



## AGENDA

### Middleton Planning and Zoning Commission

Date: Monday, June 8, 2020

Time: 5:30 p.m.

Location: **Trolley Station** 310 Cornell Street, Middleton ID

1. Call To Order - Pledge of Allegiance
2. Roll Call
3. Information Items
  - Design Review update for West Highlands Phase No. 9, Pool House.
4. Action Items
  - A. Consider approving minutes of May 11, 2020 regular meeting.
  - B. **WITHDRAWN BY APPLICANT (No Action Will Be Taken)** - A request by Pontifex Capital, LLC to annex and zone into Middleton City limits approximately 20.05 acres and rezone from Canyon County Agricultural (AG) to City of Middleton Single-Family Residential, R-3 according to Middleton City Code 5-1-5, and to approve a Preliminary Plat for Bannock Ridge Subdivision according to Middleton City Code 5-4-4. The property is located north of Purple Sage Road, east of Cemetery Road and commonly referred to as Canyon County Parcels R3754300 and R3754301.
  - C. **WITHDRAWN BY APPLICANT (No Action Will Be Taken)** – A request by Deep River Investments, LLC to annex into Middleton City limits approximately 14.00 acres and rezone from Canyon County Agricultural (AG) to City of Middleton M-U (Mixed Use). The property is located approximately 2,000 feet South of Main Street (State Hwy 44), West of Duff Lane (kitty-corner to Duff Pond).
  - D. **Public Hearing:** Consider approving a request by Blake Wolf to amend that certain Development Agreement filed as Instrument No. 2017-009379 in records of Canyon County, Idaho. The subject property is located at the northwest corner of Middleton Road and Cornell Street, Middleton, Idaho.
  - E. **Public Hearing:** Consider approving an annexation, zoning and development agreement for Richard and Amy Davis of approximately 6.06 acres from Canyon County Agriculture to City of Middleton M-U (Mixed Use). The subject property lies north of Main Street, adjacent to and north of Perfection Tire and to the eastern side of Hartley Lane. Subject property parcel number is R1788901000.
  - F. **Public Hearing:** Consider a request by Dennis and Deborah Hundoble to rezone 1.77 acres from R-3 (Single Family Residential) to M-F (Multi-Family) from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at TBD Cemetery Road, Middleton, Idaho, commonly referred to as Canyon County Parcel No. R1791101.
  - G. **Public Hearing:** Consider a request by Providence Properties, LLC to annex into Middleton City limits approximately 99 acres, rezone from Canyon County Rural Residential

(RR) to City of Middleton Single-Family Residential (R-3) according to Middleton City Code 5-1-5, and to approve a Preliminary Plat for Waterford Subdivision according to Middleton City Code 5-4-4. The property is addressed as 0 Duff Lane, Middleton, Idaho and commonly referred to as Canyon County Parcel R33861.

- H. **Public Hearing:** A request by Newberry Development, LLC to approve an Amended Preliminary Plat according to Middleton City Code 5-4-4 for Crescent Lake Subdivision consisting of 105 residential lots and 5 common lots on 35.134 acres of vacant land, Canyon County Parcel No. R33833010, located West of Kingsbury Rd, North of Highway 44, Middleton, Idaho.

The applicant is requesting amendments to City Code 5-4-1, Table 2, Height, Setback and Coverage Schedule.

- I. **Public Meeting:** A request by Jane Suggs/Gem State Planning to approve a Preliminary Plat according to Middleton City Code 5-4-4, for Waverly Park Subdivision consisting of 431 residential and 58 common lots on approximately 157.6 acres of vacant land. The subject property is located at the southeast corner of Duff Lane and 9th Street and is already in City Limits and zoned R-3, three residential dwelling units per gross acre. Property is Canyon County Parcel No. R33857011 and R33857012, Middleton, Idaho.

The applicant is proposing to build the subdivision according to Middleton city codes and standards. No exceptions are requested so the Planning and Zoning Commission, and subsequently City Council, will consider the application at public meetings where interested residents may observe, but not participate by offering comments since it is not a public hearing.

- J. **Public Hearing:** A request by Todd Campbell (TCCH Inc.)/Paul Watson (Falkirk Holdings LLC), for a special use permit to amend City Approved Construction Plans which required a local collector roadway section (60 feet wide) adjacent to commercial zoning transitioning to a local roadways section (50 feet wide) in the residential area, to allow for a 50 foot wide Local Commercial Collector as modified by the applicant. The subject property is 12.5 acres located at the southwest corner of Willis Rd and Hartley Ln., Middleton, Idaho.

5. Public Comments
6. Commission/Staff Comments – Chairperson Waltemate
7. Adjourn

Posted by:

  
Bruce Bayne, Planning and Zoning Official

Date:

June 5, 2020 at 10:30 a.m.