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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
APRIL 8, 2019**

The April 8, 2019 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 7:00 p.m.

**Roll Call:** Commissioners Jackie Hutchison, Whitney Springston, Vice Chair Ray Waltemate and Chairwoman Janet Gregory were present.

**Action Items**

**A. Consider approving minutes of the March 25, 2019 Special Meeting.**

**Motion:** Motion by Commissioner Waltemate to approve the minutes was seconded by Commissioner Springston and carried unanimously.

**B. Public Hearing: Consider approving an application by KCRJ, LLC for a special use permit to amend or remove the Commission's condition for sidewalks on both sides of Valhalla St. and Nordic Ave. in Valhalla Country Estates Subdivision as required in Middleton City Code 5-4-11-2. The subject property is located at the southwest corner of Purple Sage Rd. and Middleton Rd., Middleton, Idaho.**

Chairwoman Gregory called the agenda item and declared the public meeting open at 7:08 p.m. Mayor Darin Taylor, acting Planning and Zoning Official, presented the Administrative Review and Report.

**Chris Maze and Joe Roberts** from KCRJ, LLC explained that the purpose of the large-lot subdivision was to create a rural feel in the city limits; to bring into city limits the larger lots and non-starter housing being constructed just outside city limits. Mr. Roberts said the need for sidewalks for safety was no longer an issue due to the large lot sizes, small number of lots, and the traffic impact study that accounts for almost no traffic through the subdivision once Meadow Park Street is extended east to Middleton Road with Phase 2.

Residents **Bret Rupp, Carlene Thie, Shawn Maybon, Jack Garret, and Brandy Miller** spoke in opposition removing the sidewalk requirement. They stated that without sidewalks, anyone who was out walking or kids riding bikes would be required to do so in the street placing them in the traffic pattern, which is unsafe. The residents felt that the city has a code for a reason and the code needs to be followed.

**Chris Maze and Joe Roberts** responded explaining that the traffic impact study which helped make the decision to ask for no sidewalks, was based on several factors such as the subdivision posted speed limit was to be 20 miles per hour, and the roads were not a linear street but rather that of a meandering pattern. Mr. Roberts also stated that Meadow Park being extended to Middleton Rd. was also considered in the study and that it would be extended this summer.

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**Motion:** Motion by Commissioner Waltemate to close the public portion of the public hearing was seconded by Commissioner Springston and carried unanimously. A brief Commission discussion followed.

**Motion:** Motion by Commissioner Waltemate to deny the application was seconded by Commissioner Springston and carried unanimously.

- C. **Public Hearing: Consider approving an application by WTW Development for a special use permit to except Stonehaven Subdivision from Middleton City Code 5-2-3: reduce side setbacks from 10 feet to 5 feet. The subject property is located at the southwest corner of Willis Rd. and Hartley Ln., Middleton, Idaho.**

Chairwoman Gregory called the agenda item and declared the public meeting open at 8:16 p.m. Mayor Darin Taylor, acting Planning and Zoning Official, presented the Administrative Review and Report.

**Amy Watson** spoke on behalf of the applicant WTW Development and explained that the development team, based on current market conditions, concluded that a home with a three-bay garage was sought by home buyers and also took parking off of the subdivision streets by adding more enclosed or driveway parking for vehicles. She said taking these vehicles off the side of the streets made for a safer and less congested neighborhood.

Residents **Shawn Maybon, Heidi Lumaye, Mike Graefe, Carlene Thie, Sandy Sinclair, and Camille Thomas** spoke in opposition to the request for five-foot setbacks because it results in drainage and fire safety issues. They said the code was in place for everyone and that it shouldn't be bent for developer-after-developer or there was no reason to have a city code.

**Barb Malstrom** said that the point of this development was to bring semi-custom-built homes to Middleton, not to bring more tract homes to the city and, without the five-foot setbacks, that limits the ability to do so. She also asked why this developer could not ask for and be granted the same exact thing that the developer of Sawtooth Lake Subdivision ask for and received. Mayor Taylor said the Sawtooth project was in a Transit-Oriented Development area identified on the city's Future Land Use map.

**Amy Watson** responded to the residents' concerns saying a third garage bay costs roughly \$10,000 dollars for a builder and the builder in turn might see \$1,000 on their final check from that build making this not about a profit for the builder but a solution for storage for the homeowner while allowing for more on-site parking and making the streets safe by removing the vehicles being parked along the side of the roadway.

**Motion:** Motion by Commissioner Waltemate to close the public comment portion of the hearing was seconded by Commissioner Hutchison and carried unanimously. A brief Commission discussion followed.

**Motion:** Motion by Commissioner Springston to deny the application was seconded by Commissioner Waltemate and carried unanimously.

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**D. Consider approving the design for a new Clarity Credit Union building at its current location, 3 W. Main St., Middleton, Idaho.**

Chairwoman Gregory called the agenda item and Mayor Darin Taylor presented the Administrative Review and Report.

**Greg Toolson** from JGT Architecture explained the purpose and process of the project, and **Wendy Edwards**, President of Clarity Credit Union, described the condition of the existing facilities and why the credit union was asking to design and construct a new building at the same location.

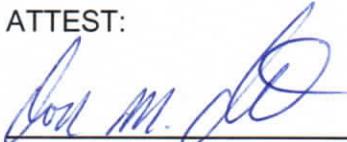
**Motion:** Motion by Commissioner Springston to approve the design review was seconded by Commissioner Waltemate and carried unanimously.

**Public Comments, Commission/Staff Comments:** none.

**Adjourn**

Chairwoman Gregory adjourned the meeting at 9:10 p.m.

ATTEST:



Dawn M. Dalton, Deputy Clerk  
Approved: May 13, 2019

  
Ray Waltemate, Vice Chair