



AGENDA  
City Council Meeting  
City of Middleton, Idaho

Date: Wednesday October 5, 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

**Information Item:**

**Action Items:**

1. Consent Agenda (items of routine administrative business) (**Action Items**)
  - a. Consider approving minutes for City Council September 21, joint and regular meeting.
  - b. Consider ratifying payroll for September 23, 2022, in the amount of \$134,981.87
  - c. Consider approving accounts payable through September 30, 2022, in the amount of \$ \$415,648.66.
  - d. Consider approving the Findings of Facts, Conclusions of Law & Order (FCO) for the Hidden Mills Subdivision.
2. Swearing in of new police officer Nicholas Randall. – Mayor Rule
3. Consider approving the final plat application for Stonehaven Estates Subdivision, Phase No. 6, including request for approval of \$4,500 surety to cover unfinished landscaping. – Roberta Stewart

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

**Adjourn:**

Posted by:   
Jennica Reynolds, Deputy Clerk

Date: September 30, 2022, 4:45 p.m.

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



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**MIDDLETON CITY COUNCIL  
SEPTEMBER 21, 2022**

The Middleton City Council Meeting was called to order on September 21, 2022, at 5:35 p.m. by Mayor Steve Rule.

**Roll Call:**

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

Mayor Steve Rule, City Attorney Douglas Waterman, City Administrator Becky Crofts, City Treasurer Wendy Miles, Public Works Director Jason Van Gilder, Planning and Zoning Official Roberta Stewart, and Deputy Clerks Jennica Reynolds and Amber Day were present.

Pledge of Allegiance, Invocation: Mark Christiansen

**Action Items**

**A. Approve Amended Agenda**

**Motion:** Motion by Council President Kiser to approve the agenda as posted September 16, 2022, at 4:30 p.m. Motion seconded by Council Member O'Meara and approved unanimously.

**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.

Mayor Rule called the items. President Kiser stated he had reviewed the accounts payable. He mentioned this AP run contained payments for the Hartley Sewer and ROW purchase for the straightening of Middleton Road

**Motion:** Motion by Council President Kiser to approve Consent Agenda Items 1 a-c. Motion seconded by Council Member O'Meara and approved unanimously.

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**

Mayor Rule called the item and invited Principal Brian Rothe to present the application.

Brian Rothe explained the parade route, time parade will start and asked for a waiver of the Special Event Permit Application fee of \$160.

**Motion:** Motion by Council President Kiser to approve the application by Middleton High School for a Special Event Permit for the Viking Homecoming Parade on September 29, 2022, and waive \$160 fee. Motion seconded by Council Member O'Meara and approved unanimously.

3. **Consider a request from the Middleton Police Department to fund from General**

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**Fund Savings two new police cars in the amount of \$145,277.00 – Sgt. Hilkey**

Mayor Steve Rule called the item and invited Sgt. Hilkey to present the request.

Sgt. Hilkey requested two new police vehicles for the department. If approved the department will purchase two Durango's which are more fuel efficient and have better braking systems. The total cost of the vehicles fully equipped will be \$145,277.00 He believes about \$126,557 from already collected impact fees can help pay this, as well as the savings in the General Fund until the future impact fees can pay the General Fund Savings back. ERS has been holding the vehicles for MPD since June. They can have the vehicles ready for the Police within about 1- 1 ½ months.

Council discussion ensued. Legal Counsel Douglas Waterman asked for time to review the legality of using Impact Fees for this purchase.

**Motion:** Motion by Council President Kiser to approve request from the Middleton Police Department to fund from General Fund Savings two new police cars in the amount not to exceed \$145,277.00 if Legal Counsel deems appropriate. Motion seconded by Council Member O'Meara and approved unanimously.

**4. Consider approving the Final Plat for Waterford Subdivision No. 1. – Roberta Stewart**

Mayor Steve Rule called the item and Planning and Zoning Official Roberta Stewart explained the Final Plat for Waterford Subdivision No. 1. It has 51 buildable lots, the developer has paid the Pro-rata fees and there are no outstanding issues.

Councilman O'Meara asked and Ms. Stewart answered questions about the cul-de-sac and all access from 9<sup>th</sup> Street.

**Motion:** Motion by Council President Kiser to approve Final Plat for Waterford Subdivision No. 1. Motion seconded by Council Member O'Meara. Motion approved unanimously by Roll Call Vote.

**5. Consider approving the Final Plat for W. Highlands Ranch #16. – Roberta Stewart**

Mayor Steve Rule called the item and Planning and Zoning Official Roberta Stewart explained the Final Plat for West Highlands Ranch # 16. It has 39 buildable lots. According to the Developer Agreement they are allowed to bond. All the bonds have been approved. The final plat meets all standards and cods and there are no outstanding issues.

**Motion:** Motion by Council President Kiser to approve Final Plat for W. Highlands Ranch #16. Motion seconded by Council Member O'Meara. Motion approved unanimously by Roll Call Vote.

**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**

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## Reynolds

Mayor Steve Rule called the agenda item and opened the public hearing at 6:01 p.m.

City Staff Jennica Reynolds presented a Power Point presentation of the application for Preliminary Plat for Hidden Mills Subdivision (Exhibit 1)

Councilman O'Meara is concerned that the pathway will not connect from the apartment complex to the development.

City Staff – Jennica Reynolds stated the applicant will need to confirm, but she believes the pathway will connect pavement to pavement.

Mayor Rule opened public comment at 6:28 p.m.

Applicant Representative: Bob Unger, Unger Enterprises, LLC gave a Power Point presentation (Exhibit 2) of the project and stated that they had added a micro path from the cul-de-sac to the large path per Planning and Zoning Commission's request. They also met with MSD School Superintendent Gee to discuss the impacts of the development per P&Z's request. He stated that the residential lots should not be in the AE flood zone. If there are some, they will pay for the flood plain application at building permit. He asked that it be noted on the record that flood plain does not apply to the buildings in the development.

Mr. Unger answered questions about pathway along the slough and how it will connect to the existing pathway to the east of the project.

Mayor Rule asked Mr. Unger to address concerns from the written letters from Mr. Schwab and Mr. Sommer. Mr. Schwab lives to the east of the project and the sewer is too shallow to connect to his property. However, the water could be connected at Mr. Schwab's expense. His private lane will not be connected into the development. Regarding Mr. Sommer's concerns the fence should stop the foot traffic across the sewer pipe from Mr. Sommer's property. The headlights from the cul-de-sac should be shielded by the fencing.

Discussion with Council, City Staff and Applicant regarding the pathway connectivity.

Mayor opened public testimony at 6:28 p.m.

*Mike Fitzrick:* Concerned about who will maintain the ditch easement for the mill slough. And he is concerned about headlights from the development pointing directly into his house.

*Mark Christiansen:* He is on P&Z Commission and wanted to make sure the pathway P&Z requested was added. And that the applicant spoke with the School District.

Applicant Representative: Bob Unger stated in rebuttal their will be privacy fence along the perimeter, with the exception of open view fencing along the slough/pathway. The ditch company will maintain the ditch easement. The applicant will connect the pathway to the east if necessary. And the houses built should provide adequate shielding of headlights.

Mayor Rule Closed public comment at 6:36 p.m.

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Discussion from Council about the development. Councilman Murray is concerned about approving any more subdivisions because the School District did not pass a bond. He cited LUPA as a reason to deny the application.

Mayor Rule called for a brief recess at 6:43 p.m. and the meeting resumed at 6:50 p.m.

Discussion about proposed wording of the motion.

**Motion:** Motion by Council President Kiser to deny the 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. Citing Idaho Code 67-6513. The applicant can return to the School District to discuss what the applicant can do to mitigate the impact the additional students will add to the School District. Motion seconded by Council Member O'Meara and approved unanimously by Roll Call Vote.

Mayor Rule closed public hearing at 6:54 p.m.

**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**

Mayor Steve Rule called the item and Public Works Director Jason VanGilder explained the request to ratify and the new invoice amount reduced from not to exceed \$6,000.00 to \$625.00.

**Motion:** Motion by Council President Kiser to ratify On-Call Professional Services Task Order (T-O #3) in an amount not to exceed \$6,000.00. Final invoice \$625.00. Motion seconded by Council Member O'Meara and approved unanimously.

**8. Consider approving the Notice of Award to Hawkeye 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 Hawkeye Builders, Inc for the same. – Jason VanGilder**

Mayor Steve Rule called the item and Public Works Director Jason VanGilder explained the Hartley Intersection project. The city sent this project out for bid and Hawkeye Builders, Inc was the only firm to submit a bid. The bid came in considerably under the amount expected. The city has \$1.5 million saved in fees paid by development. The City has submitted a request to ITD and it is under review, to fund the remainder of the balance.

Council asked about timing of construction, and traffic mitigation.

Mr. VanGilder stated plans are in place for traffic control, where only ½ of Hartley and SH44 will be closed at a time. Construction is expected to last about 200+/- days.

**Motion:** Motion by Council President Kiser to approve the Notice of Award to Hawkeye 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 Hawkeye Builders, Inc for the same. Motion seconded by Council Member O'Meara and

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approved unanimously.

**Public Comments**

*Mike Graefe:* Excited for new intersection. Questions about Liquor by the drink petitions. Stated that residents need to pass the School bonds, and the legislature needs to approve Impact fees for the School Districts.

**Mayor and Council Comments**

*Mayor Rule:* Explained the process to get Liquor by the Drink on the ballot in 2023. According to state code, it cannot come before the electorate before 2023.

*Councilman O'Meara:* Asked if the lines in front of the Historical Society's Lee Moberly Museum can be repainted after the city did the excavation work. Mayor Rule said Jason will follow up.

**Adjourn:** Mayor Steve Rule adjourned the city council meeting at 7:11 p.m.

ATTEST:

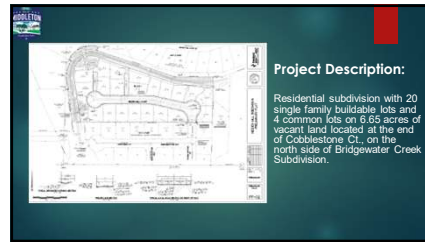
\_\_\_\_\_  
Steve Rule, Mayor

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Jennica Reynolds, Deputy Clerk  
Minutes Approved: October 5, 2022

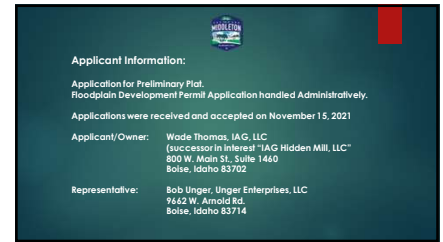




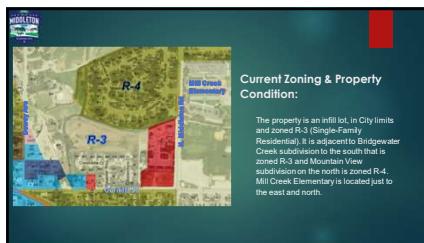
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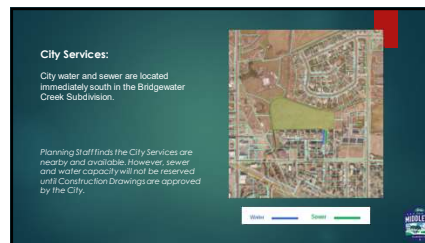
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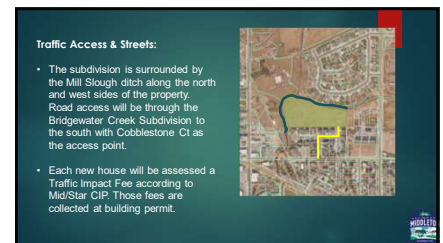
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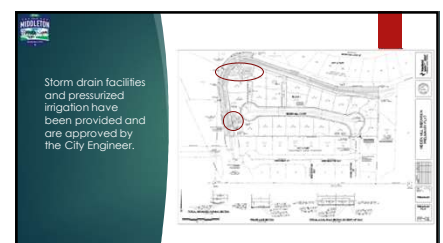
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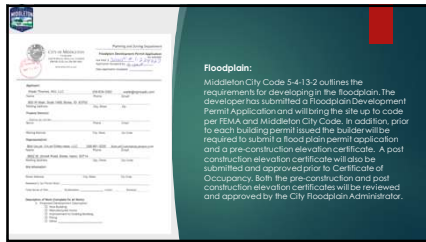


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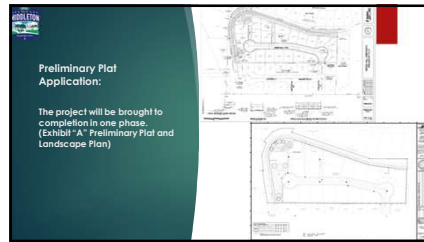


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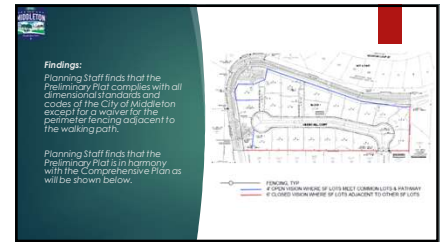




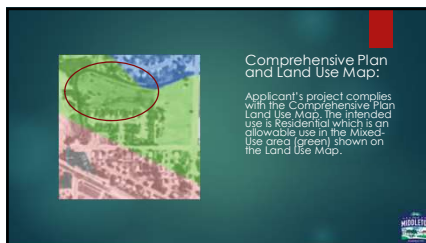
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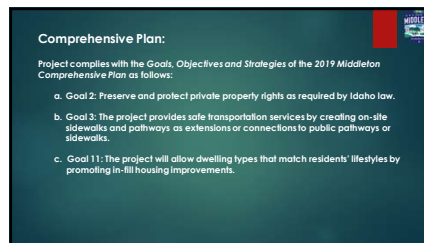
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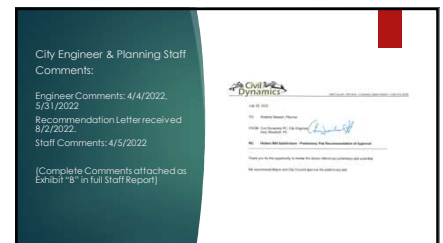
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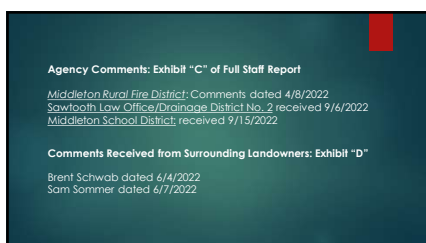
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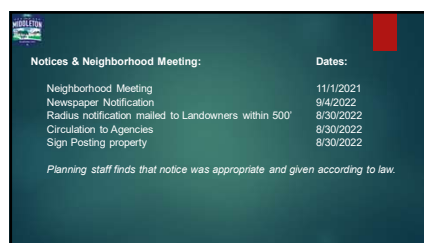
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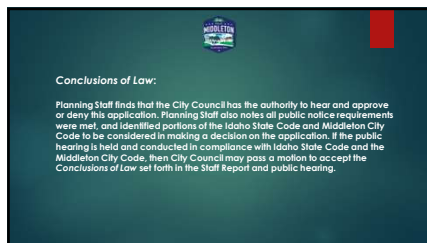
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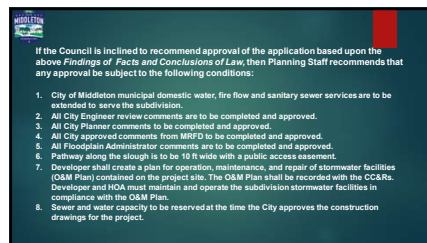
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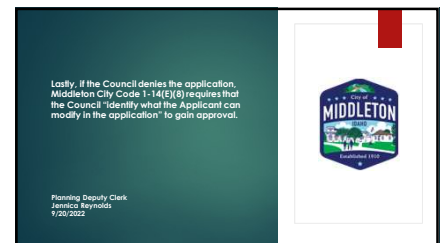
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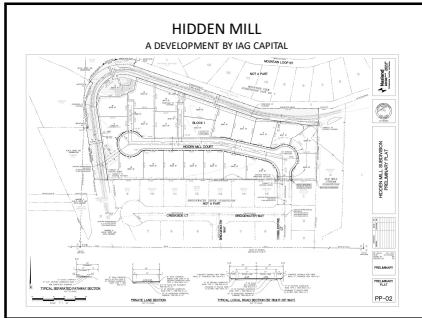


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Exhibit 2



1



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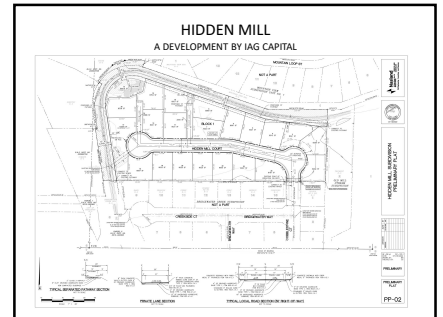
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## 6) HIDDEN MILL PRELIMINARY PLAT

September 21, 2022 - City Council - Public Hearing

Please check

	Name	Address	Phone or Email	In Favor	Neutral	Opposed	Testify
1	BOB UNGER UNGER ENTERPRISES	9662 W. ARNOLD BL BOISE ID 83714	208-861-5220	X			X
2	Mike Thompson	531 MTN ST	208-585-9418	X			X
3	Mark Christensen	8045 Goldstream Ct Middleton	505-929-7136				
4							
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7							
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# Public Comment Sign In

City Council - September 21, 2022

	Name	Address	Phone or Email	Topic/Agenda Item #
1	MIKE GRAEFE	1889 RIDGE WAY	508-509-6427	
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# Middleton City Council

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

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**In the Matter of the Application of Wade Thomas of IAG, LLC (successor in interest "IAG Hidden Mill, LLC") and Bob Unger of Unger Enterprises LLC for preliminary plat with respect to Hidden Mill Subdivision located at 0 Main Street, Middleton, ID (Tax Parcel No. R33891010).**

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

1. Hearing Facts:
  - i. Heights Elementary School and Mill Creek Elementary School are over capacity as outlined in Superintendent Marc Gee's comment letter submitted in response to Applicants' preliminary plat application.
  - ii. A recent bond intended to help fund the construction and improvement of local Middleton schools was rejected by voters in a local election held on September 6, 2022.
  - iii. If Hidden Mills Subdivision is approved, the children from the Subdivision will cause further over-crowding in the Middleton School District.
  - iv. Additional Hearing Facts: See Staff Report for the hearing date of September 21, 2022, which Staff Report is attached hereto as Exhibit "A" and incorporated herein by this reference.
2. Process Facts: See Staff Report for the hearing date of September 21, 2022 (Exhibit "A").
3. Application and Property Facts: See Staff Report for the hearing date of September 21, 2022, (Exhibit "A").
4. Required Findings per Idaho State Statue 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, 5-2, 5-3, and 5-4: See Staff Report for the hearing date of September 21, 2022 (Exhibit "A").

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

1. That the City of Middleton has the authority to exercise 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 the City of Middleton properly exercised said authority.
3. 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.

4. That Middleton's Comprehensive Plan requires the governing bodies to consider school capacity, facilities, and transportation needs (Pg. 41), and that the project does not comply with the Comprehensive Plan goal to provide good schools (Goal 1) because Heights Elementary School and Mill Creek Elementary School are currently at 134% and 123% capacity, respectively, and cannot continue to have additional students enroll without a reduction in the quality of education provided. Additionally, the project does not comply with the Comprehensive Plan goal of promoting a quality of life based on the health, safety and general welfare of residents with minimal nuisances (Goal 4) because the intensity of development has exceeded school capacity, which reduces the quality of schools, which, in turn, reduces the general welfare of the residents of Middleton. Additionally, the project does not comply with the Comprehensive Plan goal of preserving a high quality of life and livability in Middleton (Goal 14) because it violates Objective A to "[p]lan for the projected population by providing sufficient services and amenities."
5. That Middleton's governing bodies are allowed to consider school overcrowding and the School District's delivery of services pursuant to Idaho Code Section 67-6513.
6. That notice of the application and public hearing was given according to law.
7. That City Council's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
8. 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, 5-2, 5-3, and 5-4 and Idaho Code, Title 67, Chapter 65 and Title 50, Chapter 13.

**C. Decision and Order:**

Pursuant to the City Council's authority as provided in Middleton City Code 1-5-2, and based upon the above Findings of Facts and Conclusions of Law, it is hereby **decided and ordered:**

That the application of Wade Thomas/IAG, LLC and Bob Unger/Unger Enterprises LLC for Preliminary Plat with respect to the Hidden Mill Subdivision is denied. In order to possibly gain approval of the application, Applicants must meet with the staff of Middleton School District 134 to determine what Applicants can do, if anything, to mitigate the school overcrowding that will be caused by this Subdivision if it is approved.

WRITTEN ORDER APPROVED ON: October \_\_\_\_, 2022.

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Steven J. Rule  
Mayor, City of Middleton



Attest:

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Roberta Stewart  
Planning and Zoning Director

***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.***

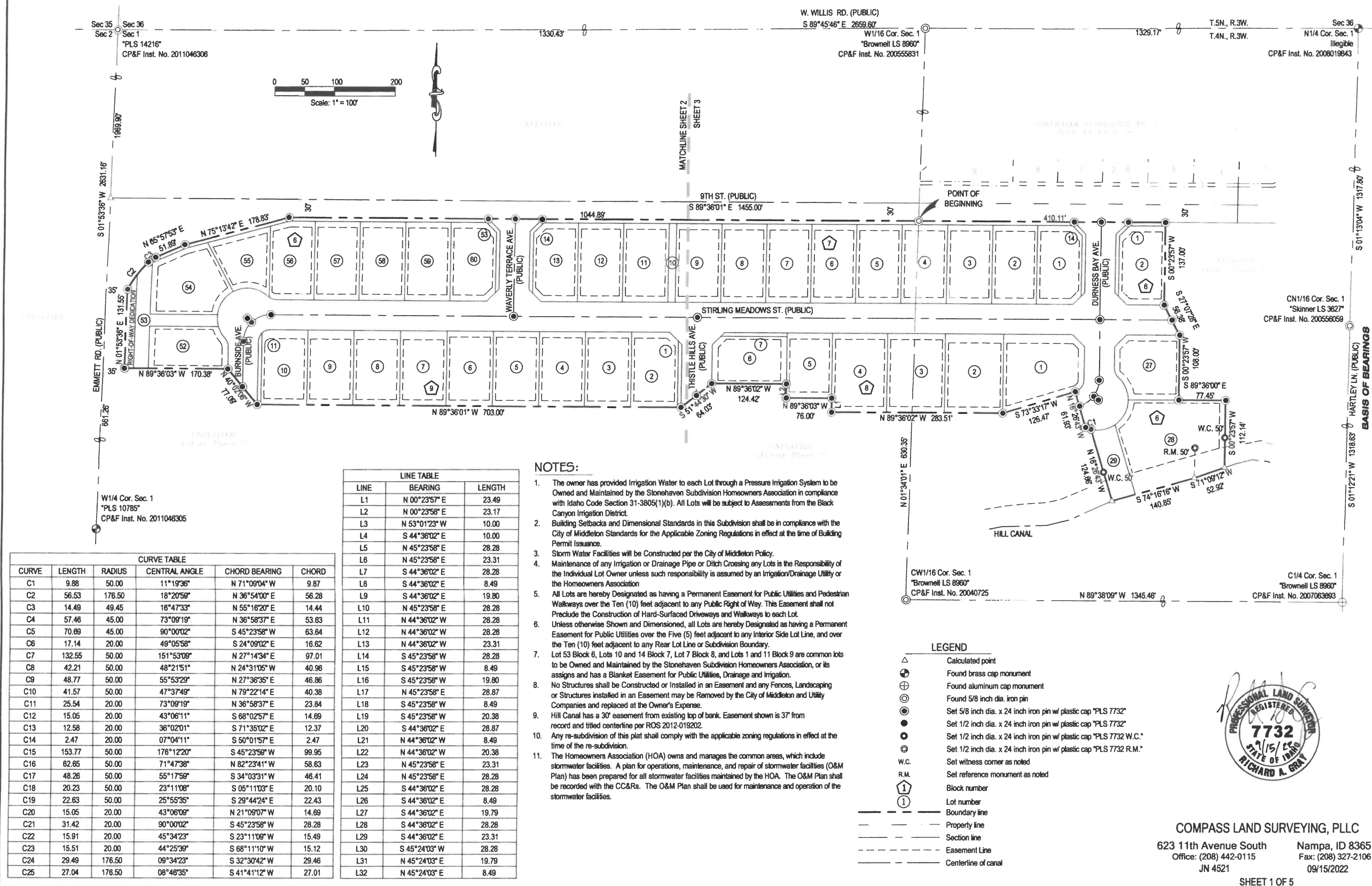
***Additionally, pursuant to Idaho State Statute 67-6521, any affected person aggrieved by a final decision may, within 28 days after all remedies have been exhausted under local ordinances, seek judicial review as provided in chapter 52, Title 67.***

***Finally, please take notice that Applicant has a right to request a regulatory taking analysis pursuant to Idaho State Statute section [67-8003](#).***

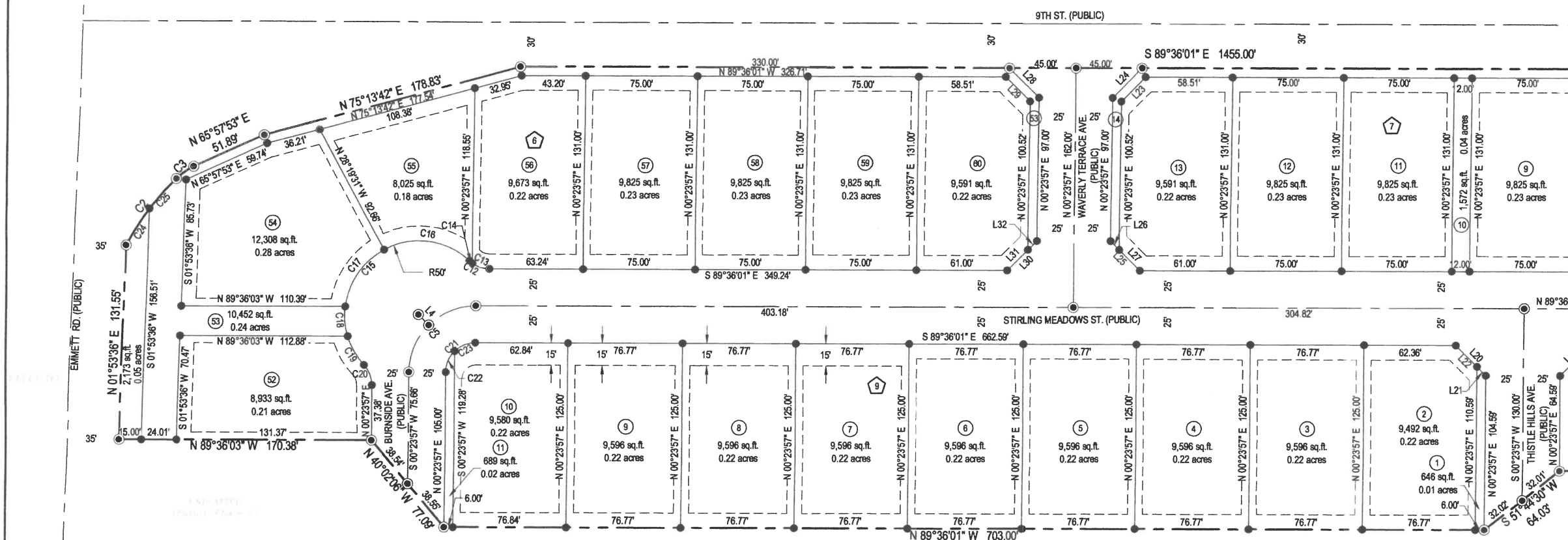


This Survey was performed at the request of Todd Campbell Construction, Inc., to create a Residential Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and from found Monumentation as shown and described hereon.

LOCATED IN THE NW1/4 OF SECTION 1,  
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO

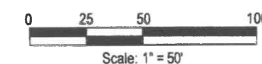


PLAT OF  
**STONEHAVEN SUBDIVISION No. 6**  
LOCATED IN THE NW1/4 OF SECTION 1,  
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO



CURVE TABLE				
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	9.88	50.00	11°19'36"	N 71°09'04" W
C2	56.53	176.50	18°20'59"	N 36°54'00" E
C3	14.49	49.45	16°47'33"	N 55°16'20" E
C4	57.46	45.00	73°09'19"	N 36°58'37" E
C5	70.69	45.00	90°00'02"	S 45°23'58" W
C6	17.14	20.00	49°05'58"	S 24°09'02" E
C7	132.55	50.00	151°53'09"	N 27°14'34" E
C8	42.21	50.00	48°21'51"	N 24°31'05" W
C9	48.77	50.00	55°53'29"	N 27°36'35" E
C10	41.57	50.00	47°37'49"	N 79°22'14" E
C11	25.54	20.00	73°09'19"	N 36°58'37" E
C12	15.05	20.00	43°06'11"	S 68°02'57" E
C13	12.58	20.00	36°02'01"	S 71°35'02" E
C14	2.47	20.00	07°04'11"	S 50°01'57" E
C15	153.77	50.00	176°12'20"	S 45°23'58" W
C16	62.65	50.00	71°47'38"	N 82°23'41" W
C17	48.26	50.00	55°17'59"	S 34°03'31" W
C18	20.23	50.00	23°11'08"	S 05°11'03" E
C19	22.63	50.00	25°55'35"	S 29°44'24" E
C20	15.05	20.00	43°06'09"	N 21°09'07" W
C21	31.42	20.00	90°00'02"	S 45°23'58" W
C22	15.91	20.00	45°34'23"	S 23°11'09" W
C23	15.51	20.00	44°25'39"	S 68°11'10" W
C24	28.49	176.50	09°34'23"	S 32°30'42" W
C25	27.04	176.50	08°46'35"	S 41°41'12" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°23'57" E	23.49
L2	N 00°23'58" E	23.17
L3	N 53°01'23" W	10.00
L4	S 44°36'02" E	10.00
L5	N 45°23'58" E	28.28
L6	N 45°23'58" E	23.31
L7	S 44°36'02" E	28.28
L8	S 44°36'02" E	8.49
L9	S 44°36'02" E	19.80
L10	N 45°23'58" E	28.28
L11	N 44°36'02" W	28.28
L12	N 44°36'02" W	28.28
L13	N 44°36'02" W	23.31
L14	S 45°23'58" W	28.28
L15	S 45°23'58" W	8.49
L16	S 45°23'58" W	19.80
L17	N 45°23'58" E	28.87
L18	S 45°23'58" W	8.49
L19	S 45°23'58" W	20.38
L20	S 44°36'02" E	28.87
L21	N 44°36'02" W	8.49
L22	N 44°36'02" W	20.38
L23	N 45°23'58" E	23.31
L24	N 45°23'58" E	28.28
L25	S 44°36'02" E	28.28
L26	S 44°36'02" E	8.49
L27	S 44°36'02" E	19.79
L28	S 44°36'02" E	28.28
L29	S 44°36'02" E	23.31
L30	S 45°24'03" W	28.28
L31	N 45°24'03" E	19.79
L32	N 45°24'03" E	8.49



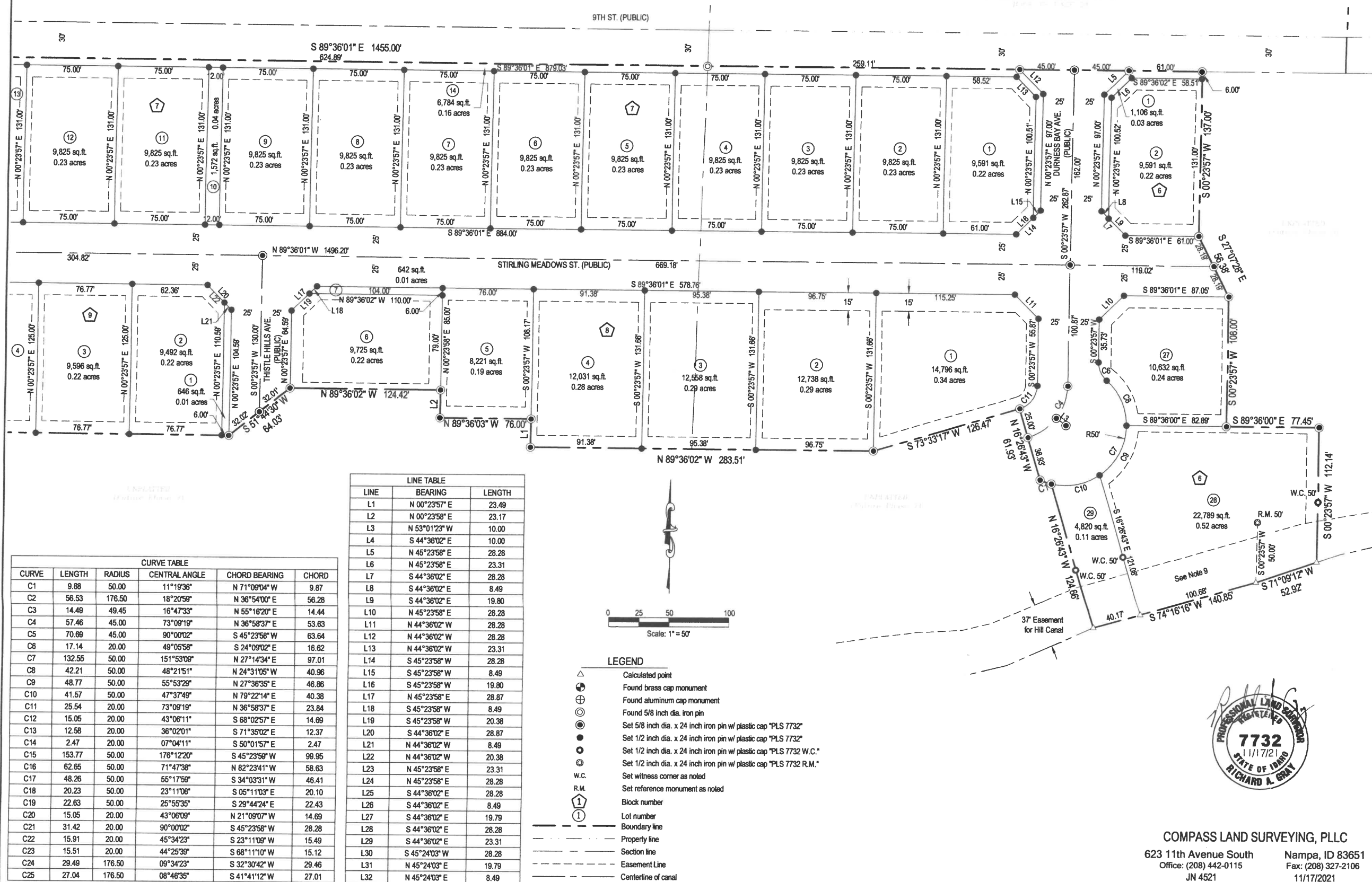
LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732 W.C."
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732 R.M."
- Set witness corner as noted
- Set reference monument as noted
- Block number
- Lot number
- Boundary line
- Property line
- Section line
- Easement line
- Centerline of canal



COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South  
Office: (208) 442-0115  
Nampa, ID 83651  
Fax: (208) 327-2106  
JN 4521  
11/17/2021

PLAT OF  
**STONEHAVEN SUBDIVISION No. 6**  
LOCATED IN THE NW1/4 OF SECTION 1,  
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO



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CERTIFICATE OF OWNERS

Know all men by these presents that Todd Campbell Construction, Inc., are the Owners of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a parcel of land being a portion of the NW1/4 of Section 1, Township 4 North, Range 3 West, Boise Meridian, City of Middleton, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 3 inch aluminum disk stamped "Brownell PLS 8960" marking the C1/4 corner of said Section 1, said corner bears S. 01°12'21" W., a distance of 1318.63 feet from a found 5/8 inch iron pin stamped "Skinner LS 3627" marking the CN1/16 Corner of said Section 1;  
Thence along the Southerly Boundary Line of the NW1/4 of said Section 1, N. 89°38'09" W., a distance of 1345.46 feet to a found 5/8 inch iron pin stamped "Brownell LS 8960" marking the SE Corner of the SE 1/4 NW 1/4 (CW1/16 Corner of said Section 1);  
Thence leaving said Southerly Boundary Line and along the Westerly Boundary Line of said SE 1/4 NW 1/4 of said Section 1, N. 01°34'01" E., a distance of 630.35 feet to a found 5/8 inch iron pin stamped "Koerner PLS 8251" marking the POINT OF BEGINNING.  
Said point also being on the Southerly Right-of-Way of 9th Street, also being the Southwest corner of Stonehaven Subdivision No. 2, Book 49, Page 28, Records of Canyon County;

Thence leaving said Westerly Boundary Line and along the Southerly Boundary lines of said 9th Street and Stonehaven Subdivision No. 2, S. 89°36'01" E., a distance of 410.11 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence leaving said Southerly Boundary lines, S. 00°23'57" W., a distance of 137.00 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 27°07'28" E., a distance of 56.38 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 00°23'57" W., a distance of 108.00 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 89°36'00" E., a distance of 77.45 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 00°23'57" W., a distance of 112.14 feet to a point on the Southerly Top of Bank of Hill Canal. Said point bears S. 00°23'57" W., a distance of 50.00 feet to a set 5/8 inch iron pin Witness Corner stamped "W.C. CLS PLS 7732";  
Thence along said Southerly Top of Bank the following courses and distances:  
Thence S. 71°09'12" W., a distance of 52.92 feet to a point. Said point bears S. 00°23'57" W., a distance of 50.00 feet to a set 5/8 inch iron pin Reference Monument stamped "R.M. CLS PLS 7732";  
Thence S. 74°16'16" W., a distance of 140.85 feet to a point. Said point bears S. 16°26'43" E., a distance of 50.00 feet to a set 5/8 inch iron pin Witness Corner stamped "W.C. CLS PLS 7732";  
Thence leaving said Southerly Top of Bank, N. 16°26'43" W., a distance of 124.66 feet to a point marking the beginning of a non-tangent curve to the right. Said point monumented with a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence a distance of 9.88 feet along the arc of said curve to the right, having a radius of 50.00 feet, a central angle of 11°19'36", the long chord of which bears N. 71°09'04" W., a distance of 9.87 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence leaving said curve to the right, N. 16°26'43" W., a distance of 61.93 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 73°33'17" W., a distance of 126.47 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 89°36'02" W., a distance of 283.51 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 00°23'57" E., a distance of 23.49 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 89°36'03" W., a distance of 76.00 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 00°23'58" E., a distance of 23.17 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 89°36'02" W., a distance of 124.42 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence S. 51°44'30" W., a distance of 64.03 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 89°36'01" W., a distance of 703.00 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 40°02'06" W., a distance of 77.09 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence N. 89°36'03" W., a distance of 170.38 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732" marking the Easterly Right-of-Way of Emmett Road;  
Thence along the Easterly Right-of-Way of said Emmett Road, N. 01°53'36" E., a distance of 131.55 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732" marking the beginning of a non-tangent curve to the right;  
Thence a distance of 56.53 feet along the arc of said curve to the right, having a radius of 176.50 feet, a central angle of 18°20'59", the long chord of which bears N. 36°54'00" E., a distance of 56.28 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732" marking the beginning of a compound curve to the right, being the Southerly Right-of-Way of said 9th Street;  
Thence along said 9th Street and compound curve to the right, a distance of 14.49 feet along the arc of said curve to the right, having a radius of 49.45 feet, a central angle of 16°47'33", the long chord of which bears N. 55°16'20" E., a distance of 14.44 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence leaving said curve to the right and continuing along said 9th Street, N. 65°57'53" E., a distance of 51.89 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence continuing along said 9th Street, N. 75°13'42" E., a distance of 178.83 feet to a set 5/8 inch iron pin stamped "CLS PLS 7732";  
Thence continuing along said 9th Street, S. 89°36'01" E., a distance of 1044.89 feet to the POINT OF BEGINNING.

This parcel contains 12.39 acres (539,926 s.f.) more or less.

The Public Streets as shown on this Plat are Dedicated to the Public. The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of Access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Middleton, and the City of Middleton has agreed in writing to serve all Lots within this Subdivision.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Stonehaven Subdivision No. 6 Homeowner's Association in compliance with Idaho Code Section 31-3805(1)(b). All lots will be subject to assessments from the Black Canyon Irrigation District.

In witness whereof, we have here unto set our hands this 17 Day of May, 2022

Todd A. Campbell, President  
Todd Campbell Construction, Inc.

5/17/22  
Date

ACKNOWLEDGMENT

STATE OF IDAHO } SS  
COUNTY OF CANYON

On this 17 day of May, in the year 2022 before me, Todd A. Campbell, personally appeared, known or identified to me to be the President of Todd Campbell Construction, Inc., the Corporation that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for  
Residing at Meridian, ID  
Commission expires 9/18/24



CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as described in the Certificate of Owners and the attached Plat, was drawn from an actual survey made on the ground, made by me or under my direct supervision and accurately represents the points platted hereon: and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

Richard A. Gray  
RICHARD A. GRAY



04/30/2021  
P.L.S. LICENSE NO. 7732

COMPASS LAND SURVEYING, PLLC

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APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
City Clerk, Middleton, Idaho

\_\_\_\_\_  
Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby Certify that I have checked this Plat, and that it complies with the State of Idaho Code relating to Plats and Surveys.

  
\_\_\_\_\_  
Canyon County Surveyor

6/27/22  
\_\_\_\_\_  
Date

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Middleton, Canyon County, Idaho do hereby approve this plat.

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.  
This certificate is valid for the next thirty (30) days only.

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

APPROVAL OF 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.

  
\_\_\_\_\_  
District Health Department, EHS

5/19/2022  
\_\_\_\_\_  
Date



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