



AGENDA  
City Council Meeting  
City of Middleton, Idaho

Date: Wednesday September 21, 2022,

Time: 5:30 p.m.

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

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

**Action Item:**

- A. Approve Agenda

**Action Items:**

1. Consent Agenda (items of routine administrative business) (**Action Items**)
  - a. Consider approving minutes for City Council September 7, joint and regular meeting.
  - b. Consider ratifying payroll for September 9, 2022, in the amount of \$ 98,610.14
  - c. Consider approving accounts payable through September 12, 2022, in the amount of \$769,563.49.
2. Consider approving an application by Middleton High School for a Special Event Permit for the Viking Homecoming Parade on September 29, 2022. Applicant is requesting a waiver of the \$160.00 permit fee. – Brian Rothe
3. Consider a request from the Middleton Police Department to fund from General Fund Savings two new police cars in the amount of \$145,277.00 – Sgt. Hilkey
4. Consider approving the Final Plat for Waterford Subdivision No. 1. – Roberta Stewart
5. Consider approving the Final Plat for W. Highlands Ranch #16. – Roberta Stewart
6. **Public Hearing:** An application by Wade Thomas, IAG, LLC (successor in interest, "IAG Hidden Mill, LLC") and Bob Unger, Unger Enterprises, LLC for preliminary plat, with respect to the Hidden Mill Subdivision (Tax Parcel No. 33891010). The proposed preliminary plat consists of 20 residential lots and 4 common lots on approximately 6.665 acres of land currently in city limits and zoned R-3. – Jennica Reynolds
7. Tabled from last meeting: Consider ratifying On-Call Professional Services Task Order (T-O #3) in an amount not to exceed \$6,000.00. Final invoice \$625.00. – Jason VanGilder
8. Consider approving the Notice of Award to Hawkey Builders, Inc for the construction of the Hartley/SH44 Traffic Signal in the amount of \$1,727,180.67 and to authorize the City of Middleton to enter into a contract with Hawkey Builders, Inc for the same. – Jason VanGilder

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

**Adjourn:**

Posted by:

  
Jennica Reynolds, Deputy Clerk

Date: September 16, 2022, 4:30 p.m.

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



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**JOINT MEETING  
MIDDLETON CITY COUNCIL, PLANNING & ZONING COMMISSION,  
MIDDLETON URBAN RENEWAL AGENCY (MURA)  
SEPTEMBER 7, 2022**

The Joint Meeting was called to order at on September 7, 2022, at 5:32 p.m. by Council President Rob Kiser.

**Roll Call:**

City Council: Council President Kiser, Council Members Huggins and O'Meara were present. Council Member Murray was absent.

P&Z Commission: Chairman Waltemate, Commissioners Summers, Christiansen and Tremble were present. Commissioner Crofts was absent.

MURA: Chairman Kiser, Commissioners Huggins and Waltemate were present. Commissioners Bishop and Lohrengel were absent.

City Attorney Douglas Waterman, City Administrator Becky Crofts, City Treasurer Wendy Miles, Public Works Director Jason Van Gilder and Deputy Clerks Jennica Reynolds and Amber Day were present. Mayor Rule was absent. MURA attorney Meghan Conrad entered at 5:41 p.m.

Pledge of Allegiance, Invocation: JoEllen Ringer

**Action Items**

**A. Approve Amended Agenda**

**Motion:** Motion by Council President Kiser to approve the agenda as posted September 6, 2022, at 10:15 a.m. Motion seconded by Council Member O'Meara and approved unanimously by all the board members present.

**Joint Workshop: Workshop to discuss Urban Renewal**

City Administrator Becky Crofts, Public Works Director Jason VanGilder, City Attorney Douglas Waterman and MURA Attorney Meghan Conrad gave an update of the progress and next steps for the formation of the MURA East Revenue Allocation Area. Information was shared. No decisions were made.

**Adjourn Joint Meeting:** Council President Kiser adjourned the Joint Meeting at 5:56 p.m.

**Call to Order Middleton City Council Meeting:** Council President Kiser called to order the City Council Meeting at 5:57 p.m.

**Action Items:**

1. Consent Agenda (items of routine administrative business) (**Action Items**)
  - a. Consider approving minutes for City Council August 17, 2022, regular meeting.
  - b. Consider approving minutes for City Council August 31, 2022, special meeting.
  - c. Consider ratifying payroll for August 26, 2022, in the amount of \$105,665.09.
  - d. Consider approving accounts payable through September 2, 2022, in the amount of \$292,781.10.

Council President Kiser called the items and stated he had reviewed the accounts payable.

**Motion:** Motion by Council President Kiser to approve Consent Agenda Items 1 a-d.



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Motion seconded by Council Member O'Meara and approved unanimously.

2. Consider approving the Mayor's Appointment of Jeff D. Smith as the City of Middleton Police Chief. – Becky Crofts

Council President Kiser called the agenda item and stated he has been a part of the interview process for the Chief of Police and Mr. Smith stood out above the others.

**Motion:** Motion by Council President Kiser to approve the Mayor's Appointment of Jeff D. Smith as the City of Middleton Police Chief. Motion seconded by Council Member O'Meara and approved unanimously by Roll Call Vote.

3. **Swearing in of Jeff D. Smith as City of Middleton Police Chief. – Becky Crofts**

City Administrator Becky Crofts administered the Oath of Office and Jeff Smith gave a brief introduction of himself.

Council President Kiser called for a brief recess at 6:02 p.m. and resumed the meeting at 6:14 p.m.

4. **Public Hearing: Consider approving the proposed budget Fiscal Year 2023 (from October 1, 2022, to September 30, 2023) Pursuant to Idaho Code 50-1002 to consider adopting an annual appropriations ordinance. – Wendy Miles**

Council President Kiser opened the public hearing at 6:14 p.m.

City Treasurer Wendy Miles explained the reason for the public hearing was a clerical error in publication. The budget stays the same, but to be in compliance with State Law, a second public hearing needed to be held. (See Exhibit 1)

Council President Kiser opened public comment at 6:16 p.m.

No public comment

Council President Kiser closed public comment at 6:17 p.m.

No discussion by Council

Council President Kiser closed the public hearing at 6:17 p.m.

5. **Consider adopting Amended Ordinance No.670: AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON, COUNTY, IDAHO, ENTITLED THE "ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, APPROPRIATING \$21,295,629.00 DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE CITY OF MIDDLETON, IDAHO FOR FISCAL YEAR 2023, AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATIONS ARE MADE; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE. – Wendy Miles**

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**Motion:** Motion by Council President Kiser to read Amended Ordinance 670 by title only. Motion was seconded by Council Member Huggins and approved unanimously.

Council President Kiser read the Ordinance by title only.

**Motion:** Motion by Council President Kiser to waive the 3-reading rule and to adopt Amended Ordinance 670. Motion was seconded by Council Member Huggins and approved unanimously by Roll Call Vote.

**6. Consider adopting Resolution 475-22 increasing the city's existing utility water and sewer base rate and user fees by amounts that do not exceed 5%. Notice was published August 26 & September 2, 2022, in the Idaho Press Tribune. – Wendy Miles**

City Treasurer Wendy Miles explained the utility rate needed to be noticed in the paper even though it was added into the FY2023 budget. Thus the need for the Resolution.

**Motion:** Motion by Council President Kiser to approve Resolution 475-22 increasing the city's existing utility water and sewer base rate and user fees by amounts that do not exceed 5%. Motion was seconded by Council Member Huggins and approved unanimously.

**7. Consider approving the Amended and Restated Lease Agreement between the City of Middleton and Knife River. – Douglas Waterman**

Council President Kiser called the agenda item City Attorney Waterman explained the amended agreement would allow Knife River to construct the Sawtooth/Middleton Round-About instead of paying the City royalties on the fill and gravel removed as they had done previously. This will cause the round-about to be built much sooner than would have been possible if the City had to fund it.

**Motion:** Motion by Council President Kiser to approve the Amended and Restated Lease Agreement between the City of Middleton and Knife River. Motion was seconded by Council Member O'Meara and approved unanimously by Roll Call Vote.

**8. Consider ratifying On-Call Professional Services Task Order (T-O #3) in an amount not to exceed \$6,000.00. – Jason VanGilder**

Council President Kiser called the agenda item and Public Works Director Jason VanGilder explained that due to new information received regarding a parcel originally thought needed to be surveyed regarding the Sawtooth/Middleton Round-About does not need to be surveyed. As a result the Task Order is to approve an amount that does not exceed \$6,000.00 for the work that T-O engineers has already done before they were called off of the project.

Council discussed they want to approve the actual amount and would like table the agenda item to the next meeting when an invoice can be approved.

**Motion:** Motion by Council President Kiser table Action Item #8 to the next regularly scheduled meeting. Motion was seconded by Council Member O'Meara and approved

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unanimously.

- 9. Consider approving purchase of a new hydro-excavator (Vactor Truck) from MetroQuip in an amount not to exceed \$557,502.40. This amount is \$7,502.40 above the amount budgeted in the 22-23 budget. – Jason VanGilder**

Council President Kiser called the item and Public Works Director Jason VanGilder explained that due to a shortage of parts, the City is able to get a better, heavier-duty model delivered early 2023 for \$7,502.40 more instead of waiting for the original model which would not be delivered until some unspecified future date. There is money in the sewer, water and streets funds and this item is priced from the Sourcewell pricing index.

**Motion:** Motion by Council President Kiser to approve purchase of a new hydro-excavator (Vactor Truck) from MetroQuip in an amount not to exceed \$557,502.40. Motion seconded by Council Member O'Meara and approved unanimously.

- 10. Consider approving Change Order #5 from LaRiviere to reconnect Perfection Tire sewer service in an amount not to exceed \$44,384.75. – Jason VanGilder**

Council President Kiser called the item and Public Works Director Jason VanGilder and City Engineer Kirby Cook explained that the increase to account for IDAPA 3501-02 which states a use tax must be paid when the contractor uses the pipe the City originally purchased as tax exempt.

**Motion:** Motion by Council President Kiser approve Change Order #5 from LaRiviere to reconnect Perfection Tire sewer service in an amount not to exceed \$44,384.75. Motion was seconded by Council Member O'Meara and approved unanimously.

- 11. Consider approving Change Order #6 from LaRiviere to remove existing and install new manhole for Tractor Supply tie-in, 2 foot barrel section for MH-A1 to bring to grade at the WWTP in an amount not to exceed \$11,320.67. – Jason VanGilder**

Council President Kiser Council President Kiser called the item and Public Works Director Jason VanGilder explained the change order.

**Motion:** Motion by Council President Kiser approve Change Order #6 from LaRiviere to remove existing and install new manhole for Tractor Supply tie-in, 2-foot barrel section for MH-A1 to bring to grade at the WWTP in an amount not to exceed \$11,320.67. Motion was seconded by Council Member O'Meara and approved unanimously.

#### **Public Comments**

- Jeremy Rudolph: Concerned about lack of discussion about alternate ITD bypass. (Mr. Rudolph's personal presentation attached per his request.)
- Travis Hunter: Proposed update to Star Law Suite.
- Ron Amerall: Comment about ITD bypass.

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### **Mayor and Council Comments**

- Council President Kiser stated that Council Member Murray shared an information item at the last meeting. No action can be taken on information items. The City is in constant communication with ITD regarding the traffic in Middleton.

**Adjourn:** Council President Kiser adjourned the city council meeting at 7:08 p.m.

ATTEST:

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

\_\_\_\_\_  
Jennica Reynolds, Deputy Clerk  
Minutes Approved: September 21, 2022

# **EXHIBIT “1”**



## MEMO INVOICE

c/o ISj Payment Processing Center  
PO Box 1570,  
Pocatello, ID 83204  
Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/09/22	23106

JENNICA REYNOLDS  
1 MIDDLETON, CITY OF  
P.O. BOX 487  
MIDDLETON, ID 83644

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
266992	PH 8/17/2022 - 2023	08/02/22	08/09/22	2	\$327.84



### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
Surcharge: \$0.00  
Credits: \$0.00

Gross: \$327.84  
Paid Amount: \$0.00

Amount Due: \$327.84

*We Appreciate Your Business!*

**LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING  
PROPOSED BUDGET FOR FISCAL YEAR 2022-2023 (FY2023)  
CITY OF MIDDLETON, IDAHO**

A PUBLIC HEARING, pursuant to Idaho Code 50-1002, will be held for consideration of the proposed budget for the fiscal year from October 01, 2022 to September 30, 2023. The hearing will be held at City Hall, 1103 W. Main Street, Middleton, Idaho at 5:30pm, August 17, 2022. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed city budget in detail are available at City Hall during regular office hours (8:00am to 5:00pm, weekdays). City Hall is accessible to persons with disabilities. Any person needing special accommodations to participate in the above noticed hearing should contact the City Administrative Offices, 208-585-3133 two days prior to the public hearing. The proposed 2023 Fiscal Year Budget is listed below.

<b>FUND NAME</b>	<b>FY 2021 ACTUAL EXPENDITURE</b>	<b>2022 BUDGETED EXPENDITURE</b>	<b>2023 PROPOSED EXPENDITURE</b>
<b>GENERAL FUND:</b>			
Elected Officials	\$70,092	\$148,984	\$152,799
City Administration	\$1,139,668	\$1,168,806	\$1,395,476
Police	\$1,115,603	\$1,333,493	\$1,682,554
Building/Code Enforcement & Safety	\$401,868	\$417,206	\$501,025
Buildings & Grounds	\$183,252	\$141,738	\$113,611
City Parks	\$344,930	\$421,016	\$531,636
Transfer's Out	\$324,000	\$257,500	\$273,350
<b>General Fund Total</b>	<b>\$3,579,413</b>	<b>\$3,888,743</b>	<b>\$4,650,451</b>
<b>OTHER FUNDS</b>			
Transportation	\$2,126,199	\$3,564,937	\$4,960,885
Library	\$245,876	\$288,062	\$309,650
<b>Other Funds Total</b>	<b>\$2,372,075</b>	<b>\$3,852,999</b>	<b>\$5,270,535</b>
<b>ENTERPRISE FUNDS:</b>			
Solid Waste	\$653,551	\$639,924	\$728,306
Water	\$1,101,454	\$1,681,181	\$2,308,194
Waste Water	\$2,648,198	\$4,409,893	\$6,369,464
Storm Water	\$8,992	\$69,000	\$97,920
<b>Enterprise Fund Total</b>	<b>\$4,412,195</b>	<b>\$6,799,998</b>	<b>\$9,503,884</b>
<b>MISCELLANEOUS FUNDS</b>			
Impact Fees	\$970,770	\$937,000	\$2,281,230
<b>Total Miscellaneous Funds</b>	<b>\$970,770</b>	<b>\$937,000</b>	<b>\$2,281,230</b>
<b>TOTAL EXPENDITURES ALL FUNDS</b>	<b>\$11,334,453</b>	<b>\$15,478,740</b>	<b>\$21,706,100</b>

<b>BY CLASSIFICATION</b>	<b>FY 2021 ACTUAL REVENUES</b>	<b>2022 BUDGETED REVENUES</b>	<b>2023 PROPOSED REVENUES</b>
<b>PROPERTY TAX LEVY:</b>			
General Fund	\$1,189,882	\$1,351,594	\$1,488,916
Transportation	\$1,312,894	\$1,198,584	\$1,320,360
<b>Total Property Tax Revenue</b>	<b>\$2,502,776</b>	<b>\$2,550,178</b>	<b>\$2,809,276</b>
<b>OTHER REVENUE</b>			
General Fund	\$3,706,442	\$2,537,149	\$3,161,535
Transportation Fund	\$1,980,548	\$2,366,353	\$3,640,525
Solid Waste Fund	\$659,756	\$639,924	\$728,306
Water Fund	\$2,465,481	\$1,681,181	\$2,308,194
Waste Water Fund	\$5,384,446	\$4,409,893	\$6,369,464
Storm Water Fund	\$68,238	\$69,000	\$97,920
Impact Fee Fund	\$2,331,800	\$937,000	\$2,281,230
Library Fund	\$274,595	\$288,062	\$309,650
<b>Total Other Revenue</b>	<b>\$16,871,306</b>	<b>\$12,928,562</b>	<b>\$18,896,824</b>
<b>TOTAL REVENUE ALL FUNDS</b>	<b>\$19,374,082</b>	<b>\$15,478,740</b>	<b>\$21,706,100</b>

August 2, 9, 2022

266992



## ADVERTISING PROOF

c/o ISj Payment Processing Center  
PO Box 1570,  
Pocatello, ID 83204  
Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/22/22	23106

JENNICA REYNOLDS  
1 MIDDLETON, CITY OF  
P.O. BOX 487  
MIDDLETON, ID 83644

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
274704	PH 9/7/2022 - 2023 B	08/26/22	09/02/22	2	\$342.06

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
Surcharge: \$0.00  
Credits: \$0.00

Gross: \$342.06  
Paid Amount: \$0.00

Amount Due: \$342.06

*We Appreciate Your Business!*



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<b>MISCELLANEOUS FUNDS</b>			
Impact Fees	\$970,770	\$937,000	\$2,281,230
<b>Total Miscellaneous Funds</b>	<b>\$970,770</b>	<b>\$937,000</b>	<b>\$2,281,230</b>
<b>TOTAL EXPENDITURES ALL FUNDS</b>	<b>\$11,334,453</b>	<b>\$15,478,740</b>	<b>\$21,706,100</b>
<b>BY CLASSIFICATION</b>	<b>FY 2021 ACTUAL REVENUES</b>	<b>2022 BUDGETED REVENUES</b>	<b>2023 PROPOSED REVENUES</b>
<b>PROPERTY TAX LEVY:</b>			
General Fund	\$1,189,882	\$1,351,594	\$1,605,214
Transportation	\$1,312,894	\$1,198,584	\$1,294,902
Total Property Tax Revenue	\$2,502,776	\$2,550,178	\$2,900,116
<b>OTHER REVENUE</b>			
General Fund	\$3,706,442	\$2,537,149	\$3,045,237
Transportation Fund	\$1,980,548	\$2,366,353	\$3,665,983
Solid Waste Fund	\$659,756	\$639,924	\$728,306
Water Fund	\$2,465,481	\$1,681,181	\$2,308,194
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August 26, September 2, 2022

274704



#### 4) FY23 BUDGET

September 7, 2022 - City Council - Public Hearing

Please check

	Name	Address	Phone or Email	In Favor	Neutral	Opposed	Testify
1							
2							
3							
4							
5							
6							
7							
8							
9							



## Public Comment Sign In

City Council - September 7, 2022

	Name	Address	Phone or Email	Topic/Agenda Item #
1	Jeremy Rudolph	507 TRIUMPH		
2	Travis Hunter	2628 S. Wise Way	(208) 484-3000 thunter@boisehunterhomes.com	
3	Mike McDermott	13037 GREENWELL	208 606 2273	Item 7
4	Ron Amarel	26105 Amarel Way	831 261 5600	
5				
6				
7				
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9				
10				

# **Jeremy Rudolph Presentation**



# Middleton ITD Bypass Alternative



September 7, 2022

By Jeremy Rudolph  
Concerned Citizen of Middleton



# Contents

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1. Middleton Bypass Alternative Information
2. 8/17/22 Middleton Bypass Alternative Information Meeting Details
3. Maps where bypass covers
4. Next City Council Meeting
5. City Council Meeting Etiquette for the Public

# Details

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# Middleton Bypass Alternative Information

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- [Agenda item 2](#) from the August 17, 2022 City council meeting was for a possible ITD bypass alternative, brought forth by Councilmember Murray
- The relevant portion of the meeting can be [viewed here](#) (6:00 - 28:30)
  - City of Middleton → [YouTube Channel Here](#) ← [Please subscribe](#)



# Bypass Meeting Details 8/17/22

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- Councilmember Murray presents
  - The details of the alternative proposal suggest to split HWY 44
    - 2 lanes on main street going west (roughly start from Middleton Place Park to HWY I-84) w/ 35-40mph limit
    - 2 lanes East leveraging original ITD South proposal
      - Maps -
        - [West map here](#)
        - [East map here](#)
- Precedence of proven effectiveness in Other Communities
  - Boise and Caldwell
  - Spokane and San Antonio

# Against Argument

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*This proposal is not great for the City of Middleton because it will destroy the little amount of Commercial ~5% of business Middleton has. This will be unfair to the current businesses when our town is already struggling. Access to our current business will be more difficult and they will not receive the traffic they do today due to single directional traffic. We lose access to the city's riverwalk plan and this doesn't align with the goals that the city has put together. Additionally, developers with land entitlements will lose their land.*

*We are harming our local businesses and not providing our local developers and landowners with the current entitlements they own to their land. Additionally, Developers will lose less land with a commercial corridor.*

# Tradeoffs - Bypass Meeting Details 8/17/22

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- Against

- ~11 or so unhappy farmers / landowners
- Negatively affects the riverwalk
- 1-way traffic past commercial developments
- Forced traffic in a different direction
- Blue line on sawtooth w/ 5 way roundabout
  - Removes access from e.g. Casa Mexico, Bank, EIC - 15yr businesses
- Riverwalk and river point entitled access to developers - millions of \$\$\$\$
- Divide city into 2 pieces - North and South
- Great access to river / park → lose that and commercial strength

# Tradeoffs - Bypass Meeting Details 8/17/22

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- Not good for developers
- Not good for commercial developers
- Urban renewal issues
- Wastewater treatment acreage disappears
- Entitled landowners
- Viable commercial corridor goes away for local businesses like TOK, Coldwell Banker, Lee & Associates
- Don't want to hurt existing businesses - concept change of business development

# For Argument

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*This proposal puts the people of Middleton first and provides a solution to the current traffic issues Middleton continues to face as our town grows. Middleton residents are looking to solve traffic issues, frequent additional eateries, utilize our new riverwalk, and foster a safer community for their children. This proposal accomplishes the above, fosters responsible growth, and enables our current commercial businesses to receive a higher volume of foot traffic for which they would not otherwise receive. Additionally, it allows for responsible growth in an area with little disruption to current residents.*

*If we keep funneling vehicles on HWY 44, we continue to intensify Middleton's traffic issues as growth continues. The growth will not stop and our **additional tax dollars will continue being wasted** on more traffic studies and additional traffic lights are not in the public's best interest.*

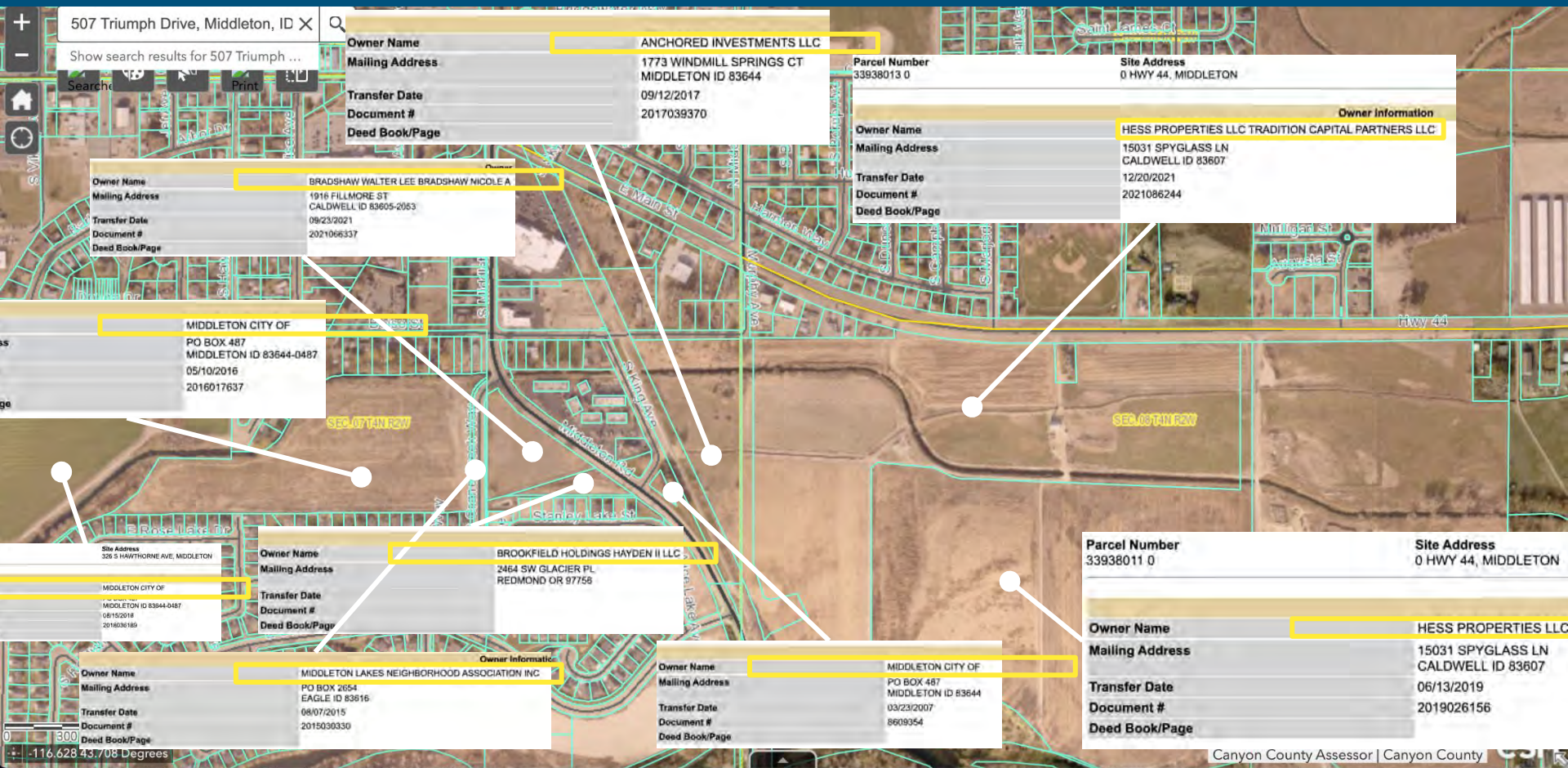
# Tradeoffs - Bypass Meeting Details 8/17/22

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- For
  - Significantly less traffic on main street - Middleton will continue to grow
  - City receives significant money from the state for highway infrastructure
  - Hotbed for restaurants, cafe's, retail, healthcare, etc. - Additional Centralized commercial infrastructure with safe vehicle speeds (current 5% commercial / 95% residential)
  - Safer for our community - Bypass cuts 11 current landowners property but lower speeds vs. original 5 lane highway in the south of town - original alternative from ITD was to expand HWY 44 and cut into ~82 current landowners (mostly commercial) - main reason not to expand 44

# Maps where bypass covers

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507 Triumph Drive, Middleton, ID X

Show search results for 507 Triumph ...

Search Print

Site Address  
824 WHIFFIN LN, MIDDLETON

MIDDLETON VILLAGE OF  
PO BOX 487  
MIDDLETON ID 83644-0487

004-00  
824 WHIFFIN LN, MIDDLETON  
25.1800

Parcel Type  
681 Exempt property  
100

Parcel Number  
34751010 0

Site Address  
WHIFFIN LN, MIDDLETON

Owner Name  
WILSON M Z WILSON SANDRA L HW

Mailing Address  
817 WHIFFIN LN  
MIDDLETON ID 83644

Transfer Date

Document #

Deed Book/Page

Parcel Number  
33909000 0

Site Address  
321 W SAWTOOTH LAKE DR, MIDDLETON

Owner Name  
MIDDLETON CITY OF

Mailing Address  
PO BOX 487  
MIDDLETON ID 83644-0487

Transfer Date  
07/26/2017

Document #  
2017031092

Book/Page

Parcel Number  
34749000 0

Site Address  
397 S CEMETERY RD, MIDDLETON

Owner Name  
FITZPATRICK HERBERT J FITZPATRICK JANIS L

Mailing Address  
397 S CEMETERY RD  
MIDDLETON ID 83644

Transfer Date  
10/01/2004

Document #

Deed Book/Page

Parcel Number  
33910000 0

Site Address  
326 S HAWTHORNE AVE, MIDDLETON

Owner Name  
MIDDLETON CITY OF

Mailing Address  
PO BOX 487  
MIDDLETON ID 83644-0487

Transfer Date  
08/15/2018

Document #  
2018036189

Deed Book/Page

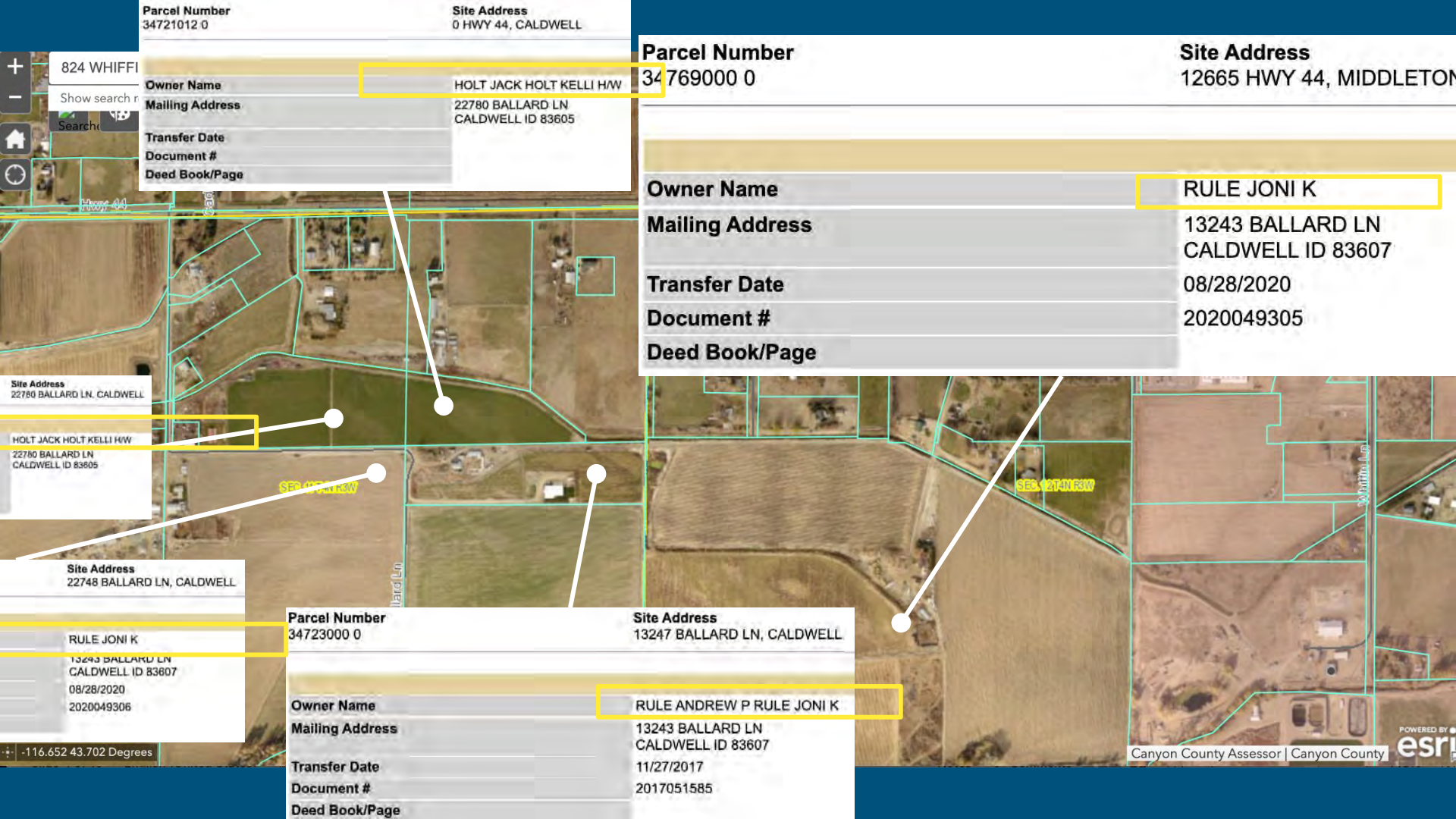
Site Address  
12665 HWY 44, MIDDLETON

RULE JONI K

13243 BALLARD LN  
CALDWELL ID 83607

08/28/2020

2020049305



Parcel Number  
34721012 0

Site Address  
0 HWY 44, CALDWELL

824 WHIFFI

Show search r

Search

Owner Name

HOLT JACK HOLT KELLI HW

Mailing Address

22780 BALLARD LN  
CALDWELL ID 83605

Transfer Date

Document #

Deed Book/Page

Parcel Number

34769000 0

Site Address

12665 HWY 44, MIDDLETON

Owner Name

RULE JONI K

Mailing Address

13243 BALLARD LN  
CALDWELL ID 83607

Transfer Date

08/28/2020

Document #

2020049305

Deed Book/Page

Site Address  
22780 BALLARD LN, CALDWELL

HOLT JACK HOLT KELLI HW  
22780 BALLARD LN  
CALDWELL ID 83605

Site Address  
22748 BALLARD LN, CALDWELL

RULE JONI K

13243 BALLARD LN  
CALDWELL ID 83607  
08/28/2020  
2020049305

Parcel Number  
34723000 0

Site Address  
13247 BALLARD LN, CALDWELL

Owner Name

RULE ANDREW P RULE JONI K

Mailing Address

13243 BALLARD LN  
CALDWELL ID 83607

Transfer Date

11/27/2017

Document #

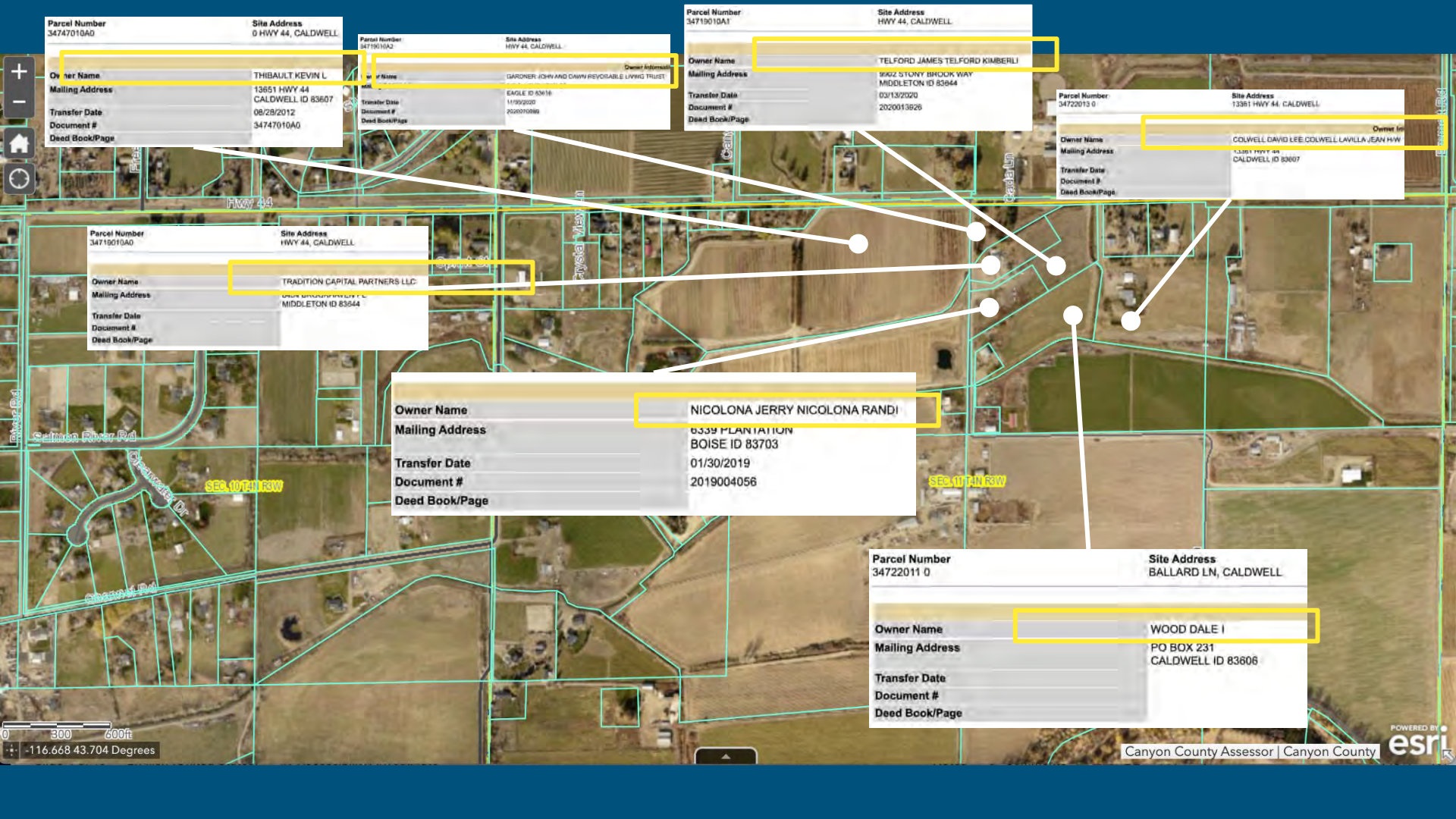
2017051585

Deed Book/Page

Canyon County Assessor | Canyon County

POWERED BY  
esri





Parcel Number	34747010A0	Site Address	0 HWY 44, CALDWELL
Owner Name	THIBAUT KEVIN L		
Mailing Address	13651 HWY 44 CALDWELL ID 83607		
Transfer Date	08/28/2012		
Document #	34747010A0		
Deed Book/Page			

Parcel Number	3475010A2	Site Address	HWY 44, CALDWELL
Owner Name	GARDNER JOHN AND CARMY REVOCABLE LIVING TRUST		
Mailing Address			
Transfer Date	EAGLE ID 43416		
Document #	11/09/2020		
Deed Book/Page	250070888		

Parcel Number	34719010A1	Site Address	HWY 44, CALDWELL
Owner Name	TELFORD JAMES TELFORD KIMBERLI		
Mailing Address	1602 STONY BROOK WAY MIDDLETON ID 83644		
Transfer Date	03/13/2020		
Document #	2020013629		
Deed Book/Page			

Parcel Number	34722013 0	Site Address	13381 HWY 44, CALDWELL
Owner Name	COLWELL DAVID LEE COLWELL LAVILLA JEAN HW		
Mailing Address	13381 HWY 44 CALDWELL ID 83607		
Transfer Date			
Document #			
Deed Book/Page			

Parcel Number	34716010A0	Site Address	HWY 44, CALDWELL
Owner Name	TRADITION CAPITAL PARTNERS LLC		
Mailing Address	608 BROOKVIEW PL MIDDLETON ID 83644		
Transfer Date			
Document #			
Deed Book/Page			

Owner Name	NICOLONA JERRY NICOLONA RANDI
Mailing Address	6339 PLANTATION BOISE ID 83703
Transfer Date	01/30/2019
Document #	2019004056
Deed Book/Page	

Parcel Number	34722011 0	Site Address	BALLARD LN, CALDWELL
Owner Name	WOOD DALE I		
Mailing Address	PO BOX 231 CALDWELL ID 83606		
Transfer Date			
Document #			
Deed Book/Page			

# Next City Council Meeting

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- Next City Council Meeting
  - [Agenda Here](#)
  - [Packet Here](#) (this is what council reviews before the meeting)
- Where and When
  - 1103 W Main Street, Middleton @ 530PM

# City Council Meeting Etiquette

---

**ACTION** - Please sign in - There is a general sign in sheet on the table to the right when you first walk in. **Why?** This sheet records who was here and any comments you have and puts them on public record. *Sign sheet labeled "Attendance"*

***You may only speak if you sign your name to the sheet to talk at the end of the meeting, otherwise do not make any comments at any time as this is part of the procedure. The mayor will hit his gavel if you speak out of turn and you will be reprimanded.***

**Agenda** - The City has placed an agenda on the back table for you to review, This is an outline of what they will cover in the meeting.

**What to expect?** Meeting will start with roll call, pledge and approval of agenda.

# City Council Meeting Etiquette (cont)

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Once the council gets through all items on the agenda, they will open up for public comment at the very end. If you would like to speak sign “Public Comment” sheet.

It can sometimes be hard to understand what is going on during the meeting, I suggest you stay calm and patient. I also suggest to review the agenda and packet prior to the meeting, which will provide you with more insight into what everyone is referring to.

- [All Agenda's & Packets Here](#)
  - Click on the year and scroll to the last 2 items on the bottom of the section





# CITY OF MIDDLETON

P O Box 487, MIDDLETON, ID 83644  
208-585-3133, 208-585-9601 FAX  
[WWW.MIDDLETONIDAHO.US](http://WWW.MIDDLETONIDAHO.US)

## ADMINISTRATION

SPECIAL COMMUNITY EVENTS  
APPLICATION/AGREEMENT/PERMIT  
REV 8/17

Date: 9-5-2022



Middleton City Code Section 3-2 Special Events.

### I. General Information:

Event Name: Middleton High School Homecoming Parade

Event Dates(s) / Time(s): 9-29-2022 1:30 - 3:30 pm  
2:30 - 4:30 pm

Event Location: See attached map

### II. Applicant / Sponsoring Organization Information:

Applicant Name: Brian Roth

Sponsoring organization Name: Middleton High School

Are you a non-profit corporation? Yes ☒ no ☐, if yes, 501c(3) ☒ or 501c(6) ☐.

Address: 1538 Emmett Rd.

City: Middleton State: ID. Zip: 83644

Phone: 208 585 6657 ; Cell Phone: 208-880-8099

Fax: 208 585 3362 ; Email: brothe@msd134.org

On-Site/Emergency Contact Name: Brian Roth or Nicole Williamson

Address: Same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Cell Phone: 208-880-8099 ; Email: brothe@msd134.org

III. Brief Description and Purpose of Event: Celebrating Viking Pride  
during Homecoming week.





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## ADMINISTRATION

### SPECIAL COMMUNITY EVENTS

### APPLICATION/AGREEMENT/PERMIT

REV 8/17

#### IV. Street Closure Request:

List any street(s) or lanes of streets requiring temporary street closure for the event. Include street name(s) indicating beginning and end points of the closing, date and time of closing and reopening:

1. East Park Middleton Rd, Triumph Drive, Dewey,
2. 3rd Street, Minor Street, Hawthorne, 2nd Street, Jasper,
3. Concord Cemetery Road, Willis 8:30-11:30pm 9-29-2022  
1:30-3:30pm

No permanent alteration to the street will be permitted.

Note: Permit from Idaho Transportation Department or Canyon County Highway District #4 may be required, depending on location.

#### V. Site Plan. A Site Plan must be attached that identifies the following, if applicable:

1. An outline of the entire event venue including the names of streets or areas that are part of the venue. If the event involves a moving route such as a parade, indicate the direction of travel and all streets or lane closures.
2. Location of any fencing, barriers and/or barricades. Must be removable for emergency access.
3. Location and identification of all temporary structures, portable toilets, booths, trash containers/dumpsters, cooking areas, identification of location of all vendor cooking with flammable gases or barbeque grills, waste grease containers, gray water containers, hand washing stations, etc.
4. Location of first aid facilities and ambulances.
5. Parking, placement of vehicles and/or trailers.
6. Location of generators and/or sources of electricity.
7. Exit locations for OUTDOOR events within fencing, tents, other temporary structures.
8. Firework launch location.

#### Information:

- I. Does the event involve the sale or use of alcoholic beverages? Yes \_\_\_\_\_ No ✓  
If yes, an Alcohol Beverage Permit may be required.
- II. Does the event involve the sale or distribution of food? Yes \_\_\_\_\_ No ✓  
If yes, a Temporary Food Establishment Permit (South West District Health Department (208) 455-5300) and a vendor permit (City of Middleton) may be required, with copy to the City.
- III. Does the event involve the sale of non-food items? Yes \_\_\_\_\_ No ✓
- IV. Will there be entertainment at the event? Yes ✓ No \_\_\_\_\_

If yes, please provide the following information:

Dance component/open floor: N/A

Live or recorded music: N/A

Amplification: Marching Band / Choir / Parade Floats

Start and end time of entertainment: 2:30 - 4:30 pm

Refer to Middleton City Code Section Noise.

- V. ADDRESS: If the event is located within a building, name of building, address, owner name:

N/A

- VI. TEMPORARY STRUCTURES.

Will there be any temporary structures on the event site? Yes \_\_\_\_\_ No ✓



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## ADMINISTRATION

### SPECIAL COMMUNITY EVENTS

### APPLICATION/AGREEMENT/PERMIT

REV 8/17

Number of stages: 0 Size of stage(s): N/A

Number of Tents: 0 Size of tent(s): N/A

Inspection of temporary structures may be required and applicant is obligated to pay any inspection fee. Inspection / permit may be required for a tent by the Middleton Rural Fire District.

- VII. Does the event involve use of fireworks, rockets, pyrotechnics? Yes ☐ No ☒  
Where and when?

Inspection / permit by Middleton Rural Fire District may be required.

- VIII. Will portable toilets for the public be provided? Yes ☐ No ☒

- IX. Will electrical hookup for the event be required? Yes ☐ No ☒

Electrical inspection / permit may be required.

- X. Will a generator(s) be used? Yes ☐ No ☒

- XI. Will access to water be required for the event? Yes ☐ No ☒

- XII. Will signs and/or banners be displayed as part of the event? Yes ☐ No ☒

A sign permit may be needed from the City of Middleton.

- XIII. Will this event be marketed, promoted, or advertised? Yes ☐ No ☒

- XIV. Will there be live media coverage of the event? Yes ☐ No ☒

#### XV. PARKING:

How will parking be accommodated for this event for all patrons, vendors, service providers, and event staff?

Parking for MHS, staff and students  
is limited to Foote Park.

#### XVI. REFUSE / GARBAGE:

How will garbage be contained and removed during and after the event?

MHS, Students, and staff will collect  
any garbage during the event

Applicant will be responsible for the costs (time and material) any any rubbish or garbage removal by Public Works or City staff.

- XVII. NOTIFICATION. Applicant may be required to notify property owners affected by the event before a special events permit will be issued.

- XVIII. SECURITY. Applicant may be responsible for hiring and paying off-duty law enforcement officers, or reimbursing the City for costs of providing on-duty law enforcement officers, for necessary policing.



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## ADMINISTRATION

### SPECIAL COMMUNITY EVENTS

### APPLICATION/AGREEMENT/PERMIT

REV 8/17

#### XIX. INSURANCE, FEE.

Pursuant to Middleton City Code Section 3-2-2 (E), all applicants shall submit, with the application, and maintain, at least until the conclusion of the special event, a comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000.00), with the city of Middleton names as an additional insured, and written by a company authorized to write insurance policies within the state of Idaho, and filed with the Middleton city clerk's office. Applicants must also execute indemnification and hold harmless provisions contained within the application to address potential liabilities and damages to persons and/or property.

FEE: \$160.00 Pursuant to Resolution No. 334-13 Fee Schedule, except as otherwise provided in this chapter, special event applicants, promoters and sponsors whose special events require the use of municipal resources as a result of their anticipated attendance or heightened security concerns shall be required to reimburse the city for expended resources at the hourly rate or salary of city of other personnel involved in the permit processing, event traffic control, or other facility or event support and for the use of city equipment and other non-personnel expense. The city clerk shall require payment of fees and services or a reasonable estimate thereof at the time the completed application is approved, unless the city clerk for good cause extends time for payment. In any event, full cost recovery for resources shall be required no later than ten (10) days following the conclusion of the special event. Any extraordinary resources for which there are additional costs shall be solely dedicated to the special event.

#### XX. INDEMNIFICATION / HOLD HARMLESS AGREEMENT / AGREEMENT FOR LIABILITY AND COSTS.

Middleton High School (Applicant / Organization / Permittee) shall indemnify, defend and hold the City of Middleton, its officers, agents and employees harmless from any and all claims, suits, actions, damages and causes of action which the City of Middleton may incur arising out of any personal injury, bodily injury, loss of life or damage to any property, or violation of any relevant federal, state or local law or ordinance, or other cause resulting from the following services, operations, event or use of City property authorized pursuant to this Special Event Permit.

Acceptance of insurance certificates required under this application / permit does not relieve

Middleton High School (Applicant / Organization / Permittee) from liability under this application / permit. This application / permit shall apply whether or not such insurance policies have been determined to be applicable to any of such damages or claims for damages.

Middleton High School (Applicant / Organization / Permittee) shall reimburse the City of Middleton for all costs and expenses that may be incurred by or on behalf of the Special Event (including but not limited to fees and charges of attorneys and other professionals and court costs incurred by the City of Middleton in enforcing the provisions of this permit.



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## ADMINISTRATION

SPECIAL COMMUNITY EVENTS  
APPLICATION/AGREEMENT/PERMIT  
REV 8/17

Further, as to such damages or claims for damages which arise during the scope of the activities or the use of property covered under this Agreement, Middleton High School

(Applicant / Organization / Permittee), at its sole cost and expense, shall defend any and all suits, actions or other legal proceedings that may be brought or instituted by third parties against the City of Middleton, its officers, agents or employees, or any such claim or demand, and shall pay and satisfy any judgment or decree that may be rendered against the City of Middleton, its officers, agents or employees in any such suit, action or other legal proceeding.

All insurance companies shall be required to add the City of Middleton, its officers, agents and employees as additional insured by endorsement under the insurance policy and shall stipulate that this insurance policy will operate as primary insurance under this Agreement and that no other insurance affected by the City of Middleton or other named insured will be called upon to contribute to a loss covered there under. The policy shall contain no special limitations on the scope of protection afforded to the City, its officers, employees or agents unless approved in writing by the City of Middleton.

IN WITNESS WHEREOF, Middleton High School (Applicant / Organization Representative/ Permittee) has made and entered into this Agreement with the City of Middleton as of this 5<sup>th</sup> day of September, 2022

### APPLICANT / ORGANIZATION REPRESENTATIVE

Brian Rotte  
Signature

Date: 9-5-2022

Brian ROTTE Principal  
Print name / Organization Name and Representative Title

#### OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Received: \_\_\_\_\_

Insurance Certificate Received: \_\_\_\_\_

Application Approved by City Council : \_\_\_\_\_

Application Denied: \_\_\_\_\_

Permit is hereby issued this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk

Notes: \_\_\_\_\_

# Middleton School District #134



## Middleton High School

Brian Rothe, Principal  
Nichole Williamson, Assistant Principal  
Mitchell Hill, Assistant Principal  
Stacy Kastler, Assistant Principal  
Andy Ankeny, Athletic Director

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9/04/2022

To Whom It May Concern:

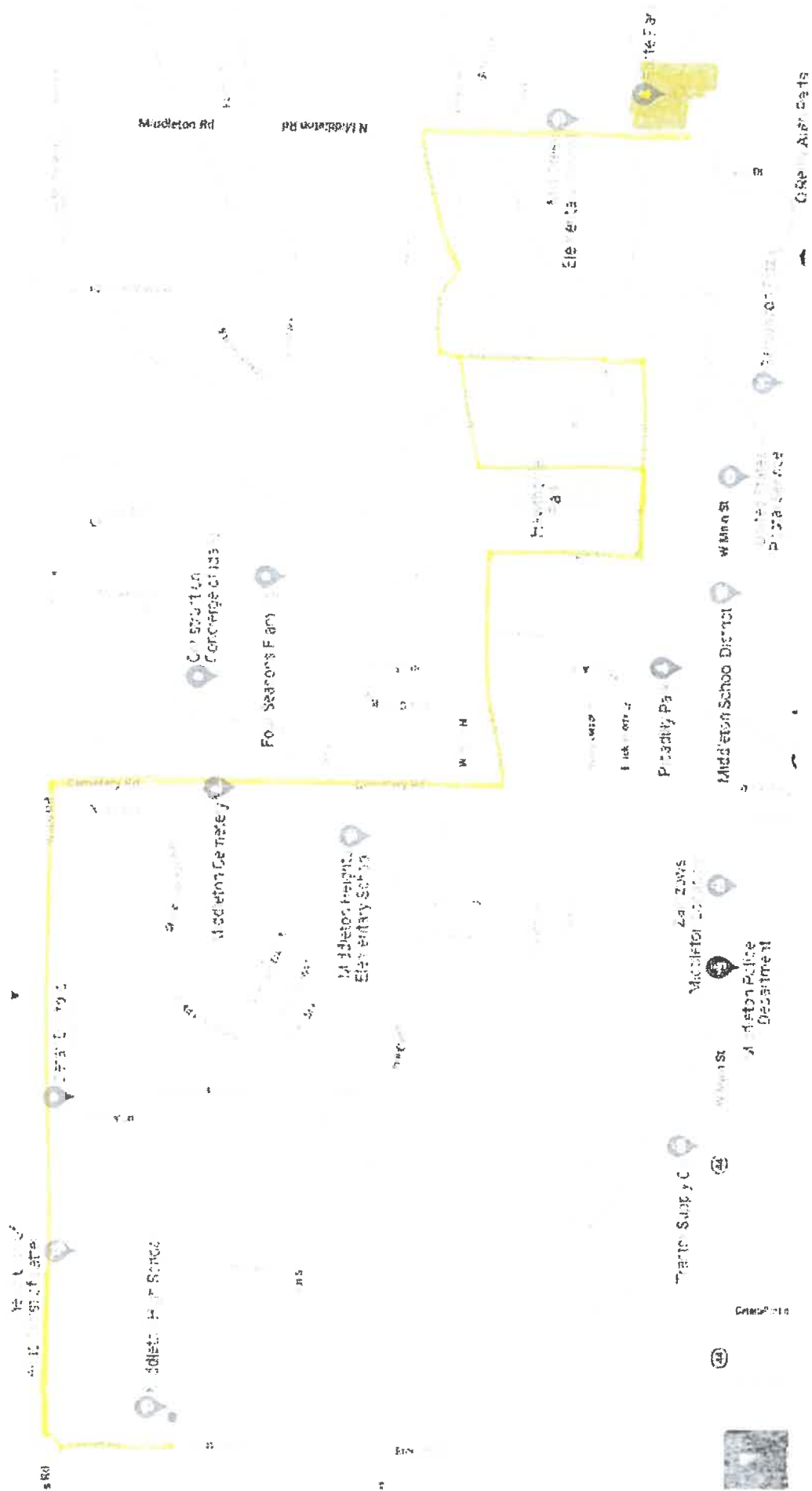
Middleton High School is celebrating Homecoming during the week of September 26 through September 30, 2022. We will hold a community parade through town to allow for all schools in the Middleton School District to participate and celebrate the viking community. This year's parade is planned for September 29, 2022, (Thursday) from approximately 1:30 pm to 3:30 pm. We ask that the Special Community Events Permit be waived for this community wide event.

Thank you for your support of our schools in Middleton!

*Brian D. Rothe*

Principal

Middleton High School









ERS  
Emergency Responder Services, Inc  
1204 6th St North  
Nampa, ID 83687

TOTAL  
\$72,638.50

## Estimate

Date	Estimate #
7/22/2022	M2986

### Estimate Prepared For:

MIDDLETON POLICE DEPARTMENT  
1103 W. MAIN ST  
MIDDLETON, ID 83644

#### Questions?

Please refer to your Estimate # when calling  
your ERS Sales Representative.  
Your rep can be reached on location at  
Ph: (208) 362-1741 or Fx: (208) 562-1318

#### Thank you for considering us!

To see more ways we can serve you, please  
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Please do not hesitate to contact us should you have any further needs.

#### Customer Reference #

Item	Description	Rate	Qty	Total
VEHICLE	2022 DODGE DURANGO PATROL (WHELEN CORE) 2022 DODGE DURANGO PPV -BLACK	0.00	1	0.00
BK2019DUR21	FRONT OF VEHICLE SETINA PB450L4 PUSH BUMPER WITH (2) FORWARD FACING WHELEN LIGHTS AND (2) SIDE FACING WHELEN DUO LIGHTS. FOR THE DODGE DURANGO 2021+	949.00	1	949.00
SA315P	WHELEN SIREN SPEAKER, 100W, NYLON COMPOSITE	175.00	2	350.00
SAK1	WHELEN HEAVY DUTY UNIVERSAL "L" MOUNTING BRACKET FOR SIREN SPEAKER	24.00	2	48.00
CHWLUNI	WHELEN WCX HOWLER LOW FREQUENCY TONE SIREN. SIREN AMPLIFIER AND ONE SPEAKER. INCLUDES UNIVERSAL MOUNTING BRACKETS	450.00	1	450.00
RB-DUR19	FEDERAL SIGNAL RUMBLER BRACKET FOR 2019-2020 DODGE DURANGO..	50.00	1	50.00
BSFW44Z	WHELEN INNER EDGE FST SERIES, 10 LAMP, DUO, FOR 2018+ DODGE DURANGO	999.00	1	999.00
SHIPPING LABOR	SHIPPING AND HANDLING FEE LABOR/INSTALLATION	185.00 105.00	1 18	185.00 1,890.00
P46FLC	SIDE OF VEHICLE WHELEN PAR-46 SUPER-LED REPLACEMENT, 8 DEGREE SPOTLIGHT, WHITE	199.00	1	199.00
PRG-D41RB	ERS WARNING LIGHT. SINGLE HEAD, SPLIT COLOR, INCLUDES MOUNTING LEGS. RED/BLUE (REAR QUARTER WINDOWS)	125.00	2	250.00
LINSV2B	WHELEN LINSV2 SERIES, 2-IN-1 SURFACE MOUNT LIGHT, BLUE	175.00	1	175.00
LINSV2R	WHELEN LINSV2 SERIES, 2-IN-1 SURFACE MOUNT LIGHT, RED	175.00	1	175.00
LSVBKT44	WHELEN UNDER-THE-SIDE MIRROR MOUNT FOR THE LINSV2 SERIES LIGHT. 2013+ DODGE DURANGO	49.00	1	49.00

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Total**





ERS  
Emergency Responder Services, Inc  
1204 6th St North  
Nampa, ID 83687

# Estimate

Date	Estimate #
7/22/2022	M2986

## Estimate Prepared For:

MIDDLETON POLICE DEPARTMENT  
1103 W. MAIN ST  
MIDDLETON, ID 83644

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Item	Description	Rate	Qty	Total
TCRHD5	WHELEN TRACER SERIES SUPER-LED LIGHT ARRAY. DUO COLOR, 5-LAMP HOUSING. (REQUIRES 6 MOUNTING BRACKETS SOLD SEPARATELY)	799.00	2	1,598.00
TCRB44	2015+ DODGE DURANGO, RUNNING BOARD MOUNTING KIT, FOR 5 LAMP TRACER, EACH	33.00	2	66.00
SHIPPING	SHIPPING AND HANDLING FEE	25.00	1	25.00
LABOR	LABOR/INSTALLATION	105.00	15	1,575.00
BS44Z	REAR OF VEHICLE WHELEN INNER EDGE RST WECANX REAR FACING SUPER-LED LIGHTBAR. DUO. INCLUDES HOUSING. 10-LAMP. 2016+ DODGE DURANGO	999.00	1	999.00
TLI2J	WHELEN ION T-SERIES LINEAR SUPER-LED. DUAL COLOR. RED/BLUE	105.00	2	210.00
TIONBKT2	WHELEN OPTIONAL UNIVERSAL ADJUSTABLE LICENSE PLATE BRACKET FOR TWO TLI LIGHTHEADS	31.00	1	31.00
FS2600-S	D AND R ELECTRONICS TAILLIGHT AND REVERSE LIGHT FLASHER. INCLUDES BLACKOUT OPTION	80.00	1	80.00
SHIPPING	SHIPPING AND HANDLING FEE	35.00	1	35.00
LABOR	LABOR/INSTALLATION	105.00	9	945.00
436486	ROOF OF VEHICLE LARSEN NMOKHFUD VEHICLE ROOF MOUNT ANTENNA 0-6000 MHz, 3/4" MOUNT, NO CONNECTOR	23.00	2	46.00
ANTENNA CRIMP	ANTENNA CRIMP	5.00	2	10.00
MISC	ANTENNA	5.00	2	10.00
SHIPPING	SHIPPING AND HANDLING FEE	25.00	1	25.00
LABOR	LABOR/INSTALLATION	105.00	2	210.00
C-VS-2300-DUR	OFFICER AREA OF VEHICLE HAVIS 23" CONSOLE FOR THE 2021+ DODGE DURANGO PPV	445.00	1	445.00
CUP2-1001	HAVIS SELF-ADJUSTING DOUBLE CUP HOLDER	59.00	1	59.00
C-AP-0325	HAVIS 3" ACCESSORY POCKET, 2.5" DEEP	41.00	1	41.00
C-ARM-103	HAVIS ARMREST FOR TOP MOUNT, CONSOLE LARGE PAD	105.00	1	105.00

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Total**



ERS  
Emergency Responder Services, Inc  
1204 6th St North  
Nampa, ID 83687

# Estimate

Date	Estimate #
7/22/2022	M2986

## Estimate Prepared For:

MIDDLETON POLICE DEPARTMENT  
1103 W. MAIN ST  
MIDDLETON, ID 83644

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### Customer Reference #

Item	Description	Rate	Qty	Total
C399	WHELEN CENCOM CORE SIREN/LIGHT CONTROLLER, FLASHING OUTPUTS, INCLUDES 3 WECANX PORTS, AND CONTROLS UP TO 99 DEVICES/REMOTE MODULES. CONTROL HEAD SOLD SEPARATELY	919.00	1	919.00
CCTL7	WHELEN CENCOM CORE SIREN/LIGHT CONTROLLER. WORKS WIT C399. INCLUDES 3 SELECTION CONTROL HEAD, 21 PUSH BUTTON, 4 POSITION SLIDE SWITCH	0.00	1	0.00
C399K3	WHELEN CENCOM CORE OBDII CANPORT INSTALLATION KIT FOR 2018-2020 RAM CLASSIC 1500 AND 2018-2020 DODGE CHARGER AND DURANGO	0.00	1	0.00
CEM16	WHELEN CORE 16 OUTPUT, 4 INPUT WECANX EXPANSION MODULE	185.00	1	185.00
CEXAMP	WHELEN WECANX EXTERNAL AMPLIFIER	209.00	1	209.00
MMSU-11	INNOVATIVE PRODUCTS MAGNETIC MIC CLIP	39.95	2	79.90
C-HDM-204	HAVIS 8.5" HEAVY DUTY TELESCOPING POLE, SIDE MOUNT, SHORT HANDLE	177.45	1	177.45
UT-1001	HAVIS UNIVERSAL RUGGED CRADLE FOR APPROXIMATELY 11"-14" COMPUTING DEVICES	289.00	1	289.00
BR-930-WP	ERS TRIPLE OUTLET PLUGS, 12V	20.65	1	20.65
GK10342UHKSVCAXL	SETINA DUAL WEAPON MOUNT SYSTEM W/ (2) UNIVERSAL XL LOCKS, HANDCUFF KEY OVERRIDE	419.00	1	419.00
GT0536DUR11	SETINA SINGLE PRISONER PARTITION FORWARD FACING WEAPON MOUNT SYSTEM. 2011+ DODGE DURANGO	69.00	1	69.00
MPH BEE3 W/ DUAL	MPH BEE3 RADAR SYSTEM W/ DUAL ANTENNA'S. KA BAND	2,499.00	1	2,499.00
MISC	MOTOROLA APX8500	9,175.00	1	9,175.00
SHIPPING	SHIPPING AND HANDLING FEE	85.00	1	85.00
LABOR	LABOR/INSTALLATION	105.00	18	1,890.00
	PRISONER AREA OF VEHICLE			

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Total**



ERS  
Emergency Responder Services, Inc  
1204 6th St North  
Nampa, ID 83687

# Estimate

Date	Estimate #
7/22/2022	M2986

## Estimate Prepared For:

MIDDLETON POLICE DEPARTMENT  
1103 W. MAIN ST  
MIDDLETON, ID 83644

### Questions?

Please refer to your Estimate # when calling  
your ERS Sales Representative.  
Your rep can be reached on location at  
Ph: (208) 362-1741 or Fx: (208) 562-1318

### Thank you for considering us!

To see more ways we can serve you, please  
visit our website:  
[www.ERSINC-NW.COM](http://www.ERSINC-NW.COM)

**THIS IS NOT A BILL.** All Estimates are valid for a period of 30 days.  
After 30 days, please re-confirm as all pricing is subject to change. If any changes  
are necessary, final figures will be available prior to the onset of signing.  
Please do not hesitate to contact us should you have any further needs.

### Customer Reference #

Item	Description	Rate	Qty	Total
1K0574DUR11FSR	SETINA 6VS SINGLE PRISONER TRANSPORT PARTITION WITH POLYCARBONATE WINDOWS. FOR USE WITH REPLACEMENT SEAT. FOR 2011+ DODGE DURANGO	999.00	1	999.00
WK0595DUR11	SETINA WINDOW BARRIER, POLYCARBONATE. 2011+ DODGE DURANGO	265.00	1	265.00
DK0100DUR11	SETINA TPO DOOR PANELS, BLACK PLASTIC. INSTALLS OVER OEM PANELS. 2011+ DODGE DURANGO	269.00	1	269.00
QK0566DUR11	SETINA TPO PRISONER SEAT W/ OUTSIDE BUCKLE SYSTEM. 12VS PRISONER PARTITION W/ POLYCARBONATE WINDOW. 2011+ DODGE DURANGO	1,299.00	1	1,299.00
SHIPPING	SHIPPING AND HANDLING FEE	275.00	1	275.00
LABOR	LABOR/INSTALLATION	105.00	12	1,260.00
TK1246DUR11	TRUNK AREA OF VEHICLE/MISC SETINA CARGO DECK W/ LOWER RADIO TRAY. 2011+ DODGE DURANGO	759.00	1	759.00
PRG-UNIVERSAL	POWER GUARDIAN UNIVERSAL/CONSOLE MOUNT WIRE HARNESS AND TIMER SYSTEM (DOES NOT INCLUDE UNIVERSAL MOUNTING BRACKET	745.00	1	745.00
PRG-UNIV BRACKET	POWER GUARDIAN UNIVERSAL MOUNT BRACKET. FOR USE WITH PRG-UNIVERSAL HARNESS	75.00	1	75.00
TINTING	WINDOW TINTING	350.00	1	350.00
MISC PARTS & MATERIALS	MISC PARTS & MATERIALS	275.00	1	275.00
SHIPPING	SHIPPING AND HANDLING FEE	125.00	1	125.00
LABOR	LABOR/INSTALLATION	105.00	5.5	577.50

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Total** \$35,574.50



## Young Automotive Group

Brian Brackenburg | 208-430-1690 | bbrackenburg@youngauto.net

[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5)



Young out the door government price

**\$37,064.00**



[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) ( ✓ Complete )

Selected Model and Options

MODEL	
CODE	MODEL
WDEE75	2022 Dodge Durango Pursuit AWD

COLORS	
CODE	DESCRIPTION
PW7	White Knuckle Clearcoat

ENGINE	
CODE	DESCRIPTION
ERC	Engine: 3.6L V6 24V VVT UPG I w/ESS (STD)

TRANSMISSION	
CODE	DESCRIPTION
DFT	Transmission: 8-Speed Automatic (850RE) (STD)

CPOS PKG	
CODE	DESCRIPTION
2BZ	Quick Order Package 2BZ -inc: Engine: 3.6L V6 24V VVT UPG I w/ESS, Transmission: 8-Speed Automatic (850RE)

AXLE RATIO	
CODE	DESCRIPTION
DLK	3.45 Rear Axle Ratio (STD)

WHEELS	
CODE	DESCRIPTION
WP1	Wheels: 18" x 8.0" Painted Aluminum -inc: Steel spare wheel w/matching tire

PRIMARY PAINT	
CODE	DESCRIPTION
PW7	White Knuckle Clearcoat

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Data Version: 15972. Data Updated: Mar 10, 2022 12:27:00 AM PST.



[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) ( ✓ Complete )

SEAT TYPE

CODE	DESCRIPTION
C5X9	Black, Cloth Bucket Seats w/Shift Insert -inc: cloth rear seat

GVWR

CODE	DESCRIPTION
Z6K	GVWR: 6,500 lbs (STD)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
ADL	Skid Plate Group -inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION
CKD	Floor Carpet -inc: Luxury Front & Rear Floor Mats

Options Total



## Young Automotive Group

Brian Brackenbury | 208-430-1690 | bbrackenbury@youngauto.net

[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) (✔ Complete)

### Standard Equipment

#### Mechanical

Engine: 3.6L V6 24V VVT UPG I w/ESS (STD)  
Transmission: 8-Speed Automatic (850RE) (STD)  
3.45 Rear Axle Ratio (STD)  
GVWR: 6,500 lbs (STD)  
50 State Emissions  
Transmission w/Sequential Shift Control  
Full-Time All-Wheel  
Engine Oil Cooler  
650CCA Maintenance-Free Battery w/Run Down Protection  
220 Amp Alternator  
Trailer Wiring Harness  
Class IV Towing Equipment -inc: Hitch and Trailer Sway Control  
Police/Fire  
1650# Maximum Payload  
Gas-Pressurized Front Shock Absorbers and Nivomat Brand Name Rear Shock Absorbers  
Rear Auto-Leveling Suspension  
Front And Rear Anti-Roll Bars  
HD Suspension  
Electric Power-Assist Speed-Sensing Steering  
24.6 Gal. Fuel Tank  
Single Stainless Steel Exhaust  
Permanent Locking Hubs  
Short And Long Arm Front Suspension w/Coil Springs  
Multi-Link Rear Suspension w/Coil Springs  
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

#### Exterior

Wheels: 18" x 8.0" Black Steel (STD)  
Tires: 255/60R18 On/Off Road  
Wheels w/Chrome Hub Covers

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# Young Automotive Group

Brian Brackenbury | 208-430-1690 | bbrackenbury@youngauto.net

[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) (✔ Complete )

## Exterior

- Steel Spare Wheel
- Full-Size Spare Tire Stored Underbody w/Crankdown
- Clearcoat Paint
- Body-Colored Front Bumper w/Colored Rub Strip/Fascia Accent
- Body-Colored Rear Step Bumper w/Colored Rub Strip/Fascia Accent
- Chrome Bodyside Insert and Colored Wheel Well Trim
- Black Side Windows Trim
- Body-Colored Door Handles
- Body-Colored Power Heated Side Mirrors w/Manual Folding
- Fixed Rear Window w/Fixed Interval Wiper and Defroster
- Deep Tinted Glass
- Speed Sensitive Variable Intermittent Wipers
- Galvanized Steel/Aluminum Panels
- Lip Spoiler
- Front License Plate Bracket
- Black Grille
- Liftgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks
- Auto On/Off Projector Beam Led Low/High Beam Daytime Running Headlamps w/Delay-Off
- Perimeter/Approach Lights
- LED Brakelights
- Laminated Glass

## Entertainment

- Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls and Radio Data System
- Radio: Uconnect 4 w/8.4" Display
- 6 Speakers
- Streaming Audio
- GPS Antenna Input
- SiriusXM Satellite Radio
- Integrated Center Stack Radio

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## Young Automotive Group

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[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) ( ✓ Complete )

### Entertainment

Integrated Voice Command w/Bluetooth

2 LCD Monitors In The Front

### Interior

Front Seats w/Power 4-Way Driver Lumbar

12-Way Power Driver Seat -inc: Power Recline, Height Adjustment, Fore/Aft Movement, Cushion Tilt and Power 4-Way Lumbar Support

4-Way Passenger Seat -inc: Manual Recline, Fore/Aft Movement and Fold Flat

60-40 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Leather/Metal-Look Steering Wheel

Illuminated Front Cupholder

Rear Cupholder

Compass

Proximity Key For Doors And Push Button Start

Valet Function

Remote Keyless Entry w/Integrated Key Transmitter, 2 Door Curb/Courtesy, Illuminated Entry and Panic Button

Remote Releases -Inc: Power Fuel

Cruise Control w/Steering Wheel Controls

Dual Zone Front Automatic Air Conditioning

Rear HVAC w/Separate Controls

HVAC -inc: Auxiliary Rear Heater, Headliner/Pillar Ducts and Console Ducts

Illuminated Locking Glove Box

Driver Foot Rest

Interior Trim -inc: Leatherette Instrument Panel Insert, Metal-Look Door Panel Insert and Chrome Interior Accents

Full Cloth Headliner

Cloth Bucket Seats w/Shift Insert -inc: cloth rear seat

Day-Night Auto-Dimming Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

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## Young Automotive Group

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[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) ( ✓ Complete )

### Interior

Partial Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets  
Front And Rear Map Lights  
Fade-To-Off Interior Lighting  
Carpet Floor Trim  
Full Vinyl/Rubber Floor Covering  
Cargo Area Concealed Storage  
Cargo Space Lights  
FOB Controls -inc: Cargo Access and Windows  
Google Android Auto  
USB Host Flip  
Apple CarPlay  
Driver / Passenger And Rear Door Bins  
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down  
Delayed Accessory Power  
Power Door Locks w/Autolock Feature  
Systems Monitor  
Redundant Digital Speedometer  
Trip Computer  
Outside Temp Gauge  
Digital/Analog Appearance  
Manual w/Tilt Front Head Restraints and Fixed Rear Head Restraints  
Front Center Armrest w/Storage and Rear Center Armrest  
Sentry Key Engine Immobilizer  
3 12V DC Power Outlets  
Air Filtration

### Safety-Mechanical

Electronic Stability Control (ESC) And Roll Stability Control (RSC)  
ABS And Driveline Traction Control

### Safety-Exterior

Side Impact Beams

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[Fleet] 2022 Dodge Durango (WDEE75) Pursuit AWD (5) ( Complete )

**Safety-Interior**

- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- ParkSense with Stop Rear Parking Sensors
- Blind Spot Detection Blind Spot
- Collision Mitigation-Rear
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags
- Curtain 1st, 2nd And 3rd Row Airbags
- Airbag Occupancy Sensor
- Driver Knee Airbag
- Rear Child Safety Locks
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- ParkView Back-Up Camera

**WARRANTY**

- Basic Years: 3
- Basic Miles/km: 36,000
- Drivetrain Years: 5
- Drivetrain Miles/km: 100,000
- Corrosion Years: 5
- Corrosion Miles/km: Unlimited
- Roadside Assistance Years: 5
- Roadside Assistance Miles/km: 60,000


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DATE: September 15, 2022

TO: Roberta Stewart, Planning and Zoning Official  
Waterford No 1 Development Team

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

RE: WATERFORD SUBDIVISION No 1  
FINAL PLAT RECOMMENDATION OF APPROVAL

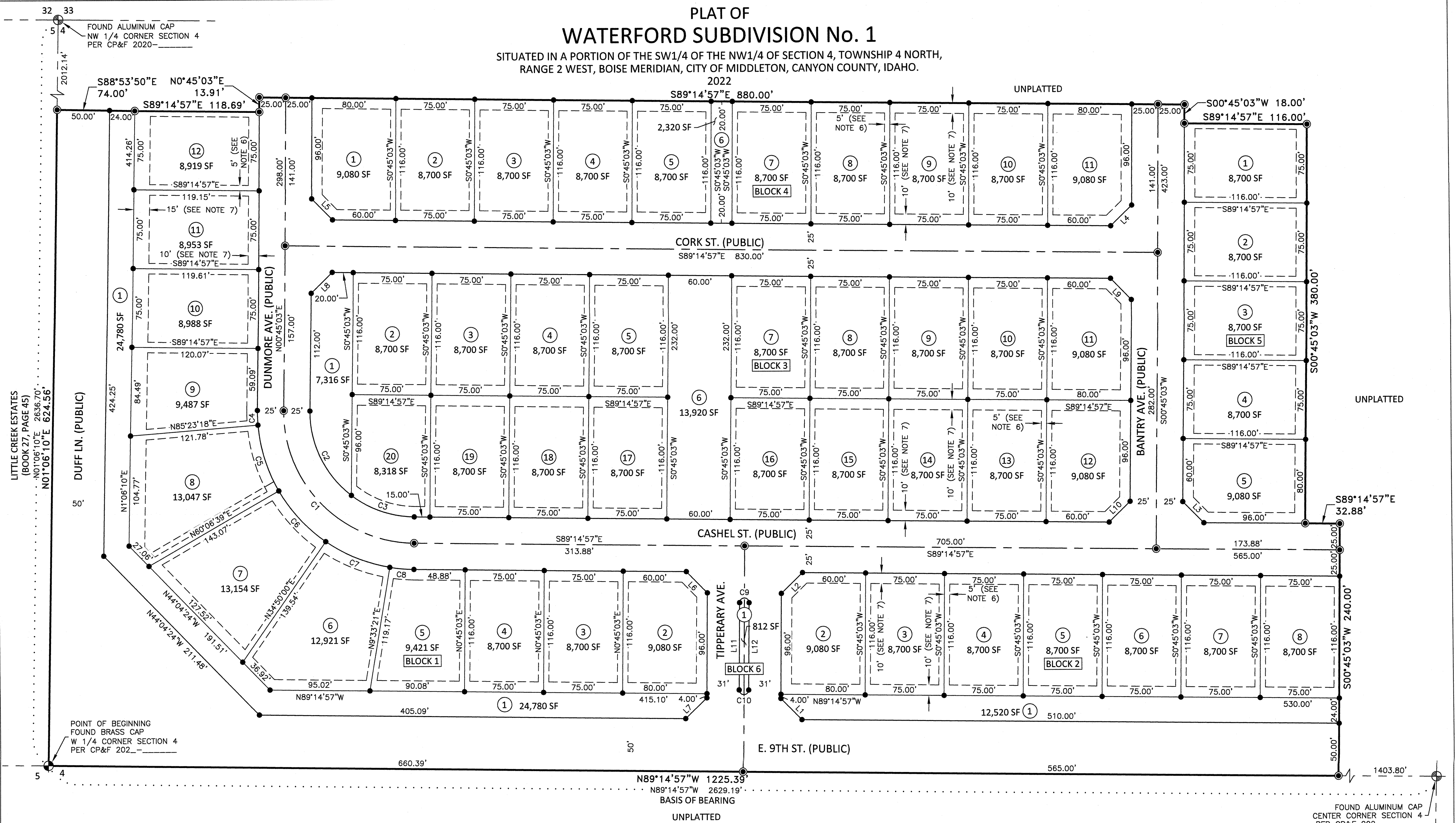
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Thank you for the opportunity to review the above captioned final plat. The review is complete and the plat appears to generally meet the requirements of Middleton City Code and common platting practices.

It is recommended the City of Middleton Mayor and City Council approve the Waterford Subdivision No 1 final plat.

PLAT OF  
WATERFORD SUBDIVISION No. 1

SITUATED IN A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 4 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO.  
2022



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	125.00'	196.35'	90°00'00"	S44°14'57"E	176.78'
C2	100.00'	92.73'	53°07'48"	N25°48'51"W	89.44'
C3	100.00'	64.35'	36°52'12"	N70°48'51"W	63.25'
C4	150.00'	14.04'	5°21'45"	S1°55'49"E	14.03'
C5	150.00'	66.18'	25°16'39"	S17°15'01"E	65.64'
C6	150.00'	66.18'	25°16'39"	S42°31'41"E	65.64'
C7	150.00'	66.18'	25°16'39"	S67°48'20"E	65.64'
C8	150.00'	23.05'	8°48'18"	S84°50'48"E	23.03'
C9	4.50'	14.14'	180°00'00"	S89°14'57"E	9.00'
C10	4.50'	14.14'	180°00'00"	N89°14'57"W	9.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°14'57"W	28.28
L2	N45°45'03"E	28.28
L3	N44°14'57"W	28.28
L4	N45°45'03"E	28.28
L5	S44°14'57"E	28.28
L6	S44°14'57"E	28.28
L7	S45°45'03"W	28.28
L8	N45°45'03"E	28.28
L9	S44°14'57"E	28.28
L10	S45°45'03"W	28.28
L11	N0°45'03"E	83.13
L12	S0°45'03"W	83.13

LEGEND

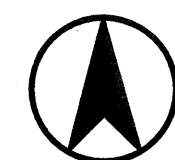
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE

SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP
- SHEET 2 - CERTIFICATE OF OWNERS
- SHEET 3 - CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY PER INST. No. 200583902, RECORDS OF CANYON COUNTY, IDAHO.



0 60 120 180  
Plan Scale: 1" = 60'



9.15.22  
DEVELOPER  
Waterford Properties, LLC.  
MERIDIAN, IDAHO

BOOK \_\_\_\_, PAGE \_\_\_\_

JOB NO. 20-117

SHEET 1 OF 3

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

PLAT OF  
WATERFORD SUBDIVISION No. 1

CERTIFICATE OF OWNERS

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

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

BEGINNING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 4, WHICH BEARS N89°14'57"W A DISTANCE OF 2,629.19 FEET FROM A FOUND ALUMINUM CAP MARKING THE CENTER CORNER OF SAID SECTION 4;  
THENCE FOLLOWING THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 4, N01°06'10"E A DISTANCE OF 624.56 FEET TO A SET 5/8-INCH REBAR;  
THENCE LEAVING SAID WESTERLY LINE, S88°53'50"E A DISTANCE OF 74.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S89°14'57"E A DISTANCE OF 118.69 FEET TO A SET 5/8-INCH REBAR;  
THENCE N00°45'03"E A DISTANCE OF 13.91 FEET TO A SET 5/8-INCH REBAR;  
THENCE S89°14'57"E A DISTANCE OF 880.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°45'03"W A DISTANCE OF 18.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S89°14'57"E A DISTANCE OF 116.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°45'03"W A DISTANCE OF 380.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S89°14'57"E A DISTANCE OF 32.88 FEET TO A SET 5/8-INCH REBAR;  
THENCE S00°45'03"W A DISTANCE OF 240.00 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 4;  
THENCE FOLLOWING SAID SOUTHERLY LINE, N89°14'57"W A DISTANCE OF 1,225.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 17.510 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 SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

*Mitchell S. Armuth*

MITCHELL S. ARMUTH, AUTHORIZED AGENT  
WATERFORD PROPERTIES, LLC

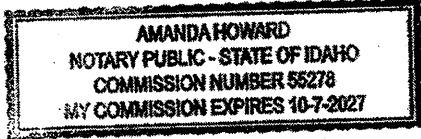
ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA }ss

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON August 23rd, 2021, BY MITCHELL S. ARMUTH, AS A  
AUTHORIZED AGENT OF WATERFORD PROPERTIES, LLC.

*Amanda Howard*  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10/07/27

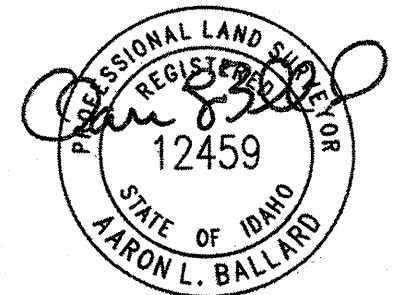


NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF MIDDLETON STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. DIRECT LOT OR PARCEL ACCESS TO DUFF LANE AND E. 9TH ST. IS PROHIBITED.
3. THE HOMEOWNER'S ASSOCIATION (HOA) OWNS AND MANAGES THE COMMON AREAS, WHICH INCLUDE STORM WATER FACILITIES. A PLAN FOR OPERATION, MAINTENANCE AND REPAIR OF STORM WATER FACILITIES (O&M PLAN) HAS BEEN PREPARED FOR ALL STORM WATER FACILITIES MAINTAINED BY THE HOA. THE O&M PLAN SHALL BE RECORDED WITH THE CO&RS. THE O&M PLAN SHALL BE USED FOR MAINTENANCE AND OPERATION OF THE STORM WATER FACILITIES.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON MILL DITCH COMPANY.
5. LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 6, BLOCK 4 AND LOT 1 BLOCK 6 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION.
6. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRESSURE IRRIGATION AND LOT DRAINAGE.
7. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PRESSURE IRRIGATION AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND ACCESS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
10. ANY FENCES, LANDSCAPING, OR OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON OR UTILITY COMPANIES. REPLACEMENT WILL BE AT THE LANDOWNERS' OR HOMEOWNER ASSOCIATION'S EXPENSE.
11. LOT 1 AND LOT 6, BLOCK 3 ARE COMMON LOTS AND ARE SUBJECT TO BLANKET EASEMENTS FOR STORMWATER MANAGEMENT.
12. LOT 6, BLOCK 4 IS A COMMON LOT AND IS SUBJECT TO A BLANKET PATHWAY EASEMENT.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS WATERFORD SUBDIVISION No. 1, 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.



9.15.22  
DEVELOPER

Waterford Properties, LLC.  
MERIDIAN, IDAHO



BOOK \_\_\_\_, PAGE \_\_\_\_

JOB NO. 20-117 SHEET 2 OF 3



PLAT OF  
WATERFORD SUBDIVISION No. 1

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.

  
PLS 9366  
CANYON COUNTY SURVEYOR

02/02/22  
DATE

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 (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. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

  
OFFICER  
SOUTHWEST DISTRICT HEALTH DEPARTMENT

12/8/2021  
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 \_\_\_\_\_, 202\_\_.

MAYOR

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



12.6.2021

DEVELOPER  
Waterford Properties, LLC.  
MERIDIAN, IDAHO

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

JOB NO. 20-117

SHEET 3 OF 3

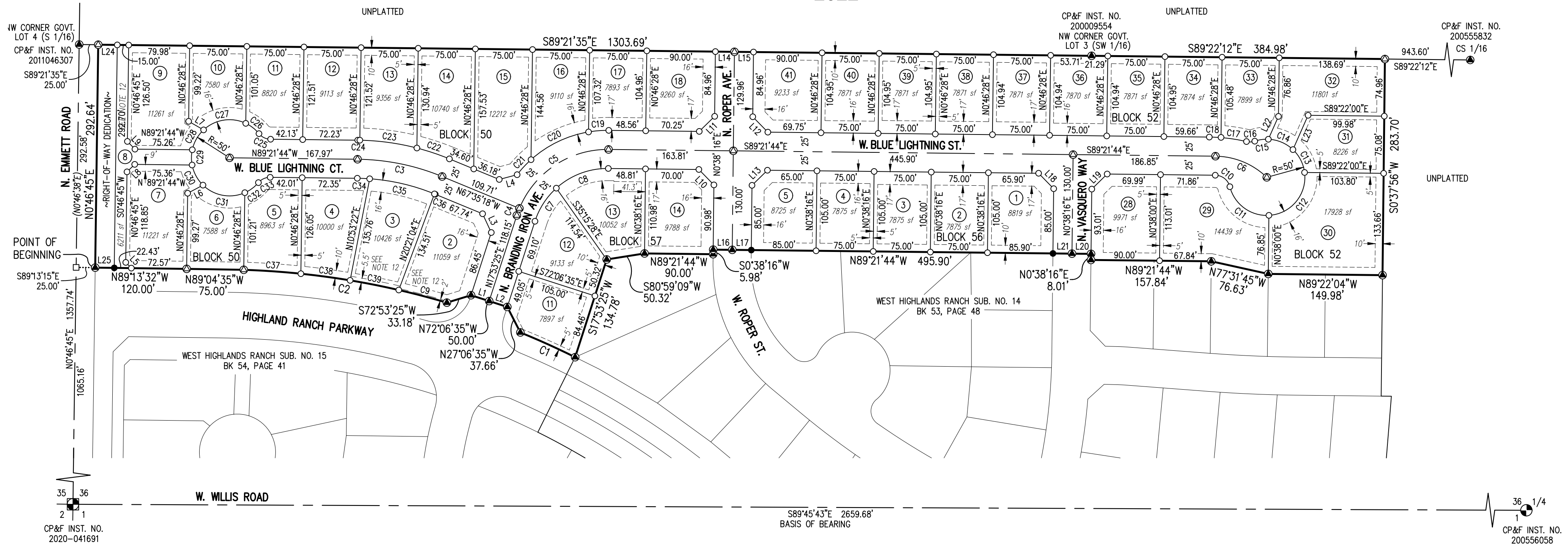




## WEST HIGHLANDS RANCH SUBDIVISION NO. 16

BOOK \_\_\_\_, PAGE \_\_\_\_

A PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M.  
CITY OF MIDDLETON, CANYON COUNTY, IDAHO  
2022



## SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF WEST HIGHLANDS RANCH SUBDIVISION NO. 14, WEST HIGHLANDS RANCH SUBDIVISION NO. 15, INFORMATION FROM RECORD OF SURVEY NUMBERS 200010162, 200260111, 200428075, 200556086, AND 2012002618, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.88'	1055.00'	41°7'02"	N65°42'54"W	78.86'
C2	270.73'	1060.00'	14°38'01"	N80°48'33"W	269.99'
C3	114.01'	300.00'	21°46'26"	N78°28'31"W	113.32'
C4	9.86'	125.00'	4°31'17"	S20°09'03"W	9.86'
C5	148.85'	125.00'	68°13'34"	S56°31'29"W	140.21'
C6	74.60'	98.28'	43°29'40"	N67°36'54"W	72.82'
C7	52.26'	100.00'	29°56'40"	S32°51'45"W	51.67'
C8	74.71'	100.00'	42°48'11"	S69°14'10"W	72.98'
C9	65.25'	1060.00'	3°31'37"	N75°15'21"W	65.24'
C10	26.21'	20.00'	75°05'04"	S51°49'12"E	24.37'
C11	68.87'	50.00'	78°55'15"	S53°44'18"E	63.55'
C12	82.14'	50.00'	94°07'43"	N39°44'13"E	73.21'
C13	34.33'	50.00'	39°20'07"	N26°59'42"W	33.66'
C14	35.76'	50.00'	40°58'53"	N67°09'12"W	35.01'
C15	18.14'	50.00'	20°47'31"	S81°57'36"W	18.05'
C16	11.03'	20.00'	31°35'36"	N87°21'38"E	10.89'
C17	33.81'	225.00'	8°36'35"	N81°08'51"W	33.78'
C18	15.35'	225.00'	3°54'36"	N87°24'26"W	15.35'
C19	26.58'	150.00'	10°09'13"	N85°33'39"E	26.55'
C20	84.95'	150.00'	32°26'49"	N64°15'38"E	83.82'

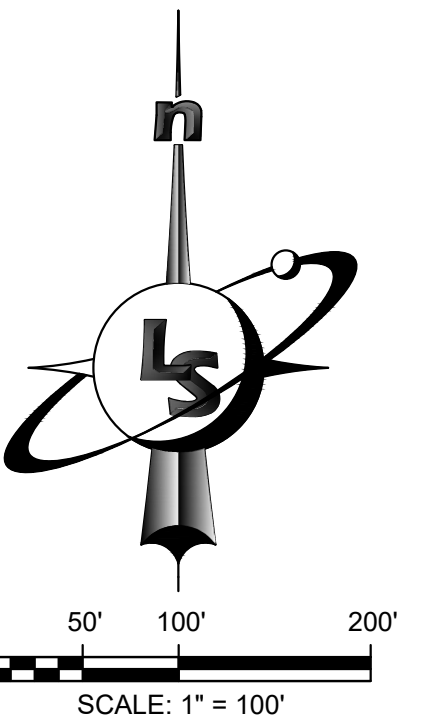
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	26.90'	150.00'	10°16'34"	N42°53'57"E	26.87'
C22	45.00'	325.00'	7°55'57"	N71°33'17"W	44.96'
C23	75.74'	325.00'	13°21'09"	N82°11'49"W	75.57'
C24	2.77'	325.00'	0°29'21"	N89°07'04"W	2.77'
C25	17.45'	20.00'	49°59'41"	S64°21'54"E	16.90'
C26	22.18'	50.00'	25°24'59"	N52°04'33"W	22.00'
C27	59.45'	50.00'	68°07'34"	S81°09'11"W	56.01'
C28	30.47'	50.00'	34°54'55"	S29°37'56"W	30.00'
C29	20.14'	50.00'	23°04'26"	S0°38'16"W	20.00'
C30	30.47'	50.00'	34°54'55"	S28°21'25"E	30.00'
C31	59.21'	50.00'	67°51'09"	S79°44'27"E	55.81'
C32	22.42'	50.00'	25°41'24"	N53°29'17"E	22.23'
C33	17.45'	20.00'	49°59'41"	S65°38'25"W	16.90'
C34	16.24'	275.00'	3°23'04"	N87°40'12"W	16.24'
C35	87.67'	275.00'	18°15'54"	N76°50'43"W	87.29'
C36	0.60'	275.00'	0°07'28"	N67°39'02"W	0.60'
C37	75.13'	1060.00'	4°03'39"	N86°05'44"W	75.11'
C38	65.23'	1060.00'	3°31'32"	N82°18'09"W	65.22'
C39	65.13'	1060.00'	3°31'13"	N78°46'46"W	65.12'

## NOTES

- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF MIDDLETON STORMWATER MANAGEMENT, AND SIDEWALKS OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF MIDDLETON STORMWATER MANAGEMENT, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE MEADOWS AT WEST HIGHLANDS HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT, INSTRUMENT NO. 2009015525, AS AMENDED.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED GROUND WATER ELEVATION.
- LOT 8, BLOCK 50 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE MEADOWS AT WEST HIGHLANDS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOT IS COVERED BY BLANKET PUBLIC UTILITIES, CITY OF MIDDLETON STORMWATER MANAGEMENT, IRRIGATION, PEDESTRIAN ACCESS AND HOMEOWNERS ASSOCIATION LANDSCAPING EASEMENTS. ALL OTHER LOTS ARE FOR SINGLE-FAMILY DWELLINGS.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2009015525, RECORDS OF CANYON COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO EMMETT ROAD OR HIGHLAND RANCH PARKWAY IS PROHIBITED.
- 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THE HOME OWNER'S ASSOCIATION (HOA) OWNS AND MANAGES THE COMMON AREAS WHICH INCLUDE STORMWATER FACILITIES. A PLAN FOR OPERATION, MAINTENANCE, AND REPAIR OF STORMWATER FACILITIES (O&M PLAN) HAS BEEN PREPARED FOR ALL STORMWATER FACILITIES MAINTAINED BY THE HOA. THE O&M PLAN SHALL BE RECORDED WITH THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS). THE O&M PLANS SHALL BE USED FOR MAINTENANCE AND OPERATION OF THE STORMWATER FACILITY.

## LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER
- RECORD DISTANCE



CLINTON W. HANSEN  
PLS 11118



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MERIDIAN, ID 83642  
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SHEET 1 OF 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF WEST HIGHLANDS RANCH SUBDIVISION NO. 16;

A PARCEL BEING PORTIONS OF GOVERNMENT LOTS 3 AND 4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ (S ¼ CORNER) OF SAID SECTION BEARS S 89°45'43" E A DISTANCE OF 2659.68 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 36 N 0°46'45" E A DISTANCE OF 1065.16 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°13'15" E A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. EMMETT ROAD MARKING THE NORTHWESTERLY CORNER OF WEST HIGHLANDS RANCH SUBDIVISION NO. 15, AS SHOWN IN BOOK 54 OF PLATS ON PAGE 41, RECORDS OF CANYON COUNTY, IDAHO, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 0°46'45" E (FORMERLY N 0°46'38" E) A DISTANCE OF 292.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 4;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY S 89°21'35" E A DISTANCE OF 1303.69 FEET TO THE NORTHWESTERLY CORNER OF SAID GOVERNMENT LOT 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 S 89°22'12" E A DISTANCE OF 384.98 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°37'56" W A DISTANCE OF 283.70 FEET TO THE NORTHEASTERLY CORNER OF WEST HIGHLANDS RANCH SUBDIVISION NO. 14, AS SHOWN IN BOOK 53 OF PLATS ON PAGE 48, RECORDS OF CANYON COUNTY, IDAHO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 14 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°22'04" W A DISTANCE OF 149.98 FEET TO A POINT;

THENCE N 77°31'45" W A DISTANCE OF 76.63 FEET TO A POINT;

THENCE N 89°21'44" W A DISTANCE OF 157.84 FEET TO A POINT;

THENCE N 0°38'16" E A DISTANCE OF 8.01 FEET TO A POINT;

THENCE N 89°21'44" W A DISTANCE OF 495.90 FEET TO A POINT;

THENCE S 0°38'16" W A DISTANCE OF 5.98 FEET TO A POINT;

THENCE N 89°21'44" W A DISTANCE OF 90.00 FEET TO A POINT;

THENCE S 80°59'09" W A DISTANCE OF 50.32 FEET TO A POINT;

THENCE S 17°53'25" W A DISTANCE OF 134.78 FEET TO A POINT ON A CURVE ON THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 15;

THENCE LEAVING THE BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 14, AND ALONG THE BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 15 THE FOLLOWING COURSES AND DISTANCE:

THENCE A DISTANCE OF 78.88 FEET ALONG THE ARC OF A 1055.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°17'02" AND A LONG CHORD BEARING N 65°42'54" W A DISTANCE OF 78.86 FEET TO A POINT;

THENCE N 27°06'35" W A DISTANCE OF 37.66 FEET TO A POINT;

THENCE N 72°06'35" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 72°53'25" W A DISTANCE OF 33.18 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 270.73 FEET ALONG THE ARC OF A 1060.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'01" AND A LONG CHORD BEARING N 80°48'33" W A DISTANCE OF 269.99 FEET TO A POINT;

THENCE N 89°04'35" W A DISTANCE OF 75.00 FEET TO A POINT;

THENCE N 89°13'32" W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 11.13 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF MIDDLETON. THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE A DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES \_\_\_\_\_

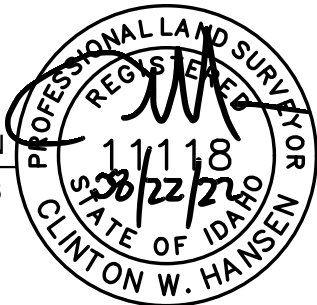
RESIDING AT \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN  
PLS 11118



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SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF MIDDLETON AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTIONS OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN THE SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

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 DULY ACCEPTED AND APPROVED.

MIDDLETON CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

MIDDLETON CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

CANYON COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

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.

DATE: \_\_\_\_\_

\_\_\_\_\_ COUNTY TREASURER

CLINTON W. HANSEN  
PLS 11118



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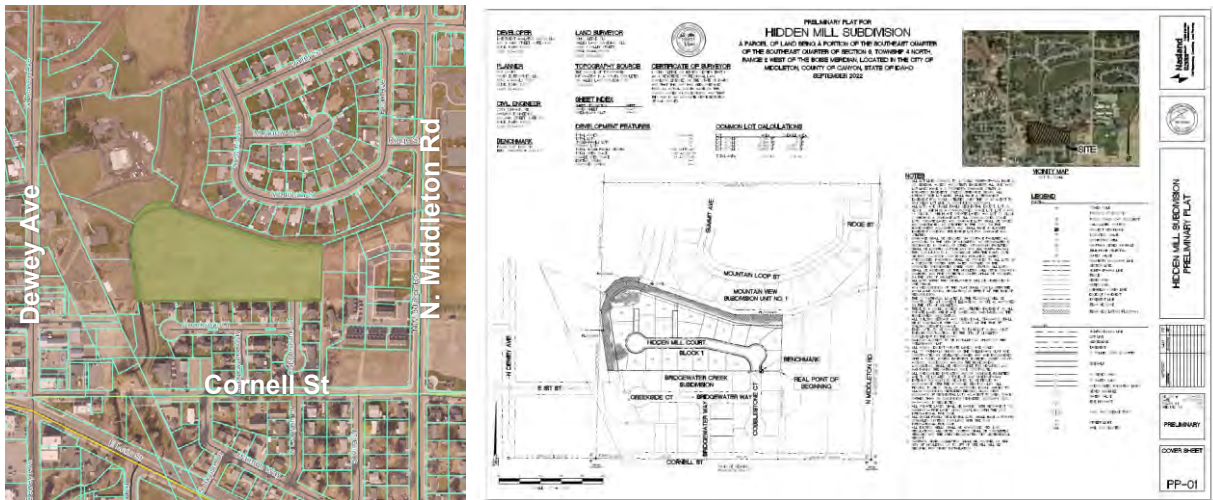




# STAFF REVIEW AND REPORT

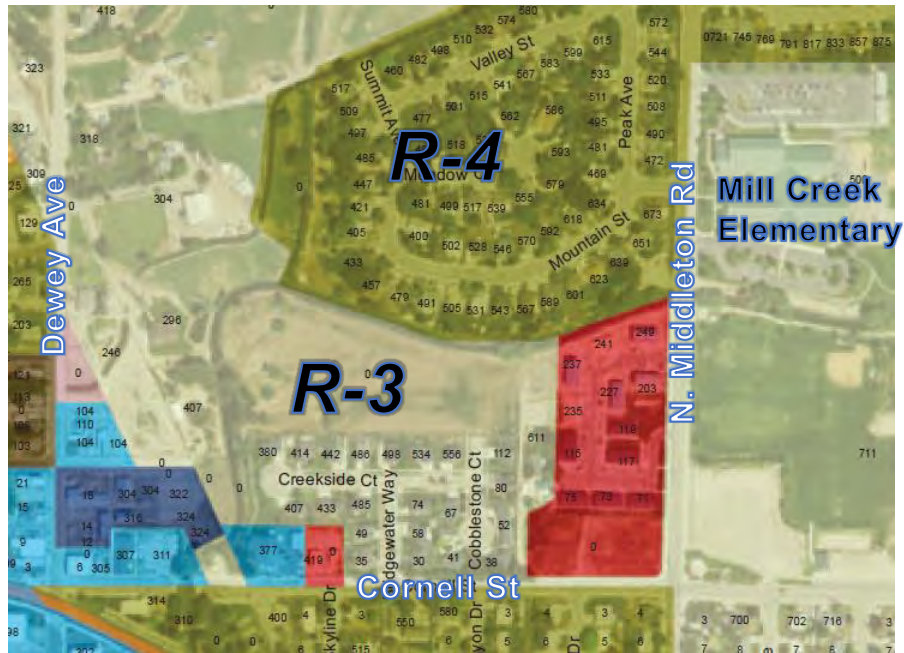
## Middleton City Council

### Hidden Mill Subdivision Snapshot Summary

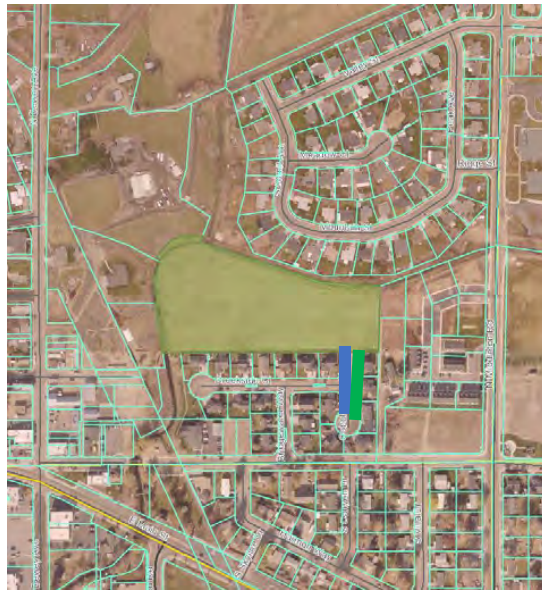


- A. City Council Hearing Date:** September 21, 2022
- B. Project Description:** Residential subdivision with 20 single family buildable lots and 4 common lots on 6.65 acres of vacant land located north of Bridgewater Creek Subdivision. (Tax Parcels No. R33891010)
- C. Application Requests:** Application for Preliminary Plat.
- D. Applicant Information:** Application was received and accepted on November 15, 2021.
- Applicant/Owner: Wade Thomas, IAG, LLC  
(successor in interest "IAG Hidden Mill, LLC")  
800 W. Main St., Suite 1460  
Boise, Idaho 83702
- Representative: Bob Unger, Unger Enterprises, LLC  
9662 W. Arnold Rd.  
Boise, Idaho 83714
- E. Current Zoning & Property Condition:** The property is an infill lot, in City limits and zoned R-3 (Single-Family Residential). It is adjacent to the residential subdivision (Bridgewater Creek) to the south zoned R-3 and the subdivision (Mountain View) to the north zoned R-4. Mill Creek Elementary is located just to the east and north.





- F. City Services:** City water and sewer are located immediately south in the Bridgewater Creek Subdivision.



Water



Sewer

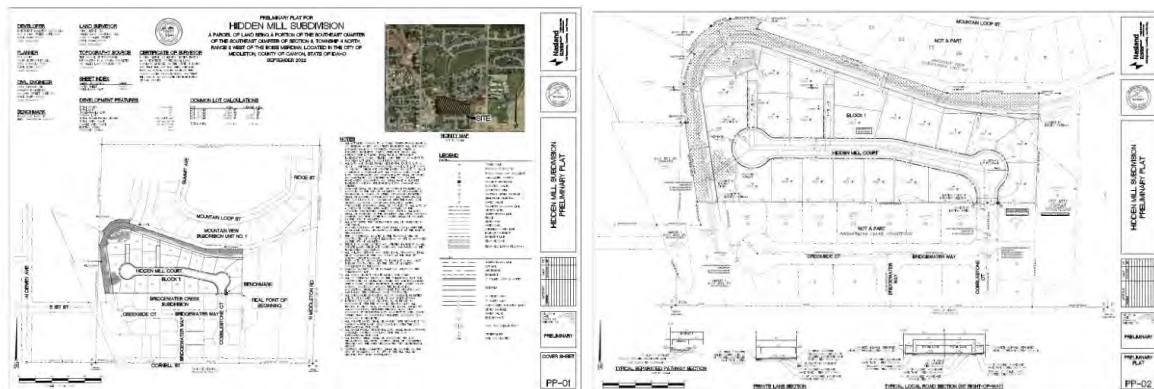


- G. Traffic, Access & Streets:** The subdivision is surrounded by the Mill Slough ditch along the north and west sides of the property. Road access will be through the Bridgewater Creek Subdivision to the south with Cobblestone Ct. as the access point.

Each new house will be assessed a Traffic Impact Fee according to the Mid/Star CIP. Those fees are collected at building permit.

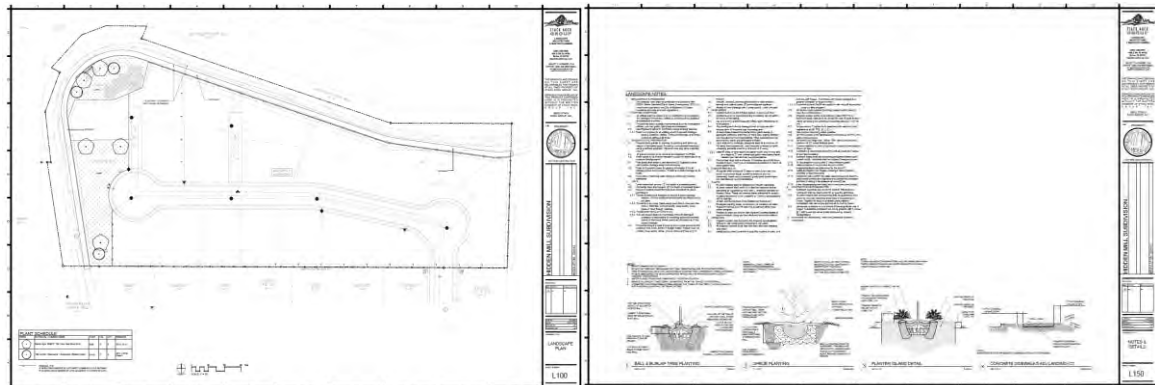
- H. **Pathway, Sidewalks & Open Space:** There is an extensive pathway planned that will run along the Mill Slough to the north and west of the project. The public pathway will be a 10 ft wide paved asphalt path, with a public access easement. This pathway will also connect to the existing pathway east of the project and north of McKinley Meadows. This pathway is identified in the Comprehensive Plan as a means of connecting to sidewalks/pathways along Middleton Road and the existing pathway to the south along SH44 and S. Middleton Rd. In all, the development will provide 13% open space with various amenities of covered areas, playground, picnic tables and benches located on the common lots.
- I. **Middleton Rural Fire District:** Deputy Chief, Victor Islas of Middleton Rural Fire District requires that each residence have a fire suppression sprinkler system installed in the home to bring it up fire code. This is because there is no additional access to the subdivision except Cobblestone Ct. The developer has agreed to this condition.
- J. **Storm Drain and Pressurized Irrigation:** Storm drain facilities and pressurized irrigation have been provided and are approved by the City Engineer.
- K. **Floodplain:** Middleton City Code 5-4-13-2 outlines the requirements for developing in the floodplain. The developer has submitted a Floodplain Development Permit Application and will bring the site up to code per FEMA and Middleton City Code. In addition, prior to each building permit issued the builder will be required to submit a flood plain permit application and a pre-construction elevation certificate. A post construction elevation certificate will also be submitted and approved prior to Certificate of Occupancy. Both the pre-construction and post construction elevation certificates will be reviewed and approved by the City Floodplain Administrator.
- L. **Preliminary Plat Application:** The project will be brought to completion in one phase. (Exhibit "A" Preliminary Plat and Landscape Plan)

Preliminary Plat:



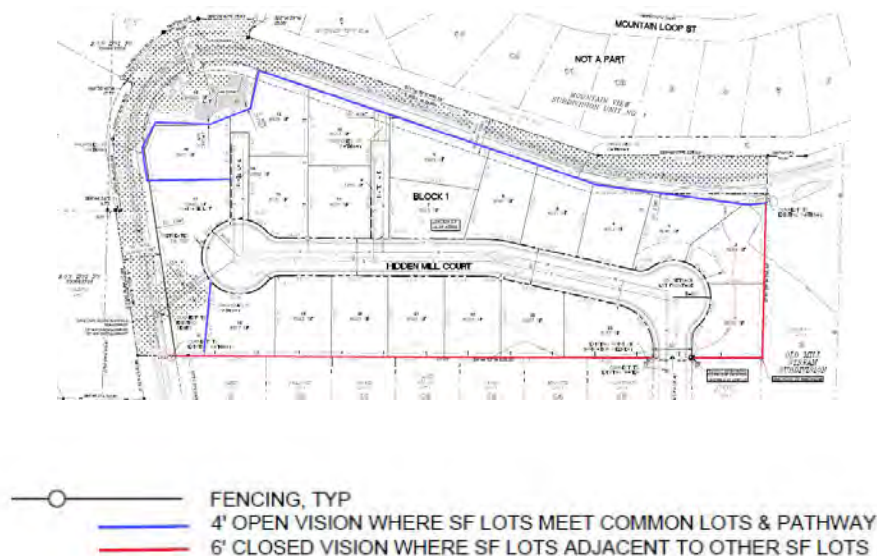


## Landscape Plan:



## FINDINGS:

*Planning Staff finds that the preliminary plat complies with all dimensional standards and codes of the City of Middleton with the exception of a waiver for the perimeter fencing adjacent to the walking path.*



*Planning Staff finds that the Preliminary Plat is in harmony with the Comprehensive Plan as will be shown in more detail below.*

- K. Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map. The intended use is Residential which is an allowable use in the Mixed-Use area (green) shown on the Land Use Map.



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

- a. *Goal 2:* Preserve and protect private property rights as required by Idaho law.
- b. *Goals 3:* The project provides safe transportation services by creating on-site sidewalks and pathways as extensions or connections to public pathways or sidewalks.
- c. *Goal 11:* The project will allow dwelling types that match residents' lifestyles by promoting in-fill housing improvements.

**L. Comments from City Engineer and City Staff:** Exhibit "B" Copies of City Engineer comments dated 4/4/2022, 5/31/2022 and recommendation letter dated 8/2/2022.  
Staff Comments dated 4/5/2022

**M. Comments from Agencies:** Exhibit "C"  
*MRFD dated 4/8/2022:*  
*Sawtooth Law Office/Drainage District No. 2 received 9/6/2022*  
*MSD received 9/15/2022*

**N. Comments Received from Surrounding Landowners:** Exhibit "D"  
*Brent Schwab dated 6/4/2022*  
*Sam Sommer dated 6/7/2022*

<b>O. Notices:</b>	<b>Dates:</b>
Neighborhood Meeting	11/1/2021
Newspaper Notification	9/4/2022
Radius notification mailed to Landowners within 500'	8/30/2022
Circulation to Agencies	8/30/2022
Sign Posting property	8/30/2022

*Planning staff finds that notice was appropriate and given according to law.*

**P. Applicable Codes and Standards:**

Idaho Code Secs., 67-6503, 67-6509, 67-6511, 67-6513, 50-1301 through 50-1329. Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction. Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4.

**Q. Planning & Zoning Recommendations & Approvals:** The Planning & Zoning Commission heard the Hidden Mill application at the August 8, 2022, public hearing. The Commission recommended the City Council approve the application for Preliminary Plat subject to the conditions detailed in the Staff Report and adding an additional condition that the applicant meet with the School District to discuss possible ways to assist with the impact of the subdivision. (Copy of P&Z Commission FCR attached as Exhibit "E")

**R. Conclusions and Recommended Conditions of Approval:**

City Council is tasked with a decision of approval or denial of the application for Hidden Mill Preliminary Plat.

According to Idaho State Law and the Middleton City Code, any decision must be based upon *Findings of Facts and Conclusions of Law*.

**Findings of Facts:** Planning Staff has set forth the *Findings of Facts* above. If the Council agrees with the testimony, evidence and *Findings of Facts* presented at the public hearing, the Council may pass a motion to accept those *Findings of Facts*.

**Conclusions of Law:** Planning Staff finds that the City Council has the authority to hear and approve or deny this application. Planning Staff also notes all public notice requirements were met and identified portions of the Idaho State Code and Middleton City Code to be considered in making a decision on the application. If the public hearing is held and conducted in compliance with Idaho State Code and the Middleton City Code, then the Council may pass a motion to accept the *Conclusions of Law* set forth in the Staff Report and public hearing.

If the Council is inclined to approve the Hidden Mill Preliminary Plat application based upon the above *Findings of Facts and Conclusions of Law*, then Planning Staff recommends that any approval be subject to the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All City Planner comments to be completed and approved.
4. All City approved comments from MRFD to be completed and approved.
5. All Floodplain Administrator comments are to be completed and approved.
6. Pathway along the slough is to be 10 ft wide with a public access easement.
7. Developer shall create a plan for operation, maintenance, and repair of stormwater facilities (O&M Plan) contained on the project site. The O&M Plan

shall be recorded with the CC&Rs. Developer and/or HOA must maintain and operate the subdivision stormwater facilities in compliance with the O&M Plan.

8. Sewer and water capacity to be reserved at the time the City approves the construction drawings for the project.

Lastly, if the Council denies the application, Middleton City Code 1-14(E)(8) requires that the Council to “identify what the Applicant can modify in the application” to gain approval.

Prepared by: Jennica Reynolds - Deputy Clerk, Planning      Dated: 9/16/2022

# EXHIBIT “A”

## Preliminary Plat & Landscape Plan



**DEVELOPER**  
INVESTMENT ANALYTICS GROUP, LLC  
800 W MAIN STREET, SUITE 1460  
BOISE, IDAHO 83702  
(208) 639-3262

**PLANNER**  
BOB UNGER  
UNGER ENTERPRISES, LLC  
9662 W ARNOLD ROAD  
BOISE, IDAHO 83714  
(208) 861-5220

**CIVIL ENGINEER**  
CORY SCHRACK, PE  
NASLAND ENGINEERING  
910 MAIN STREET, SUITE 314  
BOISE, IDAHO 83702  
(208) 918-4707

**BENCHMARK**  
FOUND 5/8" IRON PIN  
ELEV. (NAVD88) = 2401.67'

**LAND SURVEYOR**  
JOHN GLETNE, PLS  
VALLEY LAND SURVEYING, PLLC  
5099 S VALLEY STREET,  
BOISE, IDAHO 83709  
(208) 261-2226



**TOPOGRAPHY SOURCE**  
THE SOURCE OF TOPOGRAPHIC  
INFORMATION IS A SURVEY COMPLETED  
BY VALLEY LAND SURVEYING ON  
11/4/2021.

**SHEET INDEX**  
SHEET DESCRIPTION SHEET  
COVER SHEET PP-01  
PRELIMINARY PLAT PP-02

### DEVELOPMENT FEATURES

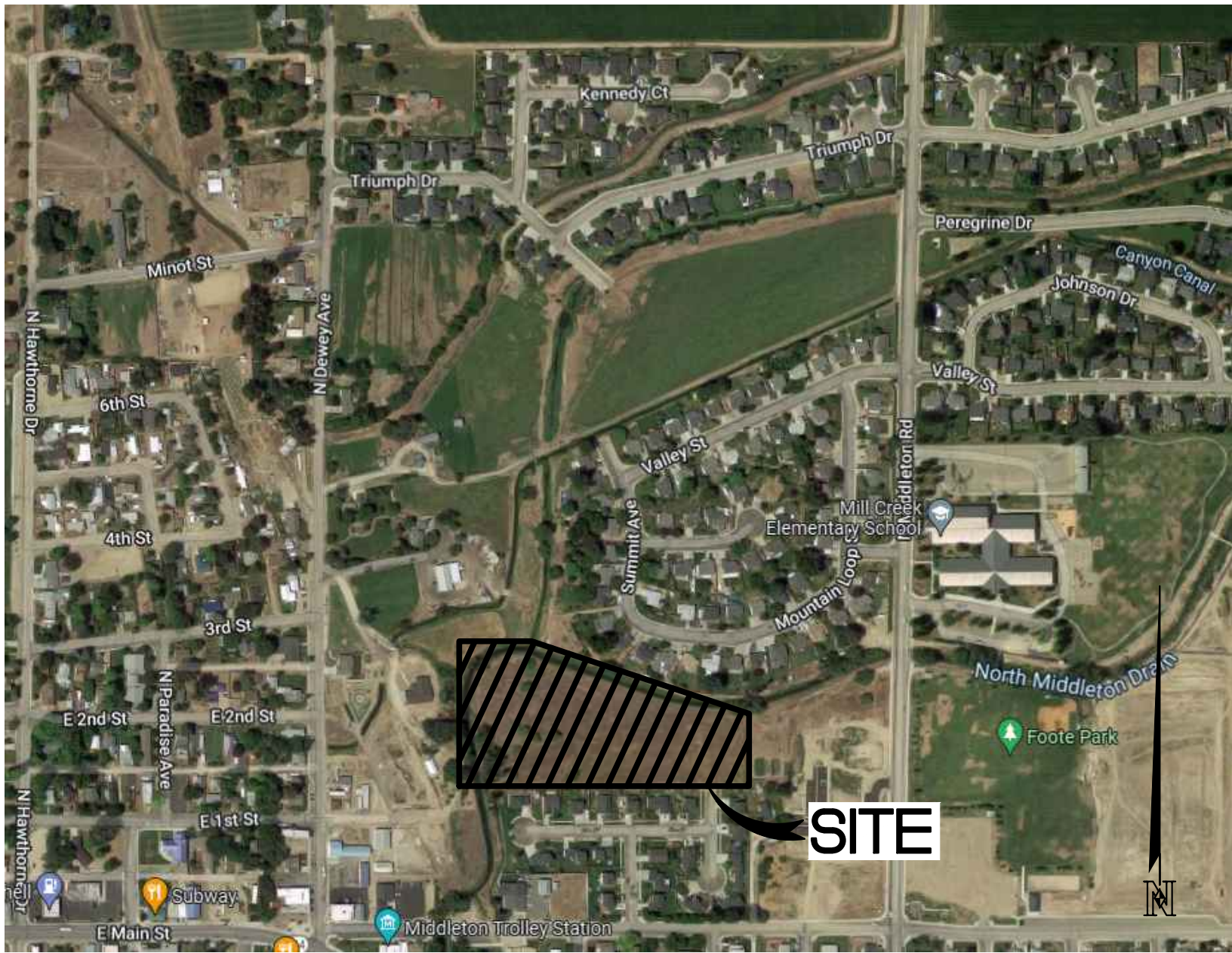
TOTAL ACRES . . . . . 6.69 AC  
TOTAL LOTS . . . . . 24  
SINGLE-FAMILY LOTS . . . . . 20  
COMMON LOTS . . . . . 4  
TOTAL SINGLE FAMILY DENSITY . . . . . 3.00 UNITS/AC  
TOTAL OPEN SPACE . . . . . 1.99 AC/29.7%  
USABLE OPEN SPACE . . . . . 1.14 AC/17.0%  
EXISTING ZONING . . . . . R-3  
PROPOSED ZONING . . . . . R-3

### COMMON LOT CALCULATIONS

LOT	AREA	USEABLE AREA
LOT 9, BLK 1	3,250 SF	0 SF
LOT 14, BLK 1	2,888 SF	0 SF
LOT 15, BLK 1	64,866 SF	33,967 SF
LOT 17, BLK 1	15,660 SF	15,660 SF
TOTAL AREA:	1.99 AC	1.14 AC

# PRELIMINARY PLAT FOR HIDDEN MILL SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH,  
RANGE 2 WEST OF THE BOISE MERIDIAN, LOCATED IN THE CITY OF  
MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO  
SEPTEMBER 2022

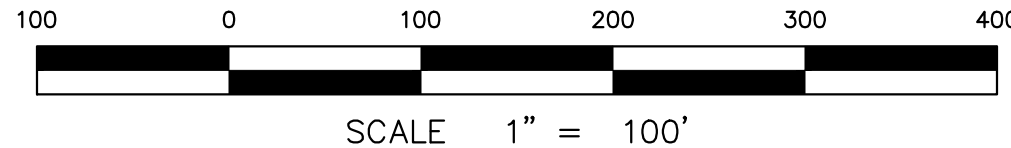
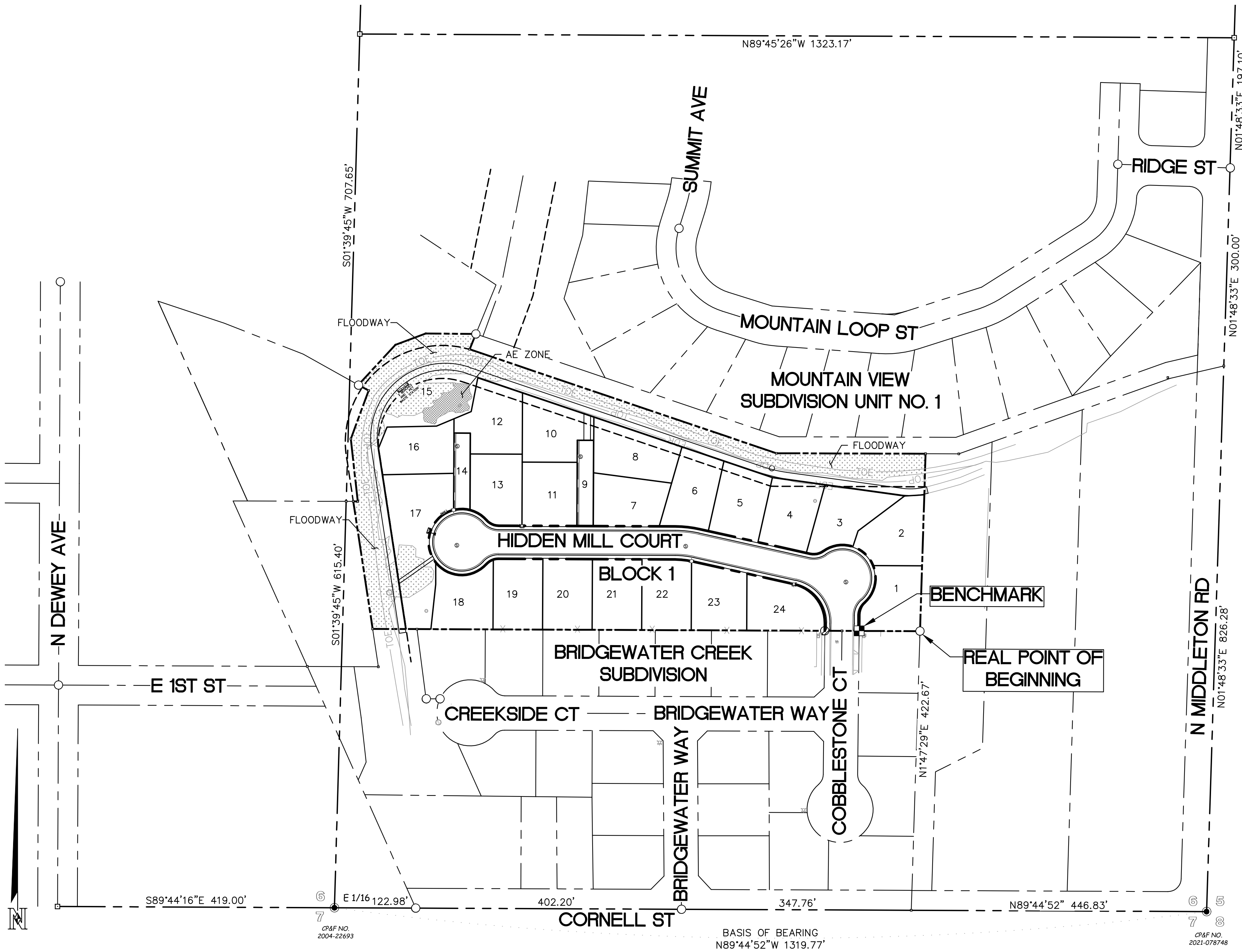


**VICINITY MAP**  
NOT TO SCALE

### LEGEND

EXISTING:	
POWER POLE	
FOUND 5/8" IRON PIN	
FOUND BRASS CAP MONUMENT	
CALCULATED POSITION	
PROJECT BENCHMARK	
IRRIGATION VALVE	
MONITORING WELL	
SANITARY SEWER MANHOLE	
TELEPHONE PEDESTAL	
WATER VALVE	
PROPERTY BOUNDARY LINE	
SECTION LINE	
RIGHT-OF-WAY LINE	
FENCE	
SEWER MAIN	
WATER MAIN	
OVERHEAD POWER LINE	
EDGE OF PAVEMENT	
EASEMENT LINE	
FEMA AE ZONE	
FEMA REGULATORY FLOODWAY	

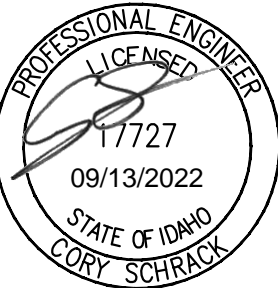
PROPOSED:	
RIGHT-OF-WAY LINE	
LOT LINE	
CENTERLINE	
EASEMENT	
3" ROLLED CURB & GUTTER	
SIDEWALK	
8" SEWER MAIN	
8" WATER MAIN	
PRESSURIZED IRRIGATION LINE	
SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
SAND AND GREASE TRAP	
STREET LIGHT	
MAIL BOX CLUSTER	



### NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' GENERAL ACCESS AND UTILITY EASEMENT. ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE, UTILITY & IRRIGATION EASEMENT. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE 10' ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT, LOT 15, BLOCK 1, WHICH IS A COMMON/OPEN SPACE LOT; LOT 9 AND 14, BLOCK 1, WHICH ARE PRIVATE LANES; AND LOT 17, BLOCK 1, WHICH IS A DRAINAGE LOT. ALL COMMON/OPEN SPACE LOTS, PRIVATE LANES AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED, AS SPECIFIED IN THE CCRS, BY THE HOMEOWNERS ASSOCIATION AND SHALL HAVE A BLANKET EASEMENT COVERING THE ENTIRE LOT FOR DRAINAGE AND UTILITIES.
- DRAINAGE SHALL BE REMOVED VIA SURFACE FACILITIES AS APPROVED BY THE CITY OF MIDDLETON. NO STORMWATER IS DISCHARGED IN DRAINS OR OTHER. STORMDRAIN FACILITIES SHALL BE LOCATED OUTSIDE ANY AND ALL RIGHT-OF-WAY.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(b) CONCERNING IRRIGATION WATER. PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE UPGRADED BRIDGEWATER CREEK PUMP STATION. ALL LOTS SHALL BE ASSESSED BY THE MIDDLETON MILL DITCH COMPANY.
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
- ALL LOTS WITHIN THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE 10' PATHWAYS LOCATED IN THE FLOODWAY WILL BE CONSTRUCTED AT CURRENT ELEVATIONS OR BFE AS APPROVED BY THE CITY OF MIDDLETON.
- THERE IS A PUBLIC ACCESS AND UTILITIES EASEMENT ON ALL PRIVATE LANES WHICH ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL BUILDING SETBACK AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH R-3 ZONING AT THE TIME OF BUILDING PERMIT ISSUANCE.
- FIBER OPTIC TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER THE CITY OF MIDDLETON SUPPLEMENT TO THE ISPW.
- MAILBOX CLUSTERS TO BE INSTALLED AS SHOWN ON THE PRELIMINARY PLAT.
- ALL ROADS (EXCEPT PRIVATE LANES) ARE PUBLIC.
- ALL 10' PATHWAYS SHOWN ON THE PRELIMINARY PLAT ARE CONSTRUCTED BY DEVELOPER/OWNER AND ARE ENCUMBERED WITH A PUBLIC ASSESS EASEMENT. HOWEVER, OWNER, OR ITS ASSIGNS, SUCCESSORS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR REPAIRING AND MAINTAINING THE PATHWAYS ONCE CONSTRUCTED.
- ALL PRESSURIZED IRRIGATION AND/OR DRAINAGE FACILITIES ARE TO BE LOCATED OUTSIDE OF ANY RIGHT-OF-WAY.
- EXTERIOR BOUNDARY IS REQUIRED TO BE FENCED IN ACCORDANCE WITH THE APPROVED FENCING PLAN. ALL FENCING TO BE 6" VINYL OR APPROVED EQUAL. WAIVER TO ALLOW SUBDIVISION PERIMETER FENCING ALONG REAR BOUNDARY OF RESIDENTIAL LOTS ADJACENT TO OPEN SPACE RATHER THAN ON SUBDIVISION PERIMETER BOUNDARY (MCC 5-4-11-2) IS REQUESTED.
- ALL PRIVATE LANES SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL EXISTING WELLS SHALL BE ABANDONED PER IDWR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER GEOTECHNICAL REPORT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MIDDLETON. UP TO 3FT OF SITE FILL WILL BE REQUIRED FOR SEWER INSTALLATION.

**Nasland**  
910 Main Street, Suite 314  
Boise, ID 83702  
T 208 918-4859  
nasland.com  
Civil Engineering Consulting Land Planning



## HIDDEN MILL SUBDIVISION PRELIMINARY PLAT

REVISION	DATE	BY
ORIGINAL	09/13/2022	MN

NE JOB # 321-105.1  
DATE: 09/13/2022  
DRAWN BY: MN  
CHECKED BY: CS

**PRELIMINARY**

**COVER SHEET**

**PP-01**



# HIDDEN MILL SUBDIVISION PRELIMINARY PLAT

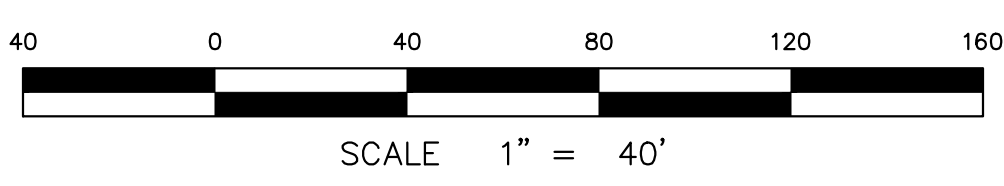
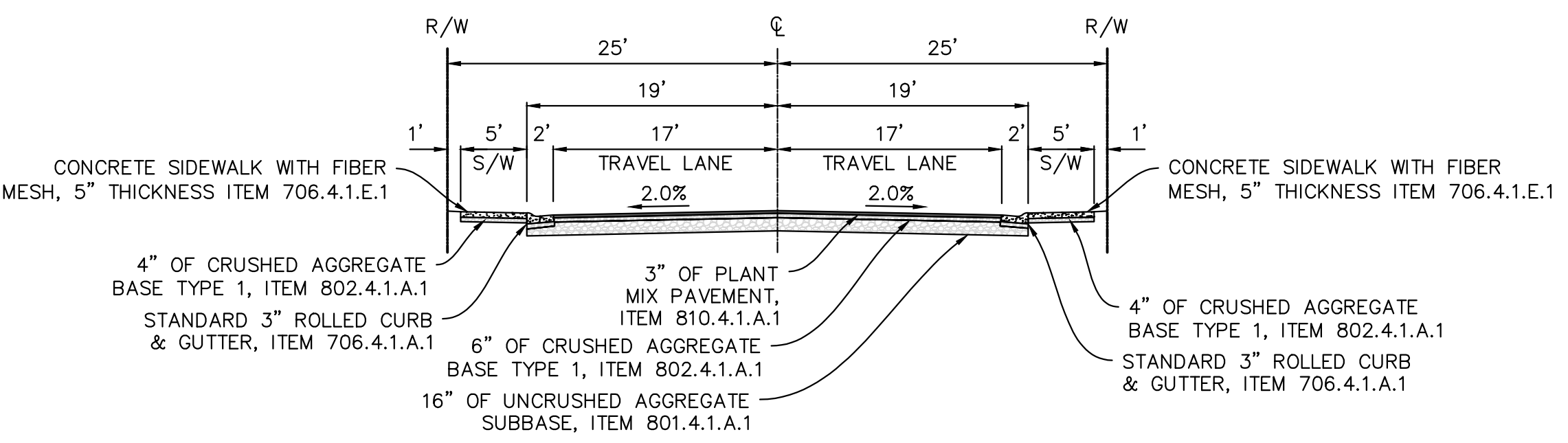
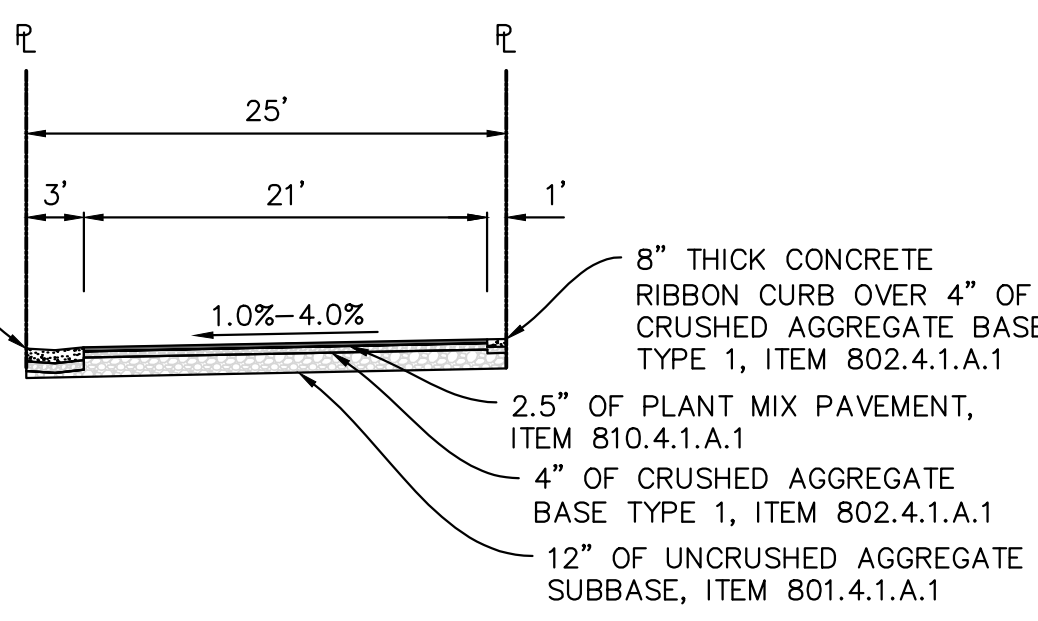
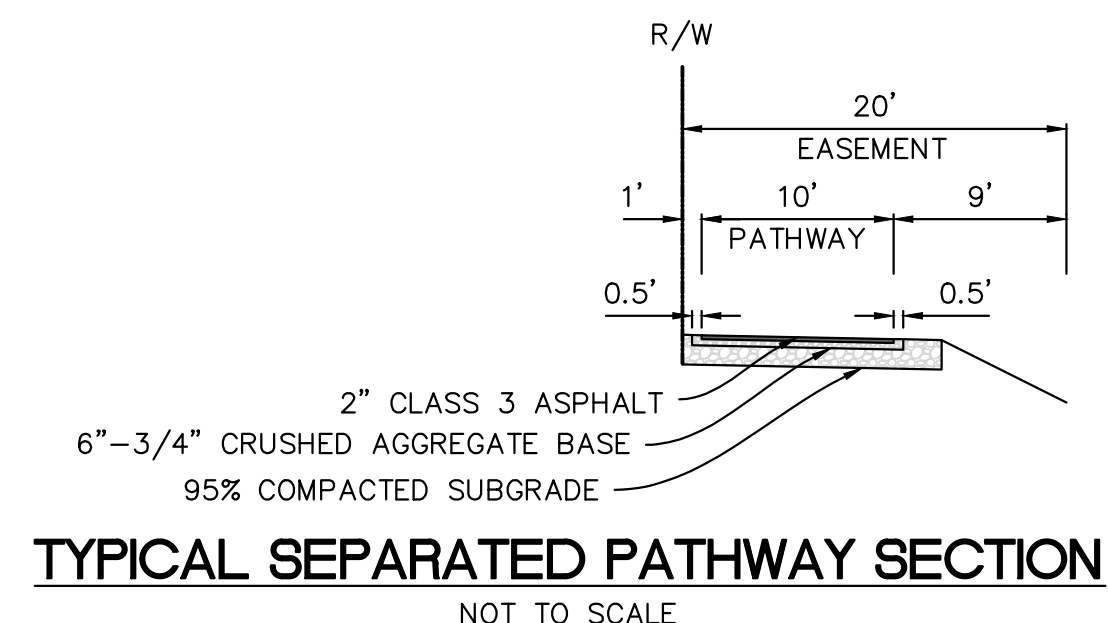
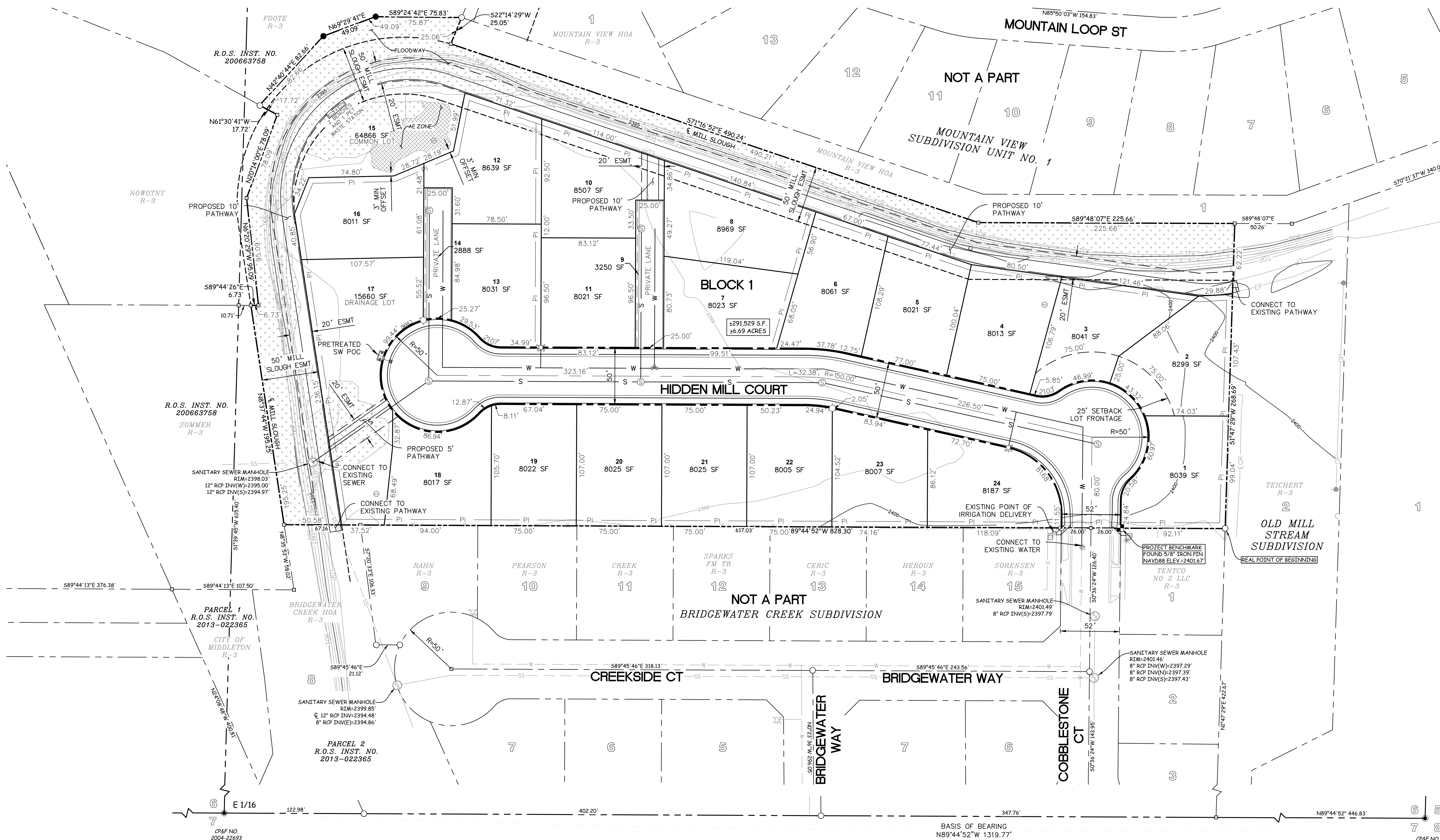
REVISION	DATE	BY
ORIGINAL	06/13/2022	MM

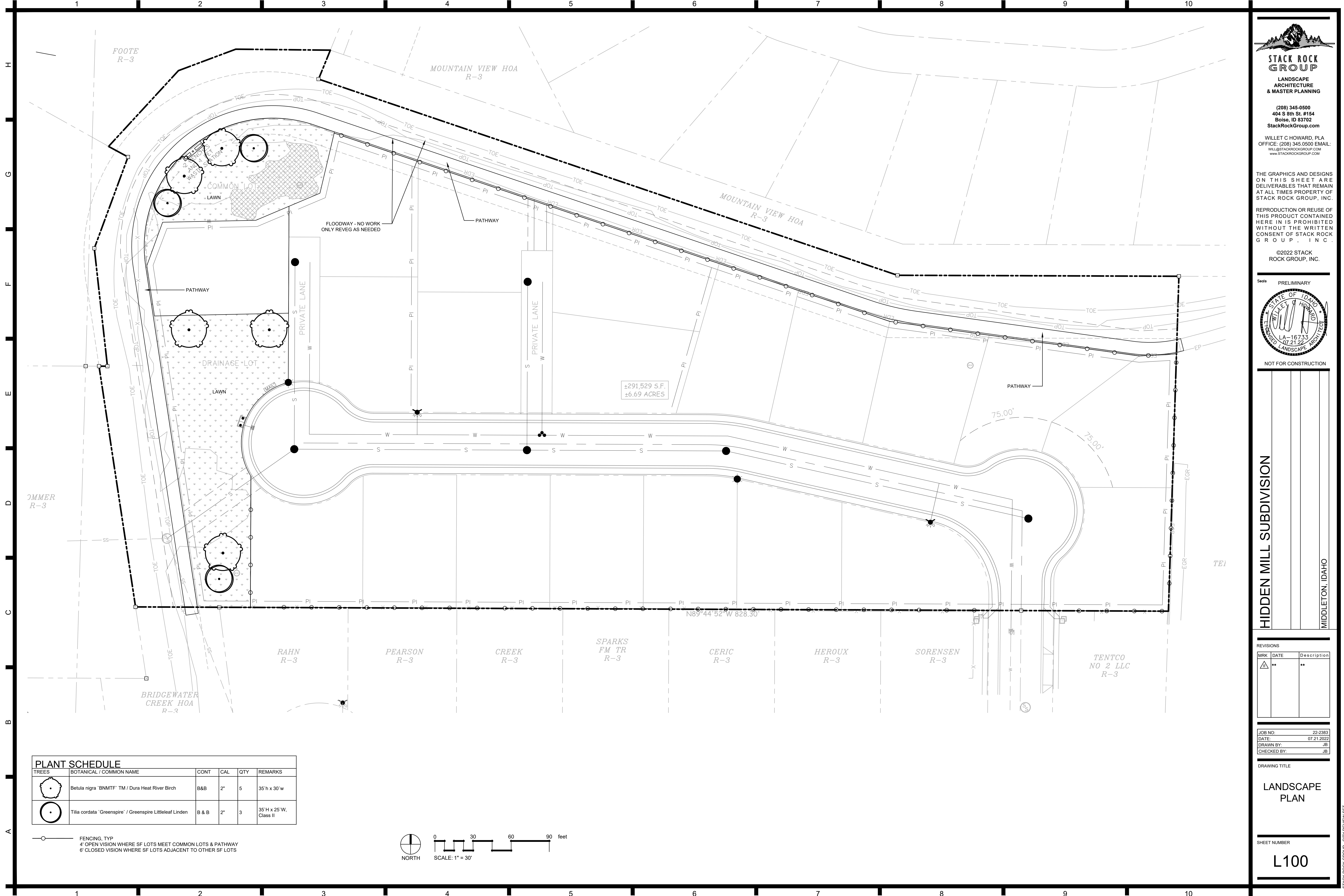
NE JOB #: 321-105.1  
DATE: 09/13/2022  
DRAWN BY: MN  
CHECKED BY: CS

PRELIMINARY

PRELIMINARY  
PLAT

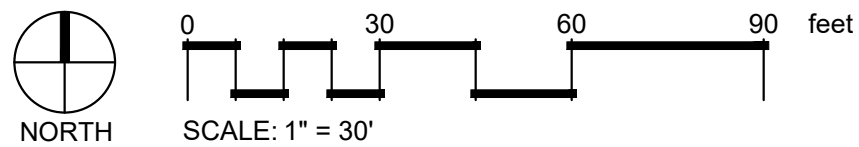
PP-02





PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"	5	35'h x 30'w
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	3	35'H x 25'W, Class II

FENCING, TYP  
4" OPEN VISION WHERE SF LOTS MEET COMMON LOTS & PATHWAY  
6" CLOSED VISION WHERE SF LOTS ADJACENT TO OTHER SF LOTS



STACK ROCK  
GROUP

LANDSCAPE  
ARCHITECTURE  
& MASTER PLANNING

(208) 345-0500  
404 S 8th St. #154  
Boise, ID 83702  
StackRockGroup.com

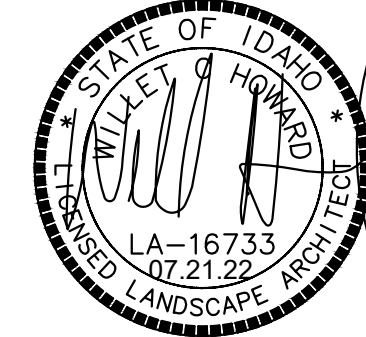
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WILL@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2383  
DATE: 07.21.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

L100



LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published), and City of Middleton, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of
- 6.5-8.0.

Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install  $\frac{3}{8}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.

5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.2. Adhere to city codes when connecting to city water.

8.3. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a
- lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, Z2, 11.

8.8. Use common trenching where possible.

8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.11. Connect mainline to point of connection in approximate location shown on plan.

8.12. Contractor is responsible complying with all codes and paying all permits necessary.

8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.14. All drip irrigation to be buried 2" below finished grade.

8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.

8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES

9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP  $\frac{1}{2}$  OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

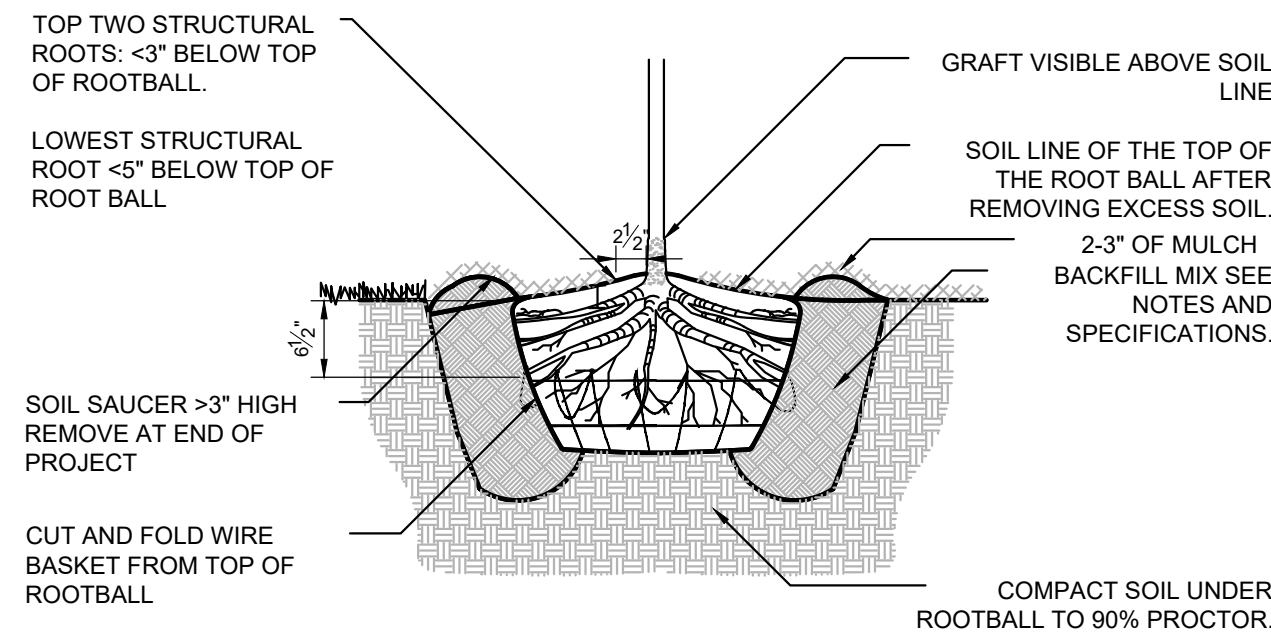
NOTE:

REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS  $\frac{1}{2}$ " HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

NOTE:

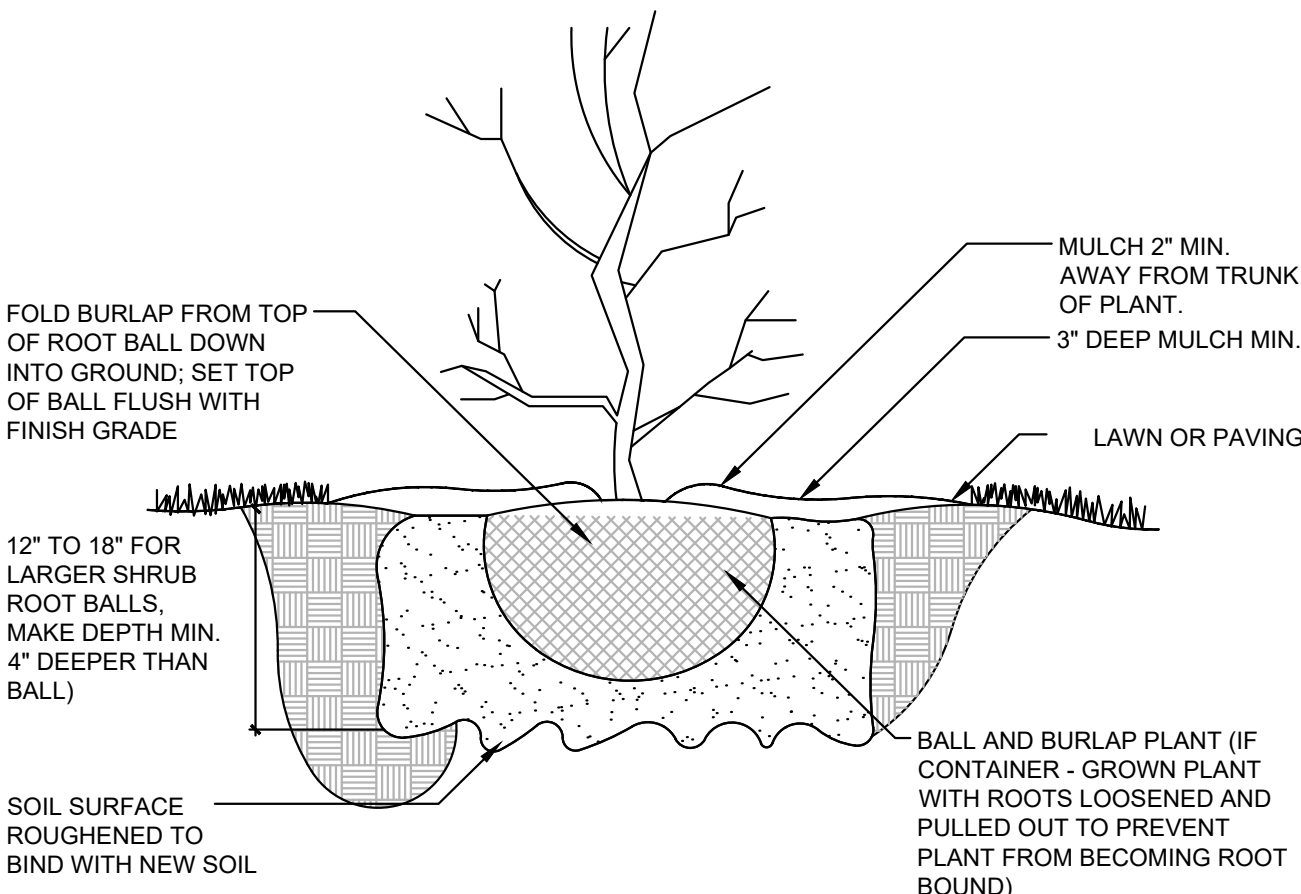
\*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS  
\*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS  
\*PLANTS & MULCH PER PLAN



1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

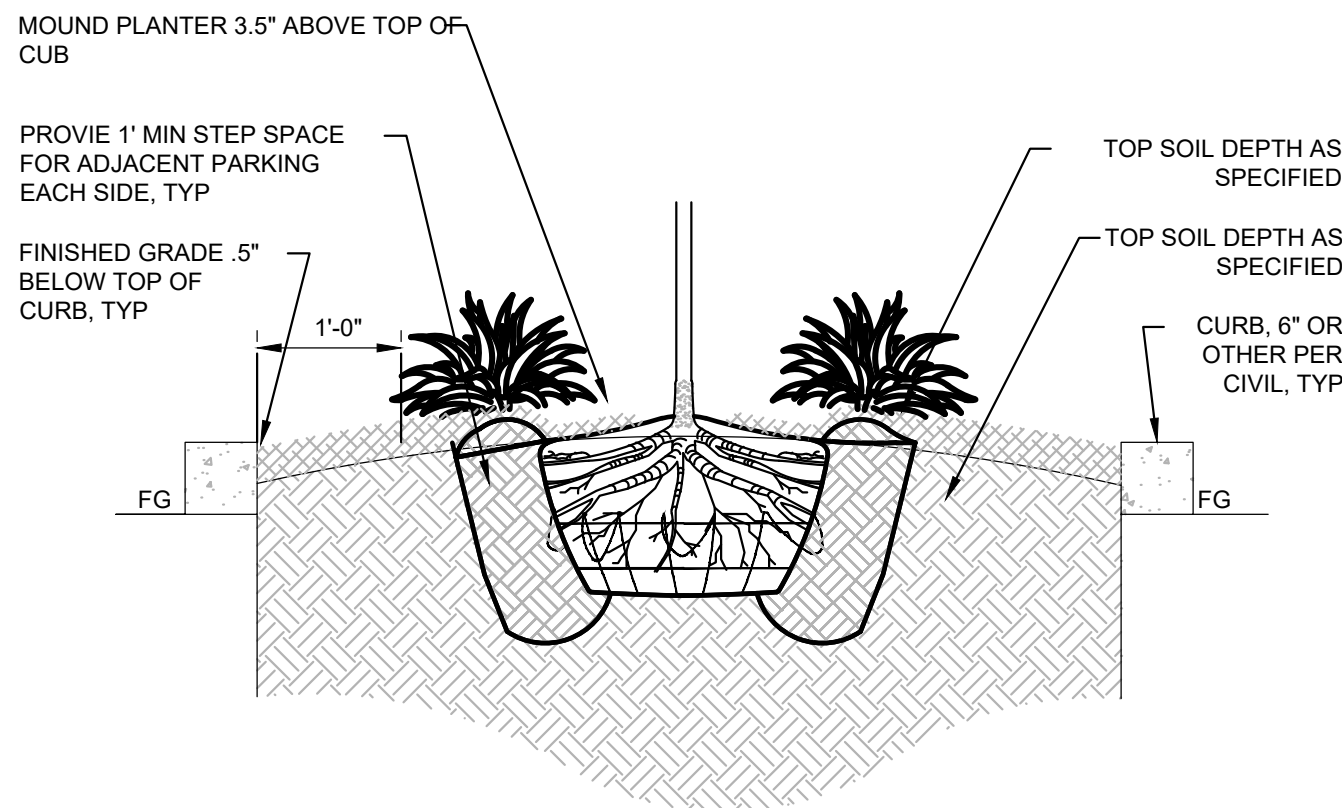
32933-01



2 SHRUB PLANTING

1" = 1'-0"

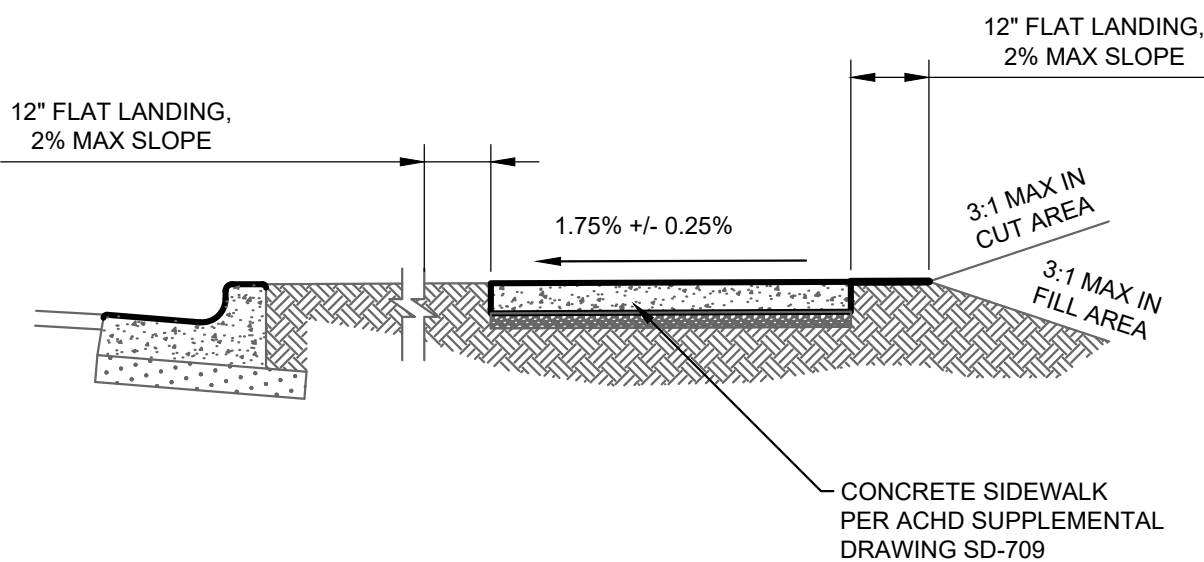
329333-03



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01



NOTE: REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

X CONCRETE SIDEWALKS ADJ LANDING-12"

3/8" = 1'-0"

329320-05



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500  
404 S 8th St. #154  
Boise, ID 83702  
StackRockGroup.com

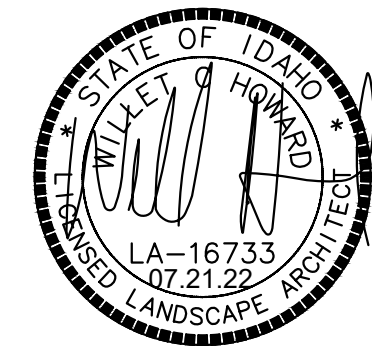
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WLL@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2383  
DATE: 07.21.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

NOTES & DETAILS

SHEET NUMBER

L150

## EXHIBIT “B”

### City Engineer & Planner Comments



April 4, 2022

TO: Jennica Reynolds, Planner

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

RE: Hidden Mill Subdivision –Preliminary Plat

---

Thank you for the opportunity to review the above referenced preliminary plat submittal.

**Reduce plat to one page.**

MCC 5-4-4.2. a. Please add bearing and distance to section corner, quarter corner or monument of record.

MCC 5-4-4.2. b. Add title block to the upper center. Add location and date.

MCC 5-4-4.2. g. Show floodplain and floodway on the plat.

MCC 5-4-4.2. h.

1. Dimension rights of way.
2. Show existing easements for Mill Slough.

MCC 5-4-4.2 a and l. The boundary is required to be surveyed and stamped by PLS including ties to corners. Use the description you provided and verify the boundary can be retraced before you resubmit.

A MCC 5-4-10-2. o. Number lots sequentially. Is Mill Slough area going to be a separate lot?

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. Add a note regarding site fill or otherwise address. Less than 3ft of cover is a concern for the City.

MCC 5-4-4.3.c

1. Add a note: Stormwater facilities are owned by HOA and the provisions for maintenance will be specified in CCRs. Specify lot 14 as used for stormwater management.

Note 6. Combine note 6 and note 12. Identify irrigation district and whether lots are subject to assessment.

Note 1. Put "and" between general access and utility.

Submit a variance application if the cul-de-sac length is greater than 600ft. Dimension it please – so the length may be verified.



May 23, 2022

TO: Jennica Reynolds, Planner

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

RE: **Hidden Mill Subdivision –Preliminary Plat**

---

Thank you for the opportunity to review the above referenced preliminary plat follow up submittal.

MCC 5-4-4.2. g. Show floodplain and floodway on the plat. This information is not discernable.

MCC 5-4-4.2. h.

1. Dimension rights of way. Keep the 52ft right of way for Cobblestone through the culdesac then transition to 50ft for Hidden Mill limits.
2. Show existing easements for Mill Slough. If the Mill Slough easement is consistent through the limits then modify language to reflect 50ft from centerline of Mill Slough.

MCC 5-4-4.2 a and l. The boundary has a bearing in error on west side. Add the section corner and ties to PP-02.

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. **Add a note regarding the sewer and site fill: Up to three feet of site fill will be required for sewer installation.**

July 28, 2022

TO: Roberta Stewart, Planner

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



**RE: Hidden Mill Subdivision - Preliminary Plat Recommendation of Approval**

---

Thank you for the opportunity to review the above referenced preliminary plat submittal.

We recommend Mayor and City Council approve the preliminary plat.

# EXHIBIT “C”

## Agency Comments



# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

DATE: April 8, 2022

TO: Middleton City Planning and Zoning  
Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: The Hidden Mill Subdivision

## Fire District Summary Report:

1. **Overview** This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho.
2. **Fire Response Time:** This development will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is 0.7 miles with a travel time of 2 minutes under ideal driving conditions to the entrance of the Bridgewater Subdivision.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
  - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. With this purposed development utilizing the Bridgewater Subdivision main entrance the entrance will now be used by over 30 homes. (Bridgewater = 21 single family lots, The Hidden Mill Subdivision = 20 Single family lots)
    - i. Option – Provide secondary access.
    - ii. Option – Provide secondary emergency access only.
    - iii. Option - Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.1.2 or 903.3.1.3, access from two directions shall not be required.





# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

- e. The fire district requires that Autoturn models be submitted for review. Autoturn models should reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
  - f. Traffic calming devices will require approval by the Fire District
  - g. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - h. Dead-end fire apparatus access roads (Common driveways & streets) in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4 of IFC.
  - i. Signs – Fire lane signs as specified in IFC section D103.6 shall be posted on one side of the fire apparatus access roads more than 26 feet wide and less than 32 feet wide starting at the entrance of Bridgewater Subdivision. (See attached picture)
  - j. The applicant shall work with City of Middleton and Middleton Rural Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
  - k. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
  - l. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"
  - m. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
4. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.





# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

- 
- b. Automatic Fire Sprinklers as option due to access. Will be in accordance with IFC and AHJ for review, approval and permitting.
  - c. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the City of Middleton for bacteria testing.
  - d. Water Supply: Final Approval of the fire hydrant locations shall be by the Middleton Rural Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
    - i. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
    - vi. Fire hydrants shall be provided to meet the requirements of the City of Middleton Water Standards.
    - vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
5. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued
6. **Additional Comments:**
- a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
  - b. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

**Boise Office**  
1101 W. River St.  
Suite 110  
Boise, Idaho 83702  
Tel. (208) 629-7447

**Challis Office**  
1301 E. Main Ave.  
P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



# SAWTOOTH LAW

## OFFICES, PLLC

September 1, 2022



**David P. Claiborne**

**S. Bryce Farris**

**Evan T. Roth**

**Daniel V. Steenson**

**Andrew J. Waldera**

**Brian A. Faria**

**Patxi Larrocea-Phillips**

**John A. Richards**

**Matthew A. Sturzen**

**Katie L. Vandenberg-Van Vliet**

**James R. Bennetts (retired)**

Jennica Reynolds  
Middleton Planning and Zoning Official  
P.O. Box 487  
Middleton, Idaho 83644

Re: **Hidden Mill Preliminary Plat**

Dear Ms. Reynolds:

Drainage District No. 2 has an easement that courses through or abuts this property. This easement is 100 feet, 50 feet each side of the centerline, for open drains and 50 feet, 25 feet each side of the centerline for piped or closed drains. The developer must contact the District's attorney's, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into the District's facilities occurs. The District must review drainage plans and construction plans prior to any approval.

The District generally requires a License Agreement prior to any approval for the following reasons:

1. Relocation of a District facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of District facility.
3. Encroachment on a District facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into District facilities.

Also, please be advised that the District does not approve of trees within the District's easement. Therefore, any existing trees within the District's easement will need to be removed. On occasion, the District may make exceptions on a case by case basis, which require the developers/owners obtain written permission from District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk

cc: DD#2 Board of Directors **www.sawtoothlaw.com**

*Attorneys licensed in Idaho, Montana, Oregon and Washington*



# Middleton School District #134

*Every Child Learning Every Day*

## City of Middleton--Public Hearing Notice Response

### General Response for All New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 134% of capacity with three portable units. Mill Creek Elementary is at 123% of capacity with 2 portables (soon to be 4).** We are nearing capacity, but have not superseded at this point, at our high school (94%) and middle school (85%). As it stands now there is a need for additional facilities in our school district, primarily at the elementary grades. We have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

We have completed a demographic study performed for our school district boundaries and the data suggests for every new home we could expect between 0.5 and 0.7 (with an average of .559) students to come to our school. That is the factor/rate we use to make our projection of student impact for each development.

We encourage the city to be judicious in their approval process recognizing that each new development brings new students to our school and will increase the burden placed on taxpayers within the school district. New facilities, primarily an elementary school, are needed now, but additional students continue to increase that need.

### Hidden Mill (Middleton)

Students living in the subdivision as planned would be in the attendance zones for Mill Creek Elementary, Middleton Middle School, and Middleton High School. With 20 total lots, we would anticipate, upon completion, an increase of 10-14 students between Mill Creek Elementary, Middleton Middle School, and Middleton High School. **To put this in perspective, that equates to less than 1 classroom of students (ave. 25 students).**

In addition to the increase in student population, based on the location, bussing would be provided for school students attending Middleton Middle School and Middleton High School. Bussing would not be provided for Mill Creek Elementary students. On September 15<sup>th</sup>, 2022, Bob Unger, representing the developers, met with district employees and addressed the safe routes to school, indicating that there would be a sidewalk/path included that would connect to the existing sidewalk network allowing for safe routes to school.

Questions, clarifications, or comments should be directed to:

Marc Gee, Superintendent. ([mgee@msd134.org](mailto:mgee@msd134.org))

**Marc Gee**

Superintendent

**Lisa Pennington**

Assistant Superintendent

5 South Viking Avenue  
Middleton, ID 83644

(208) 585-3027  
[msd134.org](http://msd134.org)

## EXHIBIT “D”

### Surrounding Landowner Comments

June 4, 2022

Planning and Zoning Department  
City of Middleton  
P.O. Box 487  
Middleton, ID 83644

To whom it may concern:

I am writing you concerning the public hearing notice sent via mail regarding Hidden Mill Preliminary Plat. It is my understanding that there is a public hearing to be held in regard to a proposed development of twenty residential lots and four common lots in the Hidden Mill Subdivision. I wish to express my comments and concerns prior to the public hearing concerning this matter.

I own the lot next to the designated area of this proposed development. I would support this development if the following terms were considered and met. First, I would ask the developer if we could tap into the existing utilities for our use, particularly the water and sewer utilities. Second, I would respectfully request that the developer build a privacy fence between the entire length of my lot and the proposed development at his or her sole expense on or before October 30, 2022. Third, should the developer want to extend the existing paved trail behind his or her development, that would be acceptable at the expense of the developer, even if it is built on or near my property. Finally, there is a private drive to my lot, and I would request that access to the new development does not utilize the private road to my building lot.

It has been a pleasure to have the opportunity to discuss this matter with your department. I am appreciative of the time and effort that is being put into making this project worthwhile, both for the developer as well as the current residents and landowners in the area. Also attached is an image that depicts the location of my lot (circled in yellow) in relation to the proposed development site. Please let me know if you have any additional questions regarding my comments, requests, or property.

Thank you,

Brent Schwab  
505-695-3792  
brentschwab@gmail.com

An aerial photograph of a residential area with property lines overlaid in cyan. A large, irregularly shaped, light-brown area in the upper left is labeled 'SITE' in large red letters with a blue outline. To the right of this area, a yellow circle highlights a specific lot. Below the 'SITE' area, a horizontal road is labeled 'Crockside Ct'. To the right of 'Crockside Ct', a vertical road is labeled 'Bridgewater Way'. Further to the right, another vertical road is labeled 'Cobblestone Ct'. At the bottom of the image, a horizontal road is labeled 'Cornell St'. The area below 'Cornell St' shows more residential lots, with some labels partially visible like 'anyon Dr' and 'a Dr'.

**SITE**

Crockside Ct

Bridgewater Way

Cobblestone Ct

Cornell St

anyon Dr

a Dr



Public  
Comment  
Submitted  
6/7/22  
RLB

Sam Sommer

407 E. 1st St


Middleton Id, 83644

I own 260' across  
the drain from your  
project

I am concerned about  
people accessing the  
sewer pipe to my  
property.

The Right of way  
I hope you maintain  
the R.W. for equip  
to maintain the drain





I am concerned  
with the car lights  
turning around in the  
cold sac's

About the new  
crime rate,  
who will police  
the bike path

Thank you

Sam & Shannon  
Sommer

# EXHIBIT “E”

Planning & Zoning FCR  
Public Hearing 8/8/2022



# Middleton Planning & Zoning Commission

## Findings of Facts, Conclusions of Law, and Decision & Recommendation

---

**In the Matter of the Request of IAG, LLC (successor in interest, "IAG Hidden Mill, LLC") and Unger Enterprises, LLC for Preliminary Plat with respect the Hidden Mill Subdivision (Tax Parcel 33891010):**

### **A. Findings of Fact:**

1. Hearing Facts: See Staff Report for the hearing date of August 8, 2022, which Report is attached hereto as Exhibit "1" and incorporated herein by this reference.
2. Process Facts: See Staff Report for the hearing date of August 8, 2022, Exhibit "1".
3. Application and Property Facts: See Staff Report for the hearing date of August 8, 2022, Exhibit "1".
4. Required Findings per Middleton City Code 1-14-2(E)(7), Idaho State Statute Title 67, Chapter 65, and Title 50, Chapter 13; Idaho Standards for Public Works Construction and Middleton Supplement thereto; and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4: See Staff Report for the hearing date of August 8, 2022, Exhibit "1".

### **B. Conclusions of Law:**

1. That the City of Middleton exercised the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. That due consideration has been given to the comments received from the governmental subdivisions providing services in the City of Middleton planning jurisdiction, comments received from individuals of the public, and comments from City Planning Staff and City Engineer.
3. That notice of the application and public hearing was given according to law.
4. That Planning and Zoning Commission's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
5. That codes and standards applicable to the application are the Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, and Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4 and Idaho State Code Secs., 67-6503, 67-6509, 67-6511, 67-6513, 50-1301 through 50-1329.
6. That public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
7. That this recommendation is subject to the Conditions of Approval set forth in the attached Staff Report for the hearing date of August 8, 2022, Exhibit "1".

**C. Decision and Recommendation:**

Pursuant to the Planning & Zoning Commission's authority as provided in Middleton City Code 1-5-5, and based upon the above Findings of Facts and Conclusions of Law, it is hereby recommended that:


1. City Council approve the application of IAG, LLC (successor in interest, "IAG Hidden Mill, LLC") and Unger Enterprises, LLC for Preliminary Plat with respect to the Hidden Mill Subdivision subject to the conditions of approval set forth Staff Report for the August 8, 2022, public hearing on the matter (Exhibit "1") and subject to the condition that the applicant meet with the School District to discuss possible ways to assist with the impact of the subdivision.

WRITTEN RECOMMENDATION APPROVED ON: September 14, 2022.



Heidal Summers, Vice Chairman  
Planning and Zoning Commission

Attest:



Jennica Reynolds  
Planning and Zoning Department

***Please take notice that pursuant to MCC 1-14-2(E)(10), applicant shall have 14 days after a signed final decision to request reconsideration by the final-decision maker. Such request must identify specific deficiencies in the final decision. Failure to request reconsideration may invalidate a subsequent judicial appeal. Additionally, pursuant to Idaho State Statute 67-6521, any affected person aggrieved by a final decision may, within 28 days after all remedies have been exhausted under local ordinances, seek judicial review as provided in chapter 52, Title 67. Additionally, please take notice that Applicant has a right to request a regulatory taking analysis pursuant to Idaho State Statute section [67-8003](#).***

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# EXHIBIT “1”

## Staff Report

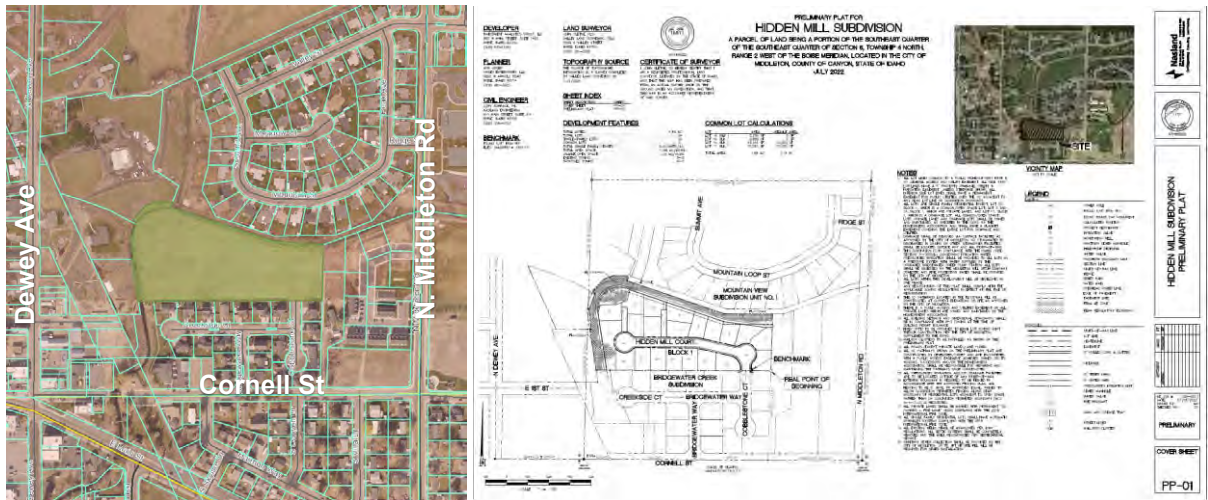
Planning and Zoning Public Hearing 8/8/2022



# STAFF REVIEW AND REPORT

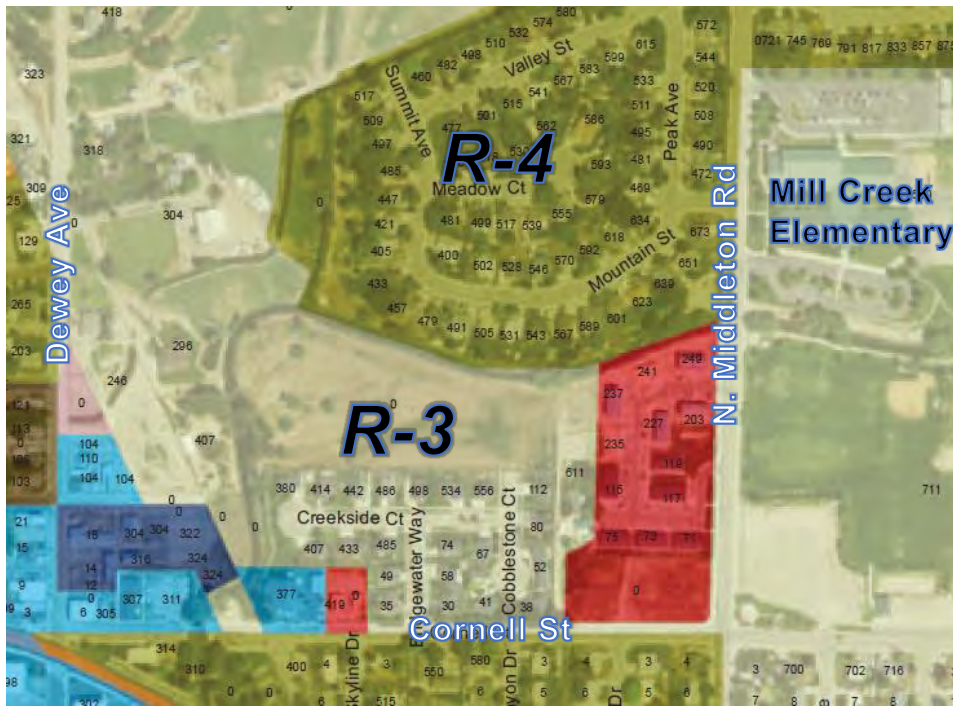
## Middleton Planning and Zoning Commission

### Hidden Mill Subdivision Snapshot Summary



- A. Planning & Zoning Commission Hearing Date:** August 8, 2022
- B. Project Description:** Residential subdivision with 20 single family buildable lots and 4 common lots on 6.65 acres of vacant land located at the end of Cobblestone Ct., on the north side of Bridgewater Creek Subdivision. (Tax Parcels No. R33891010)
- C. Application Requests:** Applicant has one application for Preliminary Plat.
- D. Applicant Information:** Application was received and accepted on November 15, 2021
- Applicant/Owner: Wade Thomas, IAG, LLC  
800 W. Main St., Suite 1460  
Boise, Idaho 83702
- Representative: Bob Unger, Unger Enterprises, LLC  
9662 W. Arnold Rd.  
Boise, Idaho 83714
- E. Current Zoning & Property Condition:** The property is an infill lot and is located in Middleton City zoned R-3 (Single-Family Residential). It is adjacent to a residential subdivision (Bridgewater Creek) on the south that is zoned R-3 and the subdivision (Mountain View) on the north is zoned R-4. Mill Creek Elementary is located just to the east and north.





**F. City Services:** City water and sewer are located immediately south in the Bridgewater Creek Subdivision.

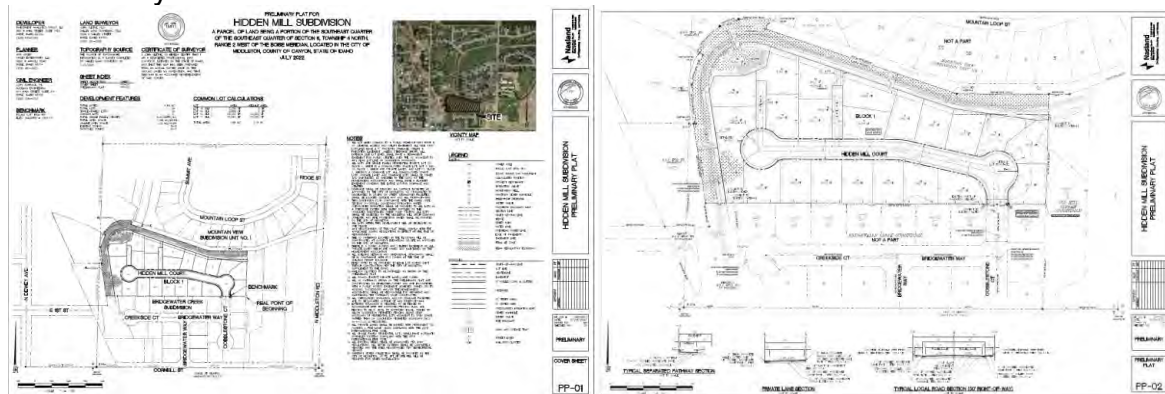


Water — Sewer —

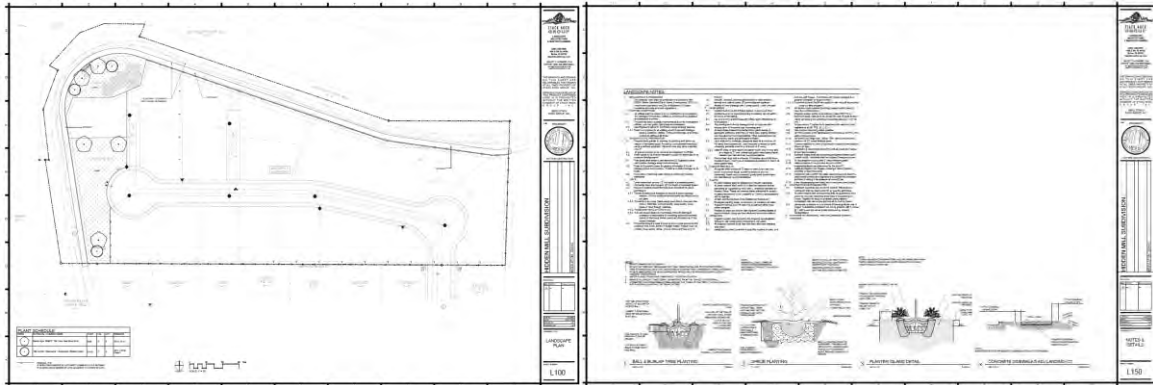


- G. Traffic, Access & Streets:** The subdivision is surrounded by the Mill Slough ditch along the north and west sides of the property. Road access will be through the Bridgewater Creek Subdivision to the south with Cobblestone Ct as the access point.
- H. Pathway, Sidewalks & Open Space:** There is an extensive pathway planned that will run along the Mill Slough to the north and west of the project. The public pathway will be a 10 ft wide asphalt paved path with a public access easement. This pathway will also connect to the existing pathway east of the project and north of McKinley Meadows. This pathway is identified in the Comprehensive Plan as a means of connecting to sidewalks/pathways along Middleton Road and the existing pathway to the south along SH44 and S. Middleton Rd. In all, the development will provide 13% open space with various amenities of covered areas, playground, picnic tables and benches located on the common lots.
- I. Middleton Rural Fire District:** Fire Chief Deputy Islas of Middleton Rural Fire District requires that each residence have a fire suppression sprinkler system installed in the home to bring it up fire code. This is because there is no additional access to the subdivision except Cobblestone Ct. The developer has agreed to this condition.
- J. Storm Drain and Pressurized Irrigation:** Storm drain facilities and pressurized irrigation have been provided and are approved by the City Engineer.
- K. Floodplain:** Middleton City Code 5-4-13-2 outlines the requirements for developing in the floodplain. The developer has submitted a Floodplain Development Permit Application and will bring the site up to code per FEMA and Middleton City Code. In addition, prior to each building permit issued the builder will be required to submit a flood plain permit application and a pre-construction elevation certificate. A post construction elevation certificate will also be submitted and approved prior to Certificate of Occupancy. Both the pre-construction and post construction elevation certificates will be reviewed and approved by the City Floodplain Administrator.
- L. Preliminary Plat Application:** The project will be brought to completion in one phase. (Exhibit "A" Preliminary Plat and Landscape Plan)

#### Preliminary Plat:



## Landscape Plan:



## FINDINGS:

*Planning Staff finds that the preliminary plat complies with all dimensional standards and codes of the City of Middleton, and as will be shown in more detail below is in harmony with the Comprehensive Plan.*

- K. Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map. The intended use is Residential which is an allowable use in the Mixed-Use area (green) shown on the Land Use Map.



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

- a. *Goal 2:* Preserve and protect private property rights as required by Idaho law.
- b. *Goals 3:* The project provides safe transportation services by creating on-site sidewalks and pathways as extensions or connections to public pathways or sidewalks.

- c. *Goal 11:* The project will allow dwelling types that match residents' lifestyles by promoting in-fill housing improvements.

**L. Comments from City Engineer and City Staff:** Exhibit "B" Copies of City Engineer comments dated 4/4/2022, 5/31/2022 and recommendation letter dated 8/2/2022.  
Staff Comments dated 4/5/2022

**M. Comments from Agencies:** Exhibit "C"  
*MRFD dated 4/8/2022:*

**N. Comments Received from Surrounding Landowners:** Exhibit "D"  
*Brent Schwab dated 6/4/2022*  
*Sam Sommer dated 6/7/2022*

<b>O. Notices:</b>	<b>Dates:</b>
Neighborhood Meeting	11/1/2021
Newspaper Notification	5/29/2022
Radius notification mailed to Landowners within 500'	5/27/2022
Circulation to Agencies	5/27/2022
Sign Posting property	5/27/2022

*Planning staff finds that notice was appropriate and given according to law. The hearing was tabled from June 13, 2022 to August 8, 2022 due to the Moratorium that was in place June 2, 2022 to July 20, 2022.*

**P. Applicable Codes and Standards:**  
Idaho Code Secs., 67-6503, 67-6509, 67-6511, 67-6513, 50-1301 through 50-1329.  
Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction.  
Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4.

**Q. Conclusions and Recommended Conditions of Approval:**

The Planning & Zoning Commission is tasked with considering the application for Preliminary Plat and then making a recommendation to City Council for approval or denial of the application.

According to Idaho State Law and the Middleton City Code, any recommendation must be based upon *Findings of Facts and Conclusions of Law*.

**Findings of Facts:**

Planning Staff has set forth the *Findings of Facts* above. If the Commission agrees with the testimony, evidence and *Findings of Facts* presented at the public hearing, the Commission may pass a motion to accept those *Findings of Facts*.

### **Conclusions of Law:**

Planning Staff finds that the Planning & Zoning Commission has the authority to hear this application and to recommend approval or denial of this application. Planning Staff also notes all public notice requirements were met and set forth the portions of the Idaho State Code and Middleton City Code to be considered in making a recommendation on the application. If the public hearing is held and conducted in compliance with Idaho State Code and the Middleton City Code, then the Commission may pass a motion to accept the *Conclusions of Law* set forth in the Staff Report and public hearing.

If the Commission is inclined to recommend approval of the Preliminary Plat application based upon the above *Findings of Facts and Conclusions of Law*, then Planning Staff recommends that any approval be subject to the following conditions:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All City planner comments to be completed and approved.
4. All City approved comments from MRFD to be completed and approved.
5. All Floodplain Administrator comments are to be completed and approved.
6. Pathway along the slough is to be 10 ft wide with a public access easement.
7. Sewer and water capacity to be reserved at the time the City approves the construction drawings for the project.

Lastly, if the Commission denies the application, Middleton City Code 1-14(E)(8) requires that the Commission “identify what the Applicant can modify in the application” to gain approval.

Prepared by: Jennica Reynolds - Deputy Clerk, Planning      Dated: 8/4/2022

# EXHIBIT “A”

## Preliminary Plat & Landscape Plan



**DEVELOPER**  
INVESTMENT ANALYTICS GROUP, LLC  
800 W MAIN STREET, SUITE 1460  
BOISE, IDAHO 83702  
(208) 639-3262

**PLANNER**  
BOB UNGER  
UNGER ENTERPRISES, LLC  
9662 W ARNOLD ROAD  
BOISE, IDAHO 83714  
(208) 861-5220

**CIVIL ENGINEER**  
CORY SCHRACK, PE  
NASLAND ENGINEERING  
910 MAIN STREET, SUITE 314  
BOISE, IDAHO 83702  
(208) 918-4707

**BENCHMARK**  
FOUND 5/8" IRON PIN  
ELEV. (NAVD88) = 2401.67'

**LAND SURVEYOR**  
JOHN GLETNE, PLS  
VALLEY LAND SURVEYING, PLLC  
5099 S VALLEY STREET,  
BOISE, IDAHO 83709  
(208) 261-2226

**TOPOGRAPHY SOURCE**  
THE SOURCE OF TOPOGRAPHIC  
INFORMATION IS A SURVEY COMPLETED  
BY VALLEY LAND SURVEYING ON  
11/4/2021.

**SHEET INDEX**  
SHEET DESCRIPTION SHEET  
COVER SHEET PP-01  
PRELIMINARY PLAT PP-02

### DEVELOPMENT FEATURES

TOTAL ACRES . . . . . 6.69 AC  
TOTAL LOTS . . . . . 24  
SINGLE-FAMILY LOTS . . . . . 20  
COMMON LOTS . . . . . 4  
TOTAL SINGLE FAMILY DENSITY . . . . . 3.00 UNITS/AC  
TOTAL OPEN SPACE . . . . . 1.98 AC/29.6%  
USABLE OPEN SPACE . . . . . 1.13 AC/16.9%  
EXISTING ZONING . . . . . R-3  
PROPOSED ZONING . . . . . R-3

### COMMON LOT CALCULATIONS

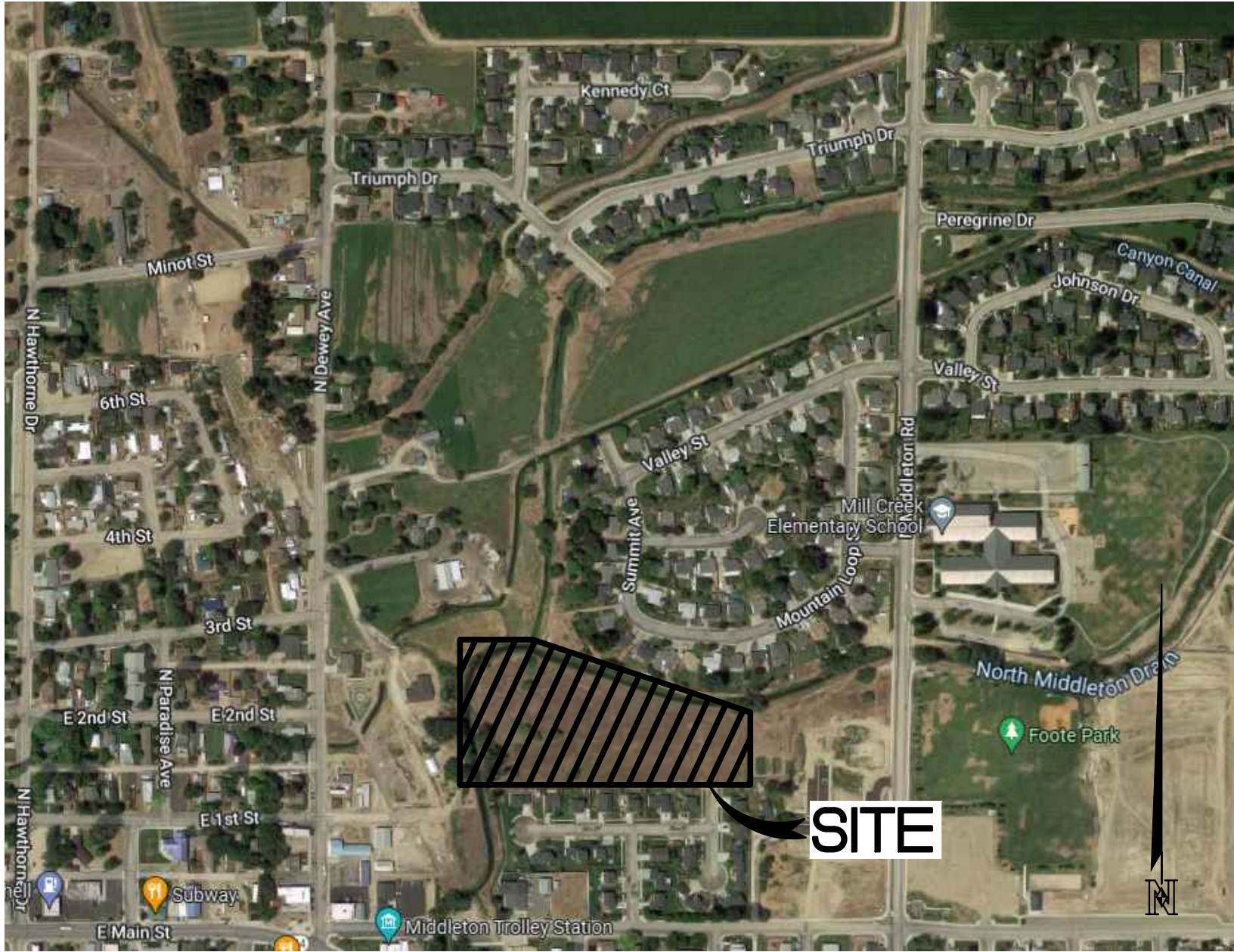
LOT	AREA	USEABLE AREA
LOT 9, BLK 1	3,250 SF	0 SF
LOT 14, BLK 1	2,888 SF	0 SF
LOT 15, BLK 1	64,414 SF	33,515 SF
LOT 17, BLK 1	15,590 SF	15,590 SF
TOTAL AREA:	1.98 AC	1.13 AC



**CERTIFICATE OF SURVEYOR**  
I, JOHN GLETNE, DO HEREBY CERTIFY THAT I  
AM A REGISTERED PROFESSIONAL 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 SUPERVISION, AND THAT  
THIS MAP IS AN ACCURATE REPRESENTATION  
OF SAID SURVEY.

## PRELIMINARY PLAT FOR HIDDEN MILL SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH,  
RANGE 2 WEST OF THE BOISE MERIDIAN, LOCATED IN THE CITY OF  
MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO  
JULY 2022



**VICINITY MAP**  
NOT TO SCALE

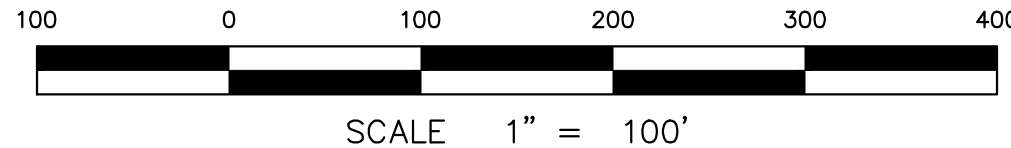
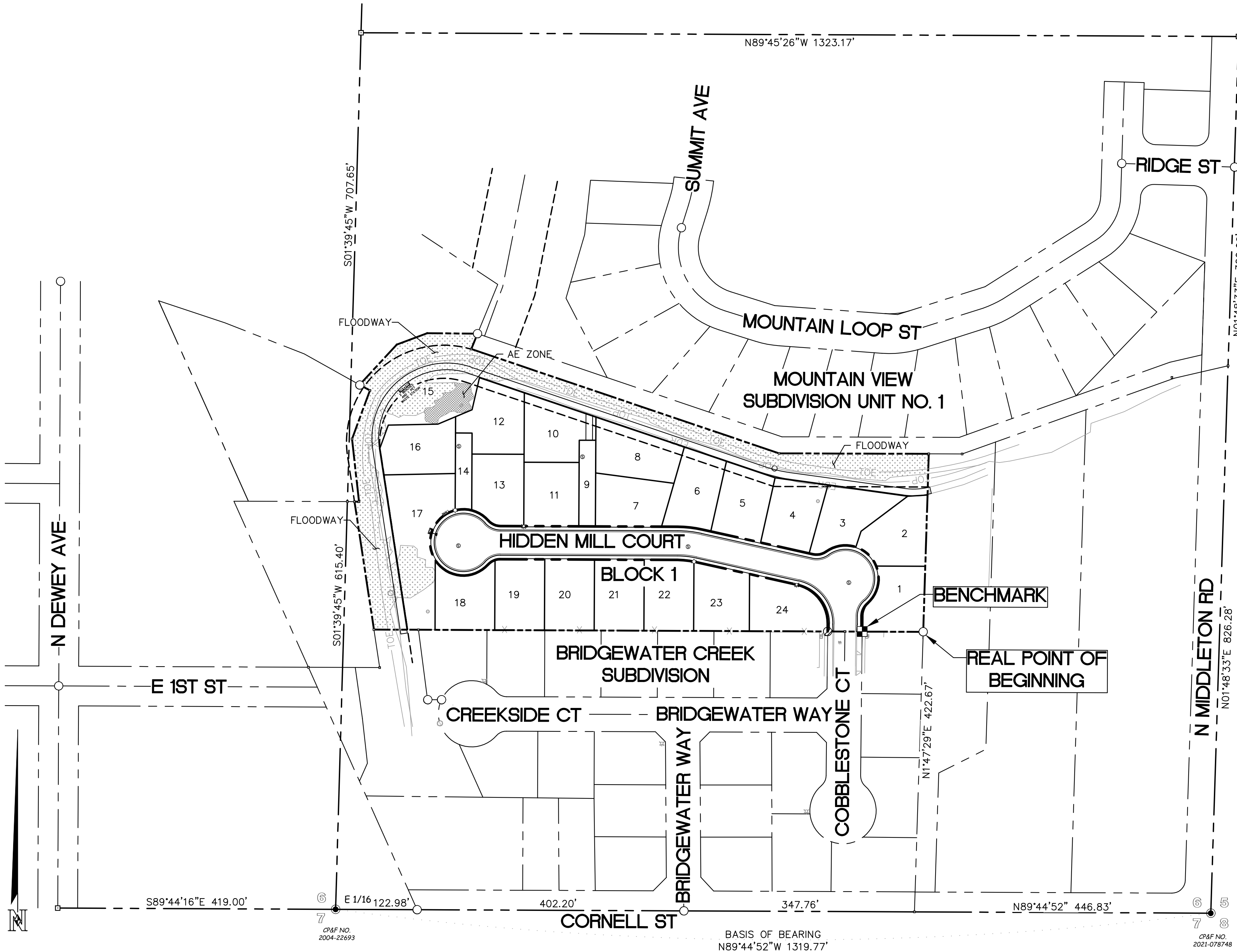
### LEGEND

EXISTING:

	POWER POLE
	FOUND 5/8" IRON PIN
	FOUND BRASS CAP MONUMENT
	CALCULATED POSITION
	PROJECT BENCHMARK
	IRRIGATION VALVE
	MONITORING WELL
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
	PROPERTY BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	FENCE
	SEWER MAIN
	WATER MAIN
	OVERHEAD POWER LINE
	EDGE OF PAVEMENT
	EASEMENT LINE
	FEMA AE ZONE
	FEMA REGULATORY FLOODWAY

PROPOSED:

	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	EASEMENT
	3" ROLLED CURB & GUTTER
	SIDEWALK
	8" SEWER MAIN
	8" WATER MAIN
	PRESSURIZED IRRIGATION LINE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SAND AND GREASE TRAP
	STREET LIGHT
	MAIL BOX CLUSTER



### NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' GENERAL ACCESS AND UTILITY EASEMENT. ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE, UTILITY & IRRIGATION EASEMENT. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE 10' ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT, LOT 15, BLOCK 1, WHICH IS A COMMON/OPEN SPACE LOT; LOT 9 AND 14, BLOCK 1, WHICH ARE PRIVATE LANES; AND LOT 17, BLOCK 1, WHICH IS A DRAINAGE LOT. ALL COMMON/OPEN SPACE LOTS, PRIVATE LANES AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED, AS SPECIFIED IN THE CCRS, BY THE HOMEOWNERS ASSOCIATION AND SHALL HAVE A BLANKET EASEMENT COVERING THE ENTIRE LOT FOR DRAINAGE AND UTILITIES.
- DRAINAGE SHALL BE REMOVED VIA SURFACE FACILITIES AS APPROVED BY THE CITY OF MIDDLETON. NO STORMWATER IS DISCHARGED IN DRAINS OR OTHER. STORMDRAIN FACILITIES SHALL BE LOCATED OUTSIDE ANY AND ALL RIGHT-OF-WAY.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(b) CONCERNING IRRIGATION WATER. PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE UPGRADED BRIDGEWATER CREEK PUMP STATION. ALL LOTS SHALL BE ASSESSED BY THE MIDDLETON MILL DITCH COMPANY.
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
- ALL LOTS WITHIN THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE 10' PATHWAYS LOCATED IN THE FLOODWAY WILL BE CONSTRUCTED AT CURRENT ELEVATIONS OR BFE AS APPROVED BY THE CITY OF MIDDLETON.
- THERE IS A PUBLIC ACCESS AND UTILITIES EASEMENT ON ALL PRIVATE LANES WHICH ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL BUILDING SETBACK AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH R-3 ZONING AT THE TIME OF BUILDING PERMIT ISSUANCE.
- FIBER OPTIC TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER THE CITY OF MIDDLETON SUPPLEMENT TO THE ISPW.
- MAILBOX CLUSTERS TO BE INSTALLED AS SHOWN ON THE PRELIMINARY PLAT.
- ALL ROADS (EXCEPT PRIVATE LANES) ARE PUBLIC.
- ALL 10' PATHWAYS SHOWN ON THE PRELIMINARY PLAT ARE CONSTRUCTED BY DEVELOPER/OWNER AND ARE ENCUMBERED WITH A PUBLIC ASSESS EASEMENT. HOWEVER, OWNER, OR ITS ASSIGNS, SUCCESSORS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR REPAIRING AND MAINTAINING THE PATHWAYS ONCE CONSTRUCTED.
- ALL PRESSURIZED IRRIGATION AND/OR DRAINAGE FACILITIES ARE TO BE LOCATED OUTSIDE OF ANY RIGHT-OF-WAY.
- EXTERIOR BOUNDARY IS REQUIRED TO BE FENCED IN ACCORDANCE WITH THE APPROVED FENCING PLAN. ALL FENCING TO BE 6" VINYL OR APPROVED EQUAL. WAIVER TO ALLOW SUBDIVISION PERIMETER FENCING ALONG REAR BOUNDARY OF RESIDENTIAL LOTS ADJACENT TO OPEN SPACE RATHER THAN ON SUBDIVISION PERIMETER BOUNDARY (MCC 5-4-11-2) IS REQUESTED.
- ALL PRIVATE LANES SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH THE 2018 INTERNATIONAL FIRE CODE.
- ALL EXISTING WELLS SHALL BE ABANDONED PER IDWR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER GEOTECHNICAL REPORT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MIDDLETON. UP TO 3FT OF SITE FILL WILL BE REQUIRED FOR SEWER INSTALLATION.

## HIDDEN MILL SUBDIVISION PRELIMINARY PLAT

REVISION	DATE	BY
ORIGINAL	07/18/2022	MN

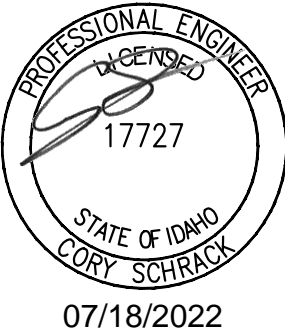
NE JOB # 321-105.1  
DATE: 07/18/2022  
DRAWN BY: MN  
CHECKED BY: CS

**PRELIMINARY**

**COVER SHEET**

**PP-01**

**Nasland**  
910 Main Street, Suite 314  
Boise, ID 83702  
Civil Engineering Consulting Land Planning  
T 208 918-4859  
nasland.com





**HIDDEN MILL SUBDIVISION  
PRELIMINARY PLAT**

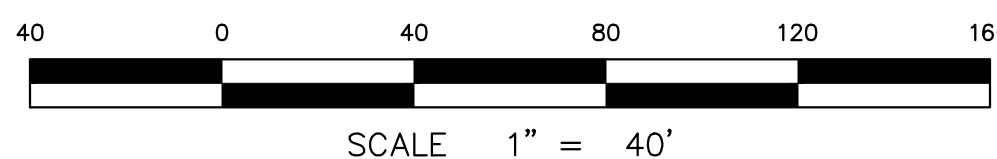
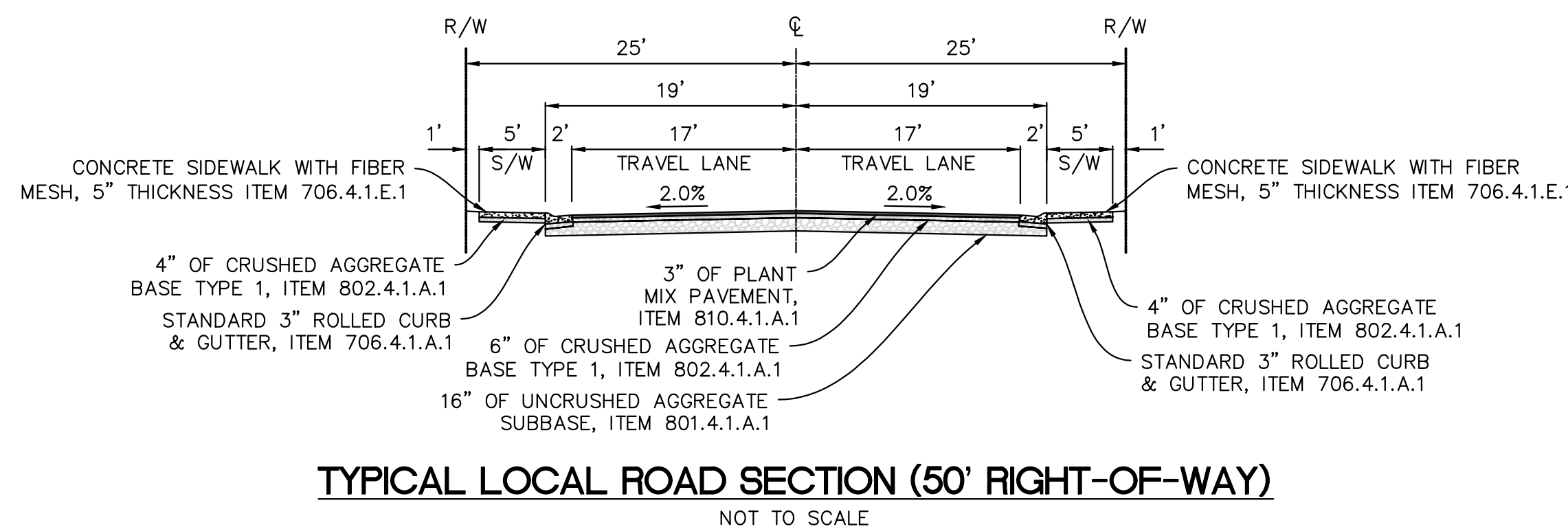
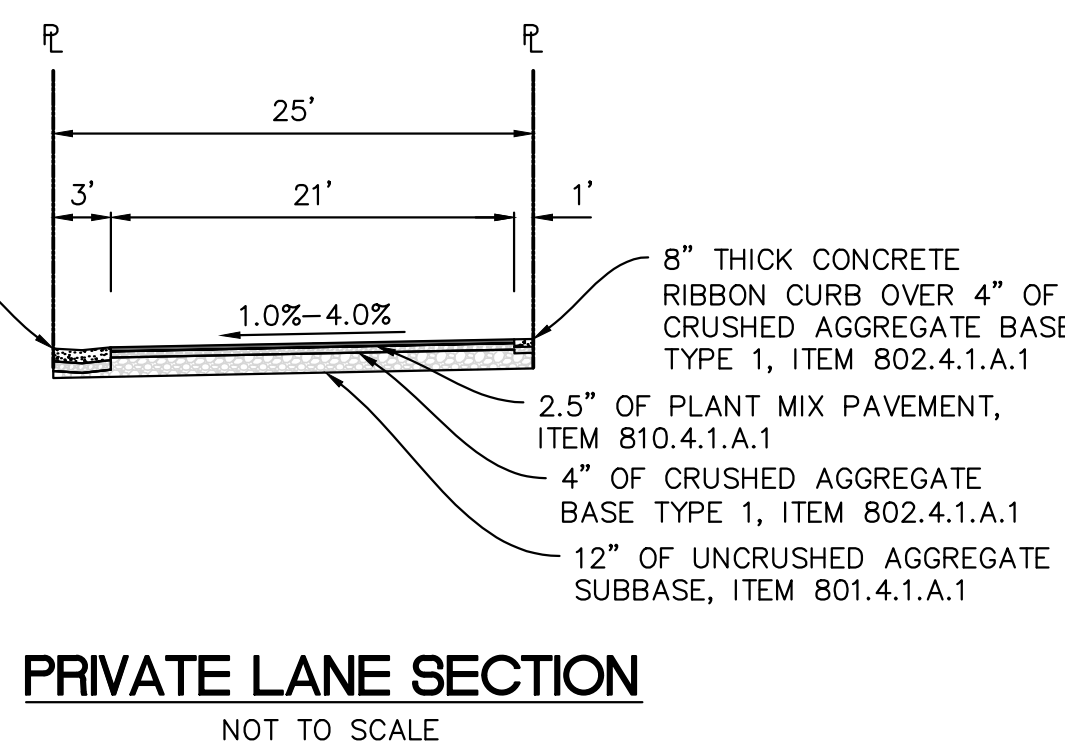
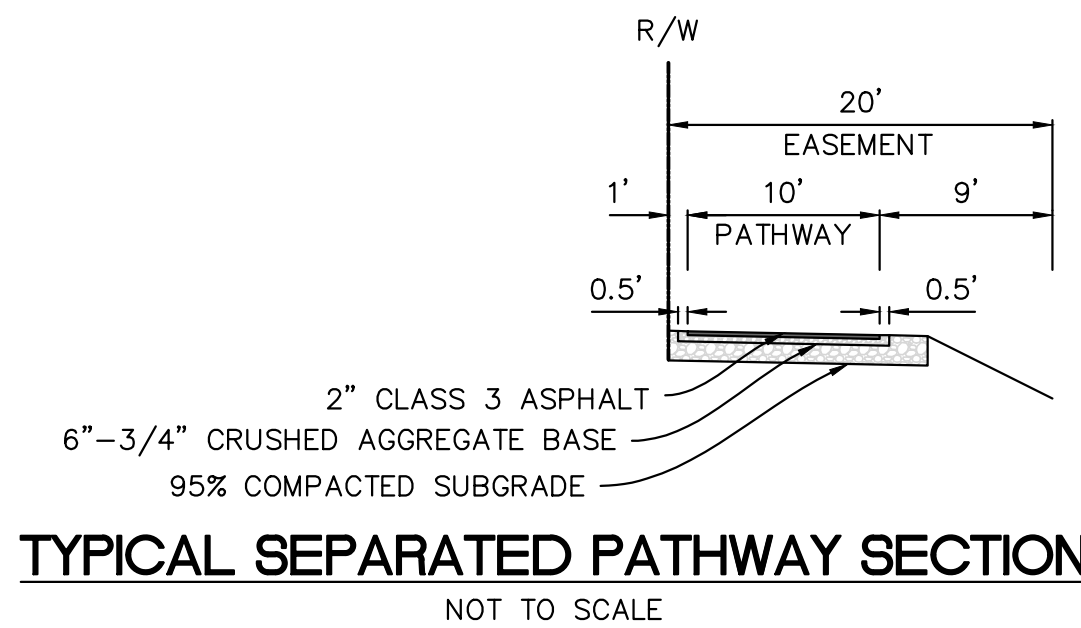
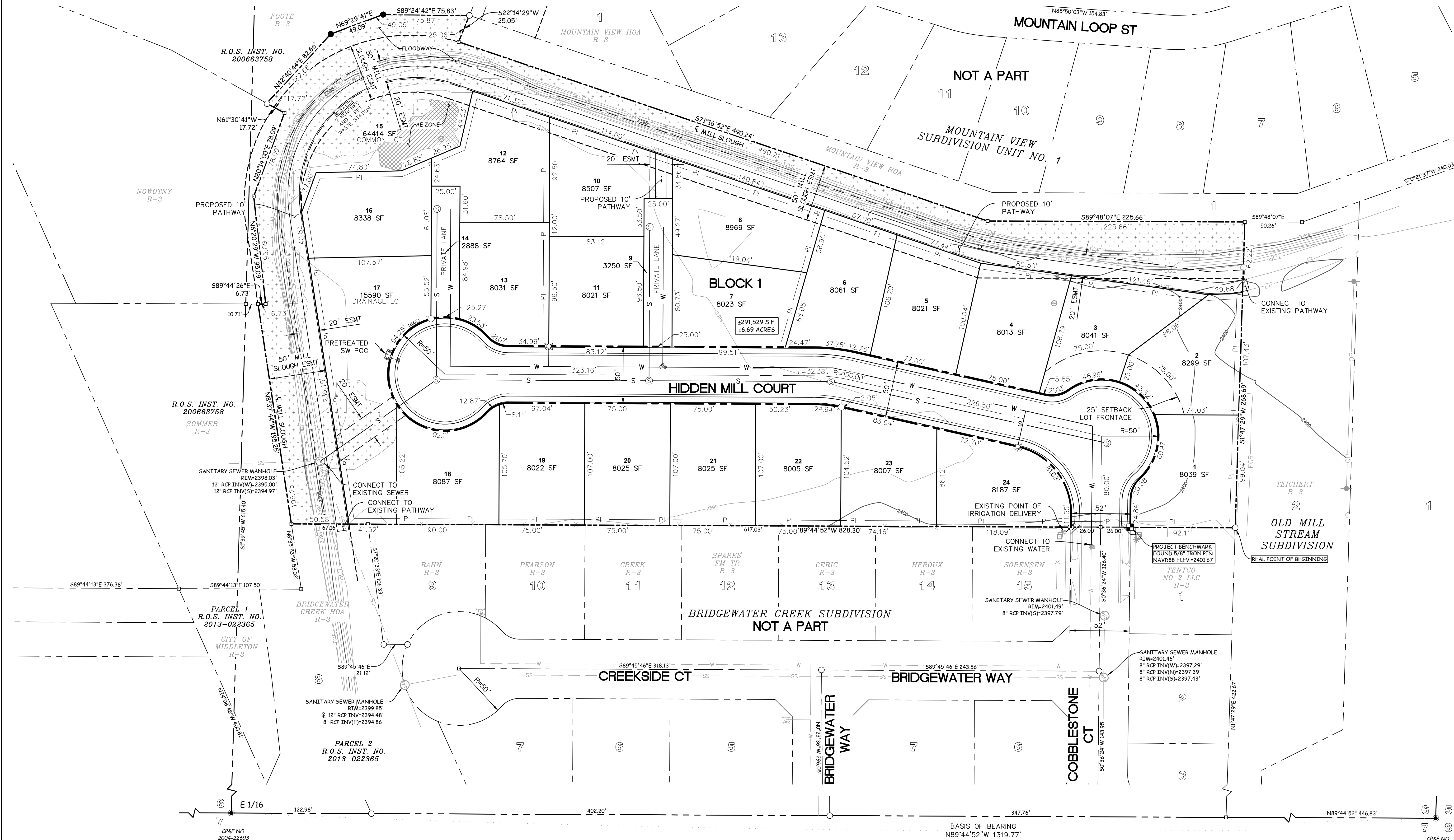
REVISION	DATE	BY
ORIGINAL	07/18/2022	MN

NE JOB #: 321-105.1  
DATE: 07/18/2022  
DRAWN BY: MN  
CHECKED BY: CS

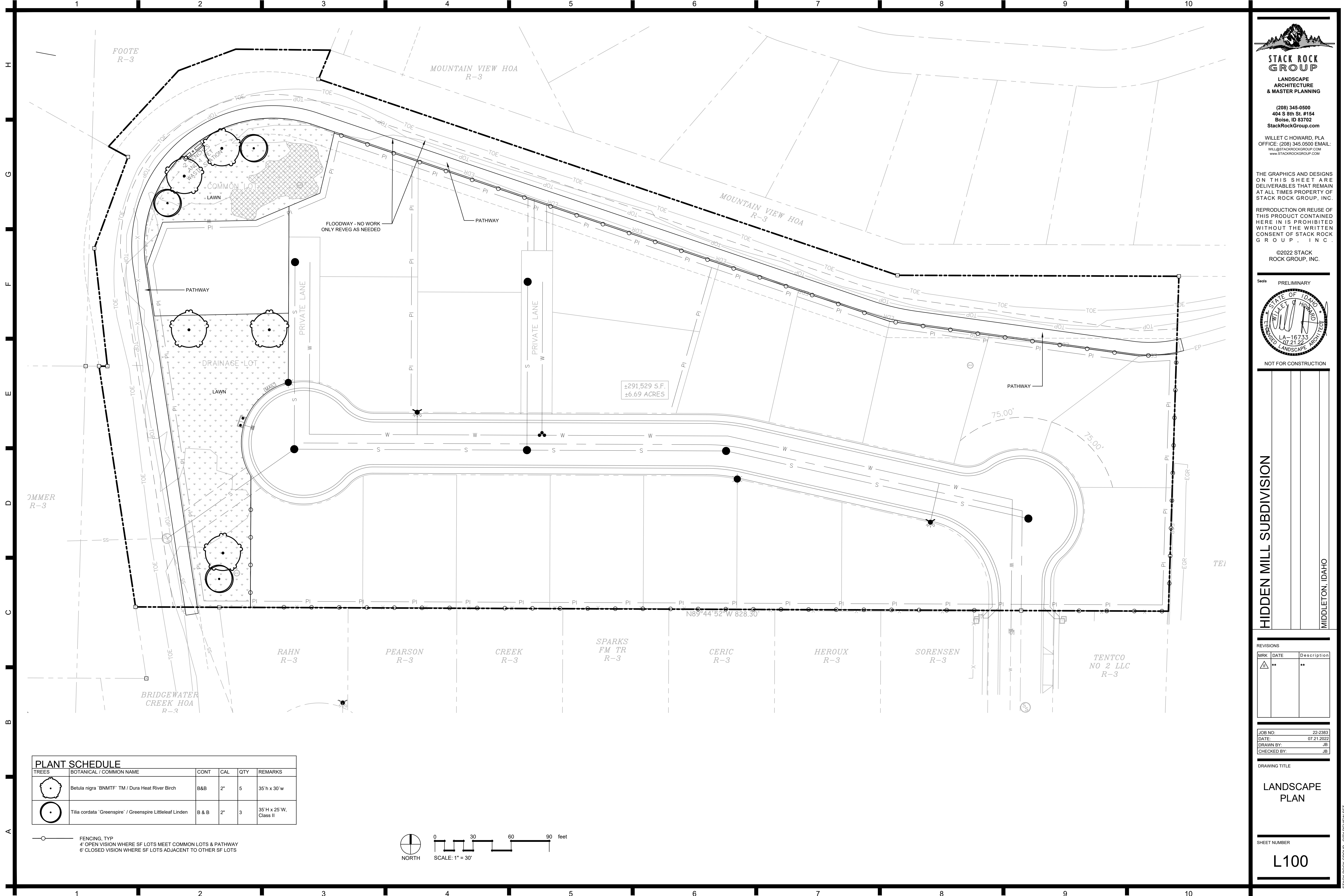
**PRELIMINARY**

**PRELIMINARY  
PLAT**

**PP-02**

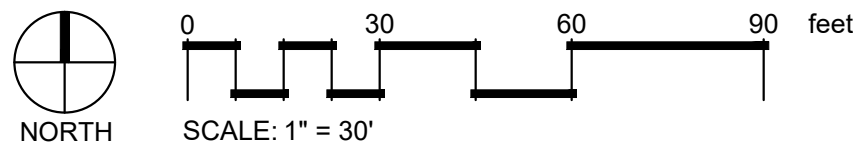






PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"	5	35'h x 30'w
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	3	35'H x 25'W, Class II

FENCING, TYP  
4" OPEN VISION WHERE SF LOTS MEET COMMON LOTS & PATHWAY  
6" CLOSED VISION WHERE SF LOTS ADJACENT TO OTHER SF LOTS



STACK ROCK  
GROUP

LANDSCAPE  
ARCHITECTURE  
& MASTER PLANNING

(208) 345-0500  
404 S 8th St. #154  
Boise, ID 83702  
StackRockGroup.com

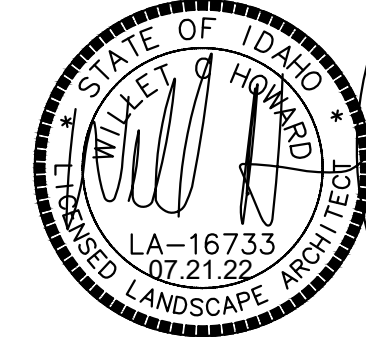
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WILL@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 22-2383  
DATE: 07.21.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

L100

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published), and City of Middleton, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of
- 6.5-8.0.

Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install  $\frac{3}{8}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.

5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.

7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.2. Adhere to city codes when connecting to city water.

8.3. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a
- lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, Z2, 11.

8.8. Use common trenching where possible.

8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.11. Connect mainline to point of connection in approximate location shown on plan.

8.12. Contractor is responsible complying with all codes and paying all permits necessary.

8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.14. All drip irrigation to be buried 2" below finished grade.

8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.

8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES

9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP  $\frac{1}{2}$  OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

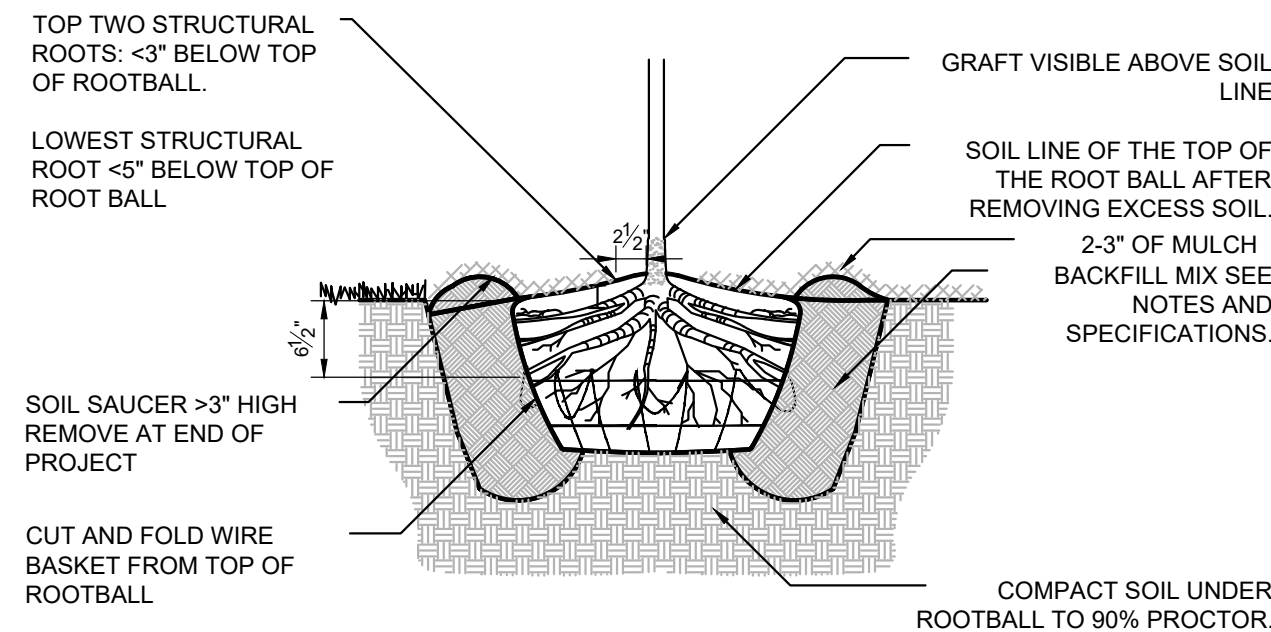
NOTE:

- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS  $\frac{1}{2}$ " HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

NOTE:

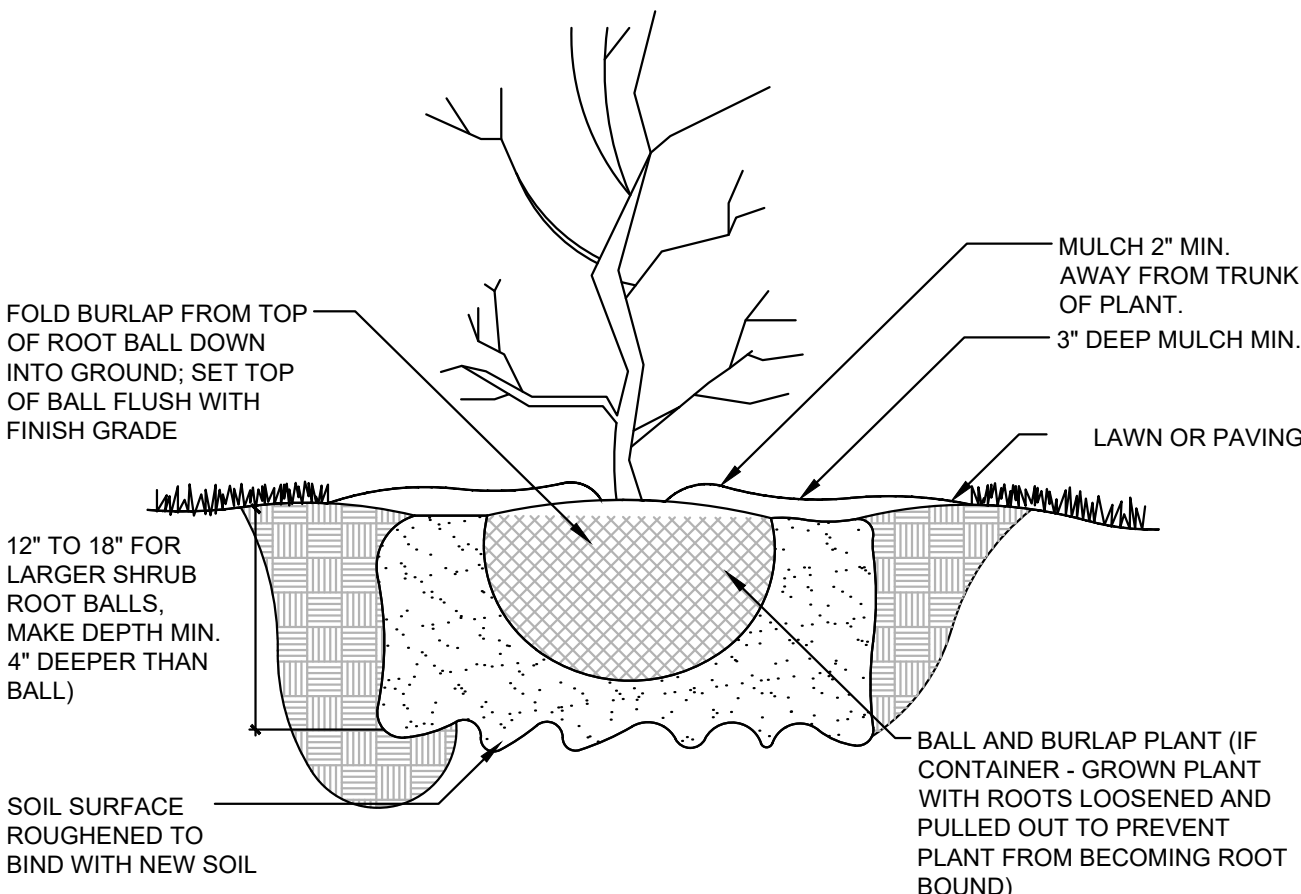
- \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- \*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- \*PLANTS & MULCH PER PLAN



1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

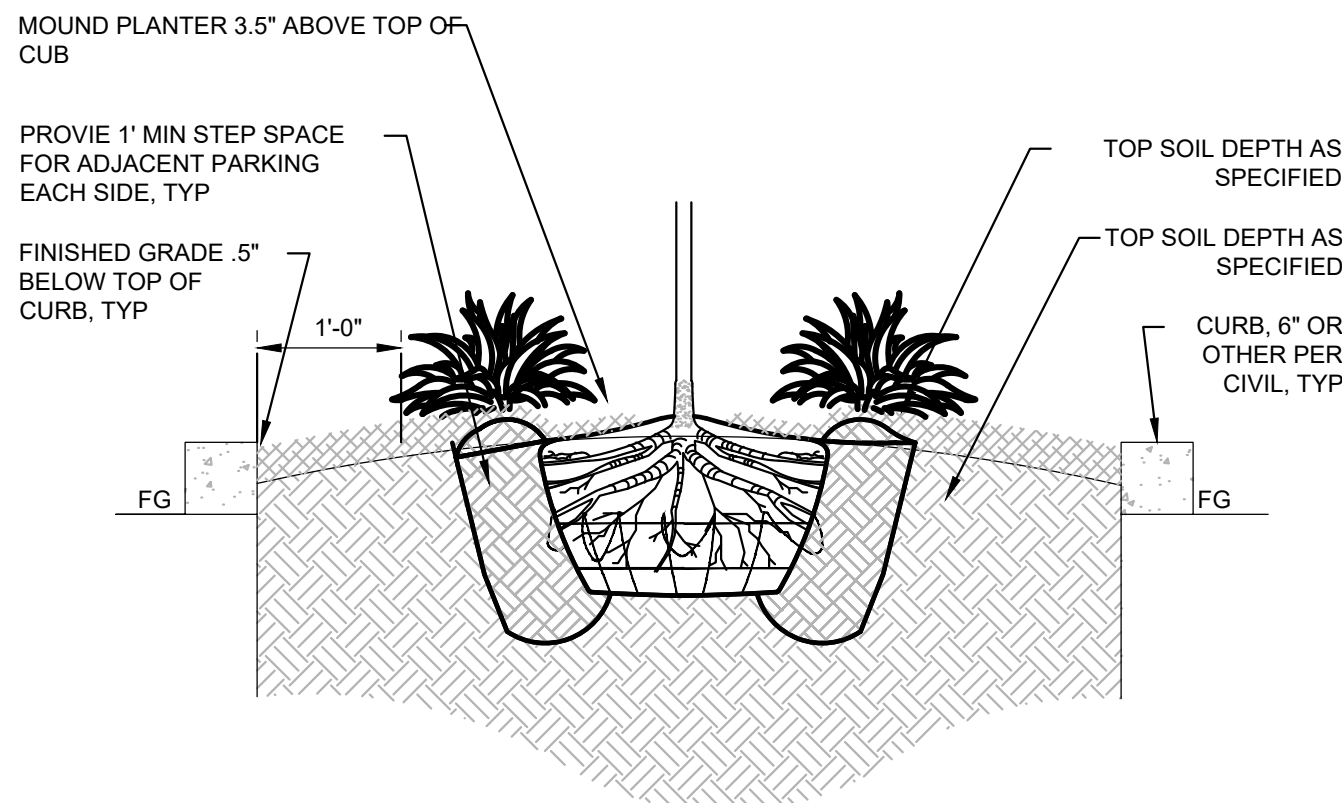
32933-01



2 SHRUB PLANTING

1" = 1'-0"

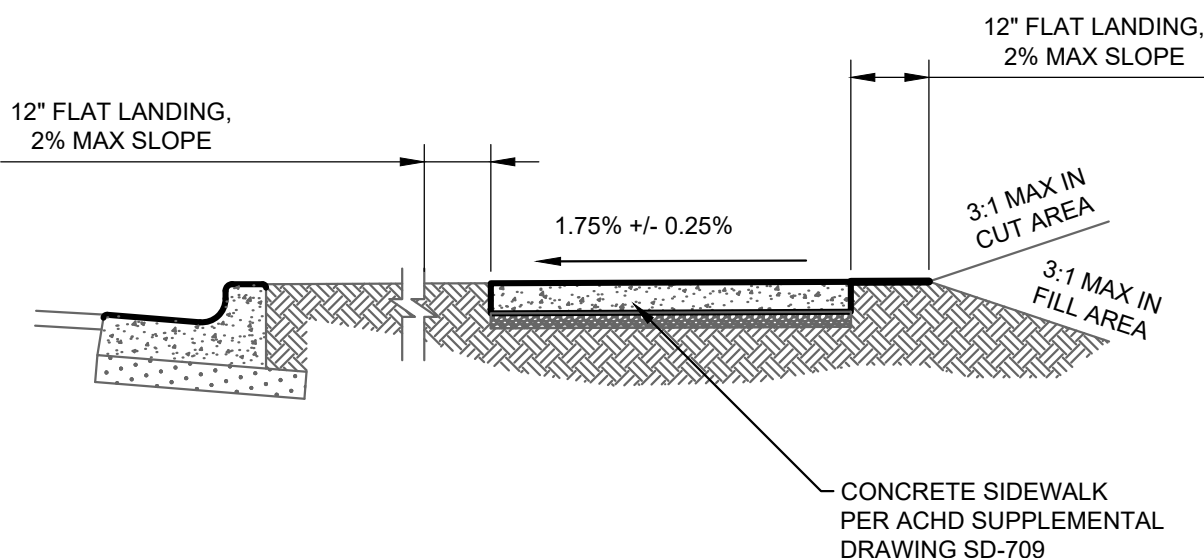
329333-03



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01



NOTE:

- REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

X CONCRETE SIDEWALKS ADJ LANDING-12"

3/8" = 1'-0"

329320-05



STACK ROCK GROUP

LANDSCAPE  
ARCHITECTURE  
& MASTER PLANNING

(208) 345-0500  
404 S 8th St. #154  
Boise, ID 83702  
StackRockGroup.com

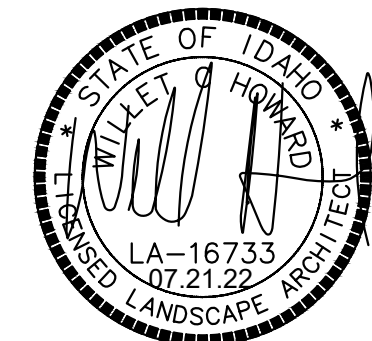
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WLL@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

HIDDEN MILL SUBDIVISION

MIDDLETON, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2383  
DATE: 07.21.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

NOTES & DETAILS

SHEET NUMBER

L150

## EXHIBIT “B”

### City Engineer & Planner Comments



April 4, 2022

TO: Jennica Reynolds, Planner

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

RE: Hidden Mill Subdivision –Preliminary Plat

---

Thank you for the opportunity to review the above referenced preliminary plat submittal.

**Reduce plat to one page.**

MCC 5-4-4.2. a. Please add bearing and distance to section corner, quarter corner or monument of record.

MCC 5-4-4.2. b. Add title block to the upper center. Add location and date.

MCC 5-4-4.2. g. Show floodplain and floodway on the plat.

MCC 5-4-4.2. h.

1. Dimension rights of way.
2. Show existing easements for Mill Slough.

MCC 5-4-4.2 a and l. The boundary is required to be surveyed and stamped by PLS including ties to corners. Use the description you provided and verify the boundary can be retraced before you resubmit.

A MCC 5-4-10-2. o. Number lots sequentially. Is Mill Slough area going to be a separate lot?

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. Add a note regarding site fill or otherwise address. Less than 3ft of cover is a concern for the City.

MCC 5-4-4.3.c

1. Add a note: Stormwater facilities are owned by HOA and the provisions for maintenance will be specified in CCRs. Specify lot 14 as used for stormwater management.

Note 6. Combine note 6 and note 12. Identify irrigation district and whether lots are subject to assessment.

Note 1. Put "and" between general access and utility.

Submit a variance application if the cul-de-sac length is greater than 600ft. Dimension it please – so the length may be verified.



May 23, 2022

TO: Jennica Reynolds, Planner

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

RE: **Hidden Mill Subdivision –Preliminary Plat**

---

Thank you for the opportunity to review the above referenced preliminary plat follow up submittal.

MCC 5-4-4.2. g. Show floodplain and floodway on the plat. This information is not discernable.

MCC 5-4-4.2. h.

1. Dimension rights of way. Keep the 52ft right of way for Cobblestone through the culdesac then transition to 50ft for Hidden Mill limits.
2. Show existing easements for Mill Slough. If the Mill Slough easement is consistent through the limits then modify language to reflect 50ft from centerline of Mill Slough.

MCC 5-4-4.2 a and l. The boundary has a bearing in error on west side. Add the section corner and ties to PP-02.

MCC 5-4-4.3. a

1. There is not sufficient sewer depth as shown. There is less than one (1) foot of cover. **Add a note regarding the sewer and site fill: Up to three feet of site fill will be required for sewer installation.**



July 28, 2022

TO: Roberta Stewart, Planner

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



**RE: Hidden Mill Subdivision - Preliminary Plat Recommendation of Approval**

---

Thank you for the opportunity to review the above referenced preliminary plat submittal.

We recommend Mayor and City Council approve the preliminary plat.

# EXHIBIT “C”

## Agency Comments





# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

DATE: April 8, 2022

TO: Middleton City Planning and Zoning  
Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: The Hidden Mill Subdivision

## Fire District Summary Report:

1. **Overview** This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho.
2. **Fire Response Time:** This development will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is 0.7 miles with a travel time of 2 minutes under ideal driving conditions to the entrance of the Bridgewater Subdivision.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
  - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. With this purposed development utilizing the Bridgewater Subdivision main entrance the entrance will now be used by over 30 homes. (Bridgewater = 21 single family lots, The Hidden Mill Subdivision = 20 Single family lots)
    - i. Option – Provide secondary access.
    - ii. Option – Provide secondary emergency access only.
    - iii. Option - Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.1.2 or 903.3.1.3, access from two directions shall not be required.



# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

- e. The fire district requires that Autoturn models be submitted for review. Autoturn models should reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
  - f. Traffic calming devices will require approval by the Fire District
  - g. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - h. Dead-end fire apparatus access roads (Common driveways & streets) in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4 of IFC.
  - i. Signs – Fire lane signs as specified in IFC section D103.6 shall be posted on one side of the fire apparatus access roads more than 26 feet wide and less than 32 feet wide starting at the entrance of Bridgewater Subdivision. (See attached picture)
  - j. The applicant shall work with City of Middleton and Middleton Rural Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
  - k. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
  - l. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"
  - m. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
4. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.



# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

- 
- b. Automatic Fire Sprinklers as option due to access. Will be in accordance with IFC and AHJ for review, approval and permitting.
  - c. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the City of Middleton for bacteria testing.
  - d. Water Supply: Final Approval of the fire hydrant locations shall be by the Middleton Rural Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
    - i. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
    - vi. Fire hydrants shall be provided to meet the requirements of the City of Middleton Water Standards.
    - vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
  5. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued
  6. **Additional Comments:**
    - a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
    - b. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

## EXHIBIT “D”

### Surrounding Landowner Comments

June 4, 2022

Planning and Zoning Department  
City of Middleton  
P.O. Box 487  
Middleton, ID 83644

To whom it may concern:

I am writing you concerning the public hearing notice sent via mail regarding Hidden Mill Preliminary Plat. It is my understanding that there is a public hearing to be held in regard to a proposed development of twenty residential lots and four common lots in the Hidden Mill Subdivision. I wish to express my comments and concerns prior to the public hearing concerning this matter.

I own the lot next to the designated area of this proposed development. I would support this development if the following terms were considered and met. First, I would ask the developer if we could tap into the existing utilities for our use, particularly the water and sewer utilities. Second, I would respectfully request that the developer build a privacy fence between the entire length of my lot and the proposed development at his or her sole expense on or before October 30, 2022. Third, should the developer want to extend the existing paved trail behind his or her development, that would be acceptable at the expense of the developer, even if it is built on or near my property. Finally, there is a private drive to my lot, and I would request that access to the new development does not utilize the private road to my building lot.

It has been a pleasure to have the opportunity to discuss this matter with your department. I am appreciative of the time and effort that is being put into making this project worthwhile, both for the developer as well as the current residents and landowners in the area. Also attached is an image that depicts the location of my lot (circled in yellow) in relation to the proposed development site. Please let me know if you have any additional questions regarding my comments, requests, or property.

Thank you,

Brent Schwab  
505-695-3792  
brentschwab@gmail.com

An aerial photograph of a residential area with property lines overlaid in cyan. A large, irregularly shaped, light-brown area in the upper left is labeled 'SITE' in large red letters with a blue outline. To the right of this area, a yellow circle highlights a specific lot. Below the 'SITE' area, a horizontal road is labeled 'Crockside Ct'. To the right of 'Crockside Ct', a vertical road is labeled 'Bridgewater Way'. Further to the right, another vertical road is labeled 'Cobblestone Ct'. At the bottom of the image, a horizontal road is labeled 'Cornell St'. The area below 'Cornell St' shows more residential lots, with some labels partially visible like 'anyon Dr' and 'a Dr'.

**SITE**

Crockside Ct

Bridgewater Way

Cobblestone Ct

Cornell St

anyon Dr

a Dr



Public  
Comment  
Submitted  
6/7/22  
RLB

Sam Sommer


407 E. 1st St

Middleton Id, 83644

I own 260' across  
the drain from your  
project

I am concerned about  
people accessing the  
sewer pipe to my  
property.

The Right of way  
I hope you maintain  
the R.W. for equip  
to maintain the drain



I am concerned  
with the car lights  
turning around in the  
cold sac's

About the new  
crime rate,  
who will police  
the bike path

Thank you

Sam & Shannon  
Sommer





# City of Middleton

1103 W. Main, Middleton, ID 83644

208-585-3133 www.middletoncity.com

## On-Call Professional Services Task Order

Consultant Name:	T-O Engineering
Task Order Number:	T-O #3
Project Number:	Additional survey around Grove Park
Scope of work:	<p>Perform a boundary and topographic survey including utility and surface features on and around Grove Park as described in email correspondence between Jason Van Gilder and Pat Colwell dated 8/16/2022. Final work product will be a a basemap depicting the above information.</p>
Budget for Services:	Not to Exceed \$6,000
Schedule:	Work to be completed within 45 days of authorization
Budget Code:	02-431-540 Streets – Land Acquisition
Primary City Contact:	Becky Crofts, City Administrator

Consultant Acceptance		
Principal	Patrick Colwell	8/23/22
Title	Name	Date
Authorization (Mayor's signature required only for tasks in excess of \$4,999)		
Title	Signature	Date
City Administrator:		8/23/22
Treasurer:		
Mayor:		8/23/22

**From:** [Pat Colwell](#)  
**To:** [Jason VanGilder](#)  
**Cc:** [Becky Crofts](#); [Amy Woodruff](#); [Rob OMalley](#)  
**Subject:** RE: Survey of Grove Park  
**Date:** Tuesday, August 16, 2022 6:52:54 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Higginson Survey.pdf](#)

---

Jason,

I met with Rob yesterday and we went over the scope and what data we have in the area, already. To complete the boundary and topographic surveys, utility mapping and survey of surface features, and then create a base map of that information will be approximately \$6,000. We can do this as a time and materials addendum to the Middleton Road project if you'd like. If you approve of this, a simple reply to this email and we will get you on the schedule immediately.

If you'd like a formal scope and estimate, I can get that to you, but it might just take me a day or two. I just wanted to get this option to you as soon as possible, since it sounds like the City and Higginsons are trying to move quickly.

Thanks.

Pat

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



332 N. Broadmore Way | Nampa, Idaho 83687

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

[www.to-engineers.com](http://www.to-engineers.com)



**From:** Jason VanGilder <jvangilder@middletoncity.com>

**Sent:** Friday, August 12, 2022 8:44 AM

**To:** Pat Colwell <pcolwell@to-engineers.com>

**Cc:** Becky Crofts <bcrofts@middletoncity.com>; Amy Woodruff <amy@civildynamics.net>

**Subject:** Survey of Grove Park

Pat,

Can I get a scope of services for a survey of the Grove Park parcel immediately north of the proposed round about that picks up existing utilities in the area.

It would generally encompass the existing trail, Grove Park, and right-of-way adjacent to the area highlighted in red on the attached.

Please give me a call if you have any questions.

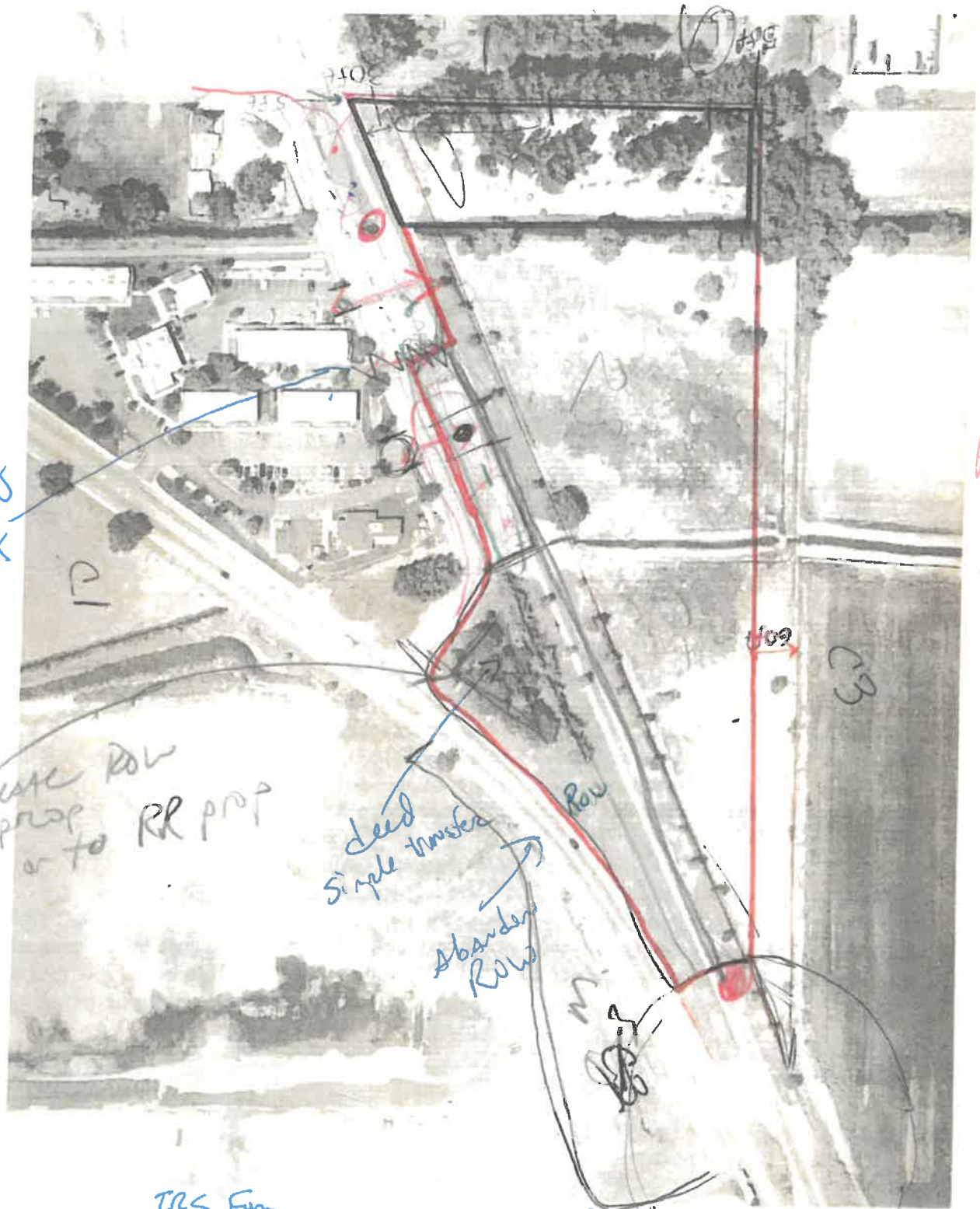
Thank you,

-Jason

Jason Van Gilder, PE  
Public Works Director  
[CITY OF MIDDLETON](#)  
1103 W. Main St.  
Middleton, ID 83644  
208.585.3133 (Main)  
[jvangilder@middletoncity.com](mailto:jvangilder@middletoncity.com)



Give 3.5 acres for 1.7 acres + 3,000 sq. ft. (2000 sq. ft. AC)



we vacate ROW  
+ set prop  
or to RR prop

deed  
simple transfer  
Abandon ROW

PATHWAY  
issue  
H/C (can  
- full  
code  
on base  
75'  
- 50 ft  
on zig

IRS Form  
\* Can we sign 8283 when we know it's not a donation  
\* HAS to go to CC for approval of Agent



September 14, 2022

Jason Van Gilder  
City of Middleton  
PO Box 487  
Middleton, ID 83644

RE: Middleton Road Extension Project

Subject: Job No. 150038  
Billing No. 43

Dear Jason,

Please find the enclosed invoice for professional services rendered for August 1 through August 28, 2022, including documentation to justify charges. The current billing amount is \$625.00. Work completed this period included preparation of survey tasks, research of existing boundary and topographic survey of the area and coordination with City on the Grove Park survey.

Thank you for the opportunity to serve you. If you have any questions, please contact me at (208) 442-6300.

Sincerely,  
T-O ENGINEERS, INC.

A handwritten signature in blue ink that reads 'Patrick Colwell'.

Patrick Colwell, PE  
Project Manager

Enclosures

332 Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | [to-engineers.com](http://to-engineers.com)

**Invoice**

September 14, 2022

Invoice No: 150038 - 43

City of Middleton  
1103 W. Main St., P O Box 487  
Middleton, ID 83644

Project Manager: Patrick Colwell

Project 150038 Middleton Road Right-of-Way

**Professional Services from August 1, 2022 to August 28, 2022****Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Colwell, Patrick	.50	250.00	125.00
Hurd, Jordon	2.00	100.00	200.00
OMalley, Robert	1.50	200.00	300.00
Totals	4.00		625.00
<b>Total Labor</b>			<b>625.00</b>
<b>Total this Invoice</b>			<b><u>\$625.00</u></b>

All account balances not paid in full on or before the last day of the month of the first billing shall bear interest at the rate of twelve (12) percent (%) per annum compounded monthly from the first day of the month following until paid in full. Any payments received shall be credited first to accrued interest and then to principal. All costs or fees incurred to collect overdue account balances shall be added to the principal portion of the account balance.



# Notice of Award

Date: September 16, 2022

Project: City of Middleton Hartley/SH 44 Traffic Signal

Owner: City of Middleton, ID

Owner's Contract No.:

Contract:

Bidder: Hawkeye Builders, Inc.

Bidder's Address: PO Box 54, Nampa ID 83653

You are notified that your Bid dated September 16, 2022 for the above Contract has been considered. You are the Successful Bidder and are awarded the Contract for Hartley/SH44 Traffic Signal Project.

The Contract Price of your Contract one million seven hundred twenty seven one hundred eighty dollars and 67 cents. (\$1,727,180.67)

2 copies of the proposed Contract Documents accompany this Notice of Award.

You must comply with the following conditions precedent within 15 working days of the date you receive this Notice of Award.

1. Deliver to the Owner 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:  
Insurance Certificates per Supplementary Conditions

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

\_\_\_\_\_  
Owner

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Honorable Mayor  
Title

Copy to Engineer



September 16, 2022

Mayor Steve Rule and City Council Members  
1103 W Main  
PO Box 487  
Middleton ID 83644

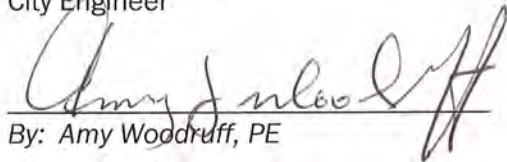
**RE: CITY OF MIDDLETON – HARTLEY/SH44 TRAFFIC SIGNAL**

Dear Mayor Rule and City Council,

The City of Middleton received one (1) bid at the bid opening held on September 15, 2022 for the above captioned project. As City Engineer, I recommend the contract for the CITY OF MIDDLETON – HARTLEY/SH44 TRAFFIC SIGNAL be awarded to **Hawkeye Builders, Inc.** for the contract bid amount of \$1,727,180.67.

If you have any questions, or need additional information, I can be reached at 453.2028.

Respectfully submitted,  
Civil Dynamics, PC  
City Engineer



By: Amy Woodruff, PE