
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
OCTOBER 19, 2020**

The October 19, 2020 Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:30 p.m.

1. Call to Order - Pledge of Allegiance

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

2. Information Item

A. Townhomes, Condominiums, Apartment, Dwellings, Villas, Shared Walls, Patio Homes

Planning and Zoning Official Bruce Bayne informed the Commission of the various types of multi-family dwellings, as the City will likely receive applications for these types of dwellings. Currently there is no city code that addresses these types of units, they would have to be approved through a development agreement.

3. Action Items

A. Consent Agenda

- 1. Consider approving FCO – Blue Meadows Special Use Permit #2.**
- 2. Consider approving FCO – Re-Review of Idahome Design Review**
- 3. Consider approving FCO – Concord Square Preliminary Plat/Special Use Permit**

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

Motion: Motion by Commissioner Gregory to approve the FCO for Blue Meadows Special Use Permit #2, approve the FCO for the Re-Review of Idahome Design Review and approve the FCO for Concord Square Preliminary Plat/Special Use Permit. Seconded by Commissioner Hutchison and approved unanimously.

B. Public Hearing: A request from Premier Industrial, LLC for a variance approval of Rule Steel Industrial Park located at 11299 Bass Lane, allowing a waiver to reduce the required right-of-way width of Bass Lane from 40 ft to 35 ft and not require street lights to be installed along the frontage of this project per City code requirements.

Chairman Waltemate called the item. Planning and Zoning Official Bruce Bayne read the staff report. Bass Lane was approved in 2016 and Middleton Industrial Park was finished in 2019. When Bass Lane was approved, it was approved with 35 ft. Since that time City code has changed and requires 40 ft. It doesn't make sense to have different feet of right of way in a portion of the road. The road has already been improved and the City will not be making them change the already made improvements to curb and gutter.

Chairman Waltemate opened the public hearing and public comment at 6:04 p.m.

Applicant: David Sterling: T-O Engineers 2471 S Titanium Place, Meridian, ID. Bass Lane improvements were done in 2016. At the time the Cities requirements were 35 ft. for Right-of-Way. We are asking for the additional 5 ft Right-of-Way be waived since there is no additional requirement to change the roadway. As far as the streetlights, we are looking to split the Rule Steel Property into 3 different parcels. In 2016 when it was improved there was one building, now they have 3 large buildings on one parcel, so the goal is to split this into 3 lots, so each building is on its own parcel. Based on the frontage per city code now there should be 2 streetlights, but when Bass Lane was improved there was no requirement to put in streetlights.

Commissioner's concerns are around the public safety and the industrial park with no streetlights, could be a place of mischief.

Are there any other security measures to monitor empty parking lots after hours?

Applicant: There is lighting on the buildings, that is how the large parking lot is lit.

Public comment was opened and closed at 6:12 p.m.

Discussion from Commission: Fine with 35ft right-of-way, but they want the streetlights.

Motion: Motion by Commissioner Gregory to approve request from Premier Industrial, LLC for a variance approval of Rule Steel Industrial Park located at 11299 Bass Lane, allowing a waiver to reduce the required right-of-way width of Bass Lane from 40 ft to 35 ft but the request to not require streetlights to be installed along the frontage of this project per City code requirements is denied. Motion seconded by Commissioner Springston. Approved unanimously by Roll Call Vote.

Chairman Waltemate closed the public hearing at 6:16 p.m.

C. Public Meeting: An application from Skyline Homes and Development, LLC for a preliminary plat of Lakes at Telaga 2 subdivision. The proposed preliminary plat is zoned R-3, consists of 15 residential lots on approximately 14.8 acres. The site is located at 0 Telaga Way with lots fronting on both Telaga and Silverwood Way. West of Kingsbury Road, Canyon County Parcel No. R33833143.

Chairman Waltemate called the item. Planning and Zoning Official read the Staff Report. It is staff recommendation to approve with the listed conditions. There is no requirement in city code for driveway locations.

Applicant: Elwin Butler – Matrix Engineering:
Dale Newberry: 2482 E Cyanite Dr. Meridian

This subdivision has been negotiated and revised. The Roundabouts are 15 ft wide drivable surfaces. This is part of the Lakes of Telaga Subdivision. Common lot will have grass and trees and shrubs. There is not a joint access for use of the swimming pool.

The homes will be larger homes on large lots with mostly side entry garages which will

allow direct (vehicles facing forward) access to the city street and or roundabout. The City has asked that the domestic water and sewer be around the loop and be extended out to Kingsbury. There will be cluster mailboxes. The location of the common area is mapped out in an agreement with the Lakes of Telaga.

Dale Newberry: The hope is to have homes being built the middle to end of 2021. The price point on these houses will be about 750K.

Bruce said ITD is currently building turn lanes on Hwy 44 and Kingsbury.

Commissioner Hutchison said that her concern is with Lot 8 being on the roundabout.

Commissioners discussed the problems with the speed and roundabout in that area. The City is not in the business of putting speed bumps in local roads. The maintenance is difficult with sweepers and snowplows. This is almost 15 acres and only 15 homes. According to City code they could have built 45 homes.

Motion: Motion by Commissioner Springston to recommend to City Council for approval an application from Skyline Homes and Development, LLC for a preliminary plat of Lakes at Telaga 2 Subdivision. The proposed preliminary plat is zoned R-3, consists of 15 residential lots on approximately 14.8 acres. The site is located at 0 Telaga Way with lots fronting on both Telaga and Silverwood Way. West of Kingsbury Road, Canyon County Parcel No. R33833143 with the Conditions 1-5 set forth in the Staff Report. Motion seconded by Commissioner Deaver, approved unanimously.

Chairman Waltemate called a 5-minute recess at 6:53 p.m.

Chairman Waltemate called the meeting back in session at 6:58 p.m.

Commissioner Hutchison left the meeting during the break.

D. Ordinance No. 642 of the City of Middleton, Canyon County, Idaho amending Title 1 and Title 4.

Chairman Waltemate called the item and Planning and Zoning Official Bruce Bayne read the proposed changes provided to Commission, giving the definitions of multi-family dwellings.

Motion: Motion by Commissioner Springston to Ordinance No. 642 of the City of Middleton, Canyon County, Idaho amending Title 1 and Title 4. Motion seconded by Commissioner Gregory. Motion approved unanimously.

E. Public Hearing: Ordinance No. 641 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/cluster housing; modifying and updating land use, setback schedule, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments provisions; making other minor modifications and providing an effective date.

Chairman Waltemate called the agenda item and opened the public hearing at 7:06 p.m.

Planning and Zoning Official Bruce Bayne reviewed the proposed changes.

Chairman Waltemate opened the public comment portion at 7:14 p.m.

Mike Graefe: 1889 Ridge Way. He wants to make sure that this doesn't apply to R-3 zoning. He went to a meeting on site at Hartley and Willis, does this apply to this? He gets nervous when we start changing codes for multifamily dwellings. As a resident here, we enjoy it, but if we start building apartments we will leave.

Bruce said if the zoning is changed. The only two zonings where Multi-Family can be approved is M-U or M-F. Anyone who owns property in the city can ask for a zone change. M-F only have family dwellings. M-U can have commercial and family dwellings.

Chairman Waltemate closed the public comment portion at 7:26 p.m.

Discussion by Commissioners: Regularly reviewing code and fixing holes important.

Motion: Motion by Commissioner Gregory to recommend City Council approve Ordinance No. 641 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/cluster housing; modifying and updating land use, setback schedule, subdivision of land, road standards and recreational vehicle park requirements, modifying design and development standards; updating special developments provisions; making other minor modifications and providing an effective date. Motion seconded by Commissioner Springston, and unanimously approved.

Chairman Waltemate closed the public hearing at 7:28 p.m.

Public/Commission/Staff Comments:

Public Comment:


Mike Graefe 1889 Ridge Way: Police can monitor the speeding around roundabouts.

Adjourn: Commissioner Gregory adjourned the meeting at 7:31 p.m.



Ray Waltemate, Chairman

ATTEST:


Jennica Reynolds, Deputy Clerk
Approved: November 9, 2020

