SECTION 31, T. 5 N., R. 2 W., B.M.  
 MIDDLETON, CANYON COUNTY, IDAHO  
 2018



<b>VICINITY MAP</b>	
<b>WHISPERING PINES SUBDIVISION</b>	
	Professional Engineers, Land Surveyors & Planners 826 3rd St. South, Nampa, ID 83651 (208) 454-0256 Fax (208) 454-0879
	JOB NO. <b>FE0418</b> DWG NO. <b>FE0418PP</b> SCALE: <b>1"=1000'</b> REV. <input type="checkbox"/> FIELD BOOK NO.
DRAWN BY: <b>JH</b> DATE: <b>3/7/18</b>	



Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: [dholzhey@mseng.us](mailto:dholzhey@mseng.us)

FOR: Tim Kristovich  
JOB NO.: FE0418  
DATE: February 21, 2018

### PARCEL 1

A re-plat of Lot 22 Block 1 of The Pines No. 1 at Meadow Park a portion of the NW1/4 SE1/4 of Section 31, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the SE1/4;

Thence S 89° 33' 44" W a distance of 1326.36 feet along the northerly boundary of the NE1/4 SE1/4 to the northeast corner of said NW1/4 SE1/4;

Thence S 00° 04' 04" E a distance of 699.94 feet along the easterly boundary of said NW1/4 SE1/4 to the northeast corner of Lot 22 Block 1 of The Pines No. 1 at Meadow Park and the **POINT OF BEGINNING**;

Thence along the easterly, southerly, westerly, and northerly boundaries of Lot 22 Block 1 of The Pines No. 1 at Meadow Park the following distances and courses;

Thence S 00° 04' 04" E a distance of 621.87 feet;

Thence S 89° 38' 40" W a distance of 1329.04 feet;

Thence N 00° 02' 56" E a distance of 782.31 feet;

Thence S 72° 07' 02" E a distance of 24.60 feet;

Thence S 25° 39' 44" E a distance of 18.41 feet;

Thence S 13° 47' 47" E a distance of 33.41 feet;

Thence S 01° 06' 22" W a distance of 169.14 feet;

Thence S 00° 07' 31" W a distance of 325.66 feet;

Thence S 01° 29' 11" W a distance of 178.60 feet;

Thence N 87° 27' 53" E a distance of 195.79 feet;

Thence N 74° 56' 19" E a distance of 69.93 feet;

Thence N 53° 35' 00" E a distance of 119.37 feet;

Thence N 55° 57' 56" E a distance of 80.94 feet;

Thence N 63° 21' 03" E a distance of 100.21 feet;

Thence S 51° 33' 30" E a distance of 108.21 feet;

Thence along a curve to the right, having a radius of 60.000 feet, a delta angle of 62° 00' 55", and whose long chord bears N 58° 38' 12" E a distance of 61.82 feet;

Thence N 00° 19' 14" W a distance of 73.65 feet;

Thence along a curve to the left, having a radius of 50.000 feet, a delta angle of 94° 31' 52", and whose long chord bears N 42° 19' 29" E a distance of 73.45 feet;

Thence N 04° 56' 27" W a distance of 58.31 feet;

Thence N 02° 04' 50" E a distance of 30.31 feet;

Thence N 17° 41' 01" E a distance of 194.85 feet;

Thence N 90° 00' 00" E a distance of 65.35 feet;

Thence S 89° 57' 46" E a distance of 52.00 feet;

Thence N 00° 02' 14" E a distance of 10.37 feet;

Thence N 84° 52' 24" E a distance of 140.57 feet;

Thence S 89° 59' 48" E a distance of 281.82 feet to the **POINT OF BEGINNING**.

This parcel contains 11.192 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )
COUNTY OF CANYON )

I, Madison River Trust, 2335 N. Greyhawk Ave.
John Kristovich Trustee (name) (address)
Kuna, Idaho (city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

Mason and Associates, 826 3rd Street South, Nampa, ID 83651
(name) (address)

to submit the accompanying application(s) pertaining to that property.

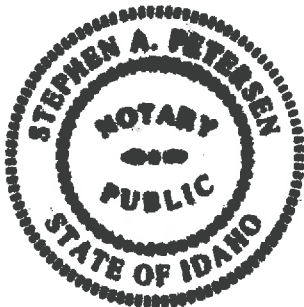
- 2. I agree to indemnify, defend and hold the City of Middleton and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Middleton staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this Feb. day of 28, 2018

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written

[Signature] STEVE PETERSEN
(Notary Public for Idaho)



Residing at: MIDDLETON IDAHO

My Commission Expires: 9/29/20





Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. South, Nampa, Idaho 83651  
Ph (208) 454-0256 Fax (208) 454-0979  
e-mail: [spetersen@masonandassociates.us](mailto:spetersen@masonandassociates.us)  
[www.masonandassociates.us](http://www.masonandassociates.us)

February 27, 2018

Dear Property Owner,

On behalf of your neighbor, Kristy Construction, we invite you to a neighborhood meeting onsite, at the south end of Scotch Pine Drive, Middleton Idaho, on Friday, March 9, 2018 from 6:00 pm to 6:30 pm.

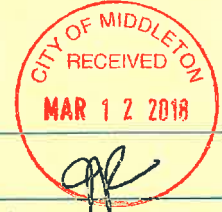
We will be submitting a preliminary and final plat application to the City of Middleton. This project will complete the remaining improvements of the original development.

If you have questions or concerns regarding the project, please attend if you desire to discuss.

Sincerely,

Steve Petersen  
Mason and Associates, Inc.

Meeting 6:00 pm to 6:30 pm March 9, 2018



Signature

Print

Sheila Hunt  
Jared Roe

Sheila Hunt  
Jared Roe

M/m William Jensen

Wm. Jensen

\* Mary Lou Kowal

Mary Lou Kowal

\* Rena Wymore

Rena Wymore

\* Tom Sharp

Richard Wymore  
Tom Sharp

Melloney Peterson

Melloney Peterson

Corey A. Brock

Corey A. Brock

Derek Fong

Derek Fong

Kirk Adams

Kirk Adams

\* Debbie Sindelwist

Debbie Sindelwist

CHARI GARRETT

CHARI GARRETT

Becky Kristovich

Becky Kristovich

John Kristovich

John Kristovich

Tim Kristovich

Tim Kristovich

CHRISTOPHER AND KARA MAZE  
1997 WHITE PINE DR  
MIDDLETON, ID 83644

MIDDLETON SCHOOL SITRICT NO 134  
5 S VIKING AVE  
MIDDLETON, ID 83644

KYLE AND ALYSSA MILLER  
1981 YELLOW PINE DR  
MIDDLETON, ID 83644

HEIDI MOORE  
24399 WANDA WAY  
MIDDLETON, ID 83644

SHANE AND JENNIFER MORGAN  
1936 YELLOW PINE DR  
MIDDLETON, ID 83644

MOUNTAIN WEST IRA FBO GARY CASIN  
IRA  
10096W FAIRVIEW AVE NO 160  
BOISE, ID 83704

ROBERT AND ANCELA ORLOSKI  
1976 WHITE PINE DR  
MIDDLETON, ID 83644

COREY PATOCKA  
2004 YELLOW PINE DR  
MIDDLETON, ID 83644

BOBBIE AND KATHERINE ROOKER  
1914 WHITE PINE DR  
MIDDLETON, ID 83644

SHANY ACRES HOMEOWNERS ASS. INC.  
ERIC LOWRY  
13159 OCOTILLO  
KUNA, ID 83634

FRED AND LILA SHARP  
1978 YELLOW PINE DR  
MIDDLETON, ID 83644

TONY AND ANGELA SNIDER  
1994 YELLOW PINE DR  
MIDDLETON, ID 83644

DELFO AND KORENA SWINDLEHURST  
2051 WHITE PINE DR  
MIDDLETON, ID 83644

JACOB TUNISON  
24174 WANDA WAY  
MIDDLETON, ID 83644

SCOTT AND LISA WAHL  
213 LODGEPOLE DR  
MIDDLETON, ID 83644

THOMAS AND JANELL WARD  
2002 SCOTCH PINE DR  
MIDDLETON, ID 83644

RANDY WEYANDT  
2003 SCOTT PINE DR  
MIDDLETON, ID 83644

JASON WILLINGHAM  
1955 WHITE PINE DR  
MIDDLETON, ID 83644

CARLSEN FAMILY TRUST  
CARLSEN DONNA MAE TRUSTEE  
2022 WHITE PINE DR  
MIDDLETON, ID 83644

KIRK RENE & PATRICIA ANNE LIV TRUST  
KIRK PATRICIA A TRUSTEE  
24344 WANDA WAY  
MIDDLETON, ID 83644

YENSEN FAMILY TRUST  
YENSEN WILLIAM A TRUSTEE  
1995 YELLOW PINE DR  
MIDDLETON, ID 83644

THOMAS YOUNG AND SHEILA KEYS  
11205 DALLY LN  
MIDDLETON, ID 83644

MOUNTAIN WEST IRA FBO CYNTHIA R  
REALEY IRA / MOUNTAIN WEST IRA FBO  
GARY CASIN IRA  
10096 W FAIRVIEW AVE NO 160  
BOISE, ID 83704

KIRK AND SARA ADAMS  
24258 WANDA WAY  
MIDDLETON, ID 83644

KELLEY AND AINZLEY ANDERSON  
1982 WHITE PINE DR  
MIDDLETON, ID 83644

JACOB AND HETHER BALAAM  
2023 WHITE PINE DR  
MIDDLETON, ID 83644

MATHEW AND MAUREENA BELL  
1946 YELLOW PINE DR  
MIDDLETON, ID 83644

JARED AND KRISTIN  
1983 WHITE PINE DR  
MIDDLETON, ID 83644

MARY J CARGILL  
24329 MIDDLETON RD  
MIDDLETON, ID 83644

TIMOTHY AND VICKIE CASAGRANDE  
1996 WHITE PINE DR  
MIDDLETON, ID 83644

DENISE AND DEE DIXON  
1971 YELLOW PINE DR  
MIDDLETON, ID 83644

BRANDON AND JESSICA DORAMUS  
11347 DALLY LN  
MIDDLETON, ID 83644

BRYON AND KASSANDRA DORAMUS  
24333 MIDDLETON RD  
MIDDLETON, ID 83644

DEREK AND JOANN FONG  
1986 SCOTT PINE DR  
MIDDLETON, ID 83644

LARRY AND CHARI GARRETT  
1958 YELLOW PINE DR  
MIDDLETON, ID 83644

BRADLEY AND ASHLEY GROSS  
1988 YELLOW PINE DR  
MIDDLETON, ID 83644

MICAL GROSSAINT  
11357 DALLY LN  
MIDDLETON, ID 83644

STEPHEN AND LINDASAY HALE  
1959 YELLOW PINE DR  
MIDDLETON, ID 83644

BRIAN AND MELANIE GUNNELL  
24032 WANDA WAY  
MIDDLETON, ID 83644

CHARLYN AND SCOTT HAMMOND  
1926 YELLOW PINE DR  
MIDDLETON, ID 83644

CODY AND KRISTY HAWKINS  
1998 SCOTH PINE DR  
MIDDLETON, ID 83644

NICHOLAS AND SUE HILL  
24402 WANDA WAY  
MIDDLETON, ID 83644

ROBERT AND SHARILYN HOUGHTON  
1969 WHITE PINE DR  
MIDDLETON, ID 83644

SHEILA HUNT  
1933 WHITE PINE DR  
MIDDLETON, ID 83644

SARAH KELLEY  
2006 WHITE PINE DR  
MIDDLETON, ID 83644

REBECCA MAE KIRSCH  
2007 WHITE PINE DR  
MIDDLETON, ID 83644

MARY AND PETER KNOWNY  
1968 YELLOW PINE DR  
MIDDLETON, ID 83644

RYAN AND SAMANTHA LANDIS  
1937 YELLOW PINE DR  
MIDDLETON, ID 83644

CAROL J LOGAN  
24435 MIDDLETON RD  
MIDDLETON, ID 83644

KRISTOVICH JOHN TRUSTEE  
2335 N GREY HAWL AVE  
KUNA, ID 83634

ALBERT AND LOIS MARKS  
24325 MIDDLETON RD  
MIDDLETON, ID 83644

**Randall Falkner**

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**From:** Darin Taylor  
**Sent:** Tuesday, March 13, 2018 10:22 AM  
**To:** Randall Falkner; Amy Woodruff  
**Cc:** Becky Crofts  
**Subject:** FW: FW: Middleton - The Pines Lift Station Run Times

FYI.

Darin Taylor, Mayor  
(208) 697-4354

City of Middleton  
1103 W. Main St.  
P.O. Box 487  
Middleton ID 83644

**From:** Kristy Construction [<mailto:kristyconstruction@gmail.com>]  
**Sent:** Tuesday, March 13, 2018 10:04 AM  
**To:** Darin Taylor  
**Subject:** Re: FW: Middleton - The Pines Lift Station Run Times

Thank you

On Wed, Mar 7, 2018 at 4:06 PM, Darin Taylor <[dtaylor@middletoncity.com](mailto:dtaylor@middletoncity.com)> wrote:

Tim,

Based on the engineer's review and report, it the sewer system constructed on L 22 B 1 The Pines Subdivision is in the same condition as when tested in 2013 so the city accepts those testing results and no additional work by the landowner/preliminary plat applicant is needed. Please confirm your receipt of this communication.

Darin Taylor, Mayor

[\(208\) 697-4354](tel:(208)697-4354)

City of Middleton

1103 W. Main St.

P.O. Box 487

Middleton ID 83644



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**From:** Mike Martin [mailto:[mike@civildynamics.net](mailto:mike@civildynamics.net)]  
**Sent:** Wednesday, March 07, 2018 3:44 PM  
**To:** Darin Taylor  
**Cc:** Terrell Mendive  
**Subject:** Middleton - The Pines Lift Station Run Times

Mayor,

This email summarizes my analysis for The Pines Lift Station run times from SCADA.

I compared the daily run times for 2/7/2017, 6/6/2017, and 2/7/2018. The June data provides a snapshot when the groundwater levels are higher due to the irrigation season. Run times throughout the day (morning, noon, and evening) were very close/similar for the three days compared. Based on this analysis, the sewer main in the lower area appears to be in the same condition as tested in 2013.

Please let me know if there are any questions. Thanks.

Mike

Michael Martin, PE

Civil Dynamics, PC

422 S. 9<sup>th</sup> Ave

Caldwell, ID 83605

[208.453.2028](tel:208.453.2028)