
**MIDDLETON CITY COUNCIL
JANUARY 17, 2024**

The Middleton City Council Meeting was called to order on January 17, 2024, at 5:32 p.m. by Mayor Jackie Hutchison.

Roll Call: City Council: Council President Kiser and Council Members Christiansen, Murray and O'Meara were all present.

Mayor Jackie Hutchison, City Attorney Ms. Yett, City Administrator Ms. Crofts, Public Works Director Mr. Van Gilder and Deputy Clerk Ms. Reynolds were present.

Pledge of Allegiance, Invocation: Jennica Reynolds

Action Items

A. Approve Agenda

Motion: Motion by President Kiser to approve the Agenda posted January 12, 2024, 4:30 p.m. Motion seconded by Councilman O'Meara and approved unanimously.

Action Item:

1. **Consent Agenda (items of routine administrative business)**
 - a. **Consider approving minutes for City Council January 3, 2024, Regular meeting.**
 - b. **Consider ratifying payroll for January 12, 2024, in the amount of \$124,802.08.**
 - c. **Consider approving accounts payable through January 5, 2024, in the amount of \$313,979.13.**
 - d. **Consider approving FCO for Pheasant Heights Subdivision Applications.**

Council President Kiser called the items and stated that he had reviewed the accounts payable. Nothing was out of the ordinary. Councilman O'Meara asked that the scribe's error on the last line of page one of the January 3rd minutes be corrected to state "and" instead of "can".

Motion: Motion by President Kiser to approve Consent Agenda Items 1 a-d. Motion seconded by Councilman O'Meara and approved unanimously.

2. **Consider authorizing the Mayor, or her designee, to approve the purchase of truck mounted fall restraint system from Pollardwater in the amount not to exceed \$11,249 as approved in the 2024 budget. – Mr. Van Gilder**

Mayor Hutchison called the item and Public Works Director Mr. Van Gilder the request.

Motion: Motion by President Kiser to authorize the Mayor, or her designee, to approve the purchase of truck mounted fall restraint system from Pollardwater in the amount not to exceed \$11,249 as approved in the 2024 budget. Motion seconded by Councilman O'Meara and approved unanimously.

3. **Consider authorizing the Mayor, or her designee, to execute a contract with MetroQuip, Inc. for diagnostic, repair, and maintenance of the City's 1995 Elgin P1874s Street Sweeper (Veh #122) in the amount not to exceed \$39,884.43.**

Mayor Hutchison called the item and Mr. Van Gilder explained the need for the repair of the street sweeper. Discussion about timing of repair. Should it be done now or in the fall when it will be needed? Parts have been hard to come by and Metroquip has been storing the vehicle at their shop at no cost to the city. If the city waits till fall, we will have to pay to have it towed back to the yard until it is ready to be delivered again to Metroquip for repairs. Councilman Murray thinks waiting until the fall and saving the money for unforeseen transportation needs is a better option.

Motion: Motion by President Kiser to authorize the Mayor, or her designee, to execute a contract with MetroQuip, Inc. for diagnostic, repair, and maintenance of the City's 1995 Elgin P1874s Street Sweeper (Veh #122) in the amount not to exceed \$39,884.43. Motion seconded by Councilman O'Meara and approved 3:1 with Councilman Murray casting the dissenting vote.

4. Consider approving the Mayor's recommendation of Steven Wiesner as the Middleton Building Official beginning February 5, 2024.

Mayor Hutchison introduced Mr. Wiesner and gave her recommendation to appoint him as the Middleton Building Official beginning February 7, 2024. City Administrator Ms. Crofts stated this was a difficult position to fill and the city is excited to bring him on board.

Mr. Wiesner briefly introduced himself.

Motion: Motion by President Kiser to approve the Mayor's recommendation of Steven Wiesner and appoint him as the Middleton Building Official beginning February 7, 2024. Motion seconded by Councilman O'Meara and approved unanimously.

5. Consider adopting Ordinance No. 687: AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL REPEALING AND REPLACING TITLE 1, CHAPTER 15, SECTION 1-15-17 OF THE MIDDLETON CITY CODE, PERTAINING TO THE LIQUOR, BEER AND WINE REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH AND PUBLISH BY SUMMARY.

Mayor Hutchison called the item and City Administrator Ms. Crofts stated the ordinance was not ready to be approved, but staff needed some direction from the Council before the final ordinance and subsequent resolution is brought forward for approval. Particularly how the number of available licenses is calculated. Do we use the last Census from 2020 or current COMPASS population estimates?

Ms. Crofts went through the draft ordinance and some proposed changes.

Discussion about the ordinance.

Council would like to invite the Police Chief and the businesses in town that would be wanting a liquor license to come to the next meeting (February 7th) to give their input and opinions.

Motion: Motion by President Kiser to table consideration of Ordinance 687 to the February 21, 2024, regularly scheduled meeting. Motion seconded by Councilman O'Meara and approved unanimously.

Public Comments:

Carrie Huggins: She went to the bypass open house by ITD. She hopes the city is planning on getting the information and materials presented available to the public.

City Administrator stated they would be available on the city website.

Mike Graefe: He was disappointed with the ITD bypass open house. Nothing has been determined about how wide or where it is going to go and he left the meeting more confused. He also presented a diagram showing gross acres vs buildable acres (Exhibit1). He thinks the liquor ordinance needs to be simple.

Allen Tremble: Thinks the number of liquor licenses should be based on population not the Census. He has questions about "days off" and the "Last Call" time.

Deputy Fire Chief Islas: There is an annual inspection required for businesses with beer & wine and liquor sales. He looks at 76 different items. Enforcement is taken seriously.

Tyson Sparrow: Regarding enforcement with the liquor license, it is easy to adopt the State Code. Title 23 of the State Code gives penalties and authority to Idaho State Police for enforcement.

Mayor, Staff and Council Comments:

Mayor Hutchison: At the January 3rd meeting she had stated that Chris Yorgason was a friend of hers. She needs to clarify that she has many friends and had only spoken to Chris on the phone and had not had lunch with him. It was insinuated that her recommendation of his appointment could be considered a personal favor. That is not the case.


Councilman Christiansen: Has learned a lot attending other neighboring city council meetings. He would like to see more updates from city staff perhaps quarterly informing the council and residents of the things that are going on in the city.

Councilman O'Meara: Had a conversation with the new engineer at ITD. He is concerned that the planned on and off ramps at Middleton Rd and I-84 have been changed to Laster Street between Ustick and Middleton Rd. He wants to make sure the City is involved in conversations with Caldwell and ITD.

Mayor Hutchison asked that Councilman O'Meara set up a meeting with ITD and the Mayor of Caldwell in a couple weeks to discuss.

Adjourn: Mayor Hutchison adjourned the meeting at 7:22 p.m.

ATTEST:


Jennica Reynolds, Deputy Clerk
Minutes Approved: January 17, 2024


J. L. Hutchison, Mayor





Public Comment Sign In

City Council - January 17, 2024

	Name	Address	Phone or Email	Topic/Agenda Item #
1	Carrie Huggins	600 Cemetery Rd Middleton	carrie.huggins@ccc adl.com	
2	MIKE GRAEFE	1889 RIDEWAY	208-527-6229	
3	Allen Tremble	952 S. Atturas Lake	2038800884	
4	Victor Klas.			
5	Tyson Sparrow	211 Campbell	208-515-4221	
6				
7				
8				
9				
10				

Zoning

R-1 43,560 sq. ft.

R-2 21,780 sq. ft.

R-3 14,520 – 21,780 sq. ft.

Minimum lot size allowed for R-3 (8,000 sq. ft.)

R-4 10,890 sq. ft.

R-5 8,712 sq. ft.

Gross vs. buildable

8 houses per acre 5,445 sq. ft.

Zoning

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

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

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

Mike Graefe

1889 Ridge Way

Middleton, Id

208-527-6227

04/14/22

R-1

43,560 sq ft.

R.2

21,780 sq ft.

21,780 sq ft.

R-3

14,520 sq
ft.

14,520 sq
ft.

14,520 sq
ft.

of lots allowable
under current R-3
@ 8,000 sq ft. minimum
lot size

8,712 sq
ft.

8,712 sq
ft.

8,712 sq
ft.

8,712 sq
ft.

8,712 sq
ft.

2014 R-3

5662
08 ft.

5662
38 ft.

5662
38 ft.

5662
08 ft.

5662
08 ft.

5662
08 ft.

5662
08 ft.