

# RECORD OF PROCEEDINGS

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## MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING JUNE 6, 2017

The Planning and Zoning Commission Meeting of June 6, 2017 was called to order by Chair Lary Sisson at 10:00 a.m.

**Roll Call:** Chair Sisson, Vice-Chair Watson, and Commissioner Rahn were present and Commissioners Billet and Garner were absent.

### 3) **New Business:**

#### 3) **Consider approving minutes of the April 17, 2017 meeting.**

Chair Sisson presented the item for discussion and questions.

Chair Sisson mentioned that Chair was spelled incorrectly on the third page.

**Motion:** Motion by Vice-Chair Watson to approve the April 17, 2017 meeting minutes with the noted correction was seconded by Commissioner Rahn and carried unanimously.

### 4) **Public Hearing:**

**Consider a request by Tradition Custom Homes to approve a preliminary plat for Traditions at Powder River Subdivision located on the west side of Fox Ave. approximately 900 feet north of West 9<sup>th</sup> Street, Middleton, Idaho. The subject property is across the street from Powder River Subdivision.**

Chair Sisson opened the public hearing at 10:05 a.m. and turned the floor over to City Planner Randall Falkner to present the item and answer the Commissioners' questions.

Commissioner Rahn asked about what the travel way is, and Planner Falkner that he is following recommendations of the City Engineer when it comes to labeling the plat.

Chair Sisson asked what the significance of radius change was, Planner Falkner responded that doing so approves a variance in a sense instead of going through a variance hearing. Commissioner Rahn followed up asking for clarification that the applicant has asked for the 50' radius and that the City Engineer has stated it would be okay, Planner Falkner answered that yes that was both correct they both agreed to the 50' radius.

Chair Sisson turned the floor over to Jay Walker who spoke on the item representing

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the applicant.

He stated that tightening the radius on the access roads is important because there is a water main that exists for half of the project and then conveys over into the cemetery. So if it were to be enlarged to the 125 feet they would either have a waterline in someone's yard or would need to dig up the entire line and start over and those options would not be conducive to neither the city nor the project.

Commissioner Rahn asked about the tighter radius and if corners will have no parking and if emergency vehicles will still have enough room to enter. Mr. Walker answered that they would like to look at that radius for emergency vehicles a little more and are willing to paint red curves if needed

Commissioner Rahn then asked what travel lane was, Mr. Walker answered that it is the through traffic including an 11 foot travel lane, a 1 foot bike lane, curb and gutter and then a 5 foot walkway.

There was not anyone present in the audience to comment on the item

Chair Sisson closed the public hearing at 10:30 a.m.

Commissioner Rahn stated that he believes this is a good overall project and is looking forward to seeing it completed.

Chair Sisson said that he really likes the change to fewer lots that are larger in size.


**Motion:** Motion by Vice-Chair Watson to recommend approving a request by Tradition Custom Homes to approve a preliminary plat for Traditions at Powder River Subdivision located on the west side of Fox Ave. approximately 900 feet north of West 9<sup>th</sup> Street, Middleton, Idaho. The subject property is across the street from Powder River Subdivision with conditions the, label Fox Avenue Road Section as 7', not 6', between the right-of-way and sidewalk. Insert the word "micro" before the words "fiber mesh", so it reads "concrete sidewalk w/micro fiber mesh" on both the Fox Ave Road Section and City Of Middleton Local Roadway Section was seconded by Commissioner Rahn and carried unanimously by roll call vote.

- 5) **Public Comments:** none.
- 6) **Commission/Staff Comments:** none.
- 7) **Adjourn**

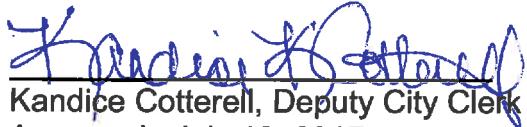
**Motion:** Motion by Commissioner Rahn to adjourn was seconded by Vice-Chair Watson. Chair Sisson declared the meeting adjourned at 10:35 a.m.

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Chair Lary Sisson

ATTEST:

  
Kandice Cotterell, Deputy City Clerk  
Approved: July 10, 2017

