

---

**MIDDLETON CITY COUNCIL  
DECEMBER 5, 2018**

The Middleton City Council meeting on December 5, 2018 was called-to-order at 6:35 p.m. by Mayor Darin Taylor, who then introduced City Treasure Ed Karass, Deputy Clerk Dawn Dalton and Planning and Zoning Official Randall Falkner.

**Roll Call:** Council Members Carrie Huggins, Jeff Garner, Beverly Furner and Council President Rob Kiser were present.

**Action Items:**

**Consent Agenda (items of routine administrative business)**

- a) Consider approving minutes for Council's Nov. 7, 2018 meeting.
- b) Consider ratifying Oct. 26, 2018 payroll in the amount of \$89,024.29, and Nov. 3 – 16, 2018 payroll in the amount of \$94,437.75.
- c) Consider ratifying Nov. 7 - 21, 2018 accounts payable in the amount of \$94,066.62 and Nov. 22 – Dec. 3, 2018 accounts payable in the amount of \$133,013.75.
- d) Consider approving Resolution 418-18 and ratifying the Idaho Transportation Department Addendum to Cooperative Agreement Project No. A13(451) FY15 D3 Intersection Improvements Canyon County Key No. 13471 to increase the amount of state-paid project funds from \$20,000 to \$27,000.

**Motion:** Motion by Council President Kiser to approve consent agenda items b through d was seconded by Council Member Furner and carried unanimously.

- 2. **Consider appointing and confirming Whitney Springston to the Middleton Planning and Zoning Commission to fill the remainder of Commissioner Jeff Garner's term ending June 13, 2019.**

Mayor Taylor called the agenda item and asked Ms. Springston to introduce herself and explain why she wanted to be on the Commission. Mayor Taylor appointed Ms. Springston to the Commission and requested council's confirmation.

**Motion:** Motion by Council President Kiser to confirm the Mayor's appointment was seconded by Council Member Garner and carried unanimously.

- 3. **Consider appointing and confirming Ray Waltemate to the Middleton Urban Renewal Agency to fill the remainder of Elwin Butler's term ending March 4, 2021.**

Mayor Taylor called the agenda item, described Mr. Waltemate's interest and experience on the city's Planning and Zoning Commission.

**Motion:** Motion by Council President Kiser to appoint Ray Waltemate to the Agency was seconded by Council Member Furner and carried unanimously.

- 4. **Consider approving a request by West Highlands, LLC to extend the deadline to file a Phase 12 final plat application for twelve months.**

---

Mayor Taylor called the agenda item, introduced it, and asked if anyone in the audience would like to speak to this item.

**Jeff Bower** from Givens Pursley stated that after being informed and agreeing with the city that the standards from 2006 City Code applies, the developer has one-year intervals to submit final plat applications meaning that the deadline for Phase 12 is fast approaching at December 27, 2018. After speaking with the engineer for the project, Becky McKay, phase 12 plat needs a minimum of twelve months to be ready for submittal to the city. Therefore, the developer is asking for an extension from December 27, 2018 to December 27, 2019.

**Sandy Sinclair** asked if new residents in West Highlands north of Willis Road would become part of the existing HOA for West Highlands and if adding homes to the development would mean that they would be coming over to use the existing HOA's pool and parks or if they would be installing more green space and pools. Mayor Taylor requested that Mrs. Sinclair to speak with **Ryan Cantlon** for answers to her questions.

**Ryan Cantlon** stated that at this time the buyer has resigned their membership rights to the HOA but that they are still in negotiations on that subject.

**Mike Graefe** voiced his concerns with the irrigation water and if there will still be a collection pond built on the north side of Willis Road so that the residents of existing West Highlands would still be able to draw water when the pumps were shut off like they have been told. Mr. Graefe's other concern was with the water rights and if the water rights for West Highlands includes the property on the north side of Willis Road and the current residents of West Highlands especially if the new portion of the development dissolves themselves from the HOA, those water rights need to be divided. Mayor Taylor requested Mr. Graefe to speak with Ryan Cantlon for answers to his questions.

**Motion:** Motion by Council President Kiser to approve a request by West Highlands, LLC to extend the deadline for filing the final plat application for phase twelve from December 27, 2018 to December 27, 2019 was seconded by Council Member Furner and carried unanimously.

5. **Consider approving an agreement with Tradition Custom Homes for the city to pay the oversized design, pipe and fittings portion of a water mainline extension from Duff Ln. to future Blue Meadows Subdivision in an amount not to exceed \$152,723.22 and ratify payment in the amount of \$77,701.38.**

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

**Motion:** Motion by Council President Kiser to approve an agreement was seconded by Council Member Huggins and carried unanimously by roll call vote.

6. **Consider approving the final plat for Dewey Avenue Business Park and accepting dedication of transportation, storm water, wastewater, and potable water improvements into the city's systems for future maintenance.**

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



---

**Motion:** Motion by Council President Kiser to approve the final plat and accept dedication of infrastructure improvements into the city's systems for future maintenance was seconded by Council Member Furner and carried unanimously.

7. **Public Hearing. Consider approving a request by Elizabeth Robles to rezone 0.12 acres from R-3 (Single Family Residential) to M-F (Multiple Family Residential). The subject property is Canyon County Parcel No. 18104010 commonly referred to as the vacant lot west of 202 S. Middleton Rd., Middleton, Idaho.**

Mayor called the agenda item, opened the hearing at 7:24 p.m., and Planning and Zoning Official Randall Falkner presented an administrative report. Mayor Taylor asked if anyone in the audience would like to speak to this item.

**Elizabeth Robles** stated that her mother had given her and her husband the land behind her house and that they want to build a duplex. One side would be their residence and the other side would be a nice and affordable rental option for someone in the community.

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

**Motion:** Motion by Council President Kiser to approve the application was seconded by Council Member Furner and carried unanimously by roll call vote. Mayor closed the hearing closed at 7:31 p.m.

8. **Consider approving the seven-year lease-purchase of a 2018 Caterpillar 420F2 Industrial Backhoe Loader from Western States CAT in an amount not to exceed \$118,400.**

Mayor Taylor called the agenda item and said city administration asked that it be tabled in order to gather more information.

**Motion:** Motion by Council President Kiser to table this item to the next regularly-scheduled meeting was seconded by Council Member Furner and carried unanimously.

Mayor Taylor recessed at 7:34 p.m. to sign students' agendas and reconvened at 7:43 p.m.

10. **Continued Public Hearing. Consider approving Resolution 417-18, a request by the City of Middleton to amend the city's comprehensive plan text and maps, updating maps to show the City of Star's 2018 annexation of about 750 acres in Canyon County; Canyon County proposed future expansion of the impact area north to Galloway and Goodson roads in some areas; updating demographic data, capital improvement plans for transportation and parks; and adding capital improvement plans for water and wastewater; adding an annexation plan and maps, adding a roads functional classification map and a future acquisitions map; and expanding the planning area north of Purple Sage Road.**

Mayor Taylor called the agenda item, resumed the public hearing, reminded council this is a continuation from the November 7, 2018 and that the public-comment portion of the hearing was closed at the previous meeting and would need to be opened if council would like to

---

receive additional information or public comments. Mayor asked for council discussion or a motion.

Council President Kiser stated that the annexation and people's property rights and those who do not want to be in the city at this time that is where he is hung up, annexations at this time are not in the city or the resident's best interests. As the city grows and expands then absolutely these residents should be brought into and help contribute to the city.

Council Member Huggins said that there is a lot to consider and that there must be plan as the valley grows that that residents moving in from this point forward knows that there is a plan. Council Member Huggins felt that annexations yearly should be more of a review of potential annexations on a yearly basis instead.

Council Member Furner stated that there must be an annexation plan because annexation will have to happen whether it is in five, ten or twenty years from now. Council Member Furner agreed with Council Member Huggins statement that the annexations should be a review annually so that the subject doesn't get lost or forgotten.

Council Member Garner stated that there needs to be plan so that the city isn't playing catch-up in the future.

**Motion:** Motion by Council President Kiser to approve Resolution 417-18, except Strategy 5 under the Annexation Policy, was seconded by Council Member Huggins and carried with a three-to-one roll-call vote with Council Member Garner voting in opposition. Council Member Garner stated that he felt that there needs to be a portion that needs to state that there needs to be an annual review for annexations since annexations are going to happen unfortunately as the valley and city grows.

Mayor Taylor closed the hearing, recessed at 8:17 p.m. to answer the audience's questions, and reconvened at 10:02 p.m.

9. **Consider approving Resolution No. 419-18 amending the Middleton Supplement to the Idaho Standards for Public Works Construction changing requiring SDR9 CTS pipe size only, setting the minimum level of service for intersection operation in the City of Middleton to level C, adding tree types allowable adjacent to rights of way and updating the testing requirements for project completion packets.**

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

**Motion:** Motion by Council President Kiser to approve Resolution No. 419-18 was seconded by Council Member Garner and carried unanimously.

### **Information Items**

1. **Go: Washington's Thanksgiving Proclamation:** Mayor explained that the first Thanksgiving was proclaimed by George Washington and that he had provided a copy of the proclamation to each council member.

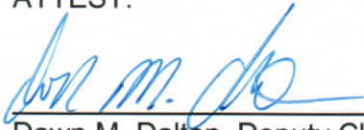


- 
2. **Treasurer's comments – end of FY2018 and YTD FY2019:** City Treasure presented an overview of where the city ended Fiscal Year 2018 and said he would speak to council on December 19, 2018 for an in-depth discussion on the year-to-date budget.
  3. **Council Discussion:** none.  
**Public Comments:** none.  
**Department and Council Comments:** none.

**Adjourn:**

Mayor Taylor declared the meeting adjourned at 10:13 p.m.

ATTEST:

  
Dawn M. Dalton, Deputy Clerk  
Minutes Approved: December 19, 2018

  
Mayor Darin Taylor

