



AGENDA

Middleton Planning and Zoning Commission

Date: Monday, March 9, 2020
Time: 7:00 p.m.
Location: 6 N. Dewey Ave., Middleton ID

1. Call To Order - Pledge of Allegiance
2. Roll Call
3. Information Items
 - Mayor Steve Rule to address the Commission.
 - Urban Renewal Discussion
4. Action Items
 - A. Consider approving minutes of February 10, 2020 regular meeting.
 - B. **Public Hearing:** Consider an application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main St., South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.
5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by: 
Bruce Bayne, Planning and Zoning Official

Date: March 6th, 2020 at 10:30 a.m.

4A

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
FEBRUARY 10, 2020**

The February 10, 2020 Planning and Zoning Commission Meeting was called to order by Vice Chair Waltemate at 6:30 p.m.

Roll Call: Chairwoman Janet Gregory, Commissioners Jackie Hutchison, Ray Waltemate, and Whitney Springston were present. Commissioner Deaver was absent due to medical reasons.

3. Information Items:

- Upcoming Planning and Zoning Commission Meetings dates changed from April 13, 2020 to April 6, 2020 and December 14, 2020 to December 7, 2020. And Monday October 12, 2020 (Columbus Day) to Tuesday October 13, 2020.
- Discuss changes to the Design Review Requirements for Middleton City Code.

Motion: Vice Chair Waltemate motioned to move the discussion of the Design Review requirements to the end of the meeting, it was seconded by Commissioner Hutchison and carried unanimously.

4. Action Items

A. Consider approving minutes of the January 13, 2020 regular meeting.

Vice Chair Waltemate called the agenda item and asked if any of the commissioners had anything they wanted to speak on: None.

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

B. Consider approving an application from the Nick Guho Family Trust for a preliminary plat approval of Bozic Subdivision. The proposed preliminary plat consists of 6 buildable lots, an extension of a public street to Hartley Lane, and a proposed private commercial drive accessing Highway 44. Site area is approximately 8.46 acres of vacant land located at the southeast corner of Hartley Ln. and Highway 44.

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief review of the application. Commissioner Hutchison asked what the time frame is on the signal installation at Hartley Lane and Highway 44. Planning and Zoning Official Bruce Bayne advised it has to be in before the 6th or 9th of August 2020 and it very close to being approved by Idaho Transportation Department, and once it is approved it will immediately go out for bid and we will get it built sometime this spring. Commissioner Hutchison asked if there are going to be painted yellow lines along the curbing on Hartley Lane and Highway 44 to discourage parking in that area. Planning and Zoning Official Bruce Bayne advised along Highway 44 there is no area where they can park. And as for Hartley he cannot comment as he has not looked at that. However, we will not know the parking requirements until there is a tenant, and we will look at the parking requirements allowed in that zoning for the specific tenant when they come in.

Commissioner Hutchison asked if the only entrances into the subject property would be on Hartley and along Highway 44. Planning and Zoning Official Bruce Bayne advised yes with ITD approval the little private drive up to Highway 44 would be a right in and right out only, and the one off Hartley would have full movement of traffic. Chairwoman Gregory asked if ITD had approved it yet? Planning and Zoning Official Bruce Bayne stated yes.

Vice Chair Waltemate asked if there is a designated bus route along Highway 44, and if so, parking wouldn't be out of the question. Bruce Bayne advised yes there is going to the school and parking there wouldn't be out of the question, but Hartley is not there for parking and it is definitely not designed for that. Vice Chair Waltemate wanted to know what will be the safe distance from the traffic circle to the turnoff be? Bruce Bayne advised he does not know what the distance is, but he is sure when it was reviewed it met the correct requirements.

Vice Chair Waltemate asked if the applicant was present. Nick Guho with the address of 1300 W Osprey Ridge Drive, Eagle, Idaho gave a brief review of the proposed subdivision. He also advised all the distances between the light and the subdivision were approved by ITD. And ITD has approved a right in only and he has written a letter asking for a right in right out possibility, in thinking it may help mitigate the school traffic. He advised they do have a working relationship with Idaho Pizza, and they are interested in putting a commissary there as well, and they have already done a layout for their parking and everything. And as for the back lots he has been approached by an electrical contractor and an auto mechanic as well. Commissioner Hutchison asked if he had any letters of intent, and Nick advised no it is all verbal at this time.

Motion: Motion by Commissioner Hutchison to approve the application from the Nick Guho Family Trust for the preliminary plat of Bozic Subdivision with conditions from staff, it was seconded by Commissioner Springston and carried unanimously.

C. Consider reviewing the conditions of approval placed on the Design Review Permit for address 11310 Bass Ln., Caldwell, Idaho. The subject property is located along the West side of Middleton Road in the Middleton Industrial Park.

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave brief review of the item, he advised Representative Jo Greer was unable to attend the last meeting and but she is here today to go over those conditions of approval placed on the Design Review Permit at the prior meeting in January.

Vice Chair Waltemate asked if the representative was present. Representative Jo Greer with the address of 801 W Colbert St., Meridian, Idaho came forward and spoke to the first condition of the wrought iron fencing. She stated the fencing and the trash enclosure were not shown on the old site plan, but they have since updated the plans and resubmitted them to the City. Their entire industrial park has security fencing because most of them are secured yards where they store material, in the southwest corner of the property there is already chain-link fencing because there is a City water pump there. The intent was to keep using the same fencing they currently have as they do have a theft and vandalism problem and want to keep people out.

Vice Chair Waltemate stated to reiterate the wrought iron fencing condition was more focused on where the public view is, so the street side of the building. They are just wanting to see something more appealing. Jo Greer asked for clarification on street side, and if they meant closer to Middleton Road or Bass Lane. Vice Chair Waltemate advised Bass Lane. Jo advised there is currently fencing on the West, North, and partially the East side. However, there is a large body of water on the East side and their hope was to have no fencing along the body of water as it is to be more of a lunch break area with a park look for the employees. But they will not have fencing in front of the building, they are going to be using landscaping features up front such as drainage swells with crushed rock.

Planning and Zoning Official Bruce Bayne advised Jo that the Commission thought she was putting up fencing along Bass Lane. Commissioner Hutchison stated that going forward she wished for some continuity among all of the buildings, we do not want what has happened along Middleton Road with the old Rule Steel building we want something that looks nice and that we can be proud of, but yet something that is functional.

Motion: Motion by Commissioner Hutchison to approve the Design Review Permit for 11310 Bass Ln., Caldwell, Idaho with the condition of fire department approval, was seconded by Commissioner Springston and carried unanimously.

A. Consider reviewing the conditions of approval placed on the Design Review Permit for address 21895 Cobalt Ave., Caldwell, Idaho. The subject property is located along the West side of Cobalt Avenue in the Middleton Industrial Park.

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief review of the item. Representative Jo Greer with the address of 801 W Colbert St., Meridian, Idaho came forward to discuss the conditions of approval. She stated per the resubmitted color elevations she did have an awning added to the front entrance, and there is a trash enclosure as well per the site plan. There is existing fencing on the West and South side of the building, however there is not fencing on the North side as there is currently no tenant in that building. And they will not have fencing on the office side as they want easy access to parking.

Vice Chair Waltemate stated the concern is that there will be chain-link fencing along the Cobalt side, the public view area. Jo stated the only issue is that it is a secured area, as it is DZ Grinder's yard. Vice Chair Waltemate stated what they are trying to say is there are other materials that they could use to fence that portion that are made of different materials with the same safety and standard, other than giant chain-link fence. Jo stated per City Code if it is an industrial area it is chain-link with razor wire. Commissioner Hutchison stated they understand that, but they are hoping until that gets changed, we can think of what we want our City to look and be a few years from now. Vice Chair Waltemate said that all they can do for now is suggest. Jo asked if they did some kind of gate would it help? Commissioner Hutchison stated if they did the same kind of landscaping yes, and Jo advised they will be doing the crushed rock.

Commissioner Springston advised since this is so far back off of the main road that she is not so concerned about the public facing area because in this case it is heavy commercial. She doesn't see how we can hold them to a standard that doesn't exist in City Code. Jo advised she is going to see if on the East side of the property if she can do something a little nicer like a gate. Commissioner Springston stated it is a main artery into town and you never get a second chance to make a first impression.

Motion: Motion by Commissioner Springston to approve the Design Review Permit for 21895 Cobalt Ave., Caldwell, Idaho with the condition of fire department approval, was seconded by Commissioner Hutchison and carried unanimously.

Public Comments, Commission/Staff Comments:

Vice Chair Waltemate stated this is the portion of the meeting where he wanted to discuss the Design Review Requirements. Planning and Zoning Official Bruce Bayne gave a review of the current requirements for Design Review per Middleton City Code.

Vice Chair Waltemate advised instead of it needing to be three of the five requirements met we should set it to four of the five needing to be met because it is currently too easy to meet the three requirements. Commissioner Springston stated we have all driven

through parts of town that need a little love. Planning and Zoning Official Bruce Bayne advised we need to look at MCC 1-15-8-5 Design Criteria and Standards, with the design elements currently needing to include at least three of the following: A-frame or gable, some stucco, brick or rock, vertical or horizontal metal siding and roofing, some timberwork, and a public art feature. And we need to decide if those are all that we want on the list.

Vice Chair Waltemate stated then we will start the list of changes with needing to have four of the five requirements met, and then having a sublet be if they are going to require fencing or not, at least on the public facing side. Commissioner Springston stated we need to make sure that the fencing has good durability, you know something like pine looks dilapidated very quickly. The fencing needs to be serviceable and useful for the applicant, but also needs to maintain a certain aesthetic. Planning and Zoning Official Bruce Bayne stated we need to look at a few things, one is that residential areas do often have fencing, however places like strip malls do not. But then we have area like Rule Steel where they need security fencing because of break ins and vandalism. Vice Chair Waltemate stated which is why we would want to look at adding fencing to the criteria area because it gives them another option, and if it is not something they need to meet then they need to meet four of the others. Planning and Zoning Official Bruce Bayne stated yes but what he is saying is that they may need to state that certain areas need fencing.

Commissioner Hutchison stated her concern is Main Street, and a mile North of town and a mile South of town. She would like to do away with metal siding on the main drag of town, and she would like to add the opportunity to put in block on sides and in the back. But on the front of the buildings she would like something that is a little higher quality like stucco, rock, or brick. The street facing sides need to have continuity. Commissioner Springston asked if we could add some types of siding to the street facing portions of buildings, because there are all kinds of good quality siding options and we don't want to discourage some people from being able to have businesses here with the price differences.

Planning and Zoning Official Bruce Bayne stated he would like to add that metal buildings like the ones we just had come through should have to have an accent on them like brick or rock. Chairwoman Gregory stated she would like to know if we have ever had a public art feature and if we could remove that. All Commissioners agreed that we should change it to be that a public art feature should have to be approved by the Design Review Committee.

Commissioner Springston stated we should add something that says they need to present a photo of the lot or area where the design review is taking place. All Commissioners agreed.

Commissioner Hutchison asked if we could require that buildings have their piping on the back portion of the building where it would be unseen, and Planning and Zoning Official Bruce Bayne stated this would almost be impossible to request that because it would depend on the interior layout of the structure, but we should add that the piping on the roofs should have to match the color of the building.

Vice Chair Waltemate stated we need to change the shall to will in the portion speaking to screened/enclosed dumpsters. Planning and Zoning Official Bruce Bayne advised we could get that changed. Commissioner Hutchison stated she would like to ask Fire Chief Victor Islas if when they are looking at the numbering on buildings if they have a preferred color for safety. Fire Chief Victor Islas with the address of 302 E. Main Street stated they do want six inches for the size, and a contrasting color. And they do have to be an actual number not a written-out number. He stated most of the problems they run in to with numbers is the rural and residential areas not upkeeping their numbers.

Planning and Zoning Official Bruce Bayne gave a brief review of the fencing requirements in Middleton City Code. Afterward he mentioned that nowhere in there did it state what type of fencing you have to use, but for industrial you can use chain link fencing with barbwire on top. He advised this is where we could add that the street facing portions for the industrial zones cannot be chain link with barbwire. Vice Chair Waltemate stated it needs to be decorative but functional and needs to meet their purpose and that we understand that. And the people use chain link because it services the purpose of keeping the contents safe, but it also doesn't completely obstruct the view because it is see through. Planning and Zoning Official Bruce Bayne stated that is also for the Police, because they need to be able to see the front of the building and that is currently in code.

Vice Chair Waltemate stated it needs to be stated in code that the street facing portions of the building need to be something other than chain link, functional yet decorative. Commissioner Springston stated there also needs to be something that speaks about the upkeep of the fencing. Planning and Zoning Official Bruce Bayne stated he would not add fencing to the design requirements and criteria portion, because if applicants are going to have it, it will be an addition.

Vice Chair Waltemate stated at the next meeting we can discuss Urban Renewal processes and what they do for the City, as they do a lot of upkeep for things needed. Commissioner Springston asked if fire Chief Victor Islas had any other things he would like to add. Chief Islas stated in Canyon County they do have illumination for the numbering on the houses, and that would be helpful. Especially when they don't have streetlights or house lights. He stated he can also send Bruce an email with all of the things he thinks would be good to add to City Code.

Public Comments:

Victor Islas 302 E. Main Street came forward to state they did go in with Star Fire District last year to combine administrations, and his new role as of January 1st is the Deputy Chief of Health and Safety, and what that includes is he is the Fire Code Official for the City of Middleton and the City of Star. And going forward he wanted to tell the Commissioners he will be present at a lot of these meetings and he will be a reference for them. The ultimate goal as Middleton continues to grow is to just keep it safe.

Commission Comments: None.

Motion: Commissioner Springston motioned to adjourn the meeting at 8:46 p.m.

Adjourn

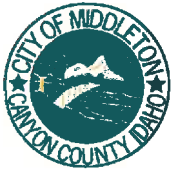
Chairwoman Gregory adjourned the meeting at 8:46 p.m.

ATTEST:

Janet Gregory, Chairwoman

Taylor Gyer, Deputy Clerk
Approved: March 9, 2020

4B



ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Wyatt Rezone – 1121 W Main St.

A request by Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main Street, South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920. The property is the second lot West of Middleton City Hall.

Applicant: Jed Wyatt
1154 N Buffalo Way
Middleton, ID 83644

1. **APPLICATION:** The application was received and accepted by the City on February 19, 2020.

2. **NOTICE OF PUBLIC HEARING:**
Published notice Idaho Press Tribune: February 23, 2020
Letters to 300' Property Owners: February 19, 2020
Letters to Agencies: February 19, 2020
Property Posted: February 19, 2020

3. **APPLICABLE CODES AND STANDARDS:**
Idaho Code Title 67, Chapter 65
Middleton City Code (MCC) 1-14-1, 2, 4, and 1-15-7
Middleton Comprehensive Plan, Dec. 4, 2019 version

4. **PLANNING AND ZONING OFFICIAL REVIEW COMMENTS:**
The property is currently zoned R-3 (Single Family Residential) and currently has a residential building on it. The purpose of the R-3 zone is to accommodate single-family lots. The applicant proposes rezoning the property to M-U (Mixed Use). The purpose of the M-U zone is to accommodate areas for a variety and mixture of medium and high density residential and/or commercial uses.

Surrounding property is zoned as follows:

South: Subdivision (residential land use), zoned R-3;
East: Subdivision (residential land use), zoned R-3;
North: Subdivision, Residential land use, zoned R-4;
West: Subdivision (residential land use), zoned R-3.

However, two properties to the West is the newly approved Bozic Subdivision, which is M-1 (Light Industrial). And two properties East is City Hall, zoned C-1. In conjunction with a special use per the City's Land Use Table the proposed property would become a Contractor's Shop/Storage Yard. (Please refer to attached table).

5. **Written Agency Responses to Date:** No agency responses received.
6. **Written Property Owners Responses to Date:** No property owner responses received.
7. **Compliance with Comprehensive Plan and Future Land Use Map**
City staff examined the request with the Future Land Use Map and policies contained in the Comprehensive Plan and found that the request complies with Middleton's Future Land Use Map, which shows the project located in a Mixed Use and/or Residential.

The subject site is located close to commercial areas and downtown with a variety of shopping and service options and is just North of a future transit oriented development and transit station. The City should encourage businesses along Main Street (Highway 44) and promote residential to locations further North and South of Main Street.

The business which purchased this property is a long established Middleton based company which has outgrown its current facility and wishes to expand, meaning more jobs for Middleton residents.

8. **STAFF RECOMMENDATION:** Staff recommends that the Planning and Zoning Commission make a recommendation of approval to the City Council for the zone change request from R-3 (Single-Family Residential) to M-U (Mixed Use) and to provide a special use permit allowing the property to house a Contractor's Shop/Storage Yard.

Drafted by: Bruce Bayne
Date: March 6, 2020

Use ^{1,2}	A-R	C-1	C-2	C-3	M-1	M-2	R-1	R-2	R-3	RRR	TOD	M-F	M-U
Bar			S	S	S						S		
Barber, beauty shop, spa		A	A	A	A					A	A	S	A
Bed and breakfast	A	A	A	A			S	S			A	A	A
Beverage bottling plant				A	A	A							
Broadcasting			A	A	A	A					A		
Building supply outlet				A	A	A							
Business park/office park		A	A	A							A		A
Cabinet shop			A	A	A	A							A
Car wash				A	A	A							S
Cement/clay products manufacturing				S	A	A							
Cemetery	A						A	A	A				A
Chemical storage and manufacturing				S	S	A							
Church or place of religious worship	A	A	A	A			S	S	S	S	A	A	A
Club or lodge		S	A	A	A						A		S
Community, youth, or activity center		A	A	A						A	A	A	A
Concrete batch plant						S							
Contractor's shop/storage yard				A	A	A							S



CITY OF MIDDLETON
 P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV



\$500.00 Special Use
 R# 3.099781
 Planning and Zoning Department

Land Use Application
 Rev: 4/24/2019

Fee Paid: \$ 575.00
 Application Accepted by: 02/19/20
 Date Application Accepted: TAYLOR GYER

R# 3099736

Applicant:

Jed Whatt 208-949-7966 jcdjam@gmail.com
 Name Phone Email
1154 N. Buffalo Way Middleton Id 83644
 Mailing Address City, State Zip

Representative:

Jed Whatt 208-949-7966 jcdjam@gmail.com
 Name Phone Email
1154 N. Buffalo Way Middleton Id 83644
 Mailing Address City, State Zip Code

PUBLIC HEARINGS**

- Annexation and Zoning
- Rezone
- Vacate Right-of-Way
- Comprehensive Plan Map or Text Amendment

PUBLIC MEETINGS*

- Design Review
- Preliminary Plat
- Construction Plans ***
- Final Plat

PUBLIC HEARINGS**

- Development Agreement
- Ordinance Amendment
- Special Use Permit
- Variance

* **Public Meetings:** Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

** **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Rezone

Site Address: 1121 W Main St. Total Acres: 1.06

Crossroads: Main St & Whiffin Ln.

Existing Zoning: R-3 Proposed Zoning: M-U

Floodplain Zone: None Hillside (grades exceeding 10%): NA

Jed L. Whatt 2/18/20 [Signature]
 Applicant's Printed Name Date Applicant's Signature



CITY OF MIDDLETON
 P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

Checklist - A complete Planning and Zoning Application must include the following.

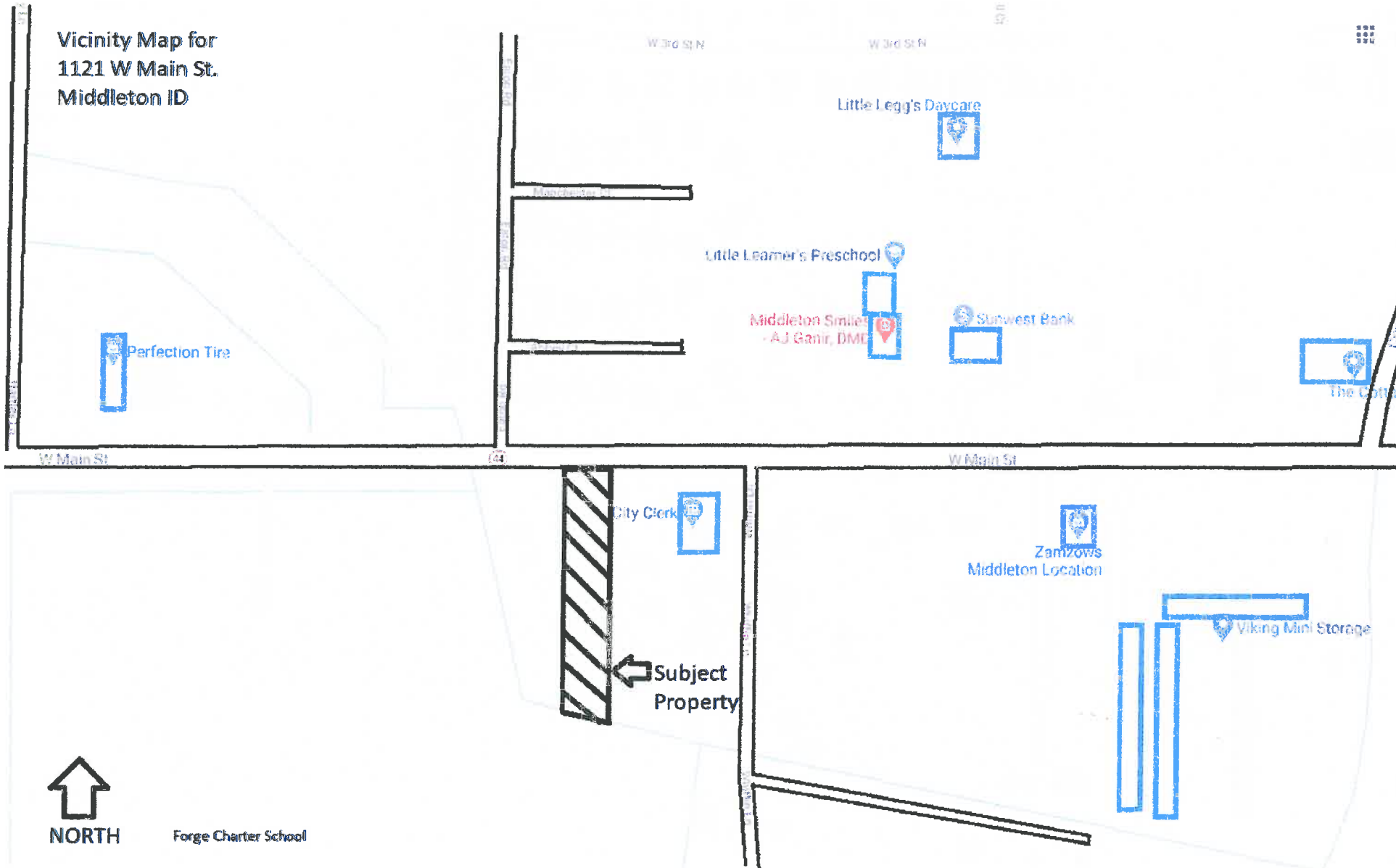
- Application Form**
- Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. \$575 Applicant Initial
- Vicinity Map:** attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- Narrative:** describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Design review materials and information (design review application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed preliminary plat, drainage calculations, traffic impact study |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed development agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Worksheet (for special use permit or variance only) |

- Proof of Ownership or Owner's Consent:** attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.
- Complete Application (City use only: check box and Initial if Application is complete):** _____

Vicinity Map for
1121 W Main St.
Middleton ID



NORTH

Forge Charter School

2/19/2020

Bruce Bayne,

We are requesting a zoning change for parcel #176092000. The property has an address of 1121 W. Main St. Middleton Id, 83644. The current zoning of the property is R-3 Residential. We are requesting a zoning change to Mixed Use with a **special use permit** to allow for a shop to be built behind the existing home to house a local lawn service company.

The Property is currently setting vacant. We are requesting the zone change so that we can operate a local lawn care service business from this location. Our current location is also within Middleton City limits at 20 N. Viking Ave. We have operated out of this location for the last 4 years but have outgrown the small shop and need additional space. The property we are requesting zoning change on is approximately 1 acre in size and would accommodate us now with ample room to grow.

The property is an ideal candidate for a zone change because it has frontage directly on Main Street and is in very close proximity to commercial uses such as City Hall, Perfection Tire, Clock Tower Orthodontics and Sun West Bank. The property has an existing residential home on the North side adjacent to Main St. After meeting with city staff regarding the potential zoning possibilities to accommodate both the existing home and proposed shop behind the home it was decided that Mixed Use zoning would be the best fit.



Existing Home Located on the Property

The City of Middleton Comprehensive Plan designates most of Main Street for similar uses and so this would be a good fit for the community. It would also align with what future land use planning has anticipated for Main Street in Middleton. The City Zoning Ordinance states "The purpose of the M-U (Mixed Use) Zone is to accommodate areas for a variety and mixture of medium and high density residential and commercial uses." Our request certainly complies with this stated objective.

A neighborhood Meeting was held on February 18th on site at 6:00 p.m. We waited for 30 min. to make sure anyone who wanted to attend had a chance but in the end no neighbors chose to attend the neighborhood meeting.

Thank you for considering our request for rezone from R-3 residential to Mixed Use with a special use permit. Please do not hesitate to call with any questions.

Sincerely,

Jed Wyatt

208-949-7966

2/19/2020

Bruce Bayne,

We are requesting a zoning change for parcel #176092000. The property has an address of 1121 W. Main St. Middleton Id, 83644. The current zoning of the property is R-3 Residential. We are requesting a **zoning change** to Mixed Use.

The Property is currently setting vacant. We are requesting the zone change so that we can operate a local lawn care service business from this location. Our current location is also within Middleton City limits at 20 N. Viking Ave. We have operated out of this location for the last 4 years but have outgrown the small shop and need additional space. The property we are requesting zoning change on is approximately 1 acre in size and would accommodate us now with ample room to grow.

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Thank you for considering our request for rezone from R-3 residential to Mixed Use. Please do not hesitate to call with any questions.

Sincerely,

Jed Wyatt

208-949-7966



775 S. Riverside Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 705406 AA/GC

2020-004234
RECORDED
01/24/2020 01:08 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 DLSTEPHENS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Ideal Property Options, LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jed L Wyatt and Jami Wyatt, husband and wife

hereinafter referred to as Grantee, whose current address is PO Box 580

The following described premises, to-wit: Middleton, ID 83644

Lot 1, Block 1, Beeson's Corner Subdivision, a Replat of Tract 6 of Bigelow's Subdivision, according to the plat thereof, filed in Book 25 of Plats at page(s) 49, records of Canyon County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: January 23, 2020

Ideal Property Options LLC

By: [Signature]
Robert Shaw, Member of Home Remedies, LLC, Managing Member of Ideal Property Options, LLC

State of Idaho, County of Ada

On this 23 day of January, in the year 2020, before me, the Undersigned, a Notary Public in and for said State, personally appeared Robert Shaw, known or identified to me to be the Managing Member of Home Remedies, a limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company which is a member/manager of Ideal Property Options, a limited liability company and on behalf of the member/manager subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such limited liability company executed the same in said Limited Liability Company name.

[Signature]
Signature of notary public

Commission Expires:
Residing in: Kuna Idaho
Commission Expires: 1-24-2024

APRIL ASHBY
COMMISSION #46273
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho }
County of Canyon } ss.
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED: Jan 18 2020
CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder
By: [Signature] Deputy





PIN: **17609200 0** TAG: **004-00** Current owner: **WYATT JED L(more)**
 AIN: **M08680010010** TIF: Ownership type: **Community Property**
 Status: **Active** County: **14-Canyon** Situs address: **1121 W MAIN ST MI ID**
 Geocode: Case: Description: **12-4N-3W NE BEESONS CORN(...)**
 Rev acct: **0000794944** Pmt pln: Class: **541 Res Impr on Cat 20**
 Tax sale: ACH pln: Roll type: **Real Property**

Tax Year ▼

Parcel Area		
Type	Amount	Unit of Measure
Recorded	1.0600	Acres

Type ▼

Description	
Metes and Bounds:	12-4N-3W NE BEESONS CORNER LT 1 BLK 1

Lot 1, Block 1, Beeson's Corner Subdivision, a Replat of Tract 6 of Bigelow's Subdivision, according to the plat thereof, filed in Book 25 of Plats at page(s) 49, records of Canyon County, Idaho.



Amy Reynolds
1120 Abbey Ct
Middleton, ID 83644

Arturo Rizo
1088 Abbey Ct
Middleton, ID 83644

Theresa Nelson
1074 Abbey Ct
Middleton, ID 83644

Troy Hildebrandt
1052 Abbey Ct
Middleton, ID 83644

Samuel Kirsch
12400 Hwy 44
Middleton, ID 83644

Yamir Shamim
1525 Southview Dr
Sparks, NV 89436-3661

Bonnie Leonard
61 Eaton Rd
Middleton, ID 83644

Trevor Byington
1013 Abbey Ct
Middleton, ID 83644

Cheri Klee
PO Box 177
Middleton, ID 83644

DD Middleton LLC
1097 Abbey Ct
Middleton, ID 83644

Amanda Weaver
1069 Abbey Ct
Middleton, ID 83644

Douglas Skillings
44 Bearclaw Cr
Rozet, WY 82727

*American Homes 4 Rent
Properties Three LLC*
30601 Agoura Rd Ste 200
Agoura Hills, CA 91301

SJ Development LLC
PO Box 1090
Meridian, ID 83680

Randy Beeson
1137 W Main St
Middleton, ID 83644

Ideal Property Options LLC
5010 W Cassia St
Boise, ID 83705-1949

Mary Carmen Corvera
1113 W Main St
Middleton, ID 83644

City of Middleton
PO Box 487
Middleton, ID 83644

Charles Phillips
1015 Main St
Middleton, ID 83644

Richard Hersey
10501 W La Hontan Dr
Boise, ID 83709

Richard Gregory
94 Whiffin Ln
Middleton, ID 83644

Daniel Callahan
27005 Cemetery Rd
Middleton, ID 83644

Angela Rena Walsh
96 Whiffin Ln
Middleton, ID 83644

Daniel Gleich
102 Whiffin Ln
Middleton, ID 83644

Martin Collins
101 Whiffin Ln
Middleton, ID 83644

Stephen Hensley
125 Whiffin Ln
Middleton, ID 83644

Nick Guho Family Trust
1300 W Osprey Ridge Dr
Eagle, ID 83616

James Allen Cook
118 Whiffin Ln
Middleton, ID 83644

Building Hope Main Street
LLC
910 17th St NW Ste 1100
Washington, DC 20006

Margaret Huddleston
1100 W Main St
Middleton, ID 83644

Matsumoto Brothers inc
Mario & Hayako Matsumoto
PO Box 112
Middleton, ID 83644

