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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
NOVEMBER 4TH, 2019**

The November 04, 2019 Planning and Zoning Commission Meeting was called to order by Vice Chair Waltemate at 7:02 p.m.

**Roll Call:** Commissioners Bill Deaver, Whitney Springston, and Vice Chair Ray Waltemate were present. Commissioners Jackie Hutchison, and Janet Gregory were not present.

**3. Information Items:** None.

**4. Action Items**

**A. Consider approving minutes of the September 09, 2019 regular meeting.**

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

**B. Public Hearing: Consider recommending that city council renegotiate with Canyon County the area of city impact boundary and applicable plans and ordinances.**

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne spoke to the memorandum from Mayor Taylor, with the subject of the area of impact recommendations to city council. Subdivisions that are outside and contiguous to city limits are being approved which is disturbing. They close to and not using a city infrastructure. We have had applicants come in that are interested in land to the north by Purple Sage Rd., and we do see the city growing in that direction. We are wanting to speak to the county commissioners about getting some type of agreement in place at least within a one-mile boundary of the city, so that if anyone would like to come in and subdivide, they must come into the city and get a letter stating they will extend services to their subdivision. We also wanted to speak with county commissioners about expanding our area of impact in the northern and eastern direction where we know the growth is coming.

Commissioner Deaver agreed that this is something that needs to be addressed, as it is well within impact boundaries that the county is approving subdivisions.

Vice Chair Waltemate recommends that city council address the matter, in order to keep our area of growth safe. And get reinstated a memorandum that requires anything built within our impact area should have to follow city code. Commissioner Springston asked what the future use map would be? Planning and Zoning Official Bruce Bayne advised

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we would only be speaking about the subdivisions currently proposed that we would be bringing to the table with the county.

**Motion:** Motion by Commissioner Deaver to begin the negotiations as soon as possible with Canyon County and to have a meeting that is supplemental to this meeting in order to obtain more information for the Mayor and Council.

**Revised Motion:** Revised Motion by Commissioner Springston to recommend that city council recommends renegotiating the area of city impact boundary and applicable plans and ordinances with Canyon County, with the encouragement that interested parties participate at the city council public hearing on 11/06/19 at 6:30 pm. Was seconded by Commissioner Deaver and carried unanimously.

- C. Consider approving an annexation and zoning for Paul and Janet Okamura of approximately 23.4 acres from existing Canyon County Agriculture to City of Middleton C-3 (Heavy Commercial). The subject property lies north of Main Street (Highway 44) adjacent to and west of Tractor Supply and approximately 290 feet to the eastern right-of-way of Emmett Road.**

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief administrative review.

Commissioner Springston wanted to express concern for the proximity of the property to the high school and the concern for the teenage drivers. And she wanted to know what was planning on being built there if there was any idea.

The applicant was called to the podium by Vice Chair Waltemate.

The representative **Mason and Associates** spoke on behalf of Paul and Janet Okamura. He stated the applicant was applying for C-3 zoning because of the different options it allows for. He stated there will only be access along Highway 44, and there will possibly be a small emergency exit along Emmett Road. He also stated he does not know what will be built there, there has been anything decided to date.

**Public Hearing:** Vice Chair Waltemate called a public hearing at 07:36 pm for 5 minutes.

Warren Sanderson came to the podium to ask about services being taken out to property, and if they would be brought out along Highway 44. Vice Chair Waltemate advised yes, they are currently out to Tractor Supply. Sanderson also inquired about differences of C-2 and C-3 zoning.

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Mike Raefe came to podium to state these annexations are necessary to allow growth.

**Public Hearing:** Vice Chair Waltemate ended the hearing at 07:44 pm.

**Motion:** Motion by Commissioner Springston to approve an annexation for Paul and Janet Okamura of approximately 23.4 acres from the existing Canyon County Agriculture to the City of Middleton C-3 (Heavy Commercial). The subject property lies north of Main Street (Highway 44) adjacent to and west of Tractor Supply and 290 feet to the eastern right-of-way of Emmett Road. Was seconded by Commissioner Deaver and carried unanimously.

**D. Public Hearing: Consider approving a request by the City of Middleton to amend the city's Comprehensive Plan text and maps to incorporate updated capital improvement plans for city transportation and parks, and to add capital improvement plans for Greater Middleton Fire District and the Greater Middleton Parks and Recreation District.**

Vice Chair Waltemate called the agenda item. Planning and Zoning Official Bruce Bayne spoke to the memorandum from Mayor Taylor. Commissioner Springston wanted to know if fees come out of taxpayer dollars, Planning and Zoning Official Bruce Bayne stated no that the fees only come from new construction.

**Public Hearing:** Vice Chair Waltemate opened a public hearing at 07:54 pm. Closed public hearing at 07:55 pm.

**Motion:** Motion by Commissioner Deaver to approve a request by the City of Middleton to amend the city's Comprehensive Plan text and maps to incorporate updated capital improvement plans for city transportation and parks, and to add capital improvement plans for Greater Middleton Fire District and the Greater Middleton Parks and Recreation District. Was seconded by Commissioner Springston and carried unanimously.

**Public Comments, Commission/Staff Comments:**

Mike Raefe commented there seems to be lack of communication between the City of Middleton, Star, and Canyon County.

Vice Chair Waltemate stated that is why we will hopefully begin speaking with Canyon County and building a good rapport with them.

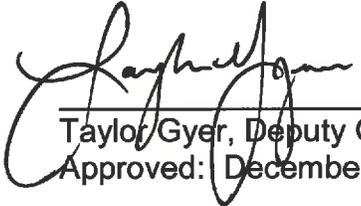
Planning and Zoning Official Bruce Bayne stated to head on over to the candidate's forum if possible.

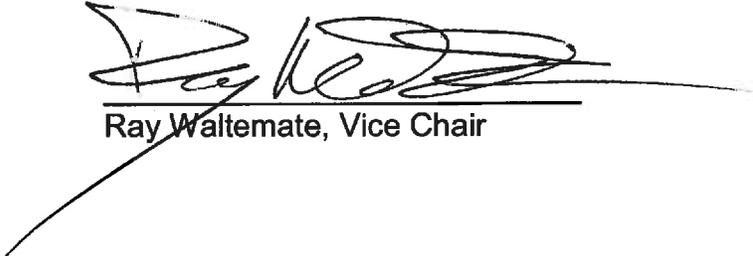
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**Motion:** Commissioner Springston motioned to adjourn the meeting. Was seconded by Commissioner Deaver.

**Adjourn**  
Vice Chair Waltemate adjourned the meeting at 08:02 p.m.

ATTEST:

  
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Taylor Gyer, Deputy Clerk  
Approved: December 9th, 2019

  
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Ray Waltemate, Vice Chair