



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

Date: Wednesday December 2, 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: Jed Wyatt

**Information Item**

1. Rachel Speer - Introduction Engineer

**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
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
3. 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
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
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

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
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

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

Posted by:

  
Jennica Reynolds, Deputy Clerk

Date: December 1, 2020, 4:00 p.m.

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



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**MIDDLETON CITY COUNCIL  
NOVEMBER 18, 2020**

The Middleton City Council meeting on November 18, 2020 was called-to-order at 5:31 p.m. by Council President Kiser.

***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](mailto: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:** Council President Kiser and Council Member Huggins, Garner and O'Meara were all present. Mayor Rule was absent.

Pledge of Allegiance, Invocation: Jennica Reynolds

**Action Items**

**A. Approve Amended Agenda**

Council President Kiser explained the additional item on the agenda is Ordinance 641 and the action will be tabled to the next meeting, but still needs to be discussed at this meeting.

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

**1. Consent Agenda (items of routine administrative business)**

- a. Consider approving minutes for Council's November 4, 2020 regular meeting, November 6, 2020 Special Meeting and November 10, 2020 Special Meeting.
- b. Consider ratifying November 6, 2020 payroll in the amount of \$ 75,849.26 and accounts payable thru November 10, 2020 in the amount of \$250,528.92
- c. Consider approving FCO – Concord Square Preliminary Plat

Council President Kiser explained the consent agenda items. Bruce clarified the FCO for Concord Square is approving the Preliminary Plat that was presented and approved at the last City Council meeting. Council President Kiser did not see anything out of the ordinary with the accounts payable.

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

**2. Public Hearing: Ordinance No. 641 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating general zoning provisions; modifying zoning regulations, subdivision regulations, standards; multi-family and cluster housing; modifying and updating land use, setback and area tables, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments**

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**provisions; making other changes, additions and minor modifications and providing an effective date. – Bruce Bayne**

Council President Kiser called the item and opened the public hearing open at 5:37 p.m.

Council President Kiser asked Deputy Clerk Jennica Reynolds if anyone had contacted the City to speak regarding this ordinance. As of 5:00 p.m. no one had contacted the City. And Jennica checked at 5:38 p.m. and no one requested to speak on the Facebook Live feed either.

Council President Kiser asked City Attorney Chris Yorgason if we have met the requirements for the public hearing. He said yes, the requirements have been met and walked through what has been done to satisfy the legal requirements for the Public Hearing.

Council President Kiser closed the public comment portion at 5:40 p.m.

Council President Kiser said they are trying to tighten up the multi-family housing, setback tables, road standards, vehicle parking requirements but more importantly this is the single-family dwellings attached. This ordinance is for Townhomes. We want to have control over where this high-density housing is in our city and what people will see when they come into town.

Planning and Zoning Official Bruce Bayne said there is a typo on the rear setback, it should be 15 feet.

Council Member Huggins asked for clarification on the definition of a Townhomes.

Council President Kiser said they are single family dwellings with a common wall. When people buy condos or townhomes, they are buying a dwelling unit on its own lot. It is different than one person owning an entire structure and then renting to tenants. Bruce Bayne agreed with this definition.

**Motion:** Motion by Council President Kiser to read Ordinance 641 by title only. Motion seconded by Council Member Garner, approved unanimously.

Council President Kiser read Ordinance 641 by title only.

**Motion:** Motion by Council President Kiser to waive the 3-reading rule and approve Ordinance 641. Motion seconded by Council Member Huggins. Motion approved unanimously by Roll Call Vote.

**3. An application from Skyline Homes and Development, LLC., for a preliminary plat, approval of Lakes of Telaga 2 Subdivision. The proposed preliminary plat zoned R-3, consists of 15 single family lots, accessing Kingsbury Road. Site area is approximately 14.8 acres located near the southwest corner of Kingsbury Road and Talega Way, parcel number R3383314300. – Tom Blanchard**

Council President Kiser called the item. Planning and Zoning staff Tom Blanchard read the Staff Report.

Applicant Representative: Elwin Butler of Matrix Engineering said this is a planned community that is looking to bring upscale lakeside patio homes to the city. He said they have and will continue to work with the city to make sure the water lines will be placed

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around the loop of Silverwood Way and Telaga Way. The development will be serviced by City of Middleton domestic sewer and water.

**Motion:** Motion by Council President Kiser to approve an application from Skyline Homes and Development, LLC., for a preliminary plat, approval of Lakes of Telaga 2 Subdivision, provided they are able to meet all the recommendations of the Planning and Zoning commission, especially the City of Middleton municipal domestic water, fire-flow and sanitary sewer services extended to this subdivision. Motion seconded by Council Member O'Meara and approved unanimously.

**4. A request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision. – Tom Blanchard**

Council President Kiser called the item. Planning and Zoning staff Tom Blanchard read the Staff Report.

Applicant Representative: Jay Walker of Alterra Consulting gave a power point presentation that explained and detailed the reason for the request for the amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision. He stated for the record that the owner is prepared to dedicate the nature preserve to the City and let the city take it through the entitlement process. He doesn't see the need for the applicant to take it through the annexation process. He said that they are working with the Irrigation districts to design a bridge crossing culvert to create the pedestrian crossing and connect to the public pathway.

Council President Kiser said this has been a good project and he appreciates the applicant working with the City to make sure everything is up to code.

**Motion:** Motion by Council President Kiser to approve a request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision provided they meet all the Planning and Zoning recommendations. Motion seconded by Council Member Garner and approved unanimously.

**5. Consider approving Ordinance No. 642: AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING THE MIDDLETON CITY CODE TITLE 1, CHAPTER 3, SECTION 1 ADDING DEFINITIONS FOR APARTMENT AND DWELLING, SINGLE-FAMILY ATTACHED AND UPDATING DEFINITIONS FOR DWELLING, MULTI-FAMILY, DWELLING, SINGLE-FAMILY AND SUBDIVISION; AMENDING TITLE 4, CHAPTER 1, SECTION 1 ADDING REGULATIONS FOR PRIVATE LANES/ALLEYS; AND PROVIDING AN EFFECTIVE DATE. – Bruce Bayne**

Council President Kiser called the item and Planning and Zoning Official explained the amendments, changes and additions as proposed. There is a typo on Section I and it should read "private lanes/alleys".

**Motion:** Motion by Council President Kiser to read Ordinance 642 by title only. Motion seconded by Council Member Garner, approved unanimously.

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Council President Kiser read Ordinance 642 by title only. He said that in his opinion this is a time sensitive matter. These things come before the Council as developers look for creative ways of building what they want to build.

**Motion:** Motion by Council President Kiser to waive the 3-reading rule and approve Ordinance 642. Motion seconded by Council Member Huggins. Motion approved unanimously by Roll Call Vote.

**6. Consider Amending Ordinance No. 631: AN EMERGENCY ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING TITLE 1, CHAPTER 14 OF THE MIDDLETON CITY CODE, PROVIDING TEMPORARY STANDARDS FOR NEIGHBORHOOD MEETINGS; AND PROVIDING AN EFFECTIVE DATE. To extend the effective date from no more than 182 days to 365 days from the date the original Ordinance No. 631 was adopted due to COVID-19 Governmental Restrictions. – Bruce Bayne**

Council President Kiser called the item. Planning and Zoning Official said this brought to the Council for information only at this time. We want to make sure that during the COVID-19 governmental restrictions we have a way in city code for developers to hold neighborhood meetings. This will be brought to City Council at the next meeting once the language is able to be changed and reviewed by the City Attorney.

**Motion:** Motion by Council President Kiser to postpone action item number 6: Amending Ordinance No. 631 to the next regularly scheduled meeting. Motion seconded by Council Member Garner and approved unanimously.

**Public Comments, Mayor Comments, Council Comments:**

No public comments

Deputy Clerk Jennica Reynolds reported on the November 7, 2020 Rake-Up Middleton Event. There were about 15 students and Ms. McGee from the High School National Honors Society, 6 missionaries from The Church of Jesus Christ of Latter-day Saints, and about 6 youth and their leaders from the 4-H Club Middleton Mavericks. The Greater Middleton Parks and Rec District donated the use of their dump trailer to put the leaves in and went around to the houses that had the leaves raked up. It was a good event, and if the residents of Middleton want this event to continue, it is dependent on the community involvement. Please contact the City next year around September to sign up to help.

Council Member O'Meara: He and Council President Kiser have been working on a coordinated effort with local city mayors of Middleton, Star, Caldwell, Nampa and Kuna to bring a softball tournament to town. This event would bring upwards of 30,000 people to the area for this tournament. It is scheduled for July 25, 2021 and the hope is to be able to work with the various owners of the fields to create this tournament.

Council President Kiser said this tournament would be a huge economic boost for our community. Surprisingly, Boise doesn't want any part of it.

Council Member Huggins said that this also gives the local softball teams that don't always get to travel an opportunity to be seen and be able to participate in this type of tournament.

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Council Member O'Meara said the Greater Middleton Parks and Rec District is planning on improving the Babe Ruth field at Foote Park this year to create a softball field and the Babe Ruth field. He would like to see the City improve its own field at Middleton Place Park to help the draw in town and give us some more fields.

**Adjourn:** Council President Kiser adjourned the meeting at 6:43 p.m.

ATTEST:

\_\_\_\_\_  
Rob Kiser, Council President

\_\_\_\_\_  
Jennica Reynolds, Deputy Clerk  
Minutes Approved: December 2, 2020

DRAFT



# CITY OF MIDDLETON

## City Council

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### Lakes of Telaga 2 - Preliminary Plat

September 1, 2020 Application

October 19, 2020 P&Z Approval

November 9, 2020 P&Z FCO's

November 18, 2020 CC Approval

December 2, 2020 CC FCO's

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### Findings of Fact, Conclusions of Law, and Decision

## SUMMARY OF THE REQUEST

An application from Skyline Homes and Development, LLC., for a preliminary plat, approval of Lakes of Telaga 2 Subdivision, which lies within "The Lakes at Talega" Subdivision. The proposed preliminary plat zoned R-3, consists of 15 single family residential lots, accessing Kingsbury Road. Site area is approximately 14.8 acres located near the southwest corner of Kingsbury Road and Talega Way, parcel number R3383314300.

## FINDINGS OF FACT

1. **Applicant:** Skyline Homes & Development, LLC  
3516 N. Black Butte Court  
Boise, ID 83687
2. **Application:** The application was accepted by the City on September 1, 2020.
3. **Applicable Codes and Standards:**  
Idaho Code Title 67, Chapter 65  
Middleton City Code (MCC) 1-14-5; 1-15-1; 5-4-4
4. The Planning and Zoning Commission recommends City Council approve the amended preliminary plat.
5. **Written Agency Responses Received to Date:** none.
6. **Written Property Owners Responses Received to Date:** none.
7. **Preliminary Plat Standards:** Per City Code Section 5-4-4.



# CITY OF MIDDLETON

## City Council

### CONCLUSIONS OF LAW

Notice of the Application was given according to law. The City Council public meeting was conducted according to law, and the City has kept a record of the application and related documents.

### DECISION

Based on the Findings of Facts, and Conclusions of Law, the City Council hereby recommends to City Council approval of the preliminary plat with the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are extended to serve the subdivision.

MOTION TO APPROVE BY CITY COUNCIL ON: November 18, 2020

### NOTICE

This decision is deemed by Idaho law to be a final decision. An affected person aggrieved by a final decision may within twenty-eight (28) days after all remedies have been exhausted under local ordinances seek judicial review as provided by title 67, chapter 52, Idaho Code. The applicant has a right to request in writing to the city a regulatory taking analysis pursuant to section 67-8003, Idaho Code.

Signed: December \_\_\_\_\_, 2020.

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Steven J. Rule, Mayor

Attest:

\_\_\_\_\_  
Bruce Bayne,  
Planning and Zoning Official



# CITY OF MIDDLETON

## City Council

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### Stonehaven Amended Preliminary Plat

September 1, 2020 Application  
October 19, 2020 P&Z Approval  
November 18, 2020 CC Approval  
December 2, 2020 CC FCO's

### Findings of Fact, Conclusions of Law, and Decision

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## SUMMARY OF THE REQUEST

A request by TBC Holdings, LLC and Todd Campbell Construction, Inc. for approval of an amended preliminary plat with a revised phasing plan and lot configuration consisting of eight phases and 239 single family residential lots, to accommodate Middleton City Code requirement for secondary vehicular access for Stonehaven Subdivision, located on approximately 78.17 acres west of Hartley Lane, south of Willis Road, east of Emmett Road, and mostly north of Canyon Hill Canal.

## FINDINGS OF FACT

1. **Applicant:** TBC Holdings, LLC  
P.O. Box 140298  
Boise, ID 83714
2. **Application:** The application was accepted by the City on October 20, 2020
3. **Applicable Codes and Standards:**  
Idaho Code Title 67, Chapter 65  
Middleton City Code (MCC) 1-14-5; 1-15-1; 5-4-4
4. The Planning and Zoning Commission recommended that City Council approve the amended preliminary plat.
5. **Written Agency Responses Received to Date:** none.
6. **Written Property Owners Responses Received to Date:** none.
7. **Preliminary Plat Standards:** Per City Code Section 5-4-4.



# CITY OF MIDDLETON

## City Council

### CONCLUSIONS OF LAW

Notice of the Application was given according to law. The City Council Public Meeting was conducted according to law, and the City has kept a record of the application and related documents.

### DECISION

Based on the Findings of Facts, and Conclusions of Law, the City Council hereby recommends approval of the preliminary plat with the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are extended to serve the subdivision.
2. Comply with MCC 5-4-10-10, open space requirement: Lot 3, Block 4, Phase 4 with an amenity as defined in MCC 1-3-1, together with Lot 30, Block 8, Phase 6 which must be annexed and remain as a natural preserve, unimproved with wildlife habitat and connected by a pedestrian bridge to Durness Bay Ave. Annexation to occur before the City will issue building permits for lots in Phase 6.

MOTION TO APPROVE BY CITY COUNCIL ON: November 18, 2020

### NOTICE

This decision is deemed by Idaho law to be a final decision. An affected person aggrieved by a final decision may within twenty-eight (28) days after all remedies have been exhausted under local ordinances seek judicial review as provided by title 67 chapter 65, Idaho Code. The applicant has a right to request to the City a regulatory taking analysis pursuant to section 67-8003, Idaho Code.

Signed: December \_\_\_\_\_, 2020.

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Steven J. Rule, Mayor

Attest:

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Bruce Bayne,  
Planning and Zoning Official



RESOLUTION 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.

WHEREAS, Idaho Code §50-307 authorizes a municipality to collect fees pertaining to services offered/performed by the City;

WHEREAS, the Mayor and Council of the City of Middleton believe that it is in the City's best interest to update its current fee schedule for services provided by the City of Middleton;

WHEREAS, on November 4, 2020, the City Council of the City of Middleton, Idaho, held a public hearing properly noticed under Idaho Code, to consider the implementation of new police impact fees;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, as follows:

Section 1: The City hereby adds police impact fees increases in the following amounts:

New Residential (per EDU)	\$304.00
New Commercial (per square foot)	\$ 0.15
New Industrial (per square foot)	\$ 0.15

Section 2: This Resolution is effective December 11, 2020.

Section 3: The City Clerk is directed to update the fee schedule to reflect revised fee amounts.

PASSED BY THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO THIS 2<sup>nd</sup> day of December, 2020.

CITY OF MIDDLETON

\_\_\_\_\_  
Steven J. Rule, Mayor

ATTEST:

\_\_\_\_\_  
Jennica Reynolds, Deputy Clerk



# City of Middleton

1103 W. Main St. Middleton ID 83644

208-585-3133, 208-585-9601 F

[www.middleton.id.gov](http://www.middleton.id.gov)

## Fee Schedule

Revised Dec 2, 2020 Resolution 454-20

Effective Date: 12/10/2020

### NEW

Res.	ADMINISTRATIVE	FEE
348-14	Bulk Water Rate and Public Works Fill Station Truck Inspection	\$26 & 3.34/1000 gal
	Hydrant Meter rental	\$5.00/day & \$3.34/1000 gal
	Public Works water & sewer tap inspections	\$50
376-16	Digital information / map 2'x4'	\$38.50
376-16	Digital information / wall map 42"x8'	\$112

Note: Idaho Code 50-345 allows a city to collect a fee from users of a computerized mapping system, not exceeding the actual costs of development, maintenance and dissemination of digital forms of the system.

#### Copies

Black and white (8"x11" or 11"x17")	\$0.10 per page
Color (8"x11" or 11"x17")	\$0.50 per page
Large Format Print 36" wide	\$5.00 plus \$0.20 per square foot

#### CD

Recording Transcripts	\$1.00 per disc
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Research for public records request	Actual cost plus 10%
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116-97	Non-Sufficient-Funds (NSF)	Staff hourly rate per Idaho Code
	Credit Card Processing (non-utility accounts)	\$20
		2.50%

### BUILDING FEE

Deposit	\$250
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#### Building Permit Fees

##### Building Permit

Value of improvements  
based on Building Safety  
Journal August 2012  
Attachment A

446-20	Residential Building Plan Review and Inspection Fee	25% building permit
327-12	Commercial Building Plan Review and Inspection Fee	65% building permit
327-12	Electrical Plan Review and Inspection Fee	Attachment B
327-12	Plumbing Plan Review and Inspection Fee	Attachment C
327-12	Mechanical Plan Review and Inspection Fee	Attachment D
411-18	Mechanical Manual J Res Check Review Fee	\$60
296-10	Permit after construction starts	Double permit fee
327-12	Permit fee exemption - wheelchair access ramp to residence (permit required, fee exempt)	\$0
	Permit - extension request	\$25.00 per lot
	Public Works Residential Building Inspection Fee	\$25
	Public Works re-inspection	\$50
	Re-inspection (building, electrical, mechanical, plumbing)	\$75/hr per trip
	Re-review Plans	\$47/hr
	On-Site Storage Container Permit	\$0

BUILDING		FEE
<b>Impact Fees</b>		
350-15	City Parks-Residential only/equivalent dwelling unit (EDU)	\$1,726/EDU
	Transportation-Residential/equivalent dwelling unit (EDU)	\$2,572
	Transportation-Commercial/1000 ft <sup>2</sup>	\$2,315
	Transportation-Industrial/acre	\$4,110
452-20	Middleton Rural Fire District	
	New Residential (per unit)	\$849/unit
	New Non-Residential (per square foot)	\$0.42/square foot
	City of Caldwell Fire Department/Caldwell Rural Fire District	
	New Residential (per unit)	\$665/unit
	New Non-Residential (per square foot)	\$0.33/square foot
	<u>Middleton Police Department</u>	
454-20	<u>New Residential (per EDU)</u>	<u>\$304</u>
	<u>New Commercial (per square foot)</u>	<u>\$0.15</u>
	<u>New Industrial (per square foot)</u>	<u>\$0.15</u>
<b>Late Comers</b>		
	East Sewer Trunk Line	\$1,000
	Lakes @ Telaga Sewer Hookup, Meter Fee, Initial	See development agmt
	Blue Meadows Sewer Hookup, Initial	See development agmt
	Backlund Sewer Hookup, Initial	See development agmt
	Hartley Oversized Water Line, Initial	See development agmt
	Rupp Water Line	See development agmt
CONNECTION		FEE
446-20	Sewer Connection*	
	5/8" x 3/4" per Equivalent Dwelling Unit (Res 411-18)	\$6,061
	1"	\$7,544
	1 1/2"	\$16,765
	2"	\$29,338
	3"	\$67,059
	4"	\$118,602
	* Fee is based on water meter size since at least 98% of water discharges through the sewer system.	
446-20	Water Connection** per Equivalent Dwelling Unit	
	5/8" x 3/4" (Res 411-18)	\$3,683
	1"	\$9,428
	1 1/2"	\$21,213
	2"	\$37,710
	3"	\$84,847
	4"	\$150,842
	** Fee is based on "draft", i.e., the pipe diameter area available for flow, and not based on the cost to install the device.	
LIBRARY		FEE
327-12	Non-resident Library Card (annual)	\$30
327-12	Senior Citizen Library Card (62 and over)	\$15
327-12	Fines for overdue items	\$0.25 per day per item
		Replacement cost + \$2.00
327-12	Lost or damaged items	per item/damage
	WiFi Hot Spot	\$5.00 per day
	Kindle Rental	\$5.00 per day

LICENSE		FEE
	Alcohol beverage	
376-16	Sales for on-premise consumption - beer	\$200
LICENSE		FEE
376-16	Sales for on-premise consumption - wine	\$200
376-16	Sales for off-premise consumption - beer	\$50
376-16	Sales for off-premise consumption - wine	\$200
PARK		FEE
	Pavillions and Shelters	
343-14	Deposit - refundable, no tax	\$50
		\$50 first 4 hours, \$10.00
343-14	Pavillions 40 x 60 (four hours)	per addtl hr
		\$50 first 4 hours, \$10.00
33-14	Shelters 24 x 30 (four hours)	per addtl hr
354-15	Multi-purpose room at Middleton Place Park restroom	
	Deposit - refundable, no tax	\$100
		\$25 per hour
		\$75 for four (4) hours
		\$150 per day
334-14	Cancellation within two (2) business days of reservation	\$10
334-14	City Resident Rental Discount	50%
PERMIT		FEE
	Camper / RV 14-Day Parking Permit	\$83.25
	Catering Permit	\$20 per day not to exceed
	(On-premises designation, non refundable IC 23-934A)	5 days
	Fireworks Stand Permit	\$50
	Deposit - refundable	\$300
	Floodplain Development Permit with a building permit application	\$70.00 per structure or vacant lot in a platted subdivision
	Floodplain Development Permit with a development or design review application	\$3,000
	Infrastructure Construction Drawings Permit	
	Middleton Market Permit (Starting Jan. 1, 2019)	\$35
	Middleton Market Space Rental daily/seasonal - Memorial Day to Labor Day (Starting Jan. 1, 2019)	\$10/\$160
	Special Event Permit	\$160
	Special Event City Staff Services	\$45.00 per hour, per person
	Vendors, peddlers, solicitors, temporary merchants permit	\$35 annually
	Bond, cashier's check or letter of credit - individual	\$1,000
	Bond, cashier's check or letter of credit - business	\$1000 per EE, \$5000 max
	Background Check	\$40
	Work in Right-of-Way	
	Approach Permit (curb cut)	\$0.00
	Work in Right-of-Way - Refundable Deposit - single lot or area	\$2,000
	Work in Right-of-Way - Refundable Deposit - multiple lots or areas	\$4,000
	Work in Right-of-Way - Permit - Local Road	\$50/day
	Work in Right-of-Way - Permit -Collector or Arterial Road	\$75/day

STORM WATER		FEE
327-12	Single Family Dwelling	\$1.45
327-12	Multi Family Dwelling	\$0.60 per unit per month
327-12	Commercial	\$8.01 per month
327-12	Industrial	Measured rate
327-12	Minimum charge per user	\$1.45

SUBDIVISION		FEE
	Extension request (plat)	\$200
	Preliminary plat permit application	1 - 49 lots \$4,000 50 - 299 lots \$4,500 300+ lots \$7,500
	Construction drawing permit application	1 - 49 lots \$5,500 50 - 299 lots \$6,500 300+ lots \$11,500
	Final plat	\$1,000
	Re-review fee after the second review	\$1,000
	Vacate plat/Right-of-Way	\$575 + publication
	Waiver	\$575 +publication

TRASH	See Republic Services Fee Table
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TROLLEY STATION		FEE
	Deposit: Refundable - due at time of reservation	
408-17	Deposit Meetings	\$100
408-17	Deposit Events	\$500
408-17	Rent: Due at time of reservation	
408-17	Hourly Rate	\$50 per hour
408-17	Whole Day (8 am - midnight)	\$320
408-17	Cancellation Fee (within 30 days of event)	\$30

UTILITY BILLING		FEE
	Deposit (Tenant)	\$100
320-12	After hours service fee	\$30
327-12	24-hour water service turn-on	\$35
320-12	Late payment fee	\$10
320-12	Delinquent payment fee	\$15
446-20	Water Base Rate	\$11.12
446-20	Water Use Rate	\$1.83/1,000 Gallons
446-20	Wastewater Base Rate	\$36.29/Month
		\$3.36/1000 gallons times the monthly average Nov- March
446-20	Wastewater (Sewer) Use Rate	

ZONING		FEE
	Administrative lot split / boundary line adjustment	\$500
	Annexation and zoning	\$575 + publication costs
	Appeal	\$320
	Comprehensive Plan Amendment (with or without rezone/annex&zoning)	\$575
	De-annexation	\$575 + publication cost

ZONING		FEE
Design review		
P&Z Review up to and including 2,000 sq. ft.		\$375
P&Z Review over 2,000 sq. ft.		\$750
Staff Review		\$50
Development Agreement		\$1,000
Special use permit		\$500
Rezone	\$575 + publication costs	
Infrastructure Construction Agreement		\$800
Variance		\$500

## Building Valuation Data – August 2012

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2013. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2012 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$152.72/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$152.72/sq. ft x 0.0075  
= \$18,326

Valuation	Permit Fee	Plan Review:	Plan Review:	Valuation	Permit Fee	Plan Review:	Plan Review:
		Residential	Commercial			Residential	Commercial
		(25%)	(65%)			(25%)	(65%)
0-3,000	83.25	20.81	54.11	51,001-52,000	657.75	164.44	427.53
3,001-4,000	97.25	24.31	63.21	52,001-53,000	664.75	166.18	432.08
4,001-5,000	111.25	27.81	72.31	53,001-54,000	671.75	167.93	436.63
5,001-6,000	125.25	31.31	81.41	54,001-55,000	678.75	169.68	441.18
6,001-7,000	139.25	34.81	90.51	55,001-56,000	685.75	171.43	445.73
7,001-8,000	153.25	38.31	99.61	56,001-57,000	692.75	173.18	450.28
8,001-9,000	167.25	41.81	108.71	57,001-58,000	699.75	174.93	454.83
9,001-10,000	181.25	45.31	117.81	58,001-59,000	706.75	176.68	459.38
10,001-11,000	195.25	48.81	126.91	59,001-60,000	713.75	178.44	463.93
11,001-12,000	209.25	52.31	136.01	60,001-61,000	720.75	180.18	468.48
12,001-13,000	223.25	55.81	145.11	61,001-62,000	727.75	181.93	473.03
13,001-14,000	237.25	59.31	154.21	62,001-63,000	734.75	183.68	477.58
14,001-15,000	251.25	62.81	163.31	63,001-64,000	741.75	185.43	482.13
15,001-16,000	265.25	66.31	172.41	64,001-65,000	748.75	187.18	486.68
16,001-17,000	279.25	69.81	181.51	65,001-66,000	755.75	188.93	491.23
17,001-18,000	293.25	73.31	190.61	66,001-67,000	762.75	190.68	495.78
18,001-19,000	307.25	76.81	199.71	67,001-68,000	769.75	192.43	500.33
19,001-20,000	321.25	80.31	208.81	68,001-69,000	776.75	194.18	504.88
20,001-21,000	332.25	83.06	215.96	69,001-70,000	783.75	195.93	509.43
21,001-22,000	349.25	87.31	227.01	70,001-71,000	790.75	197.68	513.98
22,001-23,000	363.25	90.81	236.11	71,001-72,000	797.75	199.43	518.53
23,001-24,000	377.25	94.31	245.21	72,001-73,000	804.75	201.18	523.08
24,001-25,000	391.75	97.93	254.64	73,001-74,000	811.75	202.93	527.63
25,001-26,000	401.85	100.39	261.2	74,001-75,000	818.75	204.68	532.18
26,001-27,000	411.95	102.98	267.76	75,001-76,000	825.75	206.43	536.73
27,001-28,000	422.05	105.51	274.33	76,001-77,000	832.75	208.18	541.28
28,001-29,000	432.15	108.03	280.89	77,001-78,000	839.75	209.93	545.83
29,001-30,000	442.25	110.56	287.46	78,001-79,000	846.75	211.68	550.38
30,001-31,000	452.35	113.08	294.02	79,001-80,000	853.75	213.44	554.93
31,001-32,000	462.45	115.61	300.59	80,001-81,000	860.75	215.18	559.78
32,001-33,000	472.55	118.13	307.15	81,001-82,000	867.75	216.94	564.04
33,001-34,000	482.65	120.66	313.72	82,001-83,000	874.75	218.69	568.59
34,001-35,000	492.75	123.18	320.28	83,001-84,000	881.75	220.43	573.13
35,001-36,000	502.85	125.71	326.67	84,001-85,000	888.75	222.18	577.68
36,001-37,000	512.95	128.23	333.41	85,001-86,000	895.75	223.93	582.23
37,001-38,000	523.05	130.76	339.98	86,001-87,000	902.75	225.68	586.78
38,001-39,000	533.15	133.28	346.54	87,001-88,000	909.75	227.43	591.34
39,001-40,000	543.25	135.81	353.11	88,001-89,000	916.75	229.18	595.88
40,001-41,000	553.35	138.33	359.67	89,001-90,000	923.75	230.93	600.43
41,001-42,000	563.45	140.86	366.24	90,001-91,000	930.75	232.68	604.98
42,001-43,000	573.55	143.38	372.8	91,001-92,000	937.75	234.44	609.53
43,001-44,000	583.65	145.91	379.37	92,001-93,000	944.75	236.18	614.08
44,001-45,000	593.75	148.43	385.93	93,001-94,000	951.75	237.93	618.63
45,001-46,000	603.85	150.96	392.5	94,001-95,000	958.75	239.68	623.18
46,001-47,000	613.95	153.48	399.06	95,001-96,000	965.75	241.44	627.73
47,001-48,000	624.05	156.01	405.63	96,001-97,000	972.75	243.18	632.28
48,001-49,000	634.15	158.53	412.19	97,001-98,000	979.75	244.93	636.83
49,001-50,000	644.25	161.06	418.76	98,001-99,000	986.75	246.68	641.39
50,001-51,000	650.75	162.68	422.98	99,001-100,000	993.75	248.44	645.94

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### Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

**Square Foot Construction Costs** <sup>a, b, c, d</sup>

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	214.15	206.92	201.66	193.17	181.41	176.32	186.72	165.85	159.28
A-1 Assembly, theaters, without stage	196.04	188.81	183.56	175.06	163.31	158.22	168.62	147.76	141.18
A-2 Assembly, nightclubs	168.81	164.02	159.44	153.03	143.74	139.85	147.38	130.27	126.58
A-2 Assembly, restaurants, bars, banquet halls	167.81	163.02	157.44	152.03	141.74	136.85	146.38	128.27	125.58
A-3 Assembly, churches	197.95	190.72	185.47	176.97	165.36	160.27	170.53	149.81	143.23
A-3 Assembly, general, community halls, libraries, museums	165.62	158.39	152.13	144.64	132.00	127.91	138.19	116.44	110.87
A-4 Assembly, arenas	195.04	187.81	181.56	174.06	161.31	157.22	167.62	145.76	140.18
B Business	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
E Educational	181.70	175.44	170.22	162.46	151.32	143.23	156.78	131.85	127.18
F-1 Factory and industrial, moderate hazard	103.30	98.45	92.55	88.98	79.28	75.88	85.02	65.42	61.37
F-2 Factory and industrial, low hazard	102.30	97.45	92.55	87.98	79.28	74.88	84.02	65.42	60.37
H-1 High Hazard, explosives	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	N.P.
H234 High Hazard	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	55.08
H-5 HPM	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
I-1 Institutional, supervised environment	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
I-2 Institutional, hospitals	292.97	286.66	281.01	273.15	257.93	N.P.	268.85	241.14	N.P.
I-2 Institutional, nursing homes	202.53	196.21	190.57	182.71	168.50	N.P.	176.41	151.70	N.P.
I-3 Institutional, restrained	196.53	190.21	184.57	176.71	164.01	157.86	170.41	147.22	139.42
I-4 Institutional, day care facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
M Mercantile	125.80	121.01	115.43	110.02	100.45	97.56	104.37	86.98	84.29
R-1 Residential, hotels	172.82	166.81	162.19	155.22	142.85	139.11	151.48	128.33	123.82
R-2 Residential, multiple family	144.89	138.87	134.26	127.29	115.60	111.87	124.24	101.08	96.58
R-3 Residential, one- and two-family	136.37	132.66	129.29	126.07	121.04	118.03	122.07	113.10	105.93
R-4 Residential, care/assisted living facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
S-1 Storage, moderate hazard	95.79	90.94	85.04	81.47	71.97	68.57	77.51	58.11	54.06
S-2 Storage, low hazard	94.79	89.94	85.04	80.47	71.97	67.57	76.51	58.11	53.06
U Utility, miscellaneous	71.79	67.80	63.46	59.92	53.77	50.29	57.04	42.06	39.83

- a. Private Garages use Utility, miscellaneous  
b. Unfinished basements (all use group) = \$15.00 per sq. ft.  
c. For shell only buildings deduct 20 percent  
d. N.P. = not permitted

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**CITY OF MIDDLETON**  
P.O. Box 487, MIDDLETON, ID 83644  
PHONE: 208-585-3133, Fax: 208-585-8601  
INSPECTION LINE: 208-585-5805  
BILLING@MIDDLETONCITY.COM

**ELECTRICAL PERMIT**  
**BUILDING DEPARTMENT**  
**REVISED 5/10/2018**

Permit #

Job address:		Owner/occupant name, address & phone number		
Lot/Block & Subdivision:				
Electrical Company name:				
Company phone number:	Fax number:			
Company mailing address:		City	Zip	License number or Homeowner

Description of work: (Required to be filled out)	<input type="checkbox"/> New Residential
	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Remodel

1 Electrical temporary construction services only: 200 AMP or less, one location	\$65.00	\$	2 New residential - single family dwellings: Up to 1800 SQFT	\$130.00	\$
			1,501 TO 2,500 SQFT	\$195.00	
			2,501 TO 3,500 SQFT	\$260.00	
			3,501 TO 4,500 SQFT	\$325.00	
			Over 4,500 SQFT use other installation	\$	
			Additional inspections charged at \$65.00 per hour		
3 New Residential - multifamily dwelling (contractors only) duplex w/pt	\$260.00		4 Existing residential: \$65.00 basic fee plus \$10.00 each additional branch circuit up to the maximum of the corresponding square footage of the residential building	\$65.00	
3 or more multifamily units \$130.00 plus \$65.00 per unit #BLDG _____	\$30.00			\$10.00X	
# Units _____	\$65.00X				
5 Modular, manufactured or mobile homes: Electrical - \$65.00 basic fee for each electrical connection plus \$10.00 for each additional circuit.	\$65.00		6 Other installations commercial/industrial - work not specifically covered by any of the fee schedules. Fee based on the cost of labor, materials and equipment installed. INCLUDE COPY OF BID		
	\$10.00X		Per market value of labor, equipment and materials (even if donated):		
			Cost up to 10,000: Multiply by 2% plus \$60.00		
			Cost between \$10,001-\$100,000 multiply by 1% plus \$280.00		
			Cost over \$100,001: Minus \$100,000 Multiply by .5% (.005) plus \$1,160.00		
			Electrical only other: For all owner-supplied factory assembled equipment installed. Inspection will be based on .05% of total cost of equipment or hourly rate of \$130.00 for 1 <sup>st</sup> hour & \$65.00 for each additional		
7 Electric residential spas - hot tubs- hydro massage tubs-swimming pools: \$65.00 grounding grid where applicable. Each additional trip will be charged the \$65.00 basic fee.	\$65.00		8 Residential Electric central systems: heating and/or cooling: When not part of a new residential permit, and no additional wiring: \$65.00	\$65.00	
	\$				
9 Residential electrical pumps (Domestic water, irrigation, sewage): Up to 25 HP	\$65.00		10 Electrically driven irrigation machines: \$65.00 for center pivot plus \$10.00 per tower or driver	\$65.00	
26 TO 200 HP	\$95.00			\$10.00X	
Over 200 HP	\$130.00				
11 Electrical signs and outline lighting: \$65.00 for each sign. Outline Lighting \$65.00 per occupancy	\$65.00		12 Electrical temporary equipment - industry: \$65.00 basic fee plus \$10.00 for each ride, concession or generator	\$65.00	
	\$65.00X			\$10.00X	
13 Request inspection - re-inspection- technical service: \$65.00 minimum plus \$65.00 per hour or portion thereof in excess of one hour including travel to and from job location	\$65.00				
	\$65.00				
	HRX				
TOTAL FEES		CHECK \$	CASH	MONEY ORDER	

THIS PERMIT IS ISSUED SUBJECT TO AND IN ACCORDANCE WITH ALL APPLICABLE ORDINANCE, CODES AND REGULATIONS.  
FAILURE TO OBTAIN PERMIT PRIOR TO STARTING WORK - - DOUBLE/TRIPLE FEES  
CALL 585-5805 FOR ALL INSPECTION. 24 HOUR NOTICE IS REQUIRED.

Permit #

Job address:		Owner/occupants name, address & phone number		
Lot/Block & Subdivision:				
Plumbing Company name:				
Company phone number:	Fax number:			
Company mailing address:		City	Zip	License number or Homeowner

Description of work: (Required to be filled out)	<input type="checkbox"/> New Residential
	<input type="checkbox"/> Commercial Remodel

1 New residential - single family dwelling: Up to 1500 SQFT	\$130.00	\$	2 New residential - single family dwelling (contractors only) duplex apt	\$260.00	\$
1,501 to 2,500 SQFT	\$195.00		Three or more multifamily units \$130.00 plus \$65.00 per unit	\$130.00	
2,501 to 3,500 SQFT	\$260.00		#BLDG _____	\$65.00	
3,501 to 4,500 SQFT	\$325.00		#Units _____		
Over 4,500 SQFT use other installation	\$ _____				
Additional inspections charged at \$65.00 per hour					
3 Existing Residential: \$65.00 basic fee plus \$10.00 for plumbing fixture or up to the maximum of the corresponding square footage of the existing building	\$65.00		4 Modular, manufactured or mobile home: Plumbing- \$65.00 basic fee for sewer and water stub connection	\$65.00	
	\$10.00X _____				
5 Other Installations commercial/industrial- work not specifically covered by any of the fee schedules. Fee based on the cost of labor, materials and equipment installed:			6 Plumbing Residential Sewer & Water: \$50.00 each or \$65.00 for combination if inspected at the same time	Water \$50 Sewer \$50 Water & Sewer \$65	
Cost of labor materials _____	\$ _____				
Cost up to 20,000: Multiply by 3% plus \$60.00	\$ _____				
Cost between \$20,001 - \$100,000: Minus \$20,000 multiply by 2% plus \$660.00	\$ _____				
Cost over \$100,001: Minus \$100,000 multiply by 1% plus \$2,260.00	\$ _____				
7 Plumbing Lawn Sprinklers - Water Heaters - Water Conditioners: \$65.00 Basic fee per item	\$65.00X _____		8 Plumbing Multipurpose Residential Fire Sprinkler & Domestic Water Supply System: \$65.00 basic fee or \$4.00 per fire sprinkler head, whichever is greater	\$65.00 \$4X _____	
9 Request Inspections - re-inspections - technical services: \$65.00 minimum per hour or portion thereof in excess of one hour including travel to and from job location	\$65.00 \$65.00 HRX _____				
TOTAL FEES		CHECK #	CASH	MONEY ORDER	

**THIS PERMIT IS ISSUED SUBJECT TO AND IN ACCORDANCE WITH ALL APPLICABLE ORDINANCE, CODES AND REGULATIONS.  
FAILURE TO OBTAIN PERMIT PRIOR TO STARTING WORK -- DOUBLE/TRIPLE FEES  
CALL 585-5805 FOR ALL INSPECTION. 24 HOUR NOTICE IS REQUIRED.**



**CITY OF MIDDLETON**  
P. O. Box 487, MIDDLETON, ID 83644  
PHONE: 208-585-3133, FAX: 208-585-9601  
INSPECTION LINE: 208-585-5805  
BILLING@MIDDLETONCITY.COM

**MECHANICAL PERMIT**

**BUILDING DEPARTMENT**  
**REVISED 7/21/2016**

Permit #

Job address:		Owner/occupants name, address & phone number		
Lot/Block & Subdivision:				
Mechanical Company name:				
Company phone number:	Fax number:			
Company mailing address:		City	Zip	License number or Homeowner

Description of work: (Required to be filled out)	<input type="checkbox"/> New Residential
	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Remodel

<b>1 New residential – single family dwelling: Up to 1500 SQFT</b>  1,501 to 2,500 SQFT  2,501 to 3,500 SQFT  3,501 to 4,500 SQFT  Over 4,500 SQFT use other installation  Additional inspections charged at \$65.00 per hour <b>3 Existing Residential:</b> \$65.00 basic fee plus \$10.00 for each HVAC equipment or up to the maximum of the corresponding square footage of the residential building  <b>HVAC Only:</b> Fireplace installation - \$130 (this is for two inspections) Hydronic Flooring: \$65 basic fee plus \$10.00 for each additional manifold (zone)	\$130.00	\$	<b>2 New residential – single family dwelling (contractors only) duplex apt</b>  Three or more multifamily units \$130.00 plus \$65.00 per unit #BLDG _____  #Units _____	\$260.00	\$
	\$195.00				
	\$260.00			\$130.00	
	\$325.00			\$65.00	
	\$ _____				
<b>5 Other Installations commercial/Industrial- work not specifically covered by any of the fee schedules. Fee based on the cost of labor, materials and equipment installed:</b>  Cost of labor materials _____  Cost up to 20,000: Multiply by 3% plus \$60.00  Cost between \$20,001 - \$100,000: Minus \$20,000 multiply by 2% plus \$660.00  Cost over \$100,001: Minus \$100,000 multiply by 1% plus \$2,260.00	\$65.00		<b>4 Modular, manufactured or mobile homes: HVAC-\$65.00 basic fee plus \$10.00 each duct, fireplace, piece of equipment or vent up to maximum square footage</b>	\$65.00	
	\$10.00X _____			\$10.00X _____	
	\$130.00				
	\$65.00				
<b>6 HVAC Gas Line: \$65 basic fee</b>	\$10.00X _____		<b>7 Request inspections – re-inspections – technical service:</b> \$65.00 minimum plus \$65.00 per hour or portion thereof in excess of one hour including travel to and from job location	\$65.00	
	\$ _____				
	\$ _____				
<b>7 Request inspections – re-inspections – technical service:</b> \$65.00 minimum plus \$65.00 per hour or portion thereof in excess of one hour including travel to and from job location	\$65.00				
	\$65.00				
	HRX _____				
<b>TOTAL FEES</b>		<b>CHECK #</b>	<b>CASH</b>	<b>MONEY ORDER</b>	

THIS PERMIT IS ISSUED SUBJECT TO AND IN ACCORDANCE WITH ALL APPLICABLE ORDINANCE, CODES AND REGULATIONS.  
FAILURE TO OBTAIN PERMIT PRIOR TO STARTING WORK -- DOUBLE/TRIPLE FEES  
CALL 585-5805 FOR ALL INSPECTION. 24 HOUR NOTICE IS REQUIRED.



ORDINANCE NO. 627  
Okamura Annexation

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.

WHEREAS, the City of Middleton, Idaho, (the “City”) is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property, generally located on the north side of State Highway 44, approximately 700 feet west of Hartley Lane and comprising approximately five acres, in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the real property currently located in the unincorporated area of Canyon County and generally located, and more particularly described in Exhibit A, attached hereto and hereby made a part of this ordinance, has requested, in writing, annexation of said real property to the City of Middleton; and

WHEREAS, the owner of the real property has requested 23.407 acres be annexed into the City be rezoned to C-3 (Heavy Commercial); and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 4, 2019, as required by Idaho Code §67-6525 and recommended that City Council approve the application to annex the real property; and

WHEREAS, the Middleton City Council, pursuant to public notice as required by law, held a public hearing on December 4, 2019, as required by Idaho Code 67-6525;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, AS FOLLOWS:

Section 1: The Middleton City Council hereby finds and declares that the real property generally located on the north side of State Highway 44, approximately 200 feet east of Emmett Road, and more particularly described in Exhibit A attached, is contiguous to the City for the

orderly development of the City, and that the owner of said property has requested in writing, annexation thereof to the City with a zoning designation of C-3 (Heavy Commercial).

Section 2: The real property described in attached Exhibit A is hereby annexed to and incorporated in the territorial limits of the City of Middleton, Idaho.

Section 3: From and after the effective date of this ordinance, all property and persons within the boundaries and territory described in Exhibit A shall be subject to the ordinances, resolutions, police powers, property tax and other jurisdiction of the City of Middleton, Idaho.

Section 4: The zoning classification of the land described in Exhibit A is hereby established as C-3 (Heavy Commercial), as provided by the zoning ordinance of the City and in accordance with the Comprehensive Plan. The Zoning Map is hereby amended to include the real property described in Exhibit A with a C-3 (Heavy Commercial) classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of the passage, approval and publication of this ordinance, a certified copy of this ordinance with the offices of the Auditor, Treasurer and Assessor of Canyon County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Idaho Code §50-223, and to comply with the provisions of Idaho Code §63-2215, with regard to the preparation and filing of a map and legal description of the real property annexed by the ordinance.

Section 6: This ordinance shall take effect and be in force from and after its passage, approval and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Idaho Code §50-901A may be published.

DATED this 2<sup>nd</sup> day of December, 2020.

CITY OF MIDDLETON  
Canyon County, Idaho

By: \_\_\_\_\_  
Steven J. Rule, Mayor

ATTEST:

\_\_\_\_\_  
Jennica Reynolds, Deputy City Clerk

Exhibit A  
Property to be Annexed into the City

A parcel of land being a portion of the S1/2 SW1/4 of Section 01, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the SW1/4, (W1/4 Corner)

Thence S 01° 00' 25" W a distance of 1327.22 feet along the west boundary of the N1/2 SW1/4 to the northwest corner of the S1/2 SW1/4;

Thence S 01° 00' 33" W a distance of 639.69 feet along the west boundary of the S1/2 SW1/4;

Thence S 88° 17' 56" E a distance of 315.02 feet to the **POINT OF BEGINNING**;

Thence along the approximate centerline of a drainage ditch the following courses and distances;

Thence S 88° 17' 56" E a distance of 30.16 feet;

Thence N 81° 48' 04" E a distance of 311.00 feet;

Thence S 88° 47' 56" E a distance of 1181.39 feet;

Thence leaving the approximate centerline of a drainage ditch S 01° 15' 10" W a distance of 667.24 feet to a point on the northerly right of way of Highway 44;

Thence along the northerly right of way of Highway 44 the following courses and distances;

Thence N 89° 40' 08" W a distance of 1448.03 feet;

Thence N 00° 20' 36" E a distance of 11.30 feet;

Thence N 89° 39' 49" W a distance of 67.64 feet;

Thence N 01° 00' 33" E a distance of 628.42 feet to the **POINT OF BEGINNING**.

This parcel contains 23.407 acres, more or less.



## **ORDINANCE CHANGE - COVID POLICY FOR NEIGHBORHOOD MEETINGS**

1-14-1

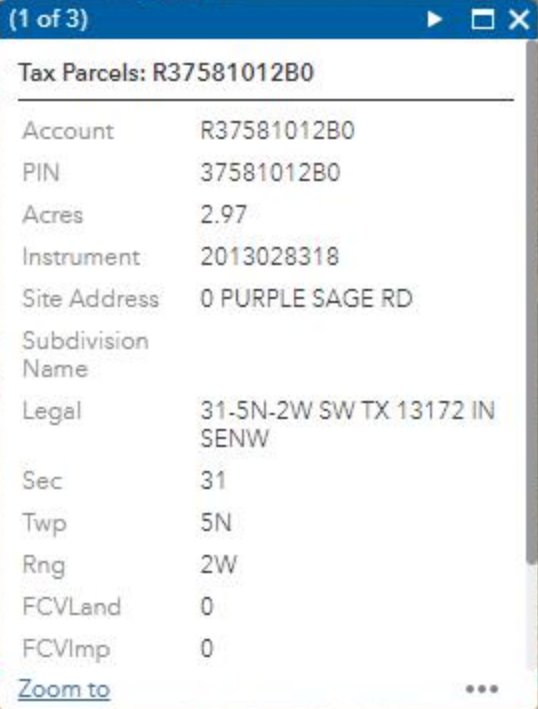
F. Declared Health Emergency:

In the event of a declared health emergency affecting the City of Middleton, applicants shall hold an in-person neighborhood meeting so long as the applicant is able to make accommodations for the meeting that comply with all local, state, and federal health mandates.

Applicant shall also make reasonable accommodations to receive comments or questions via email, U.S. Mail, or video conferencing either at the neighborhood meeting or within five (5) business days following the neighborhood meeting. Copies of all written correspondence and emails received shall be submitted to the City with the application materials.

If applicant chooses video conferencing to receive comments and questions in addition to the in-person neighborhood meeting, the applicant shall record the meeting and submit a copy of the recording to the city as part of its application. Applicant shall record the names of all persons who participate in the video conference.







307 Badiola Street, Caldwell, ID 83605 Phone: 208-459-8624 Fax: 208-459-9661

To:	<b>City of Middleton</b>	Phone: <b>208-585-3133</b>
Project:	<b>Attn: Mayor Steve Rule</b>	Fax:
Location:	<b>Cemetery Rd Extension</b>	Date: <b>11/20/2020</b>
City/State:	<b>Future Alignment of Cemetery Rd</b>	Addendums: <b>N/A</b>
	<b>Middleton, Idaho</b>	Plan Date: <b>N/A</b>

ITEM NO:	WORK DESCRIPTION	EST./APPOX QTY.	UNIT DESC.	UNIT PRICE	TOTAL
<b>ADDITIONAL EXCAVATION OF TOP SOIL TO SANDY SOIL</b>					<b>\$12,600.00</b>
1	<b>MOBE/ESC</b>				No Additional Req'd
	*Transport equipment, Scraper, Dozer	No additional	ea	\$ 350.00	
	SWPPP, NOI, BMP's Cemetery Rd Ext	As Required	BY CoM	N/A	
	Inlet protection, Construction Entrance	As Required	BY CoM	N/A	
2	<b>SUBGRADE EXCAVATION WITH SCRAPER</b>				<b>\$ 10,200.00</b>
	Removal of 18" Depth from Existing, 25% avg swell	No additional	cy	\$ 3.40	
CO #1	Additional SG Cut Below 18" Min Removal for req'd Sect	3,000	cy	\$ 3.40	
2 Alt-Add	<b>SUBGRADE EXCAVATION WITH EXCAVATOR &amp; HAUL TKS</b>				<b>\$ 2,400.00</b>
	Removal of 18" Depth from Existing, 25% avg swell		cy	\$ 0.80	
CO #1	Additional SG Cut Below 18" Min Removal for req'd Sect	3,000	cy	\$ 0.80	
	*Additional Transport equipment, 2 haul tks, excavator,	No additional	ea	\$ 350.00	
<b>PLACE ADDITIONAL SUB-BASE MATERIAL TO OFFSET ADDITIONAL EXCAVATION ABOVE</b>					<b>\$ 14,700.00</b>
1	<b>MOBE/ESC</b>				No Charge
CO #1	*Transport equipment, Grader, 2 additional Haul tks, Dozer	4	ea	\$ 350.00	
	SWPPP, NOI, BMP's Cemetery Rd Ext & Water Feature Ex	As Required	By CoM	N/A	
	Sub-Base Placement, Haul Rd, Pond Ex, Mill Slough Xing	As Required	By CoM	N/A	
	Inlet protection, construction entrance	As Required	By CoM	N/A	
2	<b>TEMP EXTENTION of MILL SLOUGH CROSSING</b>				No Additional Req'd
	Install 48" Culvert in Flowing Slough	No additional	lf	\$ 290.00	
	Backfill Culvert with Onsite City Supplied Native Material	as req'd	cy		
If Req'd -Add	Retain Backfill with WCO Blocks, If required,	No additional	ea	\$ 2,500.00	
3	<b>REMOVE TEMP EXTENTION MILL SLOUGH CROSSING-IF REQ'D</b>				No Additional Req'd
	Remove 48" Culvert and Fill Material in Flowing Slough	No Additional	lf		
4	<b>INITIAL EXCAVATION, WATER AMENITY</b>	0.45	ac		No Charge
CO #1	Remove Over Burden, approx .45 ac area less than 2' deep	2,000	cy	\$ 1.00	
CO #1	Added Ex of Pond, no dewatering, approx .45 ac area @ 3'	3,000	cy	\$ 1.00	
	Use Over Burden to Construct Safety Berm Around Pond	In Above			
	Onsite Transport of Over Burden	None included			
	Dewatering for Excavation of Pond	None included			
5	<b>PLACE ROAD SUB-BASE MATERIAL</b>				<b>\$ 14,700.00</b>
	Pit Run Hauled, Placed & Compacted, Pit Run Supplied by City	No Additional	cy	\$ 4.90	
CO #1	Additional Fill due to 18" Min Removal for req'd Section	3,000	cy	\$ 4.90	
	Clear & Grub Haul Rd, Material left onsite, east side of road	No Additional	ls	\$ 5,000.00	
	Construct Haul Rd to Mill Slough Crossing 12"- 60" pit run		ls	\$ 15,400.00	
	Install 18" X 40' ADS Culverts	No Additional	ls	\$ 3,200.00	
	Maintain Haul Rd while being used by Lurre, for the above work	No Additional	ls	\$ 1,700.00	

Items to be provided by owner:

SWPPP Requirements and BMP's  
Materials Testing and Subgrade Inspection/Approval/Reporting  
Construction Staking, Wetlands Deliniation/Marking  
Water Feature Perimeter Staking, 5' offset to South & East  
Haul Rd Staking 25 ft offset to west,  
Sleeves, Supplied and installed prior to placement of sub-base material  
Wetlands Perimeter staking/fencing  
Security, Fencing & Patrolling

Notes This is a Lump Sum Change Order, Quantity and units shown for infomational purposes only  
No Stockpiled Material is included in this proposal  
Sub-base material to be used is native material as excavated, No specific gradation, provided from city owned borrow site  
\*Mobilization will only be charged once per arrival, once per departure per piece of equipment transported each time

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#### **EXCLUSIONS:**

All permits, fees, traffic control, inspections, material testing, engineering, surveying, layout, staking and bonding.  
SWPPP, weekly inspections and reporting. All installation and maintenance of BMP's unless noted in our scope of work.  
Excavation or removal/disposal of unsuitable soils or hazardous/contaminated materials or soil, or rock excavation or removal/disposal, or over excavation and backfill unless indicated otherwise above.  
Work in permit required confined spaces.  
Handling, removal, disposal or exposure to asbestos or any other hazardous material of any kind.  
As-Built drawings.  
Any costs incurred for protection or re-work due to adverse weather conditions; temperatures in excess or below specifications, site moisture conditions, rain, snow and wind.  
Overtime due to circumstances beyond the control of Lurre' Construction Inc.  
Dumpsters and trash removal.  
Any items not specifically included in this proposal shall be considered excluded.

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#### **TERMS:**

This Proposal binding for 15 days unless stated otherwise above.  
Additional work, (ASI's, AVO's, CCD's, CO's, PR's, RFP's, and RFI's) **directed** to be completed prior to written approval/authorization is considered approved to proceed. It is agreed that all such work/costs will be paid for on a T & M basis (unless previous pricing has been provided) as supported and submitted.  
All material & work is per bid plans and specifications. All agreements and warranties expressed or implied are only as attached in written form. Direction received to perform alterations or deviations from project specifications involving extra costs, or any additional quantities, will be considered approved and become an additional charge over and above the pricing indicated above.  
Bonding is available but not included. Add 3.0% for bonding if desired.  
Full payment is due and owing upon completion of work unless agreed otherwise. Monthly progress payment requests will be made for work requiring more than 45 days to complete. Interest will be charged at 1.5% per month or 18% per annum for delayed payments. All expenses incurred in the collection of delinquent payments will be reimbursed to Lurre, including professional fees.  
Retention not to exceed 5%. No retention is to be held for projects with less than 60 day duration. Full payment is due upon completion of the work.  
No Standby is included in price. Price is based on full production.  
Directing or allowing Lurre to begin work on this project will be considered acceptance of this bid/proposal in it's entirety.  
This proposal assumes all right-of-way, licenses, permits, fees, etc. are authorized & paid by Owner.  
This proposal is based on a mutually agreed upon schedule and sequence of milestones, including the work of others  
Commercial General Liability insurance aggregate shall not exceed \$2,000,000.00.  
Lurre will not be responsible for work disturbed or destroyed due to force majeure conditions, earthquakes, floods, riots, vandalism, acts of God, or any other natural disasters.  
This document reresents the full, only and entire agreement related to the scope of work contained above  
Owner further agrees to bear all costs, including attorney fees and cost in the event this agreement is placed, by Lurre, in the hands of an attorney after default for enforcement of collection before or after a suit for damages or other legal relief.  
This proposal is submitted in good faith based on the agreement that it will be held confidential by it's receiver and all associated parties involved in its receipt, review and evaluation, keeping with the intention and ethics of fair bidding practices. A great deal of effort, time and expense has been made in the evaluation and preparation of this proposal so please do not shop or peddle prices even if just to meet quotas or budgets.

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**LURRE' CONSTRUCTION, INC.**

307 Badiola Street  
Caldwell, ID 83605  
(p)459-8624 (f)459-9661

Prepared by: \_\_\_\_\_

*Mike Greiner*

**CITY OF MIDDLETON**

1103 W. Main St  
Middleton, ID 83644

By: \_\_\_\_\_

Title: \_\_\_\_\_



2. Luminaries: Shoe box style luminaries, LED source 56 watt minimum.

Installation of OFF GRID solar lighting is encouraged in new developments, especially in common areas and at locations on public streets, as designated by the City. Installation of OFF GRID solar lighting is required for parks and public buildings. All lighting planned and specified for installation, including solar, shall be submitted to the City for review and approval. Include specifically luminaire type, battery type, photovoltaic controller, temperature controller and other protective features. Conventional electric street lights are owned by the City of Middleton but maintained by Idaho Power.

3. Decorative lights or lights other than as specified above will be reviewed by the City on a case-by-case basis.

4. No direct bury steel or Wood poles are allowed to be installed.

11. Street Signs. Posts shall be type E-1 as shown in SD-1 130 of the ISPWC with 14 gauge wall thickness. Street signs shall be in conformance with Manual on Uniform Traffic Control Devices and shall be a nine-inch (9") blank, six-inch (6") all capital lettering, no border, with retro-reflective, high intensity background, with the street type superscript (upper right). Submit a shop drawing to the City for approval. Speed limit signs shall be installed by the developer - 20 mph for subdivision roads.

12. Fiber Optics. The City requires a fiber-optic based network be available in subdivisions so each roof top has access to fiber-speeds and fiber-volumes for data transfer. Fiber speeds/volume shall be delivered to each roof top or a blank conduit installed in joint trench or co-located in the front 10 foot utility easement.

Developer shall install conduit and boxes for fiber optics in all local collector, collector and arterial street rights-of-way on or abutting the property being developed and to-and-through the project limits. Conduit shall be two (2) PVC 2 ~~1/2~~ <sup>IN DIAMETER</sup> inch conduit with brackets every 5 feet or less and locate wire. Pipe shall be Schedule 40, 24" bury (min) and sand bedded and installed in the rights of way. Conduit shall be installed with a fiberglass locate stake at every terminus and junction box or pull box at every intersection and bends of 90° and greater. Junction box(es) to be telecom vault (Larken or approved equal) 350 gallon, with cast iron ring and telecom lid. A conduit placement plan shall be submitted to the City for review. The plan shall detail the location, size and number of