



CITY OF MIDDLETON

City Council

Carlton Meadows Subdivision
April 14, 2020 Application
July 1, 2020 City Council Review
August 19, 2020 City Council Approval

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

SUMMARY OF THE REQUEST

Consider a request by Elder LLC, Mike Holman to approve a Preliminary Plat according to Middleton City Code 5-4-4, for Carlton Meadows Subdivision consisting of approximately 66 residential and 6 common lots on approximately 18.29 acres of vacant land. The subject property is located on the east side of Hartley Ln., West side of Whiffin Ln., south of Main St (State Hwy 44) approximately 550' in Middleton, Idaho, commonly referred to as Canyon County Parcel No. R17610018A.

FINDINGS OF FACT

1. **APPLICANT:** The applicant is Elder LLC, Mike Holman.
2. **APPLICATION:** The application was accepted by the City on April 14, 2020.
3. **APPLICABLE CODES AND STANDARDS:** The main ordinances and standards used in evaluating the application are as follows:
Idaho Code Title 67, Chapter 65
Middleton City Code, (MCC) 1-14-2, 1-15-1 and 5-4-4
Idaho Standards for Public Works Construction (ISPWC)
Middleton Supplement to the ISPWC
Middleton Comprehensive Plan and Maps
4. The subject property was annexed and originally platted in 2006 and is zoned R-4, four residential units per gross acre. The proposed preliminary plat complies with that zoning density standard.
5. The proposed lots sizes are shown.
6. Road names have been completed and verified.
7. A neighborhood meeting was held.
8. Cluster mailboxes are required to be shown on the plat per correspondence from the Middleton Postmaster and the United States Postal Service regional office.
9. MCC 5-4-3 requires developers to prepare and submit for city approval a traffic analysis and payment of proportionate share of traffic impacted intersections. The City has approved the TIS.



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CONCLUSIONS OF LAW

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

DECISION

The Middleton City Council approved the request for the preliminary plat of Carlton Meadows Subdivision, with the following conditions of approval:

1. Acquire Middleton Rural Fire district approval.
2. The applicant will be required to make street improvements to both Whiffin Lane and Hartley Lane, per City Code.
3. The applicant will pay \$82,500 for their pro-rata share of traffic improvements at requested intersections before final plat approval.
4. Extend sanitary sewer and domestic water to and through this subdivision to accommodate for future surrounding developments per City Code.
5. The applicant will pay \$50,445 for their pro-rata share of the 30" Hartley sanitary sewer trunk line improvements before final plat approval.

MOTION TO APPROVE BY CITY COUNCIL ON: July 1, 2020.

NOTICE

This decision is deemed by Idaho law to be a final decision. An affected person aggrieved by a final decision may within twenty-eight (28) days after all remedies have been exhausted under local ordinances seek judicial review as provided by Title 67, Chapter 52, Idaho Code. The applicant has a right to request in writing to the City a regulatory taking analysis pursuant to section 67-8003, Idaho Code.

August 19, 2020.



Steven J. Rule, Mayor

Attest:



Bruce Bayne
Planning and Zoning Official