

RECORD OF PROCEEDINGS

MIDDLETON CITY COUNCIL MAY 16, 2018

The regular meeting of the Middleton City Council on May 16, 2018 was called to order by Mayor Darin Taylor at 6:33 p.m.

Roll Call: Council Members Carrie Huggins, Rob Kiser, Council President Riccio, Council Member Beverlee Furner, and Mayor Taylor were present.

Mayor Taylor introduced the following City officials in attendance: City Treasurer Ed Karass, Deputy Clerk Dawn Dalton, and Planning and Zoning Official Randall Falkner.

Motion: Motion by Council President Riccio to accept the agenda as posted was seconded by Council Member Huggins and carried unanimously.

Consent Agenda:

- A. Consider approving minutes for Council's May 8, 2018 special meeting.**
- B. Consider ratifying payroll-related expenses for periods ending May 11, 2018 in the amount of \$60,362.76, and ratifying debt card purchases in the amount of \$10,449.54 and approving accounts payable through May 15, 2018 in the amount of \$75,718.19.**
- C. Consider approving applications for annual renewal of beer and wine licenses for Chaparral Sports Bar and Grill, Garbonzo's Pizza, and Jacksons Food Stores.**

Motion: Motion by Council President Riccio to approve the consent agenda items A-C was seconded by Council Member Kiser and carried unanimously.

Action Items:

Consider appointing Jackie Hutchison and Ray Waltemate as Planning and Zoning Commissioners to fill the remaining terms for Commissioners Watson and Byrd.

Mayor Taylor introduced the agenda item, asked Mr. Waltemate to introduce himself which he did (Ms. Hutchison was not present) and asked if council had any reason they felt that Mr. Waltemate and Ms. Hutchison should not be appointed to the Planning and Zoning Commission. No one indicated any hesitation.

Motion: Motion by Council President Riccio to appoint Jackie Hutchison and Ray Waltemate as Planning and Zoning Commissioners to fill the remaining terms for Commissioners Watson and Byrd, was seconded by Council Member Huggins and carried unanimously.

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Consider approving a request by WTW Development to approve a preliminary plat of Stonehaven Subdivision consisting of 217 residential lots and 11 common lots on approximately 78.25 acres. The subject property is located on the west side of Hartley Lane, south side of Willis Road, east side of Emmett road, and north side of Canyon Hill Canal, Middleton, Idaho.

Mayor Taylor introduced the agenda item and informed council that the city received a revised preliminary plat with 243 residential lots and 13 common lots and a supplemental narrative in response to information provided to the applicant by Council at its last meeting. Mayor Taylor explained the public comment portion of the hearing was closed at the last meeting, so requested it be opened to receive the revised plat and narrative.

Motion: Motion by Council President Ricco to open the public comment to receive the revised preliminary plat and supplemental narrative was seconded by Council Member Furner and carried unanimously.

Mayor Taylor reopened the public comment at 6:47 p.m. and received the two documents. The public comment portion of the hearing was left open in case there were further questions. Mayor Taylor read aloud the supplemental narrative, and requested the applicant's representative answer two questions: 1) why supplemental narrative Item 2b indicates a pro-rata share of 15% rather than 22% as indicated in the Traffic Impact Study, and 2) the wording in Paragraph 7 seems to be missing some words before the 5.7% reference; does the applicant intend to pay the city 5.7%?

Jay Walker representative for WTW Development, responded that he did not know the answer to the first question. The answer to the second question is that the applicant means to pay 5.7% of \$500,000 to the city before the city issues building permits for 50% of the residential lots in the approved preliminary plat.

Paul Watson, answering Mayor's first question, stated that the best estimate for the cost of acquisition for the right away was give or take 7% of \$500,000 for the west side of Hartley. Mr. Watson stated that there simply is no reason for the developer to pay the city only for the city to pay the developer back. The developer's preference is to build the roundabout without paying the city.

Mayor Taylor then confirmed individually with Council and the applicant that they understood the supplemental narrative as amended verbally. Each said yes. Mayor asked Mr. Watson on behalf of the applicant if he agreed with amended narrative as conditions of approval, and he said yes.

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Council President Ricco asked Mr. Watson to elaborate on the open space. Mr. Watson stated that the open space would be subdivision parks in two locations owned and maintained by the subdivision's homeowners association: the southern area would be a wildlife habitat nature preserve, and the northern area would be irrigated lawn with amenities, and the two areas would be connected by a pedestrian pathway and bridge across the canal.

Heidi Lumaye asked if the sidewalks will go through to 9th street be included before the 25% of the building permits are being issued? Mayor Taylor responded that the sidewalks would be constructed during each phase of the building.

Nathan Dale asked why the applicant is paying a pro-rata share of a \$500,000 roundabout construction value when the city's transportation capital improvement plan shows the Hartley Ln./E 9th Street roundabout construction cost at \$950,000? Mayor Taylor stated that the \$950,000 included anticipated cost increases for construction in 2026 and contemplated full-depth reconstruction of Hartley with the roundabout. Mayor Taylor stated that, if the amended request is approved by council, the roundabout concrete work, etc. will be added to the top of asphalt and be constructed before one building permit is issued after building permits have been issued for 25% of the residential lots in the subdivision.

Carline Thie expressed her gratitude to the Council following the comprehensive plans and city codes, and wanted to thank the applicant for complying with and adding the open space. Mrs. Thie asked if there was going to be a right-hand turn lane from Hartley Ln. onto State Highway 44? Mayor Taylor said yes, not as part of the Stonehaven subdivision, but would be constructed by the city or land owner of the land on the west side of Hartley Ln. across the street from Perfection Tire, and timing is unknown.

Motion: Motion by Council President Riccio to close the public comment portion of the hearing and was seconded by Council Member Kiser and carried unanimously.

Motion: Motion by Council President Riccio approve a request by WTW Development to approve a preliminary plat of Stonehaven Subdivision consisting of 243 residential lots and 13 common lots on approximately 78.25 acres, was seconded by Council Member Kiser and carried unanimously.

Motion: Motion by Council President Riccio to amend the previous motion to include that there is driveway access onto Hartley Ln. was seconded by Council Member Kiser and carried unanimously.

Mayor Taylor declared a recess at 7:34 p.m. and resumed the meeting at 7:40 p.m.

Consider declaring the north tip of Piccadilly Park as surplus real property, and authorizing its sale by public auction, setting an auction sale date of _____ and a minimum bid price of \$_____.

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Mayor Taylor introduced the agenda item, and asked if anyone in the audience would like to speak to this item: none.

Motion: Motion by Council President Riccio to declare the north tip of Piccadilly Park as surplus property unusable by the city, and authorizing its sale by public auction, setting an auction sale date of June 19, 2018 and a minimum bid price of \$1,000 was seconded by Council Member Kiser and carried unanimously.

Information Items:

Mr. Karass updated city council about the draft Fiscal Year 2019 budget.

Motion: Motion by Council President Riccio to hold the regularly scheduled meeting on July 3, 2018 instead of July 4, 2018 due to the holiday was seconded by Council Member Furner and carried unanimously.

Council Comments: none.


Public Comments: none.

Department Comments: none.

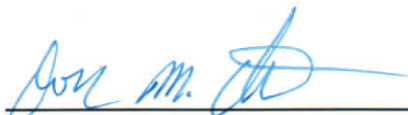
Adjourn:

Motion: Motion by Council President Riccio to adjourn was seconded by Council Member Kiser and carried unanimously. Mayor Taylor declared the meeting adjourned.

ATTEST:



Mayor Darin Taylor



Dawn M. Dalton, Deputy City Clerk
Approved: June 6, 2018

