



CITY OF MIDDLETON City Council

In Re:

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

Valhalla Subdivision

July 27, 2018 Application

August 27, 2018 – Planning & Zoning Hearing

September 5, 2018 – City Council Hearing

SUMMARY OF THE REQUEST

A request by KCRJ, LLC for a preliminary plat permit for Valhalla Subdivision on 51.6 acres at the southwest corner of Purple Sage Road and Middleton Road, Middleton, Idaho.

FINDINGS OF FACT

1. **APPLICANT:** The applicant is KCRJ, LLC.
2. **APPLICATION:** The application was accepted by the City on July 27, 2018.
3. **NOTICE OF PUBLIC HEARING:** Notice of the public hearing was published, mailed and posted as follows:

Published notice Idaho Press Tribune:	August 10, 2018
Letters mailed to property owners within 300':	August 10, 2018
Letters mailed to agencies providing services:	August 10, 2018
Property posted:	August 27, 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) 1-14-1, 2, and 4; 1-15-1, 2 and 5
 - Middleton City Code 5-2 and 4
 - Middleton Comprehensive Plan, Dec. 20, 2017 version
5. The request provides in-fill housing improvements on vacant land that was platted in 2006 as The Pines at Meadow Park Phases 2 and 3. Road, drainage,



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water and wastewater improvements were constructed before the economic recession in 2008, no final plat was approved, and the preliminary plat expired.

6. The applicant is resuming this subdivision as Valhalla Subdivision and following the same improvement and documentation procedures the city required for The Pines Phase 1, Powder River Phase 2, and The Crossings Phase 1, which resumed since 2013 after preliminary plats expired during the recession.
7. An email from Greater Middleton Parks and Recreation District was received on August 10, 2018 requesting that the preliminary plat be denied due to the removal of open space, unless the developer has set aside funding for City or GMPRD park improvements other than City impact fees.
8. The city engineer provided comments on August 24, 2018.

CONCLUSIONS OF LAW


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

DECISION AND ORDER

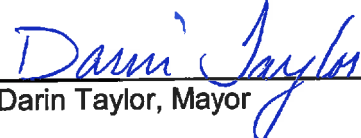
The City Council approves the preliminary plat permit for Valhalla Subdivision.

Dated: September 27, 2018.

Attest:



Randall Falkner
Planning and Zoning Official



Darin Taylor, Mayor