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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
JANUARY 14, 2019**

The Planning and Zoning Commission Meeting of December 10, 2018 was called to order by Chairman Gregory at 7:00 p.m.

**Roll Call:** Commissioners Jackie Hutchison, Kent Brough, Whitney Springston and Chairman Janet Gregory were all present. Vice Chairman Ray Waltemate was excused.

**Action Items**

**A. Consider approving minutes of the December 10, 2018 Regular Meeting.**

**Motion:** Motion by Commissioner Springston to approve the minutes of the December 10, 2018 Regular Meeting was seconded by Commissioner Brough and carried unanimously.

**B. Public Hearing. Consider approving a request by Tradition Capital Partners, LLC for a Special Use Permit to except Fountain Springs Ct. (1184 feet long) from Middleton City Code (MCC) MCC 5-4-10-2.E, maximum length of a cul-de-sac of 600 feet. The subject property is located south of Foothill Road, east of New Castle Court, and north of The Lakes at Telaga Subdivision, Middleton, Idaho.**

Chairman Gregory called the agenda item and declared the public hearing open. City Planning and Zoning Official Randall Falkner gave a brief staff report.

Commissioner Brough asked Mr. Falkner if a resident requested a traffic impact study be completed can one be done and give to the City. Mr. Falkner responded that the City had already looked at the need to have a traffic impact study completed but since there were not more than twenty-five units being built there is not an automatic trigger per City Code to have a traffic impact study.

**Peggy Breski** from Horrocks Engineers spoke on behalf of the applicant. Mrs. Breski clarified that resident concerns regarding the traffic impact study had been addressed but that there is not a need or a requirement for a traffic impact study since there are not more than twenty-five units being built in the subdivision.

Mrs. Breski also commented on that the request for the exception to City Code MCC 5-4-10 asking for a 1,100-linear foot cul-de-sac. Mrs. Breski stated that the cul-de-sac in Goldstream Ct. their cul-de-sac is approximately 1,366 ft in linear length and that New Castle Ct. is approximately 882 ft in linear length, meaning that this subject has been brought to the City and approved before.

Residents **Barbra Griffin, Mark Christiansen, James Griffin, Lee Christensen** and **Farris Smotherman** all spoke in favor of the cul-de-sac but wanted to see more vegetation and maybe a berm along the easement.

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**Spencer Kofed** spoke in response to the resident's concerns with a berm being placed. Mr. Kofed stated that the easement will have water and sewer lines beneath causing potential issues in the future for access to these lines if there was a berm placed on top of it. Mr. Kofed did assure the residents that some type of greenery would be planted in the area.

Chair Gregory declared the public comment portion of the hearing closed and Commission discussion followed.

**Motion:** Motion by Commissioner Hutchison to approve a request by Tradition Capital Partners, LLC for a Special Use Permit to except Fountain Springs Ct. (1184 feet long) from Middleton City Code (MCC) MCC 5-4-10-2.E, maximum length of a cul-de-sac of 600 feet. The subject property is located south of Foothill Road, east of New Castle Court, and north of The Lakes at Telaga Subdivision, Middleton, Idaho., was seconded by Commissioner Springston and carried unanimously.

**C. Consider approving design review of residential structures in Sawtooth Lake Subdivision Phase I pursuant to city council conditions of preliminary plat approval.**

Chairman Gregory called the agenda item and City Planning and Zoning Official Randall Falkner gave a brief staff report.

**Tim Mockwa** from Hayden Homes informed the Commission that the rear setbacks were a oversight on the designers part and that the plans will be corrected and submitted to the City with the correct setbacks as required.

**Motion:** Motion by Commissioner Springston to recommend city council approve the design review of residential structures in Sawtooth Lake Subdivision Phase I pursuant to city council conditions of preliminary plat approval, was seconded by Commissioner Brough and carried unanimously.

**Public Comments:** none.

**Commission/Staff Comments:** Mayor Darin Taylor spoke to Commissioners regarding procedural piratical for Planning and Zoning Meetings.

**Adjourn**

Chairman Gregory declared the meeting of the Planning and Zoning Commission adjourned at 8:09 p.m.

ATTEST:



**Randall Falkner, Planning and Zoning Official**

Approved: February 11, 2019



Janet Gregory, Chairman