



AGENDA  
City Council Meeting  
City of Middleton, Idaho

Date: Wednesday October 6, 2021

Time: 5:30 p.m.

Location: **City Hall Council Chambers – 1103 W Main Street**

Call-to-order, Roll Call, Pledge of Allegiance, Invocation:

**Action Item:**

- A. Approve Agenda

**Information Item:**

**Action Items:**

1. Consent Agenda (items of routine administrative business) (**Action Items**)
  - a. Consider approving minutes for City Council September 15, 2021 regular meeting. Approve Special City Council Meeting minutes from September 13, 2021 and September 24, 2021.
  - b. Consider ratifying payroll for September 24, 2021 in the amount of \$109,374.95.
  - c. Consider approving accounts payable thru September 30, 2021 in the amount of \$667,383.38.
  - d. Consider approving FCO for request of City of Middleton to amend 2019 Comprehensive Plan Maps.
2. Consider approving the final plat for Valhalla Country Estates Phase 5. – Roberta Stewart (**Action Item**)
3. **Public Hearing:** An application by Providence Properties, LLC for Amended Preliminary Plat with respect to the Waterford Subdivision located at 0 Duff Lane (Tax Parcel Nos., R3386101000 and R3386100000). The applicant is requesting a revision of the phasing plan from 7 to 5 phases and change 3 duplicative street names. The proposed amended preliminary plat is zoned R-3 ("Single Family Residential") and consists of 261 single family buildable lots and 16 common lots, and 1 emergency access lot on 99 acres of vacant land. – Jennica Reynolds (**Action Item**)
4. Consider approving the FCO for Waterford Amended Preliminary Plat – Jennica Reynolds (**Action Item**)
5. **Public Hearing:** Applications by Hess Properties LLC and KM Engineering for annexation/rezone, preliminary plat, development agreement, and comprehensive plan map amendment with respect to the River Walk Crossing Subdivision located at 10669 Hwy 44 and 0 Hwy 44 (Tax Parcel Nos. R339380 and 33938011). The proposed preliminary plat consists of 81 single-family homes, 80 single family patio homes, 36 commercial lots, 17 common lots, and one cell tower lot on 121 acres of land currently zoned Canyon County "Agricultural." As part of the Annexation request, Applicants are requesting a zone change to City C-3 ("Heavy Commercial") for 35.68 acres, zone change to M-U ("Mixed Use") for 25.94 acres, and zone change to R-2 ("Large Lot Residential") for 57.19 acres. Applicants are also requesting a Comprehensive Plan Map Amendment to amend the Future Land Use Map to change the "Restaurants, Retail, and Recreation" use to "Commercial" use and "Residential" use. – Roberta Stewart (**Action Item**)

6. Consider approving Ordinance 654 – River Walk Crossing Subdivision 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 36 ACRES TO C-3 (HEAVY COMMERCIAL), 26 ACRES TO M-U (MIXED-USE) AND 57 ACRES TO R-2 (LARGE LOT RESIDENTIAL); DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE. Roberta Stewart (**Action Item**)
7. Consider approving the FCO for River Walk Crossing Subdivision. Roberta Stewart (**Action Item**)
8. Third reading and consider adopting Ordinance No. 650 of the City of Middleton, Canyon County, Idaho amending Middleton City Code § 1-16-14(A) to clarify the currently applicable parks impact fee; providing for severability; repealing conflicting ordinances; and providing an effective date. The City shall make available to the public, upon request, the following: proposed land use assumptions and a copy of the proposed amendment to the City Code.—Becky Crofts (**Action Item**)
9. Consider accepting a proposal from T-O Engineers for the Boise Street Reconstruction design. (**Action Item**)

### **Public Comments, Mayor and Council Comments**

**Executive Session:** (Idaho Code 74-206(1)(f)) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

### **Adjourn**

Posted by:

  
Rhonda Carpenter, Deputy Clerk

Date: October 1, 2021, 2:00p.m.

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