

AMENDED AGENDA
City Council Meeting
City of Middleton, Idaho

Date: Wednesday March 3, 2021

Time: 5:30 p.m.

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

Call-to-order, roll call, Pledge of Allegiance, Invocation: Grace Bible Pastor: Jason Boyd

Action Item:

- A. Approve Amended Agenda

Information Item:

1. Presentation by Don Miller – Idaho Wildlife and Water Quality Group LLC for Mason Creek water quality project.

Discussion Item:

1. Proposed K9 Police Program – Chief Takeuchi/Jake Fowler
 - a. K9 Policy
 - b. Officer Training
 - c. Equipment
 - d. Dog Donation
 - e. Dog Training
2. Proper Workshop Process – City Attorney, Chris Yorgason
3. Greater Middleton Parks & Recreation District/Viper Park – Tim O'Meara


Action Items:

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving minutes for Council's February 3, 2021 regular meeting and February 17, 2021 regular meeting.
 - b. Consider ratifying February 26, 2021 payroll in the amount of \$114,910.51 and accounts payable thru February 24, 2021 in the amount of \$218,220.43.
2. Consider approving closing west half of N Piccadilly Ave for Middleton Market Thursdays from 2:30 p.m. to 8:30 p.m. during the market season. – Jennica Reynolds
3. Consider approving bond for Crescent Lakes in the amount of \$3,000.00 for asphalt striping at intersection of Hwy 44 and Kingsbury Road. – Roberta Stewart
4. Consider approving Crescent Lakes Final Plat – Roberta Stewart
5. Consider approving bond for Valhalla Country Estates No. 4 in the amount of \$7,425.00 for asphalt and curb repair. – Roberta Stewart
6. Consider approving Valhalla Country Estates Subdivision No.4 non-refundable payment in the amount of \$5,000.00 to cover thrust blocks for water lines. – Rachel Speer
7. Consider approving Valhalla Country Estates No. 4 Final Plat – Roberta Stewart

8. Consider approving Scope or Work from Precision Engineering, Project No. 21005 for 30% design of the Middleton Road and SH44 Intersection in an amount not to exceed \$15,660.00. – Becky Crofts
9. Consider approving Scope of Work from Precision Engineering, Project No. 16008 Supplemental No. 3 for Middleton Road and Sawtooth Lake Roundabout in an amount not to exceed \$161,830.00 for 100% design. – Becky Crofts
10. Consider approving Supplemental to 100% design Scope and Cost from T-O Engineers of Straightening Middleton Road project in an amount of \$35,000. – Becky Crofts
11. Consider approving a Supplemental to October 20, 2020 Scope and Cost from T-O Engineers of Cemetery Road Phase 2 in an additional amount of \$5,000.00. – Becky Crofts

Public Comments, Mayor and Council Comments, Adjourn

Posted by:


Jennica Reynolds, Deputy Clerk

Date: March 2, 2021, 11:00 a.m.

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

1a

**MIDDLETON CITY COUNCIL
FEBRUARY 3, 2021**

The Middleton City Council meeting on February 3, 2021 was called-to-order at 5:30 p.m. by Mayor Rule.

The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. Persons desiring to testify at the Public Hearings will be welcomed in, a few people at a time. This Meeting will be streamed live via Facebook.

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

Pledge of Allegiance, Invocation: Pastor Middleton Baptist Church – Tim Hazelbaker.

Action Items

A. Approve Agenda

Motion: Motion by Council President Kiser to approve the Agenda as posted February 1, 2021 at 2:00 p.m. Motion seconded by Council Member O'Meara and approved unanimously.

Information Items

1. Staff Introduction: Planning and Zoning – Wendy Howell

Mayor Rule introduced Wendy Howell who was hired to work in the Planning and Zoning Department.

Action Items

- 1. Consent Agenda (items of routine administrative business)**
 - a. Consider approving minutes for Council's January 20, 2021 regular meeting. Consider ratifying January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30.**

Mayor Rule called the items. Council President Kiser asked that this item be moved to follow Item 12 on the agenda as the account payables deal directly with items 10, 11 and 12.

Motion: Motion by Council President Kiser to move action item 1 to follow action item 12. Seconded by Council Member Garner and approved unanimously.

2. Consider approving Resolution No. 455-21: A Resolution declaring the City of Middleton, Idaho to be a Second Amendment Sanctuary City – Mayor Rule

Mayor Rule called the item and resident Anthony Muralt gave a brief explanation of why he asked this be brought to Council.

City Attorney Chris Yorgason responded to the Mayor's question that this Resolution is a philosophical statement that the City would support 2nd Amendment rights even if laws from

the Federal government or State Legislature are passed that the City would deem unconstitutional.

President Kiser said he has received multiple email correspondence both in support and opposition of this resolution. He has responded to the opposition asking why they are opposed, and no one has sent a response. For the record he is an avid gun owner and believes that hunting and fishing is a part of Idaho life.

Motion: Motion by Council President Kiser to approve Resolution No. 455-21: A Resolution declaring the City of Middleton, Idaho to be a Second Amendment Sanctuary City. Motion seconded by Council Member Garner and approved unanimously by Roll Call Vote.

3. Consider approving a 5-year contract with Axon Enterprise, Inc for Police Taser Equipment in an amount not to exceed \$31,500.00. – Chief Takeuchi

Mayor Rule called the item and Chief Takeuchi explained the reason for the contract. This contract is similar to the contract for the Body Camera Systems the Police currently use. When asked if this contract would present a legal challenge, City Attorney Chris Yorgason said no, it is not a legal encumbrance. Chief Takeuchi said it is in his budget.

Motion: Motion by Council President Kiser approve a 5-year contract with Axon Enterprise, Inc for Police Taser Equipment in an amount not to exceed \$31,500.00. Motion seconded by Council Member O'Meara and approved unanimously.

4. Consider approving an estimate for the Police Training Room for flooring. – Chief Takeuchi

Mayor Rule called the item. Chief Takeuchi explained the two bids received. One from Mr. B's Floors and Home Improvement for \$6,579.20 and one from 360 Home Improvements LLC for \$3,077.62. He asked that the Council approve the bid from 360. This business did the work on the remodel of the Police building and Chief is confident in his work.

Motion: Motion by Council President Kiser approve an estimate for the Police Training Room for flooring from 360 Home Improvement, LLC in an amount not to exceed \$3,077.62. Motion seconded by Council Member O'Meara and approved unanimously.

5. Public Hearing: An application from Middleton Industrial Park, LLC for preliminary plat and special use permit with respect to the Middleton Industrial Park Subdivision No. 2 located at 0 So. Middleton Road, Tax Parcel No., R34075014A0. The proposed preliminary plat is zoned M-1 ("light industrial") and consists of seven industrial lots on 16.36 acres. The special use permit requests decreased road width, elimination of pressurized irrigation, elimination of 5% open space requirement, reduction of right-of-way triangle, and elimination of sidewalks on interior lots. – Roberta Stewart

Mayor Rule called the item and opened the Public Hearing at 6:11 p.m.

City Planner Roberta Stewart comments: Exhibit: Staff Presentation

Applicant Representative: David Sterling – T-O Engineers representing Middleton Industrial Park No 2. They are in agreement with Roberta and the Staff report. They would like the condition that Planning and Zoning commission added which is a landscape buffer be

removed. They don't have pressurized irrigation to water it, and they don't have an HOA to manage it. It isn't required by City Code. They did phase one, and currently every lot is built out or being built on except for one and so now they are moving on to phase 2.

Bass Lane: The Right-of-Way was already dedicated back in 2018 for the entire road with 35 ft from the centerline. At the intersection they are planning on adding a right turn lane, and they are currently widening that out. That is why it varies from 35 to 45 ft which is for the taper for the turn lane.

Middleton Road: The Corridor study calls out two lanes in each direction with a 10 ft median. They are proposing a 12 ft center turn lane, an 11 ft through lane and then an 11 ft through lane that would be striped as an acceleration lane. Then there would be a 6 ft bike lane, a curb, a drainage swale and then an 8 ft pathway. They are striping the right lane off of Bass Lane onto Middleton Road to make it an acceleration lane.

Traffic triangle at Intersection at Bass Lane and S. Middleton Rd: Middleton's standard is 150 ft which is huge. And since they know a roundabout is not going in, they think that 35 ft is still going to give room and allow for the sidewalk. They are hoping to start construction this spring/summer.

Mayor Rule asked if David knows if the Highway District knows when improvements will be made to Middleton Road. No, he does not. But the applicant is currently installing the sewer line that goes down Middleton Road. Dependent on the approval they can get construction drawings submitted within a few weeks of approval and once those are approved, they would start construction. Construction is scheduled to happen this spring/summer.

Council President Kiser asked if the buffer that was discussed is similar to the buffer that is further south on the east side of Middleton Rd. That is not maintained. David said that this is an industrial park so there isn't any landscaping internally because it is all gravel and yard. If council were to require a landscape buffer we would have to put in a common lot, put in some type of irrigation system to maintain it and then create an HOA to manage it, which we don't have any of those three things which is why we are asking to not do that.

Mayor Rule said the County put that landscape buffer in to be a noise barrier and a beautifier and it really is not maintained well. It is not watered appropriately, half the trees die, and it is not mowed.

David said originally when the application was brought to the City the applicant had the same layout as they do on Bass Lane where they had a roadside swale between the curb and then they detached the sidewalk. Planning and Zoning didn't like that, they wanted it to match the rest of the corridor which necessitated the swale being behind the sidewalk, so if they had to do a landscape buffer it would go where the drainage swale is planned.

Mayor Rule opened the public comment portion at 6:32 p.m.

No Public Comment

Mayor Rule closed the public comment portion at 6:33 p.m.

Council Discussion:

Mayor Rule said he is really glad to see the acceleration and deceleration lanes coming to pass. He thinks even Rule Steel management sees the advantage the trucks trying to get on, often have trouble getting out onto the highway and now there will be even more activity there so this is a good thing. And his name is Rule but he zero financial interest in this whole operation or project. He receives no monies.

President Kiser said he is excited to see this project moving forward. He and Councilwoman Huggins were here in 2015 when this first began. He agrees with the applicant that there is no need for a landscape buffer/berm. Just down Middleton Road south there are two rock crushing businesses and the berms that are there are not maintained, and they are not aesthetically pleasing. He is happy to see the design for the additional traffic lanes and the road improvements, but he doesn't see the need for the berm but he does like the road improvements along the frontage of their property they have agreed to do.

Council Member Huggins confirmed that even if there isn't a berm there will be a walking path along all of Middleton Road that eventually will go down to Caldwell as part of the Corridor Study.

Council Member O'Meara said he doesn't see the need for a berm. He likes the idea of some kind of decorative fencing or something else obstruct the view from the road. Both he and Council Member Garner are opposed to open chain-link fencing and would like some type of privacy fencing such as vinyl instead of chain-link.

Roberta Stewart said there was a development agreement for this property in 2015 that came in with the Annexation.

Mayor Rule reopened the Public Comment portion of the public hearing for the purpose of getting comment from the Applicant or the representative at 6:39 p.m.

Applicant Representative: David Sterling: The idea is that the fence would be owned by the owner of the lot. The developer was not planning on putting the fence up at the time of platting, that would come at a later time. As far as the material that fence is made out of, it is an industrial park and all the other lots have chain-link fence. So that is what they most likely were going to apply for.

City Planner Roberta Stewart said chain-link fencing is allowed in industrial.

President Kiser said we are talking about frontage on a major corridor that has never been addressed before.

Mayor Rule said there are a lot of different ways to approach this.

City Attorney Chris Yorgason said there is no specific requirement of what the fence has to look like and the material used, and a fence can be up to 8 ft tall in commercial or industrial zones. The fence requirement could possibly be a condition of a purchase of sale agreement of the purchaser of the individual lots, so that the developer is not required to install the entire fence. There could be an agreement between the applicant and the City so that as they sell the property they can advise as to the type of fence, (height, materials and other things) that has to be built.

Applicant: Steve Peel: The nature of the industrial park when the originally put together the development and annexation was zoned as light industrial. Most businesses that will be in

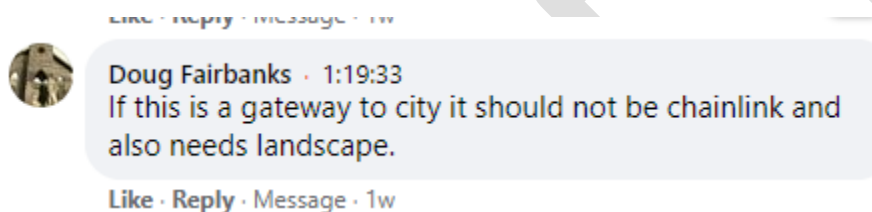
there will want to put up a chain-link fence due to the security it does provide. He doesn't think vinyl fence is a good option but suggested privacy screening in the chain-link fence. He agrees consistency is important and that chain-link provides consistency of the overall industrial theme along both sides of Middleton Road.

President Kiser liked the idea of the privacy slats in a chain-link fence rather than a fabric screen that will tear.

Mike Graefe: Resident said he thinks the privacy slats should all be the same color to provide uniformity. He thinks that sometimes the City can be overzealous regarding the beautification side of things. It is an industrial park. Middleton does want industry to come in. We don't want industry to come in and trash the neighborhood, but there is nothing wrong with a chain-link fence with the privacy slats in it.

Facebook Comments:

Nick Tinman – since deleted by user: I agree, I think all industrial companies should be required to have white vinyl fencing to make it look better down that road.



Mayor Rule closed the Public Comment portion at 6:49 p.m.

Council Member Garner said he would agree to a chain-link fence with privacy slats to provide security and create a buffer zone. He understands vinyl fence is not fool proof and can be broken pretty easily.

Motion: Motion by Council President Kiser to approve an application from Middleton Industrial Park, LLC for preliminary plat and special use permit with respect to the Middleton Industrial Park Subdivision No. 2 located at 0 So. Middleton Road, Tax Parcel No., R34075014A0. The proposed preliminary plat is zoned M-1 ("light industrial") and consists of seven industrial lots on 16.36 acres. The special use permit requests decreased road width, elimination of pressurized irrigation, elimination of 5% open space requirement, reduction of right-of-way triangle, and elimination of sidewalks on interior lots. To also remove the requirements for the landscape buffer asked for by Planning and Zoning and require the applicant to work with City staff on what is a required fencing (so that it doesn't have to come before City Council or Planning and Zoning again) along Middleton Road and that the applicant meet the remainder of the requirements by Planning and Zoning. Motion seconded by Council Member Huggins and approved unanimously by Roll Call Vote.

Mayor Rule closed the public hearing at 6:53 p.m.

- 6. Consider approving Local Professional Services Agreement No. 95795 with Stanley Consultants, Inc for S. Cemetery Road from State Hwy 44 to Willow Creek, a federally funded roadway connection and single span bridge over Willow Creek. – Rachel Speer**

Mayor Rule called the item and introduced City Staff Engineer Rachel Speer who briefly explained the LPSA with Stanley Consultants for construction, engineering and inspection.

Motion: Motion by Council President Kiser to approve the Local Professional Services Agreement No. 95795 with Stanley Consultants, Inc for S. Cemetery Road from State Hwy 44 to Willow Creek, a federally funded roadway connection and single span bridge over Willow Creek. Motion seconded by Council Member Garner and approved unanimously.

7. Consider approving Local Professional Services Agreement No. 95794 with Horrocks Engineers, Inc for S. Cemetery Road; State Hwy 44 to Willow Creek. – Becky Crofts

Mayor Rule called the item and introduced City Staff Engineer Rachel Speer who briefly explained the LPSA with Horrocks Engineers for Engineer of Record Services.

Motion: Motion by Council President Kiser to approve the Local Professional Services Agreement No. 95794 with Horrocks Engineers, Inc for S. Cemetery Road; State Hwy 44 to Willow Creek. Motion seconded by Council Member O'Meara and approved unanimously.

8. Consider approving Valhalla Country Estates Final Plat No. 3 bonding in the amount of \$16,995.00 for fencing, and Valhalla Country Estates Final Plat No. 4 bonding in the amount of \$18,750.00 for fencing. – Wendy Howell

Mayor Rule called the item. City Planner Wendy Howell said the bonds for the fencing of Valhalla Country Estates Final Plats No 3 and 4 have been reviewed and seem to be sufficient. Bruce Bayne said as with any bond agreement improvements must be completed before the first Certificate of Occupancy is issued.

Motion: Motion by Council President Kiser to approve Valhalla Country Estates Final Plat No. 3 bonding in the amount of \$16,995.00 for fencing, and Valhalla Country Estates Final Plat No. 4 bonding in the amount of \$18,750.00 for fencing. Motion seconded by Council Member O'Meara and approved unanimously.

9. Consider approving Valhalla Country Estates No. 3 Final Plat. – Wendy Howell

Mayor Rule called the item. City Planner Wendy Howell directed Council's attention to the final plat.

Motion: Motion by Council President Kiser to Consider Valhalla Country Estates No. 3 Final Plat. Motion seconded by Council Member Huggins and approved unanimously.

10. Consider approving payment of invoice from Lurre Construction Inc in the amount of \$50,387.50 for Wastewater Treatment work. – Bruce Bayne

Mayor Rule called the item and introduced Public Works Director Bruce Bayne who explained how all three agenda items 10, 11 and 12 are related. Item 10 is for additional work that was done. Item 11 was approved by City Council as part of the original contract on November 10, 2020. Item 12 is now the last amount that was approved by City Council on November 10, 2020 and December 2, 2020 to excavate deeper down. They had to excavate deeper per the Geotech and therefore the amount increased. He said that the invoice in Item 10 is for the following 3 things.

1. Improved Road north/south of the farm. The road was widened to allow farm

equipment where previously it was the width of a pick-up truck.

2. North Mill Slough to redo the entire road to increase to 27 ft wide to haul farm equipment and make it an all-weather road as it is over a 30-inch sanitary sewer trunkline.

3. To spread huge topsoil pile.

Mayor Rule said he approved these expenditures because they are in the budget and the rate of speed that Lurre Construction could do the work was 3 times to 1 of what the City could do. The City doesn't have the large equipment needed for this type of operation, so rather than tying up the public works department for hundreds of hours and paying for mobilization of the equipment needed, and as weather conditions were favorable, it was a good cost management decision for the City. The City is in a great position compared to a year ago.

Council Member Huggins asked if these expenditures would cause the budget to be opened? City Administrator Becky Crofts said this alone would not create a budget amendment, but it is likely there will need to be a budget amendment done.

Council President Kiser said some things are just outside of the City's control and once there is a construction company on site, it is best to not pay for remobilization if it can be avoided.

Motion: Motion by Council President Kiser to approve payment of invoice from Lurre Construction Inc in the amount of \$50,387.50 for Wastewater Treatment work. Motion seconded by Council Member O'Meara.

11. Consider approving payment of invoice for Lurre Construction Inc in the amount of \$49,250.00 for work at River Park Pond. – Bruce Bayne

Motion: Motion by Council President Kiser to approve payment of invoice for Lurre Construction Inc in the amount of \$49,250.00 for work at River Park Pond. Motion seconded by Council Member Garner and approved unanimously.

12. Consider approving payment of 2 invoices from Lurre Construction Inc in the amount of \$89,170.00 and \$52,906.00 for Cemetery Road Extension Phase 2. – Bruce Bayne

Motion: Motion by Council President Kiser to approve payment of 2 invoices from Lurre Construction Inc in the amount of \$89,170.00 and \$52,906.00 for Cemetery Road Extension Phase 2. Motion seconded by Council Member O'Meara and approved unanimously.

- 1. Consent Agenda (items of routine administrative business)**
- a. Consider approving minutes for Council's January 20, 2021 regular meeting. Consider ratifying January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30.**

Mayor Rule called the item.

Motion: Motion by Council President Kiser to approve item 1a the Consent Agenda: The minutes for Council's January 20, 2021 regular meeting and to ratify January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30. Motion seconded by Council Member Huggins and approved

unanimously.

13. Consider approving payment of Invoice from T-O Engineers in the amount of \$36,392.50 for Middleton 2020 WWTP Upgrade.

Mayor Rule called the item and Public Works Director Bruce Bayne explained this is billing for one month to meet the Federal requirements on the project.

Motion: Motion by Council President Kiser to approve payment of Invoice from T-O Engineers in the amount of \$36,392.50 for Middleton 2020 WWTP Upgrade. Motion seconded by Council Member Garner and approved unanimously.

Public Comments, Mayor Comments, Council Comments:

Mayor Comments:

- Phase 1 of S. Cemetery Road – CPC is organized and making good progress. This road was planned and completely engineered and approved more than 10 years ago. The City has been waiting for the funds and the federal tax dollars promised. Some residents have realized there will be an extension of the road and are concerned about increased traffic.
- Mill Slough crossing – There was a breach of the barrier, but it has been remedied by Irvco Construction which is working on the project.
- There has been positive interest to manage the gravel extraction at River Park. Mayor Rule believes that the City should receive well over \$2 million dollars for this project and that will help to aid in transportation needs possible at Hartley or Cemetery.

City Administrator Becky Crofts Comments:

- The breach of the Mill Slough embankment could have caused damage the 30-inch sewer trunkline. However, nothing was damaged, and Ms. Crofts was most impressed with Public Works who within 2 hours of the problem being brought to their attention had a mitigation plan in place if needed. They moved FAST and she was impressed with the team and the willingness to make it happen.
- Phase 1 of S. Cemetery Road looks to have substantial completion by June 6, 2021 and Phase 2 is looking to start immediately following. It looks to be coming in under budget and there may be excess surplus funds of about \$300,000 ahead of the project completed.

Council Comments:

President Kiser: He has spent a lot of time at City Hall this last two weeks. People don't understand how hard the staff worked to make sure some really horrible things didn't happen. He is very proud of the people at City Hall and what they do. The general public and even Council have no idea how hard they work. He knows that the right decisions were made quickly. There are great people at City Hall doing great things because a serious crisis was averted.

Council Member O'Meara: He appreciates the forward thinking to keep using the construction company onsite to complete the roadwork. The Middleton School District and GMPRD are still having talks regarding the Community Center.

City Engineer Comments:

Friday January 29, 2021 she was on site at the Mill Slough Crossing when a man apparently upset by the perceived “bypass” approached her, yelled at her, and pushed her to the ground. She was quite scared and all she could think about was getting out of there. In all her 25 years in the construction industry she has never been treated like that.

Mayor Rule said he doesn’t know who the man is, but that he physically assaulted the new engineer. He has apologized to Rachel but is still embarrassed and said the action is inappropriate and not what Middleton is.

Adjourn: Mayor Rule adjourned the meeting at 7:36 p.m.

ATTEST:

Steven J. Rule, Mayor

Jennica Reynolds, Deputy Clerk
Minutes Approved: February 17, 2021




STAFF PRESENTATION

City Council Hearing, February 3, 2021

Middleton Industrial Park No. 2

Slide 1 Intro

	DESCRIPTION	DETAILS
	Acreage	16.637 acres
	Current Zoning	M-1
	Proposed Zoning	to remain the same
	Current Land Use	Industrial
	Lots	7 lots ranging from 1.35 acres to 3 acres. No common lots.

- A. **Project Description:** Industrial Subdivision with seven lots on 16 acres of vacant land located at 0 Middleton Road (southwest corner of intersection of Bass Lane and Middleton Road, Tax Parcel No. R34075014A0.)
- B. **Project History:** The project property was annexed into the City in 2015, and a Development Agreement was executed and recorded with the annexation. The final plat for Middleton Industrial Park No. 1 was approved in Spring of 2019 and recorded in June 2019. The current project before the Council is adjacent to Industrial Park #1 and expands the overall industrial project to the east.

Hit Slide 2 – pre plat

- C. **Application Requests:** Applicant initially submitted three applications. The first is the proposed Preliminary Plat being discussed tonight. The second is a floodplain application that is still proceeding administratively. The third application was a Special Use Permit application to request five deviations from Code:
1. A reduction of the right-of-way width for Bass Lane from 40' to 35' to match the right-of-way width allowed in Middleton Industrial Park #1.
 2. Removal of Code required pressurized irrigation because there will be no landscaping or greenscape in the industrial park.
 3. Removal of sidewalks on the interior roadways (Tungsten St., and Thorsten Ave.), which is consistent with the special use permit approved for Middleton Industrial Park #1.
 4. Elimination of 5% Open Space requirement for subdivisions because of the industrial nature of the project, and
 5. Reduction of a 150' right-of-way triangle at the intersection of Bass Lane and Middleton Road.

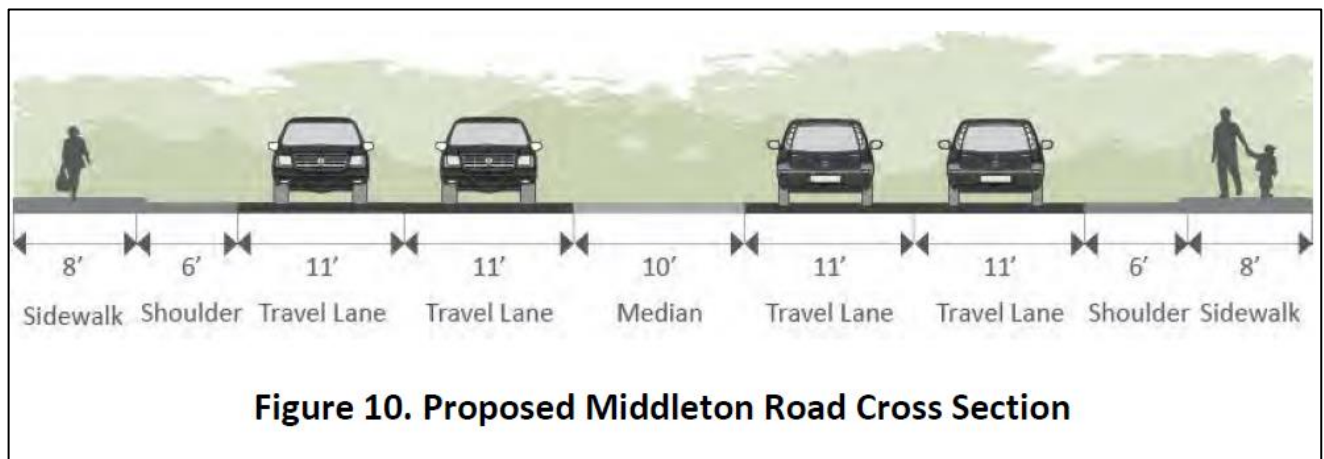
On January 11, 2021, the Planning & Zoning Commission approved the Special Use Permit. The Findings of Facts, Conclusions of Law and Decision will be presented to the Commission at the next P&Z Meeting for signature.

- D. Current Zoning:** The property is currently zoned M-1 or Light Industrial, which allows a mix of light industrial and commercial uses. The project is flanked on the east and west side by Middleton City property zoned M-1. County property flanks the project on the north and south, and it is zoned light industrial and agriculture. The uses generally surrounding the project are industrial uses.
- E. City Services:** Domestic water and sanitary sewer were extended to the Project property after the 2015 Annexation, and the service has been extended westward down Bass Lane. Sewer and water will also be extended south on Middleton Road along the frontage of the project. However, all lots in the project will hook up to water, sewer and dry utilities off of Bass Lane, not Middleton Road.

Slide 3 Traffic Cross Section

F. Traffic, Access & Streets:

A Traffic Impact Study ("TIS") was recently completed for the Project. Also pertinent to the project is the 2016 Middleton Road Corridor Study. The study was commissioned by the Cities of Caldwell and Middleton together with Canyon Highway District #4. In the Study, the entities agreed upon the road cross section shown here for all future improvements on Middleton Road.



After the Middleton City Engineer and CHD4 reviewed the TIS and the 2016 Corridor Study, they made the following recommendations for City Council:

Slide 4 Middleton Road north bound

1. **Middleton Road Improvements:** City Engineer and the P&Z Commission recommended that Developer be required to construct one-half of the Middleton Road cross-section as shown in the 2016 Corridor Study along the entire eastern frontage of the Project. However, the 10' center median shown in the cross-section should be expanded to a width of 12' to accommodate a north bound left-turn lane on to Bass Lane from Middleton Road as shown here:



Slide 5 Right Turn from Bass

Additionally, City Engineer recommended that Developer dedicate an acceleration lane for right turn traffic from Bass Lane that intends to travel south on Middleton Road:



Slide 6 deceleration lane

City Engineer has also indicated that a southbound deceleration lane on Middleton Road with right turn on to Bass Lane may be required.



However, the City Engineer does not recommend that Developer be forced to make these improvements at this time. Additionally, the TIS is not clear on “if and when” a southbound deceleration lane will be required. However, the City has encountered increased pressure from the public to ensure that Developers pay their fair share of traffic impacts. In light of that, Developer and the City will be working together to determine if the issue can be resolved through a proportionate share or prorata payment for traffic impacts. City Staff recommends that Final Plat not be approved until this issue is determined and all proportionate share fees are paid.

2. **Bass Lane Road Improvements:** Access to the Project site will be through Bass Lane. The P&Z Commission and City Staff recommend that Developer improve the south half of Bass Lane along the northern frontage of the project. In light of the approved Special Use Permit, the half-road width would be lowered from 40' to 35' to match the half-road width approved for the Middleton Industrial Park #1.
3. **Traffic Control:** The 2016 Middleton Road Corridor Study recommended a roundabout at the intersection of Bass Lane and Middleton Road when future conditions require some form of traffic control. The City Engineer and CHD4 have reevaluated that earlier recommendation, and both have indicated that a

traffic light may be more appropriate for that intersection in the future. The City Engineer further recommends that the Developer be required to dedicate a 35'x35' right-of-way triangle to accommodate the installation of the traffic signal, and this right-of-way width was approved by the Planning & Zoning Commission at the January 11th hearing on the matter..

4. **Traffic Proportionate (“Prorata”) Share Fees:** As indicated earlier, City Engineer recommends that Developer be required to pay its proportionate share of all traffic impacts. This includes the traffic light, all affected intersections, and possibly a future deceleration lane on southbound Middleton Road.

- G. **Pathway, Sidewalks and Open Space:** There will be an 8' wide paved pathway along Middleton Road and Bass Lane. The P&Z Commission approved Developer's request to eliminate 5' sidewalks along the interior streets, Thorsten Avenue and Tungsten Street. Additionally, the P&Z Commission eliminated the code required 5% open space for the subdivision because of the industrial nature of the project.
- H. **Caldwell Rural Fire Protection District:** The subject property is in the Caldwell Rural Fire Protection District. The District reviewed the proposed preliminary plat and submitted written approval of the plat.

Slide 7 Comp Plan

- I. **Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map because the project parcel is designated “Industrial” on the Land Use Map, which matches the industrial uses planned for the site.

Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan*:

- a. *Goals 3 and 23:* The project provides safe vehicle and pedestrian facilities in light of the improvements to Middleton Road and Bass Lane. Pathways that are 8' wide will span along both roads, facilitating safe pedestrian passage.
- b. *Goal 5:* The project will establish development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed.
- c. *Goals 7 & 8:* The project promotes a strong and diverse local economy by creating a desirable area for valuable industrial and commercial uses.

- J. **Comments Received from Surrounding Landowners:** None.

- K. Comments from Agencies:** 12/23/2020 and 1/5/2021 comments from CHD4.
Comment from Caldwell Rural Fire Protection District dated 1/26/2021.
- L. Applicant Information:** Application was received on November 17, 2020. The Representative is David Sterling of T-O Engineers. Representative's contact information is 2471 S. Titanium Place, Meridian ID 83642, Tele: (208) 323-2288. Owner is Middleton Industrial Park, LLC, 11220 Bass Lane, Caldwell, ID 83605, Tele: (208) 585-3031.
- | | |
|--|---------------|
| M. Notices & Neighborhood Meeting: | Dates: |
| Newspaper Notification | 01/19/2021 |
| Radius notification mailed to
Adjacent landowners within 300' | 01/15/2021 |
| Circulation to Agencies | 01/15/2021 |
| Neighborhood Meeting | 11/09/2020 |
- N. Applicable Codes and Standards:**
- Idaho State Statute Title 67, Chapter 65
Middleton Supplement to the Idaho Standards for Public Works Construction
Middleton City Code 1-14, 1-16, 5-1, 5-3, and 5-4.

Slide 8 Recommendations

- O. PLANNING AND ZONING RECOMMENDATION:** At the January 11, 2021, Planning & Zoning Hearing, the Planning and Zoning Commission recommended that the Middleton City Council approve the request for preliminary plat for Middleton Industrial Park #2 subject to the following conditions:
1. Developer be required to install a 20' wide landscape buffer along the entire frontage of Middleton Road. The reason stated for the landscape buffer was the need to create an attractive greenscape at what is essentially the "gateway" to the City.
 - a. Staff does not agree with this recommendation, and we recommend that no such landscape buffer be required for the following reasons. First, the recommendation is in opposition to the approved special use permit that eliminated pressurized irrigation and the open space requirement. Second, a landscape buffer would require the developer to create a common lot along Middleton Road and a formal Business Association to manage the single common lot. This triggers additional burdens that may not outweigh the benefit of the landscape buffer. Finally, neither the 2016

Middleton Road Corridor Study nor the Middleton City Code requires a landscape buffer along Middleton Road.

At the January 11, 2021 Hearing, the P&Z Commission recommended further conditions of approval, and City Staff is in agreement with these conditions of approval:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services to be extended to serve the subdivision.
2. City Engineer review comments dated 12/8/2020 and 1/8/2021 are completed and approved.
3. Applicant dedicates and shows on the preliminary plat an easement of 15' in width for all pathways pursuant to MCC 5-4-10-5 unless the pathway is fully located within a dedicated right-of-way.
4. Applicant constructs, at its own cost, 50% of Bass Lane and Middleton Road per the requirements of the City Engineer.
5. Applicant constructs, at its own cost, the half portion of Middleton Road in compliance with the specifications set forth in the 2016 Middleton Road Corridor Study, except the 10' center median shall be converted to a 12' wide left-turn lane.
6. Developer pays its proportionate share of all traffic impacts prior to the approval of final plat.
7. All requirements of Caldwell Rural Fire Protection District are completed and approved.
8. Any lots in the floodplain will comply with the Floodplain Permit requirements prior to any structures being constructed on the lots.

Prepared by Middleton City Planner, Roberta Stewart

Dated: January 29, 2021

**MIDDLETON CITY COUNCIL
FEBRUARY 17, 2021**

The Middleton City Council meeting on February 17, 2021 was called-to-order at 5:33 p.m. by Mayor Rule.

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

Pledge of Allegiance, Invocation: Pastor Seventh Day Adventist Church – Steve Echelmier.

Action Items

A. Approve Amended Agenda

Motion: Motion by Council President Kiser to approve the Amended Agenda as posted February 16, 2021 at 10:00 a.m. Motion seconded by Council Member Garner and approved unanimously.

Information Items

1. Retail Sale of Liquor by the Drink – Tyler Hess

Tyler was not present, so item was moved to end of meeting.

Action Items

3. Consider approving increase to Idaho Power Customer Cost Quote for power to irrigation pump at 631 Crane Creek Way in the amount of \$681.00. – Bruce Bayne

Mayor Rule called the item and President Kiser explained that City Staff was able to get this increase waived. This will change the accounts payable number to be approved, thus the reason for bringing this item up out of order.

Motion: Motion by Council President Kiser to deny approving increase to Idaho Power Customer Cost Quote for power to irrigation pump at 631 Crane Creek Way in the amount of \$681.00. Motion seconded by Council Member O'Meara and approved unanimously.

1. Consent Agenda (items of routine administrative business)

a. Consider approving minutes for Council's January 20, 2021 regular meeting.

(Clerical Note: Minutes provided for Council to review in the packet and provided to the public were from February 3, 2021 regular meeting, not January 20, 2021.)

b. Consider ratifying February 12, 2021 payroll in the amount of \$82,410.08 and accounts payable thru February 8, 2021 in the amount of \$209,066.23.

c. Consider approving FCO for Middleton Industrial Park No. 2.

Mayor Rule called the items. Council President Kiser explained the new accounts payable number is \$208,385.23 due to the denial of the increase to Idaho Power. He also explained that about \$70,000 of the total is reflective of pass through accounts such as Republic Services and Impact Fee agreements with Middleton Fire and Caldwell Urban Fire that the City is not incurring additional expenses. Therefore, the total AP number is not a true accurate statement of what money the City is spending.

Motion: Motion by Council President Kiser approve Consent Agenda Items a, b and c. Motion seconded by Council Member Huggins and approved unanimously.

2. Consider approving Stonehaven Subdivision No. 4 Final Plat – Roberta Stewart

Mayor Rule called the item and City Planner Roberta Stewart said this item is not ready for approval. Council President Kiser asked that she convey to the applicant that it will go back on the agenda for March 3, 2021 council meeting.

Motion: Motion by Council President Kiser to move consider approving Stonehaven Subdivision No. 4 Final Plat to the March 3, 2021 regular meeting. Motion seconded by Council Member Garner and approved unanimously by Roll Call Vote.

4. Consider approving a quote from Zenner for \$41,835.00 which is a part of the Zenner Meter city wide upgrade previously approved in the FY21 Budget. – Bruce Bayne

Mayor Rule called the item and Public Works Director Bruce Bayne explained that this quote is part of the amount for Zenner that was already approved in April for the FY21 Budget as part of the city-wide meter upgrade. This upgrade will allow for real time water usage of residents to be gathered, thus providing detection of leaks and other potential problems in a timelier fashion.

Motion: Motion by Council President Kiser to approve a quote from Zenner for \$41,835.00 which is a part of the Zenner Meter city wide upgrade previously approved in the FY21 Budget. Motion seconded by Council Member Huggins and approved unanimously.

5. Consider approving a quote from AME Electric for Water Meter Electrical for SCADA Upgrades in an amount not to exceed \$9,700.00. – Bruce Bayne

Mayor Rule called the item and Public Works Director Bruce Bayne explained that this provides the electrical for the AC repeaters (which is part of the Zenner upgrade) to relay the data back to the meter reading system.

Motion: Motion by Council President Kiser approve a quote from AME Electric for Water Meter Electrical for SCADA Upgrades in an amount not to exceed \$9,700.00. Motion seconded by Council Member O'Meara and approved unanimously.

6. Approve quote for new sound system for council chambers from *Committed Caseworks and Events, LLC* for an amount of \$13,639.20. – Mayor Rule

Mayor Rule called the item and explained the new council chambers at City Hall are almost complete. This quote is to install the new sound system, which includes video, speakers, mixers and better technology than what the City currently has available at the Trolley Station. Staff requested 3 bids and only got 2 back. This quote is the least expensive with the other quote coming in at about \$7,000 more. Council President Kiser said that he is very impressed with the work of staff and in particular Art Hill who has constructed so much of that room.

Motion: Motion by Council President Kiser to approve quote for new sound system for council chambers from Committed Caseworks and Events, LLC for an amount not to exceed \$13,639.20. Motion seconded by Council Member Huggins and approved unanimously.

Information Item:**1. Retail Sale of Liquor by the Drink – Tyler Hess**

Mayor Rule introduced the item and explained there is a process to get this item on the ballot. He introduced Tyler Hess who is a business owner and developer in the area. Tyler said for the record he does not drink. He shared that typically there is a rule in economics where a city should have 80% residential development and 20% commercial. This allows the tax base to shift so that commercial pays the majority of the taxes. Right now, Middleton has about a 95% residential to 5% commercial split. In his discussions commercial businesses/restaurants interested in coming to Middleton, will not because retail sale of liquor by the drink is prohibited in the City of Middleton.

Mayor has talked with the City Attorney Chris Yorgason who has said this petition cannot be proposed by the City but needs to be brought forward from the private sector. The petition needs so many signatures, and then it can be put on a ballot and then needs a large percentage of the vote to have it pass. It is not a slam dunk by any stretch, but it is time it is tried.

Consensus from Council to approve the moving forward of a petition when it is brought by the private sector.

Public Comment:

Tootie Turner: 5 4th Street. – Asked if this is passed would it allow for the local bars to serve liquor by the drink?

Staff: Bruce Bayne: said one permit per 1500 people is allowed, which would allow about 7 businesses to get the permit based on the population of the City.

Jim “Tank” Taylor: 1052 Triumph Drive: He has no financial interest in business that sell liquor by the drink. Right now, people leave town to eat at restaurants, it would be better if they would stay in town to eat and perhaps get a drink. Right now Middleton has perhaps the nicest privately owned liquor store in the state. The big debauches’ is that you can’t get liquor by the drink, but and when State Liquor stores close at 7 p.m. Middleton’s is open until midnight. We are at the point where we need to move forward and allow these kinds of businesses or not, because Middleton is no longer Mayberry.

Public Comments, Mayor Comments, Council Comments:

Mayor Comments: There has been a lot of activity generated as the result of a yellow flyer that went out in the Middleton Lakes and Sawtooth Lakes neighborhoods. It has to do with the S. Cemetery Road extension and connection to Sawtooth Lake Ave. Some 11-12 years ago all due process was followed regarding this project. There was a plan put forth and hearings were held, plans were made, roads, bridges and crossings were engineered, and then it sat unfunded for over a decade. The City was able to get that kicked off and funded (credit to Bruce and Becky and all staff that has worked on it). He has received calls from residents. The information on the flyer represents that this road extension will become a bypass for all the traffic that goes up and down Hwy 44 and Middleton Rd. This is blatantly false and couldn’t be more misleading. There will be traffic (especially during school hours) that currently heads to Middleton Rd that will probably take this new route. Any traffic headed to Middleton or Star or Eagle will not be diverted through Sawtooth which is what is represented by this flyer. He thinks that the party

who put out the flyer got the alternative route/bypass from ITD confused with this road. The ITD bypass does divert all kinds of traffic coming east and heading west. That bypass is in proximity to these neighborhoods. The build out for that according to his best guess is 10 on the fastest track and 20-25 years in a more realistic time frame and factors in environmental studies, and the engineering, planning and funding that will also take years to complete. S. Cemetery Rd will also connect to River Park which will be a great asset.

Council President Kiser: The City in anticipation of the ITD bypass purchased the property north of Middleton Lakes (Crane Creek Park) and the property where the re-use farm is currently, understanding if the City had this property it does not need to purchase right-of-way from residents. Sawtooth Lake was designed, and dead ended with the idea that at some point in time it would connect with S. Cemetery Rd. This is also why on Sawtooth Lake Ave, there is not a driveway that comes off there. Residents turn into their subdivisions to get to their driveways, because before Middleton Lakes came in, this was in the works and was going to happen. When all this went through a long time ago, it made so much sense for the City of Middleton to have this federally funded program right here for this to happen. The ITD bypass has been talked about since the dawn of time and when it will happen, he doesn't know. Residents need to understand that even before Mayor Rule's time, the City was looking to acquire pieces of ground in anticipation of the ITD bypass coming in at some point in time.

Public Comment:

Souix Daines: 990 S Hebgon Lake Dr: She is the person who put the yellow flyer out. She went down to planning and zoning when she saw this going in. She has the map showing the ITD bypass going behind her home, but she also sees that is not going to be done for a long time. She had asked where the speed bumps will be, not if, but where. It is her belief that as soon as people figure out, they can miss the light and drive down Sawtooth and avoid downtown it will become a "bypass". Her request is if this is not a bypass, put speedbumps curb to curb and slow down people's thoughts from making this a bypass.

Mayor Rule: Speed bumps or other traffic control measures were not budgeted in this original design. They are not going to be budgeted or engineered until after this phase is done and paid for. Next year the City can take up whether to put speed bumps on an access road like that. Cemetery is an access road and he doesn't care for the speed bumps on it. But traffic controls for S. Cemetery and Sawtooth were not budgeted and paid for so it will have to be brought up during the next budget cycle.

Council Member Huggins: She lives on probably the busiest part of Cemetery Road. When she moved there, there was no traffic. The traffic now is busy 2 times during the day, Monday – Thursday while school is in session. It is a busy road, but the traffic is not as bad as she thought it would be. That is her personal experience.

Council Member O'Meara: He is personally opposed to the speed bumps and as a Commissioner for the Fire District he hates them and there is no way to move emergency equipment across the speed bumps at the required speeds to get response times that are needed. He will never vote for another speed bump within this community. However, he is not opposed to lighted crossings, stoplight type fixtures for pedestrians, or other traffic control options. But he will never vote for a speed bump unless it is to remove them.

Public Comment:

Janice Fallert: 429 S Paradise Ave: She has the MOU that was put in place by Mayor Taylor to plant trees behind her house. She would like the trees to be planted or a fence built to provide privacy to hers and her neighbor's property as identified by the MOU.

President Kiser said he remembers that Mayor Taylor promised that the trees would be planted. Mayor Rule said this is now on the City's to do list.

Tootie Turner: 5 4th Street: Would like a newsletter in the bills again. She would also like the cops to patrol her street more. She asked why doesn't Middleton have a place for Covid vaccinations? Due to how many elderly people that live here, is there a way to get a list of volunteers of people who are willing to help neighbors.

Mayor Rule said the City could probably do a newsletter again. He directed her to call the Police Chief and let him know she would like more patrol on her street. As far as Covid Vaccinations, Southwest District Health directs all of that. He will ask and get back with her on that.

Sally Negelski: 1121 Triumph Dr. The senior citizens are not looking for a free handout.

President Kiser said on Facebook sometimes there are people that offer help. Try the Boy Scouts as well.

Janice Fallert: A lot of people in her age demographic don't do Facebook or smart phone technology.

Mayor Rule said he would talk to Scott Brock of the Middleton Gazette to see if a spot for service numbers could be printed in the paper.

Mike Graefe: 1889 Ridgeway – Would like a newsletter in the water bills. He supports Liquor by the drink and thinks it would be a good thing.

Souix Danes: 990 S. Hebgon Lake Ave – In a lot of other towns the Library is the place for information for services provided.

Adjourn: Mayor Rule adjourned the city council meeting at 6:56 p.m.

Developer's Workshop – Roberta Stewart

A developer's workshop led by City Planner Roberta Stewart was held.

The workshop ended at 7:50 p.m.

ATTEST:

Steven J. Rule, Mayor

Jennica Reynolds, Deputy Clerk
Minutes Approved: February 17, 2021

MIDDLETON MARKET



THURSDAYS 4-8 PM

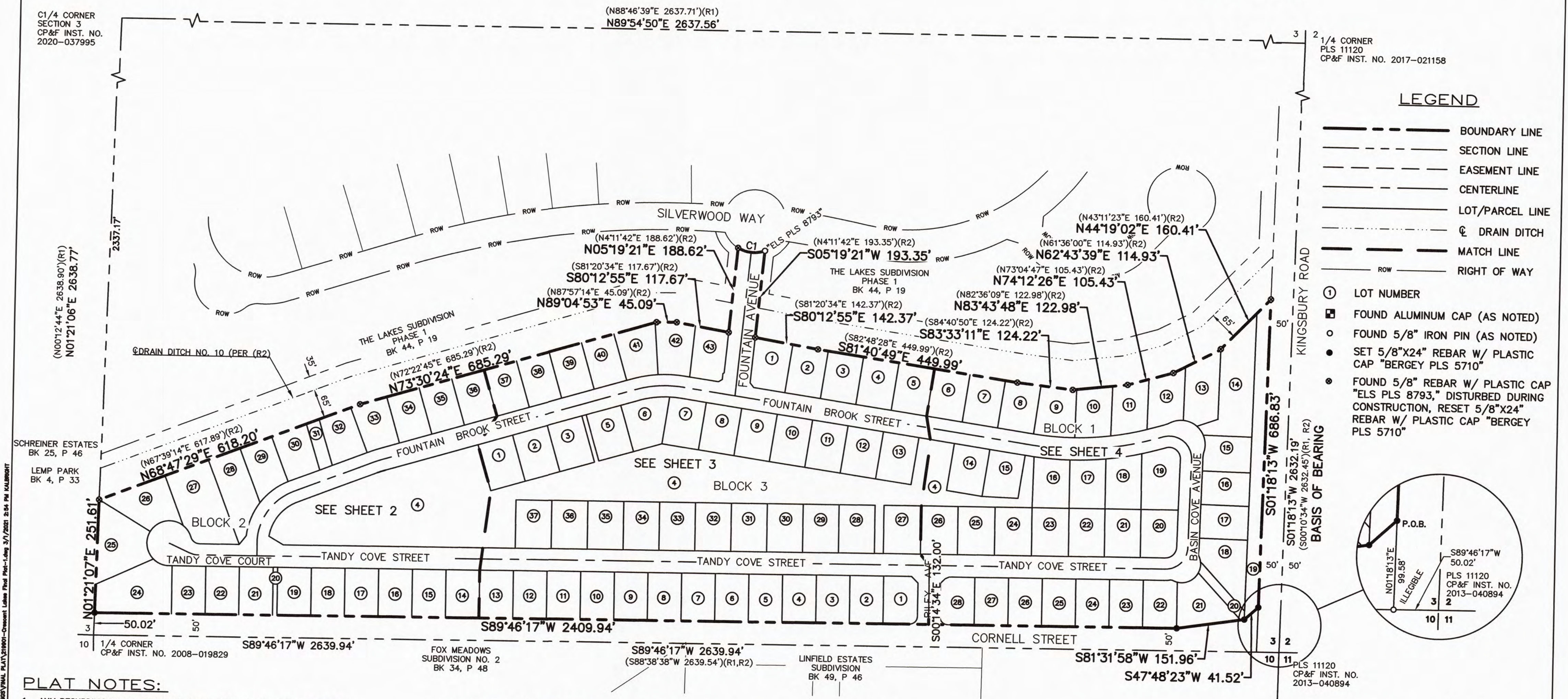
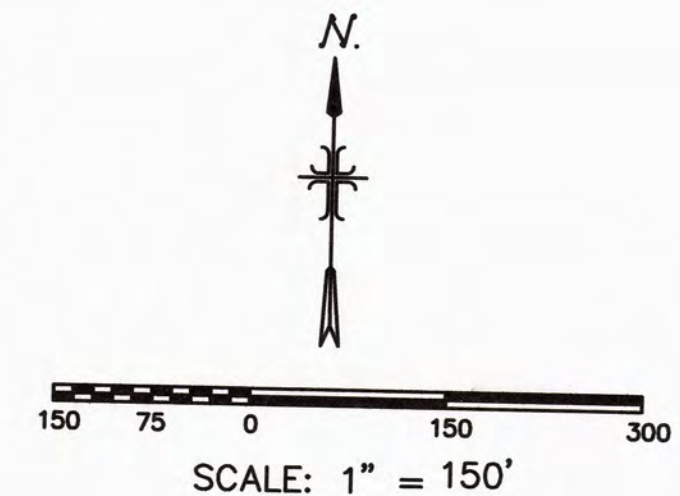


PROPOSED
MIDDLETON
MARKET
2021
May 27 -
Sept 9
Thurs.
2:30 -
8:30 PM

PLAT SHOWING CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C1	70.00'	62.01'	50°45'14"	S84°42'55"E	60.00'



PLAT NOTES:

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND THE LEMP LATERAL, INC. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID MIDDLETON CANAL COMPANIES.
- ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT ON EACH SIDE OF SAID INTERIOR LOT LINES, FOR PUBLIC AND PRIVATE UTILITIES.

- LOT 19 BLOCK 1 AND LOT 4 BLOCK 3 ARE HEREBY DESIGNATED AS COMMON AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, STORMWATER MANAGEMENT AND PEDESTRIAN FACILITIES.
- LOT 20, BLOCK 1 AND LOTS 20 AND 31, BLOCK 2 ARE SUBJECT TO A CITY OF MIDDLETON BLANKET PUBLIC UTILITY AND ACCESS EASEMENT.
- INDIVIDUAL OWNERS OF LOTS SHOWN HEREON, SHALL BE RESPONSIBLE FOR MAINTAINING IRRIGATION FACILITIES, SIDEWALKS, LAWNS AND OTHER LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY AS DESIGNATED BY THE CITY OF MIDDLETON.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY.
- ANY FENCES, LANDSCAPING OR ANY OTHER STRUCTURES INSTALLED WITHIN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON AND UTILITY COMPANIES AND REPLACED AT THE LANDOWNER'S EXPENSE.
- LOT 20, BLOCK 1, AND LOT 31, BLOCK 2 ARE SUBJECT TO A BLANKET UTILITY

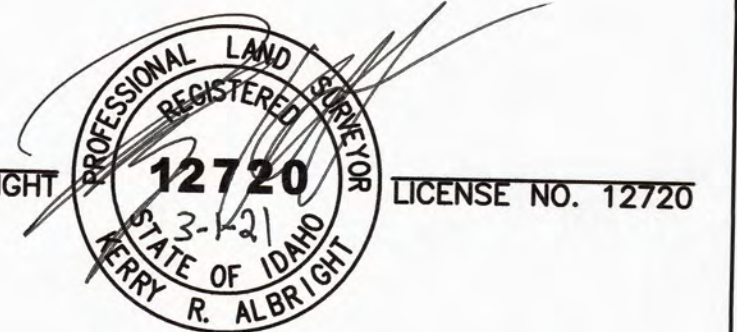
EASEMENT.

- ALL STREETS, BICYCLE/PEDESTRIAN PATHWAYS, AND EASEMENTS SHOWN HEREON ARE TO BE DEDICATED FOR PUBLIC USE.

REFERENCES:

- (R1) LAKES AT TELAGA SUBDIVISION PHASE 1, BOOK 37, PAGES 19.
- (R2) THE LAKES SUBDIVISION-PHASE 1, BOOK 44, PAGE 19.

BOOK____, PAGE____ SHEET 1 OF 6

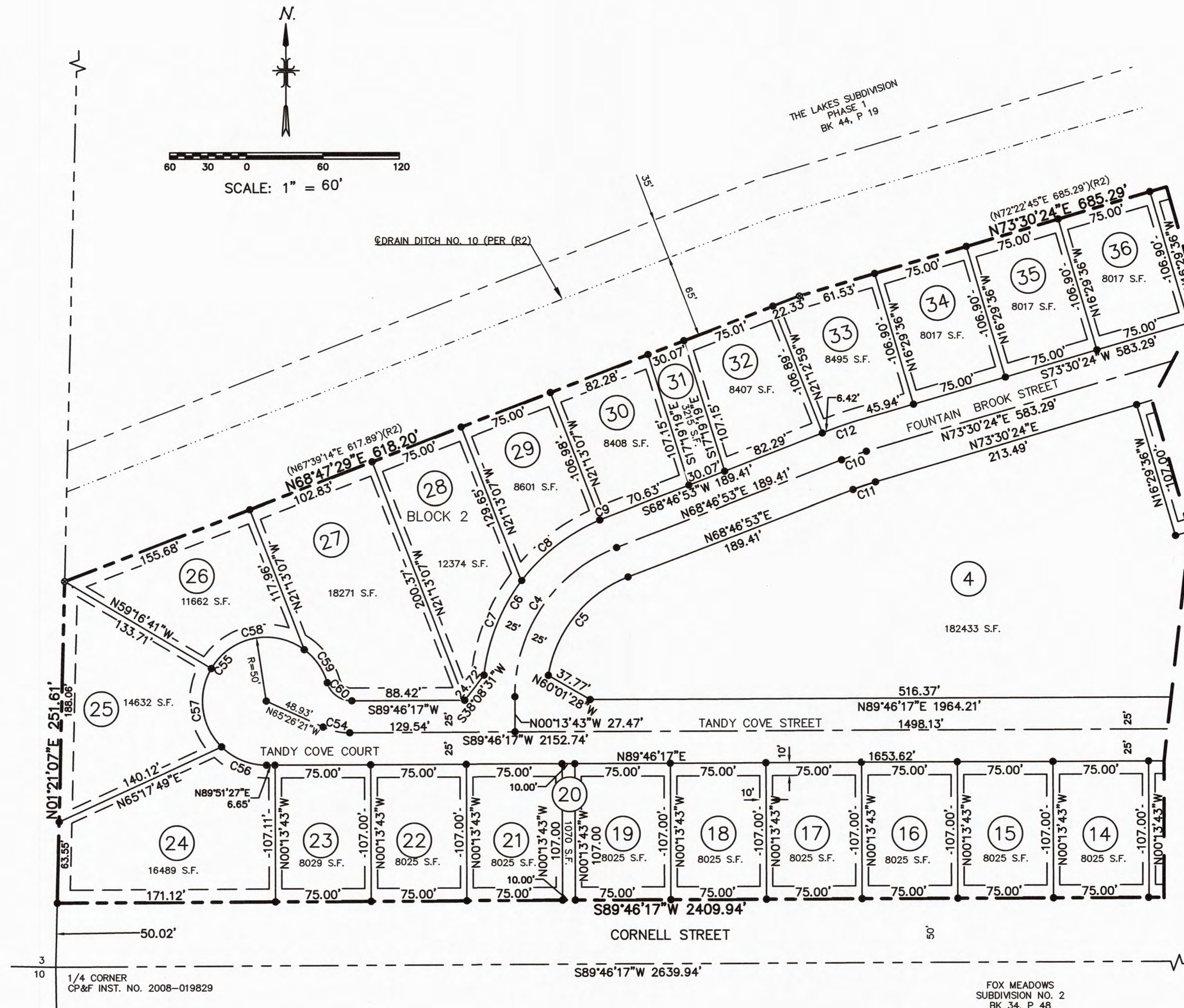


DATE OF PREPARATION FEB, 12, 2021

FORSGREEN
Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.383.0819

PLAT SHOWING
CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C4	125.00'	150.56'	69°00'36"	N34°16'35"E	141.62'
C5	100.00'	103.84'	59°29'50"	S39°01'58"W	99.24'
C6	150.00'	80.09'	30°35'29"	S21°32'24"W	79.14'
C7	150.00'	80.09'	30°35'29"	S21°32'24"W	79.14'
C8	150.00'	79.27'	30°16'38"	S51°58'28"W	78.35'
C9	150.00'	4.37'	1°40'06"	S67°56'50"W	4.37'
C10	250.00'	20.62'	4°43'31"	N71°08'39"E	20.61'
C11	225.00'	18.56'	4°43'31"	S71°08'39"W	18.55'
C12	275.00'	22.68'	4°43'31"	S71°08'39"W	22.67'
C54	50.00'	21.63'	24°47'22"	N77°50'02"W	21.46'
C55	49.99'	221.06'	253°22'43"	S36°33'59"W	80.17'
C56	50.00'	38.91'	44°35'32"	S67°50'47"E	37.94'
C57	50.00'	66.45'	76°09'06"	S72°28'28"E	61.67'
C58	50.00'	83.82'	96°02'47"	S78°37'28"W	74.34'
C59	50.00'	31.96'	36°37'39"	N35°02'19"W	31.42'
C60	20.00'	25.66'	73°30'13"	S53°28'36"E	23.93'

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- LOT/PARCEL LINE
- ☒ DRAIN DITCH
- MATCH LINE
- ROW
- RIGHT OF WAY

- FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" IRON PIN (AS NOTED)
- SET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"
- FOUND 5/8" REBAR W/ PLASTIC CAP "ELS PLS 8793," DISTURBED DURING CONSTRUCTION, RESET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"

1 LOT NUMBER

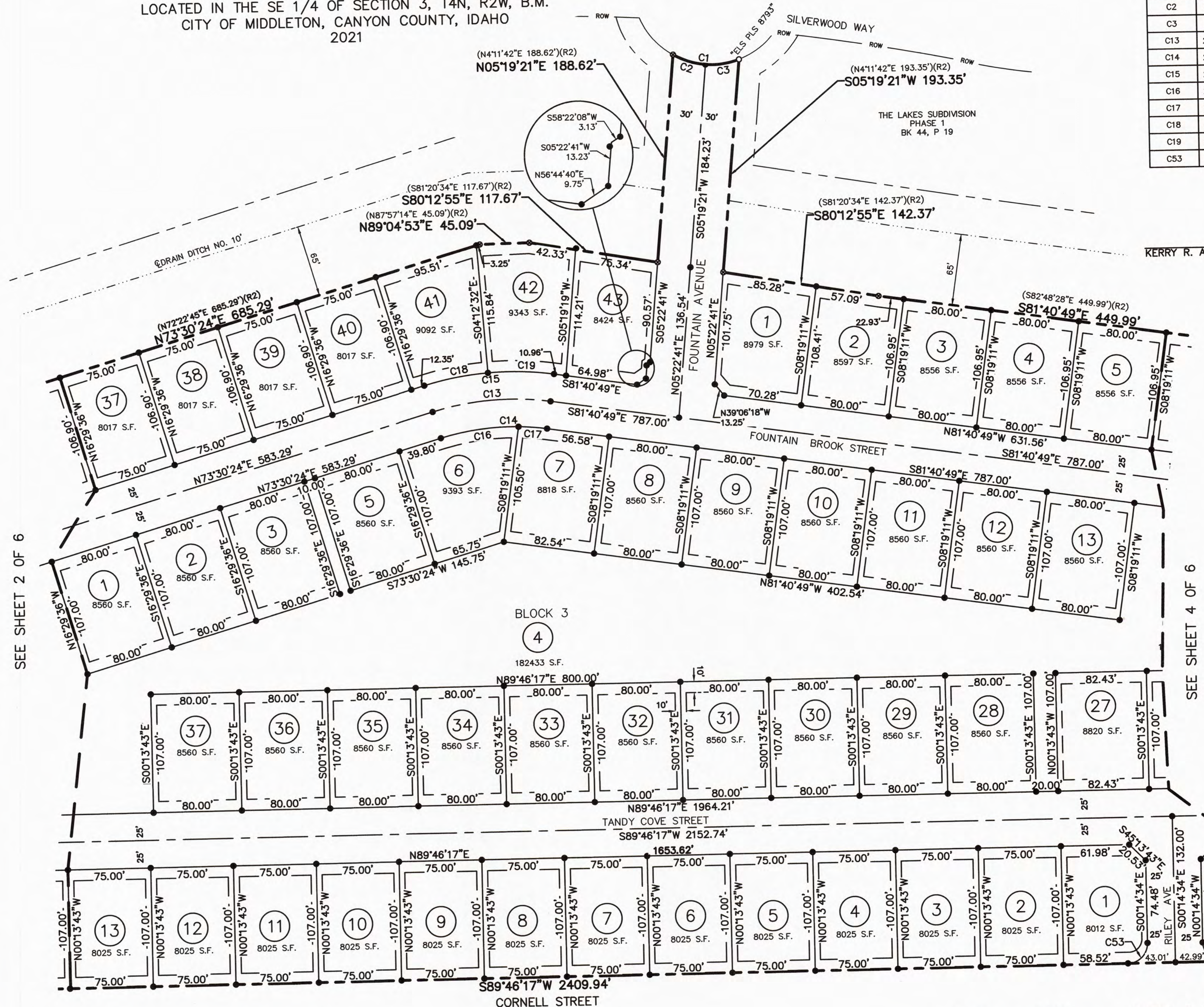


FORSGREN
Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.383.0819

PLAT SHOWING CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C1	70.00'	62.01'	50°45'14"	S84°42'55"E	60.00'
C2	70.00'	31.00'	25°22'37"	S72°01'36"E	30.75'
C3	70.00'	31.00'	25°22'37"	N82°35'47"E	30.75'
C13	250.00'	108.27'	24°48'47"	N85°54'48"E	107.42'
C14	225.00'	71.42'	18°11'17"	S82°36'03"W	71.13'
C15	275.00'	60.13'	12°31'43"	N87°56'40"W	60.01'
C16	225.00'	71.42'	18°11'17"	S82°36'03"W	71.13'
C17	225.00'	26.02'	6°37'30"	N84°59'33"W	26.00'
C18	275.00'	58.96'	12°17'04"	S79°38'56"W	58.85'
C19	275.00'	60.13'	12°31'43"	N87°56'40"W	60.01'
C53	18.00'	28.28'	90°00'52"	N44°45'51"E	25.46'



KERRY R. ALBRIGHT
12720
LICENSE NO. 12720
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO

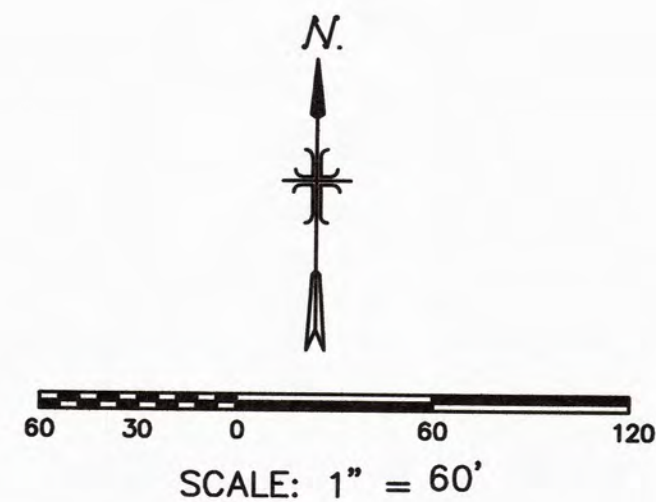
LEGEND

- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- LOT/PARCEL LINE
- Q DRAIN DITCH
- MATCH LINE
- RIGHT OF WAY
- FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" IRON PIN (AS NOTED)
- SET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"
- FOUND 5/8" REBAR W/ PLASTIC CAP "ELS PLS 8793," DISTURBED DURING CONSTRUCTION, RESET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"
- LOT NUMBER



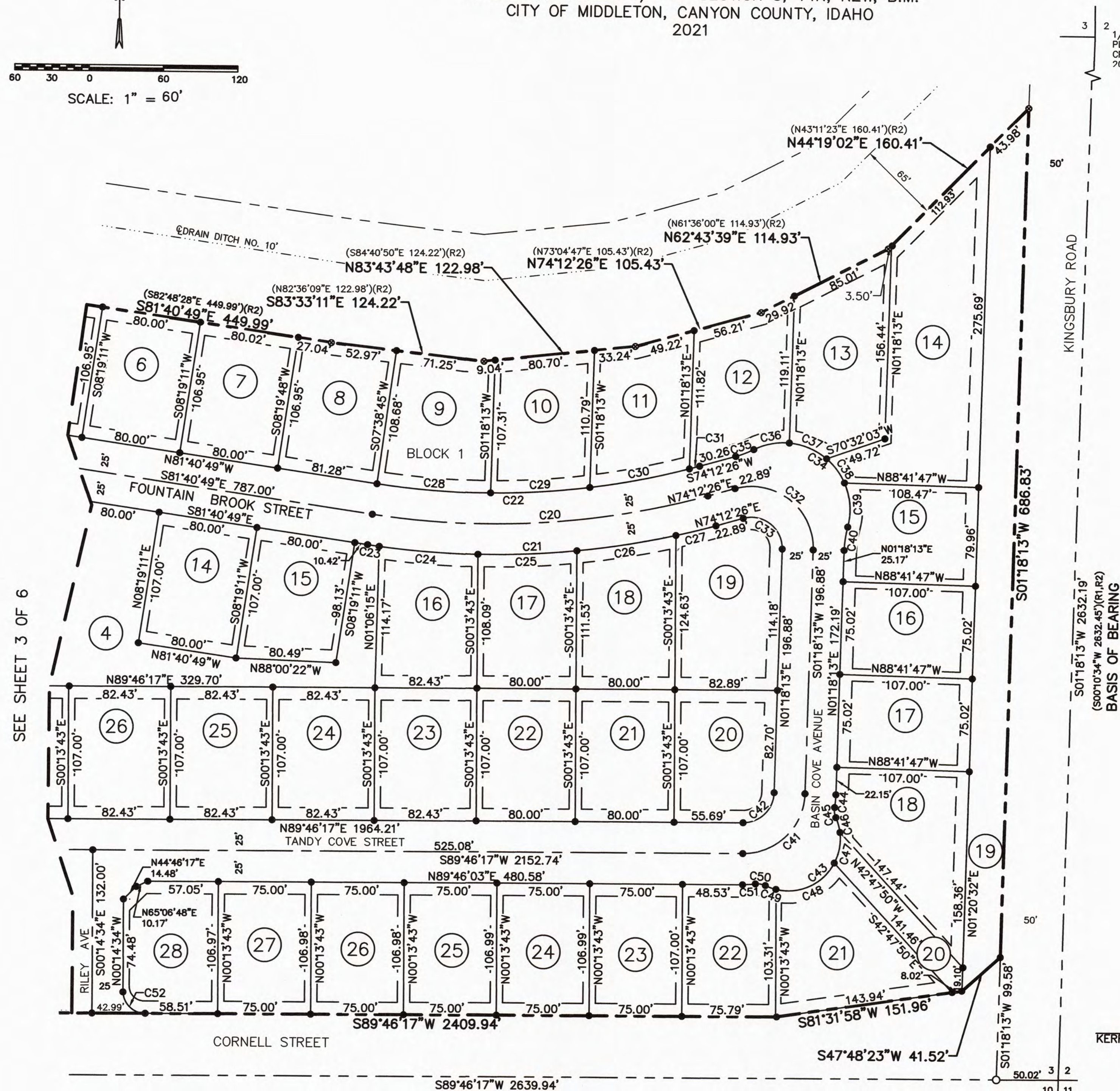
SCALE: 1" = 60'

FORSGREEN
Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.383.0819



PLAT SHOWING
CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C20	650.00'	273.55'	24°06'45"	N86°15'49"E	271.53'
C21	678.97'	305.98'	25°49'14"	N86°13'29"E	303.40'
C22	625.10'	254.52'	23°19'45"	N86°39'04"E	252.77'
C23	675.00'	9.58'	0°48'48"	N82°05'12"W	9.58'
C24	675.00'	80.05'	6°47'41"	S85°53'27"E	80.00'
C25	675.00'	80.12'	6°48'03"	N87°18'42"E	80.07'
C26	675.00'	81.12'	6°53'07"	N80°28'07"E	81.07'
C27	675.00'	33.20'	2°49'07"	N75°37'00"E	33.20'
C28	625.00'	92.12'	8°26'42"	S85°54'10"E	92.04'
C29	625.00'	80.37'	7°22'06"	N86°11'27"E	80.32'
C30	625.00'	82.02'	7°31'08"	N78°44'50"E	81.96'
C31	625.00'	8.51'	0°46'49"	N74°35'51"E	8.51'
C32	50.00'	93.46'	107°05'47"	S52°14'40"E	80.44'
C33	25.00'	46.73'	107°05'47"	N52°14'40"W	40.22'
C34	54.00'	123.90'	131°27'39"	N50°57'55"W	98.46'
C35	82.00'	15.60'	10°54'10"	N68°45'21"E	15.58'
C36	54.00'	29.57'	31°22'31"	S79°02'08"W	29.20'
C37	54.00'	33.23'	35°15'48"	N67°38'43"W	32.71'
C38	54.00'	24.46'	25°57'21"	N37°02'08"W	24.25'
C39	54.00'	36.54'	38°46'38"	N4°38'43"W	35.85'
C40	82.00'	19.27'	13°27'41"	S8°02'04"W	19.22'
C41	50.00'	77.20'	88°28'04"	S45°32'15"W	69.76'
C42	25.00'	38.60'	88°28'04"	N45°32'15"E	34.88'
C43	41.96'	102.96'	140°36'04"	N45°29'27"E	79.00'
C44	75.00'	10.40'	7°56'39"	N5°16'33"E	10.39'
C45	14.00'	8.28'	33°52'15"	S7°41'15"E	8.16'
C46	42.00'	12.52'	17°04'25"	N16°05'09"W	12.47'
C47	42.00'	25.54'	34°50'48"	N9°52'28"E	25.15'
C48	42.00'	55.40'	75°34'21"	N65°05'02"E	51.47'
C49	42.00'	8.59'	11°43'20"	S70°09'47"E	8.58'
C50	14.00'	8.28'	33°52'15"	N81°14'15"W	8.16'
C51	75.00'	10.39'	7°56'25"	N85°47'51"E	10.39'

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- LOT/PARCEL LINE
- Q DRAIN DITCH
- MATCH LINE
- ROW
- RIGHT OF WAY
- FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" IRON PIN (AS NOTED)
- SET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"
- FOUND 5/8" REBAR W/ PLASTIC CAP "ELS PLS 8793," DISTURBED DURING CONSTRUCTION, RESET 5/8"x24" REBAR W/ PLASTIC CAP "BERGEY PLS 5710"
- LOT NUMBER

KERRY R. ALBRIGHT
12720
3-1-21
STATE OF IDAHO
KERRY R. ALBRIGHT
LICENSE NO. 12720

FORSGREEN
Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.383.0819

CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT NEWBERRY DEVELOPMENT, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MONUMENT, STAMPED PLS 11120, MARKING THE EAST 1/4 CORNER OF SAID SECTION 3, PERPETUATED BY CP&F INST. NO. 2020-XXXXXX, RECORDS OF CANYON COUNTY, ID; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 3, S01°18'13"W, FOR A DISTANCE OF 2,632.19 FEET (FORMERLY S00°10'34"W, FOR A DISTANCE 2632.45 FEET) TO A FOUND ALUMINUM CAP MONUMENT "PLS 11120," MARKING THE SOUTHEAST CORNER OF SAID SECTION 3, PERPETUATED BY CP&F INST. NO. 2020-XXXXXX, RECORDS OF CANYON COUNTY, ID; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4, S89°46'17"W (FORMERLY S88°38'38"W) A DISTANCE OF 50.02 FEET TO A FOUND 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF KINGSBURY ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N01°18'13"E, A DISTANCE OF 99.58 FEET (FORMERLY N00°10'34"E, A DISTANCE OF 99.45 FEET) TO A 5/8" REBAR WITH A PLASTIC CAP, STAMPED, "BERGEY, PLS 5710." MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CORNELL STREET AND SAID WESTERLY RIGHT OF WAY LINE OF KINGSBURY ROAD, THE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORNELL STREET, S47°48'23"W, A DISTANCE OF 41.52 FEET (FORMERLY 41.35 FEET) TO A SET 5/8" REBAR, WITH A PLASTIC CAP, STAMPED, "BERGEY, PLS 5710;"

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORNELL STREET, S81°31'58"W, 151.96 FEET TO A SET 5/8" REBAR, WITH A PLASTIC CAP, STAMPED, "BERGEY, PLS 5710;"

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORNELL STREET, S89°46'17"W ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, A DISTANCE OF 2,409.94 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 3, MARKED BY A SET 5/8" REBAR, WITH A PLASTIC CAP, STAMPED, "BERGEY, PLS 5710;"

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND CONTINUING ALONG SAID WESTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, N01°21'07"E (FORMERLY N00°12'44"E), FOR A DISTANCE OF 251.61 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP, STAMPED, "ELS PLS 8793," AND RESET WITH A 5/8" REBAR WITH A PLASTIC CAP, STAMPED, "BERGEY, PLS 5710," MARKING THE SOUTHWEST CORNER OF THE LAKES SUBDIVISION - PHASE 1, AS RECORDED IN BOOK 44 OF PLATS, AT PAGE 19, RECORDS OF CANYON COUNTY, ID;

THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID THE LAKES SUBDIVISION - PHASE 1, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES TO FOUND REBAR WITH PLASTIC CAPS, STAMPED, "ELS PLS 8793," AND REPLACED WITH 5/8" REBAR WITH PLASTIC CAPS, STAMPED, "BERGEY PLS 5710," (UNLESS NOTED OTHERWISE):

1. N68°47'29"E, FOR A DISTANCE OF 618.20 FEET (FORMERLY N67°39'14"E, FOR A DISTANCE OF 617.89 FEET);
2. N73°30'24"E (FORMERLY N72°22'45"E), FOR A DISTANCE OF 685.29 FEET;
3. N89°04'53"E (FORMERLY N87°57'14"E), FOR A DISTANCE OF 45.09 FEET;
4. S80°12'55"E (FORMERLY S81°20'34"E), FOR A DISTANCE OF 117.67 FEET;
5. N05°19'21"E (FORMERLY N4°11'42"E), FOR A DISTANCE OF 188.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
6. 62.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°45'14", A CHORD WHICH BEARS, S84°42'55"E, FOR A CHORD DISTANCE OF 60.00 FEET TO A FOUND 5/8: REBAR WITH A PLASTIC CAP, STAMPED, "ELS PLS 8793;"
7. S05°19'21"W (FORMERLY N4°11'42"E), FOR A DISTANCE OF 193.35 FEET;
8. S80°12'55"E (FORMERLY S81°20'34"E), FOR A DISTANCE OF 142.37 FEET;
9. S81°40'49"E (FORMERLY S82°22'48"E), FOR A DISTANCE OF 449.99 FEET;
10. S83°33'11"E (FORMERLY S84°40'50"E), FOR A DISTANCE OF 124.22 FEET;
11. N83°43'48"E (FORMERLY N82°36'09"E), FOR A DISTANCE OF 122.98 FEET;
12. N74°12'26"E (FORMERLY N73°04'47"E), FOR A DISTANCE OF 105.43 FEET;
13. N62°43'39"E (FORMERLY N61°36'00"E), FOR A DISTANCE OF 114.93 FEET;
14. N44°19'02"E (FORMERLY N43°11'23"E), FOR A DISTANCE OF 160.41 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF KINGSBURY ROAD;

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, AND FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE OF KINGSBURY ROAD, S01°18'13"W (FORMERLY S00°10'34"W), FOR A DISTANCE OF 686.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.134 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MIDDLETON, AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

DALE NEWBERRY
REGISTERED AGENT NEWBERRY DEVELOPMENT, LLC

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF ADA) SS
ON THIS _____ DAY OF _____, IN THE YEAR 2021,
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DALE NEWBERRY, KNOWN OR IDENTIFIED TO ME TO BE A REGISTERED AGENT OF NEWBERRY DEVELOPMENT, LLC, THAT EXECUTED THE INSTRUMENT, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____
RESIDING IN _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AND SUBDIVIDE THE REMAINDER PARCEL, AS SHOWN ON THE PLAT OF THE LAKES SUBDIVISION - PHASE 1 (R2). DURING THE COURSE OF THIS SURVEY, THE OVERSEEING SURVEYOR, DOUGLAS G. BERGEY, PLS 5710, RETIRED AND KERRY R. ALBRIGHT, PLS 12720 TOOK OVER THE PLATTING PROCESS. ALL THE SET MONUMENTS SHOWN HEREON ARE 5/8" REBAR WITH PLASTIC CAPS, STAMPED, "BERGEY, PLS 5710."

ALL OF THE MONUMENTS ALONG THE SOUTHERLY BOUNDARY LINE OF THE LAKES SUBDIVISION - PHASE 1 WERE FOUND, BUT DURING CONSTRUCTION MOST OF SAID MONUMENTS WERE OBLITERATED, AND LATER, RESET WITH "BERGEY, PLS 5710," MONUMENTS.

I REFERENCED THE LAKES AT TELAGA SUBDIVISION PHASE 1 (R1) AND THE LAKES SUBDIVISION - PHASE 1 SUBDIVISION (R2), THESE PLATS WERE THE PRIMARY RECORDS UTILIZED TO RETRACE THE BOUNDARY SHOWN HEREON. ALL OF THE ACCEPTED MONUMENTS SHOWN HEREON SUBSTANTIALLY CONFORMED TO THE ANGLES AND DISTANCES SHOWN ON SAID PLATS.



FORSGREN
Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.383.0819

PLAT SHOWING

CRESCENT LAKES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T4N, R2W, B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPT.

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 SATISFACTION 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 SANITARY RESTRICTIONS MAY BE REIMPOSED, 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.

HEALTH DISTRICT SIGNATURE _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO HEREBY APPROVE THIS PLAT.

CITY ENGINEER _____ DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20_____, THIS PLAT WAS ACCEPTED AND APPROVED.

CITY CLERK, MIDDLETON, IDAHO _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

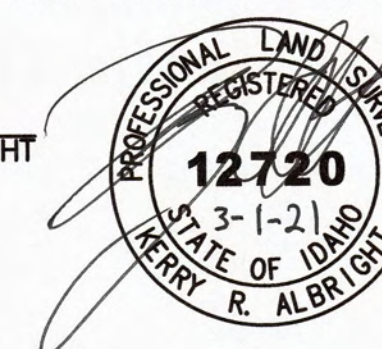
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C.50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

CERTIFICATE OF SURVEYOR:

I, KERRY R. ALBRIGHT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

KERRY R. ALBRIGHT

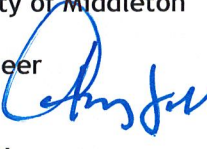


LICENSE NO. 12720



DATE: March 1, 2021

TO: Rachel Speer, City of Middleton
Roberta Stewart, Planner, City of Middleton

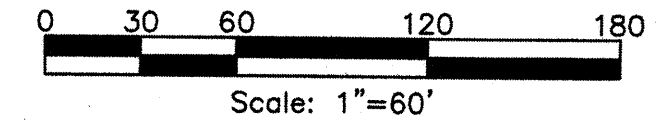
FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE 

RE: CRESCENT LAKES SUBDIVISION
FINAL PLAT RECOMMENDATION OF APPROVAL

Thank you for the opportunity to review the above captioned final plat. The review is complete and the plat appears to generally meet the requirements of Middleton City Code and common platting practices.

It is recommended the City of Middleton approve Crescent Lakes Subdivision final plat.

PLAT OF
VALHALLA COUNTRY ESTATES No. 4
SITUATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021



SHEET INDEX

SHEET 1 - DETAIL PLAT MAP AND LINE/CURVE TABLE
SHEET 2 - CERTIFICATE OF OWNERS AND NOTES
SHEET 3- CERTIFICATES AND APPROVALS

LEGEND

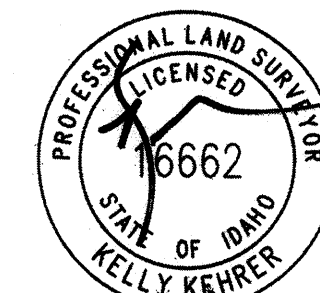
- ⊕ FOUND BRASS CAP, AS NOTED
- ⊕ SET ALUMINUM CAP OVER 5/8-INCH REBAR
- ⊙ FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 9366", UNLESS OTHERWISE NOTED
- FOUND 1/2-INCH REBAR, AS NOTED
- ⊙ SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- ⊙ SET BRASS PLUG (WITH MAGNET INSERT) MARKED "KSK PLS 16662"
- △ CALCULATED POINT
- ⑩ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- - - EASEMENT LINE, AS NOTED

REFERENCES

- R1. PLAT OF VALHALLA COUNTRY ESTATES No. 1, BOOK 48 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.
- R2. PLAT OF VALHALLA COUNTRY ESTATES No. 3, BOOK 51 OF PLATS AT PAGE 40, RECORDS OF CANYON COUNTY, IDAHO.
- R3. RECORD OF SURVEY PER INST. No. 200529773, RECORDS OF CANYON COUNTY, IDAHO.
- R4. RECORD OF SURVEY PER INST. No. 2005018504, RECORDS OF CANYON COUNTY, IDAHO.
- R5. SPECIAL WARRANTY DEED PER INST. No. 2019-001181, RECORDS OF CANYON COUNTY, IDAHO

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. MANY OF THE FOUND MONUMENTS PER R1 WERE REMOVED OR DISTURBED DURING CONSTRUCTION OF THIS PHASE. MONUMENTS WERE RESET AT RECORD LOCATION.



3/1/21

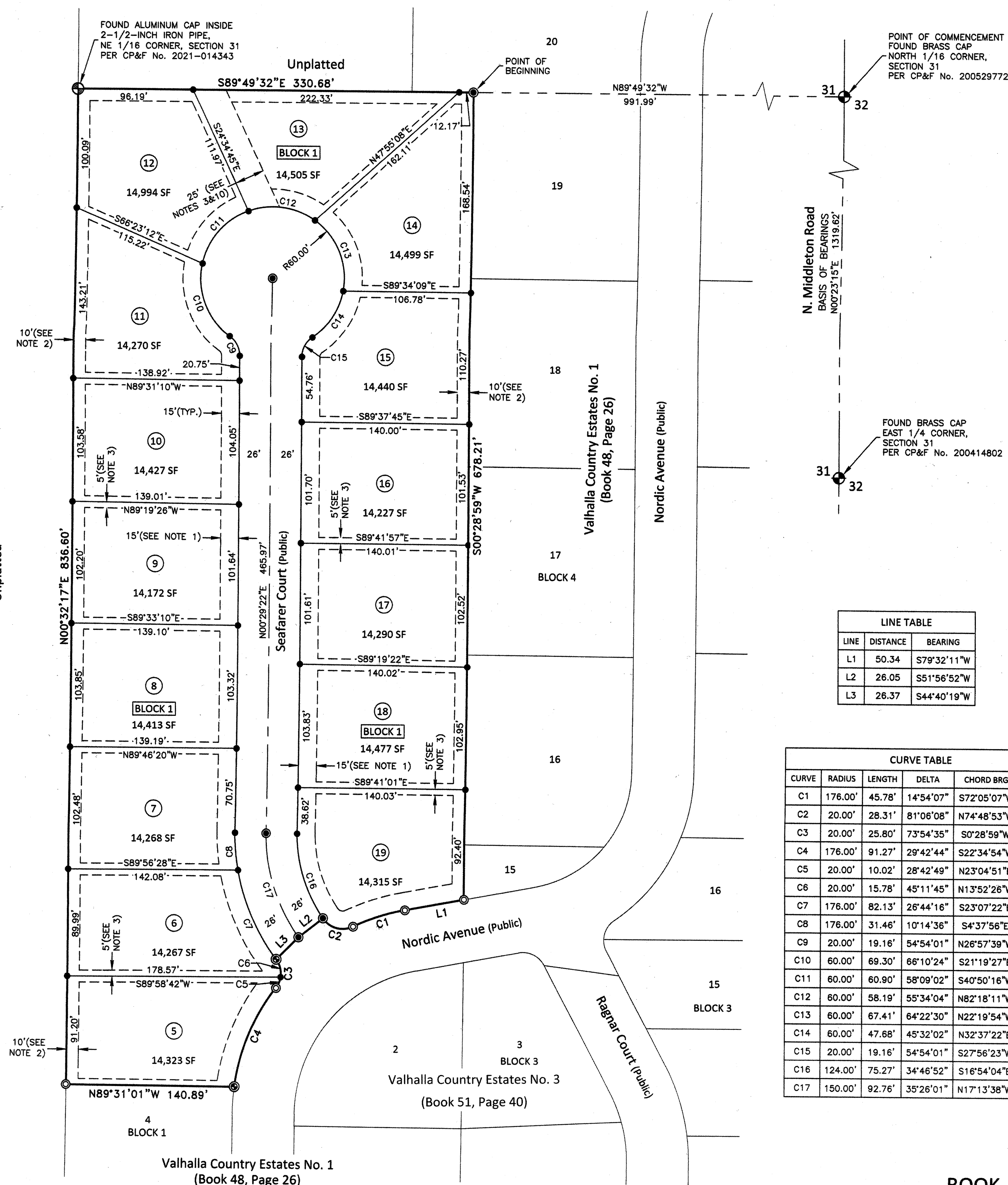
DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmenglp.com

BOOK ____, PAGE ____

JOB NO. 19-017

SHEET 1 OF 3



PLAT OF
VALHALLA COUNTRY ESTATES No. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTH 1/16 CORNER COMMON TO SECTIONS 31 AND 32, WHICH BEARS N00°23'15"E A DISTANCE OF 1,319.62 FEET FROM A FOUND BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE FOLLOWING THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, N89°49'32"W A DISTANCE OF 991.99 FEET TO A SET 5/8-INCH REBAR ON THE BOUNDARY LINE OF VALHALLA COUNTRY ESTATES NO. 1 (BOOK 48 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:

1. S00°28'59"W A DISTANCE OF 678.21 FEET;
2. S79°32'11"W A DISTANCE OF 50.34 FEET;
3. 45.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 176.00 FEET, A DELTA ANGLE OF 14°54'07", A CHORD BEARING OF S72°05'07"W AND A CHORD DISTANCE OF 45.65 FEET;
4. 28.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 81°06'08", A CHORD BEARING OF N74°48'53"W AND A CHORD DISTANCE OF 26.01 FEET;
5. S51°56'52"W A DISTANCE OF 26.05 FEET;
6. S44°40'19"W A DISTANCE OF 26.37 FEET;
7. 25.80 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 73°54'35", A CHORD BEARING OF S00°28'59"W AND A CHORD DISTANCE OF 24.05 FEET;
8. 91.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 176.00 FEET, A DELTA ANGLE OF 29°42'44", A CHORD BEARING OF S22°34'54"W AND A CHORD DISTANCE OF 90.25 FEET;
9. N89°31'01"W A DISTANCE OF 140.89 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND FOLLOWING SAID WESTERLY LINE, N00°32'17"E A DISTANCE OF 836.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, S89°49'32"E A DISTANCE OF 330.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.815 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. THE OWNER CERTIFIES THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MIDDLETON AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

JOSEPH W. ROBERTS, MEMBER,
KCRJ, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2021, BY JOSEPH W. ROBERTS, AS A MEMBER OF KCRJ, LLC.

SIGNATURE OF NOTARY PUBLIC

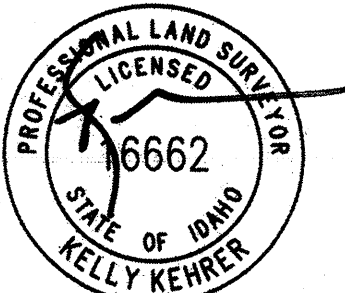
MY COMMISSION EXPIRES _____

NOTES

1. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES.
2. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
3. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES SHALL CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
4. ALL STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE USE OF THE PUBLIC.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.
7. IRRIGATION WATER HAS BEEN PROVIDED FROM BLACK CANYON IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BLACK CANYON IRRIGATION DISTRICT.
8. ANY FENCES, LANDSCAPING OR ANY OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON AND UTILITY COMPANIES AND REPLACED AT THE LANDOWNER'S EXPENSE.
9. SWALES FUNCTION AS THE PRIMARY COMPONENT OF THE STORMWATER MANAGEMENT SYSTEM FOR THE ROADS IN THE SUBDIVISION. THE SWALES ARE LOCATED IN THE CITY OF MIDDLETON ROAD RIGHT-OF-WAY AND ARE OWNED BY THE CITY OF MIDDLETON. SWALES ARE NOT TO BE FILLED, MODIFIED OR ALTERED IN ANY WAY, INCLUDING LANDSCAPING OR DRIVEWAY ACCESS, WITHOUT A SPECIFIC PERMIT FROM THE CITY.
10. AS SHOWN HEREON AND IN ADDITION TO EASEMENTS PER NOTE 3 ABOVE, THE WESTERLY 25.00 FEET OF LOT 13, BLOCK 1 IS SUBJECT TO A CITY OF MIDDLETON BLANKET UTILITY AND ACCESS EASEMENT.

CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS VALHALLA COUNTRY ESTATES No. 4, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

BOOK _____, PAGE _____

JOB NO. 19-017

SHEET 2 OF 3

PLAT OF
VALHALLA COUNTRY ESTATES No. 4

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.


CANYON COUNTY SURVEYOR *PLS 9366*

12/23/2020
DATE

APPROVAL OF CITY OF MIDDLETON ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY OF MIDDLETON ENGINEER

DATE

APPROVAL OF CITY OF MIDDLETON

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF MIDDLETON, IDAHO ON THE _____ DAY OF _____, 2020.

MAYOR

CERTIFICATE OF APPROVAL - 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 (QPE) REPRESENTING THE CITY OF MIDDLETON AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION 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 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.


OFFICER
SOUTHWEST DISTRICT HEALTH DEPARTMENT

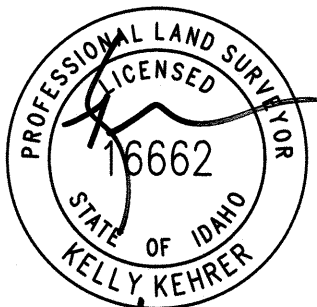
12.23.2020
DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE



12/23/20

DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com



DATE: March 1, 2021

TO: Rachel Speer, City of Middleton
Roberta Stewart, Planner, City of Middleton

FROM: Civil Dynamics PC, City Engineer
Amy Woodruff, PE

RE: VALHALLA COUNTRY ESTATES No. 4
FINAL PLAT RECOMMENDATION OF APPROVAL

Thank you for the opportunity to review the above captioned final plat. The review is complete and the plat appears to generally meet the requirements of Middleton City Code and common platting practices.

It is recommended the City of Middleton approve the Valhalla Country Estates No. 4 final plat.

February 12, 2021

Rachel Speer, P.E.
City Engineer
City of Middleton (COM)
1103 West Main Street
Middleton Idaho, ID 83644

Re: Middleton Road and SH44 Intersection
Scope of Work and Budget (30% Design)

Dear Rachel,

Per email request dated 2/9/2021; please find below our detailed Scope of Work and fee proposal for our professional services. Thank you for the opportunity and we look forward to working with you and COM on this project. Please review the following information and contact our office with any questions.

PROJECT UNDERSTANDING

The Middleton Road and SH44 intersection is proposed to be reconstructed as a conventional intersection with a traffic signal in the future.

We will develop an intersection concept that follows ITD intersection design standards for SH-44 and will review the traffic analysis prepared in 2019 as part of the ITD bypass project to determine the number lanes for a 2045 design year.

The design will be utilized to determine the amount of right-of-way to be preserved as development occurs adjacent to the intersection. The project will consist of a 30% design review.

SCOPE OF WORK

The following scope of work outlines our tasks to be completed taking the design through 30% and prepare the corresponding displays.

TASK I – Concept Roadway Design (30%)

Precision will prepare 30% design layout and roll plots showing the intersection design. This alternative will be a concept level design, the intent is to provide a mechanism by which COM, can develop an understanding of the ROW impacts as it relates to the reconstruction of the intersection. The 30% layout of the intersection shall include traffic lane layout, storage length for the turn bays, curb and gutter and sidewalk, the traffic signal configuration and projected limits of anticipated right-of-way required. The following outlines the items to be included on the design submittal.

30% Drawings:

The 30% drawings shall be prepared as a full size roll plot 22x34 and shall include the following:

- Aerial Background
- Existing right-of-way based on GIS data
- Anticipated intersection horizontal layout.
- Traffic Signal design
- Anticipated right-of-way
- Illustrated lane markings and pavement arrows

TASK II – Project Management

1. **Coordination and Meetings:** We will meet with COM on an as-needed basis to discuss project status and any outstanding issues, and coordinate with COM regarding data requests and project procedures. We will meet and coordinate with sub-consultants as needed.
2. **Project Management:** We will prepare and submit monthly invoices, status reports. We will provide general project oversight and administration. The deliverable for this task is:
 - Monthly Payment Request with Status Report

BUDGET (LUMP SUM NOT TO EXCEED)

LABOR HOURS		Principal	EIT	TOTAL
TASK I	ROADWAY DESIGN (30%)			
1.1	Horizontal Concept Design Development			
	Review ITD TIS to determine Number of Lanes	4	16	20
	Develop Intersection Configuration with Traffic Signal Based on ITD Standards	24	48	72
	Determine Concept Level ROW	4	10	14
	Prepare Intersection Display (22x34)	8	16	24
	Concept Design Review Meeting	2		2
	TASK 1 TOTAL	42	90	132
TASK II	PROJECT MANAGEMENT			
2.1	Coordination and Meetings	8		8
2.2	Project Management / Invoicing	4		4
	TASK 2 TOTAL	12	0	12
TOTAL LABOR HOURS		54	90	144
BUDGET				
		HOURLY	TOTAL	TOTAL
	LABOR	RATE	HOURS	COST
	Principal Engineer (PE, PTOE)	\$140.00	54	\$ 7,560
	Staff Engineer (EIT)	\$90.00	90	\$ 8,100
	TOTAL LABOR			\$ 15,660.00
	DIRECT EXPENSES			\$ -
TOTAL BUDGET (LUM SUM)				\$ 15,660.00

February 12, 2021

Rachel Speer, P.E.
City Engineer
City of Middleton (COM)
1103 West Main Street
Middleton Idaho, ID 83644

Re: Middleton Road and Sawtooth Lake Roundabout Supplemental No.3
Scope of Work and Budget (100% Design)

Dear Rachel,

Per email request dated 2/8/2021; please find below our detailed Scope of Work and fee proposal for our professional services. Thank you for the opportunity and we look forward to working with you and COM on this project. Please review the following information and contact our office with any questions.

PROJECT UNDERSTANDING

On January 29, 2021 Precision submitted the 30% multilane roundabout design to the City of Middleton. The purpose of this Supplemental is to complete the multilane roundabout intersection design for the future Middleton Road extension and Sawtooth Lake Drive intersection. The following Scope of Work and Budget reflects the remaining tasks to advance the current 30% design to 100% design (Plans Specs and Estimate).

The Scope of Work for this Supplemental is limited to the design of the roundabout intersection and each of the five (5) approaches as depicted on the 30% design. The remaining Middleton Road Extension design to the north and the east approach will be prepared by others and will be coordinated with this project.

DESIGN CRITERIA

Contract documents and plans, to the extent feasible shall be developed in accordance with the latest edition and amendments of the following publications as of the date of the signing of this agreement. Measurements will be in English units.

Publications:

- Idaho Standards for Public Works Construction Manual (ISPWC)
- City of Middleton Standards for Public Works Construction
- Wisconsin Department of Transportation Facilities Development Manual Chapter 26 Roundabouts
- TRB-NCHRP Report 572, Roundabouts in the United States
- TRB-NCHRP Report 672, Roundabouts: An Informational Guide
- A Policy of Geometric Design and Highways and Streets, (2004 AASTHO-"Green Book")
- AASHTO Roadside Design Guide
- Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD)

SCOPE OF WORK

The following Scope of Work outlines our tasks to be completed taking the design through Final Design, PS&E Submittal and preparing the corresponding plans and documentations.

TASK I – Coordination N Middleton Rd Design & Field Survey

TO Engineering will be contracted separately with the COM to supplement the existing topographic survey to include the limits of the intersection of Middleton Rd and Sawtooth Lake Drive. They will also be contracted separately to complete the N Middleton Road extension. Precision will coordinate with TO Engineering on a continue based to ensure the designs are compatible.

TASK II – Geotechnical Investigation (Not Required)

The typical section will consist of the following, which is based on the City of Middleton's typical section for a Five-Lane Urban Roadway or as approved by the City of Middleton. A geotechnical analysis will not be completed to determine the roadway typical section, the follow typical section will be used and is based on the City of Middleton standards.

- 4-inches of Class III (or Better) Hot Mix Pavement, PG 64-28
- 9-inches of Crushed Aggregate Base Type 1
- 21-inches of 6" Minus Uncrushed Aggregate Base

Task III Final Design (90%)

1. Final Roadway Design: Precision will perform final roadway design based on the approved 30% design. Precision will design the vertical alignment for the improvements of the roadway section. Precision will prepare the following deliverables for the Final Design Review Submittal (22"X34" sheet size):

- 1 – Title Sheet
- 3 – Roadway Key maps and Typical Sections
- 2 – Miscellaneous Construction Details
- 8 – Plan and Profile Sheets (1"=20')
- 5 – Curve Plan and Table
- 4 – Roundabout Grading Plan
- 1 – Central Island Curb Profile

2. Final Drainage Design and Irrigation Design: Due to the anticipated high ground water, it is assumed the storm drainage will be collected in the curb and gutter and discharged into localized seepage beds or swales within the right-of-way along the roadway. This scope of work does not include the design of a storm drain detention/retention pond. It is assumed the drainage design will utilize the previous drainage design calcs developed as part of the original scope. Additional drainage calculations and/or associated geotechnical filed work will be completed as a supplemental to this scope of work.

Precision will identify the existing gravity irrigation systems and will perpetuate the existing system flows. Precision will coordinate with property owners for proposed gravity irrigation improvements. Precision will prepare the following deliverables for the Final Design Review Submittal (22"X34" sheet size):

- 5 – Storm Drain and Gravity Irrigation Profile Sheet (1"=20')
- 1 – Storm Drain Detail Sheet

3. Final Traffic Design: Precision will perform the traffic design for the roundabout consisting of signing and pavement marking layout, illumination design and construction traffic control. Precision will use AGI32 to calculate the required luminance based on the AASHTO guidelines which in turn will be used to relocate the luminaries at the roundabouts. Precision will prepare the following deliverables for the Final Design Review Submittal (22"X34" sheet size):

- 8 – Signing and Pavement Markings Sheets (1"=20')
- 2 – Sign Erection Sheet and Traffic Details

- 4 – Illumination Plan
 - 1 – Illumination Details and Material List
 - 3 – Temporary Traffic Control Plan
4. **Central Island Landscape and Pressure Irrigation Design:** Precision will provide a landscape planting design including specific plant material, layout, plant sizes and details. This plan shall be based on desired aesthetic character requested by City of Middleton; as well as functional maintenance requirements. The landscape planting design will include the roundabout center island. Precision will also provide a landscape irrigation design for the roundabout center island. The irrigation design shall include connection to City water or pressurized irrigation, backflow prevention device, head layout, lateral lines & zoning, valve placement, mainline and control wire routing, controllers, and all necessary schedules and legends. Precision will prepare the following deliverables for the Final Design Review Submittal (22"X34" sheet size):
- 1 – Landscape Plan
 - 1 – Landscape Detail Sheet
 - 1 – Pressure Irrigation Landscape Plan
 - 1 – Detail Sheet
5. **Special Provisions, Construction Cost Estimate and Bid Schedule:** Precision will prepare the following deliverables for the Final Design Review Submittals:
- Special Provisions
 - Calculate project Quantities
 - Construction Cost Estimate
 - Bid Schedule
6. **Final Design Review Submittal:** Precision will perform an internal review of the submittal. Precision will submit the plans, specifications and estimate for the Final Design Review. COM to transmit review documents to all appropriate entities as they deem necessary. Precision will prepare and submit the Final Design Review Submittal consisting of:
- 1 - Set of Signed and Sealed 22"X34" Drawings
 - 1 - Set of Signed and Sealed 11"X17" (half size) Drawings
 - 1 - Set of the Special Provisions
 - 1 - Set of the Bid Schedule
 - 1 - Final Design Review Engineer's Construction Cost Estimate
 - 1 - PDF file for each of the above items
7. **Final Design Review Meeting:** Precision will attend the Final Design Review Meeting and prepare a summary of, and responses to the review comments to be submitted with the PS&E Submittal. The deliverable for this task is:
- Summary of Final Design Review Comments

TASK IV – PS&E Design Submittal

1. **PS&E Submittal:** Precision will address the Final Design Review comments on the drawings, special provisions, bid schedule and construction cost estimate. Precision will perform an internal review of the submittal and prepare and submit the PS&E Submittal consisting of the following:
- 1 - Set of Signed and Sealed 22"X34" Drawings
 - 1 - Set of Signed and Sealed 11"X17" (half size) Drawings

- 1 - Set of Signed and Sealed Special Provisions
- 1 - Bid Schedule
- 1 - Construction Cost Estimate
- Summary of Final Design Review Comments

TASK V – Right-of-Way

1. **Right-of-Way Determination and ROW Plans:** TO Engineering will determine the existing right-of-way (ROW) from survey and existing title reports and will be illustrated on the topographical mapping. TO Engineering will provide Precision the topographic survey illustrating the existing ROW.

This project will require additional ROW to construct the intersection, Precision will determine the amount of ROW required and provide the line work to TO Engineering to prepare the required legal documentation.

It assumed the COM or TO Engineering will request the Title Commitment from the title company to establish the existing ROW and easements.

Right-of-Way Plans: Precision will determine the right-of-way requirements for the proposed improvements including the limits of additional right-of-way requirements along with permanent and temporary easements. Precision will prepare the following deliverables for both the Final Design Review Submittal and PS&E (22"X34" sheet size):

- 1 – Preliminary ROW Requirements Table Sheet
- 5 – Color ROW Plan Sheets

Right-of-Way Acquisition: It is assumed the task of ROW Acquisition will be completed by the City of Middleton and is not included in this Scope of Work or budget.

TASK VI – Project Management

1. **Coordination and Meetings:** Precision will meet with COM on an as-needed basis to discuss project status and any outstanding issues, and coordinate with COM regarding data requests and project procedures. Precision will meet and coordinate with sub-consultants as needed.
2. **Utility Coordination:** Precision will coordinate with the Utility companies as needed to obtain field locates and facility maps.
3. **Project Management:** Precision will prepare and submit monthly invoices including status reports. Precision will provide general project oversight and administration. The deliverable for this task is:
 - Monthly Payment Request with Status Report

SWPPP (CONTRACTOR SUPPLIED)

The Project Special Provisions will include and identify that the Contractor shall prepare and provide the SWPPP plan for approval by the COM prior to beginning construction.

BID SUPPORT/CONSTRUCTION ADMINISTRATION (OPTIONAL SERVICES)

Bid Support/Construction Administration is not included in this Scope of Work or budget. Work for this task shall be covered under a supplemental to this agreement.

When specifically requested, work not described above shall be performed as additional services. Please contact our office with any questions.

Sincerely,



Joel Grounds, P.E., PTOE
Principal Engineer

PROJECT SCHEDULE

The following are the anticipated Project Milestones subject to change due to notice to proceed date and unforeseen winter weather for surveying:

Project Milestone	Completion Date
Supplemental Approval (Assumed)	February 24, 2021
Supplemental Survey	March 25, 2021
Final Design Submittal	June 25, 2021
PS&E Submittal	September 10, 2021

SUPPLEMENTAL BUDGET (LUMP SUM NOT TO EXCEED)

LABOR HOURS		Principal	Project Eng	TOTAL
TASK 1	COORDINATION N MIDDLETON RD DESIGN & FIELD SURVEY			
	Project Coordination	40	20	60
	TASK 1 TOTAL	40	20	60
TASK 2	GEOTECHNICAL INVESTIGATION (Not Required)			
	TASK 2 TOTAL	0	0	0
TASK 3	FINAL DESIGN (90%)			
3.1	Final Roadway Design			
	Title Sheet (1)	0	1	1
	Roadway Keymaps and Typical Sections (3)	12	20	32
	Miscellaneous Construction Details (2)	8	18	26
	Plan and Profile Sheets (8)	45	90	135
	Curve Plan and Table (5)	12	40	52
	Roundabout Grading Plan (4)	24	60	84
	Central Island Curb Profile (1)	2	12	14
3.2	Final Drainage Design and Irrigation Design			
	Storm Drain/Gravity Irrigation Profiles (5)	14	80	94
	Miscellaneous Drainage Details (1)	6	24	30
3.3	Final Traffic Design			
	Signing and Pavement Markings Sheets (8)	12	38	50
	Sign Erection Sheet and Traffic Details (2)	4	16	20
	AGI32 and Illumination Plan (4)	10	36	46
	Illumination Details and Material List (1)	2	10	12
	Temporary Traffic Control Plan (3)	24	40	64
3.4	Final Landscape & Pressure Irrigation Design			
	Landscape Plan and Details (2)	10	32	42
	Pressure Irrigation Plan Details (2)	8	24	32
3.5	Special Provisions, Cost Estimate and Bid Schedule	24	36	60
3.6	Review and Prepare Final Design Review Submittal	8	16	24
3.7	Final Design Review Meeting	1	1	2
	TASK 4 TOTAL	226	594	820
TASK 4	PS&E SUBMITTAL (Address Final Design Review Comments)			
4.1	PS&E Submittal			
	Revise Plans Based on Comments and Prepare Stamped Construction Plans (52 Sheets)	40	80	120
	Stamped Special Provisions	4	8	12
	Engineer Cost Estimate and Bid Schedule	8	24	32
	Review and Prepare PS&E (100%) Submittal	20	8	28
	TASK 5 TOTAL	72	120	192
TASK 5	RIGHT-OF-WAY			
5.1	Right-of-Way Determination	8	20	28
	Prepare ROW Plans (10)	20	60	80
	TASK 6 TOTAL	28	80	108
TASK 6	PROJECT MANAGEMENT			
6.1	Coordination and Meetings	16	8	24
6.2	Project Management / Invoicing	40	0	40
	TASK 7 TOTAL	56	8	64
TOTAL LABOR HOURS		422	822	1244
BUDGET				
		HOURLY	TOTAL	TOTAL
	LABOR	RATE	HOURS	COST
	Principal Engineer (PE, PTOE)	\$140.00	422	\$ 59,080
	Project Engineers (PE)	\$125.00	822	\$ 102,750
	TOTAL LABOR		1244	\$ 161,830.00
	DIRECT EXPENSES			\$ -
	SUBCONSULTANTS			\$ -
TOTAL SUPPLEMENTAL NO.3 REQUEST (LUMP SUM)				\$ 161,830.00

From: [Becky Crofts](#)
To: [Jennica Reynolds](#)
Subject: FW: Scope and Cost
Date: Friday, February 26, 2021 8:50:31 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image009.png](#)
[image010.png](#)

Please add to council agenda for consideration to approve -- there are two projects listed here, please list them separately

From: Pat Colwell <pcolwell@to-engineers.com>
Sent: Sunday, February 14, 2021 10:19 AM
To: Becky Crofts <bcrofts@middletoncity.com>
Cc: Steve Rule <srule@middletoncity.com>; Bruce Bayne <bbayne@middletoncity.com>; Rachel Speer <rspeer@middletoncity.com>
Subject: RE: Scope and Cost

Becky,

We've spent the last few days clarifying the scope on these two projects. They are still a little fuzzy on the scope, but I know you need this on Tuesday for council, so I'll try to give you the best estimates I have right now.

For the Middleton Road project:

The road straightening in place of the roundabout is not a major design challenge. I'm assuming you want this as a section to be part of the same plan set for the northern and southern sections that we already designed. The biggest challenge on this one is the irrigation design for this section. There are currently check structures and quite a few converging and diverging ditches at this location. See below:



The majority of these ditches are to irrigate the portion of land that would be located to the west of Middleton Road after this project. Coordination with the irrigation district and currently landowners will take some effort. For the roadway plans, I would pencil in \$15k. For the irrigation design (including new check structure) and coordination, I would estimate another \$15k. To adjust alignments and elevations for the roundabout at the southern end, \$5k. Given that, I would estimate a total of \$35k for completion of these construction plans.

For Cemetery Road Phase 2:

We still have a few questions on this one and Rachel has been working diligently with LHTAC to get answers on how they'd like to proceed. LHTAC hasn't given us a firm answer yet. So, using the best information we have available, please see below for our estimate.

We currently have 75% design completed. LHTAC has indicated that a sidewalk on the south side will not be required. However, we are assuming that we will need to convert from ISPWC standards (local project) to ITD/LHTAC standards (federal) so that this project can be a "change order" to Cemetery Road Phase 1. I'm assuming we won't have to go back and re-do everything in Microstation and can keep the design in AutoCad. But the plans, specifications, and estimates will still need to be converted to ITD standards. Given that, along with the additional coordination necessary with LHTAC, I would estimate an additional \$20k in additional budget to our existing contract for Cemetery Road Phase 2.

As you can see, we still have quite a few assumptions and unanswered questions. I hope this explanations, scopes and estimates, help. But I understand there is a lot of moving parts here. If you have any questions or need any clarification on this, please don't hesitate to give me a call.

Thank you.

Pat

PATRICK COLWELL, PE (ID, OR, WA) | *Project Manager*



T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

O 208-442-6300 | C 208-631-9661

www.to-engineers.com



From: Becky Crofts <bcrofts@middletoncity.com>

Sent: Tuesday, February 9, 2021 6:06 PM

To: Pat Colwell <pcolwell@to-engineers.com>; Joel Grounds <joel@precisionengineeringllc.com>

Cc: Steve Rule <srule@middletoncity.com>; Bruce Bayne <bbayne@middletoncity.com>; Rachel Speer <rspeer@middletoncity.com>

Subject: Scope and Cost

Pat and Joel -- The city is requesting you provide scope and cost for the projects below. We would like to have these projects considered on the February 17, 2021 city council meeting, and would need information for council by February 16, 2021.

Precision Engineering – Joel

1. Submit Hartley Traffic Signal plans to ITD for review and comment. The city is planning to construct this project Fall 2021
 - Status/discussion on ROW needed
 - When will bid package be ready?
2. Scope and Cost for 100% drawings Middleton Road Sawtooth RAB
3. Scope and Cost to identify ROW needed at Middleton Road/SH44 Traffic Signal.
 - The city is working with land owners on needed parcels
 - Will need to coordinate with Pat

T-O Engineering – Pat

1. Scope and Cost to update the Middleton Road Straightening project
 - Remove the roundabout (Phase 2) at Middleton Road and ITD bypass
 - Coordinate with Joel to connect into Middleton Road Sawtooth RAB
2. Scope and cost 100% drawings S. Cemetery Road Phase II
 - This will require coordination with LHTAC regarding sidewalk

Please call if you have questions. Thanks Becky

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).