



AGENDA

Middleton Planning and Zoning Commission Meeting

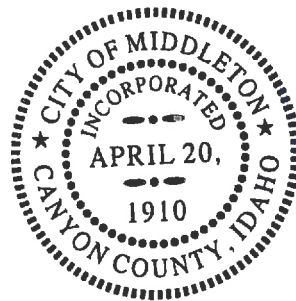
Date: Monday, January 14, 2019 Time: 7:00 p.m. Location: 6 N. Dewey Ave., Middleton ID

1. Call To Order - Pledge of Allegiance
2. Roll Call
3. Information Items:
4. Action Items
 - A. Consider approving minutes of the December 10, 2018 Regular Meeting.
 - B. Consider approving a request by Tradition Capital Partners, LLC for a Special Use Permit to except Fountain Springs Ct. (1184 feet long) from Middleton City Code (MCC) MCC 5-4-10-2.E, maximum length of a cul-de-sac of 600 feet. The subject property is located south of Foothill Road, east of New Castle Court, and north of The Lakes at Telaga Subdivision, Middleton, Idaho.
 - C. Consider approving design review of residential structures in Sawtooth Lake Subdivision Phase I pursuant to city council conditions of preliminary plat approval.
 - D. Commission discussion about any subject.
5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by:


Dawn Dalton, Deputy Clerk

Date: January 11, 2019
Time: 1:30 p.m.



A

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
DECEMBER 10, 2018**

The Planning and Zoning Commission Meeting of December 10, 2018 was called to order by Vice Chairman Waltemate at 7:00 p.m.

Roll Call: Commissioners Jackie Hutchison, Kent Brough and Ray Waltemate were all present. Chairman Janet Gregory was excused.

Mayor Darin Taylor introduced Whitney Springston to the Commissioners before having Mrs. Springston explain her background and what made her want to be part of the Planning and Zoning Commission to the Commissioners.

Mayor Darin Taylor administered the oath of office to Whitney Springston to fill the remaining term of Jeff Garner. Commissioner Springston joined the rest of the Commissioners for the remainder of the Planning and Zoning Meeting.

Action Items

- A. Consider approving minutes of the November 12, 2018 Regular Meeting and the November 26, 2018 Special Meeting.**

Motion: Motion by Commissioner Brough to approve the minutes of the November 12, 2018 Regular meeting and the November 26, 2018 Special Meeting was seconded by Commissioner Hutchison and carried unanimously.

- B. Public Hearing. Consider approving an application for a special use permit from Brad Cook to except from Middleton City Code 5-2-3: side street setback from 20 feet to 17' 3", and rear setback from 20 feet to 3 feet. The subject property is located at 715 Hudson Street, Middleton, Idaho.**

Vice Chairman Waltemate called the agenda item and declared the public hearing open. City Planning and Zoning Official Randall Falkner gave a brief staff report.

Brad Cook briefly informed the Commission that his house was originally built in 1977 or 1978 and his request is to help improve the current house. As of right now Mr. Cook plans on residing and adding new windows to the whole house and that the garage will match both with the siding and the windows.

Mayor Darin Taylor stated that both he and Planning and Zoning Official Randall Falkner went out and physically looked at the site in question and agrees with the staff report the Mr. Falkner gave.

Calvin Latta stated that Mr. Cook takes very good care of his property and has worked hard over the last six years improving the property, Mr. Latta stated that he was in full support of Mr. Cook's request.

Vice Chair Waltemate declared the public comment portion of the hearing closed and Commission discussion followed.

Motion: Motion by Commissioner Hutchison to approve a request for a special use permit for from Brad Cook to except from Middleton City Code 5-2-3: side street setback from 20 feet to 17' 3", and rear setback from 20 feet to 3 feet. The subject property is located at 715 Hudson Street, Middleton, Idaho, was seconded by Commissioner Brough and carried unanimously.

- C. A request from Traditional Capital Partners, LLC to approve a preliminary plat for Blue Meadows Subdivision consisting of 25 residential lots on approximately 80.19 acres of vacant land, Canyon County Parcel No. 33832000, located south of Foothill Road, east of New Castle Court, and north of Lansing Meadows and Lakes at Telaga subdivisions. Middleton, Idaho.**

Vice Chair Waltemate called the agenda item and City Planning and Zoning Official Randall Falkner gave a brief staff report.

Spencer Kofoed, the owner of the property, explained that after many productive talks with the city over the course of the last year he had decided to purchase the 80 acres that has significant wetlands. Mr. Kofoed stated that with this development he tried to make the lots fit in harmony with the lots in adjacent subdivisions, and then as the property expands towards Foothill, they transitioned the lots to larger sizes to fit the more rural area. Mr. Kofoed further explained that the development would have a bike path according to Middleton's comprehensive plan and transportation map, private drives accessing larger lots from Foothill Rd., water mainline extension along E. 9th Street from Duff Ln. to the southeast corner of Blue Meadows Subdivision, and dedication to the city of right-of-way for E. 9th Street.

Peggy Breski from Horrocks Engineers further explained that with regards to E. 9th Street the plat does represent a 100-foot easement that will be dedicated to the City in order to accommodate the future expansion of E 9th street so buyers of those lots will know what is purposed in the future, and it will not affect those properties in any way. Mrs. Breski also went on to address Commissioner Springston's question regarding accommodations on the larger lots for residents wanting to house horses. Mrs. Breski stated that in most cases it is very unusual to see people wanting to keep horses on a property than is less than three acres in size.

Mayor Darin Taylor informed the Commission that these 80 acres took a little longer to sell and try to develop due to two main reasons. The first reason is that the 80 acres in question has so many wetlands associated with it, since the ground water level is so high on the property, and the second issue was the future expansion of E 9th street.

Motion: Motion by Commissioner Hutchison to recommend city council approve a request by Traditional Capital Partners, LLC to approve a preliminary plat for Blue Meadows Subdivision consisting of 25 residential lots on approximately 80.19 acres of vacant land, Canyon County Parcel No. 33832000, located south of Foothill Road, east of New Castle Court, and north of Lansing Meadows and Lakes at Telaga subdivisions. Middleton, Idaho, was seconded by Commissioner Springston and carried unanimously.

Public Comments: none.
Commission/Staff Comments: none.
Adjourn

Vice Chair Waltemate declared the meeting of the Planning and Zoning Commission adjourned at 8:19 p.m.

ATTEST:

Janet Gregory, Chairman

Randall Falkner, Planning and Zoning Official
Approved: January 14, 2018

B

ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Blue Meadows – Special Use Permit – Cul-de-sac length proposed Fountain Spring Ct.

A request by Tradition Capital Partners, LLC for a Special Use Permit to except from Middleton City Code (MCC) MCC 5-4-10-2.E, maximum length of a cul-de-sac of 600 feet to an approximate length of 1,148 feet. The subject property is located south of Foothill Road, east of New Castle Court, and north of Lakes at Telaga subdivision, Middleton, Idaho.

Applicant: Tradition Capital Partners, LLC
8454 Brookhaven Pl
Middleton, ID 83644

Representative: Peggy Breski (Horrocks Engineers)
2775 W. Navigator Dr. #210
Meridian, ID 83642

1. **APPLICATION:** The application was accepted by the City on December 22, 2018.

2. **NOTICE OF PUBLIC HEARING:**

| | |
|---------------------------------------|-------------------|
| Published notice Idaho Press Tribune: | December 30, 2018 |
| Letters to 300' Property Owners: | December 27, 2018 |
| Letters to Agencies: | December 27, 2018 |
| Property Posted: | January 7, 2019 |

3. **APPLICABLE CODES AND STANDARDS:**

Idaho Code Title 67, Chapter 65-12 and 67-65-13
Middleton City Code (MCC) 1-14-2, 1-15-2, and 1-15-7

4. **PLANNING AND ZONING OFFICIAL REVIEW COMMENTS:**

On December 19, 2018, the applicant received preliminary plat approval from City Council subject to the following conditions: 1. Satisfy city-engineering comments provided on December 19, 2018, and 2. Planning and Zoning commission approval of a special use permit of applicant-requested exceptions to standards. Since that time the applicant has submitted a request to the city to except proposed Fountain Spring Ct. at 1,148 lineal feet from Middleton City Code (MCC) MCC 5-4-10-2.E, maximum length of a cul-de-sac of 600 feet.

The applicant states that the request is being made due in part to the existing constraints of the site, such as the Middleton Canal bisecting the subdivision site and the site containing a considerable amount of wetlands. As a result, the subdivision has been designed by creating access roads off of existing roadways.

According to the applicant, the decision to design a cul-de-sac street was in large part due to the requests of neighboring residents who specifically requested the development not include a connection to Spring Creek Way. For comparison, MCC 5-4-10-2 allows loop roads up to 3,200 feet and MCC 5-4-10-3 allows one block up to 1,100 feet.

Written Agency Responses to Date: No agency responses received.

Written Property Owners Responses to Date: A written property owner response was received on January 2, 2019. The property owner had concerns about the increased traffic that would be caused by the extension of Fountain Springs Drive. The letter has been included in the packet for the Planning and Zoning Commission's review.



CITY OF MIDDLETON

P O Box 487, MIDDLETON, ID 83644

208-585-3133, FAX: 208-585-9601

WWW.MIDDLETON.ID.GOV



Planning Department

Master Planning and Zoning Application

Rev: 9/13/2017

Date of acceptance: 12/22/18

Accepted by: RF

Fee paid: \$ 375.00 Receipt No. 1,232211

Property Owner:

Tradition Capital Partners, LLC (208) 863-5164 spencer.tradition@gmail.com

Name Phone Email
8454 Brookhaven Pl. Middleton, ID 83644
Address City, State Zip

Representative:

Peggy Breski 208.895.2520 ext. 435 peggyb@horrocks.com
Name Phone Email

2775 W. Navigator Dr. #210 Meridian, ID 83642
Address City, State Zip

Application Type:

- | | | |
|------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Rezone | <input type="checkbox"/> Development Agreement |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Vacate Right-of-Way |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Comprehensive Plan Map or Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Amend or Terminate a Recorded Development Agreement | | |

Site Information:

Address: 8595 Foothills Road, Middleton, ID 83644

Crossroads: Off of Foothills Road between Lansing Lane and Kingsbury Road

Assessor's Tax Parcel No(s): 33832000

Total Acres: 80.19 Next to City limits? Within City Limits

Existing Zoning: R-3 Proposed Zoning: R-3

Floodplain Zone: X Hillside (grades exceeding 10%): N/A

SPENCER KOFOED
Property Owner's Printed Name

[Signature]
Property Owner's Signature

12/21/2018
Date

RF
City Official Accepting Application



CITY OF MIDDLETON

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Planning Department

Master Planning and Zoning Application

Rev: 9/13/2017

Date of acceptance: 12/22/18
Accepted by: [Signature]
Fee paid: \$ 375.00

Checklist - A complete Planning and Zoning Application must include the following.

- ☒ **Complete Application** (incomplete applications will not be accepted)
- ☒ **Application Fee** (see Fee Schedule). Note: Any city engineering and attorney expenses throughout the approval process that are related to an application are billed to the applicant in addition to the application fee. Dropped off separately by Owner/Developer.
- ☒ **Proof of Ownership:** attach a copy of the recorded deed or purchase agreement.
- ☐ **Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation. Description is included in Warranty Deed. If a revised Description is required please include in Comments.
- ☒ **Vicinity Map:** attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- ☒ **Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- ☒ **Narrative:** attach a brief statement describing the reason for the application and desired outcome, including the following:
 - Existing and proposed zoning and land use(s)
 - How the proposal is harmonious with the city's comprehensive plan
 - Anticipated adverse impacts on neighbors
 - Proposed buffers types and locations, if any
 - Information helpful to decision-makers:
 - If a **Conditional Use Permit application**, see Middleton City Code 5-3-4
 - If a **Variance application**, see Middleton City Code 5-3-5
 - If a **Waiver application**, see Middleton City Code 6-7-1.
- ☐ If applicable, attach proposed **Development Agreement**.
- ☐ If applicable, attach proposed **Preliminary Plat**
- ☐ If applicable, attach proposed **Final Plat**
- ☐ If applicable, attach required "Materials and Information" for **Design Review** (see Middleton City Code 5-5-5)
- ☐ **Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office). Will provide under separate cover.
- ☒ **Complete Application** (Staff check this box and Initial when complete): [Signature]



CITY OF MIDDLETON
P O BOX 487 AVENUE, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning Department
Conditional Use Permit Checklist
Rev: 09/13/2017

Property Owner(s): Tradition Capital Partners, LLC

Please answer the following questions:

1. Property Size: 80.19 acres
2. Crossroads: Foothills Road and Kingsbury
3. Future Land Use Designation: Single Family Residential - R-3
4. Surrounding Land Uses: Single Family Residential
5. If approved, what is the expected effect on roadways and traffic? With only 12 lots added there is such nominal expected effect on roadways and traffic that a Traffic Impact Study was not required.
6. Will the proposed use generate a nuisance of light, glare, noise, vibration, smoke, fumes, odor, dust, etc.? No, none

If applicable:

Days and hours of operation: N / A

Number of employees (full-time): -- (part-time): --

Number of employees (living on-site): -- (living off-site): --

Frequency of deliveries: -- Location of deliveries: --

Commission Evaluation: A public hearing will be scheduled before the Planning and Zoning Commission, which will review the application, receive verbal and written comments, and make a final decision based on the standards identified in Middleton City Code 5-3-4 and other applicable code sections.

How will the proposed use be harmonious with the goals, objectives, and strategies in the Comprehensive Plan?

Will the proposed use be served adequately by essential public facilities and services (pathways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools or will the proposed use create excessive additional requirements at public cost for public facilities and services?

Will the proposed use be injurious to others by involving activities, processes, materials, equipment or conditions of operation that will be hazardous, or a nuisance to a person, or to existing or future neighboring uses? Nuisance means excessive traffic, vibration, noise, dust, fumes, glare, or odors or other similar nuisances.



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

May 22, 2018

Traditional Capital Partners, LLC
8454 Brookhaven Place
Middleton, ID 83644

Blue Meadows

File No. 646335

Property Address: Blue Meadows Subdivision, Foothill Road, Middleton, ID 83644

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Sue Rich-Merritt, Escrow Officer
Ph: (208)373-3612
Email: srmerritt@pioneertitleco.com

Enclosures



8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 646335 SRM/

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Willowbrook Development, Inc.

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby
Grant, Bargain, Sell and Convey unto

Traditional Capital Partners, LLC

Grantee, whose address is: 8454 Brookhaven Place Middleton, ID 83644, the following described real
estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements,
subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the
said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it
is the owner in fee simple of said premises; that they are free from all encumbrances and that it will
warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused
its corporate name to be hereunto subscribed by its officers this May 22, 2018.

Willowbrook Development, Inc.

By: 
Richard M. Phillips, President

State of Idaho, County of Ada

This record was acknowledged before me on 5-24-18 by Richard M Phillips, as President of
Willowbrook Development Inc.


Signature of notary public
Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

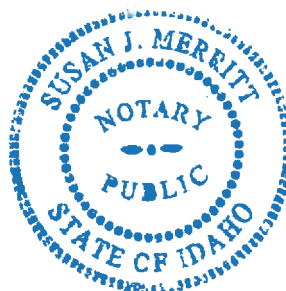


EXHIBIT A

A portion of the South Half of the North Half of Section 3, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the East Quarter corner of Section 3, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

South 89° 26' 41" West 1,320.31 feet along the mid-section line (the basis of bearings) to a 1/16th corner, the POINT OF BEGINNING; thence continuing along the mid-section line,

South 89° 26' 41" West 1,320.31 feet to the center of said section; thence

South 89° 26' 41" West 1,318.76 feet to a 1/16th corner; thence along a 1/16th line,

North 00° 47' 20" East 1,324.68 feet to a 1/16th corner, said point also being on the South right of way of Foothill Road; thence along the 1/16th line,

North 89° 27' 05" East 1,319.81 feet to a 1/16th corner; thence continuing along a 1/16th line,

North 89° 38' 09" East 1,320.73 feet to a 1/16th corner; thence along a 1/16th line,

South 00° 51' 25" West 1,320.19 feet to the POINT OF BEGINNING.

VICINITY MAP

Blue Meadows Subdivision



VICINITY MAP

1" = 1000'



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

SITE INFORMATION

T.B.D.
 Site Address: Foot hill Road & New Castle Parcel Number: R-33832
 City: MIDDLETON State: ID. ZIP Code: 83644
 Notices Mailed Date: 12/6/12 Number of Acres: 80+- Current Zoning: R-3
 Description of the Request: Discuss length of Culdesac

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: SPENCER KOFOED
 Company Name: TRADITION CAPITAL PARTNERS
 Current address: 8454 Brookhaven Place
 City: MIDDLETON State: ID. ZIP Code: 83644
 Phone: Cell: 208-863-5164 Fax:
 Email:

MEETING INFORMATION

DATE OF MEETING: 12/17/18 MEETING LOCATION: TROLLEY STATION MIDDLETON
 MEETING START TIME: 6:30 P.M. MEETING END TIME: 8:10 P.M.

ATTENDEES:

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|---------------------------------|--------------------|-----------------------|
| 1. ALAN MILLS | <i>[Signature]</i> | Box 206 Middleton ID. |
| 2. Jim + Sherrey Martin | <i>[Signature]</i> | 8976 New Castle DR |
| 3. Gary + Barbara W. Whitehouse | <i>[Signature]</i> | 8976 New Castle Dr. |
| 4. Patricia Crawford | <i>[Signature]</i> | 8359 Spring Creek Way |
| 5. <i>[Signature]</i> | <i>[Signature]</i> | 8482 New Castle |
| 6. Chuck + Mike + Talbous | <i>[Signature]</i> | 8425 Spring Creek Way |
| 7. <i>[Signature]</i> | <i>[Signature]</i> | 23553 New Castle Ct. |
| 8. Janis Smotherman | <i>[Signature]</i> | 8447 Spring Creek Way |
| 9. Chuck + Debbie Caruthers | <i>[Signature]</i> | 8974 New Castle |
| 10. Frank + Lisa Smith | <i>[Signature]</i> | 8359 New Castle CT |
| 11. Scott + Patty Gordon | <i>[Signature]</i> | 8984 New Castle DR |

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|------------------------------------|-------------|-------------------------------|
| 12. Ron & ALANA | [Signature] | 23417 New Castle CT |
| 13. Jim & BRITZ GRIFFIN | [Signature] | 8381 SPRING CREEK WAY |
| 14. Janet Wientendyke, Mark Martin | [Signature] | 8381 Copper Creek |
| 15. LYN KESLER | | |
| 16. Beth & Rulon Phillips | [Signature] | 8469 Spring Creek Way |
| 17. Lee & Mary Christensen | [Signature] | 8469 Spring Creek Way |
| 18. SPENCER KOFOED | [Signature] | 8454 Broomfield Pl, Littleton |
| 19. | | |
| 20. | | |

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Spencer Kofoed

APPLICANT/REPRESENTATIVE (Signature):

[Signature]

DATE: 12 / 18 / 18

December 22, 2018

City of Middleton
Mayor Taylor and Planning & Zoning Department
1103 W. Main Street
Middleton, ID 83644

SUBJECT: Blue Meadow Subdivision - Application for Conditional Use Permit for Cul-de-sac Length

Dear Mr. Mayor and P&Z Department:

On behalf of our client, Tradition Capital Partners, LLC., we submit this Application for Conditional Use Permit ("CUP") of a proposed roadway in Blue Meadows Subdivision. This subdivision's Preliminary Plat was just approved by City Council on December 19, 2018. The CUP references City Codes MCC 5-4-10-2.e and MCC 5-4-10-3; the request is to approve the extended length of a cul-de-sac (of approximately 1,100 lineal feet in length versus the maximum allowable length in Code of 600 lineal feet).

REQUEST FOR EXCEPTION / CONDITIONAL USE

The request is being made due in part to the existing constraints of the site, including the fact that the Middleton Canal bisects the subdivision site, and due to the fact that the site contains a considerable amount of protected wetlands; for these reasons the subdivision's roadways do not feature one continuous street, but rather the subdivision is thoughtfully designed by creating access roads off of existing roadways.

The roadway in question will involve the extension of existing roadway, Fountain Spring Drive, into a cul-de-sac street with an approximate length of 1,100 linear feet. The decision to design a cul-de-sac street was in large part due to the requests of neighboring residents who specifically requested that the development not include a "loop" roadway into Spring Creek Way. Our client wanted to be sensitive to the neighboring community and therefore designed the street into a cul-de-sac.

The additional rationale behind the CUP request is based on the definition. There seems to be question as to whether this (or any) cul-de-sac would meet the definition of a city block, as detailed in Section 5-4-10-3(A), which by definition is 1,100-feet in length (and would therefore remove any need for an exception on this Project's cul-de-sac).

CONSIDERATIONS

The Fountain Springs cul-de-sac will not have an adverse effect on any persons or surrounding property.

Additionally, the cul-de-sac does not affect the adequacy or availability of public utilities, and it meets emergency accessibility in its design.

We thank you for considering this Conditional Use Permit Application. If you have any questions or comments regarding this submittal, please contact Peggy Breski at 208.895.2520 or Spencer Kofoed at 208.863.5164. We look forward to working with you to ensure that the Project will be a positive addition to the residents and to the City.

Sincerely,

Peggy Breski, Senior Planner
Horrocks Engineers

cc: Spencer Kofoed

HORROCKS ENGINEERS
2775 W. NAVIGATOR DR., SUITE 210
MERIDIAN, ID 83642
(208) 335-2320
www.horrocks.com

WARNING
IF THIS PLAN DOES NOT
CORRELATE WITH THE
DRAWING IS NOT TO SCALE

| DATE | DESCRIPTION | BY | APP'D |
|------------|-------------|-----|-------|
| 12/26/2018 | PRELIMINARY | MDK | |
| 01/10/2019 | REVISED | MDK | |
| 01/10/2019 | REVISED | MDK | |
| 01/10/2019 | REVISED | MDK | |
| 01/10/2019 | REVISED | MDK | |
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| 01/10/2019 | REVISED | MDK | |

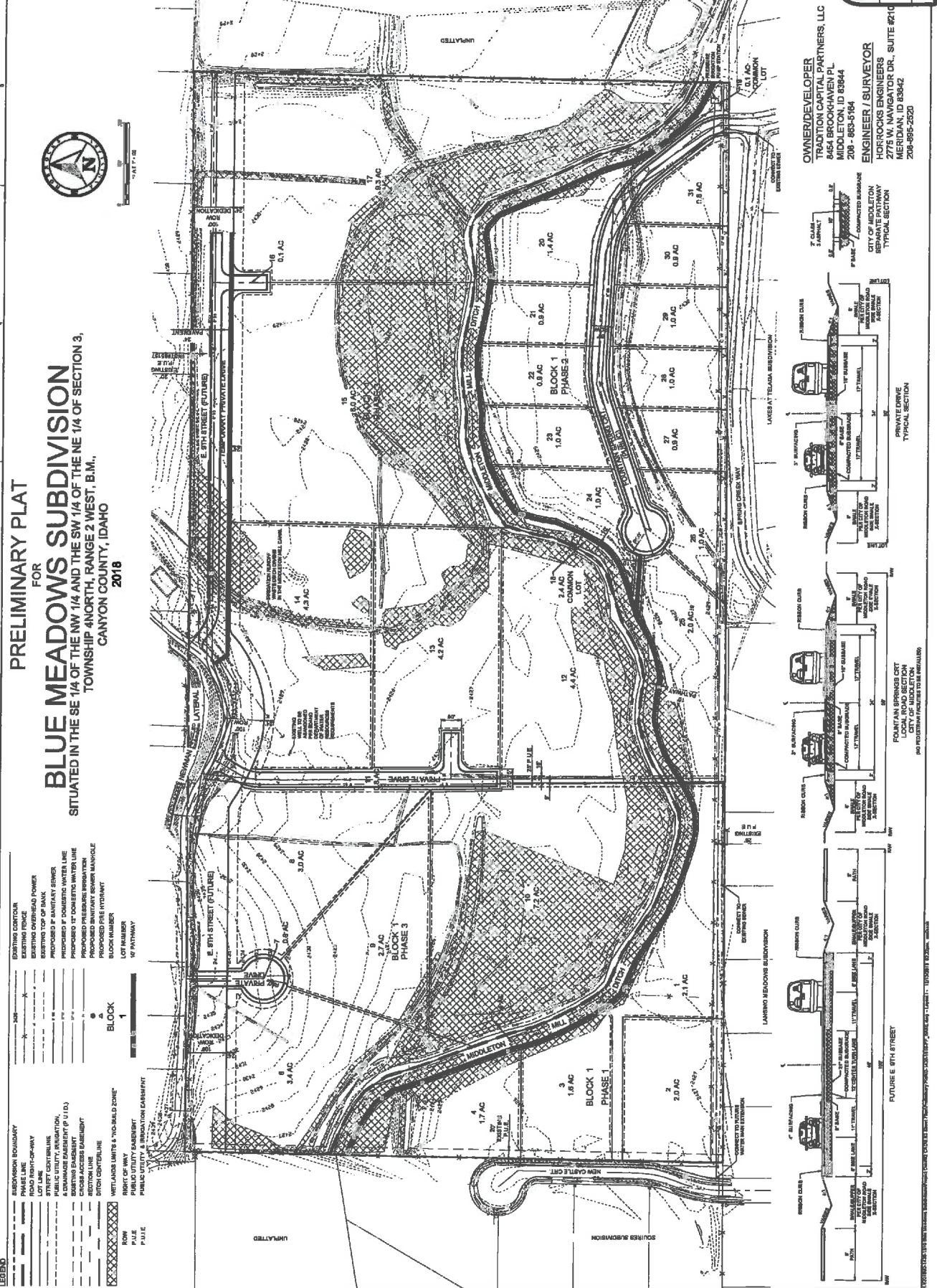
BLUE MEADOWS SUBDIVISION
PRELIMINARY PLAT
MIDDLETON, IDAHO
NATURAL FEATURES & UTILITIES

OWNER/DEVELOPER
MIDATION CAPITAL PARTNERS, LLC
1100 S. 10TH ST. #17
MIDDLETON, ID 83644
208-853-5164

ENGINEER / SURVEYOR
HORROCKS ENGINEERS
2775 W. NAVIGATOR DR., SUITE #210
MERIDIAN, ID 83642
208-335-2320

PP1.1

PAGE 1 OF 2





NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

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| 11. Scott & Patty Cooney | <i>[Signature]</i> | 8974 New Castle DR. |

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|-----------------------------------|--------------------|-------------------------|
| 12. ROBERT ALAVA | <i>[Signature]</i> | 23417 New Castle CT |
| 13. LISA & BARTZ GRIFFIN | <i>[Signature]</i> | 8381 SPRING CREEK W. 44 |
| 14. Janet Wierendyke, Mark Martin | <i>[Signature]</i> | 8381 Copper Creek |
| 15. LYNN KESLER | | |
| 16. Beth & Rulon Phillips | <i>[Signature]</i> | 81576 Football Rd. |
| 17. Lee & Mary Christensen | <i>[Signature]</i> | 8469 Spring Creek Way |
| 18. SPENCER KOFOED | <i>[Signature]</i> | 8454 BRIMMER PL, MILLER |
| 19. | | |
| 20. | | |

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Spencer Kofoed

APPLICANT/REPRESENTATIVE (Signature):

[Signature]

DATE: 12 / 18 / 18

Janet L. Woertendyke
8386 Copper Creek Way
Middleton, ID 83644



Email – jlwuertendyke@gmail.com
Phone – 208-585-3142
Mobile – 559-301-4994

Mr. Randall Falkner
Planning and Zoning Department
City of Middleton
P.O. Box 487
Middleton ID 83644

Dear Mr. Falkner,

I own a home at 8386 Copper Creek Way in the Lakes at Telaga Subdivision in Middleton and received a meeting notice for the Planning and Zoning Commission. The meeting is to determine if a Special Use Permit should be issued to Tradition Capital Partners, LLC. I am submitting my written comments about their request.

I am very concerned about the Special Use Permit proposed to allow an 1100 foot cul-de-sac in the new subdivision just north of my home. I am uneasy the extra traffic will be disruptive to our neighborhood and Telaga Way, the main street into neighborhood.

I attended the developer's meeting a few weeks ago to find out more information about the proposed Blue Meadows subdivision. The developers want to use streets within the Lakes at Telaga as well as the entrance to Lakes at Telaga for their 12 new home's occupants to travel upon. This will increase the traffic on Fountain Springs Road and Telaga Way which is already busy with people cutting the roundabouts and speeding. I am curious why the 12 lots in question can't have their own separate entrance from Foothill or Kingsbury.

Would a traffic study of the impact to our once peaceful neighborhood be wise before this is approved? I would appreciate the Planning and Zoning Commission to consider these points before approving a variance to the developers.

Sincerely,


Janet L. Woertendyke

C

ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Design Review for Residential Structures in Sawtooth Lake Subdivision No. 1

An application by Hayden Homes Idaho, LLC, for design review approval of residential structures in Sawtooth Lake Subdivision No. 1 on 23 acres of vacant land in an M-U zone on the west of Middleton Road, east of Crane Creek Way, on the north side of Sawtooth Lake Drive, and east of Middleton Lakes Subdivision.

Applicant: Hayden Homes Idaho LLC
1406 N. Main St.
Meridian, ID 83642

1. **APPLICATION:** The application was accepted by the City on January 10, 2019.
2. **APPLICABLE CODES AND STANDARDS:**
Middleton City Code, Title 1, Chapter 15, Section 8
4. **STAFF COMMENTS:**

According to 1-15-8-1 of the Middleton City Code, a design review is required for all non-residential structures, and residential structures containing more than three residential units. The applicant in this case is coming to the Planning and Zoning Commission for design review approval of structures in Phase 1 because it was a condition of approval by the City Council. The Findings, Conclusions, Decisions and Order signed on December 20, 2017 state "The houses to be built in the subdivision shall go through the design review."

The applicant submitted the following required documents and information:

- Complete application and fee,
- Vicinity map,
- Site plan,
- Architectural plan, and
- Material sample board (applicant submitted color schemes).

The **vicinity map** shows the vicinity of the property (MCC 1-15-8-4.B.)

The **site plan** shows the following information as required in (MCC 1-15-8-4.C.)

- Property boundary and dimensions (**Shown on Sawtooth Lake Subdivision No. 1 Plat**)
- Location of existing and proposed structures, dimensions, setbacks, and lot coverage (**The building setbacks submitted show a 15 foot rear setback; however a 20 foot rear setback is required in an M-U zone. Shown on Final building setbacks sheet for each house style**).
- Location of on-site parking spaces and dimensions, and access width and Length (**Not applicable**)
- Location of dumpster, dimensions, and fencing for garbage and recycling (**Not applicable**)
- Zoning for the property (**Shown on Final building setbacks sheet for each house style**)
- Location and size of water and wastewater mainlines, and location of other utilities to serve the facility (**Shown on Master Utility Plan**)
- Location of existing and proposed fire hydrants (**Shown on Master Utility Plan**)
- Location and widths of existing and proposed roads and rights-of-way (**Shown on Sawtooth Lake Subdivision No. 1 Plat**)
- Location, dimensions, and purpose of easements (**Shown on Sawtooth Lake Subdivision No. 1 Plat**)
- Types and sizes of proposed landscaping and irrigation system (**Shown on Landscape Detail**)
- Location and height of walls and fences (**Shown on Sawtooth Lake Subdivision No. 1 Plat as indicated in green**)
- Location of vehicular and pedestrian circulation patterns (**Not applicable**)

The **architectural plan** shows the following information as required in (1-15-8-4.D).

Exterior elevations for all sides of proposed facilities

Location and type of exterior lighting

The applicant submitted eight different building/architectural plans. The plans range in size from 1148 square feet (the Alderwood) to 2578 square feet (the Umpqua).

The **sample-board** shows the materials as required in (1-15-8-5.E). A sample board has mounted samples of the actual building materials in the actual colors proposed.

In place of a sample-board, the applicant has submitted schemes showing the body color, accent color and trim color, along with the types of masonry accents, entry doors, garages, and exterior lighting of the home.

Design Review Criteria

Each building should contain three or more of the following design-review elements: A-frame, some stucco or rock, vertical or horizontal steel siding or roofing, some timber work, and a public art feature (1-15-8-5). **This design review criteria was intended for non-residential structures, and residential structures containing more than three residential units. Each of the proposed housing designs includes sloped roofs, some stucco, brick or rock, and vertical or horizontal siding.**

A. Architectural Quality

- 1) The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.
- 2) There shall be continuity of materials, colors and signing with the project.
- 3) There shall be continuity of accessory structures, fences, walls and landscape features within the project.
- 4) Exterior lighting shall not have an adverse impact on other properties and/or public roads.
- 5) Garbage storage areas and satellites receivers shall be screened from public view.
- 6) The project materials, colors, and signing shall be compatible with the

townscape, surrounding neighborhoods, and adjoining structures.

B. Circulation Design

Traffic shall flow safely within the project and onto adjacent roads.

Traffic includes vehicle, bicycle and pedestrian use.

5. **CONCLUSION:** Design review requirements and criteria have been met except the 20 foot rear setback requirement. Site plans should be amended to match code or an application should be filed for a special use permit public hearing to except the lot design from the 20 foot rear setback standard.