
**MIDDLETON CITY COUNCIL
COMMUNITY OPEN HOUSE
APRIL 14, 2022**

The Middleton City Council Community Open House was called to order by Mayor Steve Rule at 7:31 p.m.

Roll Call: Council President Kiser, Council Members Murray, and Huggins, were present. Council Member O'Meara was excused due to illness. City Administrator Becky Crofts, Deputy Clerk Dawn Goodwin, and City Planning Staff Roberta Stewart were present.

Public Comments, Mayor and Council Comments:

- Scott Brock – 9966 Throughbred – Middleton – Thanked the council and city for providing the community the opportunity to have input on the matter of zoning and density within the city. Mr. Brock stated that when it comes to growth anywhere not just in Middleton, consideration, responsibility, and safety should be the main considerations.
- Mike Graffe—1889 Ridgeway, Middleton - Mr. Graffe entered in **Exhibit B** into the record which outlines the issues he feels is gross vs buildable acres. He states that the minimum lot size should be 14,520 sq feet not 8,000 sq feet for R-3 lots. He went on to explain that variances should only be allowed on a very limited basis.
- Kassie Strohmeyer – 26525 Middlen Rd – Middleton – Mrs. Strohmeyer stated that she was sad to see all the farmland in the area disappearing especially being a fourth-generation family living in Middleton. She went on to state that families are being pushed out of the town due to the direction of growth the city is taking.
- Dave Dissinger – 661 Hidden Lake Ct – Middleton – Mr. Dissinger thanked the council and city of the open house. Mr. Dissinger wanted to know if there was any way to break each vote out one by one instead of doing a mass voting on all requirements from a staff report.
- Teresa Taresh – 13105 Greenwill Lane – Ms. Taresh agrees with all previous statements made by residents. She states that Middleton is a very special place, and that the city needs to keep responsible growth in mind when developing. She went on to state that there is too much rubber stamping with Planning and Zoning and City Council in regard to passing developments within the city.
- Ken Leyten – 24532 Blackbird St – Middleton – Mr. Leyton thanked the council for the open house. Mr. Leyton stated that he felt that both the city and county codes were overwhelmingly built to favor the developers and don't protect the existing homeowners.
- Sarah Post - 8538 Telaga Way, Middleton – Thanked the city for the event and for the increase in city transparency. Ms. Post also agrees with all the pervious resident's comments but would like to add that the coordination and communication between agencies such as the Middleton School District and the city needs to be better and that when agencies submit comments they need to be taken into better consideration.
- Janet Gibson – 945 Harvest Way, Middleton – Ms. Gibson stated that when a developer comes to the city to build, the benefits for the residents need to be better than the benefits that the developer gets for building in Middleton. She

went on to state that building needs to only take place from 7am to 6pm to avoid unwelcomed noise and the city needs to better enforce dust control with the builders. Ms. Gibson also stated that meeting notices need to be easier to read for residents and that the city needs to allow residents to be more involved and to allow their voices to be heard and valued.

- Mike McDougal – 13037 Greenwell, Middleton – Mr. McDougal stated that safety with roads need to be taken more seriously in the city. He went on to express that the tax revenue that comes into the city to address issues that are already areas of concern come in too late and do little to no good.
- Robin Callahan – 27005 Cemetery Rd, Middleton – Stated that it's unsafe to move farm equipment around to different areas due to the traffic concerns of the valley and the lack of respect to the ag community. She went on to state that everyone wants to preserve and protect the ag in the area but the development that is being placed doesn't support that sentiment. Mrs. Callahan expressed that there needs to be a buffer placed between the ag and residential areas both in the city and the county.
- Bonnie Sterling – 24545 Falcon Ln, Caldwell – Voiced concern for the surrounding water table due to all the development going in. She went on to express that the city needs to investigate the water table further before approving more developments.
- Marty Denhum – Middleton – Agrees with all previous statements voiced by prior residents but voiced concern that the developers in the area are mining the current residents for their own profit all the while running the farmers out of the area and chasing off the charm that makes Middleton.
- Matt Wicke – PO Box 7, Middleton – Agrees with all other resident comments but wanted to add that low density needs to be out by the farms and high density needs to be in the center of the town. This allows for the slowing of the spread of the growth preserving the ag area and what makes Middleton have that rural feel.
- Planning and Zoning Official Robert Stewart entered into the record **Exhibit A** an email from resident Stephanie Altig.
- Council President Kiser – Thanked all residents for coming and participating in the open house. Council President Kiser wanted the residents to understand that that the fire department and the city are two separate entities; everyone wants to live by a farm as long as their hours of operation are 8-5 and they don't transport dirt onto the road etc. but that isn't the case with farms; the council isn't rubber stamping things as they come across the desk but rather are following Idaho laws in order to prevent lawsuits within the city; growth within the city is going to be beneficial; personally Council President Kiser is not a personal fan of the higher density.
- Mayor Rule – Thanked all the residents for participating in the open house. Mayor Rule wanted residents to know that the city is trying to implement impact fees on development but that these fees are being held up by the county attorneys and asked the residents to voice this concern to the Canyon County Commissioners and ask why the Mid-Star impact fees are being halted; Mayor also wanted the residents to understand that the message regarding the zoning clarification have been received.

Adjourn: Mayor adjourned the Community Open House at 8:37 P.M.

ATTEST:



Dawn Goodwin, Deputy Clerk
Minutes Approved: May 4, 2022

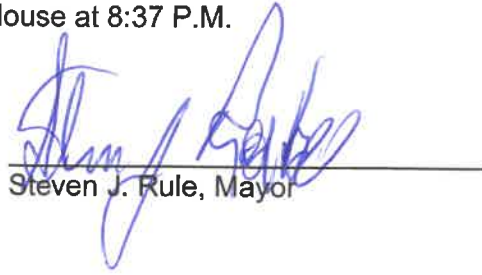

Steven J. Rule, Mayor

Exhibit "A"

Utilities

From: Stephanie Altig <arroyoandalusians@gmail.com>
Sent: Thursday, April 14, 2022 2:53 PM
To: CITMID
Subject: Community Open House on April 14, 2022
Attachments: Ltr to City of Middleton 041422.pdf

To Officials of the City of Middleton:

I am unable to attend the Community Open House this evening. Attached is a letter to the Mayor and City Council in which I express my concerns and suggestions for the City's future development. I request that it be included in the City's official record of this Community Open House. Thank you very much.

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Stephanie Altig



Stephanie A. Altig
22977 Whisper Creek Drive
Middleton, Idaho 83644
arroyoandalusians@gmail.com
(208) 994-8130

April 14, 2022

City of Middleton
Attn: Middleton Mayor Rule, City Council President Kiser and Council Members
1103 West Main Street
Middleton, Idaho 83644

RE: Community Open House, April 14, 2011, City Council Chambers

Dear Middleton City Elected Officials:

I am unable to attend the Community Open House in the City Council Chambers this evening, April 14, 2022, at 6:30-8:30, so I submit this letter and ask that it be included in the City's record of this meeting. My thoughts and concerns on the future of Middleton's development follow.

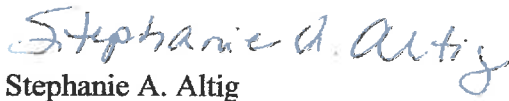
Middleton must preserve the rural nature of areas that are already populated in that way. Examples are Whisper Creek Estates Phases II and III and the recently approved Greg Schatzel development east of Whisper Creek Estates on Lansing Lane. Whisper Creek Estates is comprised of properties two to five acres in size. Mr. Schatzel's development is going to be 17 homes on 26 acres. This is compatible with existing development east and north of Whisper Creek Estates, south of Foothill Drive, and on the east and west sides of Lansing Lane. Everyone who already lives in the area supports this type of development. A typical dense subdivision among these larger properties is completely incompatible and will destroy the ambience of the area. Not every housing development has to be dense despite what is contributed to the City's tax revenue. Middleton has plenty of dense developments and subdivisions such as the City's older residential district and on the north/south roads off Hwy. 44. There is a genuine need to appreciate and support lifestyles that have a more rural feel. No amount of "open space" within an otherwise dense subdivision mitigates the need to keep some of Middleton's development one acre and larger. Eagle has similar acre and larger developments that enhance the quality of the life for the City and for those who want a more rural living environment. Middleton can become like Star with its acres upon acres of dense subdivisions that don't consider rural development, or Middleton can be more like Eagle with the quality of different lifestyles the City of Eagle has supported and its residents appreciate.

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Apparently, the Middleton City Council has decided against having the Idaho Transportation Department building a bypass around the core of the City's downtown, and instead decided that it wants all east/west traffic to keep going through downtown on Hwy. 44. Anyone who lives in the Middleton area knows that the traffic on Hwy. 44 has become completely congested and unsustainable and will only get worse. Downtown businesses are nearly inaccessible as it is. If Hwy. 44 remains the only main route east/west, the traffic load will eventually require two lanes in each direction and a center turn lane and will wipe out most of downtown Middleton businesses. The Eagle Bypass on Hwy. 44 has served not only to move east/west traffic efficiently, but also to preserve and encourage businesses and business development on Old Highway 44 through downtown Eagle. Downtown Eagle traffic is light and the entire area is pedestrian and bicycle friendly. Its quaint and old-fashioned feel has been a huge success and a draw for people considering taking up residence in Eagle. Imagine what downtown Eagle would be if the only route for all its east/west traffic was still through what is now Old Highway 44. Eagle's downtown businesses wouldn't stand a chance. In this regard, is Middleton's future more like Eagle or more like Star? The answer should be easy and obvious.

Thank you and I appreciate your consideration.

Sincerely,


Stephanie A. Altig

Ex "B"

Zoning

Gross acres vs. buildable acres (building on streets, sidewalks, easements, ditches, or wet lands is not allowed) but now developers are allowed that acreage in the calculation of the number of homes per acre.

- R-3 minimum lot size currently is 8,000 sq. ft. (should be increased to 14,520 sq. ft.)
- If you want smaller lots the following should be added to code:
 - R-4 should be 10,890 sq. ft.
 - R-5 should be 8,712 sq. ft.
 - R-6 should be 7,260 Sq. Ft.
 - R-7 should be 6,222 sq. ft.
- Variances should only be allowed on a very limited basis and not to be used as a tool to increase profit for the developer.
- Mixed Use should follow the existing 5.4.1 Table 2 (height, setback, and coverage schedule).
- Mixed Use allows for multiple types of housing (i.e. Single family, townhouses, etc. in same area) and appears Height, Setback & Coverage Table is used for entire development instead of zoning separately for single family and townhouses giving developer more freedom to minimize single family housing setbacks.
- Footnotes listed on current Table 2, 5.4.1 seem like another way of making exceptions to the code.

- No setbacks on townhomes as per Ordinance 659, 5.4.1, Table 1, Section 8 which was recently amended as follows: Each single family dwelling, attached structure (“Townhome/Condominium” structure may not contain more than six (6) individual dwelling units).
- Development Agreement should expire after two (2) years. Additional years should be highly scrutinized by the Planning and Zoning and City Council.
- All Development Agreements should follow the property. Future buyers cannot change what has been agreed to by the previous owners/developers.

Mike Graefe

1889 Ridge Way

Middleton, Id

208-527-6227

04/14/22