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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
DECEMBER 7, 2020**

The December 7, 2020 Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:41 p.m.

***The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. This Meeting will be streamed live via Facebook. To testify on the public hearing items below, written comments are accepted by email to [citmid@middletoncity.com](mailto:citmid@middletoncity.com); mailed or dropped off at 1103 W Main Street, Middleton ID 83644 prior to 3:00 p.m. the day of the meeting; to verbally testify contact Jennica Reynolds at 208-585-3133 prior to 5:00 p.m. day of meeting and leave a callback number to be called during the hearing.***

**1. Call to Order - Pledge of Allegiance**

**Roll Call:** Chairman Ray Waltemate, Vice Chair Jackie Hutchison and Commissioners Janet Gregory, Whitney Springston and Bill Deaver were present.

**2. Information Items**

- A. Townhomes, Condominiums, Apartment, Dwellings, Villas, Shared Walls, Patio Homes Access**
- B. Equivalent Dwelling Unit power requirements to be able to charge electric vehicles**

Planning and Zoning Official Bruce Bayne explained the information items. Discussion ensued and the Commissioners all liked the ideas presented. They would like the City to move forward with these additions and changes and bring them back as action items on future agendas.

**3. Action Items**

**A. Consent Agenda**

- 1. Consider approving November 9, 2020 regular meeting minutes.**
- 2. Consider approving FCO – Stonehaven Amended Preliminary Plat**

Chairman Waltemate called the agenda items and asked if any of the commissioners saw anything, they wanted corrected: None.

**Motion:** Motion by Commissioner Gregory to approve the consent agenda items 1 and 2. Motion seconded by Commissioner Springston and approved unanimously.

- B. Public Hearing: An application from Drake Investments, LLC for preliminary plat, development agreement modification and comprehensive plan map amendment for approval of the River Pointe Subdivision. The proposed preliminary plat consists of Mixed Use (M-U) development of 188 commercial, residential, and common lots on approximately 75 acres of vacant land. The address of the project is 10481 Highway 44 and 0 Highway 44, (south of Highway 44), parcel numbers R33920 and R3392001.**

Planning and Zoning Official Bruce Bayne asked that this be tabled to the January 11, 2021 meeting.

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Commission held brief discussion to approve tabling the public hearing.

**C. Ordinance No. 646 of the City of Middleton, Canyon County, Idaho amending Title 1 and Title 4.**

Planning and Zoning Official Bruce Bayne explained the proposed changes to City Code Titles 1 and 4. Changes in Title 1 is to amend the definitions for Apartments adding “apartments will be accessed from a local or wider roadway.” Additional changes are definitions of multi-family dwellings, road access to townhomes and parking stall requirements.

**Motion:** Motion by Commissioner Hutchison to approve Ordinance No. 646 of the City of Middleton, Canyon County, Idaho amending Title 1 and Title 4. Motion seconded by Commissioner Deaver and approved unanimously.

**D. Public Hearing: Ordinance No. 644 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating general zoning provisions; modifying zoning regulations, subdivision regulations, standards, multi-family and cluster housing; modifying and updating land use, setback and area tables, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments provisions; making other changes, additions and minor modifications and providing an effective date.**

Chairman Waltemate called the item and opened the Public Hearing at 6:01 p.m. He read the Title block for Ordinance 644. Planning and Zoning Official explained the amendments to Title 5 which require a public hearing.

Vice Chair Hutchison asked if these changes apply to developments already in process but have not obtained a building permit yet? Bruce said normally it would not. Anything that currently has an application, the old zoning would apply.

Chairman Waltemate opened the public comment portion at 6:10 p.m.

Residents could submit public comment to the City, via post mail, email or Facebook Live comment. There was no public comment submitted.

Tiffani Garcia: Facebook Live: Thanked the Commission for taking public comment.

Chairman Waltemate closed the public comment portion at 6:12 p.m.

Commissioner Gregory said she appreciates the we are bringing everything together a little tighter, so it makes things clearer.

Chairman Waltemate said we know for a fact that eventually apartment buildings and things like that will be something built here. He likes that we have taken the time to start introducing more code that we have in order to keep a leash on that type of growth prior to them actually being here.

Commissioner Deaver asked if any of these changes impact the review of River Pointe

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Subdivision that has been held over to the next meeting? Bruce said no, not on apartments. It does on townhomes because they are putting townhomes into that area. They are meeting the current codes that the commission has previously approved for townhomes, but apartments do not apply here.

Vice Chair Hutchison asked since River Pointe was tabled and the commission is putting changes into effect today and River Pointe will be coming before the commission in January, wouldn't these changes apply to them? Bruce said yes, they do on the townhome side, but it is a moot point on the apartments because they are not asking for apartments.

**Motion:** Motion by Vice Chair Hutchison to approve Ordinance No. 644 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating general zoning provisions; modifying zoning regulations, subdivision regulations, standards, multi-family and cluster housing; modifying and updating land use, setback and area tables, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments provisions; making other changes, additions and minor modifications and providing an effective date. Motion seconded by Commissioner Gregory and approved unanimously by Roll Call Vote.

Chairman Waltemate closed the public hearing at 6:15 p.m.

**Public/Commission/Staff Comments:**

Vice Chair Hutchison said she is so happy this is the last meeting of 2020 and she looks forward to 2021.

Chairman Waltemate said that the Mayor and City staff are going to meet with Middleton Urban Renewal Agency (MURA) to talk about a web designed advertisement to attract small business to Middleton with 200 employees or less. They will be giving a presentation for MURA on how they plan to do that and introduce it to social media. There is no date for that yet, but they are asking for assistance from MURA to help with the development of this webpage. Chairman Waltemate would like to see Planning and Zoning involved as well as it will impact where buildings go, how things are being put in, our land use maps, the way we look at things in the future and how those things are designed. MURA is attempting to push out its borders so it can have a lot more impact and help in assisting the City on bringing in more commercial development. He thinks it would be beneficial for Planning and Zoning to know how and what they plan on bringing to Middleton in all three stages; Urban Renewal, Planning and Zoning and City Council. The Commissioners all agreed they would like to be a part of that meeting.

**Staff Comment:**

Bruce Bayne said he will have the calendar dates for the 2021 Planning and Zoning Meetings at the next meeting. He also said that City staff and elected officials would like to meet with Planning and Zoning and City Council sometime in the new year to look at Comp Plan amendments and a vision for the City going forward. The City wants to make sure that all the decision bodies are in the same thought pattern going forward. Right now, we have over 3,000 homes in the City right now. In some form of development, we have over 5,000 homes that are proposed. That is a huge increase to the City. We want to make sure the direction we are going in is the direction agreed upon.

The City is just about finished with the Master Water Plan and he will be bringing it to the Middleton Planning & Zoning Commission, December 7, 2020


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Commission in the future. But the City water wise is in very, very good shape and will be for quite some time even with development coming. The Sewer system is a different thing. The Wastewater treatment plant with the growth that is coming we are still ok, but we need to get things built and in place and the City has already let out a proposal through T-O Engineers to do improvements of the Waste Water Treatment Plan which will come in place approximately two years from now. But everything we have been given to date shows that we are really good shape domestic water wise, because we have really great water in the City so that is good news.

Chairman Waltemate asked if there were any additional comments on Facebook Live? Commissioner Springston said nothing new.

**Adjourn:** Chairman Waltemate adjourned the meeting at 6:28 p.m.

ATTEST:

  
Jennica Reynolds, Deputy Clerk  
Approved: January 11, 2020

  
Ray Waltemate, Chairman





### 3B) Drake Investments - River Pointe Subdivision

December 7, 2020 - Planning & Zoning Public Hearing

Please check

Name	Address	Phone or Email	Please check			
			In Favor	Neutral	Opposed	Testify

Added Jan 11, 2021

