
**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
APRIL 6, 2020**

The April 6, 2020 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 7:01 p.m. The meeting was streamed live via the City Facebook page due to the CDC/COVID-19 restrictions.

Pledge of Allegiance

Roll Call: Chairwoman Janet Gregory, Commissioners Jackie Hutchison and Whitney Springston were present. Commissioner Bill Deaver participated via telephone. Commissioner Ray Waltemate was not present.

1. Information Items:

- **Election of Planning and Zoning Commission Chairperson.
CC 1-5-5-C-1 Officers: The Commission shall elect its own chairman,
and may create and fill such other offices as it may determine
necessary. – Bruce Bayne**

Planning and Zoning Official Bruce Bayne announced that Chairwoman Gregory has asked to step down as Chairperson but remain on as a commissioner. He proposed that the Commission elect and vote for a new Chairperson at the next meeting. Any Commissioner who wants to serve in this position should contact him. Commissioners Deaver, Springston and Hutchison thanked Chairwoman Gregory for her service.

- **Recusing yourself from an agenda item – Bruce Bayne**

Planning and Zoning Official Bruce Bayne introduced the item and explained when the commission should recuse themselves from an action item per the City Attorney, Chris Yorgason's recommendations and communication via email. There was some discussion among Bruce and the commissioners. Commissioner Hutchison confirmed the need to recuse oneself if the commissioner has any financial interest in the item. Commissioner Springston asked if she is unbiased but the item is relating to her neighborhood if she should recuse herself. Bruce stated as long as there can be an unbiased decision based on the information as presented, there is no need to recuse oneself, however, the commissioners are each individually responsible to make that decision for themselves.

- **Review changes requested to the Design Review requirements of
Middleton City Code. – Bruce Bayne**

Planning and Zoning Official Bruce Bayne reviewed the suggested changes

for the Design Review requirements of Middleton City Code. Commissioner Deaver asked if Bruce had done a side by side comparison with Caldwell and Nampa city codes? He wants to make sure that the City stays competitive. Planning and Zoning Official Bruce Bayne said he doesn't know if the Middleton City Codes are in agreement with the surrounding cities and he understands Commissioner Deaver's concern, but there are things that the City does different from surrounding cities. Commissioner Hutchison asked that in the revision be language added limiting vertical and horizontal metal siding on buildings on Main Street to 20 percent of the building, and expanding 1 mile each direction east and west of town. Commissioner Springston said she understands being competitive in our requirements, but we don't want to be so lax that we don't attract the types of businesses we would like to see come to Middleton. All commissioners present agreed with the proposed changes.

2. Action Items

A. Consider approving minutes of the March 9, 2020 regular meeting.

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

Motion: Motion by Commissioner Hutchison to approve the minutes for the March 9, 2020 regular meeting was seconded by Commissioner Springston and carried unanimously.

B. Public Hearing: Consider approving an annexation, zoning and development agreement for Richard and Amy Davis of approximately 6.06 acres from Canyon County Agriculture to City of Middleton M-U (Mixed Use). The subject property lies north of Main Street, adjacent to and north of Perfection Tire and to the eastern side of Hartley Lane. Subject property parcel number is R1788901000.

Chairwoman Gregory introduced the item, and said due to the fact that no public is present (due to the CDC/COVID-19 restrictions) the commission needs to table the public hearing to a date certain of May 11, 2020.

Motion: Commissioner Springston to table the public hearing to: Consider approving an annexation, zoning and development agreement for Richard and Amy Davis of approximately 6.06 acres from Canyon County Agriculture to City of Middleton M-U (Mixed Use). The subject property lies north of Main Street, adjacent to and north of Perfection Tire and to the eastern side of Hartley Lane. Subject property parcel number is R1788901000 to a date certain of May 11, 2020. Motion was seconded by Commissioner Hutchison and carried unanimously.

Discussion: Commissioner Deaver asked if tabling the two public hearings would

impede the property owners? Planning and Zoning Official stated, that yes, it would delay the property owners being able to move forward on their projects. However, going forward the City will have in place at the next Planning and Zoning and City Council meetings the ability to have public hearings via live streaming and teleconferencing until the CDC restrictions of COVID-19 have been lifted. Commissioner Springston asked how the public will be informed of the public hearings. Bruce said the City will send letters to the adjacent landowners and it will be added to the agenda for each meeting, and the platform the City is looking to use is Zoom. The governor has allowed these types of meetings during the CDC/COVID-19 restrictions for public meetings.

C. Public Hearing: Consider a request by Deep Water LLC to annex into Middleton City limits approximately 14.00 acres and rezone from Canyon County Agricultural (AG) to City of Middleton M-U (Mixed Use). The property is located approximately 2,000 feet South of Main Street (State Hwy 44), West of Duff Lane (kitty-corner to Duff Pond).

Chairwoman Gregory introduced the item, and said due to the fact that no public is present (due to the CDC/COVID-19 restrictions) the commission needs to table the public hearing to a date certain of May 11, 2020.

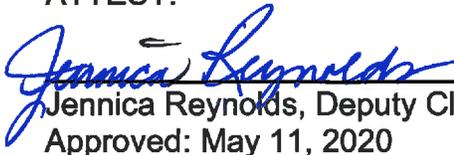
Motion: Commissioner Hutchison to table the public hearing to: Consider a request by Deep Water LLC to annex into Middleton City limits approximately 14.00 acres and rezone from Canyon County Agricultural (AG) to City of Middleton M-U (Mixed Use). The property is located approximately 2,000 feet South of Main Street (State Hwy 44), West of Duff Lane (kitty-corner to Duff Pond) to a date certain of May 11, 2020. Motion was seconded by Commissioner Deaver and carried unanimously.

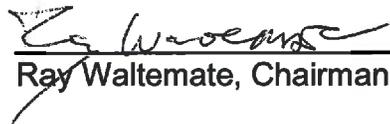
Public/Commission/Staff Comments:

Chairwoman Gregory said she has enjoyed being chairwoman, she wants to remain on the commission, but just needs to step back at this time. Planning and Zoning Official thanked her for her service and the rest of the commission agreed she has done a great job.

Adjourn: Chairwoman Gregory adjourned the meeting at 7:35 p.m.

ATTEST:


Jennica Reynolds, Deputy Clerk
Approved: May 11, 2020


Ray Waltemate, Chairman