
**MIDDLETON CITY PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 13, 2018**

The Planning and Zoning Commission Meeting of August 13, 2018 was called to order by Mayor Darin Taylor at 7:00 p.m.

Roll Call: Commissioners Jackie Hutchison and Ray Waltemate were present. Commissioner Jeff Garner was excused.

Deputy Clerk Dawn Dalton administered the Oath of Office to Commissioners Janet Gregory and Kent Brough.

Motion: Motion by Commissioner Hutchison to approve the agenda of the Planning and Zoning meeting, was seconded by Commissioner Waltemate and carried unanimously.

Action Items:

A. Consent Agenda (items of routine Commission business)

- 1) **Consider approving minutes of the July 12, 2018 Special Meeting of the Planning and Zoning Commission.**

Motion: Motion by Commissioner Waltemate to approve the minutes from the July 12, 2018 Special Meeting was seconded by Commissioner Hutchison and carried unanimously.

- E. Consider scheduling a special meeting on August 27, 2018 at 7:00 p.m. to consider a request by KCRJ for a special use permit to except Valhalla Subdivision from some city standards, and a preliminary plat.**

- F. Consider scheduling a special meeting on September 24, 2018 at 7:00 p.m. to consider a request by the City of Middleton to annex and rezone properties contiguous or adjacent to city limits.**

Mayor Taylor called the agenda items. Mayor Taylor tied education of Idaho State Codes and Laws and City of Middleton Code into agenda items E and F before asking for the Commission for a motion on the items.

Motion: Motion by Commissioner Hutchison to schedule a special meeting on August 27, 2018 at 7:00 p.m. to consider a request by KCRJ for a special use permit to except Valhalla Subdivision from some city standards, and a preliminary plat, was seconded by Commissioner Gregory and carried unanimously.

Motion: Motion by Commissioner Waltemate to schedule a special meeting on September 24, 2018 at 7:00 p.m. to consider a request by the City of Middleton to annex and rezone properties contiguous or adjacent to city limits, was seconded by Commissioner Gregory and carried unanimously.

- B. Elect a Chairman for the Middleton Planning and Zoning Commission.**

Mayor Taylor called the agenda item. Mayor Taylor explained that in the absence of

Commissioner Garner that he would like to hold off until the next meeting before electing a chairman for the Commission.

Motion: Motion by Commissioner Gregory to table electing a chairman for the Middleton Planning and Zoning Commission to the next scheduled meeting of the Planning and Zoning Commission, was seconded by Commissioner Waltemate and carried unanimously.

C. Consider reviewing and approving the design review for NM Enterprises regarding a K-12 Charter school to be located at 1223 W. Main St., Middleton, Idaho.

Mayor Taylor called the agenda item and gave a brief education on hearing procedures before allowing the applicant to address the Commission.

Katrina Kulm from Erstad Architects spoke to the Commission and explained what the design for the Charter School would look like. Katrina explained that the site is about twenty (20) acres and that the school is slated to make up about ten (10) acres of that land. This is to accommodate parking, and parent and bus drop-off and pick-up. However, the design review before the commission at this time is for phase one of the school, which will include a gymnasium, administrative space, and one classroom wing. The classroom building is mainly made from stucco with some wood accents. There is some metal siding that will be on the gym as well, helping to bring out the access points to the classrooms on the building.

Katrina explained that the school will be extending Hartley Lane all the way to the back side of its property from Highway 44, and that the school will create access off Hartley Lane not Highway 44, and that the new section of Hartley Lane will have sidewalk all the way down.

Planning and Zoning Official Randall Falkner gave a brief staff report before the Commission made a motion.

Motion: Motion by Commissioner Hutchison to approve the design review for NM Enterprises regarding a K-12 Charter school to be located at 1223 W. Main St., Middleton, Idaho, was seconded by Commissioner Waltemate and carried unanimously.

D. Consider reviewing and approving the design review for O'Reilly Auto Parts to be located at 600 E. Main Street (Highway 44), Middleton, Idaho.

Mayor Taylor called the agenda item and Brian Liquin from Tait and Associates addressed the Commission on behalf of another architect group.

The design is simple with the retail store being just shy of 7,500 square feet on a lot that is two acres in size just west of Middleton Road. The site plan and building requirements have been met per city code. The landscape does have a good variety of trees and landscaping material.

Planning and Zoning Official Randall Falkner gave a brief staff report before the Commission made a motion.

Motion: Motion by Commissioner Gregory to approve the design review for O'Reilly Auto Parts to be located at 600 E. Main Street (Highway 44), Middleton, Idaho with greys and more yellows or warmer colors over Idaho dirt color, was seconded by Commissioner Brough and carried unanimously.

City Engineer Amy Woodruff and City Attorney Chris Yorgason introduced themselves to the Commission and explained briefly what their roles with the City are.

Mayor Taylor followed up with one more brief Commission education piece informing the Commission that before them at the next scheduled Planning and Zoning Meeting a update to the City's Comprehensive Plan.

Public Comments: none.

Commission/Staff Comments: none.

Adjourn

Motion: Motion by Commissioner Waltemate to adjourn the meeting, was seconded by Commissioner Hutchinson and carried unanimously by voice vote. Meeting adjourned at 9:25 p.m.

ATTEST:


Randall Falkner, Planning and Zoning Official
Approved: August 27, 2018


