



## CITY OF MIDDLETON City Council

In Re:

Blue Meadows Subdivision  
December 5, 2018 Application  
December 10, 2018 Planning and Zoning  
December 19, 2018 City Council

**Findings of Fact,  
Conclusions of Law,  
and Decision**

### SUMMARY OF THE REQUEST

An application from Tradition Capital Partners, LLC to approve a preliminary plat for Blue Meadows Subdivision consisting of 25 residential lots on approximately 80.19 acres of vacant land, Canyon County Parcel No. 33832000, located south of Foothill Road, east of New Castle Court, and north of Lansing Meadows and Lakes at Telaga subdivisions, Middleton, Idaho.

### FINDINGS OF FACT

1. **APPLICANT:** The applicant is Tradition Capital Partners, LLC.
2. **APPLICATION:** The application was accepted by the City on December 5, 2018.
3. **NOTICE OF PUBLIC HEARING:** Notice of the public meeting before City Council was mailed as follows:  
  
Letters mailed to property owners within 300': December 7, 2018  
Letters mailed to agencies providing services: December 7, 2018
4. **APPLICABLE CODES AND STANDARDS:** The ordinances and standards used in evaluating the application are:  
Idaho Code Title 67, Chapter 65  
Middleton City Code (MCC) 1-14-2, 1-15-1 and 5-4-4  
Middleton City Code 6-2-2  
Middleton Comprehensive Plan, Dec. 20, 2017 version



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5. The applicant proposes 25 single-family residential lots in an R-3 (Single-Family Residential) zone on 80 acres. The request includes large lots, ranging in size from 0.8 acres to 9.3 acres with views of jurisdictional wetlands, as well as a ten-foot wide pedestrian path (to be conveyed to the city) for future maintenance.
6. The project is anticipated to be developed in three phases with the first two phases occupying the southern portion of the site, south of the Middleton Mill Ditch canal. As a result of the canal transecting the site and the considerable amount of wetlands, the project's roadway network does not feature one continuous street, but consists of access roads off of existing roadways: a public road extension of Telaga Way, and two privately maintained driveways accessing Foothill Road.
6. There is an existing sewer main line that extends from Duff Lane to the southwest corner of the project; however, the city's water line currently ends at Duff Lane. The city is working with the applicant to extend the water main line so it will serve the Blue Meadows subdivision and other surrounding properties.
7. Lots one acre or less will receive pressure irrigation from the Middleton Mill Irrigation District. Lots over one acre in size will be served by ditch company irrigation water, with the method of delivery still to be determined.
8. The application complies with Middleton's Future Land Use Map, which shows the project located in a residential - special area. Residential special -area is Subject to mandatory public-record disclosure. "Cost of development and flood hazard insurance may be higher because land is now, or in the future may be, in flood areas and/or high ground water areas."
9. City staff compared the application with policies contained in the Comprehensive Plan and ordinances in the City Code. City staff found that the proposed subdivision complies with multiple policies in the Comprehensive Plan, including those in the transportation, land use, public facilities and services, parks and recreation, housing, population, and community design sections of the plan. The proposed subdivision as designed complies with ordinances in the City Code if approved by City Council.



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10. The Planning and Zoning Commission recommended that the City Council approve the application for preliminary plat for Blue Meadows Subdivision if the revised preliminary plat redlines are corrected and addresses city engineer comments provided on December 12, 2018.

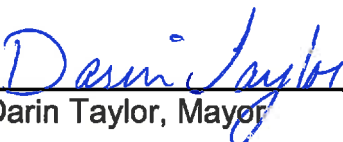
### CONCLUSIONS OF LAW

Notice of the application and public meeting was given according to law. The City Council's public meeting was conducted according to law, and the City has kept a record of the application and related documents.

### DECISION

The City Council approves the preliminary plat subject to the following conditions: 1. satisfy city-engineer comments provided on December 19, 2018, and 2. Planning and Zoning Commission approval of a special use permit of applicant-requested exceptions to standards.

December 19, 2018.

  
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Darin Taylor, Mayor

Attest:

  
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Randall Falkner  
Planning and Zoning Official