
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
NOVEMBER 12, 2018**

The Planning and Zoning Commission Meeting of November 12, 2018 was called to order by Mayor Darin Taylor at 7:00 p.m.

Roll Call: Commissioners Jackie Hutchison, Janet Gregory, Kent Brough and Ray Waltemate were all present.

4. Action Items

A. Elect a commission chair and vice chair to serve the remainder of Chairman Garner's and Vice Chairman Gregory's terms that expire December 31, 2018.

Motion: Motion by Commissioner Gregory to elect Janet Gregory as Chairman of the Planning and Zoning Commission to serve the remainder of Chairman Garner's term that expires on December 31, 2018 was seconded by Commissioner Hutchison and carried unanimously.

Motion: Motion by Commissioner Waltemate to elect Ray Waltemate as Vice Chairman of the planning and Zoning Commission to ser the remainder of Vice Chairman Gregory's term that expires on December 31, 2018 was seconded by Commissioner Hutchison and carried unanimously.

B. Consider approving minutes of the October 8, 2018 Regular Meeting.

Motion: Motion by Commissioner Waltemate to approve the minutes from the October 8, 2018 Regular Meeting was seconded by Commissioner Brough and carried unanimously.

C. Public Hearing. Consider approving a request for a special use permit for Middleton Industrial Park LLC to except Middleton Industrial Park Subdivision from Middleton City Code (MCC) 5-4-11.1.B, a requirement to install a pressure irrigation system, and from MCC 5-4-11.2.A, a requirement to install sidewalks. The subject property is located at the southwest corner of Middleton Road and Bass Lane, Middleton, Idaho, commonly referred to as Canyon County parcel number R34075014A0.

Chairman Gregory called the agenda item and declared the public hearing open at 7:10 p.m. City Planning and Zoning Official Randall Falkner gave a brief staff report.

David Sterling from T- O Engineers spoke regarding the fact that this is an industrial park and per city code, there is no requirement for landscaping which in turn would mean there is no need for a pressurized irrigation system to be installed. Regarding the requirement to install sidewalks, Mr. Sterling stated that the developer would like to prevent foot traffic going through the center of the complex since it will be industrial with lots of equipment and heavy truck traffic.

James Gray asked the Commission where the entrance/exit from the industrial will be, he wanted to know if it will be placed on Middleton Road or Bass Lane? **David Sterling** responded

that access would be directed onto Bass Lane and that there was a requirement from the city that there be no direct access onto Middleton Road.

Chairman Gregory declared the public comment closed and Commission discussion followed. The public hearing was closed at 7:28 p.m.

Motion: Motion by Commissioner Waltemate to approve a request for a special use permit for Middleton Industrial Park LLC to except Middleton Industrial Park Subdivision from Middleton City Code (MCC) 5-4-11.1.B, a requirement to install a pressure irrigation system, and from MCC 5-4-11.2.A, a requirement to install sidewalks. The subject property is located at the southwest corner of Middleton Road and Bass Lane, Middleton, Idaho, commonly referred to as Canyon County parcel number R34075014A0, was seconded by Commissioner Hutchison and carried unanimously.

- D. Public Hearing. Consider recommending city council approve a request by Elizabeth Robles to rezone 0.12 acres from R-3 (Single Family Residential) to M-F (Multiple Family Residential) and to except to property from Middleton City Code 5-4-1 Table 2 front and rear setbacks reducing them from 20 feet to seven feet. The subject property is Canyon County Parcel No. 18104010 commonly referred to as the vacant lot west of 202 S. Middleton Rd., Middleton, Idaho.**

Chairman Gregory called the agenda item and declared the public hearing open at 7:24 p.m. City Planning and Zoning Official Randall Falkner gave a brief staff report.

Elizabeth Robles the applicant described the existing lots around her parcel of property and explained that what she and her husband wanted to do was construct a duplex on the lot. One side would be her residence while the other would be rented out for a source of income while providing a family with an affordable housing option in Middleton.

Bill Auss asked if the proposed setbacks were approved would that mean that there would be no sidewalk along Idaho in the near or distant future? Mayor Taylor responded that the city's answer is no since there is already no sidewalks on the surrounding areas.

Chairman Gregory declared the public comment closed and Commission discussion followed. The public hearing was closed at 7:43 p.m.

Motion: Motion by Commissioner Waltemate to recommend city council approve a request by Elizabeth Robles to rezone 0.12 acres from R-3 (Single Family Residential) to M-F (Multiple Family Residential) and to except to property from Middleton City Code 5-4-1 Table 2 front and rear setbacks reducing them from 20 feet to seven feet. The subject property is Canyon County Parcel No. 18104010 commonly referred to as the vacant lot west of 202 S. Middleton Rd., Middleton, Idaho was seconded by Commissioner Brough and carried unanimously.

- E. Public Hearing. Consider a request by KJRC LLC to except from the Idaho Standards for Public Works and Middleton Supplement the 32 places where the wastewater mainline in Valhalla St. and Nordic Ave. were repaired, cleaned and re-photographed using closed circuit television that exceed tolerances allowed in the standards.**

Chairman Gregory called the agenda item and declared the public hearing open at 7:44 p.m. City Planning and Zoning Official Randall Falkner gave a brief staff report.

Joe Roberts the developer explained that the closed-circuit television feed of the mainline had been performed twice already by two different companies and that a third closed circuit television feed would be completed in a week by the company who performed the first feed. Mr. Roberts went on to explain that the system was put in place eleven years ago and at that time it was built to the city code and standards and the cities engineer had assured the Mayor and Mr. Roberts that the system would still work without fixing all the bellies and bends.

Chairman Gregory declared the public comment portion of the hearing closed. Commissioner discussion followed.

Motion: Motion by Commissioner Waltemate to continue the public hearing to a special meeting of the Planning and Zoning Commission to be set for Monday November 26, 2018 at 7:00 p.m. in the public meeting room was seconded by Commissioner Hutchison and carried unanimously.

Public Comments: none.
Commission/Staff Comments: none.
Adjourn

Chairman Gregory declared the meeting of the Planning and Zoning Commission adjourned at 8:20 p.m.

ATTEST:


Randall Falkner, Planning and Zoning Official
Approved: November 12, 2018


Janet Gregory, Chairman

