

RECORD OF PROCEEDINGS

MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING NOVEMBER 13, 2017

The Planning and Zoning Commission Meeting of November 13, 2017 was called to order by Chairman Lary Sisson at 7:02 p.m.

Roll Call: Chairman Sisson, Vice Chair Watson and Commissioner Garner were present. Commissioner Bird was absent due to illness.

3) **New Business:**

A. **Consider approving minutes of the September 11, 2017 meeting.**

Motion: Motion by Commissioner Chair Sisson to approve the September 11, 2017 minutes was carried unanimously by voice vote.

B. **Consider approving a request by Middleton School District for design review and a conditional use permit for a proposed elementary school to be constructed south of the intersection of Meadow Park Boulevard and Crossings Avenue.**

Chairman Sisson presented the item and turned the floor over to City Planner Randall Falkner who gave the staff report.

Jim Main from Design West Architectural Group addressed the commission and was in full agreement with Randall's staff report to the commission in moving forward with the proposed project.

Middleton resident voiced concern of "no man's land" between the school property and the city property where there is a drain ditch, and who would take care of controlling any weed issues that arise.

Vice Chair Watson had a question on the traffic flow for the proposed school and how drop off and pick up of children would be handled. Mr. Main explained that parent drop off and pick up will be at the front of the school and busing would be located in the west parking lot.

Chairman Sisson asked how the firm came to decisions on the design elements for the school. Mr. Main spoke that the roof would be blue since the school is in Middleton and that they picked colors and elements that played well of off each other as well as had low maintenance requirements and had a high durability.

Chairman Sisson addressed his findings to the board and members in attendance and moved to make a motion on the design review.

RECORD OF PROCEEDINGS

Motion: Motion by Commissioner Chairman Sisson to approve the design review for the new elementary school as proposed by the Middleton School District was seconded by Commissioner Watson and carried unanimously by roll call vote.

Chairman Sisson presented the subject of the conditional use permit proposed by the Middleton School District and turned the floor over to City Planner Randall Falkner who gave the staff report.

Randall opened the floor to questions from the board. Chairman Sisson had a question on clarification of the amount of off the street parking spaces proposed, what the letter from the Drainage District #2's attorney was addressing and about extensions on Wanda Way and West Meadow Creek Way.

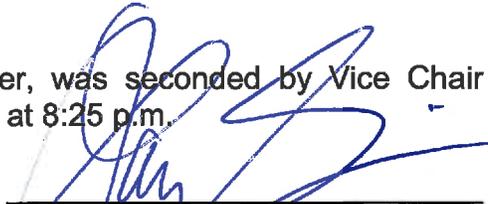
Mr. Main addressed the board and was once again in agreement with Randall's staff report. Mr. Main then clarified drainage issues regarding the letter to the board from Drainage District #2. Public questions for Mr. Main, the school district and then planning and zoning board followed.

Motion: Motion by Vice Chair Watson to approve the Middleton School District conditional use permit for a proposed elementary school to be constructed south of the intersection of Meadow Park Boulevard and Crossings Avenue with the following conditions: maximum building height of 35 feet, adding additional parking, moving the access at the NW parking lot with the bus lane further west on Meadow Park Blvd, marking the parent drop off lane closest to the school as a fire lane, and meeting the requirements addressed in the letter from Sawtooth law addressing the Drainage Districts #2 ditch easement. The motion was seconded by Commissioner Garner, and carried unanimously by roll call vote.

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

Motion: Motion to adjourn by Commissioner Garner, was seconded by Vice Chair Watson, and carried unanimously. Meeting adjourned at 8:25 p.m.

ATTEST:



Chair Lary Sisson



Randall Falkner, Planning and Zoning Official
Approved: December 11, 2017