
MIDDLETON CITY COUNCIL
JULY 20, 2022

The Middleton City Council meeting on July 20, 2022, was called-to-order at 5:31 p.m. by Council Mayor Steve Rule.

Roll Call: Council President Kiser, Council Members Huggins, Murray and O'Meara were present. City Attorney Taylor Yett, City Clerk Becky Crofts, City Treasure Wendy Miles, Planning Official Roberta Stewart, Public Works Director Jason Van Gilder and Deputy Clerk Dawn Goodwin 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 July 18, 2022, at 1:45 p.m. Motion seconded by Council Member O'Meara and approved unanimously.

Information Item:

Middleton Middle School Drop-off and Pick-up parking lot. – Jason Van Gilder

Mayor Rule called the item and Public Works Director Jason Van Gilder gave a brief overview of the project concept and the progress made in terms of potentially making the concept a reality. A brief council discussion followed after Mr. Van Gilder concluded his presentation.

Action Items:

1. Consent Agenda (items of routine administrative business) (**Action Items**)
 - a. Consider approving minutes for City Council July 6, 2022, regular meeting.
 - b. Consider ratifying payroll for June 17, 2022, in the amount of \$125,939.80.
 - c. Consider approving accounts payable thru July 15, 2022, in the amount of \$1,020,800.04.
 - d. Consider approving contract with Curtis Clean Sweep for roadway striping along South Middleton Road and along Cornell Street in an amount not to exceed \$5,352.40.
 - e. Consider approving contract with Integrity Solutions for 2022 Manhole Infiltration Repairs in an amount not to exceed \$9,800.00

Mayor Rule called the items. Council President Kiser stated he had gone through the accounts payable, and nothing had changed since the check registers had been uploaded to the council drobox. Council President Kiser stated that the large accounts payable amount was due to normal monthly pass throughs such as the Republic Services payment but also due payments from projects such as the Hartley Sewer Line.

Motion: Motion by Council President Kiser to approve Consent Agenda Items 1 a-e. Motion seconded by Council Member Huggins and approved unanimously.

2. Consider a motion to accept the resignation of Mark Christiansen and appoint Marisela Shumway to the Middleton Library Board as his replacement. – Mayor Rule

Mayor Rule called the agenda item and explained Mark Christiansen had done a wonderful job on the library board but was also on the Planning and Zoning Committee, so he was asking for council approval for replacement of Mr. Christiansen on the library board.

Motion: Motion by Council President Kiser to accept the resignation of accept the resignation of Mark Christiansen and appoint Marisela Shumway to the Middleton Library Board as his replacement. Motion seconded by Council Member O'Meara and approved unanimously.

3. Consider approving a proposed FY2023 budget to be published according to law prior to the City Council's August 17, 2022 public hearing to consider adopting an annual appropriations ordinance. – Wendy Miles

Mayor Rule called the agenda item and City Treasure Wendy Miles presented to council the proposed FY2023 budget needing approval for publication in order to hold the public hearing on August 17, 2022.

Motion: Motion by Council President Kiser to approve the proposed FY2023 budget to be published according to law prior to the City Council's August 17, 2022 public hearing. Motion seconded by Council Member Huggins and approved unanimously by roll call vote.

4. Consider approving the Revised Purchase Agreement between the City of Middleton and the Wetlands Group LLC for 1.9 acres wetlands for the Middleton Road Realignment project in an amount not to exceed \$150,000.00 – Mayor Rule

Mayor Rule called the agenda item and gave a brief explanation as to why the item was back before council.

Motion: Motion by Council President Kiser to approve the Revised Purchase Agreement between the City of Middleton and the Wetlands Group LLC for 1.9 acres of wetlands for the Middleton Road Realignment project in an amount not to exceed \$150,000.00. Motion was seconded by Council Member O'Meara and approved unanimously by roll call vote.

5. **Second Reading:** Consider adopting Ordinance No. 665 an ordinance enacted by the Middleton City Council amending Title 7, Chapter 6, Section 07-06-01, Middleton City Code, pertaining to sidewalks and repairs of the City of Middleton; providing for an effective date; providing for severability; and repealing all ordinances, resolutions, orders, and parts thereof, in conflict herewith, and to approve the summary for publication as authorized by Idaho Code 50-901A. – Jason VanGilder

Mayor Rule called the agenda item and Council President Kiser read Ordinance No. 665 by title only for the second reading.

6. Consider approving final plat for West Highlands Ranch Subdivision No. 15. – Roberta Stewart

Mayor Rule called the agenda item and Planning and Zoning Official Roberta Stewart presented the final Plat for West Highlands Ranch Subdivision No. 15.

Motion: Motion by Council President Kiser approve the final plat for West Highlands Ranch Subdivision No. 15. Motion was seconded by Council Member Huggins and approved unanimously by roll call vote.

7. **Public Hearing:** Applications by M3 and JUB Engineers for annexation/zone change, preliminary plat, development agreement, and comprehensive plan map amendment with respect to Quarry East Subdivision located at 21500 Middleton Road and 11436 Lincoln Road (Tax Parcel Nos. R34076 and R34077). The proposed preliminary plat consists of 466 single family homesites, 102 duplex homesites, 72 cluster single family lots, 1 mini-self storage lot, 67 common lots, and 46 shared driveways/private roads lots on 236.60 acres of vacant land zoned County Agricultural, C-1, and M-1. Applicants are requesting a zone change to Mixed Use (M-U). In the comprehensive plan map amendment application, applicants are requesting that the "Residential Use" designated for the property be changed to "Industrial Use" to accommodate the mini-storage parcel.
- Roberta Stewart

Mayor Rule called the item and opened the public hearing at 6:34 p.m. Planning and Zoning Official Robert Stewart presented **Exhibit E** and entered into the record "**Exhibit G**" City Engineer Amy Woodruff's engineering comments pertaining to the preliminary plat for the Quarry East Subdivision.

Mayor Rule called for a brief break at 7:15 p.m. and resumed the hearing at 7:24 p.m.

Council and Mayor asked Mrs. Stewart clarifying question regarding the agenda item particularly pertaining to the development agreement.

Applicant Remarks – Mark Tate M3 Companies

- 55+ active adult community which targets recently retired buyers who live active lifestyles, who are seeking a highly amenity rich community.
- Community has an 8% open space above and beyond the open lake space.
- Community provides reduce traffic especially during peak traffic hours.

Council comments for the applicant followed.

Public Comments –

Mike Graefe – 1889 Ridge Way, Middleton, ID – Mr. Graefe stated that he was not in favor for waivers being granted for setbacks or for the lot size requirements, that city code needed to be followed.

Jeanie Meholchick – 21500 Wells Rd, Caldwell, ID – Ms. Meholchick stated that she was in favor of the project, and she really likes the idea of the 55+ community.

Randy Wood – 11505 Bass Lane, Caldwell, ID – Mr. Wood stated that he owned the land and that for over 20 years while he mined the property, he was keeping this exact type of future project in mind and that he would love to see Middleton take advantage of this project.

Applicant Rebuttal – Mark Tate M3 Companies

- Mr. Tate stated that M3 was excited to get going with the proposed project.

Mr. Tate went on to state that it would be two to three years before you would see any residents living at the site.

Mayor Rule closed the public hearing at 8:45 p.m. and a council discussion followed.

Motion: Motion by Council President Kiser to accept the findings of facts and conclusions of law set forth in the Staff Report and presentation for the July 20, 2022, public hearing. Motion was seconded by Council Member O'Meara and carried unanimously by roll call vote.

8. Consider adopting ORDINANCE NO. 664: Quarry East Subdivision Annexation & Rezone – Parcel Nos. R34076 and R34077. AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, ANNEXING TO THE CITY OF MIDDLETON, IDAHO, CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MIDDLETON, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY TO M-U (MIXED USE); DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE. - Roberta Stewart

Mayor Rule called the agenda item.

Motion: Motion by Council President Kiser to continue the annexation, rezone, development agreement, preliminary plat, and comprehensive plan map amendment to the next regularly scheduled City Council meeting to be held on August 3, 2022, at 5:30 p.m. Motion was seconded by Council Member Huggins and carried unanimously by roll call vote.

9. Consider approving Resolution No. 470-22 for Comprehensive Plan Map Amendment to change Future Land Use Map regarding Quarry East Application. - Roberta Stewart
Council President Kiser called the item. Meghan Conrad attorney for the Middleton Urban Renewal Agency presented **Exhibit H** which explained both agenda item number nine and ten. Council Member Huggins disclosed that herself and Council President Kiser were also on the Middleton Urban Renewal Agency board.

Mayor Rule called the agenda item. The item was continued to August 3, 2022, at 5:30 p.m. per the previous motion.

Mayor Rule called a break at 9:10 p.m. and resumed the session at 9:18 p.m.

10. **Public Hearing:** Application by Middleton Rivers, LLC and Jay Gibbons/South Beck & Baird for preliminary plat with respect to the Channel Crossing Subdivision located at 22457 So. Middleton Road and 0 So. Middleton Road (Tax Parcel Nos. R180350, R18035011, R180340 & 18036010). The proposed preliminary plat is zoned Mixed Use (M-U) and consists of five commercial lots, 119 single family attached (townhome) lots, and seven common lots on 15.19 acres. – Roberta Stewart
Council President Kiser called the agenda item.

Mayor Rule called the agenda item. Planning and Zoning Official Roberta Stewart presented **Exhibit F**. Following Mrs. Stewart's presentation, Council and Mayor asked

Mrs. Stewart clarifying questions.

Applicant Remarks – Jay Gibbons -South Beck & Baird

- 15.19 acre subdivision that is currently zoned M/U. The subdivision consists of 119 single family attached town homes.
- The subdivision has 5 lots set to be used as retail/commercial space.
- The subdivision has extensive pedestrian and bike paths which connect to the public greenbelt space.

Council comments for the applicant followed.

Public Comments –

Louise Dankel – 616 Hidden Lake Ct., Middleton, ID – Ms. Dankel read into the record a statement that requested the city look at the long-term effects of this development in regard to the quick growth in the area asking for particular consideration for issues such as improvements to roadways and the bridge at Middleton Road.

Applicant Rebuttal – Jay Gibbons -South Beck & Baird

- Mr. Gibbons wanted to remind the council that regarding the takeout for future floating the development had in fact given the city an additional 50 feet of right-of-way.

Mayor Rule closed the public hearing at 10:12 p.m. A brief council discussion followed.

Motion: Motion by Council President Kiser to accept the findings of facts and conclusions of law set forth in the Staff Report and presentation for the July 20, 2022, public hearing. Motion seconded by Council Member Huggins and approved unanimously by roll call vote.

Motion: Motion by Council President Kiser to approve the application of Middleton Lakes, LLC and Jay Gibbons for preliminary plat with respect to the Channel Crossing Subdivision, subject to the conditions of approval set forth in the Staff Report for the July 20, 2022 public hearing. Motion seconded by Council Member Huggins and approved unanimously by roll call vote.

Public Comments

- Mike Graefe – 1889 Ridge Way, Middleton, ID – Mr. Graefe wanted to know the number of current officers on staff with the Middleton Police Department. Mr. Graefe voiced his concerns on being short staffed in the department and the with the current residents and the continued growth of the city that the wanted to make sure that the Police were not going to have a reduction in force.

Mayor and Council Comments; NONE

Executive Session pursuant to Idaho Code:
74-206(1)(a-b): Pertaining to Personnel.

Mayor Rule called the agenda item.

Motion: Motion by Council President Kiser to enter executive sessions by Code and 74-206(1)(b) to consider evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student. Motion was seconded by Council Member Huggins and carried unanimously by roll call vote. Council entered executive session at 10:17 p.m.

Mayor brought the Council out of executive session and back on the record at 5:99p.m. Mayor Rule stated that there was considerable discussion amongst the Council but that there were no votes taken or decisions made.

Adjourn: Mayor adjourned the city council meeting at 10:32 PM.

ATTEST:

A blue ink signature of Dawn Goodwin, consisting of a stylized 'D' and 'G'.

Dawn Goodwin, Deputy Clerk
Minutes Approved: August 3, 2022

A blue ink signature of Steven J. Rule, written in a cursive style.

Steven J. Rule, Mayor

EXHIBIT “A”



PROPOSAL

P.O. Box 44112 Boise, ID 83711

PHONE: (208)343-7600

FAX: (208)343-2159

Idaho Public Works - 13294-A- 4 (09950, 02761, 02785, 01570, 18800, 02890)

Oregon Construction License - 129615

DBE Authority - 49 CFR 26

RCE - 1922

PROPOSAL SUBMITTED TO

City of Middleton

STREET

6 N Dewey St

CITY, STATE, ZIP CODE

Middleton, Idaho 83644

CONTACT

Darrel

PHONE

(208) 631-5639

JOB NAME

2022 Roadway Markings - S Middleton Rd

JOB LOCATION

Middleton, Idaho

EMAIL

dgehring@middletoncity.com

DATE

5/31/2022

BASE BID

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	BID AMOUNT
1	4" WIDE PAINTED MARKINGS	13,500.0	LNFT	\$0.165	\$2,227.50
2	24" THERMOPLASTIC STOP BAR MARKINGS	70.0	SQFT	\$8.00	\$560.00
3	24" THERMOPLASTIC CROSSWALK MARKINGS	180.0	SQFT	\$8.00	\$1,440.00
4	THERMOPLASTIC LEFT TURN ARROWS	2.0	EA	\$225.00	\$450.00
5	4" WIDE PAINTED MARKINGS - YELLOW HIGHLIGHTED AREA	628.0	LNFT	\$0.165	\$103.62
6	4" WIDE PAINTED MARKINGS - RED HIGHLIGHTED AREA	432.0	LNFT	\$0.165	\$71.28
7	MOBILIZATION	1.0	LS	\$500.00	\$500.00

SPECIAL NOTES

- 1 This bid may expire if notice of intent is not given within **10** days of the bid opening.
- 2 This bid excludes business signs, sign & delineator survey, testing, and traffic control.
- 3 These prices reflect all line items as a total package and cannot be broken up individually.
- 4 Obliteration of pavement markings excludes fog seal and any damage caused to joint sealant.
- 5 Bid Bond not included in price. If required add 3% to overall quote total.
- 6 General contractor responsible for layout of all lines, crosswalks, stop bars, and symbols. Layout of lines must consist of a control point every 50 ft on a tangent, and every 25 ft on a curve. All layout must be approved before we can proceed with any striping. Please plan accordingly.
- 7 Striping prices do not include obliteration, preparation, cleaning or brooming of surfaces, or layout for control points of lines.
- 8 Prices exclude any and all traffic control.
- 9 Delays or layout of control points shall be charged an hourly rate of \$250.00/hr per crew.
- 10 This is a unit price proposal. This contract is based on estimated quantities. Actual payment will be based on final quantities completed.
- 11 Work cannot be guaranteed unless performed at specified minimum temperatures.
- 12 Due to the instability of the traffic paint industry with the associated price increases and material shortages, Curtis Clean Sweep Inc reserves the right to adjust the pricing for the pavement marking products quoted above as we receive these increases. In the event that traffic paint becomes unavailable, Curtis Clean Sweep Inc will be held harmless.

We propose hereby to furnish material and labor - complete in accordance with the above specification's for the sum of: **\$5,352.40**

Payment is to be made as follows: **UPON INVOICE**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become and extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature:


CORY ZUBIZARETA

Note: This proposal will be withdrawn by us if not accepted within 10 days.

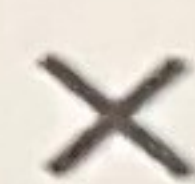
Acceptance of Proposal - The prices, specifications and conditions are satisfactory and are here by accepted. You are authorized to do the work as specified. Payment will be made as specified above

SIGNATURE: _____

DATE: _____

Distance ?

1,257 ft ▾



↻ Start new

adows at
Highlands

Southwestern Idaho
Co-Op Housing

o's Pizza

aho St

Ridley's Family
Market Ace Hdw

eterinary
pital

Boise St

El Señor Pollo
Mexican Grill

Hometown
Family Eye Care

Chevro

Mountain Loop St

N Mid

N Middleton Rd

Canyon Dr

Villa Dr

Harmon Way



204 S Dudley Ln Nampa, ID 83687
integrity@iispipeline.com

Net 30

Thank You For You Business

EXHIBIT “B”

City of Middleton

Proposed Budget 2022 - 2023
Council 07/20/2022

Account Number		2022-23 Budget	2% Increase for Publishing
Account Title			
GENERAL FUND			
01-311-402	PROPERTY TAX COLLECTIONS	\$ 1,459,721.94	\$ 1,488,916.38
01-311-403	County Circuit Breaker	\$ 30,000.00	\$ 30,600.00
01-311-405	Property Tax Reserves	\$ 144,957.49	\$ 147,856.64
01-315-404	STATE & COUNTY REV SHARE-SALES TAX	\$ 592,129.59	\$ 603,972.19
01-316-501	GAS FRANCHISE	\$ 50,000.00	\$ 51,000.00
01-316-503	TV FRANCHISE	\$ 4,200.00	\$ 4,284.00
01-321-006	BUSINESS LICENSES	\$ 1,000.00	\$ 1,020.00
01-321-303	LIQUOR LICENSE FEES	\$ 2,500.00	\$ 2,550.00
01-322-005	BUILDING PERMITS/INSPECTIONS	\$ 660,975.00	\$ 674,194.50
01-322-150	ELECTRICAL PERMITS/INSPECTIONS	\$ 80,500.00	\$ 82,110.00
01-322-151	MECHANICAL PERMITS/INSPECTIONS	\$ 67,000.00	\$ 68,340.00
01-322-152	PLUMBING PERMITS/INSPECTIONS	\$ 61,000.00	\$ 62,220.00
01-335-403	STATE LIQUOR REVENUE SHARE	\$ 95,000.00	\$ 96,900.00
01-341-002	ANNEXING, PLANNING & ZONING	\$ 225,000.00	\$ 229,500.00
01-341-003	INTERFUND OVERHEAD	\$ 429,276.71	\$ 437,862.25
01-347-900	GRANTS (OHS)	\$ -	\$ -
01-349-011	TROLLEY STATION RENT	\$ 5,000.00	\$ 5,100.00
01-349-012	PROPERTY RENTAL	\$ 8,000.00	\$ 8,160.00
01-351-402	ADMIN. IMPACT FEE	\$ 3,500.00	\$ 3,570.00
01-361-050	POLICE IMPACT FEE	\$ 175,000.00	\$ 178,500.00
01-361-300	FINES & FORFEITURES	\$ 20,000.00	\$ 20,400.00
01-361-700	INTEREST ON INVESTMENTS	\$ 5,000.00	\$ 5,100.00
01-363-101	CODE ENFORCEMENT REIMBURSEMENT		\$ -
01-365-610	REIMBURSEMENT SRO SERVICES	\$ 160,500.00	\$ 163,710.00
01-369-080	MISCELLANEOUS REVENUE	\$ 15,000.00	\$ 15,300.00
01-369-100	ENGIN/ATTORNEY REIMBURSEMENT		\$ -
01-369-200	CREDIT CARD FEE REVENUE	\$ 25,000.00	\$ 25,500.00
01-371-700	INTEREST ON INVESTMENTS	\$ 5.00	\$ 5.10
01-379-011	PARK FACILITY RENT	\$ 1,000.00	\$ 1,020.00
01-379-799	CITY PARKS IMPACT FEE	\$ 163,000.00	\$ 166,260.00
01-381-700	INTEREST ON INVESTMENTS		\$ -
	TRANSFER IN	\$ 75,000.00	\$ 76,500.00
Total Revenue:		\$ 4,559,265.74	\$ 4,650,451.06
Admin - Elected Officials			
01-410-110	SALARIES	\$ 122,734.00	\$ 125,188.68
01-410-122	FICA	\$ 7,879.52	\$ 8,037.11
01-410-124	MEDICAL REIMBURSMENT HRA	\$ 2,750.00	\$ 2,805.00
01-410-125	MEDICAL INSURANCE	\$ 7,715.40	\$ 7,869.71
01-410-126	DENTAL INSURANCE	\$ 747.36	\$ 762.31
01-410-127	RETIREMENT	\$ 5,762.01	\$ 5,877.25
01-410-128	MEDICARE	\$ 1,779.64	\$ 1,815.24
01-410-130	EE ASSISTANCE BENEFITS	\$ 263.04	\$ 268.30
01-410-132	Workers Comp.	\$ 172.31	\$ 175.75
Total Admin - Council:		\$ 149,803.28	\$ 152,799.35

ADMINISTRATION

01-415-110	SALARIES	\$	366,577.82	\$	373,909.38
01-415-122	FICA	\$	23,534.30	\$	24,004.98
01-415-124	MEDICAL REIMBURSEMENT HRA	\$	16,500.00	\$	16,830.00
01-415-125	INSURANCE-MEDICAL	\$	59,408.40	\$	60,596.57
01-415-126	INSURANCE-DENTAL	\$	2,857.44	\$	2,914.59
01-415-127	RETIREMENT	\$	43,769.39	\$	44,644.78
01-415-128	MEDICARE	\$	5,315.38	\$	5,421.69
01-415-130	EE ASSISTANCE BENEFITS	\$	369.12	\$	376.50
01-415-132	WORKERS COMP	\$	5,275.53	\$	5,381.04
01-415-135	Employee Recognition	\$	1,000.00	\$	1,020.00
01-415-210	BANK FEES	\$	700.00	\$	714.00
01-415-211	COMPUTER HARDWARE	\$	7,000.00	\$	7,140.00
01-415-212	GASOLINE	\$	400.00	\$	408.00
01-415-213	MARKETING - ECON DEVELOPMENT	\$	15,000.00	\$	15,300.00
01-415-220	IRRIGATION	\$	6,000.00	\$	6,120.00
01-415-229	MEMBERSHIPS	\$	16,012.00	\$	16,332.24
01-415-240	SUPPLIES	\$	7,500.00	\$	7,650.00
01-415-250	TRAINING/CONF/CERTIFICATION	\$	6,000.00	\$	6,120.00
01-415-252	TRAVEL	\$	4,400.00	\$	4,488.00
01-415-253	MEETING EXPENSE - MAYOR	\$	1,000.00	\$	1,020.00
01-415-301	PUBLICATION LEGAL NOTICES	\$	8,500.00	\$	8,670.00
01-415-310	AUTO REPAIR/MAINT	\$	1,800.00	\$	1,836.00
01-415-312	BILLING SERVICE	\$	33,537.00	\$	34,207.74
01-415-336	COMPUTER SOFTWARE	\$	16,321.00	\$	16,647.42
01-415-337	COMPUTER SUPPORT	\$	14,315.00	\$	14,601.30
01-415-338	DATA ACCESS	\$	5,100.00	\$	5,202.00
01-415-339	CELL PHONE	\$	441.12	\$	449.94
01-415-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
01-415-361	SIGNAGE	\$	1,000.00	\$	1,020.00
01-415-363	MAINTENANCE EQUIPMENT (OFFICE)	\$	5,700.00	\$	5,814.00
01-415-364	OFFICE EQUIPMENT	\$	9,000.00	\$	9,180.00
01-415-370	PLANNING & ZONING - PER DIEM	\$	3,000.00	\$	3,060.00
01-415-372	POSTAGE	\$	1,550.00	\$	1,581.00
01-415-401	DATA COLLECT/MAPPING	\$	5,000.00	\$	5,100.00
01-415-420	PROF FEES ATTORNEY	\$	95,460.00	\$	97,369.20
01-415-422	PROF FEES AUDITOR	\$	4,380.00	\$	4,467.60
01-415-424	PROF FEES LITIGATION	\$	200,000.00	\$	204,000.00
01-415-430	PROF FEES ENGINEER	\$	300,000.00	\$	306,000.00
01-415-530	CAPITAL OUTLAY	\$	-	\$	-
01-415-725	COMMUNITY SUPPORT	\$	14,000.00	\$	14,280.00
01-415-750	RESERVE FOR OPERATIONS	\$	52,537.60	\$	53,588.35
01-415-800	MISCELLANEOUS	\$	3,000.00	\$	3,060.00
01-415-850	INDIRECT COSTS			\$	-

Total ADMINISTRATION:

\$ 1,368,114.11 \$ 1,395,476.39

POLICE

01-421-110	SALARIES	\$	843,852.18	\$	860,729.22
01-421-122	FICA	\$	54,175.31	\$	55,258.82
01-421-124	MEDICAL REIMBURSEMENT HRA	\$	38,500.00	\$	39,270.00
01-421-125	INSURANCE-MEDICAL	\$	142,734.48	\$	145,589.17
01-421-126	INSURANCE-DENTAL	\$	6,906.24	\$	7,044.36
01-421-127	RETIREMENT	\$	101,920.25	\$	103,958.65
01-421-128	MEDICARE	\$	12,235.86	\$	12,480.57

01-421-130	EE ASSISTANCE BENEFITS	\$	780.24	\$	795.84
01-421-132	WORKERS COMP	\$	27,266.53	\$	27,811.86
01-421-140	PRE EMPLOYMENT SCREENING	\$	1,000.00	\$	1,020.00
01-421-211	COMPUTER HARDWARE	\$	3,000.00	\$	3,060.00
01-421-212	GASOLINE	\$	65,000.00	\$	66,300.00
01-421-229	MEMBERSHIPS	\$	325.00	\$	331.50
01-421-240	SUPPLIES	\$	5,000.00	\$	5,100.00
01-421-250	TRAINING/CONF/CERTIFICATION	\$	6,000.00	\$	6,120.00
01-421-252	TRAVEL	\$	1,400.00	\$	1,428.00
01-421-260	UNIFORMS	\$	7,000.00	\$	7,140.00
01-421-310	AUTO REPAIR/MAINT	\$	30,000.00	\$	30,600.00
01-421-312	BILLING SERVICE	\$	5,589.50	\$	5,701.29
01-421-335	COMPUTER LICENSE	\$	-	\$	-
01-421-336	COMPUTER SOFTWARE	\$	11,282.00	\$	11,507.64
01-421-337	COMPUTER SUPPORT	\$	9,057.50	\$	9,238.65
01-421-338	DATA ACCESS	\$	3,850.00	\$	3,927.00
01-421-339	CELL PHONE	\$	5,293.44	\$	5,399.31
01-421-342	EQUIPMENT	\$	12,500.00	\$	12,750.00
01-421-344	EQUIPMENT REPAIR/MAINT	\$	1,000.00	\$	1,020.00
01-421-345	K-9 PROGRAM	\$	-	\$	-
01-421-350	LIABILITY INSURANCE	\$	9,706.00	\$	9,900.12
01-421-371	LEASE PAYMENTS	\$	64,487.97	\$	65,777.73
01-421-372	POSTAGE	\$	1,200.00	\$	1,224.00
01-421-420	PROF FEES ATTORNEY	\$	1,000.00	\$	1,020.00
01-421-530	CAPITAL OUTLAY	\$	-	\$	-
01-421-531	IMPACT FEE ELIGIBLE	\$	175,000.00	\$	178,500.00
01-421-800	MISCELLANEOUS	\$	2,500.00	\$	2,550.00
Total POLICE:		\$	1,649,562.49	\$	1,682,553.74
PUBLIC SAFETY					
01-423-110	SALARIES	\$	152,530.56	\$	155,581.17
01-423-122	FICA	\$	9,792.46	\$	9,988.31
01-423-124	MEDICAL REIMBURSEMENT HRA	\$	11,000.00	\$	11,220.00
01-423-125	MEDICAL INSURANCE	\$	37,805.28	\$	38,561.39
01-423-126	INSURANCE-DENTAL	\$	1,779.84	\$	1,815.44
01-423-127	RETIREMENT	\$	18,212.15	\$	18,576.39
01-423-128	MEDICARE	\$	2,211.69	\$	2,255.93
01-423-130	EE ASSISTANCE BENEFITS	\$	190.08	\$	193.88
01-423-132	WORKERS COMP INS	\$	1,200.00	\$	1,224.00
01-423-210	CODE ENFORCEMENT	\$	1,000.00	\$	1,020.00
01-423-211	COMPUTER HARDWARE	\$	1,500.00	\$	1,530.00
01-423-212	GASOLINE	\$	3,500.00	\$	3,570.00
01-423-229	MEMBERSHIPS	\$	900.00	\$	918.00
01-423-240	SUPPLIES	\$	5,000.00	\$	5,100.00
01-423-250	TRAINING/CERTIFICATION	\$	1,800.00	\$	1,836.00
01-423-260	UNIFORMS	\$	540.00	\$	550.80
01-423-312	AUTO REPAIR/MAINT	\$	2,500.00	\$	2,550.00
01-423-336	COMPUTER SOFTWARE	\$	17,698.00	\$	18,051.96
01-423-337	COMPUTER SUPPORT	\$	8,507.50	\$	8,677.65
01-423-338	DATA ACCESS	\$	1,250.00	\$	1,275.00
01-423-339	CELL PHONE	\$	1,030.08	\$	1,050.68
01-423-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
01-423-372	POSTAGE	\$	700.00	\$	714.00
01-423-423	PROF FEES BUILDING PERM/INSP	\$	9,000.00	\$	9,180.00

01-423-425	PROF FEES ELECTRICAL PERM/INSP	\$	52,800.00	\$	53,856.00
01-423-432	PROF FEES MECHANICAL PERM/INSP	\$	40,200.00	\$	41,004.00
01-423-433	PROF FEES PLUMBING PERM/INSP	\$	36,600.00	\$	37,332.00
01-423-435	PROF FEES PROSECUTING ATTORNEY	\$	15,000.00	\$	15,300.00
01-423-450	FLOOD MAINTENANCE CONTROL	\$	10,000.00	\$	10,200.00
01-423-530	CAPITAL OUTLAY	\$	40,000.00	\$	40,800.00
01-423-621	ELECTRICITY	\$	1,100.00	\$	1,122.00
01-423-622	STREET LIGHTS	\$	-	\$	-
01-423-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total PUBLIC SAFETY:		\$	491,200.64	\$	501,024.66
BUILDING					
01-424-240	SUPPLIES	\$	2,500.00	\$	2,550.00
01-424-321	BUILDING REPAIRS	\$	10,000.00	\$	10,200.00
01-424-322	BUILDING SECURITY	\$	500.00	\$	510.00
01-424-327	CLEANING SERVICES	\$	9,250.00	\$	9,435.00
01-424-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
01-424-351	MAINTENANCE	\$	39,750.00	\$	40,545.00
01-424-381	WATER USAGE	\$	5,000.00	\$	5,100.00
01-424-383	BUILDING TELEPHONE SERVICE	\$	150.00	\$	153.00
01-424-530	CAPITAL OUTLAY	\$	25,000.00	\$	25,500.00
01-424-620	NATURAL GAS	\$	3,780.00	\$	3,855.60
01-424-621	ELECTRICITY	\$	9,600.00	\$	9,792.00
01-424-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total BUILDING:		\$	111,383.00	\$	113,610.66
PARKS					
01-538-110	SALARIES	\$	65,383.84	\$	66,691.52
01-538-120	ANNUAL PHYSICAL	\$	100.00	\$	102.00
01-538-122	FICA	\$	4,197.64	\$	4,281.60
01-538-124	MEDICAL REIMBURSEMENT HRA	\$	5,500.00	\$	5,610.00
01-538-125	INSURANCE-MEDICAL	\$	22,374.60	\$	22,822.09
01-538-126	INSURANCE-DENTAL	\$	1,032.48	\$	1,053.13
01-538-127	RETIREMENT	\$	5,944.19	\$	6,063.07
01-538-128	MEDICARE	\$	948.07	\$	967.03
01-538-130	EE ASSISTANCE BENEFITS	\$	95.04	\$	96.94
01-538-132	WORKERS COMP	\$	3,256.54	\$	3,321.68
01-538-212	GASOLINE	\$	10,000.00	\$	10,200.00
01-538-240	SUPPLIES	\$	5,000.00	\$	5,100.00
01-538-260	UNIFORMS	\$	500.00	\$	510.00
01-538-301	PUBLICATION OF LEGAL NOTICE	\$	300.00	\$	306.00
01-538-310	AUTO REPAIR/MAINT	\$	2,500.00	\$	2,550.00
01-538-312	BILLING SERVICE	\$	5,589.50	\$	5,701.29
01-538-336	COMPUTER SOFTWARE	\$	199.00	\$	202.98
01-538-337	COMPUTER SUPPORT	\$	8,507.50	\$	8,677.65
01-538-338	DATA ACCESS	\$	1,250.00	\$	1,275.00
01-538-339	CELL PHONE	\$	441.12	\$	449.94
01-538-343	EQUIPMENT RENTAL	\$	3,000.00	\$	3,060.00
01-538-344	EQUIPMENT REPAIR/MAINT	\$	6,000.00	\$	6,120.00
01-538-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
01-538-351	MAINTENANCE	\$	44,600.00	\$	45,492.00
01-538-352	MINOR EQUIPMENT	\$	3,000.00	\$	3,060.00
01-538-363	OFFICE EQUIPMENT MAINTENANCE	\$	200.00	\$	204.00
01-538-371	LEASE PAYMENTS	\$	2,337.70	\$	2,384.45
01-538-372	POSTAGE	\$	480.00	\$	489.60

01-538-381	WATER USAGE	\$	5,500.00	\$	5,610.00
01-538-384	SOLID WASTE DISPOSAL	\$	1,000.00	\$	1,020.00
01-538-422	PROF FEES AUDITOR	\$	1,620.00	\$	1,652.40
01-538-430	PROF FEES ENGINEER	\$	20,000.00	\$	20,400.00
01-538-437	PROFESSIONAL SERVICES	\$	500.00	\$	510.00
01-538-440	SURVEYING	\$	4,000.00	\$	4,080.00
01-538-530	CAPITAL OUTLAY	\$	105,000.00	\$	107,100.00
01-538-531	IMPACT FEE ELIGIBLE	\$	163,000.00	\$	166,260.00
01-538-621	ELECTRICITY	\$	7,500.00	\$	7,650.00
01-538-623	PROPANE	\$	4,800.00	\$	4,896.00
01-538-800	MISCELLANEOUS	\$	702.00	\$	716.04
Total PARKS:		\$	521,212.22	\$	531,636.47
Department: 590					
01-590-991	TRANSFER OUT TO LIBRARY	\$	267,990.00	\$	273,349.80
Total Department: 590:		\$	267,990.00	\$	273,349.80
Total LIBRARY:					
Total Expenditure:		\$	4,559,265.74	\$	4,650,451.06
GENERAL FUND Revenue Total:		\$	4,559,265.74	\$	4,650,451.06
GENERAL FUND Expenditure Total:		\$	4,559,265.74	\$	4,650,451.06
Net Total GENERAL FUND:		\$	(0.00)	\$	(0.00)
STREETS & ALLEYS FUND					
02-311-402	PROPERTY TAX COLLECTIONS	\$	1,294,470.40	\$	1,320,359.81
02-311-405	RESERVES	\$	88,638.60	\$	90,411.37
02-315-404	STATE REVENUE SHARE-SALES TAX	\$	525,096.06	\$	535,597.98
02-315-502	IDAHO POWER FRANCHISE	\$	54,000.00	\$	55,080.00
02-335-250	HIGHWAY USERS	\$	337,139.80	\$	343,882.60
02-335-251	HIGHWAY USERS - HB 312	\$	106,036.15	\$	108,156.87
02-335-252	HIGHWAY USERS - HB 362	\$	61,981.80	\$	63,221.44
02-335-900	GRANT			\$	-
02-338-015	COUNTY ROAD & BRIDGE	\$	61,750.00	\$	62,985.00
02-343-100	GRAVEL PIT REVENUE	\$	-	\$	-
02-369-080	MISCELLANEOUS REVENUE	\$	10,000.00	\$	10,200.00
02-381-700	INTEREST ON INVESTMENTS	\$	1,000.00	\$	1,020.00
02-390-007	CASH CARRY OVER	\$	867,500.00	\$	884,850.00
02-390-991	TRANSFER IN	\$	1,456,000.00	\$	1,485,120.00
Total Revenue:		\$	4,863,612.81	\$	4,960,885.07
STREETS & ALLEYS FUND					
02-431-110	SALARIES	\$	239,114.61	\$	243,896.90
02-431-120	ANNUAL PHYSICAL	\$	250.00	\$	255.00
02-431-122	FICA	\$	15,351.16	\$	15,658.18
02-431-124	MEDICAL REIMBURSEMENT HRA	\$	10,083.33	\$	10,285.00
02-431-125	INSURANCE-MEDICAL	\$	30,604.28	\$	31,216.37
02-431-126	INSURANCE-DENTAL	\$	1,589.76	\$	1,621.56
02-431-127	RETIREMENT	\$	26,687.64	\$	27,221.40
02-431-128	MEDICARE	\$	3,467.16	\$	3,536.51
02-431-130	EE ASSISTANCE BENEFITS	\$	263.76	\$	269.04
02-431-132	WORKERS COMP	\$	11,557.60	\$	11,788.75
02-431-133	CONTRIB TO GEN F	\$	123,464.43	\$	125,933.72
02-431-211	COMPUTER HARDWARE	\$	1,000.00	\$	1,020.00
02-431-212	GASOLINE	\$	23,185.44	\$	23,649.15
02-431-240	SUPPLIES	\$	4,320.00	\$	4,406.40
02-431-241	SIGNAGE SUPPLIES	\$	3,780.00	\$	3,855.60
02-431-250	TRAINING/CONF/CERTIFICATION	\$	500.00	\$	510.00

02-431-260	UNIFORMS	\$	900.00	\$	918.00
02-431-301	PUBLICATION OF LEGAL NOTICE	\$	800.00	\$	816.00
02-431-310	AUTO REPAIR/MAINT	\$	5,940.00	\$	6,058.80
02-431-312	BILLING SERVICE	\$	11,179.00	\$	11,402.58
02-431-316	BRIDGE INSPECTION	\$	9,500.00	\$	9,690.00
02-431-320	BUILDING MAINTENANCE	\$	2,000.00	\$	2,040.00
02-431-327	CLEANING SERVICE	\$	250.00	\$	255.00
02-431-336	COMPUTER SOFTWARE	\$	1,040.00	\$	1,060.80
02-431-337	COMPUTER SUPPORT	\$	8,507.50	\$	8,677.65
02-431-338	DATA ACCESS	\$	2,550.00	\$	2,601.00
02-431-339	CELL PHONE	\$	1,897.56	\$	1,935.51
02-431-344	EQUIPMENT REPAIR/MAINT	\$	79,489.08	\$	81,078.86
02-431-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
02-431-351	MAINTENANCE	\$	492,800.00	\$	502,656.00
02-431-352	MINOR EQUIPMENT (UNDER \$500)	\$	3,075.84	\$	3,137.36
02-431-363	OFFICE EQUIPMENT MAINTENANCE	\$	1,050.00	\$	1,071.00
02-431-364	OFFICE EQUIPMENT	\$	-	\$	-
02-431-371	LEASE PAYMENTS	\$	2,337.70	\$	2,384.45
02-431-372	POSTAGE	\$	648.00	\$	660.96
02-431-381	WATER USAGE	\$	1,600.00	\$	1,632.00
02-431-384	SOLID WASTE DISPOSAL	\$	4,000.00	\$	4,080.00
02-431-401	DATA COLLECT/MAPPING	\$	2,160.00	\$	2,203.20
02-431-420	PROF FEES ATTORNEY	\$	1,000.00	\$	1,020.00
02-431-422	PROF FEES AUDITOR	\$	1,800.00	\$	1,836.00
02-431-424	PROF FEES LITIGATION	\$	15,000.00	\$	15,300.00
02-431-430	PROF FEES ENGINEER	\$	746,015.96	\$	760,936.28
02-431-440	SURVEYING	\$	1,000.00	\$	1,020.00
02-431-530	CAPITAL OUTLAY	\$	310,000.00	\$	316,200.00
02-431-531	IMPACT FEE ELIGIBLE	\$	1,800,000.00	\$	1,836,000.00
02-431-540	LAND ACQUISITION	\$	803,000.00	\$	819,060.00
02-431-622	STREET LIGHTS	\$	42,000.00	\$	42,840.00
02-431-623	PROPANE	\$	11,000.00	\$	11,220.00
02-431-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total Department:STREETS:		\$	4,863,612.81	\$	4,960,885.06
Department: 590					
02-590-991	TRANSFER OUT				
Total Department: 590:		\$	-	\$	-
Department: 660					
Total Expenditure:		\$	4,863,612.81	\$	4,960,885.06
STREETS & ALLEYS FUND Revenue Tr		\$	4,863,612.81	\$	4,960,885.07
STREETS & ALLEYS FUND Expenditur		\$	4,863,612.81	\$	4,960,885.06
Net Total STREETS & ALLEYS FUND:		\$	0.00	\$	0.00
SPECIAL REVENUE		LIBRARY			
04-380-080	COPY/PRINT	\$	1,000.00	\$	1,020.00
04-381-202	FINES	\$	750.00	\$	765.00
04-381-402	PROPERTY TAX COLLECTIONS	\$	267,990.00	\$	273,349.80
04-381-550	FUNDRAISING/LIBRARY PROGRAMS	\$	713.00	\$	727.26
04-381-700	INTEREST ON INVESTMENTS	\$	125.00	\$	127.50
04-386-312	NON RESIDENT FEES	\$	3,000.00	\$	3,060.00
04-387-900	GRANTS	\$	5,000.00	\$	5,100.00
04-390-007	CASH CARRY OVER	\$	25,000.00	\$	25,500.00
Total Revenue:		\$	303,578.00	\$	309,649.56
MIDDLETON PUBLIC LIBRARY					

04-660-110	SALARIES	\$	141,509.00	\$	144,339.18
04-660-122	FICA	\$	9,084.87	\$	9,266.57
04-660-129	MEDICAL REIMBURSEMENT HRA	\$	5,500.00	\$	5,610.00
04-660-125	INSURANCE-MEDICAL	\$	15,430.68	\$	15,739.29
04-660-126	INSURANCE-DENTAL	\$	747.36	\$	762.31
04-660-127	RETIREMENT	\$	12,445.42	\$	12,694.33
04-660-128	MEDICARE	\$	2,051.88	\$	2,092.92
04-660-130	EE ASSISTANCE BENEFITS	\$	95.04	\$	96.94
04-660-131	RESERVE-UNEMPLOYMENT CLAIMS	\$	500.00	\$	510.00
04-660-132	WORKERS COMP	\$	525.00	\$	535.50
04-660-133	CONTRIB GEN FUND	\$	12,365.17	\$	12,612.47
04-660-211	COMPUTER HARDWARE	\$	3,000.00	\$	3,060.00
04-660-212	GASOLINE	\$	450.00	\$	459.00
04-660-213	MARKETING	\$	1,000.00	\$	1,020.00
04-660-227	LIBRARY PROGRAMS	\$	3,500.00	\$	3,570.00
04-660-229	MEMBERSHIPS	\$	500.00	\$	510.00
04-660-240	SUPPLIES	\$	5,600.00	\$	5,712.00
04-660-250	TRAINING/CONF/CERTIFICATION	\$	600.00	\$	612.00
04-660-260	UNIFORMS	\$	130.00	\$	132.60
04-660-310	AUTO REPAIR/MAINT	\$	1,250.00	\$	1,275.00
04-660-320	BUILDING MAINTENANCE	\$	2,500.00	\$	2,550.00
04-660-321	BUILDING REPAIRS	\$	3,000.00	\$	3,060.00
04-660-322	BUILDING SECURITY	\$	2,000.00	\$	2,040.00
04-660-325	CATALOGING SERVICE/RESOURCE SH	\$	3,100.00	\$	3,162.00
04-660-327	CLEANING SERVICE	\$	1,000.00	\$	1,020.00
04-660-336	COMPUTER SOFTWARE	\$	3,000.00	\$	3,060.00
04-660-337	COMPUTER SUPPORT	\$	4,000.00	\$	4,080.00
04-660-338	DATA ACCESS	\$	2,200.00	\$	2,244.00
04-660-350	LIABILITY INSURANCE	\$	5,670.00	\$	5,783.40
04-660-363	OFFICE EQUIPMENT MAINTENANCE	\$	950.00	\$	969.00
04-660-364	OFFICE EQUIPMENT	\$	2,000.00	\$	2,040.00
04-660-372	POSTAGE	\$	1,600.00	\$	1,632.00
04-660-381	WATER USAGE	\$	620.00	\$	632.40
04-660-382	WASTE WATER	\$	741.00	\$	755.82
04-660-383	TELEPHONE SERVICE	\$	900.00	\$	918.00
04-660-384	SOLID WASTE DISPOSAL	\$	618.00	\$	630.36
04-660-410	GRANTS	\$	5,000.00	\$	5,100.00
04-660-420	PROF FEES ATTORNEY	\$	1,750.00	\$	1,785.00
04-660-422	PROF FEES AUDITOR	\$	1,717.00	\$	1,751.34
04-660-500	Asset Management Acquisition A (Tax)	\$	113.00	\$	115.26
04-660-530	CAPITAL OUTLAY	\$	19,052.58	\$	19,433.63
04-660-535	COLLECTIONS	\$	20,000.00	\$	20,400.00
04-660-620	NATURAL GAS	\$	412.00	\$	420.24
04-660-621	ELECTRICITY	\$	4,750.00	\$	4,845.00
04-660-800	MISCELLANEOUS - LIBRARY	\$	600.00	\$	612.00
Total PUBLIC LIBRARY EXPENSE:		\$	303,578.00	\$	309,649.56
TOTAL PUBLIC LIBRARY REVENUE:		\$	303,578.00	\$	309,649.56
Net TOTAL SPECIAL REVENUE:		\$	-	\$	-
GARBAGE FUND					
30-346-500	GARBAGE COLLECTIONS	\$	700,000.00	\$	714,000.00
30-369-080	MISCELLANEOUS REVENUES	\$	14,000.00	\$	14,280.00
30-381-700	INTEREST ON INVESTMENTS	\$	25.00	\$	25.50
30-390-007	CASH CARRY OVER			\$	-

Total Revenue:		\$	714,025.00	\$	728,305.50
GARBAGE EXPENSE					
30-433-133	CONTRIB GEN FUND SAL OVERHEAD	\$	22,435.58	\$	22,884.30
30-433-200	FRANCHISE PAYABLE	\$	665,356.62	\$	678,663.75
30-433-240	SUPPLIES	\$	100.00	\$	102.00
30-433-312	BILLING SERVICE	\$	14,125.30	\$	14,407.80
30-433-337	COMPUTER SUPPORT	\$	6,257.50	\$	6,382.65
30-433-338	DATA ACCESS	\$	1,250.00	\$	1,275.00
30-433-372	POSTAGE	\$	1,700.00	\$	1,734.00
30-433-422	PROF FEES AUDITOR	\$	1,800.00	\$	1,836.00
30-433-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total Department: 433:		\$	714,025.00	\$	728,305.50
Department: 590					
30-590-991	TRANSFER OUT				
Total Department: 590:					
Total Expenditure:		\$	714,025.00	\$	728,305.50
GARBAGE FUND Revenue Total:		\$	714,025.00	\$	728,305.50
GARBAGE FUND Expenditure Total:		\$	714,025.00	\$	728,305.50
Net Total GARBAGE FUND:		\$	(0.00)	\$	0.00
WATER FUND					
60-346-001	AFTER HOUR FEE - OTHER	\$	750.00	\$	765.00
60-346-301	LATE FEES	\$	20,000.00	\$	20,400.00
60-346-805	WATER COLLECTIONS	\$	950,000.00	\$	969,000.00
60-346-806	WATER HOOKUPS	\$	710,559.41	\$	724,770.60
60-369-080	MISCELLANEOUS REVENUE	\$	5,000.00	\$	5,100.00
60-373-153	INSPECTIONS-WATER SYSTEM	\$	2,187.50	\$	2,231.25
60-380-203	RENT	\$	10,591.08	\$	10,802.90
60-381-700	INTEREST ON INVESTMENTS	\$	2,500.00	\$	2,550.00
60-390-990	TRANSFER-IN	\$	561,347.53	\$	572,574.48
Total Revenue:		\$	2,262,935.52	\$	2,308,194.23
Department: 434					
60-434-110	SALARIES	\$	334,223.91	\$	340,908.39
60-434-120	ANNUAL PHYSICAL	\$	200.00	\$	204.00
60-434-122	FICA	\$	21,457.18	\$	21,886.32
60-434-124	MEDICAL REIMBURSEMENT HRA	\$	18,333.33	\$	18,700.00
60-434-125	INSURANCE-MEDICAL	\$	67,638.20	\$	68,990.96
60-434-126	INSURANCE-DENTAL	\$	3,405.60	\$	3,473.71
60-434-127	RETIREMENT	\$	39,906.34	\$	40,704.46
60-434-128	MEDICARE	\$	4,846.25	\$	4,943.17
60-434-130	EE ASSISTANCE BENEFITS	\$	453.84	\$	462.92
60-434-132	WORKERS COMP	\$	12,769.59	\$	13,024.98
60-434-133	CONTRIB GEN FUND SAL OVERHEAD	\$	135,505.76	\$	138,215.88
60-434-211	COMPUTER HARDWARE	\$	1,000.00	\$	1,020.00
60-434-212	GASOLINE	\$	18,000.00	\$	18,360.00
60-434-229	MEMBERSHIPS	\$	2,125.00	\$	2,167.50
60-434-240	SUPPLIES	\$	6,500.00	\$	6,630.00
60-434-250	TRAINING/CONF/CERTIFICATION	\$	5,000.00	\$	5,100.00
60-434-260	UNIFORMS	\$	850.00	\$	867.00
60-434-301	PUBLICATION OF LEGAL NOTICE	\$	750.00	\$	765.00
60-434-310	AUTO REPAIR/MAINT	\$	10,000.00	\$	10,200.00
60-434-312	BILLING SERVICE	\$	28,658.00	\$	29,231.16
60-434-320	BUILDING MAINTENANCE	\$	3,112.00	\$	3,174.24
60-434-327	CLEANING SERVICE	\$	400.00	\$	408.00

60-434-336	COMPUTER SOFTWARE	\$	4,955.00	\$	5,054.10
60-434-337	COMPUTER SUPPORT	\$	13,411.25	\$	13,679.48
60-434-338	DATA ACCESS	\$	4,500.00	\$	4,590.00
60-434-339	CELL PHONE	\$	2,087.28	\$	2,129.03
60-434-344	EQUIPMENT REPAIR/MAINT	\$	1,050.00	\$	1,071.00
60-434-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
60-434-351	MAINTENANCE	\$	92,000.00	\$	93,840.00
60-434-352	MINOR EQUIPMENT (UNDER \$500)	\$	1,200.00	\$	1,224.00
60-434-363	OFFICE EQUIPMENT MAINTENANCE	\$	1,263.00	\$	1,288.26
60-434-371	LEASE PAYMENTS	\$	9,500.00	\$	9,690.00
60-434-372	POSTAGE	\$	850.00	\$	867.00
60-434-374	RENTAL	\$	1,500.00	\$	1,530.00
60-434-375	SAMPLE TESTING/INSPECTION	\$	2,500.00	\$	2,550.00
60-434-381	WATER USAGE	\$	1,000.00	\$	1,020.00
60-434-383	TELEPHONE SERVICE	\$	300.00	\$	306.00
60-434-384	SOLID WASTE DISPOSAL	\$	1,500.00	\$	1,530.00
60-434-401	DATA COLLECT/MAPPING	\$	1,000.00	\$	1,020.00
60-434-422	PROF FEES AUDITOR	\$	1,950.00	\$	1,989.00
60-434-430	PROF FEES ENGINEER	\$	188,900.00	\$	192,678.00
60-434-530	CAPITAL OUTLAY	\$	1,042,481.00	\$	1,063,330.62
60-434-621	ELECTRICITY	\$	60,000.00	\$	61,200.00
60-434-623	PROPANE	\$	10,500.00	\$	10,710.00
60-434-801	DEPRECIATION	\$	100,000.00	\$	102,000.00
60-434-800	MISCELLANEOUS	\$	500.00	\$	510.00
Total Department: 434:		\$	2,262,935.52	\$	2,308,194.23
Department: 590					
60-590-991	TRANSFER OUT	\$	-	\$	-
Total Department: 590:		\$	-	\$	-
Total Expenditure:		\$	2,262,935.52	\$	2,308,194.23
WATER FUND Revenue Total:		\$	2,262,935.52	\$	2,308,194.23
WATER FUND Expenditure Total:		\$	2,262,935.52	\$	2,308,194.23
Net Total WATER FUND:		\$	0.00	\$	0.00
SEWER FUND					
61-346-800	SEWER COLLECTIONS	\$	2,300,000.00	\$	2,346,000.00
61-346-801	SEWER HOOKUPS	\$	1,169,418.08	\$	1,192,806.44
61-373-153	INSPECTIONS-SEWER SYSTEM	\$	2,187.50	\$	2,231.25
61-381-700	INTEREST ON INVESTMENTS	\$	3,000.00	\$	3,060.00
61-390-007	CASH CARRY OVER	\$	2,769,967.36	\$	2,825,366.71
Total Revenue:		\$	6,244,572.94	\$	6,369,464.39
Department: 435					
61-435-110	SALARIES	\$	423,390.55	\$	431,858.36
61-435-120	ANNUAL PHYSICAL	\$	195.00	\$	198.90
61-435-122	FICA	\$	27,181.67	\$	27,725.31
61-435-124	MEDICAL REIMBURSEMENT HRA	\$	29,333.34	\$	29,920.01
61-435-125	INSURANCE-MEDICAL	\$	104,671.88	\$	106,765.32
61-435-126	INSURANCE-DENTAL	\$	5,021.04	\$	5,121.46
61-435-127	RETIREMENT	\$	50,552.83	\$	51,563.89
61-435-128	MEDICARE	\$	6,139.16	\$	6,261.95
61-435-130	EE ASSISTANCE BENEFITS	\$	548.88	\$	559.86
61-435-132	WORKERS COMP	\$	7,821.11	\$	7,977.54
61-435-133	CONTRIB GEN FUND SAL OVERHEAD	\$	135,505.76	\$	138,215.88
61-435-211	COMPUTER HARDWARE	\$	2,000.00	\$	2,040.00
61-435-212	GASOLINE	\$	10,000.00	\$	10,200.00

61-435-229	MEMBERSHIPS	\$	2,570.00	\$	2,621.40
61-435-240	SUPPLIES	\$	5,500.00	\$	5,610.00
61-435-250	TRAINING/CONF/CERTIFICATION	\$	5,000.00	\$	5,100.00
61-435-260	UNIFORMS	\$	1,300.00	\$	1,326.00
61-435-301	PUBLICATION OF LEGAL NOTICE	\$	1,300.00	\$	1,326.00
61-435-310	AUTO REPAIR/MAINT	\$	3,500.00	\$	3,570.00
61-435-312	BILLING SERVICE	\$	28,658.00	\$	29,231.16
61-435-320	BUILDING MAINTENANCE	\$	3,112.00	\$	3,174.24
61-435-327	CLEANING SERVICE	\$	520.00	\$	530.40
61-435-336	COMPUTER SOFTWARE	\$	15,040.00	\$	15,340.80
61-435-337	COMPUTER SUPPORT	\$	13,411.25	\$	13,679.48
61-435-338	DATA ACCESS	\$	4,500.00	\$	4,590.00
61-435-339	CELL PHONE	\$	1,897.56	\$	1,935.51
61-435-341	CONTRACTED SERVICES	\$	104,735.00	\$	106,829.70
61-435-344	EQUIPMENT REPAIR/MAINT	\$	12,000.00	\$	12,240.00
61-435-350	LIABILITY INSURANCE	\$	4,853.00	\$	4,950.06
61-435-351	MAINTENANCE	\$	55,000.00	\$	56,100.00
61-435-352	MINOR EQUIPMENT (UNDER \$500)	\$	6,500.00	\$	6,630.00
61-435-353	Maintenance - Collections	\$	525,650.00	\$	536,163.00
61-435-363	OFFICE EQUIPMENT MAINTENANCE	\$	1,263.00	\$	1,288.26
61-435-371	LEASE PAYMENTS	\$	9,400.00	\$	9,588.00
61-435-372	POSTAGE	\$	1,700.00	\$	1,734.00
61-435-374	RENTAL	\$	1,000.00	\$	1,020.00
61-435-375	SAMPLE TESTING/INSPECTION	\$	48,000.00	\$	48,960.00
61-435-381	WATER USAGE	\$	-	\$	-
61-435-383	TELEPHONE SERVICE	\$	400.00	\$	408.00
61-435-384	SOLID WASTE DISPOSAL	\$	5,000.00	\$	5,100.00
61-435-401	DATA COLLECTION/MAPPING	\$	5,000.00	\$	5,100.00
61-435-420	PROF FEES ATTORNEY	\$	1,000.00	\$	1,020.00
61-435-422	PROF FEES AUDITOR	\$	1,950.00	\$	1,989.00
61-435-430	PROF FEES ENGINEER	\$	2,674,000.00	\$	2,727,480.00
61-435-440	SURVEYING	\$	2,500.00	\$	2,550.00
61-435-510	BUILDINGS	\$	2,500.00	\$	2,550.00
61-435-530	CAPITAL OUTLAY	\$	846,000.00	\$	862,920.00
61-435-531	COLLECTIONS - CAPITAL OUTLAY	\$	810,459.89	\$	826,669.09
61-435-610	SEWER BOND PAYMENT	\$	138,292.00	\$	141,057.84
61-435-620	NATURAL GAS	\$	1,700.00	\$	1,734.00
61-435-621	ELECTRICITY	\$	75,000.00	\$	76,500.00
61-435-623	PROPANE	\$	13,000.00	\$	13,260.00
61-435-801	DEPRECIATION	\$	-	\$	-
61-435-725	IPDES ANNUAL FEE	\$	8,000.00	\$	8,160.00
61-435-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total Department: 435:		\$	6,244,572.94	\$	6,369,464.40
Department: 590					
61-590-991	TRANSFER OUT	\$	-	\$	-
Total Department: 590:		\$	-	\$	-
Total Expenditure:		\$	6,244,572.94	\$	6,369,464.40
SEWER FUND Revenue Total:		\$	6,244,572.94	\$	6,369,464.39
SEWER FUND Expenditure Total:		\$	6,244,572.94	\$	6,369,464.40
Net Total SEWER FUND:		\$	(0.00)	\$	(0.00)
STORM WATER MANAGEMENT FUND					
62-346-803	STORM WATER COLLECTIONS	\$	71,000.00	\$	72,420.00
62-390-007	Cash Carry Forward	\$	25,000.00	\$	25,500.00

Total Revenue:		\$	96,000.00	\$	97,920.00
STORM WATER MANAGEMENT					
62-436-133	CONTRIB TO GEN FUND SAL OVERHEAD				
62-436-312	BILLING SERVICE	\$	5,453.70	\$	5,562.77
62-436-351	MAINTENANCE	\$	32,500.00	\$	33,150.00
62-436-430	PROF FEES ENGINEER	\$	57,046.30	\$	58,187.23
62-436-530	CAPITAL OUTLAY	\$	-	\$	-
62-436-800	MISCELLANEOUS	\$	1,000.00	\$	1,020.00
Total STORM WATER MANAGEMEN					
Total Expenditure:		\$	96,000.00	\$	97,920.00
STORM WATER MANAGEMENT FUND Revenue Total:		\$	96,000.00	\$	97,920.00
STORM WATER MANAGEMENT FUND Expenditure Total:		\$	96,000.00	\$	97,920.00
Net Total STORM WATER MANAGEN		\$	-	\$	-
IMPACT FEE FUND					
70-399-010	CITY TRANSPORTATION IMPACT FEE	\$	505,000.00	\$	515,100.00
70-399-030	DEVELOPER PRO-RATA FEES			\$	-
70-399-050	CITY POLICE IMPACT FEE	\$	53,200.00	\$	54,264.00
70-399-799	CITY PARKS IMPACT FEE	\$	163,000.00	\$	166,260.00
70-390-991	TRANSFER IN/CARRY FORWARD	\$	1,515,300.00	\$	1,545,606.00
Total Revenue:		\$	2,236,500.00	\$	2,281,230.00
Department: 590					
70-590-991	TRANSFER OUT	\$	2,061,500.00	\$	2,102,730.00
Middleton Police	TRANSFER OUT	\$	175,000.00	\$	178,500.00
Total Department: 590:		\$	2,236,500.00	\$	2,281,230.00
Total Expenditure:		\$	2,236,500.00	\$	2,281,230.00
IMPACT FEE FUND Revenue Total:		\$	2,236,500.00	\$	2,281,230.00
IMPACT FEE FUND Expenditure Tota		\$	2,236,500.00	\$	2,281,230.00
Net Total IMPACT FEE FUND:		\$	-	\$	-
Grand Total Expenditure:					
		\$	21,280,490.01	\$	21,706,099.80
Grand Total Revenue:					
		\$	21,280,490.01	\$	21,706,099.81
DIFFERENCE:		\$	(0.00)	\$	0.00

EXHIBIT “C”

Revised
PURCHASE AGREEMENT

This PURCHASE AGREEMENT is made and entered into as of this 11th day of June 2022 ("Effective Date") between The Wetlands Group, LLC hereinafter referred to as "Seller" and TWG) and City of Middleton, Idaho (hereinafter referred to as "Purchaser"). Seller agrees to sell, and purchaser agrees to buy wetlands mitigation credits in accordance with and pursuant to this Purchase Agreement ("Agreement").

FOR AND IN CONSIDERATION of the covenants and conditions herein contained, the receipt and sufficiency of which is hereby acknowledged by and between the parties hereto, Seller and Purchaser agree as follows:

1. SALE

Seller shall sell to Purchaser and Purchaser shall purchase from Seller wetland mitigation credits of 1/9 acres to compensate for wetland impacts from the Middleton Road Realignment Project. The United States Corps of Engineers project number is NWW-2019-0298-BO3. See attached Exhibit A for a detailed explanation of credits required and credits purchased.

2. PAYMENTS:

Purchaser shall pay Seller for the credits in accordance with the terms and condition of the Agreement as follows:

A. Purchaser shall pay a sum total of \$211,000.

\$150,000 BLC 7/11/22 July, 21, 2022 BLC 7/11/22

B. Purchaser shall deliver payment to Seller as Follows , \$50,000 due at signing, and ~~\$161,000~~ due ~~Nov 1st~~ 2022.

The purchaser reserves the right to addend this agreement to satisfy the approved amount of mitigation acres.

3. SELLERS SERVICE:

Seller operates The Wetland Banks of Idaho and is authorized to and agrees to sell Credits to purchaser as follows:

A. Seller shall provide wetland mitigation credits to compensate for 1.88 acres of unavoidable permanent wetland impacts. TWG is required to provide credits in one tenth acre increments, therefore 1.9 acres of wetland credit will be provided. The credit quantities and ecotypes are detailed in Exhibit A.

B. Upon receipt of the consideration specified in Paragraph 2, Seller assumes the responsibility to provide the wetlands mitigation specified in Paragraph 3.A.

C. Seller shall provide or has provided the wetlands mitigation in accordance with the terms and condition of the Umbrella Mitigation Banking Instrument approved by the corps.

4. WARRANTY:

A. Seller's Warranty. Seller warrants that it is a duly authorized Idaho Limited Liability corporation, is in good standing and has the authority and approval from the Corps to sell mitigation credits and warrants that the wetlands mitigation shall be in accordance with the terms and conditions of the Umbrella Mitigation Banking Instrument. Purchaser's sole remedy with respect to failure of Seller to perform in accordance with the specifications of the Umbrella Mitigation Banking Instrument shall be Purchaser can require Seller to provide alternative wetlands mitigation as agreed to by Seller and the Corps at no additional cost to Purchaser.

B.1. Purchaser's Warranty: Purchaser warrants that the undersigned representative is _____ duly authorized to enter into the Agreement. Purchaser further warrant that it has

The financial capability to perform under this Agreement and to it knowledge, there are no legal impediments restricting or otherwise exiting that would prevent

Purchaser from performing.

2. Purchaser further warrants that the Corps and/or Purchaser have calculated and

Determined that the wetlands loss attributed to the project (Middleton Road

Realignment Project); Corps Permit No. NWW-2019-0298-803 is 1.88 acre.

5. INSOLVENCY OF PURCHASER:

In case of the filing of a petition in bankruptcy by or against Purchaser, or the appointment of a receiver for Purchaser, or the insolvency of Purchaser, prior to Purchaser's full performance under this Agreement, Seller may terminate this Agreement.

6. SAVINGS AND SEVERABILITY PROVISIONS:

The parties agree that if a portion of this Agreement or if the application of this Agreement to any person or circumstance shall to any extent be declared invalid by a court of competent jurisdiction, then the remainder of this Agreement and the application of such provisions to persons or circumstances other than those held to be

Invalid shall not be affected thereby. Moreover, each provision of the Agreement shall be valid and enforced to the fullest extent permitted by applicable law.

7. ASSIGNMENT:

This Agreement is not assignable, and the duties hereunder are not delegable without Seller's written consent.

8. ENTIRE AGREEMENT:

This Agreement contains the entire understanding between the parties with respect to

The subject matter hereof. Furthermore, this Agreement supersedes and revokes all

Previous communications, negotiations, and agreements, whether oral or written, between the parties with respect to the subject matter of the Agreement. No addition, Modification or deletion of or to this Agreement or any waiver of any of its provisions

Shall be binding on either party unless made in writing and executed by Seller and Purchaser by addendum to this Agreement.

9. JURISDICITON:

This Agreement shall be governed and construed for all purposes under and in accordance with the laws of the State of Idaho.

10. NOTICE:

Any notice required under this Agreement shall be sent to the following persons at the addresses indicated:

The Address of the Seller is:

The Wetlands Group, LLC
13023 NE Hwy 99 Suite #255
Vancouver, WA 98686

The Address of the Purchaser is:

City of Middleton
1103 W Main Street
Middleton, ID 83644

IN WITNESS WHEREOF, the parties hereto have executed this Purchase Agreement, the day and year first above written.

Signature:

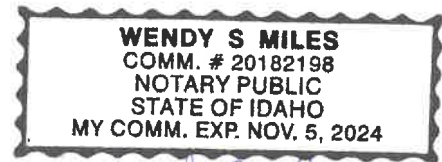


Name

Steven J. Rule

Date

6/16/2022

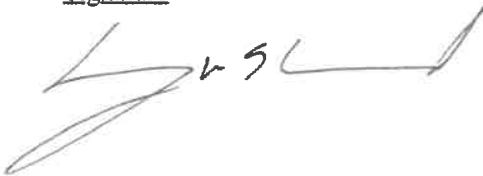


Title

Mayor

The Wetlands Group, LLC

Signature



Date

6-11-22

Name:

Gary Howard

Title

MEMBER.

Jennica Reynolds

From: Becky Crofts
Sent: Monday, July 18, 2022 1:32 PM
To: Jennica Reynolds
Subject: FW: Wetlands PSA

-----Original Message-----

From: Gary Howard <GHoward@thewetlandsgroup.com>
Sent: Monday, July 11, 2022 4:54 PM
To: Becky Crofts <bcrofts@middletoncity.com>
Cc: Steve Rule <srule@middletoncity.com>; Wendy Miles <wmiles@middletoncity.com>
Subject: Re: Wetlands PSA

Thanks Becky. Appreciate it

Sent from my iPhone

> On Jul 11, 2022, at 3:51 PM, Becky Crofts <bcrofts@middletoncity.com> wrote:

>

> Hi Gary --

>

> Mayor Rule asked me to respond to your request to pay the balance of the wetland credits in this fiscal year. The city council will consider this item at the July 20, 2022 meeting. If approved by the council, a check will be ready in the amount of \$150,000.00 July 21, 2022. Thank you for working with the city to reduce the amount needed for this purchase.

>

> Becky

>

> -----Original Message-----

> From: Steve Rule <srule@middletoncity.com>

> Sent: Friday, July 1, 2022 8:46 AM

> To: Wendy Miles <wmiles@middletoncity.com>; Becky Crofts <bcrofts@middletoncity.com>

> Subject: FW: Wetlands PSA

>

> Thoughts?

> SR

>

> -----Original Message-----

> From: Gary Howard <GHoward@thewetlandsgroup.com>

> Sent: Friday, July 1, 2022 8:17 AM

> To: Steve Rule <srule@middletoncity.com>

> Subject: Wetlands PSA

>

> Good morning Steve. Thanks for your time yesterday. As I mentioned I am trying to pay off some medical bills so if the city wants to save a little money I can offer a discount for the wetland credits. There is \$161,000 dollars due in November of 2022. If the city can pay the PSA next week , I could reduce that to \$150,000 dollars , a savings of \$11,000

dollars for the city. That would be a total discount of \$37,000 dollars from the original quote . Thanks for your consideration and I look forward to hearing back from you. Have a good 4 th of July holiday.

>

> Sent from my iPhone

EXHIBIT “D”

WEST HIGHLANDS RANCH SUBDIVISION NO. 15

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

BOOK ____, PAGE ____

SURVEYOR'S NARRATIVE

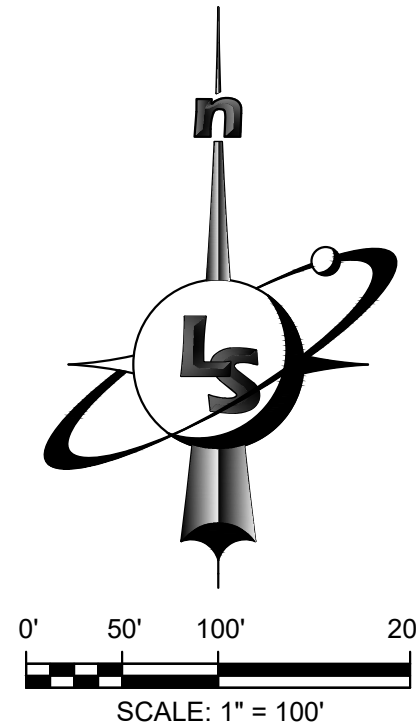
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF WEST HIGHLANDS RANCH SUBDIVISION NO. 13, WEST HIGHLANDS RANCH SUBDIVISION NO. 14, INFORMATION FROM RECORD OF SURVEY NUMBERS 200010162, 200260111, 200428075, 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.

SEE SHEET 2 OF 4 FOR LINE & CURVE DATA



LEGEND

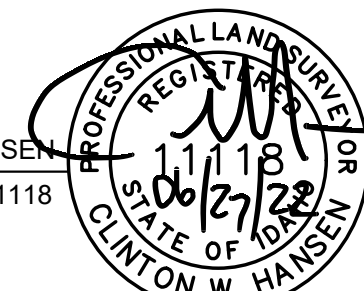
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP EASEMENT MARKER
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH 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
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER
- RECORD DISTANCE



NOTES

- 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, 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 IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE DEVELOPMENT AGREEMENT OR AS SPECIFICALLY APPROVED.
- 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.
- LOTS 22, 34 AND 42, BLOCK 37; LOT 84, BLOCK 49; LOT 1, BLOCK 50 AND LOT 10, BLOCK 57 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MEADOWS AT WEST HIGHLANDS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET PUBLIC UTILITIES, 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.
- LOT 22, BLOCK 37 AND PORTIONS OF LOTS 23, 26, 27, 33, 34, 42 AND 43, BLOCK 37; LOTS 83, 84, 85, 92, 93 AND 97, BLOCK 49 AND LOT 1, BLOCK 50 ARE SUBJECT TO CITY OF MIDDLETON STORM DRAIN EASEMENTS AS SHOWN HEREON FOR MAINTENANCE AND OPERATION OF CITY OWNED STORM DRAIN FACILITIES OR OTHER PIPELINES OR INFRASTRUCTURE AS HAS OR WILL BE CONSTRUCTED INCIDENT TO THE CITY OF MIDDLETON'S GENERAL PLAN OF MUNICIPAL UTILITY SERVICE.
- 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.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

SHEET 1 OF 4

JOB NO. 21-04

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	270.73'	1060.00'	14°38'01"	S80°48'33"E	269.99'
C2	78.88'	1055.00'	4°17'02"	S65°42'54"E	78.86'
C3	220.89'	945.00'	13°23'33"	S56°52'37"E	220.39'
C4	435.77'	1255.00'	19°53'40"	S60°15'34"E	433.58'
C5	27.40'	945.00'	1°39'40"	N51°00'40"W	27.40'
C6	10.90'	124.71'	5°00'25"	N1°43'27"W	10.89'
C7	11.37'	174.71'	3°43'38"	S1°05'04"E	11.36'
C8	325.33'	1000.00'	18°38'25"	N79°54'19"W	323.90'
C9	122.38'	1000.00'	7°00'43"	N67°04'45"W	122.31'
C10	149.36'	500.00'	17°06'56"	S9°19'57"W	148.81'
C11	67.64'	150.00'	25°50'13"	S13°41'35"W	67.07'
C12	197.52'	125.00'	90°32'16"	S44°29'40"E	177.60'
C13	96.23'	250.00'	22°03'14"	N78°44'11"W	95.63'
C14	73.48'	103.52'	40°40'07"	N47°22'30"W	71.94'
C15	268.87'	1030.00'	14°57'22"	S81°44'50"E	268.10'
C16	64.39'	42.00'	87°50'26"	N61°48'38"E	58.27'
C17	73.83'	50.00'	84°36'06"	S24°24'38"E	67.30'
C18	56.42'	1030.00'	3°08'18"	N65°08'32"W	56.41'
C19	243.46'	970.00'	14°22'49"	N82°02'07"W	242.82'
C20	56.98'	46.00'	70°58'38"	N39°21'24"W	53.41'
C21	15.98'	46.00'	19°54'25"	N6°05'08"E	15.90'
C22	39.84'	525.00'	4°20'52"	S13°51'54"W	39.83'
C23	60.57'	525.00'	6°36'36"	S8°23'10"W	60.53'
C24	39.46'	525.00'	4°18'24"	S2°55'40"W	39.45'
C25	158.02'	100.00'	90°32'16"	S44°29'40"E	142.08'
C26	22.56'	20.00'	64°37'04"	S33°05'00"W	21.38'
C27	15.97'	50.00'	18°18'06"	N56°14'29"E	15.90'

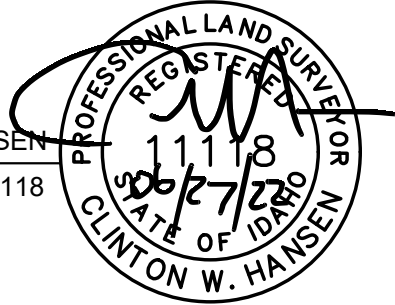
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C28	65.27'	50.00'	74°47'43"	N9°41'34"E	60.73'
C29	39.03'	50.00'	44°43'42"	N50°04'08"W	38.05'
C30	20.18'	50.00'	23°07'39"	N83°59'48"W	20.05'
C31	35.76'	50.00'	40°58'29"	S63°57'08"W	35.00'
C32	57.23'	50.00'	65°34'39"	S10°40'35"W	54.15'
C33	7.09'	50.00'	8°07'30"	S26°10'30"E	7.08'
C34	10.83'	20.00'	31°00'43"	N14°43'53"W	10.69'
C35	37.45'	150.00'	14°18'12"	S6°22'38"E	37.35'
C36	39.69'	150.00'	15°09'39"	S21°06'33"E	39.58'
C37	35.08'	150.00'	13°23'58"	S35°23'22"E	35.00'
C38	35.08'	150.00'	13°23'58"	S48°47'20"E	35.00'
C39	40.37'	150.00'	15°25'17"	S63°11'57"E	40.25'
C40	49.36'	150.00'	18°51'12"	S80°20'12"E	49.14'
C41	12.95'	225.00'	3°17'55"	N88°06'50"W	12.95'
C42	56.07'	225.00'	14°16'42"	N79°19'31"W	55.93'
C43	18.00'	225.00'	4°34'57"	N69°53'42"W	17.99'
C44	25.58'	20.00'	73°17'33"	N30°57'27"W	23.87'
C45	145.32'	50.00'	166°31'17"	S77°34'19"E	99.31'
C46	35.76'	50.00'	40°58'29"	N1°19'12"W	35.00'
C47	35.76'	50.00'	40°58'29"	N42°17'41"W	35.00'
C48	24.32'	50.00'	27°52'09"	N76°42'59"W	24.08'
C49	13.49'	20.00'	38°38'09"	S71°19'59"E	13.23'
C50	18.40'	128.52'	8°12'12"	N56°07'01"W	18.38'
C51	16.80'	128.52'	7°29'27"	N63°57'50"W	16.79'
C52	35.16'	275.00'	7°19'35"	N71°22'21"W	35.14'
C53	50.00'	275.00'	10°25'03"	N80°14'40"W	49.93'
C54	20.69'	275.00'	4°18'36"	N87°36'30"W	20.68'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C55	17.45'	20.00'	49°59'41"	S25°46'19"W	16.90'
C56	115.77'	50.00'	132°39'40"	N15°33'40"W	91.59'
C57	50.93'	50.00'	58°21'22"	S68°55'49"W	48.75'
C58	46.68'	50.00'	53°29'15"	S13°00'30"W	45.00'
C59	30.97'	50.00'	35°29'06"	S31°28'40"E	30.47'
C60	17.45'	20.00'	49°59'41"	N24°13'22"W	16.90'
C61	52.87'	475.00'	6°22'39"	S3°57'48"W	52.84'
C62	74.10'	475.00'	8°56'16"	S11°37'15"W	74.02'
C63	17.40'	38.00'	26°14'33"	S29°12'39"W	17.25'
C64	47.15'	38.00'	7°105'19"	S77°52'35"W	44.18'
C65	50.89'	970.00'	3°00'22"	N65°04'34"W	50.89'
C66	122.95'	1255.00'	5°36'48"	S53°07'07"E	122.90'
C67	85.54'	945.00'	5°11'11"	N66°09'59"W	85.51'
C68	237.75'	940.00'	14°29'30"	N79°26'21"W	237.12'
C69	116.89'	940.00'	7°07'29"	N83°07'21"W	116.82'
C70	120.86'	940.00'	7°22'00"	N75°52'37"W	120.78'
C71	135.73'	945.00'	8°13'47"	N64°38'41"W	135.62'
C72	143.30'	945.00'	8°41'17"	N56°11'09"W	143.16'
C73	81.93'	1255.00'	3°44'26"	S57°47'44"E	81.92'
C74	65.73'	1255.00'	3°00'02"	S61°09'58"E	65.72'
C75	55.12'	1255.00'	2°31'00"	S63°55'29"E	55.12'
C76	55.02'	1255.00'	2°30'42"	S66°26'20"E	55.01'
C77	55.02'	1255.00'	2°30'42"	S68°57'03"E	55.01'
C78	105.80'	1060.00'	5°43'08"	N76°41'22"W	105.76'
C79	97.27'	1030.00'	5°24'38"	N77°00'55"W	97.23'
C80	18.51'	1255.00'	0°50'43"	S50°44'05"E	18.51'
C81	34.24'	62.00'	31°38'39"	S49°40'47"E	33.81'

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.52'	S17°53'25"W
L2	25.00'	N72°06'35"W
L3	25.00'	N72°06'35"W
L4	7.49'	S17°53'25"W
L5	25.00'	S26°25'37"W
L6	25.00'	N89°13'15"W
L7	25.00'	N89°13'15"W
L8	25.00'	S89°13'32"E
L9	10.00'	N0°46'45"E
L10	28.28'	N44°13'23"W
L11	30.00'	S26°25'37"W
L12	30.00'	S26°25'37"W
L13	25.00'	S26°25'37"W
L14	28.29'	N45°46'37"E
L15	10.50'	N45°46'28"E
L16	14.31'	S43°32'51"E
L17	14.29'	N47°43'22"E
L18	10.80'	S51°11'41"E

LINE TABLE		
LINE	LENGTH	BEARING
L19	24.30'	N6°13'44"W
L20	27.47'	N80°39'45"E
L21	28.42'	N44°29'40"W
L22	28.15'	S45°30'20"W
L23	28.15'	N44°29'40"W
L24	28.42'	S45°30'20"W
L25	28.12'	S44°29'40"E
L26	28.45'	N45°30'20"E
L27	33.09'	N3°13'40"W
L28	51.56'	N7°32'04"E
L29	17.42'	S86°46'08"W
L30	7.58'	S86°46'08"W
L31	59.78'	S2°07'50"W
L32	61.17'	S2°07'50"W
L33	61.08'	S0°46'28"W
L34	26.46'	S24°28'54"W
L35	19.76'	S70°52'28"W
L36	33.10'	S24°13'32"E

CLINTON W. HANSEN
PLS 11118



LandSolutions

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www.landsolutions.biz

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. 15;

A PARCEL BEING A PORTION OF GOVERNMENT LOT 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 343.50 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°45'43" E A DISTANCE OF 42.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. EMMETT ROAD MARKING THE NORTHWESTERLY CORNER OF WEST HIGHLANDS RANCH SUBDIVISION NO. 13, AS SHOWN IN BOOK ____ OF PLATS ON PAGE _____, RECORDS OF CANYON COUNTY, IDAHO, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 3°13'40" W (FORMERLY N 3°13'47" W) A DISTANCE OF 106.35 FEET TO A POINT;

THENCE N 1°03'13" W (FORMERLY N 1°13'20" W) A DISTANCE OF 250.13 FEET TO A POINT;

THENCE N 89°13'15" W (FORMERLY N 89°13'22" W) A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N 0°46'45" E (FORMERLY N 0°46'38" E) A DISTANCE OF 365.16 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 89°13'32" E A DISTANCE OF 120.00 FEET TO A POINT;

THENCE S 89°04'35" E A DISTANCE OF 75.00 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 RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'01" AND A LONG CHORD BEARING S 80°48'33" E A DISTANCE OF 269.99 FEET TO A POINT;

THENCE N 72°53'25" E A DISTANCE OF 33.18 FEET TO A POINT;

THENCE S 72°06'35" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 27°06'35" E A DISTANCE OF 37.66 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 78.88 FEET ALONG THE ARC OF A 1055.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°17'02" AND A LONG CHORD BEARING S 65°42'54" E A DISTANCE OF 78.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF WEST HIGHLANDS RANCH SUBDIVISION NO. 14, AS SHOWN IN BOOK ____ OF PLATS ON PAGE _____, RECORDS OF CANYON COUNTY, IDAHO;

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

THENCE S 26°25'37" W A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 220.89 FEET ALONG THE ARC OF A 945.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°23'33" AND A LONG CHORD BEARING S 56°52'37" E A DISTANCE OF 220.39 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 34.24 FEET ALONG THE ARC OF A 62.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°38'39" AND A LONG CHORD BEARING S 49°40'47" E A DISTANCE OF 33.81 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 435.77 FEET ALONG THE ARC OF A 1255.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°53'40" AND A LONG CHORD BEARING S 60°15'34" E A DISTANCE OF 433.58 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 13;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID WEST HIGHLANDS RANCH SUBDIVISION NO. 13 THE FOLLOWING COURSES AND DISTANCES:

THENCE S 22°17'26" W A DISTANCE OF 163.26 FEET TO A POINT;

THENCE N 89°45'43" W A DISTANCE OF 635.09 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 10.90 FEET ALONG THE ARC OF A 124.71 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 5°00'25" AND A LONG CHORD BEARING N 1°43'27" W A DISTANCE OF 10.89 FEET TO A POINT;

THENCE N 89°13'15" W A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 11.37 FEET ALONG THE ARC OF A 174.71 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°43'38" AND A LONG CHORD BEARING S 1°05'04" E A DISTANCE OF 11.36 FEET TO A POINT;

THENCE N 89°45'43" W A DISTANCE OF 388.01 FEET TO A POINT;

THENCE S 86°46'20" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 13.55 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20____.

TOLL SOUTHWEST LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY SUSAN STANLEY, 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 SUSAN STANLEY, KNOWN OR IDENTIFIED TO ME TO BE A DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, AN IDAHO 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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HEALTH CERTIFICATE

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 DATE

APPROVAL OF MIDDLETON CITY COUNCIL

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

MIDDLETON CITY MAYOR DATE

APPROVAL OF THE CITY ENGINEER

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

MIDDLETON CITY ENGINEER DATE

CERTIFICATE OF THE COUNTY SURVEYOR

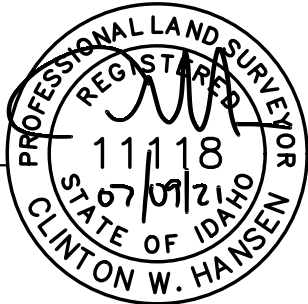
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR DATE

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: COUNTY TREASURER



CLINTON W. HANSEN
PLS 11118

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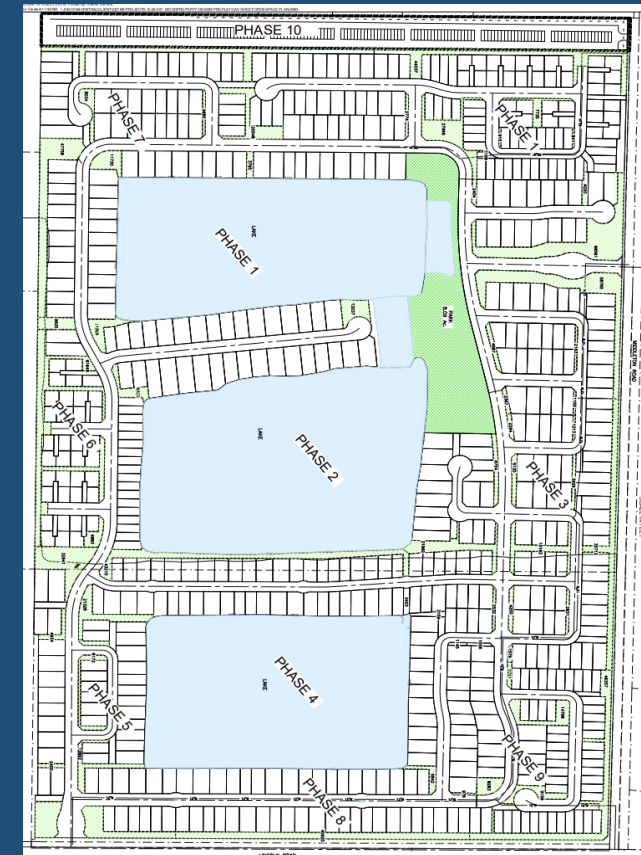
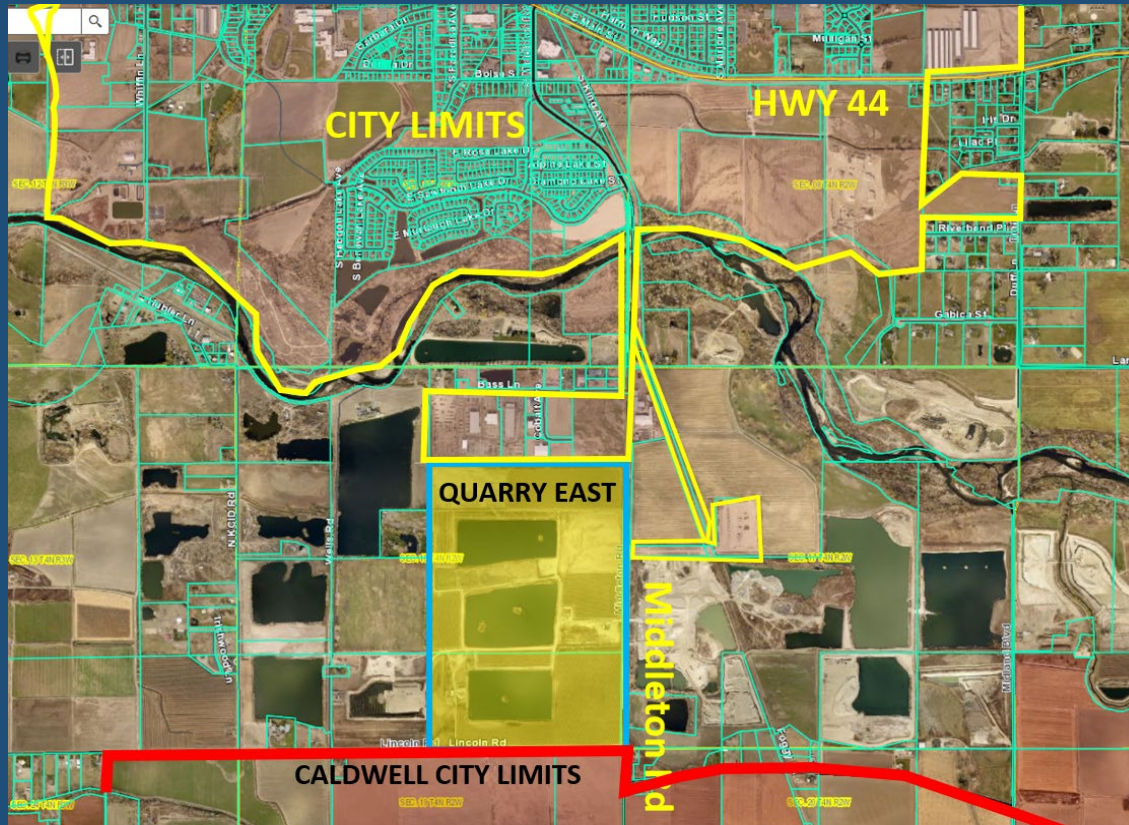
EXHIBIT “E”



Quarry East Subdivision

Middleton City Council - Public Hearing July 20, 2022

Annexation/Rezone, Preliminary Plat, Development Agreement, & Comprehensive Plan Map Amendment



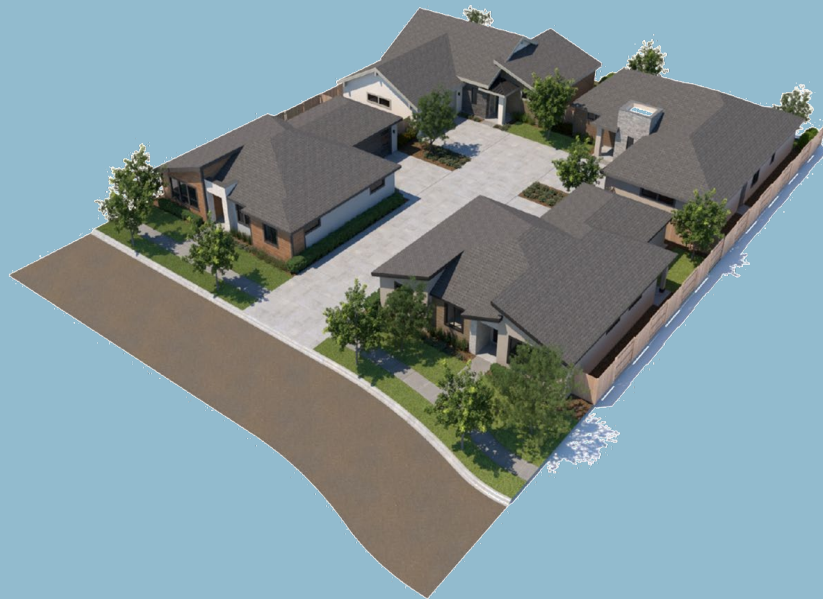
Project Description: This is a 55+ resort style community to be developed by M3. The project involves 640 residential lots, one mini-self storage lot, 67 common area lots, 37 shared driveway lots, and nine private road lots.

There are three housing types proposed:

- 466 traditional single-family home

- 102 duplex home lots, and

- 72 “cluster-pack home lots”, which are four home lots clustered around a single shared driveway.

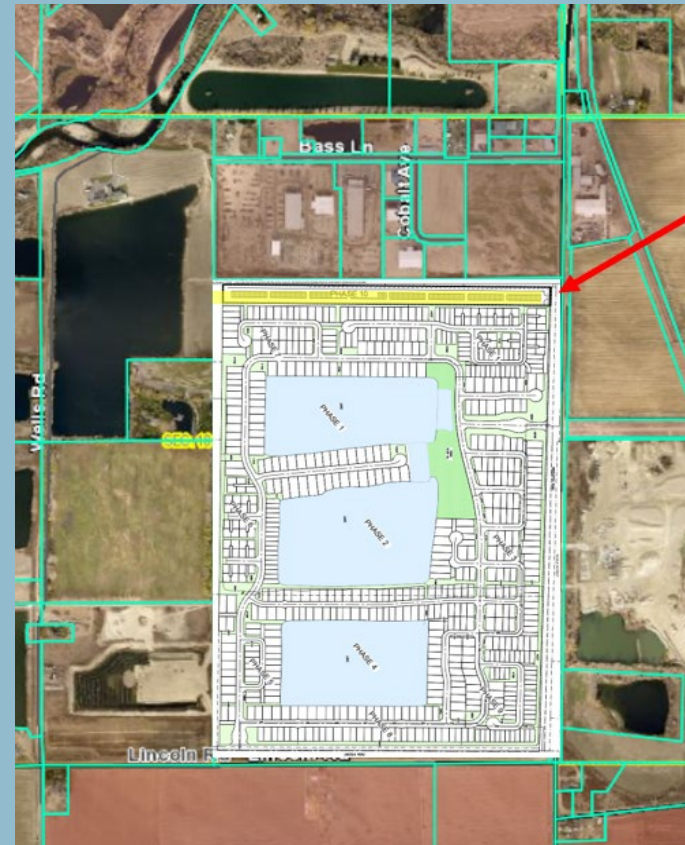


Developer is proposing a gated community with private streets. The HOA, not the City, will be responsible for maintaining and repairing the streets.

The amenities include three large lakes, beaches, clubhouse, swimming pool, picnic areas, and six pickleball courts.



A mini self-storage and RV storage facility is proposed for a lot on the northern tip of the project next to the Middleton Industrial Park.

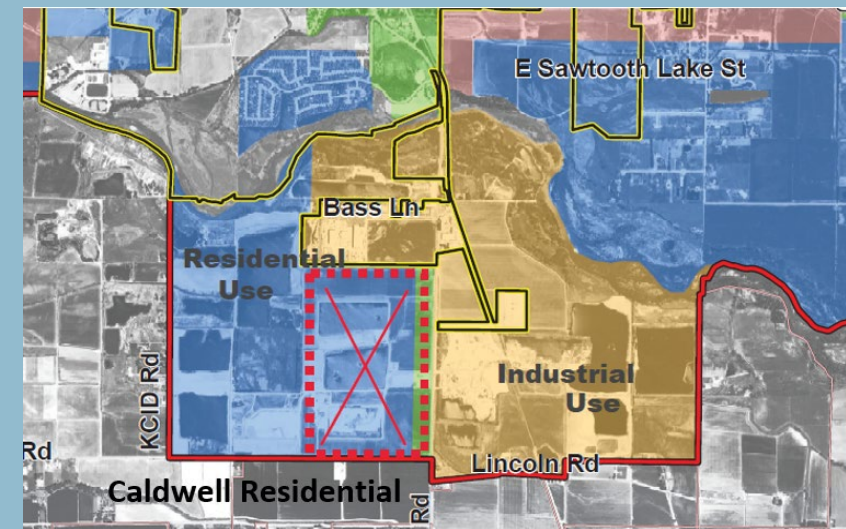
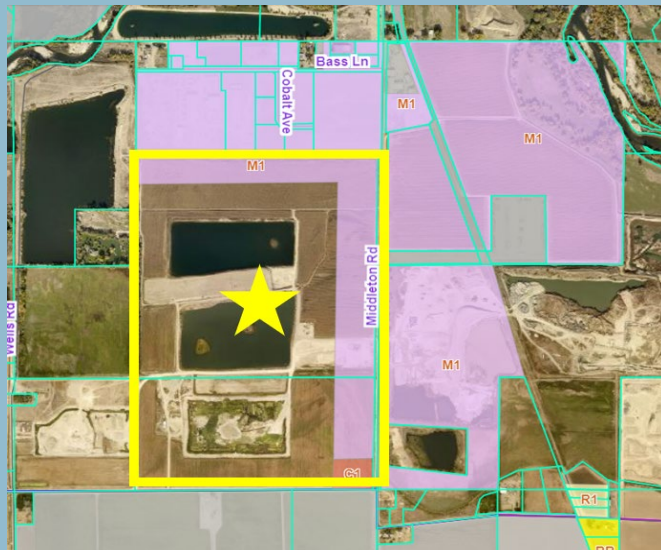


APPLICATIONS: Developer has four applications before City Council: (1) annexation and rezone to M-U (“Mixed Use”), (2) preliminary plat, (3) Development Agreement, and (4) Comprehensive Plan Map amendment to change “residential use” to “industrial use” on the Future Land Use Map to accommodate the self-storage site. A floodplain application is also proceeding administratively with these applications. On April 11, 2022, the Planning & Zoning Commission approved Developer’s special use permit applications to construct duplex homes and a mini-self storage facility inside the project.

ZONING & PROPERTY CONDITION: The project property is located in Canyon County, and it is zoned Agricultural, C-1 “Neighborhood Commercial,” and M-1 “Light Industrial.” Applicant is seeking City “Mixed Use” zoning, which allows a variety of housing types to be combined with other uses such as commercial uses. M-U also accommodates more dense housing.



The project property is currently vacant land, but it was once the site of a quarry operation. Middleton’s planning documents contemplate a significant amount of industrial use to the east and north of the project. Residential growth is planned for the western side. Caldwell’s planning documents show residential uses to the south of the project.



City Services: City water and sewer are located immediately east of the project in Middleton Road.

In order to provide sewer to the project, Developer will need to construct a sewer lift station on the project site and expand an existing lift station near the Boise River.

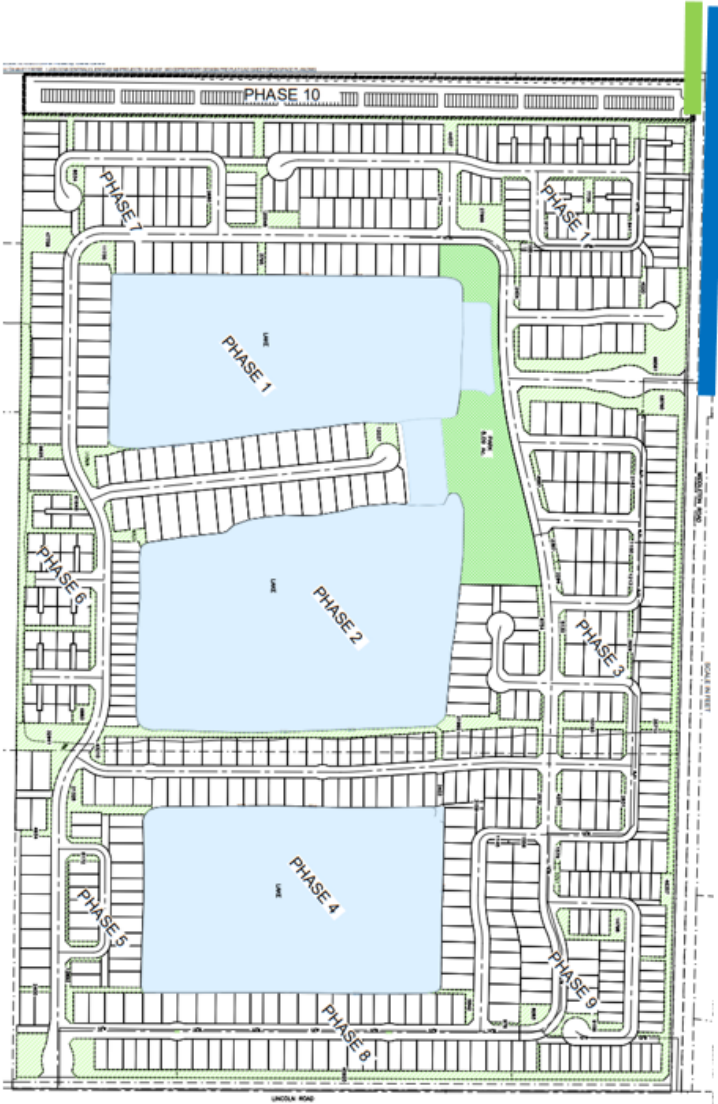
Proper water service will also require Developer to bore a water line under the Boise River to create a necessary water loop.

If City requires Developer to oversize the sewer and/or water facilities, City will be required to reimburse Developer for the over capacity by way of a latecomer agreement or other similar reimbursement agreement.



Sewer 

Water 



STREET FRONTAGE & ACCESS:

S. Middleton Road and Lincoln Road front the project site. The main entrance is at Quarry St. & Middleton Road. Another planned access is at Lincoln Road & Hammerstone Ave.

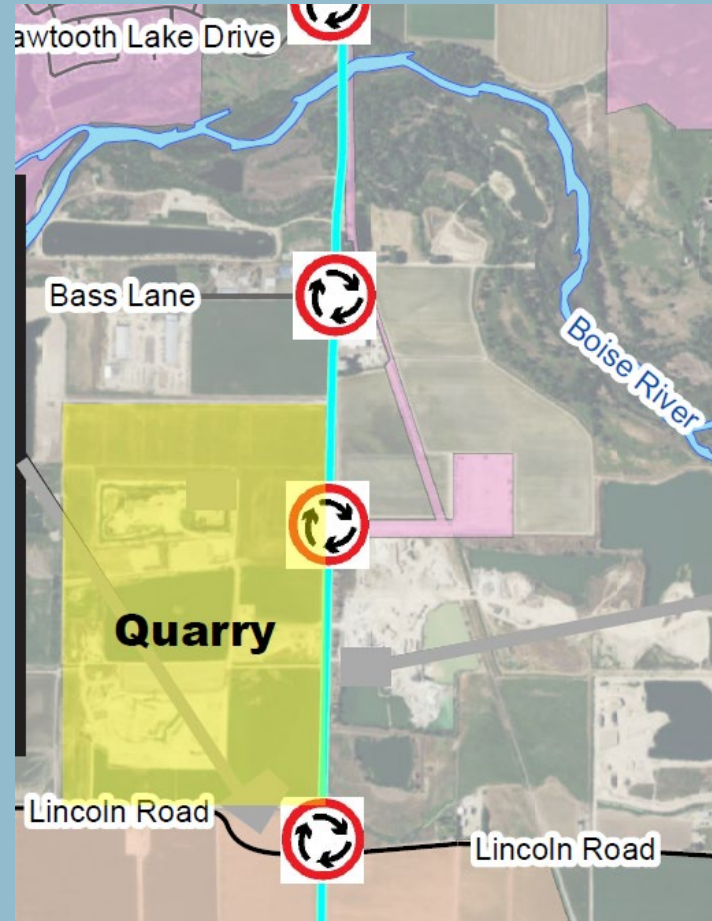
Developer will be required to construct the ½ road frontage improvements along Middleton Road and Lincoln Road. The improvement to Lincoln Road will be at Developer's sole cost and expense. However, because the portion of Middleton Road fronting the subdivision is on the Mid-Star Transportation CIP, The Mid-Star fund will be required to reimburse the Developer 100% for Middleton Road Improvements that are also included in the Mid-Star CIP.



During the initial stages of the project, access will be through the Middleton Road/Quarry St. access. Left and right turn lanes will be sufficient to handle the traffic during that time period. However, as phases are developed and residents move in, an intersection control will be required at the intersection to handle the increased traffic.

Pursuant to the 2016 Middleton Road Corridor Study, there is a multi-lane roundabout planned at the approximate location of the Quarry St., entrance on Middleton Road. A second multi-lane roundabout is planned about ½ mile to the south at the intersection of Middleton Road and the southern “leg” of Lincoln Road.

Both roundabouts are on the Mid-Star CIP, and they will eventually be built by Middleton or CHD4 once sufficient traffic impact fees are collected.



However, it is more efficient and economical to have developer build the roundabout, so staff is proposing that City require Developer to build the roundabout at the Quarry entrance if the City obtains the needed right of way prior to issuing 100 building permits to Developer. City will have to reimburse Developer for the roundabout construction, and it can do so via credits to future traffic impact fees or a reimbursement out of the Mid-Star fund.

Alternatively, City may only be able to obtain smaller right of way for a traffic light. If it does, Staff proposes that City require Developer to build a traffic light at the Quarry entrance. There will be no reimbursement for this traffic signal.



There is a 2nd roundabout to be discussed. It is the roundabout located at Middleton Road and the southern leg of Lincoln Road. That roundabout will be built by public agencies sometime in the future through the Mid-Star program.

In the interim, a traffic control at the current intersection of Middleton Road and the northern leg of Lincoln Road will be needed to help with road safety. The proposed Development Agreement provides that when the Developer constructs an access on to Lincoln Road, the Developer shall be required to design and construct a traffic signal at Middleton Road and Lincoln Road. It shall remain in place until the more comprehensive roundabout is constructed a few hundred feet to the south. Developer will not be reimbursed for constructing this traffic signal.



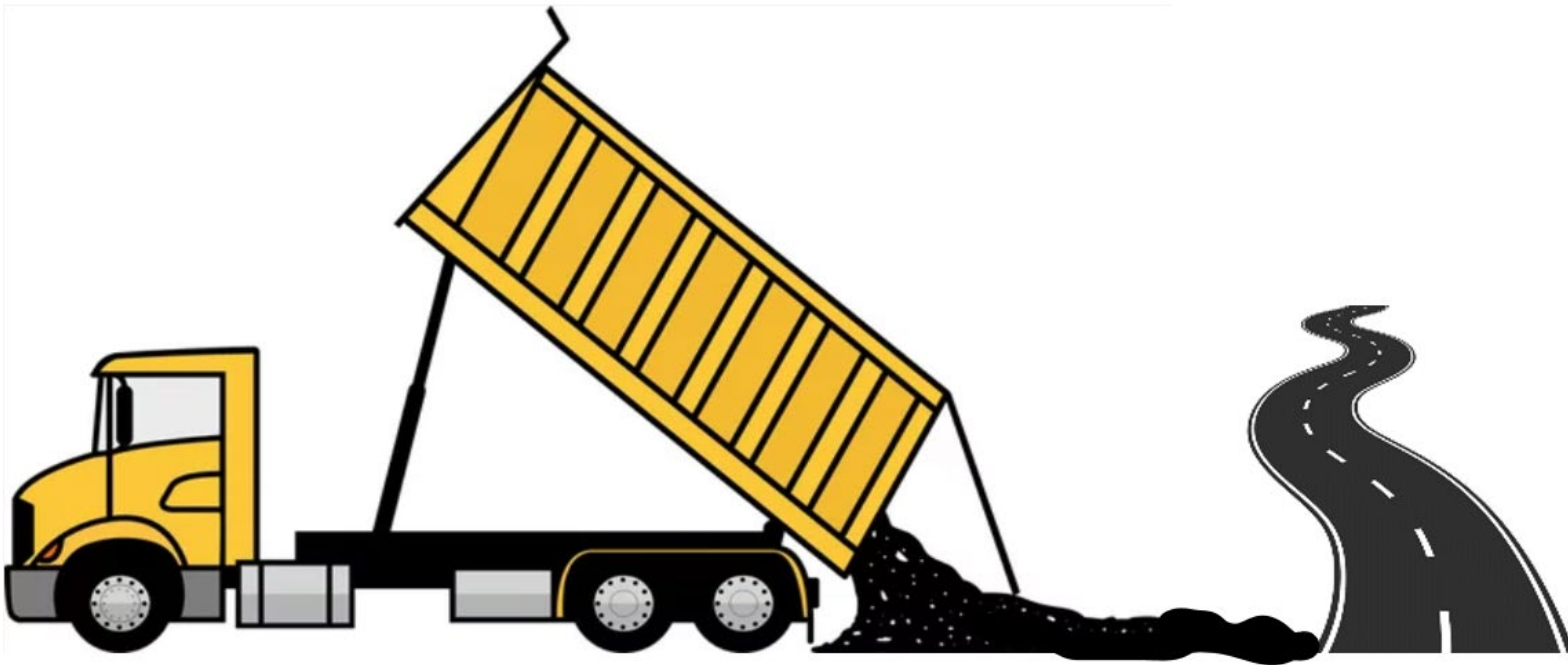
There is a final access to consider at Phase 10 of the project. Phase 10 involves a single lot dedicated to mini-self storage and RV parking. CHD4 has recommended a RI/RO only access at that juncture. That proposed provision has been added to the DA.



Applicant completed a Traffic Study. The Traffic Study does not recommend any mitigation measures that are not already contemplated by the City.

Middleton requires development to pay for itself so the taxpayers will not be burdened with the cost. Therefore, Developer will be required to pay a Transportation Impact fee per the Mid-Star CIP program. The fee is \$5050 per residential lot, which amounts to \$3,232,000 paid to improve the roads in and around the City of Middleton. The estimated Mid-Star transportation impact fee for the mini-storage is over \$108,000.00.

For pro-rata traffic fees pursuant to MCC 4-5-3, Developer shall pay an additional \$456,355.00, making Developer's total contribution to future road improvements \$3,688,355.00.

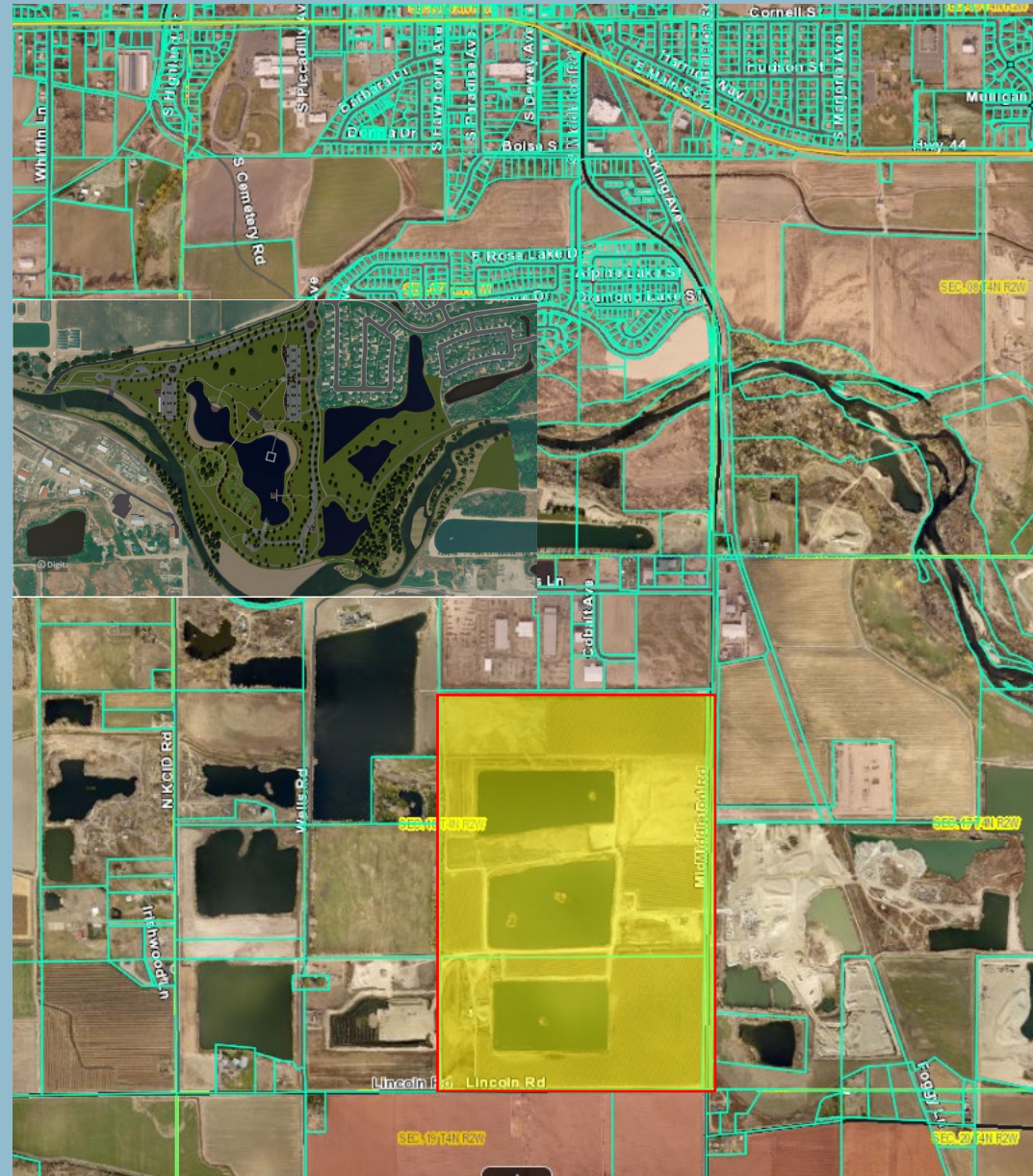


Pathway, Sidewalks & Open Space:

Developer has provided over 26% open space in the form of three recreational lakes, clubhouse, parks and six pickleball courts. This far exceeds the minimum code requirement of 5% open space.

No specific pathways are required by the Comprehensive Plan maps; however, internal sidewalks and the pathway along Middleton Road will connect residents to Middleton's River Walk District planned to the north.

Schools: The Quarry project is in the Vallivue School District, not the Middleton School District.



Annexation and Rezone: Applicant is requesting that the entire 237-acre project be annexed into the City of Middleton with a zone change to Mixed Use “M-U”. Mixed Use zoning is designed to accommodate a variety of uses such as commercial uses combined with a variety of housing types. It also contemplates a higher density of housing.

There are three findings that must be made before Annexation can be approved: (1) the property must be contiguous to City limits (2) City services such as sewer and water can be extended to serve the site, and (3) the annexation is deemed to be an orderly development of the City allowing efficient and economical extension of City services. (Idaho Code 50-222.)

Planning Staff finds that Applicant’s project meets all three findings for annexation: (1) the property is contiguous and (2) sewer and water are already contiguous to the site as shown above. Additionally, this project’s sewer and water needs are already included in the City’s capacity analyses.

As to finding #3, the annexation is an orderly and economical extension of City services for the following reasons: (1) the Developer will be constructing needed road improvements and intersection controls on Middleton Road sooner than would occur through the Mid-Star road improvement program, (2) Developer will be designing and constructing extensive water and sewer facilities that will connect property on the south side of the Boise River to Middleton property on the north side of the Boise River, (3) taxpayers will not be burdened with the cost of development because Developer will pay impact fees for roads, parks, and police protection, (4) the project supplies housing for 55+, which fills a need for housing in the City, (5) the 55+ community will place very minimal pressure on the school district and emergency services such as police protection, and (6) the private streets will relieve the City from repair and maintenance costs, which are costs normally placed upon the shoulders of the taxpayers.

On the flip side, potential adverse impacts to be considered are (1) increased traffic congestion, (2) over-crowding, (3) pressure imposed upon City services like sewer, water, fire protection and police and (4) loss of rural property.





An application for rezone requires two findings before City Council can recommend approval:

- (1) the rezone will not adversely affect the City's delivery of services and
- (2) the rezone request is not in conflict with the Comprehensive Plan. (Idaho Code 67-6511)

Planning Staff finds that the rezone will not adversely affect the City's ability to deliver sewer and water as already noted above. Additionally, Developer will bear the cost of impacting city services by paying impact fees for transportation, parks, and police, which were designed to proportionately cover the impacts imposed by developers.

As to finding #2, Staff finds that the proposed rezone is not in conflict with the Comprehensive Plan, and I'll show that in more detail in the section below on the Comprehensive Plan.

Preliminary Plat: The preliminary plat shows 10 phases for development.

Before the Council can approve a preliminary plat, it must find that the preliminary plat complies with all Middleton City codes and standards. However, Middleton City Code section 1-15-2 allows the governing bodies to waive specific codes and standards and still approve a preliminary plat. Specifically, MCC 1-15-2 provides as follows:

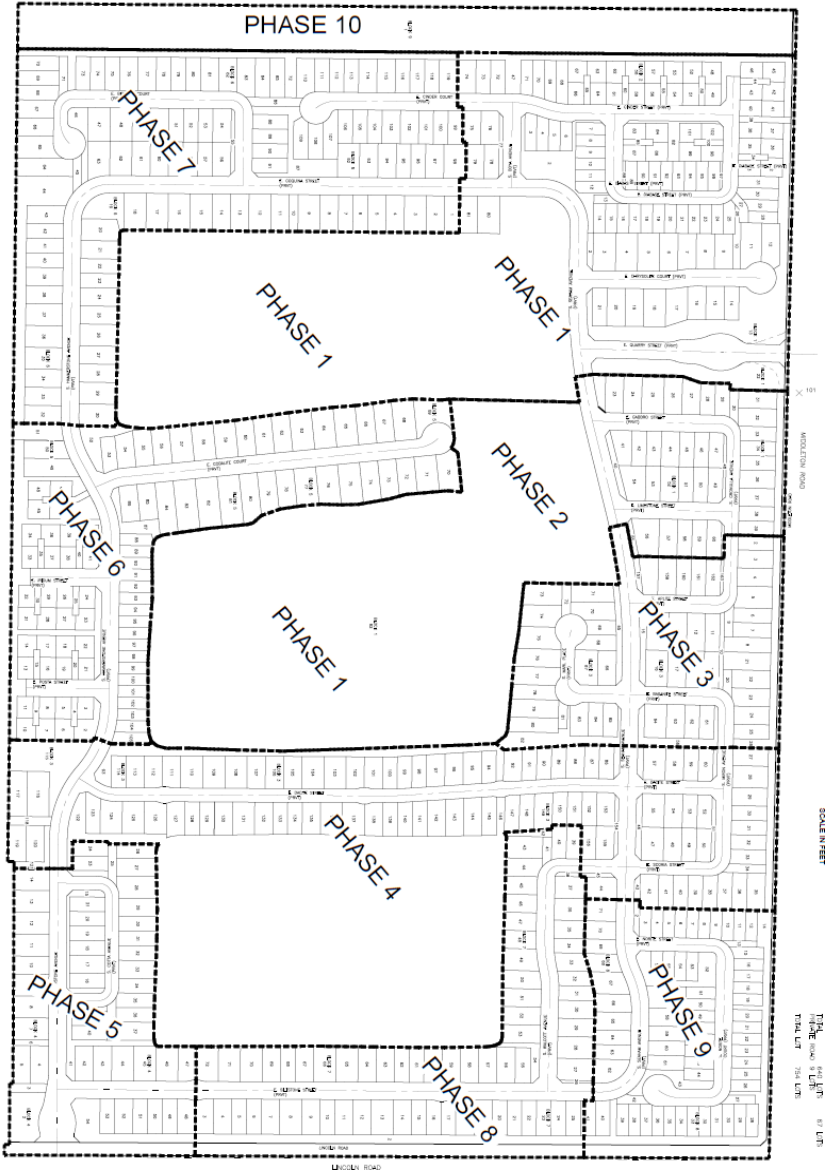
1-15-2: EXCEPTIONS OR WAIVERS OF STANDARDS:



A. Exceptions or waivers of standards, other than land uses according to [Title 5, Chapter 4](#), Table 1 of this code, may be approved through one of the following public hearing processes:

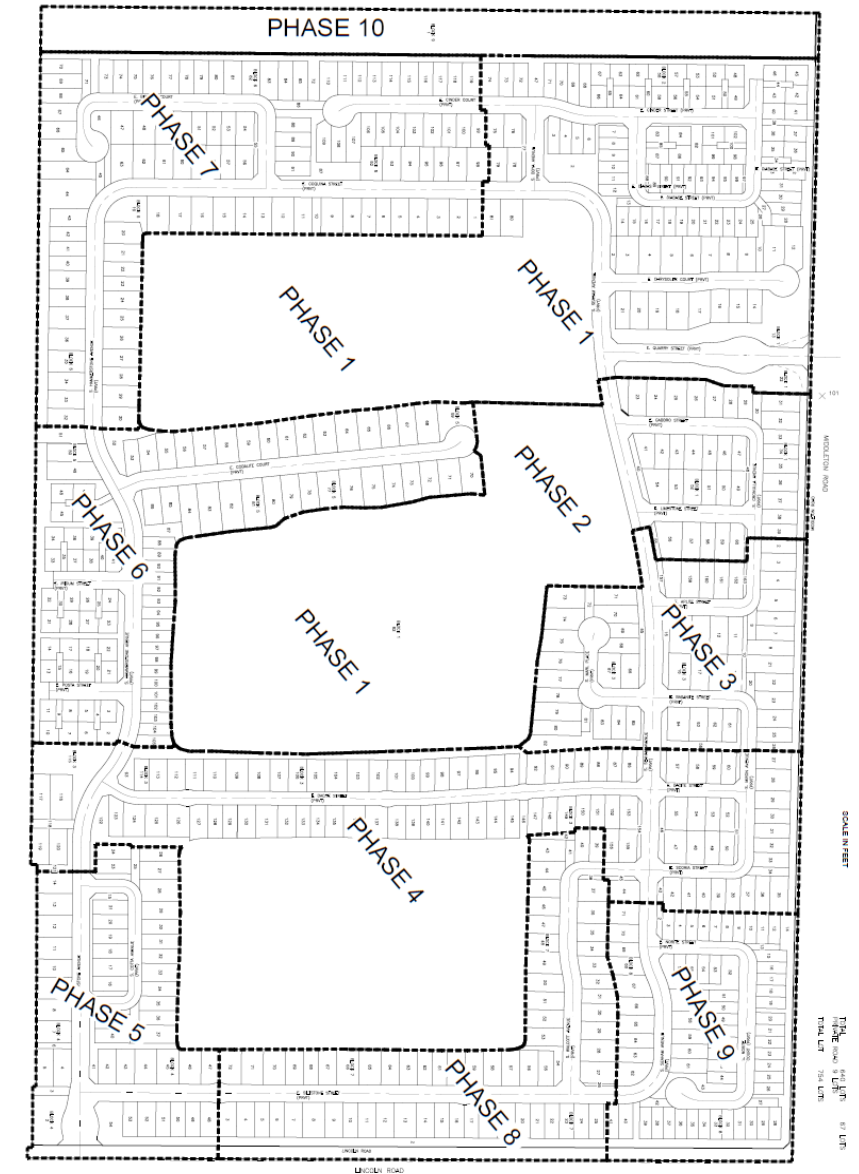
- 1. Special use permit,
- 2. Development agreement accompanying a rezone application,
- 3. Variance,
- 4. Condition of approval as part of a land use application, or
- 5. Approval of a preliminary plat, with or without conditions.

(Ord. 609, 7-3-2018; amd. Ord. 619, 7-17-2019)



Staff finds that Applicant's preliminary plat does not comply with all Middleton City codes and standards. However, Applicant is seeking specific waivers to the code under MCC 1-15-2.

The next four slides contain an itemized description of Applicant's waiver requests. Planning Staff has relied on City Engineer, Amy Woodruff, Caldwell Fire Marshal Alan Perry and City attorney, Douglas Waterman to work with planning staff and Applicant's staff to make sure that none of the requested waivers are unreasonable or violate general engineering standards. City Engineer and Fire Marshall have concentrated on the many waivers pertaining to roads and other technical items. City Attorney has assisted staff with handling more legal issues involving bonding and other legal procedures and requirements.



LIST OF REQUESTED WAIVERS

- Setbacks & Dimensions (MCC 5-4-1, Table 2):** **The one exception.** Minimum standards for lot dimensions and setbacks are set forth in MCC 5-4-1, Table 2. Developer is requesting that the annexed project be zoned Mixed Use (M-U). The dimensions and setbacks for M-U are as follows:

M-U Setbacks & Dimensions

Front setback- 20'

Rear setback – 20'

Interior Side setback– 12'

Street-side setback – 20'

Minimum lot size – 6000 sf

Minimum lot width – 50'

TABLE 2
HEIGHT, SETBACK AND COVERAGE SCHEDULE

District	Maximum Density (Units/Gross Acre)	Maximum Height ⁸	Minimum Front Setback ^{3,4,5,6, 7}	Minimum Rear Setback ^{4,6, 7}	Minimum Interior Side Setback ^{4,6, 7}	Minimum Side Street Setback ^{3,4, 6,7}	Minimum Interior Lot Area (Sq. Ft.)	Minimum Lot Width ¹	Maximum Lot Coverage ²
A-R	0.5	40'	30'	30'	30'	30'	87,120 (2 acres)	150'	50%
C-3		55'	10'	0'	0'	10'	0		90%
M-1		75'	10'	0'	0'	10'	0		90%
M-2		75'	10'	0'	0'	10'	0		90%
R-1 ⁹	1.0	40'	30'	30'	30'	30'	43,560	100'	50%
R-2 ⁹	2.0	35'	25'	25'	25'	25'	21,780	90'	50%
R-3 ⁹	3.0	30'	25'	20'	10'	20'	8,000	75'	60%
RRR		55'	0'	0'	0'	0'	0	0'	90%
TOD		55'	0'	0'	0'	0'	0	0'	90%
M-F ^{10, 11}	12.0	35'	20'	20'	12'	20'	10,000	75'	75%
M-U ^{8, 10}	12.0	55'	20'	20'	12'	20'	6,000	50'	75%

Duplex Lot	
Front (to residence or side-load garage)	10 feet
Front (to garage)	20 feet
Rear	15 feet
Side	5 feet (0 feet for attached)
Minimum Lot Size	4,000 square feet
Minimum Width (N/A for irregular shaped lots)	40 feet

Cluster 4 Pack Lots	
Front (to street or side-load garage)	10 feet
Front (to garage)	20 feet or 5 feet
Rear (back of back lot)	10 feet
Side (all interior property lines)	5 feet (3 feet to shared drive)
Minimum Lot Size	4,000 square feet
Minimum Width (N/A for irregular shaped lots)	45 feet

Single Family Standard Detached Lot	
Front (to residence or side-load garage)	10 feet
Front (to garage)	20 feet
Rear	15 feet
Side	5 feet
Minimum Lot Size	5,000 square feet
Minimum Width (N/A for irregular shaped lots)	40 feet

2. **Private Streets:** City Code does not allow Private Roads other than small private lanes (or shared driveways). Allowing private streets will be an exception to the Code.
3. **Driveways and Frontage (MCC 4-1-1.H & Supplement to ISPWC):** Applicant is requesting an exception to the requirement that all lots front a “public road”. Because the roads within the subdivision are requested to be “private,” this code section will also need to be waived. Additionally, Developer is requesting a waiver to allow narrower driveways.
4. **Roadway width & gutters (MCC 5-4-10-2.D.2 & Supplement to ISPWC):** City Code requires local public right-of-way/roads to be 50’ wide. Developer is requesting a narrower width of 47’, and a narrower width from back of curb to back of curb of 33’, so long as the narrower width meets minimum requirements of emergency services. Additionally, Developer is requesting that valley curbs be narrower than city required 4’ width so long as the capacity remains adequate.
5. **Cul de sac length (MCC 5-4-10-2.E):** Per the code, cul de sac roads cannot exceed 600’. Because of the large lakes and narrow channels created by the lakes, Developer is requesting that the cul de sac maximum length be extended to 1000’.
6. **Radius turns (MCC 5-4-10-2.H.2):** Code allows radius turns of 90’. Developer is requesting radius turns as low as 45’. Caldwell Fire has required Applicant to provide an auto-turn analysis to prove that all radius turns can accommodate the Fire Department’s emergency vehicles.



7. **Block lengths (MCC 5-4-10-3.A.1):** The code prevents any long linear block lengths extending past 1100'. Because the large lakes create peninsula-like strips of land, Developer is requesting that the block length maximum be expanded to 1700'.
8. **Dead-end Roads (MCC 5-4-10-2.F):** Code prohibits dead end roads, but due to the extensive use of private lanes, which are allowed, Developer has created a few short dead-end roads.
9. **Tree Planting (Supplement to ISPWC):** Developer is requesting that it be allowed to plant trees within 3' from a sidewalk with a root barrier and 4' from a sidewalk without a root barrier.
11. **Street lights & Street Signs (Supplement to ISPWC):** Developer is requesting that alternative styles for street lights and street signs be allowed on the private streets for aesthetic purposes.
12. **Timing for final plat approval & DA Termination (MCC 5-4-4.F):** Under the current code, Developers may take up to four years to obtain final plat approval for their first phase in order to avoid the nullification of their preliminary plat. Quarry Developer is requesting six years to reach final plat approval in light of the extensive infrastructure construction required before Phase 1 final plat. Code also allows a Developer to take up to four years for each successive final plat after Developer utilizes two extension requests, one of which must be granted by City Council. Applicant is requesting the same four year period for final plat, but Applicant is requesting that the two extension requests be submitted only to Administrative staff.



13. **Amendments to Pre-Plat (MCC 5-4-4):** If a Developer desires to change an approved preliminary plat in any way, the Developer must go through the public hearing procedures for preliminary plat. Developer is requesting a waiver to this requirement so Developer may submit only an administrative application to the Planning & Zoning Director to make minor amendments to the preliminary plat. The allowed minor amendments would be (1) reduction or increase in the size of phases, (2) decreases in number of lots so long as the decrease does not exceed a 10% decrease in overall lots, and (3) minor changes to roads and lot lines to accommodate the changed phasing or lot count so long as the final plat still substantially conforms to the approved preliminary plat. The request is based upon the fact that this large subdivision may take 10 or more years to develop, and a minimal amount of flexibility will help Developer and City to efficiently and economically negotiate those minor changes. If the Planning & Zoning Director deems the proposed revisions more than “minor”, the Planning & Zoning Director shall require Developer to use the public hearing process to amend the preliminary plat.
14. **Model Home Building Permits:** Building Permits are not issued until after final plat is approved. However, Developer is seeking authorization to obtain building permits for up to 10 model homes prior to final plat approval. This will allow Developer to begin constructing its model row in tandem with infrastructure construction, which will allow it to begin marketing with model homes as soon as final plat is approved.
15. **Bonding:** (MCC 5-4-7.A.3) Currently, the code allows bonding for only landscaping and irrigation improvements and only during inclement weather. Fencing has generally been considered part of the landscaping. Developer is requesting that it be allowed to bond for these items even if inclement weather is not present. This will address issues raised by the supply chain breakdown.
16. **Proportionate Share Fee \$456,335.00:** Under the MCC 5-4-3, a Developer must pay pro-rata fees prior to final plat approval for phase 1. This fee pertains to both Quarry East and Quarry West because that is how ITD broke it down. Because of the large size of the fee, Developer is requesting that the fee be prorated across lots in both Quarry East and Quarry West and paid per phase at final plat approval.



City Engineer Amy Woodruff has worked closely with Developer on the preliminary plat, fine tuning the engineering standards for roads and determining the best way to bring sewer and water to the project site.

Ms. Woodruff issued a “recommendation of approval” letter last Friday.

(Late addition to Record - Exhibit “G”)



July 15, 2022

TO: Roberta Stewart, Planning and Zoning Official

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

A handwritten signature in blue ink, likely belonging to Amy Woodruff.

RE: QUARRY EAST SUBDIVISION PRELIMINARY PLAT

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

The preliminary plat appears to be prepared in conformance with, and meet, the applicable sections of Middleton City Code and common platting practices. Civil Dynamics recommends City Council approval.



Development Agreement Application: Developer has submitted an application for Development Agreement to accompany its application for Annexation/Rezone. Developer has used the City's form for the DA, and has added the following provisions to Article III:

1. **Various Waivers:** All the variances or waivers from City Code noted in the preliminary plat section above are individually set forth in the DA as permissible waivers from code.
2. **Concept Plan:** A concept plan shall be attached to the DA. The future development must be built substantially consistent with the concept plan.
3. **Concept Renderings:** Design Guidelines and Concept renderings of home styles and community amenities will be attached to the DA, and Developer will build homes and amenities to the standards set forth in the DA. The designs show a higher than normal building product. Even if this Developer sells the subdivision, the next Developer will have to build to the same standards, ensuring that the high-quality nature of the community remains intact regardless of who owns the property in the future.
4. **Amenities:** DA requires the Developer to build the following amenities: clubhouse, swimming pool, community beach, picnic areas, and six pickleball courts. The swimming pool, 6 pickleball courts, beaches and picnic areas must be completed by the 134th building permit (Phase 2 permits) and the clubhouse must be completed by the 272nd building permit (Phase 4 permits).
5. **55+ Community:** The community shall remain a 55+ community as allowed by Federal Code and State Statute. The requirement shall be set forth in the recorded CC&Rs.
6. **Allowed Uses:** although the M-U zone allows a large number of different commercial and residential uses, the DA will limit Applicant to only these uses: (1) single family residential, (2) duplex residential, (3) model complex and sales office/marketing/construction trailers, (4) community recreational amenities, and (5) mini-warehouse storage, including RV storage.

Development Agreement con't.

7. **Mini-Storage:** the storage facility must undergo the Design Review process before a building permit will be issued. The mini-storage buildings may only be single story buildings.
8. **Private Streets Reserve Study:** Because the private streets will be maintained and repaired by the HOA, City will require Developer to submit a reserve study at Phase 1 final plat to prove that sufficient money will be collected by the HOA to maintain and repair the streets to industry standards. At each phase thereafter, the Developer will update and show that the reserve account is adequate. After build-out, the City can request the HOA to continue to submit reserve studies, but no more than every 3 years. If the Developer or HOA fails to maintain the private streets to industry standards, the City may bring an action at law to force the HOA to properly maintain the streets. If City is the prevailing party in the lawsuit, HOA will owe City attorney's fees to ensure that taxpayers are not burdened with this cost of litigation.
9. **Emergency Access/Service:** Developer/HOA will ensure that the private streets are accessible to emergency services and other public services.
10. **Sewer & Water improvements:** As indicated earlier, Developer shall extend city sewer and water to the site and possibly improve utility facilities over and above what is required to serve The Quarry East. The DA provides that any improvements over and above Developer's proportionate share will be reimbursed to Developer via a latecomer agreement or other similar reimbursement.
11. **Natural Gas:** DA provides that Developer will extend natural gas service to the project site.



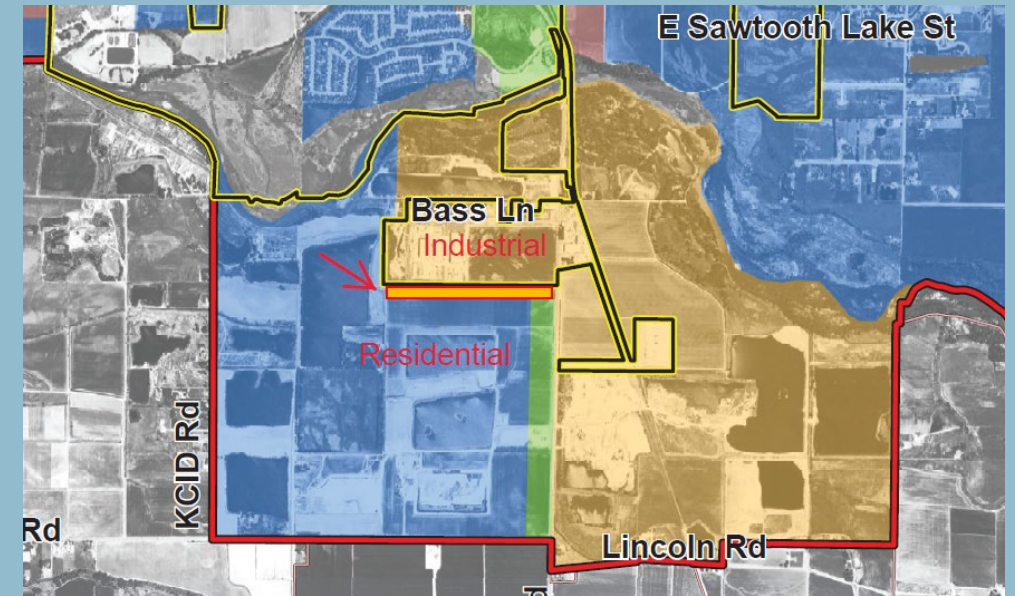
Development Agreement con't.

- 12. Urban Renewal Revenue Allocation Area:** Developer and City agree that Developer may seek reimbursement from the Urban Renewal District for public infrastructure. If reimbursement is granted by the Urban Renewal District, then Developer is not entitled to any credit or reimbursement under a late-comer fee and Developer will pay back any credit or reimbursements received to date.
- 13. Road/Frontage Improvements:** the DA requires Developer to construct all code required frontage improvements, including the potential roundabout/traffic signals at Lincoln & Middleton Road and at the Quarry entrance. The DA sets forth the timing and process for frontage improvements, traffic light construction, and roundabout construction as already discussed above in the section on “Streets and Traffic.”
- 14. Notice of surrounding industrial use:** Developer shall place language in every purchase agreement and in the CC&Rs notifying prospective purchasers that the City’s planning documents show industrial uses to the north and east of the project. This will prevent future residents from being surprised.



Comprehensive Plan & Land Use Map Amendment Application: The vast majority of Applicant's project complies with the Comprehensive Plan's Future Land Use Map because the vast majority of the parcel is dedicated to residential use and the FLUM shows residential use at that location. However, Developer is proposing a mini-self storage and RV storage facility along the northern border of the project. To accommodate this, the Future Land Use Map must be changed to remove a small sliver of "residential use" and replace it with "industrial use."

Pursuant to MCC 1-14-3, an application for Comprehensive Plan Map Amendment cannot be approved without a finding that the proposed amendment is "in harmony" with the Comprehensive Plan.



Planning Staff finds that the proposed change from "Residential" to "Industrial" on the Future Land Use Map is in harmony with the Comprehensive Plan because the location of the changed designation directly abuts the industrial park located at Bass Lane and Middleton Road, which is deemed an industrial use on the FLUM. In other words, the proposed change would result in a small expansion of an industrial use that already exists at that location.

The use also complies with Goal 4 to use space for privacy considerations and to allow mixed use in appropriate locations. The storage facility will undergo design review and will create a more attractive buffer between the more intense industrial uses to the north of the subdivision. It also meets Goal 7 to promote economic growth and opportunity, while creating neighborhood storage and convenience for the Quarry subdivision.



Developer's other applications require a finding that the project complies with the *Goals, Objectives, and Strategies* of the 2019 *Middleton Comprehensive Plan*. *Planning Staff finds that the proposed project complies with the following goals:*

Goal 1: the project is a new development that helps extend city services in an environmentally and fiscally-responsible manner.

Goals 3 and 23: The project provides safe vehicle and pedestrian facilities in light of the street improvements and sidewalks shown on the preliminary plat.

Goal 4: The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Additionally, recreational activities and quality lots for residential use increase the quality of life and general welfare of the City.

Goal 5: "...[e]ncourage[s] annexation of property whose property tax revenue and other benefits match or exceed the cost to provide public services." This project will generate a great deal of property tax income that will exceed the services received from the City because the City will not be maintaining and repairing the streets inside the community and the residents will generally not be utilizing the school system.

Goal 6: the project promotes the goal to "expand water, sewer, and road systems in an orderly manner consistent with population growth in the City".

Goal 7: The commercial/industrial storage facility promotes economic growth.

Goal 10: Project provides open space and pathways that connect to a pedestrian system and provide outdoor recreational activities.

Goal 11: Project provides a variety of housing types and lot sizes for residents.



Comments Received from Surrounding Landowners: None.

Comments from Agencies: CHD4 submitted five comment responses dated 11/29/2021, 6/1/2021, 2/4/2022, 3/24/2022, and 4/11/2022. Caldwell Fire Department submitted a response dated 2/14/2022 and comment letter received 3/8/2022. On March 29, 2022, Greater Middleton Parks & Recreation submitted a comment letter. ITD submitted comment letter/emails dated 5/25/2021 and 6/8/2021. Vallivue School District submitted comment letters dated 5/18/2022 and 6/1/2022.

All comments were attached as Exhibit C to the Staff Report for Council consideration and for public viewing.

Comments from City Engineer and Planning Staff were attached as Exhibit “D” to the Staff Report and Agenda for Council consideration and public viewing.

Applicant Information: Application was accepted March 1, 2021. Applicants are M3 Companies and JUB Engineers; 2760 W. Excursion Lane, Meridian, Id. 208.376.7330.



Notices & Neighborhood Meeting:

Dates:

Newspaper Notification

3/27/2022

Radius notification mailed to
Adjacent landowners within 300'

3/24/2022

Circulation to Agencies

3/24/2022

Sign Posting property

3/24/2022

Neighborhood Meeting

6/30/2021 & 7/13/2020

Applicable Codes and Standards: Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, Middleton City Code 1-14, 1-16, 5-1, 5-2, 5-3, and 5-4, and Idaho Code Title 67, Chapter 65 & Title 50, Chapters 2 and 13



Planning & Zoning Recommendations & Order:

The Planning & Zoning Commission considered the Quarry East applications at the April 11, 2022, public hearing. The Commission approved applicant's special use permit applications to construct duplex homes and a mini-storage/RV parking facility within the project.

The Commission further recommended that City Council approve the applications for (1) annexation/rezone, (2) development agreement, (3) preliminary plat, and (4) comprehensive plan map amendment subject to the conditions of approval set forth in the Staff Report for the hearing.

The Recommendation and Order were attached as Exhibit "E" to the Staff Report.



Conclusions and Recommended Conditions of Approval:

Council's decision to approve or deny Developer's applications must be based upon findings of facts and conclusions of law.

As to Findings of Facts, Planning staff has set forth findings of facts in the Staff Report and in this presentation. If the Council agrees with these findings of facts and further agrees with the general facts presented at the public hearing, then the Council may create a record by making and approving a motion to accept the findings of facts presented.

As to Conclusions of Law, Planning Staff finds that the Council has the authority to hear these applications and to approve or deny the applications, with or without conditions. Additionally, Planning Staff notes that all public notice requirements were met. Planning Staff further set forth the portions of the Idaho State Code and Middleton City Code to be considered in making an order or recommendation on the applications. If the hearing tonight is conducted in compliance with Idaho State Statute and the Middleton City Code, then the Council may accept these conclusions of law and create a record by passing a motion to accept the conclusions of law presented.



Conclusions and Recommended Conditions of Approval con't:

Applications for Annexation/Rezone, Preliminary Plat, Development Agreement, & Comprehensive Plan Map Amendment. If the Council chooses to approve these four applications 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 sewer and water facilities to be extended to the Project site.
2. Developer to provide City with a stamped copy of the approved preliminary plat.
3. Developer to comply with all provisions and terms set forth in the Development Agreement City Council approves during the public hearing on the matter.
4. Developer to install landscaping per landscape plan submitted December 2021, including traffic buffer and berm as required by MCC 5-4-10-6 and set forth in the approved preliminary plat.
5. All City Engineering comments are to be completed and approved.
6. All Planner comments are to be completed and approved
7. Developer to comply with all FEMA, Middleton City Code, and Floodplain Administrator requirements.
8. All Caldwell Fire Department comments are to be completed and approved.
9. Sufficient emergency access shall be provided to all emergency response providers.
10. The access to the mini-storage lot and facility is conditioned on City and CHD4 determining an appropriate access, which may include right in/right out only access.
11. Sewer and water capacity to be reserved at the time City approves the construction drawings for each phase.

If the Council chooses to deny the applications, then pursuant to Middleton City Code 1-14(E)(8), the Council should state on the record what Applicant can do, if anything, to gain a recommendation for approval of the application(s).



Exhibit "G"



July 15, 2022

TO: Roberta Stewart, Planning and Zoning Official

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

A handwritten signature in blue ink, appearing to read "Amy Woodruff", is written over the "FROM" line of the letterhead.

RE: QUARRY EAST SUBDIVISION PRELIMINARY PLAT

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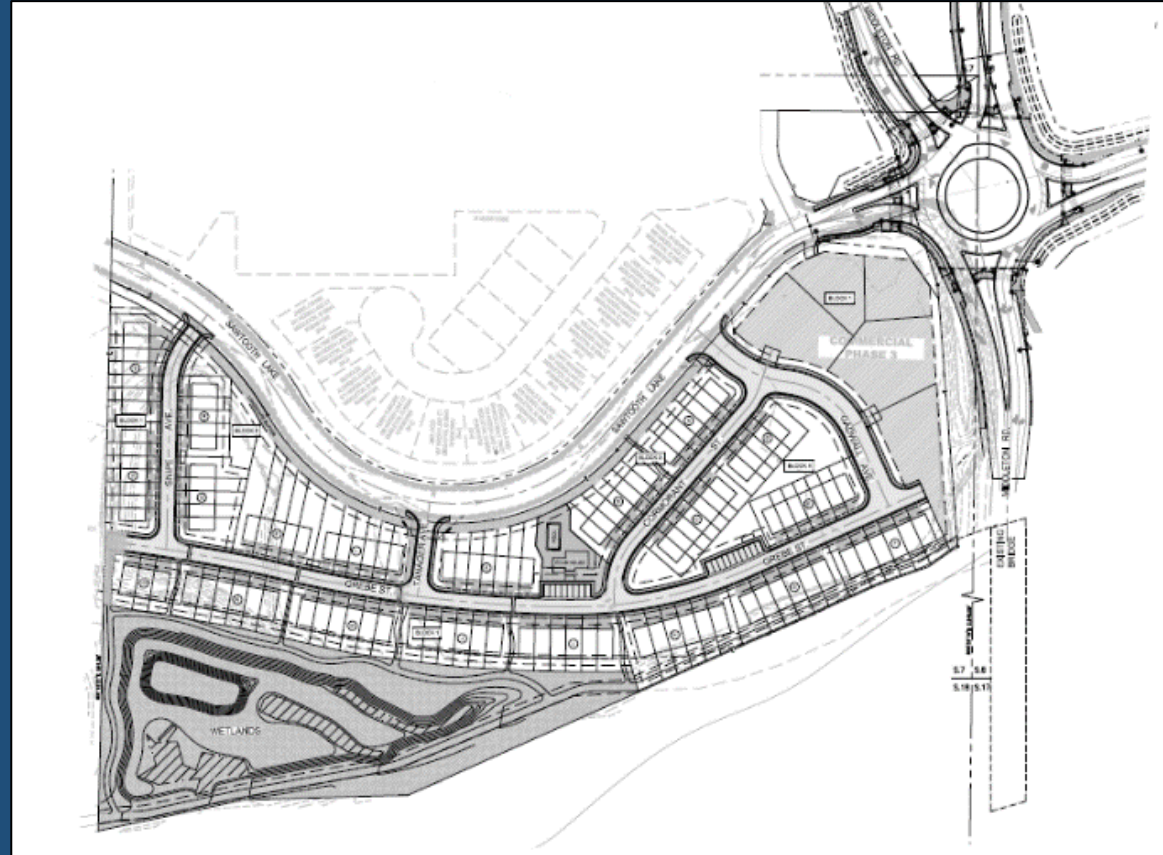
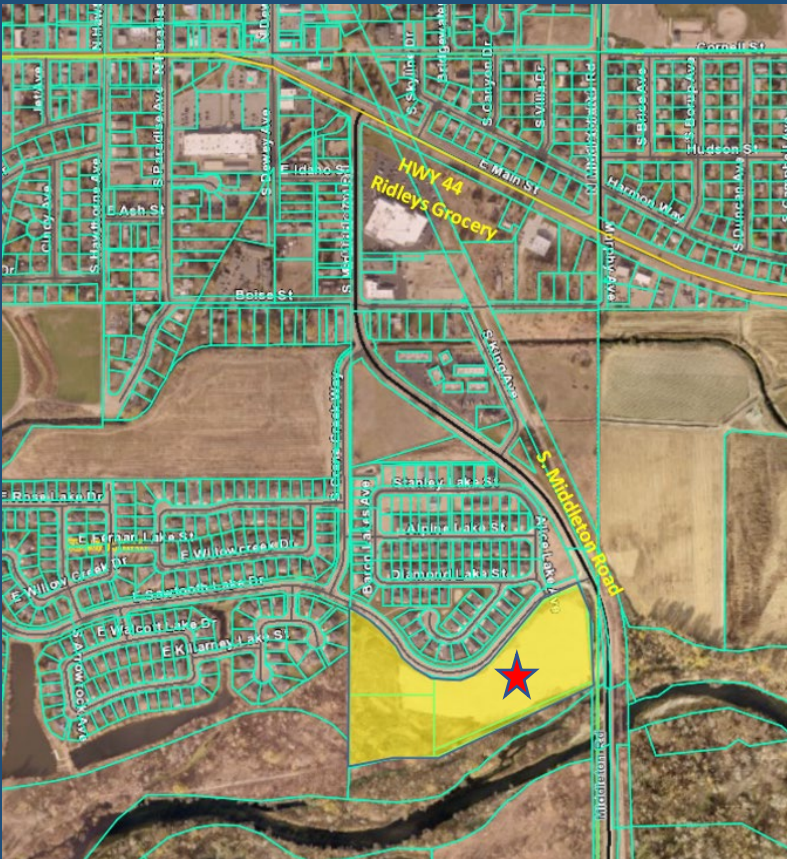
EXHIBIT “F”



Channel Crossing Subdivision

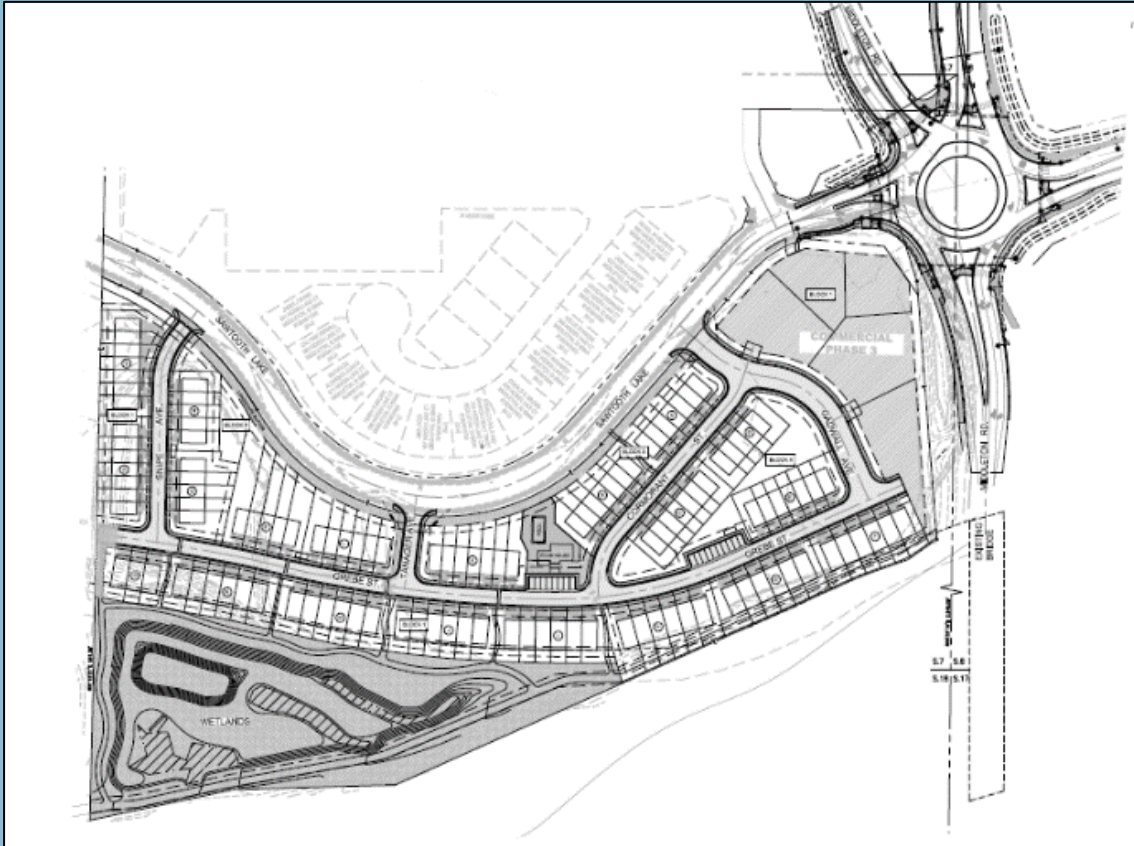
Preliminary Plat Application Middleton City Council

Public Hearing July 20, 2022





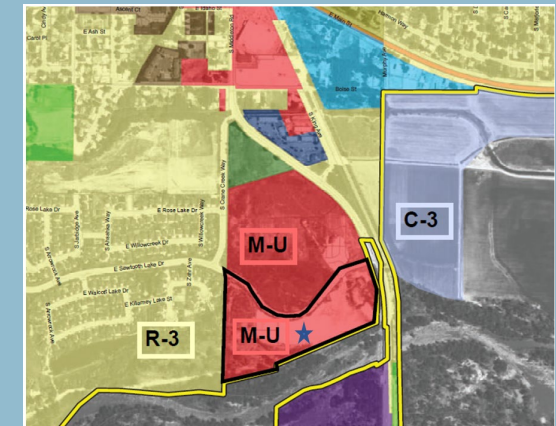
Project Description & Zoning: This is a Preliminary Plat Application by Middleton Rivers, LLC and Jay Gibbons/South Beck & Baird with respect to the Channel Crossing Subdivision located at 22457 So. Middleton Road and 0 So. Middleton Road.



The project property is vacant land, approximately 15 acres, that was zoned “Mixed-Use”/M-U when it was annexed into the City in 2016. M-U zoning is designed to accommodate a mix of higher density housing with commercial uses.

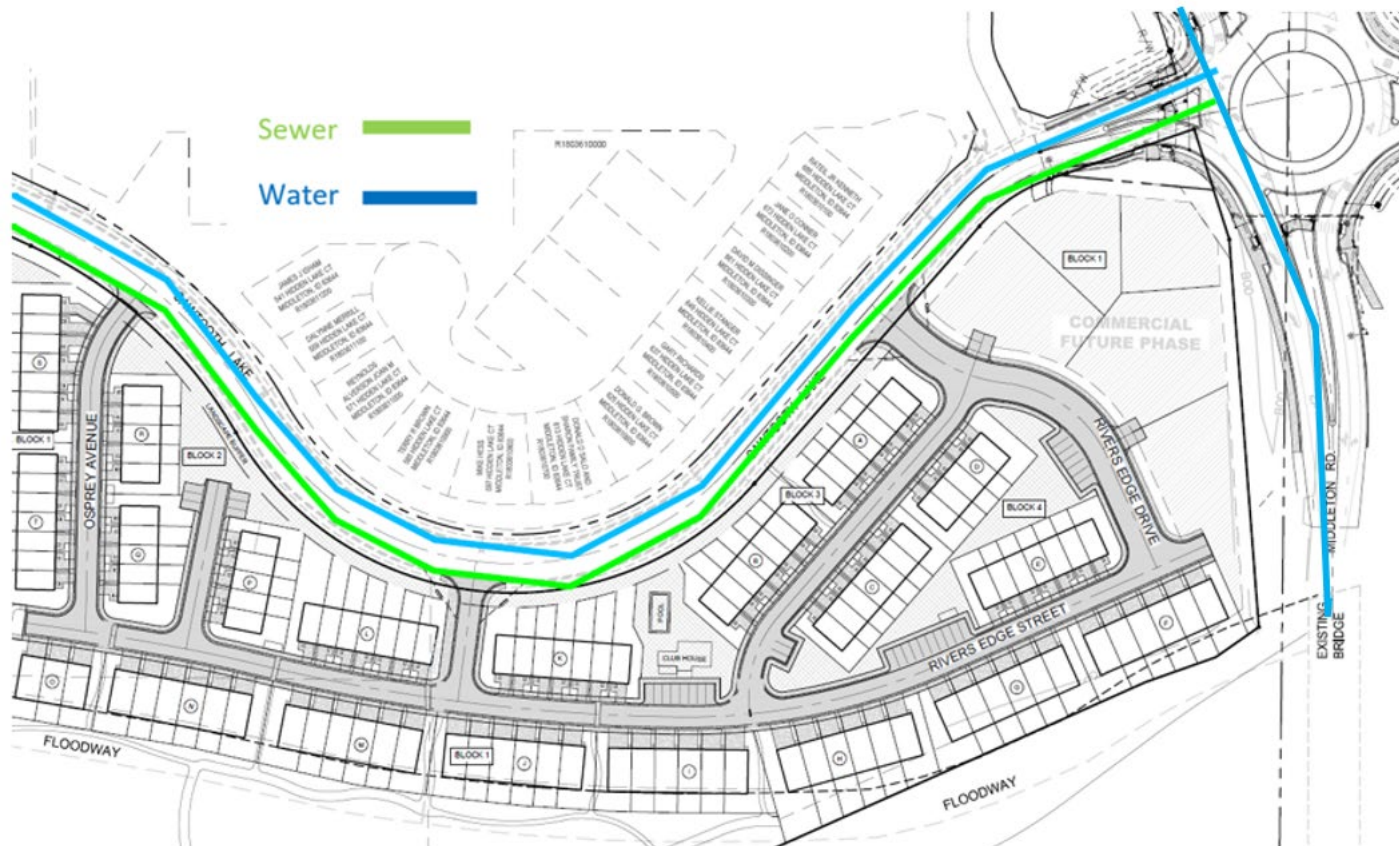
Applicant is proposing 5 commercial lots, 119 townhome lots, and 7 common lots. Amenities include clubhouse & swimming pool, community pond, large open space common lots and greenbelt trail system.

Surrounding zoning includes M-U to the north. C-3 “heavy commercial” to the east, R-3 residential to the west, and Industrial uses to the south.



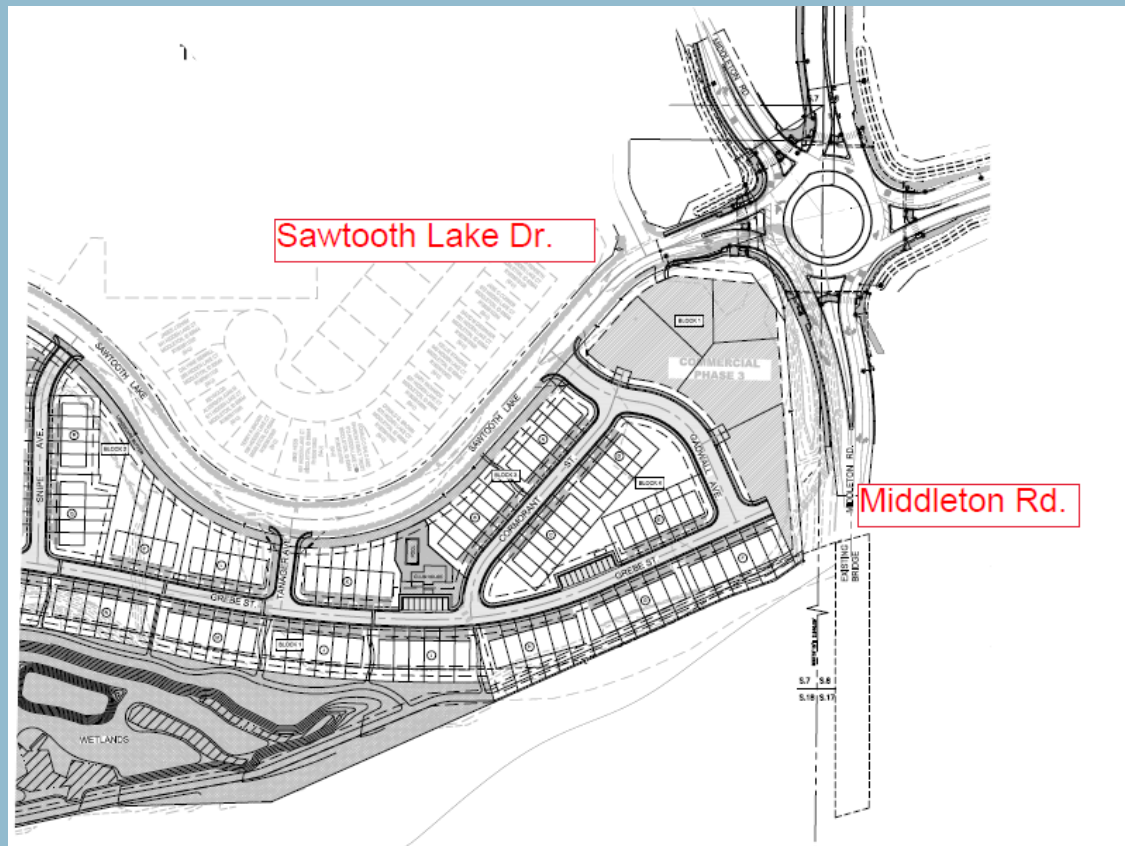
City Services: City water and sewer are accessible to the project. Both will tie into sewer and water facilities already located in Sawtooth Lake Drive.

Sewer and water capacity are contemplated in the City's current capacity study. However, sewer and water capacity will not be reserved until Applicant's construction drawings are approved.



A. Traffic, Access & Streets: Access to the subdivision is through So. Middleton Road and E. Sawtooth Lake Drive. The frontage improvements on E. Sawtooth Lake Drive are in place, but the Developer will construct a 24' wide landscape buffer along E. Sawtooth Lake Drive as required by code.

A large multi-lane roundabout is planned for the intersection of Middleton Road and E. Sawtooth Lake Drive. The City may begin construction on that roundabout and road frontage improvements in a few weeks. Developer/Applicant will pay its proportionate share of the improvement by paying a Mid-Star transportation impact fee with each building permit application.



Any right-of-way frontage improvements that are not included in the Mid-Star CIP shall be constructed by Developer at its own cost.



Middleton requires Development “to pay for itself” so the taxpayers will not be burdened with the cost of developing roads and infrastructure. In light of this, Developer/builders will pay \$600,950 in Mid-Star Transportation Impact Fees by the time all 119 residential building permits are issued ($\$119 \times \5050). Additional fees for commercial uses will also total somewhere between \$75,000 and \$200,000, depending on the commercial uses ultimately constructed on site.

Applicant has also completed a Traffic Study, and pursuant to the impact percentages set forth in the study, Applicant will pay approximately \$181,000 in additional “pro-rata traffic fees” pursuant to MCC 5-4-3. These fees cover the development’s direct impact on intersections near the project that are not already included in the Mid-Star program. Payment of this fee should be a condition of final plat approval for Phase 1.

In total, Developer/Builder will pay approximately \$950,000 towards traffic improvements in and around the City of Middleton.

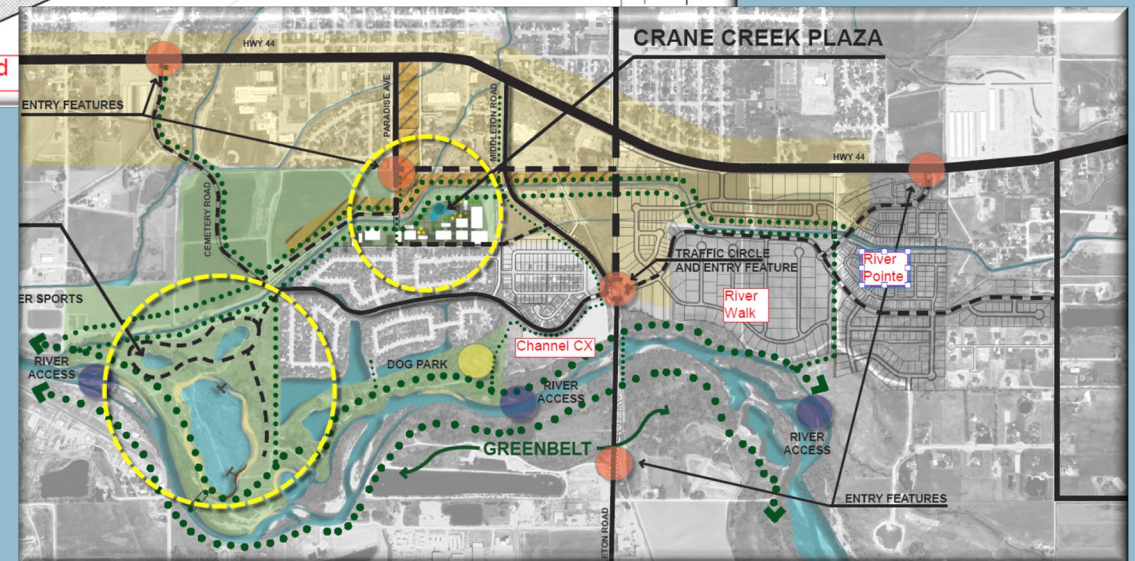
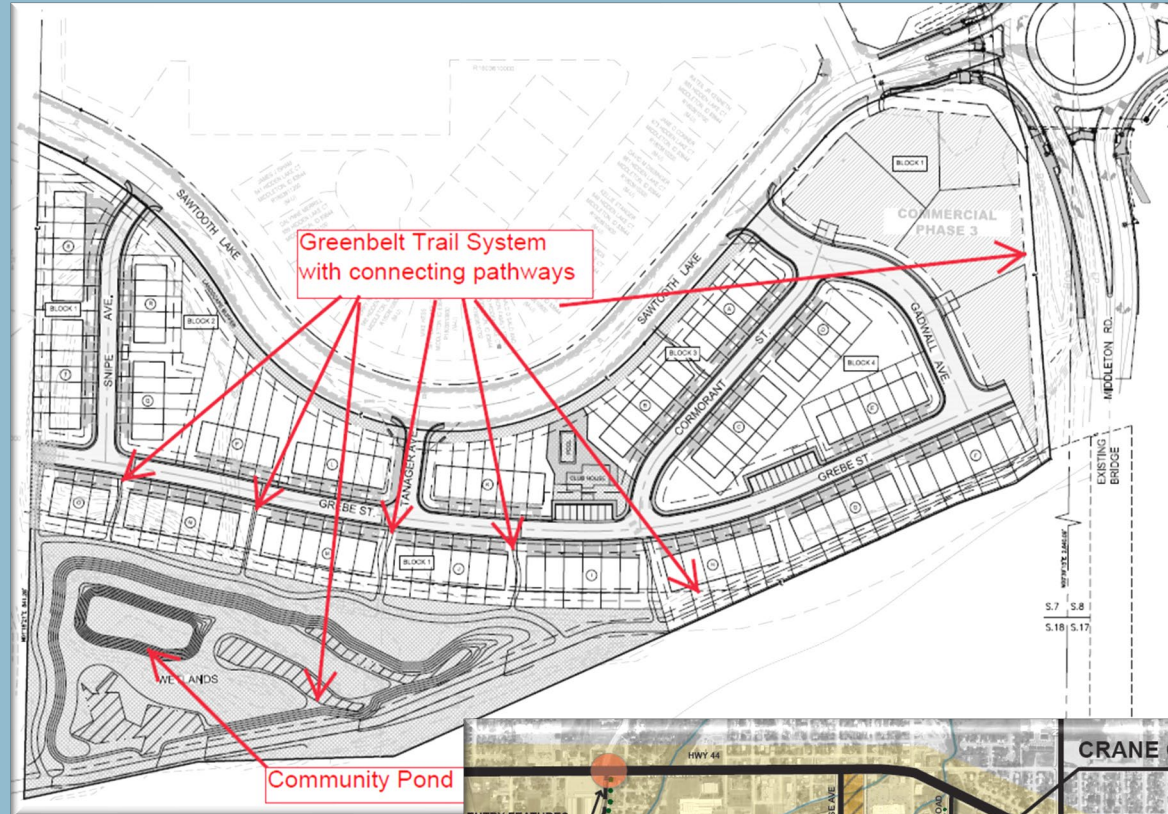


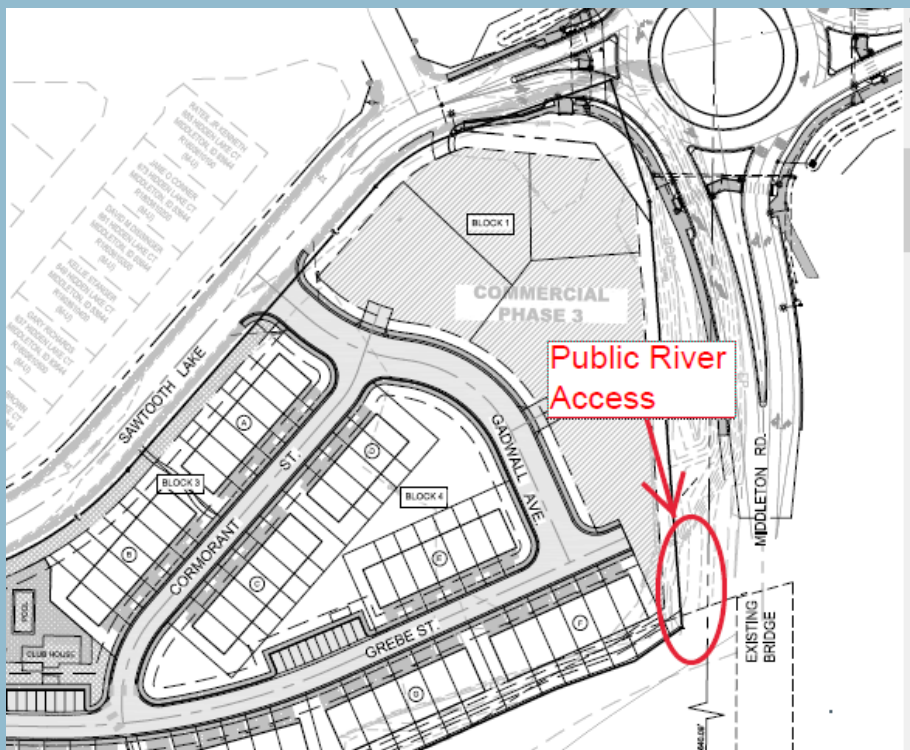
Pathway, Sidewalks & Open Space:

Developer has provided over 30% open space, which exceeds the 5% required by code. (MCC 5-4-10-10) The open space includes a clubhouse with outdoor swimming pool and two other large common lots with small pathways that are landscaped for open play.

Developer will also construct a community pond and greenbelt trail system on a large wetland lot inside the project parcel. The greenbelt pathway will be encumbered with a public access easement, and it will be integrated into the six mile pathway loop planned for the City's "River Walk District." The project's HOA will be responsible for maintaining and repairing the pathway.

Staff recommends that Developer be required to use only wrought iron fencing along the rear of home lots adjacent to the trail system to ensure the pathways stay open and attractive.





Pathway, Sidewalks & Open Space con't: Developer will also provide a public river raft access near the southeast corner of the plat. City is working with the Developer to enlarge the access area by combining adjacent City property with Developer's property to make an area adequate for public use and enjoyment.



Preliminary Plat: The preliminary plat shows three phases of development.

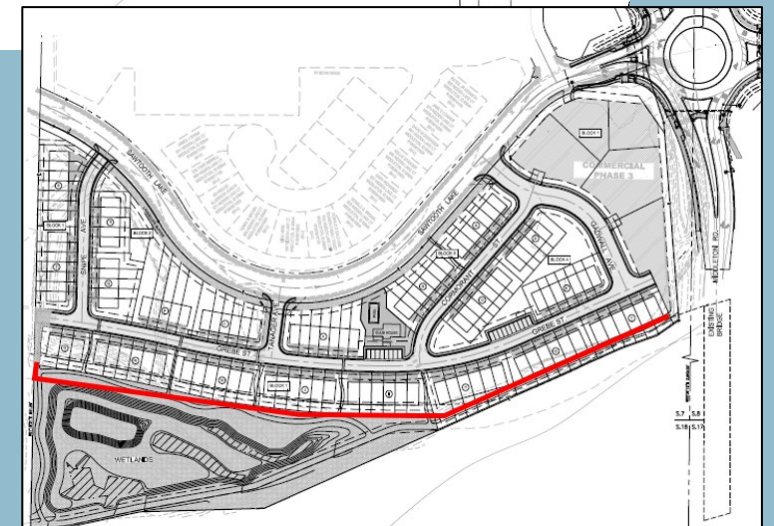
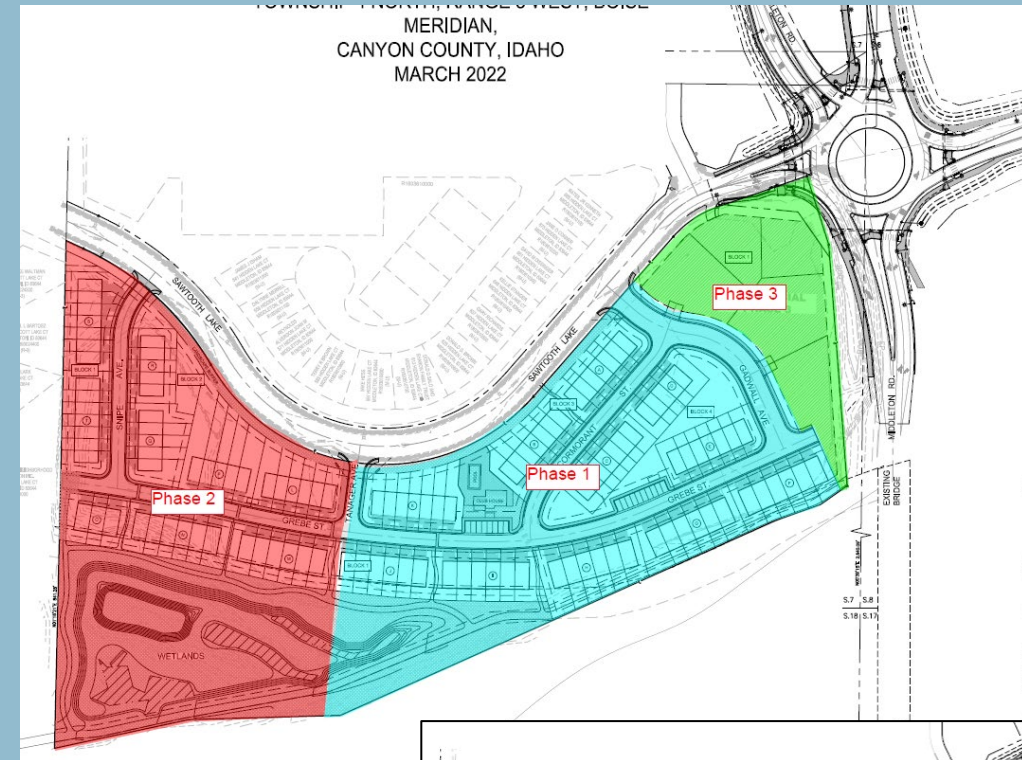
City Engineer has reviewed the preliminary plat and has issued a “recommendation for approval” letter that was attached to the Staff Report as Exhibit “G”.

Planning Staff finds that the preliminary plat complies with all Middleton codes and standards with one exception: (1) Developer is requesting that perimeter fencing be installed on the rear of some residential lots rather than on the perimeter boundary of the entire subdivision to ensure that the pathways and open spaces remain open and unobstructed. (MCC 5-4-11-2) (See red line for proposed fence configuration.)

Middleton governing bodies are allowed to approve “exceptions” or “waivers” to the City’s codes and standards during the preliminary plat process. (MCC 1-15-2).

Planning Staff finds that the “waiver” request to change the location of the perimeter fence is a reasonable request in light of the fact that:

- 1. it will open the greenspace and make a more attractive trail system.*
- 2. the location change will minimize trapped debris and possible increased water levels during a flood event.*

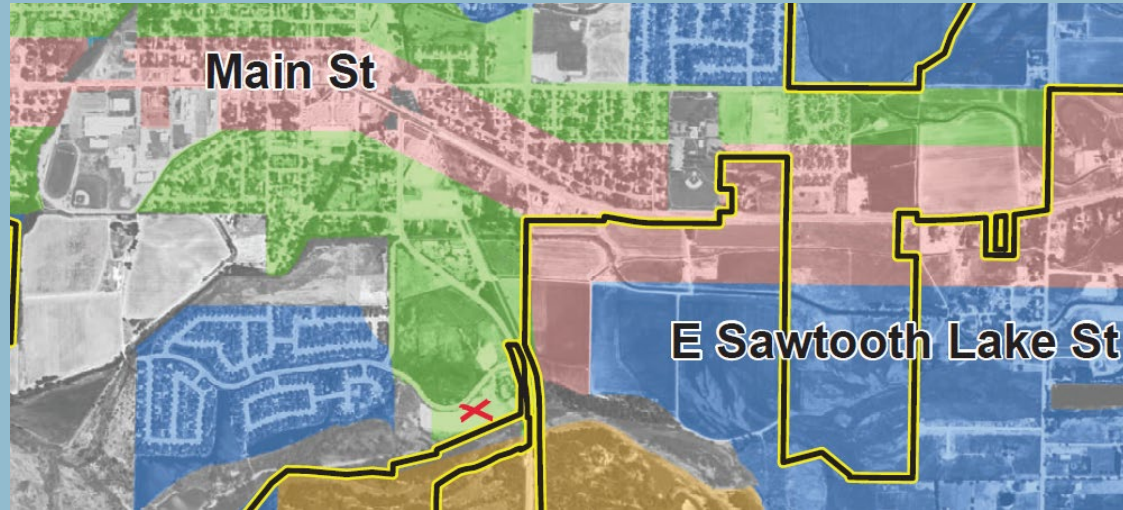


Comprehensive Plan & Land Use Map:

Applicant's project complies with the Comprehensive Plan's Future Land Use Map. The project parcel is designated "Mixed- Use" on the Land Use Map, which matches the mixed residential and commercial use proposed for the site.



Additionally, the Comprehensive Plan's *Transportation, Schools & Recreation Map* shows a river raft access at the southeastern corner of the Project parcel together with a greenbelt trail. Developer's preliminary plat includes both of these recreational amenities in compliance with the *Comprehensive Plan*.



Comprehensive Plan con't:

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

- a. *Goals 3 and 23: The project provides safe vehicle and pedestrian facilities in light of the street improvements and public pathways shown on the preliminary plat. It will also reduce traffic trips because of the close proximity to commercial/retail development.*
- b. *Goal 4: The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. The project also provides a buffer between residential and commercial development. The Comprehensive Plan encourages commercial uses near major roads. Additionally, quality lots for residential use increase the quality of life and general welfare of the City.*
- c. *Goal 6: Water, sewer, and road systems have been expanded in an orderly manner consistent with population growth.*
- d. *Goal 7: the project promotes commercial development and employment opportunities.*
- e. *Goal 8: the project establishes a new commercial area without detracting from existing businesses.*
- f. *Goal 10: Project provides playgrounds and pathways that connect to a pedestrian system and provides outdoor recreational activities.*
- g. *Goal 11: The housing type matches the residents' lifestyle in the area the project is located.*
- h. *Goal 16: The public pathways create a scenic and usable waterfront on the north side of the Boise River.*





Comments Received from Surrounding Landowners: Staff received public comments from Angeli Butler on 6/10/2022, David Dissinger on 4/5/2022, and Janet Richards on 6/16/2022. (Copies of the comments were attached as Exhibit “C” to the Staff Report for Council’s consideration and for public viewing.)

Comments from Agencies: COMPASS submitted comments on 3/3/2022. Canyon Highway District 4 sent comments on 4/11/2022. Greater Middleton Parks & Recreation submitted comments on 3/29/2022, and Middleton School District #134 submitted comments on 4/8/2022. (Copies of the Agency comments were attached as Exhibit “D” to the Staff Report for Council consideration and public viewing.)

Comments from City Engineer and Planning Staff: See copies of all Engineering and planning comments attached as Exhibit “E” to the Staff Report.



Notices & Neighborhood Meeting:

Dates:

Newspaper Notification

5/29/2022

Radius notification mailed to
Adjacent landowners within 500'

5/31/2022

Circulation to Agencies

5/27/2022

Sign Posting property

5/27/2022

Neighborhood Meeting

8/23/2021

On June 15, 2022, this application was tabled to July 20th in light of the Moratorium.

Pertinent Codes and Standards:

Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, Middleton City Code 1-14, 1-16, 5-1, 5-2, 5-3, and 5-4, and Idaho Code Title 67, Chapter 65 & Title 50, Chapter 13.

Planning & Zoning Recommendation: The Planning & Zoning Commission approved Developer's special use permit to build townhomes during the May 9, 2022, public hearing. The Commission also recommended approval of the preliminary plat application on the following condition:

1. Developer/Owner meets with the staff of Middleton School District 134 to determine if there are any measures or actions Developer/Owner should take to mitigate any adverse impacts on the school district, and
2. Developer/Owner to comply with all conditions of approval set forth in the Staff Report.



Conclusions and Recommended Conditions of Approval:

Per State law and the Middleton City Code, any final order must be based upon findings of facts and conclusions of law.

As to Findings of Facts, Planning Staff has set forth findings of facts above in parentheses. If City Council agrees with those findings of facts and further agrees with the general facts presented at the public hearing, then the Council may make a motion to accept the findings of facts presented by planning staff.

As to Conclusions of Law, Planning Staff finds that City Council has the authority to hear the preliminary plat application and to approve or deny the application. Additionally, Planning Staff notes that all public notice requirements were met. Planning Staff further set forth the portions of the Idaho State Code and Middleton City Code to be considered in making an order on the applications. If the hearing tonight is conducted in compliance with Idaho State Statute and the Middleton City Code, then the Council may accept these conclusions of law by passing a motion to accept the conclusions of law set forth in the staff report and at the public hearing.



Conclusions and Recommended Conditions of Approval con't:

Preliminary Plat Application: If City Council is inclined to recommend approval of the preliminary plat 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. Developer to fulfill and comply with all local, state, and federal requirements for wetlands remediation and mitigation.
2. Landscape to be installed in compliance with the submitted Landscape Plan, and Pursuant to MCC 5-4-10-6, a traffic buffer that includes fence, berm, and landscaping must be installed along Sawtooth Lake Dr., except at the location of the commercial lots. The combination of berm and fence must extend to a height of at least 9' but no more than 11'.
3. City municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
4. Developer/owner to grant a cross-access easement for vehicle and pedestrian traffic over the commercial lots to ensure there are no land-locked commercial parcels.
5. Developer/owner to work, in good faith, with the City to provide public river access for a rafting “drop-off/pick-up” zone at the southeastern portion of the project near Middleton bridge prior to final plat approval for Phase 1. If, however, the final configuration of the river access cannot be established by Phase 1 final plat approval because the City will not have acquired the parcel adjacent to the project, then Developer will not be required to provide the river access until final plat approval of Phase 3.



Conclusions and Recommended Conditions of Approval con't:

7. Developer/HOA to take measures to ensure that townhome parking stalls will not be used by the public for river access.
8. All pathways must be paved with asphalt per Middleton Supplement to ISPWC. The greenbelt pathway must be encumbered by a public access easement. The HOA shall be responsible for the maintenance and repair of the pathways.
9. Only wrought iron style fencing may be used on the rear of home lots along the greenbelt pathway and connected trail system to keep an open and attractive appearance along the greenspace.
10. Owner/Developer to pay all City required pro-rata share traffic fees as required by MCC 5-4-3 prior to approval of final plat for phase 1.
11. All City Engineer review comments are to be completed and approved.
12. All Planner comments are to be completed and approved.
13. All requirements of the Middleton Rural Fire District are to be completed and approved.
14. Developer to comply with all FEMA, Middleton Floodplain Code and Floodplain Administrator requirements.
15. Development to grant temporary easement area across Phase 3 to re-route S. Middleton Road traffic during construction of the Sawtooth Lake/S. Middleton Road roundabout. The condition will expire at the completion of construction of the roundabout or no later than the approval of construction drawings for Phase 3.

Finally, if City Council denies the preliminary plat application, then pursuant to Middleton City Code 1-14(E)(8), the Council should state on the record what Applicant can do, if anything, to gain approval of the application.

