



AGENDA
Middleton Planning and Zoning Commission
Middleton, Idaho

Date: Monday, August 9, 2021

Time: 5:30 p.m.

Location: **City Hall Chambers - 1103 W Main St., Middleton, Idaho**

Call To Order, Pledge of Allegiance, Roll Call

Information Item:

1. Middleton River Walk Preliminary Master Plan presentation – Stack Rock Group

Action Items

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving July 12, 2021 regular meeting minutes.
 - b. Consider approving FCO for Blake Wolf-McKinley Meadows Development Agreement Modification.
 - c. Consider approving FCO for Waverly Park Amended Preliminary Plat
 - d. Consider approving FCO for River Pointe subdivision application – Public Hearing June 7, 2021
2. **Public Hearing:** (Continued from July 12, 2021) Application from City of Middleton for amendment and revision to the following 2019 Comprehensive Plan Maps: (1) Area of Impact Map, (2) Functional Classification Map, (3) Transit Map, (4) Future Land Use Map, (5) Transportation, Schools, and Recreation Map and (6) Future Acquisitions Map. The City of Middleton will further apply to delete the following Maps from the 2019 Comprehensive Plan: (1) Crane Creek Park Map, (2) 2018 Current Land Use Map, and (3) River Park Plan Map. –Becky Crofts & Roberta Stewart
3. **Public Hearing:** A remanded application by Breckon Design for Robert Brian Burnett, Drake Investments, Deep River Investments & Deep Water LLC for Annexation/Rezone, Preliminary Plat, Development Agreement Modification, and Comprehensive Plan Map Amendment with respect to the River Pointe Subdivision located at 10481 Hwy 44, 0 Hwy 44, and 0 Duff Lane. The proposed preliminary plat consists of seven commercial lots, 115 townhome lots, 67 garden/patio single family lots, 92 single family lots, and 44 common lots on 88.51 acres of vacant land zoned City “Mixed Use” and County “Agricultural.” Additionally, as to the annexation of 14 acres adjacent to Duff Lane (Tax Parcel No. R33935010A), Applicants are requesting a rezone to R-3 and a Comprehensive Plan Map Amendment to change the use designation from “Transit Station and Transit Oriented Development” to “Residential.” With respect to the 74 acre Mixed Use parcel, Applicant is requesting a change from “Restaurant, Retail, and Recreation” use to “Commercial” use and “Residential” use. – Roberta Stewart
4. **Public Hearing:** Applications by Hess Properties LLC and KM Engineering for Annexation/Rezone, Preliminary Plat, Development Agreement, and Comprehensive Plan Map Amendment with respect to the River Walk Crossing Subdivision located at 10669 Hwy 44 and 0 Hwy 44. The proposed preliminary plat consists of 81 single-family homes, 80 single family patio homes, 36 commercial lots, 17 common lots, and one cell tower lot on 118.81 acres of land currently zoned Canyon County “Agricultural.” As part of the Annexation request, Applicants are requesting a zone change to City C-3 (“Heavy Commercial”) for 35.68 acres, zone change to M-U (“Mixed Use”) for 25.94 acres, and zone change to R-2 (“Large Lot Residential”) for 57.19 acres. Applicants are also



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requesting a Comprehensive Plan Map Amendment to change the Future Land Use Map to change the "Restaurants, Retail, and Recreation" use to "Commercial" use and "Residential" use. – Roberta Stewart

5. Consider approving FCO for River Pointe subdivision remand applications from public hearing on August 9, 2021. – Roberta Stewart

Public Comments, Commission and Staff Comments, Adjourn

Posted by: *Jennica Reynolds*
Jennica Reynolds - Deputy Clerk, Planning

Date: August 5, 2021 at 5:00 p.m.

Please contact the City at 208-585-3133 if you have special needs or require assistance.