
**MIDDLETON CITY COUNCIL
NOVEMBER 18, 2020**

The Middleton City Council meeting on November 18, 2020 was called-to-order at 5:31 p.m. by Council President Kiser.

The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. This Meeting will be streamed live via Facebook. To testify on the public hearing item number 2 below, written comments are accepted by email to citmid@middletoncity.com; mailed or dropped off at 1103 W Main Street, Middleton ID 83644 prior to 3:00 p.m. the day of the meeting; to verbally testify contact Jennica Reynolds at 208-585-3133 prior to 5:00 p.m. day of meeting and leave a callback number to be called during the hearing.

Roll Call: Council President Kiser and Council Member Huggins, Garner and O'Meara were all present. Mayor Rule was absent.

Pledge of Allegiance, Invocation: Jennica Reynolds

Action Items

A. Approve Amended Agenda

Council President Kiser explained the additional item on the agenda is Ordinance 641 and the action will be tabled to the next meeting, but still needs to be discussed at this meeting.

Motion: Motion by Council Member Huggins to approve the Amended Agenda. Motion seconded by Council Member Garner and approved unanimously.

- 1. Consent Agenda (items of routine administrative business)**
 - a. Consider approving minutes for Council's November 4, 2020 regular meeting, November 6, 2020 Special Meeting and November 10, 2020 Special Meeting.**
 - b. Consider ratifying November 6, 2020 payroll in the amount of \$ \$ 75,849.26 and accounts payable thru November 10, 2020 in the amount of \$250,528.92**
 - c. Consider approving FCO – Concord Square Preliminary Plat**

Council President Kiser explained the consent agenda items. Bruce clarified the FCO for Concord Square is approving the Preliminary Plat that was presented and approved at the last City Council meeting. Council President Kiser did not see anything out of the ordinary with the accounts payable.

Motion: Motion by Council Member Huggins to approve consent agenda items a, b and c. Seconded by Council Member O'Meara. Approved unanimously.

- 2. Public Hearing: Ordinance No. 641 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating general zoning provisions; modifying zoning regulations, subdivision regulations, standards; multi-family and cluster housing; modifying and updating land use, setback and area tables, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments**

provisions; making other changes, additions and minor modifications and providing an effective date. – Bruce Bayne

Council President Kiser called the item and opened the public hearing open at 5:37 p.m.

Council President Kiser asked Deputy Clerk Jennica Reynolds if anyone had contacted the City to speak regarding this ordinance. As of 5:00 p.m. no one had contacted the City. And Jennica checked at 5:38 p.m. and no one requested to speak on the Facebook Live feed either.

Council President Kiser asked City Attorney Chris Yorgason if we have met the requirements for the public hearing. He said yes, the requirements have been met and walked through what has been done to satisfy the legal requirements for the Public Hearing.

Council President Kiser closed the public comment portion at 5:40 p.m.

Council President Kiser said they are trying to tighten up the multi-family housing, setback tables, road standards, vehicle parking requirements but more importantly this is the single-family dwellings attached. This ordinance is for Townhomes. We want to have control over where this high-density housing is in our city and what people will see when they come into town.

Planning and Zoning Official Bruce Bayne said there is a typo on the rear setback, it should be 15 feet.

Council Member Huggins asked for clarification on the definition of a Townhomes.

Council President Kiser said they are single family dwellings with a common wall. When people buy condos or townhomes, they are buying a dwelling unit on its own lot. It is different than one person owning an entire structure and then renting to tenants. Bruce Bayne agreed with this definition.

Motion: Motion by Council President Kiser to read Ordinance 641 by title only. Motion seconded by Council Member Garner, approved unanimously.

Council President Kiser read Ordinance 641 by title only.

Motion: Motion by Council President Kiser to waive the 3-reading rule and approve Ordinance 641. Motion seconded by Council Member Huggins. Motion approved unanimously by Roll Call Vote.

3. An application from Skyline Homes and Development, LLC., for a preliminary plat, approval of Lakes of Telaga 2 Subdivision. The proposed preliminary plat zoned R-3, consists of 15 single family lots, accessing Kingsbury Road. Site area is approximately 14.8 acres located near the southwest corner of Kingsbury Road and Talega Way, parcel number R3383314300. – Tom Blanchard

Council President Kiser called the item. Planning and Zoning staff Tom Blanchard read the Staff Report.

Applicant Representative: Elwin Butler of Matrix Engineering said this is a planned community that is looking to bring upscale lakeside patio homes to the city. He said they have and will continue to work with the city to make sure the water lines will be placed

around the loop of Silverwood Way and Telaga Way. The development will be serviced by City of Middleton domestic sewer and water.

Motion: Motion by Council President Kiser to approve an application from Skyline Homes and Development, LLC., for a preliminary plat, approval of Lakes of Telaga 2 Subdivision, provided they are able to meet all the recommendations of the Planning and Zoning commission, especially the City of Middleton municipal domestic water, fire-flow and sanitary sewer services extended to this subdivision. Motion seconded by Council Member O'Meara and approved unanimously.

4. A request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision. – Tom Blanchard

Council President Kiser called the item. Planning and Zoning staff Tom Blanchard read the Staff Report.

Applicant Representative: Jay Walker of Alterra Consulting gave a power point presentation that explained and detailed the reason for the request for the amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision. He stated for the record that the owner is prepared to dedicate the nature preserve to the City and let the city take it though the entitlement process. He doesn't see the need for the applicant to take it through the annexation process. He said that they are working with the Irrigation districts to design a bridge crossing culvert to create the pedestrian crossing and connect to the public pathway.

Council President Kiser said this has been a good project and he appreciates the applicant working with the City to make sure everything is up to code.

Motion: Motion by Council President Kiser to approve a request by TBC Landholdings, LLC / Todd Campbell Construction, Inc., for approval of an amended preliminary plat for a revised phasing plan and lot configuration for Stonehaven Subdivision provided they meet all the Planning and Zoning recommendations. Motion seconded by Council Member Garner and approved unanimously.

5. Consider approving Ordinance No. 642: AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING THE MIDDLETON CITY CODE TITLE 1, CHAPTER 3, SECTION 1 ADDING DEFINITIONS FOR APARTMENT AND DWELLING, SINGLE-FAMILY ATTACHED AND UPDATING DEFINITIONS FOR DWELLING, MULTI-FAMILY, DWELLING, SINGLE-FAMILY AND SUBDIVISION; AMENDING TITLE 4, CHAPTER 1, SECTION 1 ADDING REGULATIONS FOR PRIVATE LANES/ALLEYS; AND PROVIDING AN EFFECTIVE DATE. – Bruce Bayne

Council President Kiser called the item and Planning and Zoning Official explained the amendments, changes and additions as proposed. There is a typo on Section I and it should read "private lanes/alleys".

Motion: Motion by Council President Kiser to read Ordinance 642 by title only. Motion seconded by Council Member Garner, approved unanimously.

Council President Kiser read Ordinance 642 by title only. He said that in his opinion this is a time sensitive matter. These things come before the Council as developers look for creative ways of building what they want to build.

Motion: Motion by Council President Kiser to waive the 3-reading rule and approve Ordinance 642. Motion seconded by Council Member Huggins. Motion approved unanimously by Roll Call Vote.

6. Consider Amending Ordinance No. 631: AN EMERGENCY ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, AMENDING TITLE 1, CHAPTER 14 OF THE MIDDLETON CITY CODE, PROVIDING TEMPORARY STANDARDS FOR NEIGHBORHOOD MEETINGS; AND PROVIDING AN EFFECTIVE DATE. To extend the effective date from no more than 182 days to 365 days from the date the original Ordinance No. 631 was adopted due to COVID-19 Governmental Restrictions. – Bruce Bayne

Council President Kiser called the item. Planning and Zoning Official said this brought to the Council for information only at this time. We want to make sure that during the COVID-19 governmental restrictions we have a way in city code for developers to hold neighborhood meetings. This will be brought to City Council at the next meeting once the language is able to be changed and reviewed by the City Attorney.

Motion: Motion by Council President Kiser to postpone action item number 6: Amending Ordinance No. 631 to the next regularly scheduled meeting. Motion seconded by Council Member Garner and approved unanimously.

Public Comments, Mayor Comments, Council Comments:

No public comments

Deputy Clerk Jennica Reynolds reported on the November 7, 2020 Rake-Up Middleton Event. There were about 15 students and Ms. McGee from the High School National Honors Society, 6 missionaries from The Church of Jesus Christ of Latter-day Saints, and about 6 youth and their leaders from the 4-H Club Middleton Mavericks. The Greater Middleton Parks and Rec District donated the use of their dump trailer to put the leaves in and went around to the houses that had the leaves raked up. It was a good event, and if the residents of Middleton want this event to continue, it is dependent on the community involvement. Please contact the City next year around September to sign up to help.

Council Member O'Meara: He and Council President Kiser have been working on a coordinated effort with local city mayors of Middleton, Star, Caldwell, Nampa and Kuna to bring a softball tournament to town. This event would bring upwards of 30,000 people to the area for this tournament. It is scheduled for July 25, 2021 and the hope is to be able to work with the various owners of the fields to create this tournament.


Council President Kiser said this tournament would be a huge economic boost for our community. Surprisingly, Boise doesn't want any part of it.

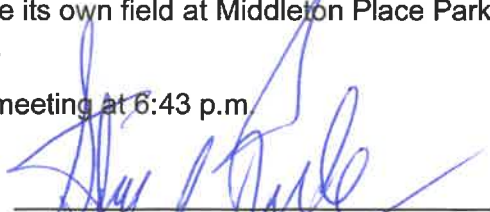
Council Member Huggins said that this also gives the local softball teams that don't always get to travel an opportunity to be seen and be able to participate in this type of tournament.

Council Member O'Meara said the Greater Middleton Parks and Rec District is planning on improving the Babe Ruth field at Foote Park this year to create a softball field and the Babe Ruth field. He would like to see the City improve its own field at Middleton Place Park to help the draw in town and give us some more fields.

Adjourn: Council President Kiser adjourned the meeting at 6:43 p.m.

ATTEST:


Jennica Reynolds, Deputy Clerk
Minutes Approved: December 2, 2020



Steven J. Rule, Mayor





Ordinance 641 - Amending Title 5

November 18, 2020 - City Council - Public Hearing

Please check

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