



**AMENDED AGENDA**  
City Council Meeting  
City of Middleton, Idaho

Date: Wednesday September 2, 2020  
Location: **Trolley Station** 310 Cornell Street, Middleton, Idaho

Time: 5:30 p.m.

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

**Information Items**

**Discussion Item**

1. Early payoff of Bond Loan No. 92-01 – Wendy Miles

**Action Items**

1. Consent Agenda (items of routine administrative business)
  - a. Consider approving minutes for Council's August 19, 2020 regular meeting.
  - b. Consider ratifying August 28, 2020 payroll in the amount of \$ \$99,566.55 and accounts payable thru August 25, 2020 in the amount of \$215,665.62.
2. Appeal Hearing: Design Review Permit for Idahome RV Resort Building located at 0 Hartley Ln, Parcel # R34440017 Middleton, Idaho. – Chris Yorgason
3. Consider adopting Ordinance 639 AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING TITLE 1, CHAPTER 15 OF THE MIDDLETON CITY CODE UPDATING DESIGN REVIEW STANDARDS AND PROCEDURES; AMENDING TITLE 1, CHAPTER 5 OF THE MIDDLETON CITY CODE, UPDATING CITY COUNCIL MEETING SCHEDULE; AND PROVIDING AN EFFECTIVE DATE
4. **Public Hearing:** Consider adopting Ordinance No. 633: An Ordinance of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating general provisions, modifying and updating land use, setback table, subdivision of land, road standards and recreational vehicle park requirements, making other minor modifications and providing an effective date.
5. **Public Hearing:** A request by Neva Coburn to annex and zone into Middleton City limits approximately 15.28 acres and rezone from Canyon County Agriculture (AG) to City of Middleton Mixed Use (M-U) along with a Development Agreement, according to Middleton City Code 5-1-5. The property is addressed as 23624 Lansing Lane, Middleton, Idaho and commonly referred to as Canyon County Parcel R3383601.
6. **Public Hearing: Middleton Rural Fire District**
  - a. Consider approving adoption of Resolution No. \_\_\_\_\_: Adoption of the *Middleton Rural Fire District Impact Fee Study and Capital Improvement Plan* for the purpose of entering into an intergovernmental agreement with the Middleton

Rural Fire District for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.

- b. Consider adopting Ordinance No. 634: AN ORDINANCE AMENDING THE CITY OF MIDDLETON CITY CODE BY THE ADDITION OF A NEW CHAPTER 18 TO TITLE 1 PROVIDING FOR MIDDLETON RURAL FIRE DISTRICT DEVELOPMENT IMPACT FEES
- c. Consider adopting development impact fees for *Middleton Rural Fire District*:  
New Residential (per unit) \$849/per unit  
New Non-Residential (per square foot) \$0.42/per square foot
- d. Consider approving Resolution No. 449-20: Intergovernmental agreement with the *Middleton Rural Fire District* for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.

**7. Public Hearing: The City of Caldwell Fire Department & Caldwell Rural Fire District Impact Fee**

- a. Consider approving Resolution No. 443-20: Adoption of the *City of Caldwell Fire Department & Caldwell Rural Fire District Impact Fee Study and Capital Improvement Plans* for the purpose of entering into an intergovernmental agreement with the Caldwell Rural Fire Protection District, City of Caldwell and Canyon County for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.
- b. Consider adopting Ordinance No. 635: AN ORDINANCE AMENDING THE CITY OF MIDDLETON CITY CODE BY THE ADDITION OF A NEW CHAPTER 19 TO TITLE 1 PROVIDING FOR CALDWELL RURAL FIRE PROTECTION DISTRICT DEVELOPMENT IMPACT FEES
- c. Consider adopting development impact fees for *City of Caldwell Fire Department & Caldwell Rural Fire District*:  
New Residential (per unit) \$665/per unit  
New Non-Residential (per square foot) \$0.33/per square foot
- d. Consider approving Resolution No.450-20: Intergovernmental Agreement with the *Caldwell Rural Fire Protection District, City of Caldwell and Canyon County* for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.

**8. Public Hearing Greater Middleton Parks and Recreation District Impact Fee**

- a. Consider approving Resolution 444-20 *City of Middleton/Canyon County Intergovernmental Agreement with and Joint Powers Agreement for the Development of Joint Plans for Capital Improvements and to Collect and Expended Development Impact Fees for Parks and Recreational Facilities System Improvements.*
  - b. Consider approving Resolution No. \_\_\_\_\_ Adoption of the *Middleton Parks and Recreation District Impact Fee Study and Capital Improvement Plan* for the purpose of entering into an intergovernmental agreement with Canyon County for the collection and expending of development impact fees for System Improvements are for Parks and Recreational Facilities Capital Facilities within the Greater Middleton Area Recreation District as identified in the Capital Improvements Plan.
  - c. Consider adoption Ordinance No. 636: AN ORDINANCE AMENDING THE CITY OF MIDDLETON CITY CODE BY THE ADDITION OF A NEW CHAPTER 20 TO TITLE 1 PROVIDING FOR GREATER MIDDLETON AREA RECREATION DISTRICT PARKS AND RECREATIONAL FACILITIES DEVELOPMENT IMPACT FEES
  - d. Consider adopting development impact fees for *Greater Middleton Parks and Recreation District*:  
New Residential (per unit) \$478/per unit
  - e. Consider approving Resolution No. 445-20 *City of Middleton/Canyon County/Greater Middleton Area Recreation District Interagency Contract for Parks and Recreational Facilities Impact Fees Administrative Services*
9. Consider approving Resolution No. \_\_\_\_\_: A RESOLUTION OF THE MIDDLETON CITY COUNCIL, MIDDLETON, CANYON COUNTY, IDAHO, ADDING FEES, FOR MIDDLETON RURAL FIRE DISTRICT IMPACT FEE, CITY OF CALDWELL FIRE/CALDWELL RURAL FIRE DISTRICT IMPACT FEE, GREATER MIDDLETON PARKS AND RECREATION DISTRICT IMPACT FEE AND PROVIDING AN EFFECTIVE DATE
  10. Consider approving a State/Local Agreement (Construction) Project No. A020(430) Intersection North Middleton Road & Cornell Street Canyon County Key No. 20430 in an amount not to exceed \$ 34,920.00 and to approve Resolution 448-20 as part of the agreement. – Becky Crofts
  11. Consider approving a License Agreement for South Cemetery Road between Canyon County Water Company and City of Middleton for the “Town Ditch aka Canyon Canal”. – Becky Crofts
  12. Consider approving a quote from Prime Construction & Asphalt for repaving City Hall parking lot in an amount not to exceed \$16,723.50 – Becky Crofts

13. Consider appointing ElJay Waite as City of Middleton Impact Fee Appeal Administrator.  
– Becky Crofts
14. Consider approving Quality Materials Testing, Inc proposal for Gravel Source Investigation for Subbase, Base, Plant-mix and Cover Coat Aggregates, for mineral extraction in River Park in an amount not to exceed \$6,750.00 – Bruce Bayne
15. Consider approving bid from Irvco Asphalt/Gravel for Sawtooth Lake Drive Crossing Project in an amount not to exceed \$775,178.00 – Bruce Bayne
16. Executive Session pursuant to Idaho Code and possible decision(s) to follow:  
74-206(1)(c) Land acquisition

**Public Comments, Mayor and Council Comments, Adjourn**

Posted by:   
Jennica Reynolds, Deputy Clerk

Date: September 1, 4:50 p.m.

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