



AMENDED AGENDA
City Council Meeting
City of Middleton, Idaho

Date: Wednesday December 16, 2020

Time: 5:30 p.m.

Location: **Trolley Station** 310 Cornell Street, Middleton, Idaho

The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. This Meeting will be streamed live via Facebook.

Call-to-order, roll call, Pledge of Allegiance, Invocation:

Action Item

- A. Motion to approve Amended Agenda

Information Item

- 1. Equivalent Dwelling Unit power requirements to be able to charge electric vehicles. – Bruce Bayne
- 2. Economic and Commercial Growth needs – Tyler Hess

Action Items

- 1. Consent Agenda (items of routine administrative business)
 - a. Consider approving minutes for Council's December 2, 2020 regular meeting. Consider ratifying December 4, 2020 payroll in the amount of \$83,762.38 and accounts payable thru December 9, 2020 in the amount of \$445,770.95.
- 2. Consider approving Final Plat – West Highlands No. 10 – Bruce Bayne
- 3. Consider approving Final Plat – McKinley Meadows No. 2 – Bruce Bayne
- 4. Consider approving West Highlands revised parks dedication agreement and remove lien. – Chris Yorgason
- 5. Consider approving Blue Meadows Late Comer Agreement. – Chris Yorgason
- 6. Consider declaring property located at 0 Purple Sage Road, Middleton ID 83644, Canyon County parcel number R37581012B0 as surplus property and set a minimum price per acre. – Mayor Rule
- 7. Consider approving Request for Proposal for a water feature in River Park. – Mayor Rule
- 8. Consider approving Memorandum of Understanding between City of Middleton and Challenger Development, Inc for bridge extension on Duff Lane over the Middleton Mill Ditch. – Becky Crofts

Public Comments, Mayor and Council Comments, Adjourn

Posted by:


Jennica Reynolds, Deputy Clerk

Date: December 16, 2020, 9:00 a.m.

Please contact the City Clerk at (208) 585-3133 if you have special needs or require assistance.

Residential garages, for the purposes of vehicle parking, constructed in combination with one and two-family dwellings and townhouses in new construction, require at least one 240-volt, 40 ampere dedicated branch circuit terminating at a receptacle or electric vehicle supply equipment, to be provided that may be used for electric vehicle charging, located in close proximity to the parking spaces. The branch circuit shall be identified as "EV Ready" in the service panel or subpanel directory and the termination at the receptacle location shall be marked as "EV Ready". Only one vehicle garage per parcel requires an "EV Ready" receptacle or electrical vehicle supply equipment. Installation shall comply with applicable provisions of the National Electrical Code.

**MIDDLETON CITY COUNCIL
DECEMBER 2, 2020**

The Middleton City Council meeting on December 2, 2020 was called-to-order at 5:31 p.m. by Mayor Rule.

The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. This Meeting will be streamed live via Facebook. To testify on the public hearing item number 2 below, written comments are accepted by email to citmid@middletoncity.com; mailed or dropped off at 1103 W Main Street, Middleton ID 83644 prior to 3:00 p.m. the day of the meeting; to verbally testify contact Jennica Reynolds at 208-585-3133 prior to 5:00 p.m. day of meeting and leave a callback number to be called during the hearing.

Roll Call: Mayor Rule, Council Member Huggins, Garner and O'Meara were all present. Council President Kiser attended via telephone.

Pledge of Allegiance, Invocation: Jed Wyatt

Action Items

A. Approve Amended Agenda

Mayor Rule explained that there was a change from the original agenda posted and asked for a motion to approve the amended agenda.

Motion: Motion by Council Member Huggins to approve the Amended Agenda. Motion seconded by Council Member Garner and approved unanimously.

Information Item

1. Rachel Speer - Introduction Engineer

Mayor Rule introduced the new City Engineer. She is the first full time staff engineer and the City is excited to have her. Rachel gave a brief background of her experience and stated she is excited to be a part of the City.

Action Items

1. Consent Agenda (items of routine administrative business)

- a. Consider approving minutes for Council's November 18, 2020 regular meeting. Consider ratifying November 20, 2020 payroll in the amount of \$111,050.32 and accounts payable thru November 10, 2020 in the amount of \$120,231.67**
- b. Consider approving FCO – Lakes of Telaga Phase 2**
- c. Consider approving FCO – Stonehaven Amended Preliminary Plat**

Mayor Rule called the items.

Motion: Motion by Council Member Huggins to approve consent agenda items a, b and c. Seconded by Council Member O'Meara. Approved unanimously.

2. Consider approving Resolution No. 454-20 – A RESOLUTION OF THE MIDDLETON CITY COUNCIL, MIDDLETON, CANYON COUNTY, IDAHO, ADDING NEW POLICE IMPACT FEES TO THE CITY’S FEE SCHEDULE; AND PROVIDING AN EFFECTIVE DATE. – Becky Crofts

Mayor Rule called the item. City Administrator Becky Crofts explained this item is procedural and the Resolution is to attach the already approved Police Impact Fees to the Fee Schedule. The new fee schedule goes into effect December 11, 2020.

Motion: Motion by Council Member Huggins to approve Resolution No. 454-20 – A RESOLUTION OF THE MIDDLETON CITY COUNCIL, MIDDLETON, CANYON COUNTY, IDAHO, ADDING NEW POLICE IMPACT FEES TO THE CITY’S FEE SCHEDULE; AND PROVIDING AN EFFECTIVE DATE. Motion seconded by Council Member Garner, approved unanimously.

2. Consider adopting Ordinance No. 627 annexing approximately 23.4 acres of real property to the City of Middleton and zoning the property from Canyon County Agriculture Zone to City of Middleton C-3 (Heavy Commercial) Zone. The property is adjacent to the north side of State Highway 44 approximately one-half mile east of Emmett Road, contiguous to the west side of real property where Tractor Supply Co. is located, in the SW1/4, Section 1, T4N, R3W, Boise Meridian, Middleton, Canyon County, Idaho. – Becky Crofts

Mayor Rule called the item. City Administrator Becky Crofts explained that on December 9, 2019 this Ordinance was approved. However, this ordinance was never published in the Idaho Press Tribune. Publication is a requirement for all Ordinances. This is a procedural item in that it was an error on the part of the City. The action before Council to readopt Ordinance 627, then the City will send it to the paper for publication. Becky has contacted the Idaho State Tax Commission. She read the email from Jeff Servatius, stating that the “commission does not need any resubmitted materials at this time”. This is just some clean up on the Ordinance. This should not affect the Okamura’s application and the annexation going forward.

Motion: Motion by Council Member Huggins to read Ordinance 627 by Title only. Motion seconded by Council Member Garner approved unanimously.

Council Member Huggins read Ordinance 627 by title only. AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, ANNEXING TO THE CITY OF MIDDLETON, IDAHO, CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MIDDLETON, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY TO C-3 (HEAVY COMMERCIAL); DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Motion: Motion by Council Member Huggins to waive the three-reading rule and adopt Ordinance No. 627. Motion seconded by Council Member O’Meara and approved unanimously by Roll Call Vote.

4. Consider adopting Ordinance No. 645, an ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING TITLE 1, CHAPTER 14 OF THE MIDDLETON CITY CODE, UPDATING STANDARDS FOR NEIGHBORHOOD MEETINGS; AND PROVIDING AN EFFECTIVE DATE. – Bruce Bayne

Mayor Rule called the item and introduced Planning and Zoning Official Bruce Bayne who explained the reason for bringing this before the Council. In early March of 2020 because of Covid restrictions the City adopted an Ordinance to amend the Neighborhood meeting requirements. However, that ordinance had an expiration date. He is proposing putting this in as a permanent part of the code so that anytime there is declared health emergency, neighborhood meetings can still take place. Bruce read the proposed section to be adopted to City Code.

Mayor Rule said this is our best effort to keep things somewhat moving forward during these times. We will do our best to make sure the process remains fair for those in favor and opposed.

Motion: Motion by Council Member Huggins to read Ordinance 645 by title only. Motion seconded by Council Member Garner and approved unanimously by Roll Call Vote.

Council Member Huggins read Ordinance No. 645 by title only.

Motion: Motion by Council Member Huggins to waive the three-reading rule and adopt Ordinance No. 645. Motion seconded by Council Member O'Meara and approved unanimously by Roll Call Vote.

5. Consider declaring property located at 0 Purple Sage Road, Middleton ID 83644, Canyon County parcel number R37581012B0 as surplus property and set a minimum price per acre. – Becky Crofts

Mayor Rule called the item and City Administrator Becky Crofts gave background on this parcel. Several years ago the 2.97 acres were donated to the City. The City has been maintaining this piece of property for about 3-4 years, cutting the grass. The intent of the property was for a park. It is a bit small for a park and has a bit of a slope. It is surrounded by sidewalk and is part of a subdivision that has a lot of growth going in and around it. The City has a lot of other priorities for improving parks and is looking at this piece and considering it would be quite some time before it could be developed into a park. The neighbors around it and neighborhood associations have inquired as to an ETA on developing this park. There have been a few interested parties in developing this into homes. There is a lot of interest in this piece. It is located to the north of a future school site. It is being brought before the Council for consideration to auction that property off. It would be a good move for the City. If Council decides to move forward this is the first of a few steps. 1. Declare Surplus to have discussion if this is something council would like to do and set a minimum price per acre. 2. Have a public hearing. 3. Go out for Auction.

Mayor Rule stated it is less than ideal for a ball field. It is not a great site for a park. City Admin feels this would go a lot further to help develop a future campus in downtown Middleton. Right now, the real-estate market is high. He doesn't think that keeping the property and maintaining it for the next 5-6 years is in the interest of the City. He would

rather see it converted to liquid capital to be able to be used to improve things the City currently has.

Council Member Huggins said she thinks the previous park plan is a little ambitious and may need to be readdressed. Becky Crofts said this size of a park is not large and would mostly be considered a sitting park. The size is a bit prohibitive as is the slope, which makes it difficult to do anything with it. She agrees with Mayor Rule that it will better serve the City if it is able to be liquidated now.

Council Member O'Meara agrees it is a wonderful subdivision site. But it is a terrible site for a ball field. He agrees the best use is to sell it and use the funds for the downtown core.

Council Member Garner agrees that it is a small location. He wants to know if there has been a market valuation on it?

Mayor Rule said there was an offer of about \$90,000. He felt that was a bit low.

Bruce Bayne showed where the water and sewer lines are adjacent on two sides.

Council Member Garner also said the additional building permits will generate impact fees which is win for the City.

Council President Kiser said he agrees, he wants to make sure the fair market value is met. He said he doesn't mind auctioning the property if there is a minimum bid.

City Attorney Chris Yorgason said the minimum bid needs to be set and published prior to the public hearing. A market survey and or appraisal is considered appropriate. Then the Council should declare the value or a minimum price.

Mayor said he would like to order a market survey with 3 realtors or more or order an appraisal. Then bring it back to council and set a value.

Consent by Council that Mayor will acquire market survey to bring back at next meeting.

Motion: Motion by Council Member O'Meara to table item 5 until the next regularly scheduled meeting. Motion seconded by Council Member Garner and approved unanimously.

6. Consider approving Change Order #1 from Lurre Construction for S Cemetery Road phase 2 for an additional cost of \$27,300 to remove and replace additional undesirable subgrade material. – Bruce Bayne

Mayor Rule called the item. Public Works Superintendent Bruce Bayne shared that the City went out for bid on the phase one portion on Nov 24, 2020 and we got prices almost \$600,000 below the engineers estimate. He explained this is phase two and the reason for the change order. They need to excavate deeper into the subgrade. They need approximately an additional 12-inch depth plus filter fabric to achieve a firm road base. This amount may increase as this is the best estimate of the additional amount needed to be excavated. We are trying to make sure we are constructing the road base and eventual road correctly the first time instead of needing to correct mistakes in the future.

Mayor Rule explained where the site is: The end of Sawtooth Lake Dr. which is where that crossing will be built, right now there are temporary culverts in place. This is where the new

haul road going to the south where the water amenity/gravel pit is, and that gravel is being extracted right now. Up the haul road to the beginning this road is that part Bruce is talking about. We are really setting this up and that bid is let now for the front portion phase one and it was almost \$600,000 less than what we thought it would be which is very good for the City.

We were going to have to do this anyway, it is coming to Council as a change order. The way that the City is attacking construction of this phase we will be well within budget for this portion of work that was going to be done anyway. Bruce stated we are also saving on the material cost and saving on longer haul. We got advantageous prices because we are creating our own pit and we are hauling across our own land, in addition this is the City's material from City owned land. This is a huge savings for the City doing this, this way.

Motion: Motion by Council Member Huggins to approve Change Order #1 from Lurre Construction for S Cemetery Road phase 2 for an additional cost of \$27,300 to remove and replace additional undesirable subgrade material. Motion seconded by Council Member Garner and approved unanimously.

7. Consider approving changes to the City of Middleton Supplement to the Idaho Standards for Public Works Construction to revise Streets Section; #12 Fiber Optics – conduit shall be (2) PVC 2 inch in diameter and to add Townhome Roadway Typical Section. – Bruce Bayne / Rachel Speer

Mayor Rule called the item and City Engineer Rachel Speer explained the first revision is to reduce the diameter of the fiberoptic conduit from 2.5 inches to 2 inches. This is in accordance with the ACHD to accommodate the infrastructure for future 5G use. The second revision is the addition of the townhome roadway typical section. This new cross section promotes homeownership within the City as opposed to renting, and it also increases pride in the community. The major changes for this is the 13 ft travel way, rolled curb and the 5 foot sidewalk that could also be embedded into the driveway. This promotes higher density, but it is home ownership.

Mayor Rule said as we get more developers coming in there is a lot more interest in townhomes and apartments. City of Middleton ordinance really isn't up to date/speed for a lot of that because we haven't done a lot of it. We are trying to get ahead and position Middleton best possibly for when this stuff does come to the Council so they will have a lot more definition for both parties. We are trying to define what will work for us and what will not.

Bruce Bayne added that with the width of the street there will be no parking on either side of this street as well. It is a narrower section than what we are used to but know there will be no parking. The applicants will have to have additional parking spaces in other areas for visitors and they will have to include the 2.5-3 parking spaces per unit, but there will be no parking on that street, that is one of the reasons we reduced the width down.

Motion: Motion by Council Member Huggins to approve changes to the City of Middleton Supplement to the Idaho Standards for Public Works Construction to revise Streets Section; #12 Fiber Optics – conduit shall be (2) PVC 2 inch in diameter and to add Townhome Roadway Typical Section. Motion seconded by Council Member Garner and approved unanimously by Roll Call Vote.

Public Comments, Mayor Comments, Council Comments:

Becky gave the phone number of 208-585-3888 as a number to call in to give comment. No one called in.

Public comments from Facebook Live:

Tiffanie Garcia: "In regards to the park property, I don't think it would be right to auction it off. You were given it for a PARK. The citizens of Middleton do not need more homes, parks are needed for the citizens. Kids love sloping land, running rolling and sledding down hills. Do not take this land away from the kids."

Council Comments: None

Mayor Comments: The water amenity gravel extraction. There is already a considerably large hole and it is going well. The City doesn't want to be in the gravel extraction business, and we don't want to sell gravel. There are about 40-50 acres that are probably approvable for gravel extraction for a lake or pond for the City of Middleton's Park someday in the future. Right now there is 25 acres approved. Mayor has asked the new City Engineer to develop a Request for Proposal (RFP) in order to bring it to City Council and ask Council to approve this RFP to go out to gravel companies that are interested in managing our gravel resources for a royalty and perhaps lease the rights to mine to create our pond. The reason for the RFP is that the mayor doesn't want to design that. He wants to allow for flexibility for the experts to propose the best way to make Middleton money on the gravel extraction project over the next 5-10 years. He knows of at least 5 companies that would love to have a gravel resource in that particular spot. The City does not want to manage it as it would mean time and resources that we don't have and are not good at. This is a way to bring in revenue with not a lot of cost.

Staff Comment: Becky Crofts the South Cemetery Road project went out to bid from ITD. There were 5 or 6 bids received. The low apparent bidder came in at \$2,697,885. The total federal funding including the City match is \$3,893,000. The 2.7 million is a great bid for the construction piece. We still have to add onto that the construction engineering, inspections, oversight and contingencies. The good news is it looks like even with those add ons we are still below our funded level. That is really good news for the City. In federally funded projects if there is overrun, the city is responsible for those overages. We will be working closely with COMPASS, LTACH, and ITD to manage this project. The City is reviewing consultants now so a consultant will be picked that will do the construction engineering and oversight piece. As soon as the low bid is cleared we should have a notice to proceed. After 15-18 years South Cemetery Road phase one is going to constructed. Phase two, which is a requirement that the City complete that local piece, is well underway and ahead of schedule. Happy to see this move forward probably the first of the year.

Mayor Rule said that COMPASS was a little bit hesitant to move forward with this project, but because Middleton marched forward, got a contractor and started developing that road, and it showed to them that we are serious and they were willing to give 100% commitment to the project.

Adjourn: Mayor Rule adjourned the meeting at 6:38 p.m.


ATTEST:

Steven J. Rule, Mayor

Jennica Reynolds, Deputy Clerk
Minutes Approved: December 16, 2020

DRAFT

A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar marked from 0 to 200 feet, with a midpoint at 100 feet. The bar is divided into alternating black and white segments.

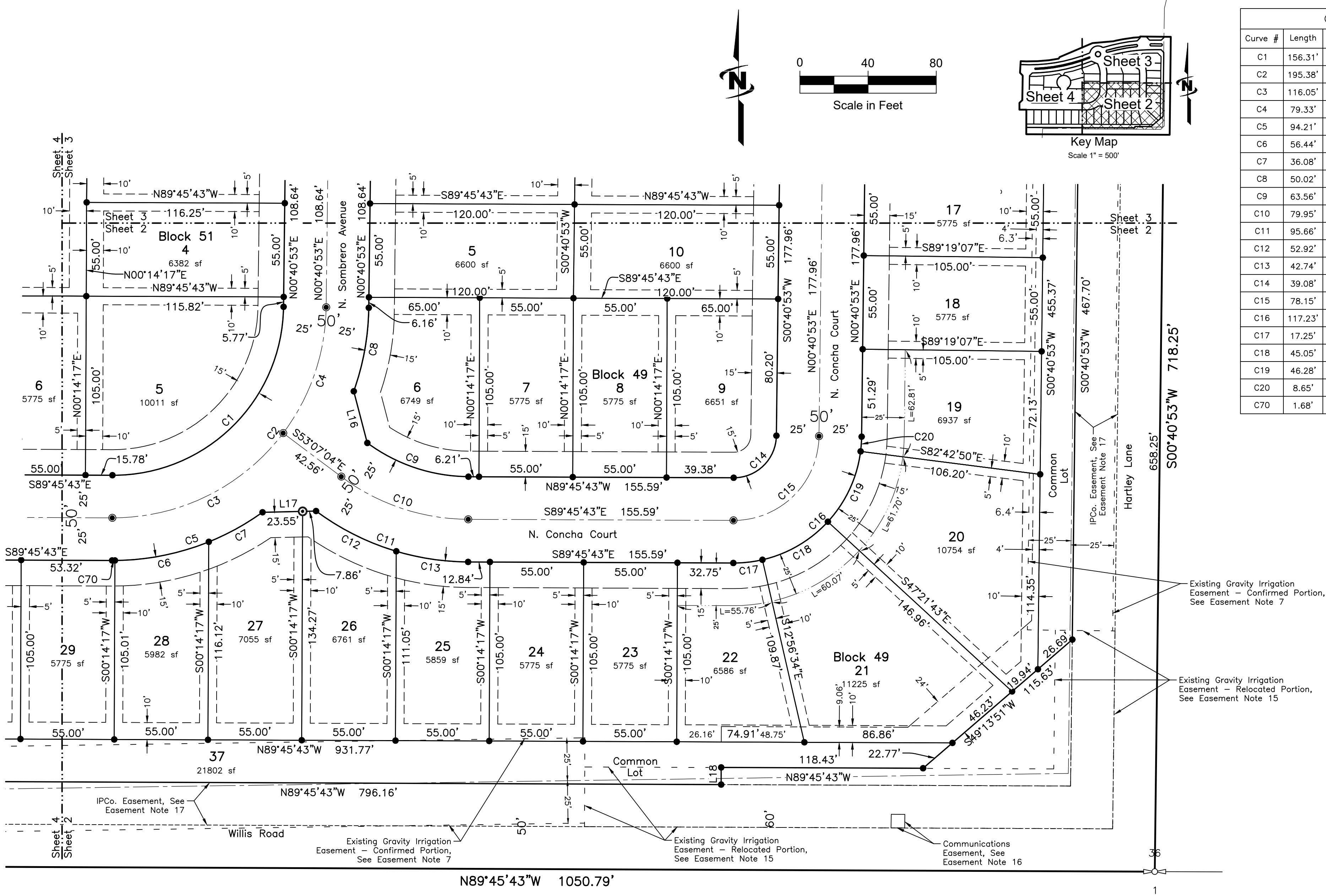


J-U-B ENGINEERS, INC.

SHEET 1 OF 7

PLAT SHOWING
West Highlands Ranch Subdivision No. 10

PLAT BOOK _____ PAGE _____



Curve Table — This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	156.31'	100.00'	89°33'24"	N45°27'35"E	140.87'
C2	195.38'	125.00'	89°33'24"	N45°27'35"E	176.09'
C3	116.05'	125.00'	53°11'34"	N63°38'30"E	111.93'
C4	79.33'	125.00'	36°21'50"	N18°51'48"E	78.01'
C5	94.21'	150.00'	35°59'04"	N72°14'45"E	92.67'
C6	56.44'	150.00'	21°33'35"	S78°49'00"W	56.11'
C7	36.08'	150.00'	13°47'00"	N61°08'42"E	36.00'
C8	50.02'	150.00'	19°06'18"	N10°14'02"E	49.79'
C9	63.56'	100.00'	36°25'01"	S71°33'13"E	62.49'
C10	79.95'	125.00'	36°38'39"	S71°26'24"E	78.59'
C11	95.66'	150.00'	36°32'17"	S71°29'35"E	94.04'
C12	52.92'	150.00'	20°12'51"	N63°19'52"W	52.65'
C13	42.74'	150.00'	16°19'26"	N81°36'00"W	42.59'
C14	39.08'	25.00'	89°33'24"	N45°27'35"E	35.22'
C15	78.15'	50.00'	89°33'24"	N45°27'35"E	70.44'
C16	117.23'	75.00'	89°33'24"	N45°27'35"E	105.65'
C17	17.25'	75.00'	13°10'51"	S83°38'51"W	17.22'
C18	45.05'	75.00'	34°25'09"	S59°50'51"W	44.38'
C19	46.28'	75.00'	35°21'07"	S24°57'43"W	45.54'
C20	8.65'	75.00'	6°36'17"	S03°59'01"W	8.64'
C70	1.68'	150.00'	0°38'29"	N89°55'02"E	1.68'

Line Table — This Sheet		
Line #	Direction	Length
L16	S14°46'22"E	31.35'
L17	N88°40'29"E	31.41'
L18	S00°14'17"W	10.06'
L19	N89°10'46"E	14.28'
L20	N01°38'19"E	12.47'



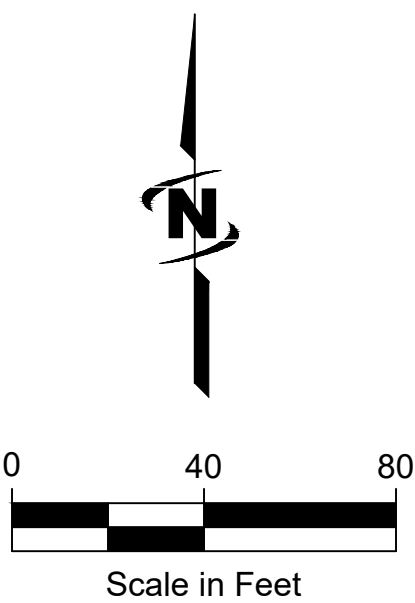
10 DEC 2020



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 f 208 323 9336 w www.jub.com

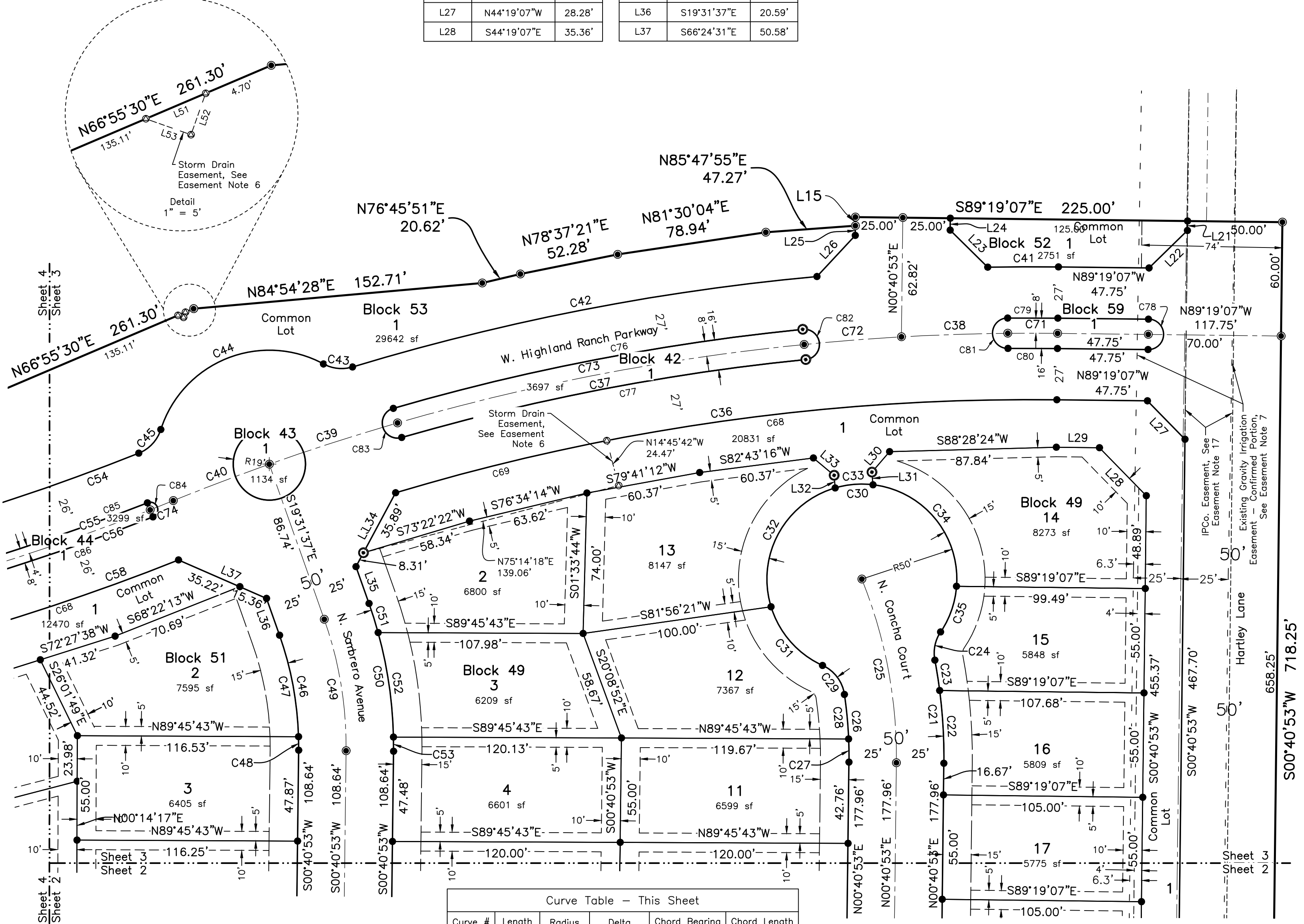
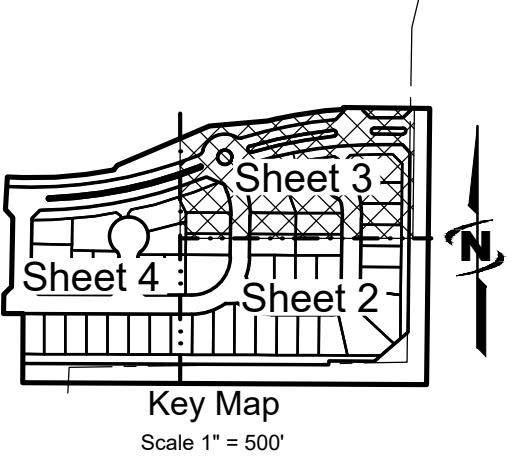
PLAT SHOWING
West Highlands Ranch Subdivision No. 10



Line Table - This Sheet		
Line #	Direction	Length
L15	N00°40'53"E	4.57'
L21	N00°40'53"E	5.00'
L22	N45°40'53"E	28.28'
L23	S45°24'54"E	27.74'
L24	S00°40'53"W	6.33'
L25	N00°40'53"E	5.09'
L26	N42°57'31"E	29.60'
L27	N44°19'07"W	28.28'
L28	S44°19'07"E	35.36'

Line Table - This Sheet		
Line #	Direction	Length
L29	S89°19'07"E	22.75'
L30	N40°45'26"E	14.25'
L31	N04°45'00"W	6.72'
L32	S04°45'00"E	6.72'
L33	S50°15'25"E	14.25'
L34	N28°13'54"E	44.20'
L35	N19°31'37"W	20.59'
L36	S19°31'37"E	20.59'
L37	S66°24'31"E	50.58'

Line Table - This Sheet		
Line #	Direction	Length
L51	N66°55'30"E	4.28'
L52	S19°29'07"W	2.89'
L53	N70°30'53"W	3.15'



Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C84	12.57'	4.00'	180°00'00"	N21°28'54"W	8.00'
C85	404.76'	1196.00'	19°23'26"	N78°12'49"E	402.83'
C86	407.47'	1204.00'	19°23'26"	N78°12'49"E	405.53'

Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	54.62'	275.00'	11°22'50"	N05°00'32"W	54.53'
C22	38.46'	275.00'	8°00'44"	S03°19'29"E	38.42'
C23	16.17'	275.00'	3°22'06"	S09°00'54"E	16.16'
C24	15.56'	20.00'	44°33'50"	S11°34'58"W	15.17'
C25	99.10'	250.00'	22°42'42"	N10°40'28"W	98.45'
C26	35.77'	225.00'	9°06'33"	N03°52'24"W	35.73'
C27	12.25'	225.00'	3°07'06"	N00°52'40"W	12.24'
C28	23.53'	225.00'	5°59'27"	N05°25'57"W	23.52'
C29	19.94'	20.00'	57°08'01"	N36°59'41"W	19.13'
C30	243.85'	50.00'	279°25'33"	S74°09'06"W	64.66'
C31	42.39'	50.00'	48°34'49"	N41°16'17"W	41.14'
C32	79.15'	50.00'	90°41'39"	N28°21'57"E	71.14'
C33	20.14'	50.00'	23°04'26"	N85°15'00"E	20.00'
C34	76.41'	50.00'	87°33'18"	S39°26'08"E	69.19'
C35	25.76'	50.00'	29°31'22"	S19°06'11"W	25.48'
C36	353.15'	1165.00'	17°22'05"	S81°59'50"W	351.80'
C37	477.32'	1200.00'	22°47'25"	S79°17'10"W	474.18'
C38	56.05'	1200.00'	2°40'34"	S88°05'22"W	56.04'
C39	71.01'	1200.00'	3°23'25"	S72°10'06"W	71.00'
C40	54.08'	1200.00'	2°34'55"	S69°10'56"W	54.07'
C41	37.27'	1235.00'	1°43'44"	N89°49'01"E	37.26'
C42	249.73'	1235.00'	11°35'09"	N78°58'43"E	249.31'
C43	15.79'	20.00'	45°13'35"	S84°12'04"E	15.38'
C44	105.44'	60.00'	100°41'24"	N68°04'02"E	92.39'
C45	17.64'	20.00'	50°32'11"	N42°59'25"E	17.07'
C46	61.72'	175.00'	20°12'29"	N09°25'22"W	61.40'
C47	54.59'	175.00'	17°52'20"	N10°35'27"W	54.37'
C48	7.13'	175.00'	2°20'10"	N00°29'12"W	7.13'
C49	70.54'	200.00'	20°12'29"	N09°25'22"W	70.17'
C50	79.36'	225.00'	20°12'29"	N09°25'22"W	78.95'
C51	16.07'	225.00'	4°05'34"	S17°28'50"E	16.07'
C52	55.76'	225.00'	14°12'01"	S08°20'03"E	55.62'
C53	7.52'	225.00'	1°54'55"	S00°16'35"E	7.52'
C54	509.40'	1170.00'	24°56'45"	N80°43'53"E	505.39'
C55	530.16'	1200.00'	25°18'48"	N80°32'52"E	525.86'
C56	406.12'	1200.00'	19°23'26"	N78°12'49"E	404.18'
C58	444.19'	1230.00'	20°41'28"	S78°39'59"W	441.78'
C68	238.51'	1165.00'	11°43'48"	S84°48'59"W	238.09'
C69	114.64'	1165.00'	5°38'17"	S76°07'56"W	114.59'
C71	26.26'	1200.00'	1°15'14"	N89°56'44"W	26.26'
C72	51.41'	1200.00'	2°27'17"	S85°31'26"W	51.41'
C73	218.51'	1200.00'	10°25'59"	S79°04'48"W	218.21'
C74	13.14'	1200.00'	0°37'38"	N68°12'17"E	13.14'
C76	220.00'	1208.00'	10°26'05"	S79°04'48"W	219.70'
C77	217.09'	1192.00'	10°26'05"	S79°04'48"W	216.79'
C78	25.13'	8.00'	180°00'00"	N00°40'53"E	16.00'
C79	26.43'	1208.00'	1°15'13"	N89°56'44"W	26.43'
C80	26.08'	1192.02'	1°15'13"	N89°56'44"W	26.08'
C81	25.13'	8.00'	180°00'38"	S00°34'40"E	16.00'
C82	25.10'	8.00'	179°43'59"	N05°42'13"W	16.00'
C83	25.10'	8.00'	179°43'59"	S16°08'11"E	16.00'

PLAT SHOWING
West Highlands Ranch Subdivision No. 10

PLAT BOOK PAGE

Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C54	509.40'	1170.00'	24°56'45"	N80°43'53"E	505.39'
C55	530.16'	1200.00'	25°18'48"	N80°32'52"E	525.86'
C56	406.12'	1200.00'	19°23'26"	N78°12'49"E	404.18'
C57	43.90'	1200.00'	2°05'47"	S87°50'37"E	43.90'
C58	444.19'	1230.00'	20°41'28"	S78°39'59"W	441.78'
C59	244.34'	50.00'	279°59'23"	N89°19'07"W	64.29'
C60	101.90'	50.00'	116°46'27"	N09°04'25"E	85.16'

Temporary Storm Drain
Easement No. 1 per
2020-057019, See
Easement Note 11

Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C61	20.14'	50.00'	23°04'26"	N78°59'52"E	20.00'
C62	65.36'	50.00'	74°54'01"	S52°00'55"E	60.81'
C63	56.93'	50.00'	65°14'28"	S18°03'20"W	53.91'
C64	17.45'	20.00'	49°59'41"	S25°40'43"W	16.90'
C65	10.16'	20.00'	29°07'04"	S36°07'02"W	10.05'
C66	7.29'	20.00'	20°52'38"	S11°07'12"W	7.25'
C67	17.45'	20.00'	49°59'41"	N24°18'58"W	16.90'

Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C75	67.01'	1200.00'	3°11'58"	N89°30'31"E	67.00'

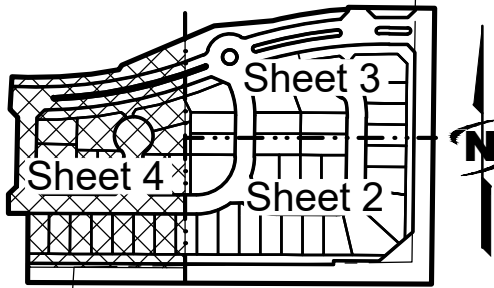
Temporary Sewer &
Water Easement per
2020-057021, See
Easement Note 13

Temporary Water
Easement per
2020-064503, See
Easement Note 14

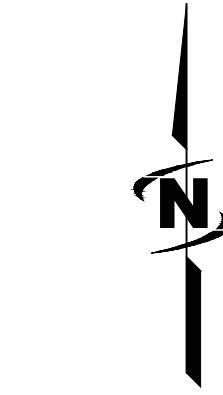
Temporary Storm Drain
Easement No. 2 per
2020-057020, See
Easement Note 12

IPCo. Easement, See
Easement Note 17

Existing Gravity Irrigation
Easement - Confirmed Portion,
See Easement Note 7



Key Map
Scale 1" = 500'



0 40 80
Scale in Feet

Line Table - This Sheet		
Line #	Direction	Length
L38	S44°32'25"E	28.17'
L39	N45°27'35"E	28.39'
L40	S44°19'37"E	28.07'
L41	S45°17'35"W	28.68'
L42	N55°31'50"W	14.03'
L43	N10°59'01"W	8.70'
L44	S10°59'01"E	8.69'
L45	S33°33'48"W	14.03'
L48	N66°55'30"E	19.62'
L49	N28°04'24"E	15.28'
L50	S61°55'36"E	12.31'



10 DEC 2020



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PLAT SHOWING
West Highlands Ranch Subdivision No. 10

Notes

1. Lot 1 of Block 42, Lot 1 of Block 43, Lot 1 of Block 44, Lot 1 of Block 49, Lot 1 of Block 51, Lot 1 of Block 52, Lot 1 of Block 53, and Lot 1 of Block 59 are common lots and will be owned and maintained by The Meadows at West Highlands Homeowners Association, Inc.
2. A pressurized irrigation system shall be owned and maintained by The Meadows at West Highlands Homeowners Association, Inc. in compliance with the Idaho Code Section 31–3805(1)(b) and subject to assessment of the Black Canyon Irrigation District.
3. Any re–subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re–subdivision.
4. Minimum building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Middleton, Idaho.
5. This development recognizes Section 22–4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
6. Per the City of Middleton, bottom elevation of structural footings shall be set a minimum of 12–inches above the highest established normal ground water elevation. In the September 23, 2020 Report by Materials Testing & Inspection, for West Highland Ranch Subdivision, show ground water to be 8' to 14' below existing ground.
7. Direct Lot Access to Willis Road, W. Highland Ranch Parkway and Hartley Lane is prohibited.
8. The areas depicted hereon are for convenience and are subordinate to the dimensions depicted hereon.
9. This subdivision is subject to covenants, conditions and restrictions, Instrument Number 2020–068919, and as may be amended.
10. This subdivision is subject to Coordinated Development Agreement for West Highlands, Inst. No. 2016046197.
11. This subdivision is subject to Municipal Water and Sewer Services Agreement, Inst. No. 2006089493.
12. This subdivision is subject to On–Site Extension of Municipal Water and Sewer Services Agreement, Inst. No. 2006097173.
13. This subdivision is subject to a Development Agreement, recorded under Inst. No. 2009015525.
14. This subdivision is subject to a Parks Dedication Agreement, recorded under Inst. No. 2011049721.
15. Lot 1 of Block 53 are City of Middleton Parks to be maintained by The Meadows at West Highlands Homeowners Association, Inc.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of that land as described in that Grant Deed recorded under Instrument Number 2019–039235, Canyon County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The south boundary and east boundary are controlled by the south and east lines, respectively, of Government Lot 3 of Section 36, Township 5 North, Range 3 West, Boise Meridian.
The west boundary and the north boundary are controlled by a boundary line created by the client reflecting how the land of the hereinabove described Grant Deed is desired to be subdivided.

Reference Documents

Subdivisions:
Flower Estates Subdivision No. 1
Crossfire Ranch Subdivision
Estates No. 1 at Meadow Park
West Highlands Ranch Subdivision No. 1
West Highlands Ranch Subdivision No. 2
West Highlands Ranch Subdivision No. 4

Surveys:
ROS's 1993000593, 1995013272, 1997001066, 1997008028, 2000006411, 200010162, 20020921, 200249079, 200428075, 200501624, 200555091, 200556086, 2006016716, 2006059439, and 2012002618.

Deeds:
2014046465 & 2019–039235.

Easements: 953354, 2006–015547, 2020–057019, 2020–057020, 2020–057021, 2020–064503 & 2020–055777.

Release of Easements: 2020–058135 (Quitclaim)

Easement Notes

1. Lot 1 of Block 42, Lot 1 of Block 43, Lot 1 of Block 44, Lot 1 of Block 49, Lot 1 of Block 51, Lot 1 of Block 52, Lot 1 of Block 53, and Lot 1 of Block 59 are hereby designated as having a Utility Easement and a Sidewalk Easement co–situate with said lots.
2. Lot 1 of Block 52 is hereby designated as having a Storm Drain Easement co–situate with said lot.
3. All Utility Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, pressurized irrigation, sewer service, cable television/data; and appurtenances thereto. Irrigation and lot drainage cannot co–locate in the front lot easement area.
4. All Irrigation Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved unto The Meadows at West Highlands Homeowners Association, Inc. for the installation, maintenance, operation, access to, and use of pressurized & gravity irrigation; transportation of water; and appurtenances thereto.
5. The Sidewalk Easements shown hereon are non–exclusive, perpetual, shall run with the land, is appurtenant to the public streets dedicated hereon and are hereby reserved for the installation, maintenance, operation, and use of a public sidewalks; appurtenances thereto; and ingress and egress.
6. The Drainage Easements shown hereon are non–exclusive, perpetual, shall run with the land, is appurtenant to the storm drain system dedicated hereon and are hereby reserved for the installation, operation, and maintenance of the storm water drainage system.
7. Location of Confirmed portion of Bureau of Reclamation Irrigation Easement, See Inst. No. 2020–055777 for Bureau of Reclamation Relocation Agreement and Confirmation Deed.
8. No Utility or Pressure Irrigation easement created hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping, parking, side and rear property line fences, or other such nonpermanent improvements.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
10. Any fences, landscaping, or any other structure installed in an easement area may be removed by the City of Middleton and Utility companies and replaced at the landowner's Expense.
11. See Inst. No. 2020–057019 for Temporary Storm Drain Easement
12. See Inst. No. 2020–057020 for Temporary Storm Drain Easement
13. See Inst. No. 2020–057021 for Temporary Sewer & Water Easement
14. See Inst. No. 2020–064503 for Temporary Water Easement
15. Location of Relocated portion of Bureau of Reclamation Irrigation Easement, See Inst. No. 2020–055777 for Bureau of Reclamation Relocation Agreement and Confirmation Deed.
16. See Inst. No. 953354 for Communications Easement.
17. See Inst. No. 2006–015547 for Idaho Power Company Easement



10 DEC 2020



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PLAT SHOWING
West Highlands Ranch Subdivision No. 10

PLAT BOOK PAGE

Certificate of Owners

Know all people by these presents: that Toll Southwest LLC, a Delaware limited liability company, does hereby certify that it is the owner of that real property to be known as West Highlands Ranch Subdivision No. 10, and that it intends to include said real property, as described below, in this plat:


A parcel of land situated in Government Lot 3 of Section 36, Township 5 North, Range 3 West, Boise Meridian, City of Middleton, Canyon County, Idaho, described as follows:

BEGINNING at the south quarter corner of Section 36, Township 5 North, Range 3 West, Boise Meridian, from which the southwest corner of said Section 36 bears North 89°45'43" West, 2,659.68 feet;
Thence N 89°45'43" W, 1,050.79 feet along the south line of said Government Lot 3;
Thence N 00°14'17" E, 180.00 feet departing from said south line;
Thence N 89°45'43" W, 50.68 feet;
Thence N 00°14'17" E, 50.00 feet;
Thence N 45°40'23" E, 28.50 feet;
Thence N 01°06'29" E, 179.73 feet;
Thence N 43°04'36" W, 28.68 feet;
Thence N 03°12'16" E, 85.00 feet;
Thence S 87°50'14" E, 41.63 feet;
Thence N 89°03'18" E, 82.57 feet;
Thence N 84°55'20" E, 82.57 feet;
Thence N 81°02'32" E, 72.46 feet;
Thence N 33°58'36" E, 14.20 feet;
Thence N 66°55'30" E, 261.30 feet;
Thence N 84°54'28" E, 152.71 feet;
Thence N 76°45'51" E, 20.62 feet;
Thence N 78°37'21" E, 52.28 feet;
Thence N 81°30'04" E, 78.94 feet;
Thence N 85°47'55" E, 47.27 feet;
Thence N 00°40'53" E, 4.57 feet;
Thence S 89°19'07" E, 225.00 feet to the east line of said Government Lot 3;
Thence S 00°40'53" W, 718.25 feet along said east line to the POINT OF BEGINNING.

The above-described parcel contains 15.93 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Middleton, and the City of Middleton has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Black Canyon Irrigation District via the City of Middleton, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Black Canyon Black Canyon Irrigation District via the City of Middleton.


In witness whereof, I have hereunto set my hand:


Susan Stanley, Division President
Toll Southwest LLC, a Delaware limited liability company

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 14 day of OCTOBER, in the year 2020, before me, a Notary Public in and for the State of Idaho, personally appeared Susan Stanley, known or identified to me to be a Division President of Toll Southwest LLC, that executed the within instrument and acknowledged to me that Toll Southwest LLC executed the same.

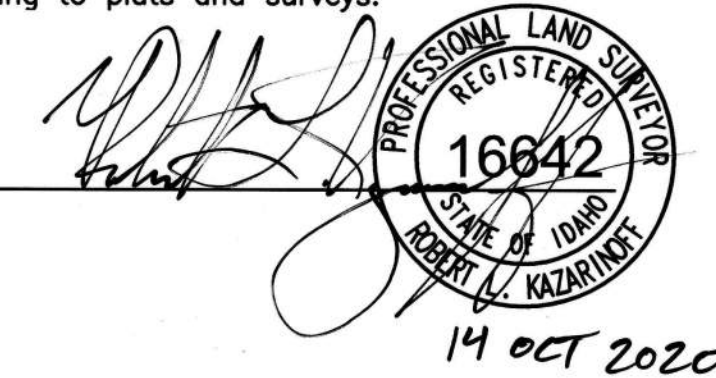

Notary public for Idaho
My commission expires 7-15-2024




Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of West Highlands Ranch Subdivision No. 10, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642




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SHEET 6 OF 7
67

PLAT SHOWING
West Highlands Ranch Subdivision No. 10

PLAT BOOK _____ PAGE _____

Approval of Middleton City Council

I, the undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at regular meeting of the City Council held on the _____ day of _____, this plat was duly accepted and approved.

Middleton City Clerk

Date

Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfactions of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed, or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then the sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

C/222
Southwest District Health Department

8-7-2020
Date

Approval of Middleton City Engineer

I, the undersigned, City Engineer, in and for the City of Middleton, Canyon County, Idaho, do hereby approve this plat.

Middleton City Engineer

Date

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Canyon County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and ~~vacations~~ surveys.

David R. Kinzer
Canyon County Surveyor

8/26/20
Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Canyon County Treasurer

Date

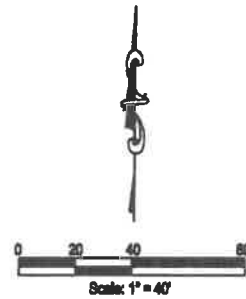


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McKINLEY MEADOWS TOWNHOMES SUBDIVISION No.2

A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF OLD MILL STREAM SUBDIVISION
LOCATED IN THE SE 1/4 SE1/4 OF SECTION 6,
T. 4 N., R. 2 W., B.M., MIDDLETON, CANYON COUNTY, IDAHO
2020

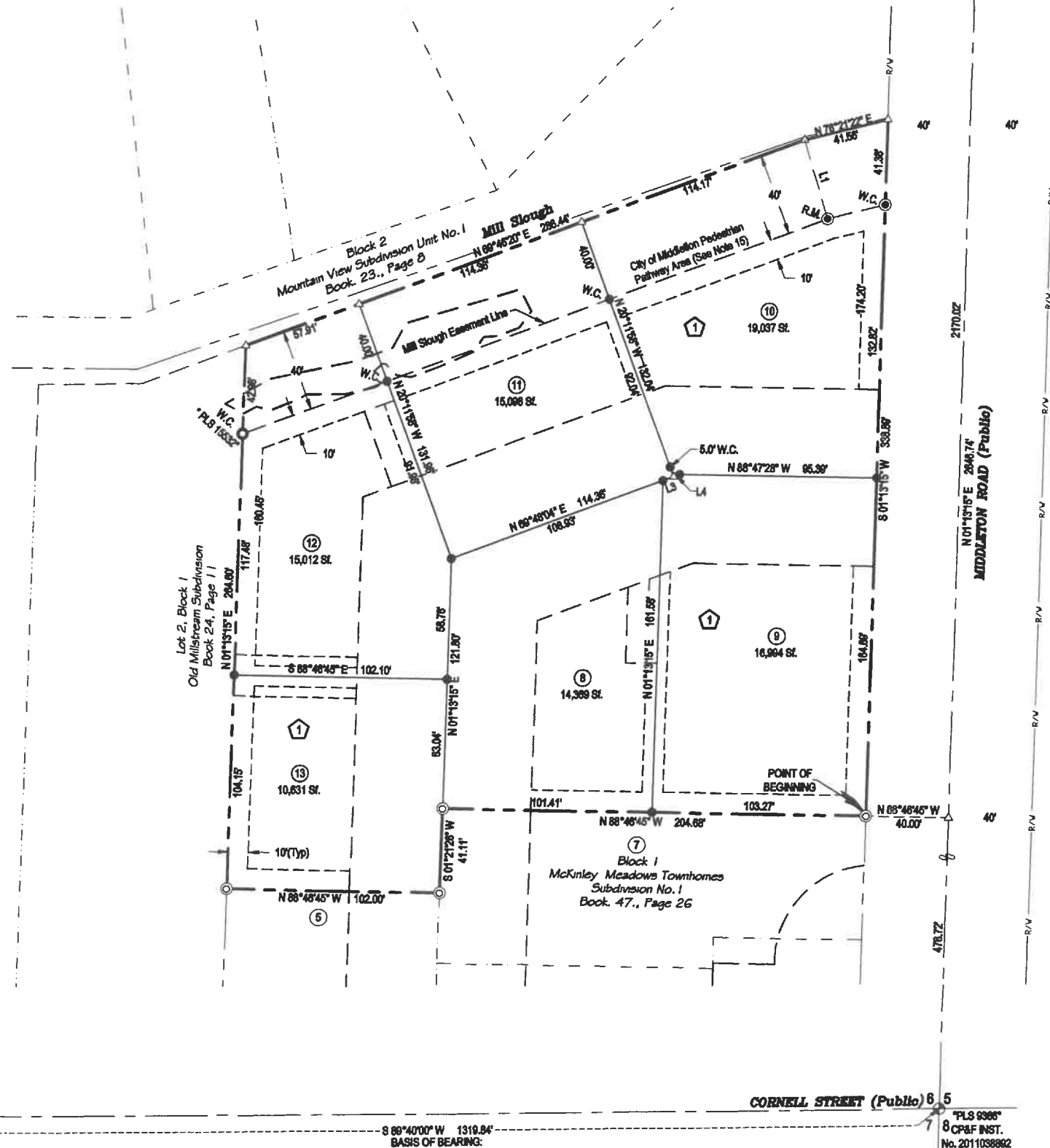


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°30'00" E	40.07
L2	N 76°21'22" E	28.85
L3	N 69°48'04" E	6.43
L4	N 69°48'04" E	3.03
L5	S 69°48'04" W	6.46
L6	S 01°13'15" W	48.94
L7	N 69°48'04" W	10.00
L8	N 01°13'15" E	42.72
L9	N 69°48'04" E	10.74

REFERENCE DATA

- R1) Plat of McKinley Meadows Townhomes Subdivision.
R2) Plat of Old Mill Stream Subdivision.
R3) Storm Drain Easement Deed Inst. No. 2018-035192.

"PLS 10328"
CP&F INST.
No. 2004022883
E 1/4 CORNER



6 5
E 1/4 CORNER
"PLS 7314"
CP&F INST.
No. 200801982

- LEGEND**
- △ Calculated point
 - ⊕ Found Brass Cap Monument
 - ⊙ Found Aluminum Cap Monument
 - ⊙ Found 5/8 inch dia. iron pin "PLS 7732", or as noted
 - ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ⊙ Found 1/2 inch dia. iron pin, Replaced w/ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ⊙ Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap as noted.
 - ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ① Block Number
 - ② Lot Number
 - * PLS 15353 Markings on Plastic Cap for Found 1/2 inch dia. iron pins
 - W.C. Witness Corner
 - Boundary Line
 - Lot/Parcel Line of Record
 - Section Line
 - Public Utilities, Drainage & Irrigation Easement Line
 - Storm Drainage Easement Line
 - Cross Access & Public Utilities Easement Line
 - Irrigation Easement Line
 - Existing Right of Way Line
 - FEMA Floodzone "AE"

NOTES:

- Any Re-subdivision of this Plat Shall Comply with the Applicable Zoning Regulations in Effect at that time.
- Minimum Building Setbacks shall be in Compliance with the City of Middleton Standards for the Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits or as Specifically Approved and/or Required.
- In Compliance with the Disclosure Requirements of Idaho Code 31-3806(2), Irrigation Water has not been Provided for by the Owner, and the Lots shown on this Plat shall be Subject to Assessments by the Middleton Mill Irrigation District.
- Irrigation Water has been Provided by Shallow Wells and will be Owned and Maintained by the McKinley Meadows Home Owners Association.
- There is a 10.0' Public Utilities, Irrigation and Drainage Easement along the Exterior Subdivision Boundary unless Dimensioned otherwise.
- There is a 5.0' Public Utilities, Irrigation and Drainage Easement along the Interior Lot Lines of this Subdivision unless Dimensioned otherwise.
- Lots 6 Thru 13, Block 1 are Subject to a Public Utility Blanket Easement for the Purpose of Clearing, Trenching, Laying, Installing, Constructing, Locating, Maintaining, Repairing, Reconstructing, Upgrading and Improving Water and Wastewater Facilities or other Pipelines of Infrastructure Necessarily or Conveniently Incident to the City of Middleton's General Plan of Municipal Service. Infrastructure may include Wastewater and Water, with all of the Necessary Apparatus and Appurtenances, which has been or will be Constructed. Said Lots also have a Cross-access and Parking Agreement that Outlines the Access and Maintenance Responsibilities Recorded as Instrument No. 2020-035469. (The Cross Access & Public Utilities Easement is Shown and Dimensioned on Sheet 2 of 4 of this Plat).
- Any Re-Subdivision of this Plat shall be in Compliance with the Current Subdivision Standards of the City of Middleton.
- There are not any New Public or Private Streets Within this Development. Lots will be served by a Shared Driveway and Parking lot that Benefits the Residences in the Development. (See Note 6)
- Storm Water Facilities will be Owned and Maintained by the McKinley Meadows Townhomes Homeowners Association including the Maintenance of the Offsite Storm Water Management Facility (Swale) Easement, which is Recorded as Instrument No. 2018-035192.
- Maintenance of any Irrigation Pipe, Drainage Pipe or Ditch Crossing a Lot is the Responsibility of the McKinley Meadows Townhomes Homeowners Association unless such Responsibility is Assumed by an Irrigation/Drainage District.
- Per Idaho Code 60-1308A(9) Relating to the Vacation of Platted Easements: States: Land Exclusive of Public Right of Way that has been Subdivided and Platted in Accordance with this Chapter need not be Vacated in Order to be Replatted.
- No Structures Shall be Constructed or Installed in an Easement and any Fences, Landscaping or Structures Installed in an Easement may be Removed by the City and Utility Companies and Replaced at the Owner's Expense Per MCC 5-4-6.E.5.
- The Northerly Portion of Lots 11 and 12, Block 1 lie within Zone "AE" of FEMA Map No. 18027C0263G, Revised June 7, 2018.
- A City of Middleton Pedestrian Pathway to fall within the Middleton Mill Slough Forty foot (40') Easement area. The City of Middleton will have an easement agreement with the Homeowners Association, and the City will be responsible for the Maintenance and Repair of the Pedestrian Pathway. The City of Middleton will take on the responsibility for the Pedestrian Pathway Easement area and will indemnify the underlying property owners.



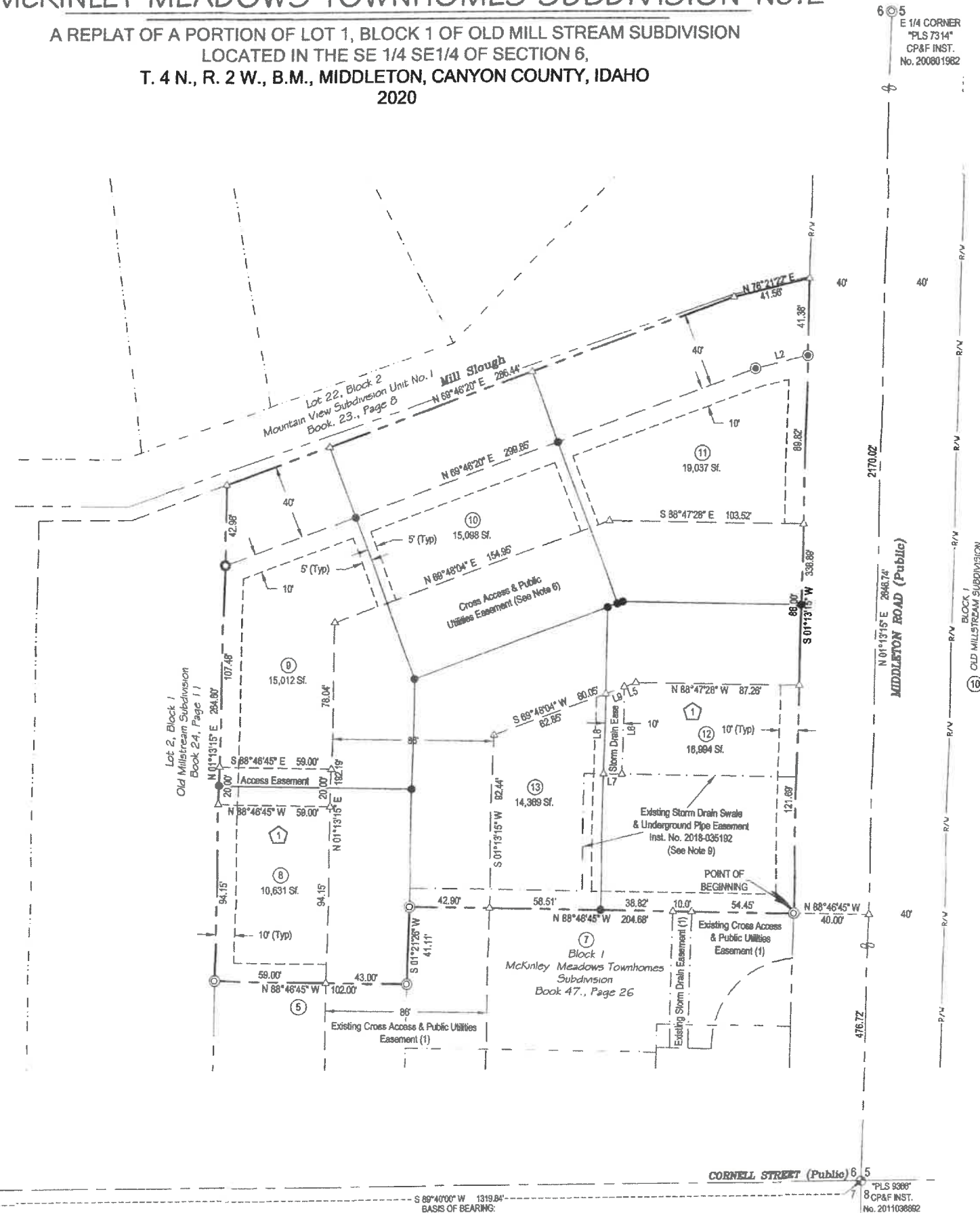
See Sheet 2 of 4 for Easement Details and Dimensioning

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2108
JN 10619 11/02/20

BOOK _____, PAGE _____ SHEET 1 OF 4

PLAT OF
McKINLEY MEADOWS TOWNHOMES SUBDIVISION No.2
 A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF OLD MILL STREAM SUBDIVISION
 LOCATED IN THE SE 1/4 SE1/4 OF SECTION 6,
 T. 4 N., R. 2 W., B.M., MIDDLETON, CANYON COUNTY, IDAHO
 2020



- LEGEND**
- △ Calculated point
 - ⊕ Found Brass Cap Monument
 - ⊙ Found 5/8 inch dia. iron pin "PLS 7732" or as noted
 - ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ⊙ Found 1/2 inch dia. iron pin, Replaced w/ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "Koerner PLS 8251"
 - ① Block Number
 - ① Lot Number
 - * PLS 15353 Markings on Plastic Cap for Found 1/2 inch dia. iron pins
 - Boundary Line
 - - - Lot/Parcel Line of Record
 - - - Section Line
 - R/W - Existing Right of Way Line
 - - - Cross Access & Public Utilities Easement Line

SURVEYOR'S NARRATIVE:

This Survey was performed at the request of Chandler and Angie Daw, Rivco Properties, LLC., an Idaho Limited Liability Company, and Val and Lori Wahlen, to create a Residential Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and from found Monumentation as shown and described hereon.



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
 Office: (208) 442-0115 Fax: (208) 327-2106
 JN 10619 08/03/20

BOOK _____, PAGE _____ SHEET 2 OF 4

"PLS 10328"
 CP&F INST.
 No. 2004022593
 E. 1/4 CORNER

CORNELL STREET (Public)


"PLS 9368"
 CP&F INST.
 No. 2011038892

S 89°40'00" W 1319.84'
 BASIS OF BEARING:



DATE: December 16, 2020

TO: Rachel Speer, City of Middleton

FROM: Civil Dynamics
Amy Woodruff, PE 

RE: McKINLEY MEADOWS TOWNHOMES SUBDIVISION NO. 2
FINAL PLAT RECOMMENDATION

Thank you for the opportunity to review McKinley Meadows Townhomes No. 2 final plat. The plat was reviewed for conformance to Middleton City Code, overall common platting practices and development concerns of the City of Middleton.

We recommend Mayor and Council approve the final plat for the above captioned project subject to the following conditions:

1. Prior to the first Certificate of Occupancy being issued, the developer is to install and demonstrate to the City a fully functional irrigation system. The irrigation system to be installed is to provide irrigation water for the complete McKinley Meadows 2 project and is to be independent of the system installed for McKinley Meadows No. 1.
2. On or before March 16, 2021, a fully executed license agreement shall be provided to City for the installation of a 10 ft public pathway in the Mill Slough easement/right of way.



REQUEST FOR PROPOSALS

City of Middleton

REQUEST FOR PROPOSALS

TO: Interested Gravel Excavation Companies

FROM: City of Middleton, Rachel Speer, City Engineer

DATE: December 16, 2020

SUBJECT: Request for Proposals (RFP) – Gravel Extraction and Lake Construction for an expansion project to be done at the City of Middleton River Park, see attached permit from Idaho Department of Lands.

The City of Middleton, Idaho is soliciting proposals from gravel extraction companies to provide management services for its City River Park – Gravel Extraction Management, based on royalty fees and/ or lease agreement, up to a 5 year period. City River Park is an approximately 180 acre property located 321 Sawtooth Lake Drive, see attached map.

Proposals shall include:

- Current licensing and insurance
- Proposed terms of mining lease, including annual rental and royalty fees
- Plan of operation
- Reclamation plan proposal
- Plan for how gravel will be utilized for City projects

Submittals will be received attention: Rachel Speer, City of Middleton, 1103 West Main Street, Middleton, Idaho 83644, until December 30, 2020, 4:00 pm. Mountain Standard Time

Questions regarding this Request for Proposal should be addressed to:

Rachel Speer, City Engineer
City of Middleton
1103 West Main Street
Middleton, Idaho 83832
Phone: (208) 585-3133
Email: rspeer@Middletoncity.com

Addenda to this RFP, if any, will be forwarded to the responders.

SOUTHWEST SUPERVISORY AREA

8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372



DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor
Lawrence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

August 19, 2020

City of Middleton:
Attn: Tom Blanchard
1103 W. Main Street
Middleton, ID 83644



To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 08/19/2020:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S602982	25	Canyon	T04N R02W Section 7 and 12

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
 - a. Diverting all surface water flows around the mining operation.
 - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
 - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. In accordance with provisions of Idaho Code title 47, chapter 18, a prorated payment to the state reclamation fund of \$15 for up to 5 of disturbance acres for the current month shall be paid by October 1st, 2020. This payment will constitute financial assurance in lieu of a reclamation bond. Approval of this reclamation plan is conditioned upon receipt of the above payment by the date shown and annual payments in accordance with Idaho Code title 47, chapter 18 and IDAPA 20.03.03.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

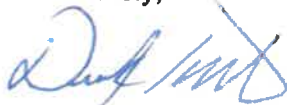
7. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by September 2nd, 2020, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number

Sincerely,



Derek Kraft
Senior Resource Specialist

Enclosure(s):

- 1) Bond Assurance Fund Acknowledgement Form

01- THE STP WILL BE INSTALLED IN PHASE BEGINNING IN THE NORTH WEST CORNER AND PROCEEDING TO THE SOUTH EAST. GRAVEL WILL BE MIXED FORMING ONE PERMANENT POND WITH BROOKS, SHORELINE, UNDOUBTING BANK, VARIABLE SHORELINE SLOPES, AND OTHER CONSTRUCTED FEATURES TO PRODUCE OPTIMAL WATER RELATED RECREATION ACTIVITIES.

92' ± EDDFT ± BUFFERS WILL SEPARATE ALL PROPERTY BOUNDARIES.

8) - THE SITE WILL BE MINED BY FIRST STRIPPING AVAILABLE TOPSOIL AND OVERBURDEN FROM THE ACTIVE MINE WORKING AREA. TOPSOIL AND OVERBURDEN WILL BE TRANSPORTED TO TEMPORARY STOCKPILE AND BE GRADDED TO ACT AS A SIGHT AND SOUND BARRIER OFF THE EASTERN PERIMETER. THE TEMPORARY STOCKPILES WILL REMAIN IN PLACE UNTIL MINING IS COMPLETED AND MAY BE USED IN ADDITIONAL PAST ACTIVITIES, SUSTAINABLE BROWN MESSURA OR FOR BACK FILL TO CONSTRUCT FINAL SLOPE OR GRADE

64 - THE SITE TO BE MINED WILL REMOVE A GRAVEL LAYER APPROXIMATELY 20FT TO 30FT THICK, LIMIT OPERATIONS SLOPES WILL RANGE BETWEEN THE ANGLE OF POSE OF 2:10:10

P2 - Mine development will be completed by pumping water from the active mine sump(s) to the existing pond located on the south east corner of the mine. The existing sump(s) will be utilized until the existing pond proves to have sufficient capacity for the entire drain to the south of the drive. All discharges will be in compliance with the existing PRA title section primary effluent limits. Existing locations will change as active mine operation necessitates the multi sector primary will be amended to include channels, all channels denatured process water will be discharged from the mine de-watering system and existing denatured water process water will be discharged from site. All storm water will be treated as mine effluents until it is.

[illegible]

47. FUGITIVE DUST WILL BE CONTROLLED BY REGULAR WATERING OF IN-PORT ROADS, ACCESS ROADS, AND ACTIVE WORK AREAS. WATERING WILL BE COMPLETED WITH PORTABLE WATER TRUCKS, SPRINKLERS, AND SPRAYERS.

AA - REFUSE, TRASH, SOLID OR HAZARDOUS WASTE WILL NOT BE BURNED, BLENDED, OR STORED ON SITE

69 - TEMPORARY GRAVEL STOCKPILES WILL BE LOCATED INSIDE OF ONE OF SEVERAL STOCKPILE LOCATIONS, SHAPES, AND SIZES WILL CHANGE WITH TIME WITHIN THE SITE. SOLID WASTE WILL BE TRANSPORTED TO AN APPROVED WLF FOR DISPOSAL.

978 - OPT NATIONAL HOURS WILL BE 6:00 AM TO MIDNIGHT MONDAY THROUGH SATURDAY EXCEPT DURING FEBRUARY

AN - EQUIPMENT, EMPLOYEE VEHICLES, AND CRANES TRUCKS WILL BE PARKE IN THE VICINITY OF THE CRUSHER LOCATION

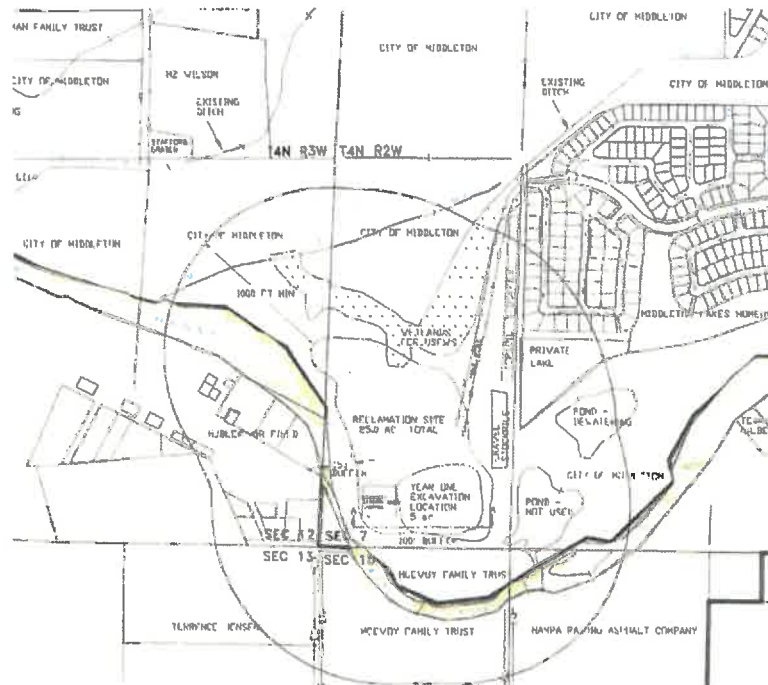
412 - FRESHING WETLANDS WITHIN THE PROPERTY BOUNDARIES WILL BE LEFT UNALTERED. ANY ALTERATION AND MOVEMENT TO CANALS AND DRAINS SHALL BE COMPLETED OUTSIDE OF THE MIGRATION SEASON AND WILL NOT BE

COMPLETED IN A MANNER THAT WILL RESULT IN RESTRICTION, IMPEDANCE, OR OTHER ALTERATIONS OR CHANGES IN WATERFLOWS ACROSS THE SITE. MINOR CLOSURES AND DRAINS SHALL BE MOVED AND MODIFIED TO ACCOMPLISH FLOWING WITHIN THE SITE. ALL WATER FLOWING THROUGH THE PROPERTY WILL BE ALLOWED TO FLOW UNIMPEDITED TO THE DOW POINT.

FINAL RECLAMATION
#1 - UPON COMPLETION OF MINING ALL EQUIPMENT WILL BE REMOVED FROM THE SITE, ALL IMPROVEMENTS WILL BE
REMOVED FROM THE SITE.

(2) - PIT HIGH WALLS WILL BE REGRADED TO FORM A FINAL SLOPE FROM THE NATURAL GROUND SURFACE TO A DEPTH OF 10 FT. BELOW THE STAGE WATER LEVEL. BELOW 10 FT. OF PIT, PIT HIGH-WALLS WILL BE ABLE TO REPOSE UPON COMPLETION OF ACTIVE OPERATIONS. THE PIT WALLS WILL BE ALLOWED TO FILL WITH WATER TO FORM A DOUBLE PERMANENT WATER FEATURE FOR THE MIDDLETON CITY PARK PARK.

#3 - TOPSOIL OVERLAP/INCH WILL BE REDISTRIBUTED AND SPREAD OVER THE UPLAND AREA AND USED TO THE MAXIMUM BENEFICIAL EFFECT AND USE FOR RIVER BANK COMPLETION. SEEDING AND RESTORATION WILL BE PERFORMED FOR DESIRED APPEARANCE AND PLANS FOR NATURAL PARK DESIGN AND RECOMMENDATIONS.



MINE CROSS SECTION

SCALE 1" = 300'

DRAFT

CAUTION: Read Instructions, 912-840-0000

Date: _____
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

MINERAL EXTRACTION

CITY OF WASHINGTON

DATE _____

SHEET NO _____

1 of 2