
**MIDDLETON CITY COUNCIL
MAY 8, 2018**

The regular meeting of the Middleton City Council on May 8, 2018 was called to order by Council President Lenny Riccio at 7:06 p.m.

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

Council President Riccio introduced the following City officials in attendance: City Engineer Amy Woodruff, City Planning Official Randall Falkner, and Deputy City Clerk Dawn Dalton.

Motion: Motion by Council Member Kiser to accept the agenda as posted was seconded by Council Member Furner and carried unanimously.

Consent Agenda:

- A. Consider approving minutes for Council's April 18, 2018 meeting.**
- B. Consider ratifying payroll-related expenses for periods ending April 6 and 20, 2018 in the amount of \$145,709.24, and approving accounts payable through May 1, 2018 in the amount of \$447,561.38.**
- C. Consider approving purchase orders 2018056 through 2018062 in the amount of \$171,111.48.**
- D. Consider approving applications for annual renewal of off-premises beer and wine licenses for Ridley's Family Markets and Gem Stop Company.**
- E. Consider approving an application by Papa D's Fireworks Stand at Greenlinks Ave. and State Highway 44.**

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

Action Items:

Consider approving a request by Madison River Trust for preliminary plat approval of Western Pines Subdivision, consisting of 18 lots on 11.9 acres. The subject property is located one-half mile west of Middleton Road approximately 1,000 feet south of Meadow Park Blvd at the south end of the existing Scotch Pine Dr., Middleton, Idaho.

Council President Ricco declared the public meeting open at 7:14 p.m. Planning and Zoning Official Randall Falkner then gave a brief staff report, which was followed by questions from Council Member Huggins and Council President Riccio.

Council Member Huggins asked if the concerns regarding this plat was due to irrigation concerns and the flood plain analysis, which Randall responded to as correct. Council President Ricco asked if there were issues needing to be resolved regarding the utilities and sidewalk widths which Randall responded to as yes, but also added that these items could not be resolved at this meeting but would need to be brought up at a later time.

Will Mason from Mason and Associates addressed the council. Mr. Mason stated that the reason for the requests for the sidewalk widths to match as those purposed in 2005, is that this would allow for there to be no issues with the exiting utilities. Regarding the irrigation concerns, there are two irrigation districts that service this area the properties to the North are in Black Canyon Irrigation district and are on a pump station that is separate from this one. This irrigation will come from the Middleton Mill Irrigation District so there will not be a draw from that pump station into this subdivision.

Shawn Maybon addressed council and stated that he was not opposed to this development however, per city code 6-7-1 to address the requests for the sidewalks, this would have to be done with an application with the city and a \$575 application fee. Lastly, regarding Ponderosa this street is labeled as private, is it truly private or is it a public street?

Council President Ricco declared the public hearing portion of the agenda item closed at 7:20p.m. and allowed Mr. Mason to respond to council and resident's questions and concerns.

Council President asked if this agenda item should be postponed until next week's council meeting to address the concerns of the sidewalks. Mr. Mason responded that he and the developer would like to have the preliminary plat approved as shown except for the waiver for the sidewalk. City Engineer Amy Woodruff voiced that approving the request for the preliminary plat as shown with addressing the sidewalk concerns later was appropriate.

Motion: Motion by Council President Riccio to approve a request by Madison River Trust for preliminary plat approval of Western Pines Subdivision, consisting of 18 lots on 11.9 acres. The subject property is located one-half mile west of Middleton Road approximately 1,000 feet south of Meadow Park Blvd at the south end of the existing Scotch Pine Dr., Middleton, Idaho with the conditions as noted in the staff report and with the understating of obtaining the correct entitlements for the 4-foot sidewalks was seconded by Council Member Kiser and carried unanimously by roll call vote.

Consider approving a request by Hopkins Mortgage Fund LLC for preliminary plat approval of Dewey Avenue Business Park Subdivision, a replat of lots 1 – 10 Block 6 of Foote Addition to Middleton Subdivision on 1.85 Acres. The subject property is located at the southeast corner of N. Dewey Ave and E. 1st St., and continues East to Mill Slough, Middleton, Idaho.

Council President Ricco declared the public meeting open at 7:25 p.m. Planning and Zoning Official Randall Falkner then gave a brief staff report to council.

Will Mason from Mason and Associates addressed the council. Mr. Mason stated that there has been a vacation of easement from the existing alley way turned into the city at this time and that the developer has worked with the city and staff to make improvements on Dewey and 1st St. North.

Council President Riccio asked Mr. Mason what the result of the plat was going to be. Mr. Mason responded that there were four buildings on the plat at this time and that they wished to upgrade the buildings for new tenants to move in.

Council President Ricco declared the public hearing portion of the agenda item closed at 7:28p.m.

Motion: Motion by Council President Riccio to approve a request by Hopkins Mortgage Fund LLC for preliminary plat approval of Dewey Avenue Business Park Subdivision, a replat of lots 1 – 10 Block 6 of Foote Addition to Middleton Subdivision on 1.85 Acres. The subject property is located at the southeast corner of N. Dewey Ave and E. 1st St., and continues East to Mill Slough, Middleton, Idaho subject to recommendations from staff and the Planning and Zoning Commission was seconded by Council Member Kiser and carried unanimously by roll call vote.

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 \$_____.

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

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.

Council President Ricco declared the public meeting open at 7:34 p.m. Planning and Zoning Official Randall Falkner then gave a brief staff report to council.

Jay Walker representing WTW Development addressed council. Mr. Walker stated the 78.15-acre plat in question has been taken back to the developer and has been revised to meet city code per the recommendations from Planning and Zoning. The plat not only complies with the transportation, schools and recreation map but also with R-3 zoning regulations. The plat also meets all setback requirements except for Lot 17 Block 3 and Lot 1 Block 4.

Shawn Maybon spoke against the development stating that 9th Street is an east/west corridor which was approved by Planning and Zoning and City Council back in 2016 and that if it doesn't go through then this places more traffic and congestion on Willis and other roads. He also addressed that a waiver or development agreement is needed to change the 5% open space.

Carline Thie spoke against 9th Street not going through making a grid system that would not have good flow. She also addressed the fact that city code 6-3-9 states that there should be a 5% open space on one location and that city codes are in place for a reason and if the city bends this time then the next developer who comes in will want to bend and then where does it stop.

Heidi LuMaye stated that due to a lack of pedestrian connections in this area of town she would like to see sidewalks and the round about placed at the beginning of the project not at the end for safety reasons.

Christy Hayes spoke in opposition to the small pocket or linear parks in the subdivision. She stated that these parks are situated between two fenced in houses with no lighting and with the high school located right there these would be asking for trouble.

Rick Visser stated that 55% of the Treasure Valley believes that the valley is growing too fast with not enough well planned out infrastructure to support the growth.

Ryan Woodburn voiced concerns regarding turning onto Highway 44 and onto Hartley as these are already dangerous intersections with countless accidents happening already. Mr. Woodburn agrees that growth needs to happen, but it needs to happen at an appropriate rate.

Nathan Dale spoke about solutions on transportation safety such as using the capital improvement plan to time the traffic system in a way that promotes safety and growth.

Gary Smith a resident from Star, addressed council regarding the downstream effect that adding this many more residents to the daily commute in Highway 44 would have on neighboring communities. Mr. Smith recognizes that growth needs and will happen, but he encourages it at a slower rate.

Greg Winchester spoke regarding the green space being included with the use of the high school property. The subdivision has not gotten permission from the school to use their fields and spaces and even if they did how would that not conflict with school activities. The subdivision needs to have their own 5% green space.

Natalie Levi a neighbor to the West of the purposed subdivision, wants to know about the fiscal responsibility if we end up in another recession as these homes do not add jobs to the community they are just homes and cars on the road.

Council President Riccio called a break at 8:36 p.m. and called resumed at 8:54 p.m.

Mike Graefe spoke about the open green space regarding the property on the other side of the canal that Mr. Walker has spoken about adding to build a park. This property is not part of the subdivision and would need to be annexed into the city and zoned to even be used.

Jordan Koyle addressed council in favor of the development. Mr. Koyle believes that the pocket or linear parks are a nice way to spread the green space around the development allowing more use by families then one big open area would allow.

Don Reynolds spoke in favor of the development being a good plan and the pocket parks being a good use of space allowing easy access for kids and families to have open area to use close to their homes. Mr. Reynolds however, does not like the idea of 10-foot setbacks for the development.

Paul Watson expressed that he wants to see a wide variety and diversity of homes in the subdivision and that he would not be risking his families lively hood on something that he did not believe would help Middleton and promote the vison that the community is all about.

Jennica Reynolds spoke in favor of the subdivision but believes that it needs to follow the city code meaning that the setbacks need to stay with the way the code states.

Jay Walker responded to resident's concerns regarding the purposed development. Mr. Walker stated that himself and the developer understand where the residents are coming from, but this property was zoned way before most of the residents in

attendance had even built a home in West Highlands and that is a very important thing to keep in mind. The proposed property follows the Comprehensive Plan and Text except for two very marginal lots. In closing the owner is very invested in the community and is trying to do the right thing for the community.

Council President Riccio declared the public portion of the hearing closed at 9:15 p.m. and council discussion ensued with the breakdown of each of the conditions.

Setbacks per city code are in place and for good or for bad for the developer those setbacks must be followed since the preliminary plat was not vested before city code changes took place.

9th Street connection does need to connect to the existing 9th Street and that the proposed round about will help with traffic safety concerns and if need be the city can look at putting speed bumps in place to slow down traffic.

With regards to the open space this subdivision does not comply with this city comprehensive plan meeting the 5% required. However, with permission from the school to use certain portions of their fields and the annexation of 3.86-acre parcel in the southern portion this would allow them to meet the 5%.

The preliminary plat round about, council is all in agreement that they developer needs to pay their proportionate share of 25% of building permits being pulled and the proportionate percent is 5.5%.

Motion: Motion by Council President Riccio to table 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 to May 16, 2018 at 6:30 p.m. with the understanding that there needs to be a reaffirmation of the staff report, and the recommendations as discussed with the realignment of 9th Street, the inclusion of the three plus acre park and the revised TIS showing the 9th Street intersection and if need be discussion with staff on what the speeds need to be in regards to the intersection for safety concerns, was seconded by Council Member Furner and carried unanimously.

Information Items:

Middleton Youth Advisory Council, Analeise Reynolds

Analeise Reynolds reported about the final events of Middleton Youth Advisory Council and said her report concludes the Middleton Youth Advisory Council had been disbanded.

Council Comments: none.

Public Comments: none.

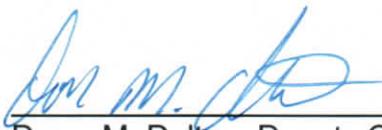
Adjourn:

Motion: Motion by Council Member Kiser to adjourn was seconded by Council Member Furner and carried unanimously. Council President Ricco declared the meeting adjourned at 9:47 p.m.

ATTEST:



Mayor Darin Taylor



Dawn M. Dalton, Deputy City Clerk
Approved: May 16, 2018

