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

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

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

3. **Information Items:** Planning and Zoning Official Bruce Bayne announced that William Deaver will join the Planning and Zoning Commission starting in October as a voting body but will start attending meetings for informational purposes starting in August.

4. **Action Items**

A. **Consider approving minutes of May 13, 2019 regular meeting.**

**Motion:** Motion by Vice Chairman Waltemate to approve the minutes for the regular meeting was seconded by Commissioner Springston and carried unanimously.

B. **Consider approving a request by Mineral Rights Leasing ID LLC to approve a preliminary plat for the Crescent Lake Subdivision consisting of 105 single-family dwelling lots on 35.13 acres. The subject property is located at 23223 Kingsbury Rd. on the West side of the road.**

Chairwoman Gregory called the agenda.

**Motion:** Motion by Vice Chair Waltemate to move the agenda item to the end of the meeting was seconded by Commissioner Springston and carried unanimously.

C. **Consider recommending approving a design review permit for EMJ Building at 21817 Cobalt Ave., Middleton Idaho. The subject property is located along the southwest corner in Middleton Industrial Park.**

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave a short staff report. **Jo Greer** from Rule Steel then gave a very brief overview of the application and the request.

**Motion:** Motion by Commissioner Springston to approve the permit was seconded by Commissioner Hutchison and carried unanimously.

B. **Consider approving a request by Mineral Rights Leasing ID LLC to approve a preliminary plat for the Crescent Lake Subdivision consisting of 105 single-family dwelling lots on 35.13 acres. The subject property is located at 23223 Kingsbury Rd. on the West side of the road.**

Chairwoman Gregory called the agenda. Commissioner Hutchison let the commission know that she lives in the Lakes at Talega and had received numerous phone calls regarding this subject and that she may have made a comment. If the Commission was uncomfortable with her making a decision based on what she just disclosed she would step down for this agenda item. The commission was comfortable with Commissioner Hutchison staying and having a vote.

Planning and Zoning Official Bruce Bayne gave a brief staff report before **Sabrina Durtschi** representing KM Engineering gave a brief overview of the proposed project. **James Roberts** the managing member of

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Mineral Rights Leasing ID LLC, addressed the Commission regarding some of the concerns from the surrounding neighbors. Mr. Roberts stated that this subdivision would have their own HOA and amenities relieving any undue burdens to the neighboring subdivisions. Mr. Roberts stated that there are things that his development company would like to do differently from the previous developer and that there are things that are just done differently within their company but that these things will be a benefit in the long run for not only the city but for the surrounding community. Mr. Roberts stated that the developments plan for landscaping were to build a landscaped berm between the Lakes at Talega and Crescent Lakes if there was plenty of extra dirt leftover from the ground work in the subdivision, if that was not a viable option then the plan was to plant a row of trees as a barrier between the two subdivisions.

Commissioner Hutchison asked Mr. Roberts who was paying to bring city service to the subdivision, which Mr. Roberts responded that the developer to the north has paid to have it stubbed to The Lakes at Talega and the city has committed to bring the water to the north side which is referred to as the school site, and that they have agreed to go to the very north site and bring it all the way through to Crescent Lakes. Commissioner Hutchison followed up with asking if there would be any damage to residents' yards with the services being run through. Mr. Roberts responded that as he understood all lines would be run through the street in the city right-of-way.

**Mark Christansen, Josh Martinez, Mathew Bradshaw, Rich Thompson, Sarah Post, Eric Stine, and Justin Plowright** all voice a dislike for the number of homes being raised from 32 to 105 and all want to have the access to the subdivision to be at Kingsbury/Fountain Brook Street not at Kingsbury/Cornell.

**Motion:** Motion by Commissioner Hutchison to recommend that City Council approve the preliminary plat for Crescent Lake Subdivision with the conditions that are outlined in the administrative review and to included language clarifying landscaping was seconded by Commissioner Springston and carried unanimously.

**Public Comments, Commission/Staff Comments:** Planning and Zoning Official Bruce Bayne brought to the Commissions attention that the Planning and Zoning meetings in the months of October and November fall on holidays and to let him know at the next meeting if they would like to move the meeting dates.

**Adjourn**

Chairwoman Gregory adjourned the meeting at 8:58 p.m.

ATTEST:



Dawn M. Dalton, Deputy Clerk  
Approved: August 12, 2019



Janet Gregory, Chairwoman

