



AGENDA

Middleton Planning and Zoning Commission

Date: Monday, August 12, 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 July 8, 2019 regular meeting.
 - B. **Public Hearing:** Consider approving a request by Lourdes Matsumoto for a special use permit to except from Middleton City Code 4-1-1 (H): reduce the driveway width from the full garage width to 20' and install a gravel driveway from the dwelling to the abutting public road instead of a hard surface driveway. The subject property is located at 126 Whiffin Ln., Middleton, Idaho.
 - C. Consider approving a design review permit for Republic Storage at 22791 Duff Lane, Middleton, Idaho. The subject property is located along the North side of Highway 44, West of Duff Lane with the new business entrance approximately 800' West of Duff Lane.
 - D. Consider changing upcoming Planning and Zoning Commission meeting dates from October 14, 2019 (Columbus Day) and November 11, 2019 (Veterans Day) to other non-holiday dates.
5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by: Bruce Bayne
Bruce Bayne, Planning and Zoning Official

Date: August 9, 2019 at 3:00 p.m.

4A

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
JULY 8, 2019**

The July 8, 2019 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregor at 7:00 p.m.

Roll Call: Commissioners Jackie Hutchison, Whitney Springston, Vice Chair Ray Waltemate were and Chairwoman Janet Gregory were present.

3. **Information Items:** Planning and Zoning Official Bruce Bayne announced that William Deaver will join the Planning and Zoning Commission starting in October as a voting body but will start attending meetings for informational purposes starting in August.

4. **Action Items**

A. Consider approving minutes of May 13, 2019 regular meeting.

Motion: Motion by Vice Chairman Waltemate to approve the minutes for the regular meeting was seconded by Commissioner Springston and carried unanimously.

- B. Consider approving a request by Mineral Rights Leasing ID LLC to approve a preliminary plat for the Crescent Lake Subdivision consisting of 105 single-family dwelling lots on 35.13 acres. The subject property is located at 23223 Kingsbury Rd. on the West side of the road.**

Chairwoman Gregory called the agenda.

Motion: Motion by Vice Chair Waltemate to move the agenda item to the end of the meeting was seconded by Commissioner Springston and carried unanimously.

- C. Consider recommending approving a design review permit for EMJ Building at 21817 Cobalt Ave., Middleton Idaho. The subject property is located along the southwest corner in Middleton Industrial Park.**

Chairwoman Gregory called the agenda item and Planning and Zoning Official Bruce Bayne gave a short staff report. **Jo Greer** from Rule Steel then gave a very brief overview of the application and the request.

Motion: Motion by Commissioner Springston to approve the permit was seconded by Commissioner Hutchison and carried unanimously.

- B. Consider approving a request by Mineral Rights Leasing ID LLC to approve a preliminary plat for the Crescent Lake Subdivision consisting of 105 single-family dwelling lots on 35.13 acres. The subject property is located at 23223 Kingsbury Rd. on the West side of the road.**

Chairwoman Gregory called the agenda. Commissioner Hutchison let the commission know that she lives in the Lakes at Talega and had received numerous phone calls regarding this subject and that she may have made a comment. If the Commission was uncomfortable with her making a decision based on what she just disclosed she would step down for this agenda item. The commission was comfortable with Commissioner Hutchison staying and having a vote.

Planning and Zoning Official Bruce Bayne gave a brief staff report before **Sabrina Durtschi** representing KM Engineering gave a brief overview of the proposed project. **James Roberts** the managing member of

Mineral Rights Leasing ID LLC, addressed the Commission regarding some of the concerns from the surrounding neighbors. Mr. Roberts stated that this subdivision would have their own HOA and amenities relieving any undue burdens to the neighboring subdivisions. Mr. Roberts stated that there are things that his development company would like to do differently from the previous developer and that there are things that are just done differently within their company but that these things will be a benefit in the long run for not only the city but for the surrounding community. Mr. Roberts stated that the developments plan for landscaping were to build a landscaped berm between the Lakes at Talega and Crescent Lakes if there was plenty of extra dirt leftover from the ground work in the subdivision, if that was not a viable option then the plan was to plant a row of trees as a barrier between the two subdivisions.

Commissioner Hutchison asked Mr. Roberts who was paying to bring city service to the subdivision, which Mr. Roberts responded that the developer to the north has paid to have it stubbed to The Lakes at Talega and the city has committed to bring the water to the north side which is referred to as the school site, and that they have agreed to go to the very north site and bring it all the way through to Crescent Lakes. Commissioner Hutchison followed up with asking if there would be any damage to residents' yards with the services being run through. Mr. Roberts responded that as he understood all lines would be run through the street in the city right-of-way.

Mark Christansen, Josh Martinez, Mathew Bradshaw, Rich Thompson, Sarah Post, Eric Stine, and Justin Plowright all voice a dislike for the number of homes being raised from 32 to 105 and all want to have the access to the subdivision to be at Kingsbury/Fountain Brook Street not at Kingsbury/Cornell.

Motion: Motion by Commissioner Hutchison to recommend that City Council approve the preliminary plat for Crescent Lake Subdivision with the conditions that are outlined in the administrative review and to include language clarifying landscaping was seconded by Commissioner Springston and carried unanimously.

Public Comments, Commission/Staff Comments: Planning and Zoning Official Bruce Bayne brought to the Commissions attention that the Planning and Zoning meetings in the months of October and November fall on holidays and to let him know at the next meeting if they would like to move the meeting dates.

Adjourn

Chairwoman Gregory adjourned the meeting at 8:58 p.m.

ATTEST:

Janet Gregory, Chairwoman

Dawn M. Dalton, Deputy Clerk
Approved: August 12, 2019

4B



ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

126 Whiffin Lane, Single-Family Dwelling – Exception from Driveway Standards

SUMMARY OF APPLICATION

An application by Lourdes Matsumoto for a special use permit to except 126 Whiffin Ln., single-family dwelling from Middleton City Code 4-1-1 (H): reduce the driveway width from full garage width to 20' and install a gravel driveway from the house to the abutting public road instead of a hard surface driveway. The subject property is located along the West side of Whiffin Ln., South of Main Street approximately 800', Middleton, Idaho.

Applicant: Lourdes Matsumoto
PO Box 112
Middleton, ID 83644

Representative: Same as Applicant

1. **APPLICATION:** The application was accepted by the city on June 25, 2019.
2. **NOTICE OF PUBLIC HEARING:**
Published Notice Idaho Press Tribune: July 23, 2019
Letters to 300' Property Owners: July 19, 2019
Letters to Agencies: July 19, 2019
Property Posted: July 19, 2019
3. **APPLICABLE CODES AND STANDARDS:**
Idaho Code Title 67, Chapter 65
Middleton City Code (MCC) 1-14-1, 1-14-2, 1-14-4, 1-15-2, 1-15-7 and 4-1-1 (H)

4. PLANNING AND ZONING OFFICIAL REVIEW COMMENTS:

The applicant is requesting a special use permit to except from the driveway requirement in building code. The request is to have a 20' wide driveway from the single-family dwelling to the abutting public road and install the driveway with gravel.

The applicant is requesting the gravel driveway so as to maintain the same look as adjacent neighbors on Whiffin Lane, South of Main Street.

A neighborhood meeting was held on June 11, 2019 at the subject site. The applicant states that no opposition was voiced by any of the neighbors that attended. Please refer to the sign-in sheet and attached written comments.

Written Agency Responses Received to Date: None

Written Landowner Responses Received to Date: None

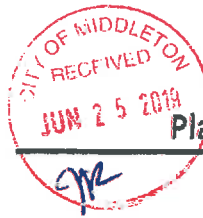
5. CONCLUSION:

The request for a special use permit to except from Middleton City Code 4-1-1 (H): reduce the driveway width from full garage width to 20' and install a gravel driveway from the garage adjacent concrete pad to the abutting public road instead of a hard surface driveway will not cause injury, damage or hardship to another person or property.

Drafted by: Bruce Bayne
Date: August 9, 2019

**CITY OF MIDDLETON**

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

**Planning and Zoning Department****Application**

Rev: 12/13/2018

Fee Paid: \$ 375.00 Rec 1.234473Application Accepted by: BBDate Application Accepted: 06/25/19**Applicant:**

Lourdes Matsumoto 208-870-9604 lourdesmatsumoto@gmail.com
Name Phone Email

PO Box 112 Middleton, ID 83644
Mailing Address City, State Zip

Representative:

see Applicant Information
Name Phone Email

Mailing Address City, State Zip Code

PUBLIC HEARINGS **

- ☐ Annexation and Zoning
☐ Rezone
☐ Vacate Right-of-Way
☐ Comprehensive Plan Map or Text Amendment

PUBLIC MEETINGS *

- ☐ Design Review
☐ Preliminary Plat
☐ Construction Plans
☐ Final Plat

PUBLIC HEARINGS **

- ☒ Special Use Permit
☐ Development Agreement
☐ Variance
☐ Ordinance Amendment

* Public Meetings: individuals have a right to observe at an open meeting.

** Public Hearings: a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments.

Site Information:

Site Address: 126 Whiffin Ln. Total Acres: 0.68

Assessor's Tax Parcel No(s): 17610018 0

Crossroads: Whiffin Ln. + Hwy 44

Existing Zoning: Residential Proposed Zoning: Residential

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

Lourdes Matsumoto
Applicant's Printed Name

4/25/19
Date

Lourdes A. Matsumoto
Applicant's Signature



CITY OF MIDDLETON

P O Box 487

1103 W MAIN ST, MIDDLETON, ID 83644

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

WWW.MIDDLETON.ID.GOV

Planning and Zoning Department

Application

Rev: 12/13/2018

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

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

- ☒ **Application Form**
- ☒ **Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. _____ Applicant Initial
- ☒ **Vicinity Map:** attach an 8 ½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- ☒ **Narrative:** describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Design review materials and information (design review application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed preliminary plat, drainage calculations, traffic impact study |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed development agreement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Worksheet (for special use permit or variance only) |

- ☐ **Proof of Ownership or Owner's Consent:** attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- ☒ **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.
- ☒ **Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- ☒ **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 or title companies). Two(2) sets if application requires a public hearing.
- ☒ **Complete Application** (City use only: check box and Initial if Application is complete): BB

NARRATIVE FOR APPLICATION FOR SPECIAL USE PERMIT- EXEMPTION

We hereby submit our application for an exemption to Ordinance § 4-1-1(H) requiring a paved or asphalt approach extending 30' from the road to our driveway and also to have a driveway narrower than the width of our garage with a 20' neck. Please see site plane herein attached. We are constructing a new home on 126 Whiffin Lane and request the ability to have a gravel driveway in lieu of paving and while the plan is to have a concrete pad the width of the driveway we would like to have a narrower neck to the end of the pad. This home is not part of a development or subdivision and, in fact, the property has been in the Matsumoto family for a century. As such, Lourdes has resided on the lane for her entire life and has personal knowledge that no other home on the lane currently has nor has ever had a paved or asphalt driveway approach, and those with a concrete pad have not been required to have it the width of the garage. We are simply requesting the ability to maintain a gravel driveway as all of our neighbors currently do.

Pursuant to City Ordinance § 1-14-1 we held a neighborhood meeting the sign-up sheet for which is attached to this application. At the meeting no neighbors expressed any concern or potential adverse effects that they could foresee if we are granted this exemption. Additionally, we have had several conversations with individuals who live outside a 300-foot radius of our property and no one else who lives on the lane has expressed any concern of any negative impact from a gravel driveway on our property. Similarly, we have been unable to identify any negative impact to our neighbors. The requirement to pave our driveway would additionally result in a significant cost to us. Based on the reasons stated, we respectfully request that our exemption be granted.

CHRISTENSEN RESIDENCE

8 PG. - CONSTRUCTION DRAWINGS
24 PG. - MANUEL J
33 PG. - STRUCTURAL CALCULATIONS

FINISHED SQUARE FOOTAGE:
MAIN LEVEL: 2245 SF
GARAGE: 1100 SF
TOTAL: 3345 SF

PROPERTY INFORMATION:
CHRISTENSEN RESIDENCE
BIGELOW'S SUBDIVISION
BLOCK 7, PARCEL B
0.68 ACRES
ADDRESS: TBD WHIFFIN LN
MIDDLETON, ID 83644
ZONE: R-3
TOWNSHIP/RANGE/SECTION: 4N/3W/12

DESIGN CRITERIA:
FROST DEPTH: 24"
SEISMIC ZONE: C
CLIMATE ZONE: 5
WINDSPEED: 115 MPH
SOIL BEARING CAPACITY: 1500 PSF
ROOF LOADS:
LIVE LOAD: 25 PSF
DEAD LOAD: 17 PSF
TOTAL LOAD: 42 PSF
FLOOR LOADS:
LIVE LOAD: 40 PSF
DEAD LOAD: 17 PSF
TOTAL LOAD: 57 PSF

PRESCRIPTIVE ENERGY CRITERIA:
CLIMATE ZONE: 5
WINDOW U-FACTOR: 0.32 MAX
CEILING R-VALUE: 48
WOOD WALL R-VALUE: 21
CRAWL WALL R-VALUE: 19

GENERAL NOTES:

1. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MINIMUM OF 5% FOR EVERY 10' IN EACH DIRECTION AND 25 THEREAFTER.
2. 3" SCH-40 PIPE UNDER DROVEWAY, 4'10" OFF OF STREET.
3. ENERGY COMPLIANCE W/ 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
4. THE RESIDENCE HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE
5. CODES FOLLOWED: IRC-2015, IECC-2015, IMC-2013, ISPC-2009, NEC-2017.

SHEET INDEX:

- | | |
|--------|---------------------------|
| 1 OF 8 | COVER SHEET AND SITE PLAN |
| 2 OF 8 | FOUNDATION PLAN |
| 3 OF 8 | FRAMING PLAN |
| 4 OF 8 | ELEVATIONS |
| 5 OF 8 | ROOF FRAMING PLAN |
| 6 OF 8 | UPPER ROOF FRAMING PLAN |
| 7 OF 8 | SECTIONS AND DETAILS |
| 8 OF 8 | ELECTRICAL PLAN |

LEGEND:

- | | |
|-----------|-------------------|
| --- | PROPERTY BOUNDARY |
| - - - | SETBACK |
| - x - x - | FENCE |
| CONCRETE | CONCRETE |

GENERAL NOTES:

1. PLATE HEIGHT TO BE 9' 1-1/8" (TYP.)
2. 2X8 EXTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE. (ALL STRUCTURAL LUMBER TO BE #2 OR BETTER DOUGLAS FIR / LARCH).
3. ANY BEARING WALL OVER 10' IN HEIGHT TO BE MIN. 2X8 FRAMING. (ALL STRUCTURAL LUMBER TO BE #2 OR BETTER DOUGLAS FIR / LARCH).
4. INTERIOR WALL TO BE 2X4 FRAMING @ 16" O.C. SPACING UNLESS NOTED OTHERWISE. (ALL STRUCTURAL LUMBER TO BE #2 OR BETTER DOUGLAS FIR / LARCH).
5. DBL 2X8 HEADERS TYPICAL IN ALL OPENINGS UNLESS NOTED OTHERWISE. (ALL STRUCTURAL LUMBER TO BE #2 OR BETTER DOUGLAS FIR / LARCH).
6. WINDOWS TO BE VINYL DOUBLE GLAZE LOW E .35 U VALUE UNLESS NOTED OTHERWISE.
7. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & FIXED PANELS GREATER THAN 9 SQFT. W/ LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR TO BE TEMPERED. (SEE PLANS)
8. SHEAR BRACING CODE (SEE 2015 IRC AND ENGINEERING).
9. ROOF FRAMING TO BE PRE-MANUFACTURED ENGINEERED WOOD TRUSSES, BRACE, SOLID BLOCK, & SUPPORT AT BEARING LATERALLY TO PREVENT ROTATION & LATERAL DISPLACEMENT. (SEE PLANS & TRUSS MANUFACTURER'S ENGINEERING AND LAYOUT TO VERIFY REQUIRED BRACING).
10. EXTERIOR WALL INSULATION TO BE MINIMUM R-21.
11. CEILING INSULATION TO BE MINIMUM R-38.
12. 5/8" GYPSUM BOARD IS REQUIRED AT ALL GARAGE / DWELLING WALLS & CEILINGS APPLIED TO GARAGE SIDE & ALL WALLS, BEAMS, & POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.
13. SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 70" W/ APPROVED WATER RESISTANT BACKING.
14. ALL ACCESSORIES (TOWEL BARS, GRAB BARS, DISPENSERS, ETC.) SHALL BE SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE THE EXCLUSIVE PROPERTY OF FLYNNER PROPERTIES, LLC. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF FLYNNER PROPERTIES, LLC IS PROHIBITED BY LAW.

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Christensen Residence
120 Whiffin Ln
Middletown, ID 83644

FLYNNER
DESIGN+BUILD

COVER SHEET AND SITE PLAN

DESIGNED BY:
H. GLENN

DRAWN BY:
K. NEWKIRK

Flynnor Design + Build
217 S. 11th Street
Boise, ID 83702
HANS GLENN (208)-559-8421
RCE-1149 RP.CON02-00387

18003	A1
1/15/19	
1" = 10'	1 OF 8

① Site Plan
1" = 10'-0"



Imagery ©2018 Google, Map data ©2018 Google 200 ft

Measure distance

Total area: 29,686.90 ft² (2,758.00 m²)

Total distance: 738.07 ft (224.96 m)



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Measure distance

Total area: 29,686.90 ft² (2,758.00 m²)

Total distance: 738.07 ft (224.96 m)

RECORD OF SURVEY

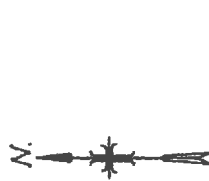
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12, AND
A PORTION OF BLOCKS 7, 10, AND 11 OF BIGELOW'S SUBDIVISION,
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO

STATE HIGHWAY 44
88°40'00"W 130.45'(4)

NORTH 1/4 CORNER
SECTION 12
FOUND ALUMINUM CAP,
PLS 14221
C&P INST. NO. 2018-003183

EAST 1/16 SECTION 1412
FOUND ALUMINUM CAP,
PLS 14221
C&P INST. NO. 2018-003184

LINE	BEARING	DISTANCE
L1	N79°25'07"W	94.39'
L2	S00°02'25"W	125.12'
L3	S07°13'30"W	108.20'
L4	S22°10'15"W	37.48'
L5	S37°09'05"W	90.89'
L6	S37°11'15"W	104.70'
L7	S84°45'17"E	95.94'
L8	S00°04'27"W	183.80'
L9	S07°04'27"W	60.00'
L10	S07°04'27"W	80.48'
L11	S07°04'27"W	40.00'



SCALE: 1" = 120'

LEGEND

- Boundary Line
- Section Line
- Easement Line
- Edge of Pavement
- Found Brass Cap (As Noted)
- Found 1/2" Iron Pin (As Note)
- Set 5/8"x24" Iron Pin, PLS 11
- Found 5/8"x24" Iron Pin (As
- Found Aluminum Cap (As Not)
- Found 8" Post at Location
- Calculated Point
- Date of Record

NOTE:

This survey was made at the request of Tom Matsumoto, for a Record of Survey and Administrative Use Lot Split for Block 7, Block 7 no longer has any available land division, however, Block 10 is considered an original parcel and has an available administrative lot split for future use.

PREPARED FOR
TOM MATSUMOTO, APRIL, 2018

DAVID EVANS
& ASSOCIATES
6000 Emerald St.
Boise Idaho
Phone: 208-588-0008

FILE NAME: NUMBER OF SHEETS: 1
PROJECT NUMBER: 2018-003183
DRAFTED BY: DVS
CHECKED BY: DVS
INDEX NUMBER 434-12-1-0-0

CERTIFICATE OF SURVEYOR

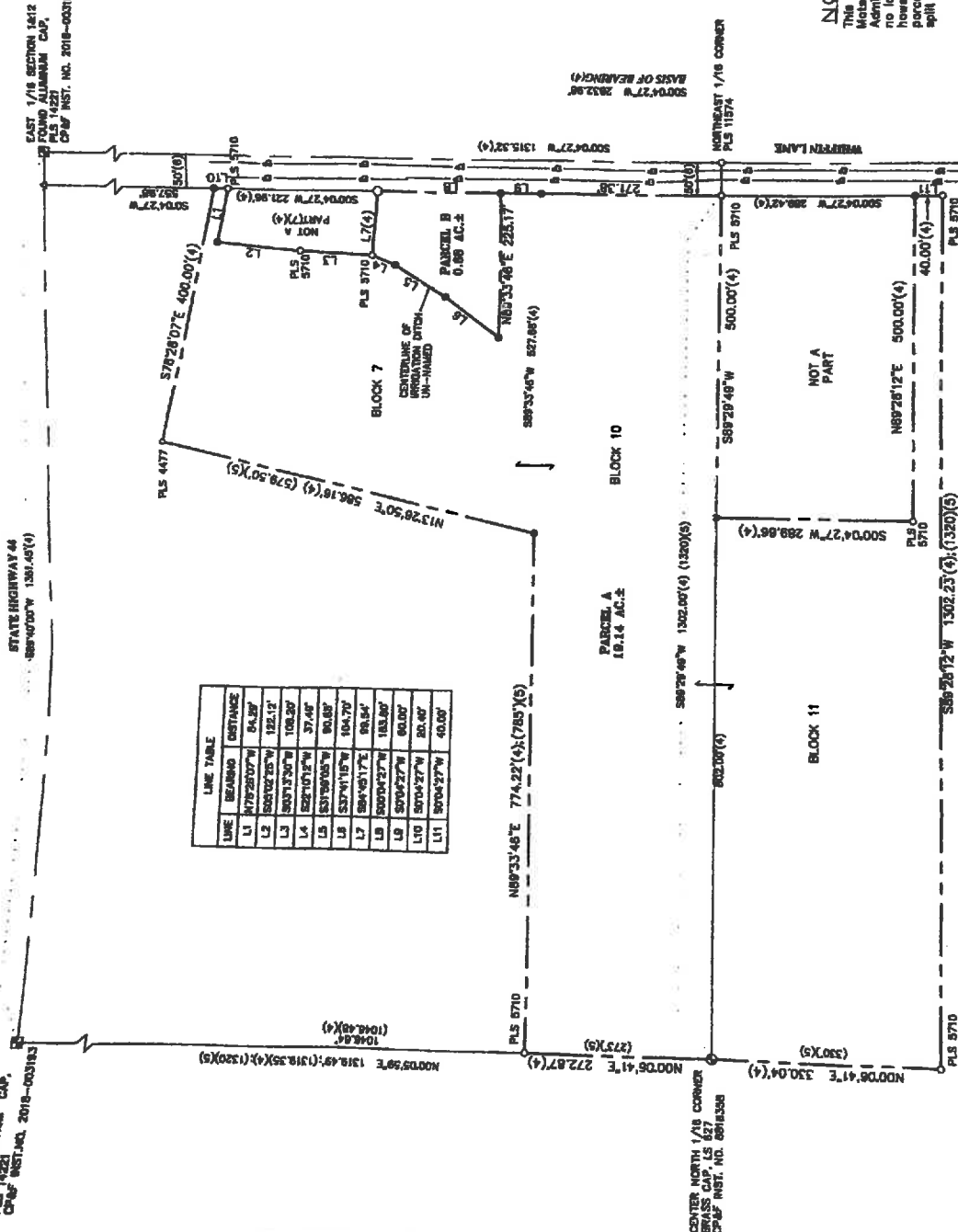
I, Sean P. Sullivan, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Code of Regulations and Filing Act, Idaho Code 55-1801 through 55-1812.



Sean P. Sullivan
License No. 13446

REFERENCES:

- (1) Quit Claim Deed, Inst. No. 200591108
- (2) Quit Claim Deed, Inst. No. 200581109
- (3) Warranty Deed, Inst. No. 2008032761
- (4) Record of Survey, Inst. No. 200519700
- (5) Bigelow's Subdivision, BK 2, Page 77
- (6) Hawthorn Plot of Middleton, BK 3, Page 22
- (7) Deed, Inst. No. 678805, March 6, 1972



NEIGHBORHOOD MEETING SIGN UP SHEET

Per City Ordinance § 1-14-1(A):

Prior to filing an application for rezone, development agreement, comprehensive plan amendments, special use permit or variance, applicants shall conduct a special meeting. (emphasis added)

SITE INFORMATION

SITE ADDRESS: 126 Whiffin Ln.

CITY: Middleton

STATE: ID

ZIP: 83644

DATE NOTICES SERVED: June 1, 2019

APPLICANT INFORMATION

NAME: Jeff and Lourdes Christensen

CURRENT ADDRESS: 122 Whiffin Ln.

CITY: Middleton

STATE: ID

ZIP: 83644

PHONE: 208-870-9604; 208-317-8780

EMAIL: lourdesmatsumoto@gmail.com

MEETING INFORMATION

DATE OF MEETING: June 11, 2019

MEETING LOCATION: 126 Whiffin Ln, Middleton (site location)

MEETING START TIME: 6:00pm

MEETING END TIME: 6:15 pm

NAME (PLEASE PRINT)

SIGNATURE

ADDRESS:

1. *Jim Cook* *Jim Cook* 118 Whiffin Ln
2. *LESLIE COOK* *Leslie Cook* 118 Whiffin Ln
3. *Steve Hensel* *Steve Hensel* 125 Whiffin Ln
4. *Tom Matsumoto* *TOM MATSUMOTO* 122 WHIFFIN LN,
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

MEETING NOTES

"Whatever you guys want to do is fine with us." stated Leslie Cooke.

Steve Holland said "it doesn't affect us, so we don't care."

There were no questions and no one voiced any opposition.

meeting adjourned promptly at 6:15 pm.



18262™

Easy Peel® Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5162

James and Leslie Cook
118 Whiffin Ln.
Middleton, ID 83644

Stephen Hensley
125 Whiffin Ln.
Middleton, ID 83644

Merle and Kevin Laeger
107 Whiffin Ln.
Middleton, ID 83644

Matsumoto Bros. Inc/Morio and Hayako Matsumoto
LLC
PO Box 112
Middleton, ID 83644

Martin and Ida Collins
101 Whiffin Ln.
Middleton, ID 83644

Daniel and Jeanette Gleich
102 Whiffin Ln.
Middleton, ID 83644

4C



ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Republic Storage Middleton

SUMMARY OF APPLICATION

An application by Republic Storage Middleton for a Design Review Permit to construct a new storage facility and office building on the West side of Duff Lane, North of East Main Street (State Highway 44). The new business entrance will be approximately 800' West of Duff Lane along East Main Street. Proposed Phase 1 occupies approximately 17.39 acres of the 37.29 acres site. The encompassing properties address is 22791 Duff Lane, Middleton, Idaho.

Applicant: Republic Storage Middleton – Richard M. Phillips
210 Murray Street
Boise, Idaho 83714

Representative: Nate Mitchell
1470 N. Rookway
Star, Idaho 83669

1. **APPLICATION:** The application was accepted by the City on August 8, 2019.
2. **APPLICABLE CODES AND STANDARDS:** Middleton City Code (MCC) 1-15-8
3. **PLANNING AND ZONING REVIEW COMMENTS:**

A. Republic Storage Middleton will be a new business located at 2200 East Main Street, Middleton, Idaho. The subject property is zoned C-2, Light Commercial, and mini-warehouse storage is an allowed use in that zone.

B. Design review is required for all nonresidential structures and residential structures containing more than three (3) residences (MCC 1-15-8-1). The purpose of design review is to maintain and enhance aesthetics and ornament of new commercial,

industrial and public buildings in the city, and to protect and promote the economic base and general welfare of the community.

C. Years ago, the applicant widened pavement along a portion of the north side of State Highway 44. Transportation improvements, including a detached 10-foot wide asphalt pathway along highway 44 and pavement widening if not done previously.

D. A traffic study is required to determine the applicant's pro-rata share of traffic impacts at Highway 44/Duff Ln. and Cornell St./Duff Ln. for the Phase 1 construction area.

E. Each building should contain three or more of the following design-review elements: A-frame or gable, some stucco, brick or rock, vertical or horizontal metal siding and roofing, some timber work, and a public art feature.

4. CONCLUSION

Application materials were received. Building colors and materials are compatible with the townscape, surrounding neighborhoods and adjoining structures. The proposed new buildings include gable roofs, some stucco, rock, vertical metal siding and roofing. The office has white siding, gray trim, rock accent with asphalt shingle roof. The storage units have white vertical metal siding, gray trim, rock accent with white metal roof; it does not include some timer work or a public art feature.

Parking requirements comply with city code. Pedestrian circulation needs to be revised from East Main Street to the office. The applicant needs to have marked Americans with Disabilities parking space(s) complying with city code.

These nonresidential buildings, if constructed as proposed, comply with Middleton's design review standards with the following conditions of approval:

- A) Fix the pedestrian circulation from East Main Street onto the site, to the office.
- B) Revise the chain link fencing along East Main Street to be at a minimum; 6' high rock posts to match the buildings with 6' high wrought iron fence paneling. Chain link fencing is acceptable along the East perimeter and all interior site fences.
- C) Drawing SP-1 requires dimensions on the entire boundary. Also dimensioning from the Phase1 boundary to all adjacent property lines. Add right-of-way widths of adjacent roads and proposed right-of-way (if any).
- D) The site requires an on-site screened/fences dumpster.
- E) Re-label the existing sanitary sewer line around the property to be 21".
- F) Show the maximum heights for all the different building types.
- G) Drawing RA-3 requires dimensions for the building exterior plus elevations.
- H) Drawing RA-3 and one of the storage building drawings (A14 for example) need to be color drawings showing the actual building colors. Also, label the colors

and type of rock on the subject plan sheets.

- I) Submit an irrigation plan.
- J) Show all exterior lighting locations on the office and at least one storage building (horizontal and vertical) if it is typical of all. If it is not typical of all, then show locations of lighting on all buildings.
- K) Cut sheet(s) of the exterior lighting fixture(s). Exterior lighting must be shielded downlighting.
- L) Transportation improvements as required along the Highway 44 North frontage. The City will determine the required improvements after receipt of adequate plans showing the entire Highway 44 right-of-way width and existing roadway improvements.
- M) After the applicant has constructed the office and two storage buildings (applies for a construction permit for the third storage building), the applicant will complete a traffic study and pay to the city for intersection control estimated at \$2,000,000 an amount equal to the applicant's pro-rata share of traffic impacts to the Highway 44/Duff Ln. intersection and also associated Cornell St./Duff Ln. intersection.

Drafted by: Bruce Bayne
Date: August 9, 2019



CITY OF MIDDLETON
P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, Fax: 208-585-9601
WWW.MIDDLETON.ID.GOV



Planning and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 150.00 Rec 1.234816

Application Accepted by: _____

Date Application Accepted: _____

Applicant:

Republic Storage - Middleton - Richard M. Phillips

Name Phone Email

210 Murray Street Boise Idaho 83714

Mailing Address City, State Zip

Representative:

Nate Mitchell 208 941-2688 nate.mitchell@gmail.com

Name Phone Email

1470 N. Rock Way Star, Idaho 83669

Mailing Address City, State Zip Code

PUBLIC HEARINGS**

- ☐ Annexation and Zoning
☐ Rezone
☐ Vacate Right-of-Way
☐ Comprehensive Plan Map
or Text Amendment

PUBLIC MEETINGS*

- ☒ Design Review
☐ Preliminary Plat
☐ Construction Plans ***
☐ Final Plat

PUBLIC HEARINGS**

- ☐ Development Agreement
☐ Ordinance Amendment
☐ Special Use Permit
☐ Variance

* **Public Meetings:** Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

** **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Republic Storage Middleton

Site Address: 22791 Duff Lane Total Acres: 37.27

Crossroads: Highway 44 and Duff Lane

Existing Zoning: C-2 Proposed Zoning: N/A

Floodplain Zone: — Hillside (grades exceeding 10%): —

Richard M. Phillips 8-8-19 [Signature]
Applicant's Printed Name Date Applicant's Signature



CITY OF MIDDLETON

P O Box 487

1103 W MAIN ST, MIDDLETON, ID 83644

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

WWW.MIDDLETON.ID.GOV

Planning and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

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

☒ Application Form

☒ Application Fee (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. SM Applicant Initial

☒ 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.

☒ Narrative: describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

☐☒

Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only)

☒☐

Design review materials and information (design review application only)

☐☒

Proposed preliminary plat, drainage calculations, traffic impact study

☐☒

Proposed construction drawings (construction plans application only)

☐☒

Proposed final plat (for final plat application only)

☐☒

Proposed development agreement

☐☒

Worksheet (for special use permit or variance only)

☒ Proof of Ownership or Owner's Consent: attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.

☐ 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.

☐ Neighborhood Meeting: If applicable, attach original sign-up sheet.

☐ 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 or title companies). Two(2) sets if application requires a public hearing.

☐ Complete Application (City use only: check box and Initial if Application is complete): _____

Larson Architects, P. A.

Architecture and Real Estate Planning

210 Murray Street, Boise, Idaho 83714

Phone: (208) 376-7502 Fax: (208) 658-0224

August 8, 2019

City of Middleton
Planning and Zoning Department
1103 West Main Street
Middleton, Idaho 83644

Re: Republic Storage Middleton / Design Review Application / 22791 Duff Lane

Dear Sirs:

The Republic Storage Middleton project is proposed as a self storage project consisting of 125,700 square feet of enclosed storage buildings and 50,460 square feet of covered RV storage buildings. In addition, there is an on site managers residence and office for the site managers of 1,568 square feet. The site also consists of 216 outdoor RV storage spaces. The proposed future buildings will be added as the demand dictates. The site will be paved around all the enclosed and covered storage buildings. The outdoor RV Storage will be gravel to allow for future expansion of the enclosed storage buildings. All the utilities are to the site or will be extend to the site as required by the City or public utility.

The buildings are designed as pre-engineered metal structures with metal siding and roofing. They are white in color with gray trim. The buildings facing Highway 44 will have a stone wainscot that is four feet high along the south side to enhance the look along Highway 44. We have included some photos of a similar project that has been completed in Star, Idaho to give you a feel for the proposed look of the project. We are proposing to provide trees and sod along Highway 44 as a landscape buffer. The residence will be a wood frame building and will look residential in character with stone along the south side, white siding and gray trim. The windows will be a low E glass and will have a gray tint with a vinyl frame.

Phase Two of the project would consist of adding additional buildings to the east on an as needed basis. Once the Phase Two site is completed Phase Three would include moving the outdoor RV storage to the north and adding buildings to the north of Phase One. The Owner is also proposing two sale of develop pad sites along Highway 44 and Duff Lane. These pad sites will be developed as needed and based on demand.

We would also like to obtain the City's approval of the signage for the project and again we have attached some signage designs from the Star, Idaho project for your use. In addition, we have included the following items for your use.

1. Sheets SP-1, SP-2 and SP-3 to illustrate how the site is proposed to develop.

2. Sheets A-9 through A-17 showing the proposed building elevations.
3. A Landscaping Plan.
4. A Vicinity Map.
5. The completed application.
6. A copy of the deed to the land.
7. A letter from the Land Owner stating it is acceptable to file this application.
8. Photos of the Star, Idaho project
9. Idaho Department of Transportation Access Permit

We hope the City will see the need for the this project and will approve the Design Review Application. Please feel free to contact us with questions.

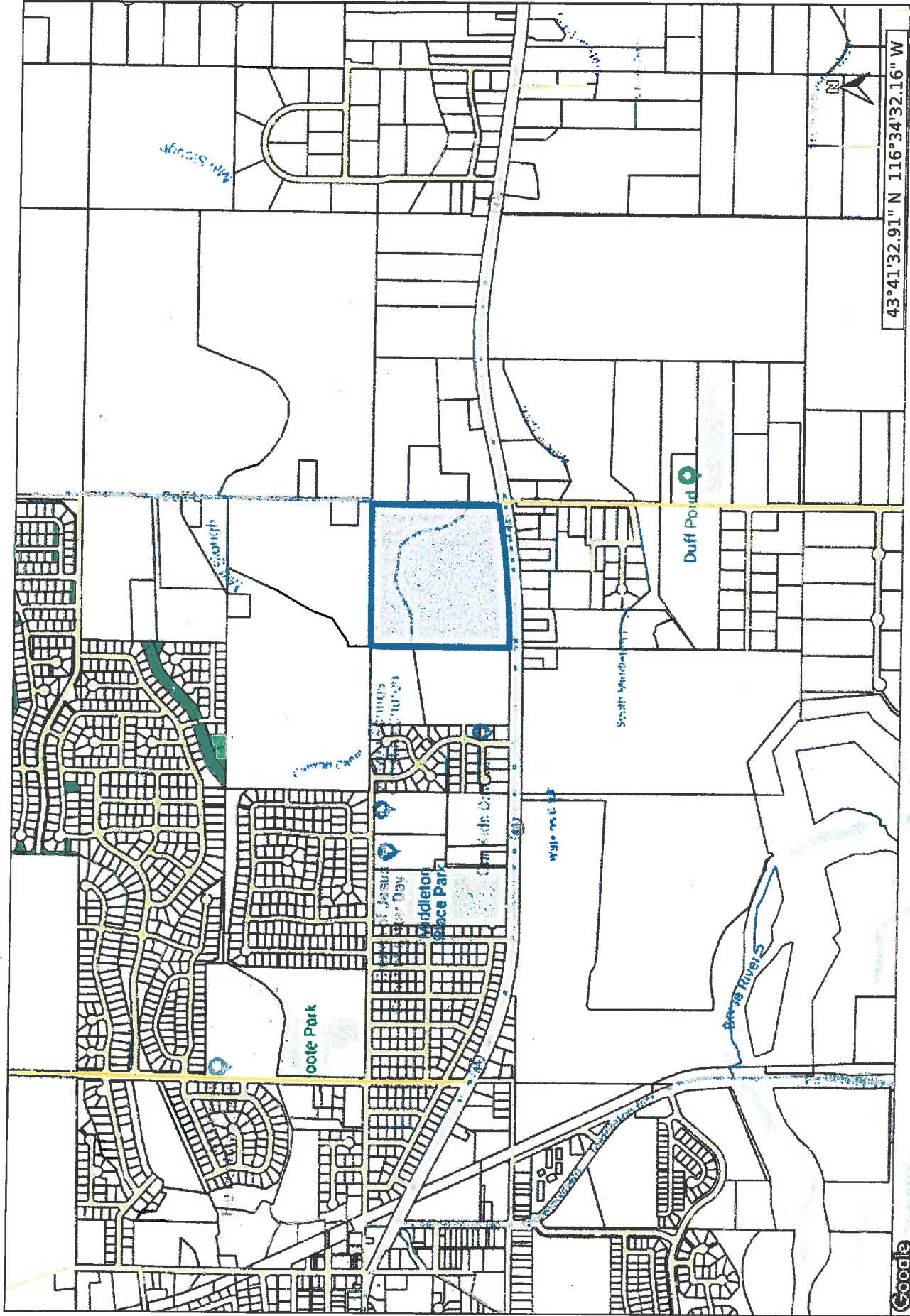
Sincerely,
Larson Architects



Cornel Larson

Republic Storage Middleton

Vicinity Map



Right-Of-Way Encroachment Application And Permit Approaches And Other Encroachments



Permit Number 3-06-452		Application Date June 7, 2006		Project Number 5-3748(3)	
Route US 44		Segment 002070		C/L Milepost 5.307 <input type="checkbox"/> Right <input checked="" type="checkbox"/> Left	
City/County Middleton / Canyon		C/L Station 271+25 <input type="checkbox"/> Right <input checked="" type="checkbox"/> Left			
Sight Distance		Right (ft) 500 Feet+		Left (ft) 500 Feet+	
GPS Coordinates		Latitude		Longitude	
Distance From Nearest Approach (both directions, both sides of roadway) – Show on Plan 800 Feet West of Duff Lane		Posted Speed 55		Application Fee \$ 100 <i>Rec. 59726</i>	
<input type="checkbox"/> Inspection Fee Req'd \$		<input type="checkbox"/> Performance Bond Req'd \$		<input checked="" type="checkbox"/> Traffic Impact Study Req'd	
<input type="checkbox"/> Appraisal Req'd					
<input type="checkbox"/> Other Permits Required (Specify Type)					
Access Control Type (I-V) III IV		Roadway Type (Urban, Rural) Rural		Number of Lanes 2	
Median Type					
Access Permit Type		<input checked="" type="checkbox"/> New Approach		Modification to Existing Approach (Select all that apply) <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use	
<input type="checkbox"/> Other (Specify Type)					

Approach	Quantity	Width / Size	Multiple Approaches	Est. Volume (Vehicles/Day)
Approach	Max. 1	40 Ft: Full Access	<input type="checkbox"/> Yes - Attach page for each additional approach	4,950 (2011)
Culvert (if req'd)				
Approach Type	<input type="checkbox"/> Residential (SF, MF) <input checked="" type="checkbox"/> Lt. Commercial <input type="checkbox"/> Heavy Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Joint Use			
Remarks: Mixed Commercial				

Attach the following:

1. A completed Encroachment Checklist, applicable ownership documents, multiple approach permit sheets.
2. Written authorization from the owner (if needed).
3. Plans or drawings (3 sets) showing proposed work, approach locations, drainage details, landscaping, striping plans, and traffic control. (Include Department roadway alignment or project plans when available.)
4. Special Provisions and Traffic Control Plans.

I certify that I am the Owner or Authorized Representative of the property to be served and request permission to construct the above facilities within the State Highway Rights-of-Way in accordance with the General Provisions printed on the reverse side of this form, the Special Provisions, and the Plans made a part of this permit. This permit **SHALL BE VOID** if all work is not completed and the Department has not made final inspection and approval within one year of the issuance date.

Owner's Name (Printed) Willowbrook Development Inc.		Address 210 Murray St.		City Boise		State ID		Zip 83714	
Owner's Signature 				Owner's Phone 208-376-4665		Owner's Fax			
Authorized Representative's Name (Printed) Dick Phillips		Address 210 Murray St.		City Boise		State ID		Zip 83714	
Authorized Representative's Signature				Representative's Phone 376-4665		Representative's Fax			

Subject to all terms, conditions, and provisions shown on this form or attachments, permission is hereby granted to the above-named applicant to perform the work described.

Local Government Approval When Required			Department Approval	
Government Official's Signature	Title	Date	Chief / District Engineer's Signature 	Date 12/10/04

Note: Permit will be considered Temporary until final inspection and approval by a Department representative.

General Provisions

1. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed for the protection of the traveling public. All traffic control devices shall conform to the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Parked equipment and stored materials shall be as far from the main traveled way as feasible. Items left overnight within 30 feet of the main traveled way shall be marked and/or protected.
2. By signing this permit, the permittee, his designated representative or successors, agree to indemnify, save harmless, and defend regardless of outcome the State from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.
3. Approaches shall be for the bona fide purpose of securing access and not for parking, conducting business, or servicing vehicles on the highway right-of-way.
4. Any disturbance of the highway and/or traffic control devices shall be restored to the satisfaction of the District Engineer.
5. If the work done under this permit interferes in any way with the drainage of the state highway, the permittee shall, at his sole expense, make such corrections as necessary or as directed by the District Engineer.
6. Upon completion of the permitted work, all rubbish and debris shall be immediately removed from the work area to the satisfaction of the District Engineer.
7. All work herein permitted shall conform to current government and industry standards under the supervision and to the satisfaction of the District Engineer, and the entire expense of said supervision shall be borne by the permittee.
8. This permit or privilege granted under ITD 02109 shall not be deemed or held to be an exclusive one and shall not prohibit the State from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered. The State reserves the right to make at any time such modification, addition, repair, relocation, or removal of an existing encroachment(s) or its appurtenances or any encroachment(s) or subject(s) authorized by this permit within the highway right-of-way as may be necessary to permit the relocation, reconstruction, widening, and maintenance of the highway and/or to provide proper protection to life and property on or adjacent to the highway.
9. Any modification, relocation, or removal required due in part to negligence of the permittee shall be made at the sole expense of the permittee. All such modifications, relocation, or removal by the permittee shall be done in such a manner as will cause the least interference with the traveling public or any of the State's work.
10. The State may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.
11. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
12. Inspection of the permitted work may be performed at any time to ensure compliance with the requirements of this permit. The State shall be reimbursed by the permittee for any additional inspection required under the Special Provisions of this permit.
13. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe of a size specified on the permit (12-inch minimum), curb, gutter, concrete sidewalk, etc., where required. Materials and workmanship shall conform to current government and industry standards and are subject to inspection by the State.
14. No work shall commence until the permittee is given notice to proceed by an authorized representative of the State. The permittee shall notify the State five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by the State.
15. The original permit or a copy must be kept on the jobsite whenever work is taking place. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.

Headquarters Staff Review

Review	Reviewer	Date	Recommendation	
			Yes	No*
Traffic	KS	1/2/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bridge			<input type="checkbox"/>	<input type="checkbox"/>
Utilities			<input type="checkbox"/>	<input type="checkbox"/>
Right-of-Way			<input type="checkbox"/>	<input type="checkbox"/>
Design			<input type="checkbox"/>	<input type="checkbox"/>
Environmental			<input type="checkbox"/>	<input type="checkbox"/>

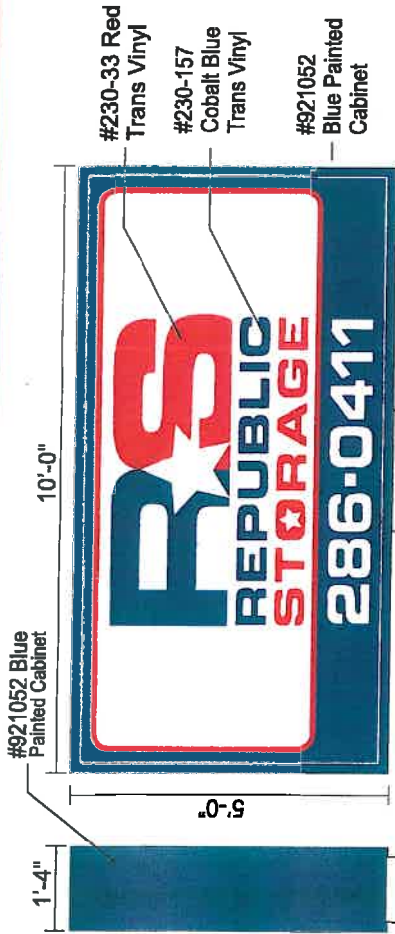
Review	Reviewer	Date	Recommendation	
			Deny	Approve
DTE			<input type="checkbox"/>	<input type="checkbox"/>
DE			<input type="checkbox"/>	<input type="checkbox"/>
STE			<input type="checkbox"/>	<input type="checkbox"/>

District Staff Review

Review	Reviewer	Date	Recommendation	
			Yes	No*
Traffic	KS	1/2/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintenance	KS	1/2/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design	LAC	1-2-07	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Right-of-Way	KS	1/2/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Planner	SS	1/2/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Review	Reviewer	Date	Recommendation	
			Deny	Approve
CE			<input type="checkbox"/>	<input type="checkbox"/>
Hearing Officer			<input type="checkbox"/>	<input type="checkbox"/>
Director			<input type="checkbox"/>	<input type="checkbox"/>

*Attach reason(s) for denial and/or recommendations



24" Wide
Pole Cover with
Stucco Finish
Painted
Egg Shell Beige

Weld Added
6" Extension
Apr 8" Dia Pole
New Current
Sign Fading
Should Be
6" x 6" x 2' 0"

SIGN TYPE D/F PYLON SIGN

SUBSTRATE - 6" DIA. STEEL POLE
STANDARD SHEET METAL
GRAPHICS - TRANSLUCENT WHITE ACRYLIC FACES
#230-33Red #230-157-Cobalt Blue
CABINET - #921052 Blue Painted
POLE COVER - STUCCO FINISH PAINTED EGG SHELL BEIGE
ILLUMINATION - WHITE L.E.D.
INSTALLATION - AS DIRECTED

Proposed New Pylon Sign (To match logo/phone of existing)



This signed design is submitted under stated copyright laws and should be reproduced in whole or in part without permission of the sign company, Inc.

PAGES
1 OF 1

DATE		SIGNATURE	
09/08/18		JIM GUY	
CUSTOMER APPROVAL		DESIGNER	
I hereby approve all specifications of the job except as noted.		JIM GUY	

DATE	09/08/18
SCALE	1/2" = 1'
PROJECT	REPUBLIC 11x17-STAR PYLON
LOCATION	STAR 1040
DESIGNER	JIM GUY
CLIENT	REPUBLIC STORAGE STAR

NOTE: THE COLORS DEPICTED IN THIS DRAWING ARE ONLY REPRESENTATIONS OF THE ACTUAL COLORS. YOUR SALES CONSULTANT WILL PROVIDE SAMPLES OF ACTUAL COLORS.

AimSign
ELECTRIC SIGNS
11111 11111

Embassy, Inc.

210 Murray St.
Garden City, ID

August 7, 2019

To Whom It May Concern:

Please consider this written permission for Larson Architects to file application for Zoning Permits, Building Permits and Design Review for Republic Storage Idaho.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard M. Phillips", written over the printed name.

Richard M. Phillips

President

Embassy, Inc.



PioneerTitleCo.
GOING BEYOND

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. 648640 SRM/

2018-015767

RECORDED

04/16/2018 03:54 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Staci P. Smith, as Trustee of the Staci Phillips Trust, U/T/A dated January 1, 1995

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Embassy, Inc

hereinafter referred to as Grantee, whose current address is 210 Murray ST Boise, ID 83714

The following described premises, to-wit:

That portion of the Northeast Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho described as follows:

COMMENCING at the Northeast section corner of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, (the basis of bearings for this survey is the East section line of said Section 8 between the North 1/16 corner and the Northeast corner of said Section 8, said line bears N 01° 02' 16" E); thence along the North line of said Section 8

North 89° 42' 00" West 25.00 feet to the POINT OF BEGINNING, thence continuing along said North section line

North 89° 42' 00" West 1,308.52 feet to the East 1/16 corner of said Section 8, thence

South 00° 56' 56" West 1,279.01 feet along a 1/16 line to a point on the North right-of-way of State Highway No. 44, thence along said right-of-way

South 89° 45' 56" East 25.72 feet to a point, thence on a curve to the left whose radius is 7,579.44 feet, whose length is 1,288.59 feet, whose delta is 9° 44' 27" and whose long chord bears

North 85° 21' 30" East 1,287.04 feet to a point common to the North right-of-way of State Highway No. 44 and the West right-of-way of Duff Lane, thence along the West right-of-way of Duff Lane parallel to the East section line

North 01° 02' 16" East 1,168.13 feet to the POINT OF BEGINNING.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,



Pioneer Title Co.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
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and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 13, 2018

Staci Philips Trust u/t/a January 1, 1995

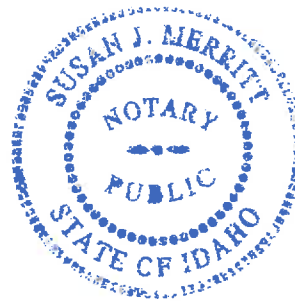
By: [Signature]
Staci P. Smith, Trustee

State of Idaho, County of Ada

This record was acknowledged before me on 4-16-18 by Staci P. Smith, as Trustee of The Staci Phillips Trust. .

[Signature]
Signature of notary public
Commission Expires:

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



LOCATED IN THE NE1/4 NE1/4 SECTION 8, T. 4 N. R. 2 W., B.M.
CITY OF MIDDLETON, CANYON COUNTY, IDAHO

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg 001 RECORD 1
20 MAY 2000
COMPASS LAND SURVEYING

CERTIFICATE OF SURVEYOR
Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in compliance with Idaho Code: 31-2708, 1987 and accepted procedures of land surveying. I further certify that I have complied with Title 35, Chapter 16, Idaho Code.

5/28/13
P.L.S. License No. 7732

INDEX NO. 424-08-01-01-0-00-00

**TY OF MIDDLETON
SIGN EASEMENT**

COMPASS LAND SURVEYING, PLLC
1119 Madrone Cir. Nampa, ID 83686
Office: (208) 442-0115 Fax: (208) 327-2106

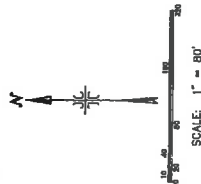
SHEET NO.	JOB NO.	OWNER NO.	SCALE:	DRAWN BY:	DATE
1 OF 7	8712	6712ROS	1"=200'	RAG	09/06/19

REFERENCE DATA

191) Fertilizer Aid Project No. S3479033 State Highway 44 plans
192) Received of Survey Inst. No. 025847
193) Received of Survey Inst. No. 0432748
194) Received of Survey Inst. No. 0602226
195) Received of Survey Inst. No. 0022167
196) Received of Survey Inst. No. 010224590
197) Received of Survey Inst. No. 260670729
198) Received of Survey Inst. No. 20077081800
199) Grant Deed Instrument No. 20060477668

SUBAVERSIVE NOTE:

- 1 The Basis of Findings used for this survey was taken from Grant Deed Instrument No. 20808047748
2
3 The bearing used to set the survey boundary line of the NE 1/4 of Section 4 is S 01° 12' 16" W.
4 The recording of the Record of Survey does not enable the owners of the property shown to
5 convey ownership based solely on this map. A written conveyance must accompany such change
6 ownership. This Record of Survey does not serve as a legal description for the property shown
7 thereon.
8
9 The drawing does not necessitate any show of the physical features of the property.
10
11 Congress and Surveying P.L.L.C. assumes no liability for present or future compliance or
12 noncompliance with governing jurisdictions' restrictions as it pertains to building permits, vehicle
13 access, permits or zoning permits.
14
15 This survey was requested by the City of Madison and depicts the location of the recorded
16 deed line per that certain Grant Deed recorded as Instrument No. 20808047748.



LEGEND

- [illegible]



**IDAHO
SURVEY
GROUP, LLC**

9953 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8370
FAX (208) 864-5399

22791 DUFF LANE

TOPOGRAPHIC SURVEY

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 8,
T.4N., R.2W., B.M., MIDDLETON, CANYON COUNTY, IDAHO

APPROVAL: BS	CHECKED: OGC	JOB NO.	SHEET NO.
DATE: 4/25/19	DATE: 8/8/2019	19-112	1

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
IN	FEET	FEET	FEET	DEGREES	DEGREES
1	100	100	100	90	90
2	200	200	200	90	90
3	300	300	300	90	90
4	400	400	400	90	90
5	500	500	500	90	90
6	600	600	600	90	90
7	700	700	700	90	90
8	800	800	800	90	90
9	900	900	900	90	90
10	1000	1000	1000	90	90
11	1100	1100	1100	90	90
12	1200	1200	1200	90	90
13	1300	1300	1300	90	90
14	1400	1400	1400	90	90
15	1500	1500	1500	90	90
16	1600	1600	1600	90	90
17	1700	1700	1700	90	90
18	1800	1800	1800	90	90
19	1900	1900	1900	90	90
20	2000	2000	2000	90	90
21	2100	2100	2100	90	90
22	2200	2200	2200	90	90
23	2300	2300	2300	90	90
24	2400	2400	2400	90	90
25	2500	2500	2500	90	90
26	2600	2600	2600	90	90
27	2700	2700	2700	90	90
28	2800	2800	2800	90	90
29	2900	2900	2900	90	90
30	3000	3000	3000	90	90
31	3100	3100	3100	90	90
32	3200	3200	3200	90	90
33	3300	3300	3300	90	90
34	3400	3400	3400	90	90
35	3500	3500	3500	90	90
36	3600	3600	3600	90	90
37	3700	3700	3700	90	90
38	3800	3800	3800	90	90
39	3900	3900	3900	90	90
40	4000	4000	4000	90	90
41	4100	4100	4100	90	90
42	4200	4200	4200	90	90
43	4300	4300	4300	90	90
44	4400	4400	4400	90	90
45	4500	4500	4500	90	90
46	4600	4600	4600	90	90
47	4700	4700	4700	90	90
48	4800	4800	4800	90	90
49	4900	4900	4900	90	90
50	5000	5000	5000	90	90
51	5100	5100	5100	90	90
52	5200	5200	5200	90	90
53	5300	5300	5300	90	90
54	5400	5400	5400	90	90
55	5500	5500	5500	90	90
56	5600	5600	5600	90	90
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58	5800	5800	5800	90	90
59	5900	5900	5900	90	90
60	6000	6000	6000	90	90
61	6100	6100	6100	90	90
62	6200	6200	6200	90	90
63	6300	6300	6300	90	90
64	6400	6400	6400	90	90
65	6500	6500	6500	90	90
66	6600	6600	6600	90	90
67	6700	6700	6700	90	90
68	6800	6800	6800	90	90
69	6900	6900	6900	90	90
70	7000	7000	7000	90	90
71	7100	7100	7100	90	90
72	7200	7200	7200	90	90
73	7300	7300	7300	90	90
74	7400	7400	7400	90	90
75	7500	7500	7500	90	90
76	7600	7600	7600	90	90
77	7700	7700	7700	90	90
78	7800	7800	7800	90	90
79	7900	7900	7900	90	90
80	8000	8000	8000	90	90
81	8100	8100	8100	90	90
82	8200	8200	8200	90	90
83	8300	8300	8300	90	90
84	8400	8400	8400	90	90
85	8500	8500	8500	90	90
86	8600	8600	8600	90	90
87	8700	8700	8700	90	90
88	8800	8800	8800	90	90
89	8900	8900	8900	90	90
90	9000	9000	9000	90	90
91	9100	9100	9100	90	90
92	9200	9200	9200	90	90
93	9300	9300	9300	90	90
94	9400	9400	9400	90	90
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97	9700	9700	9700	90	90
98	9800	9800	9800	90	90
99	9900	9900	9900	90	90
100	10000	10000	10000	90	90

[illegible]

THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY THE ARCHITECT IN CONNECTION WITH DAVIS BURNLEY GROUP, INC.

SP-1

PROJECT NUMBER

DATE

BY

APP. BY

PROJECT NAME

REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

Larson Architects, P.A.
Architects and Real Estate Planning
340 Murray Street
Boise, Idaho 83714
(208) 378-7502

DISCLAIMER: LARSON ARCHITECTS, P.A. 2019. DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SEE SHEET SP-2
FOR KEY NOTES

SITE PLAN
1"=80'-0"

N
NORTH

59
N 1/16

STATE HIGHWAY 44

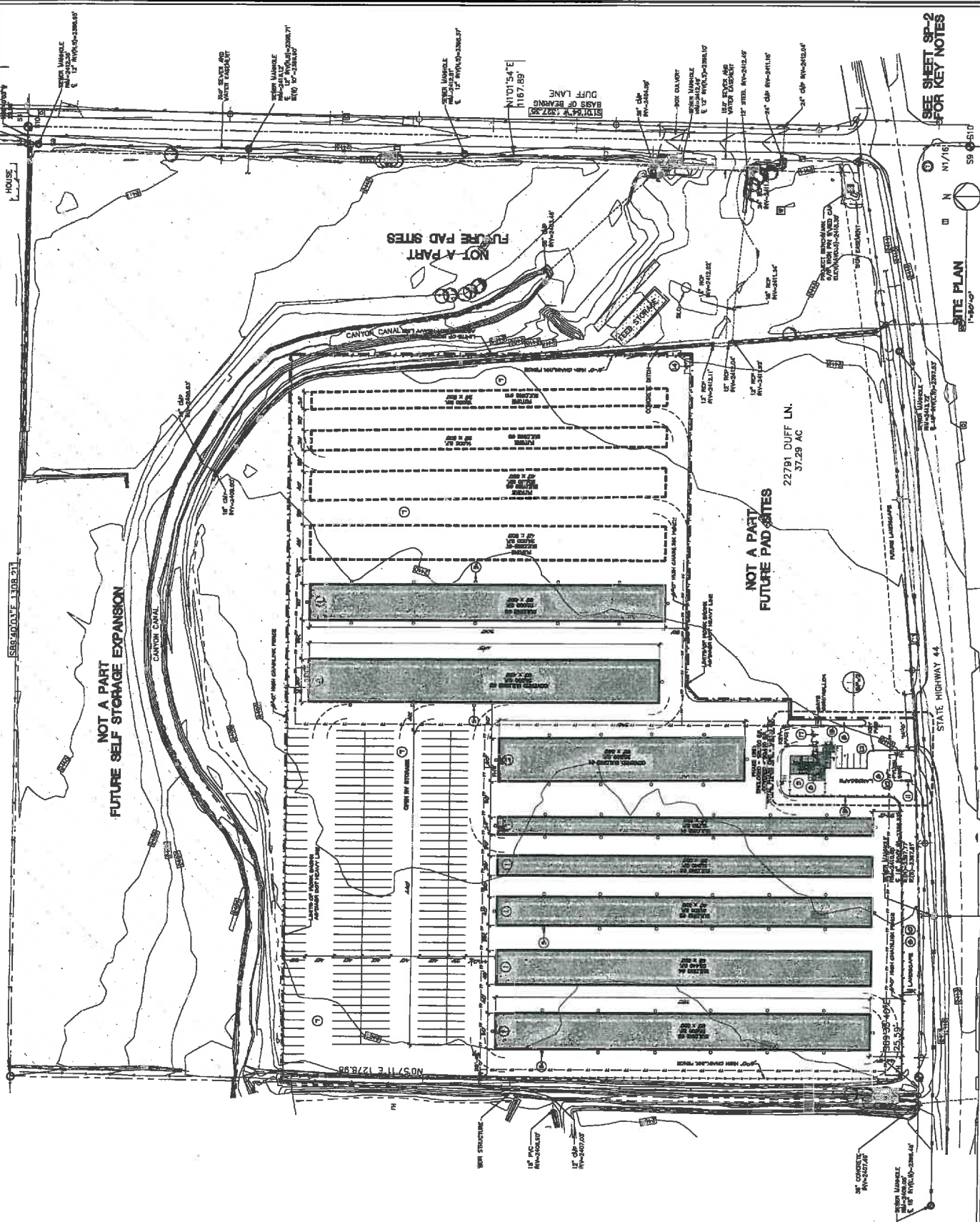
STATE HIGHWAY 44

22791 DUFF LN.
37.28 AC

NOT A PART
FUTURE PAD SITES

NOT A PART
FUTURE PAD SITES

NOT A PART
FUTURE SELF STORAGE EXPANSION



OWNER DATA

OWNER: REPUBLIC STORAGE OF MIDDLETON LLC
 210 WEST FIRST STREET
 BOISE, IDAHO 83714

ARCHITECT: LARSON ARCHITECTS, P.A.
 240 MATTING STREET
 BOISE, IDAHO 83714

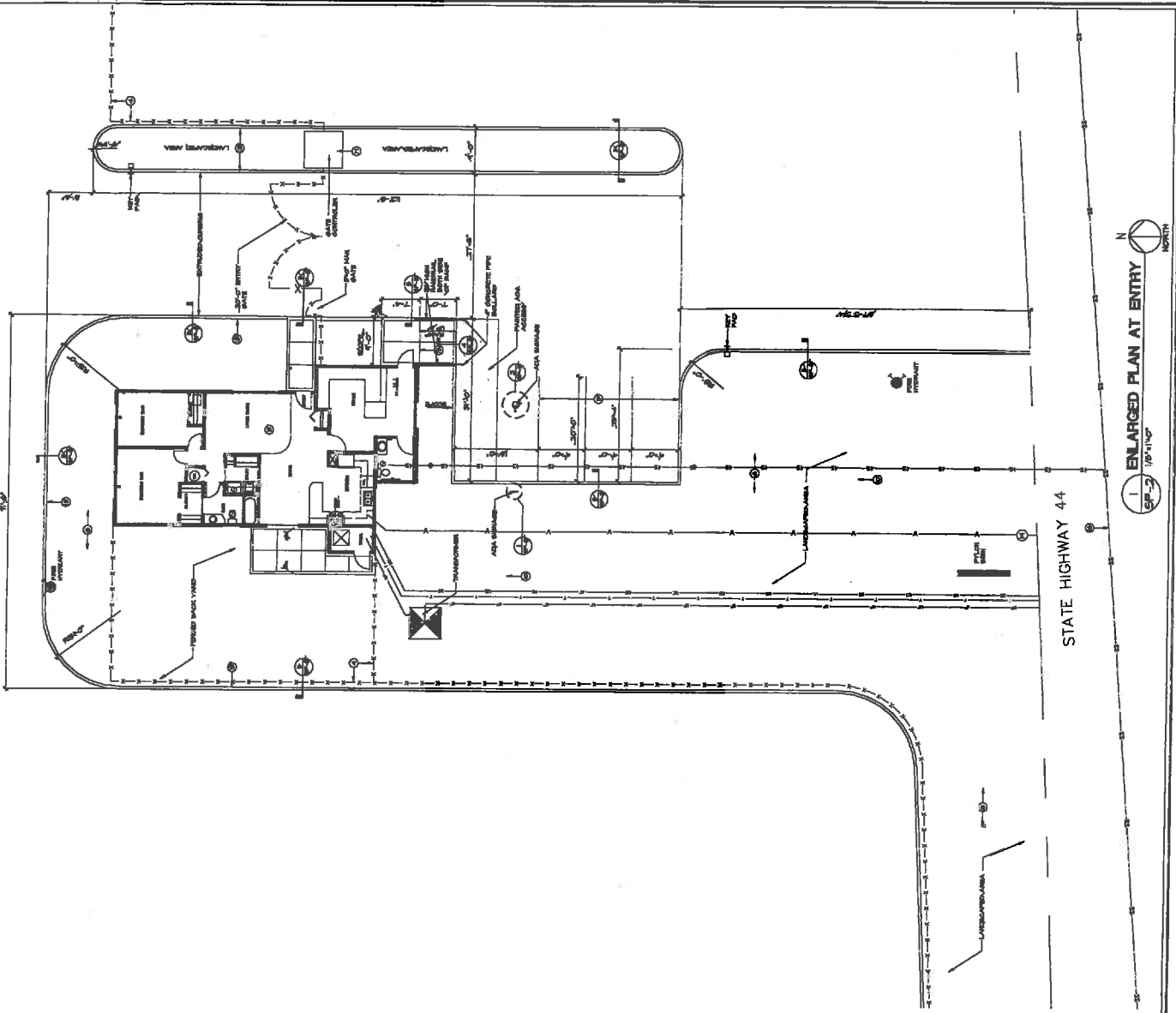
SITE DATA

PARKING SHOWN	4 STALLS 117 ACCESSIBLE STALLS
PHASE ONE	125,000 SF
SELF STORAGE ENCLOSED	30,400 SF
SELF STORAGE COVERED	19,600 SF
RESIDENCE	19,600 SF
TOTAL BUILDING AREA PHASE ONE	177,125 SF THIS PHASE
FUTURE:	
SELF STORAGE	10,000 SF
TOTAL BUILDING AREA	247,125 SF
GROSS SITE AREA	17.51 ACRES OR 797,124 SF
SITE COVERAGE	32.1%
LANDSCAPE AREA	14,400 SF OR 3.26%
PAVED OR GRAVEL AREA	440,515 SF OR 24.1%
ZONING	C-2

- KEY NOTES**
1. ENCLOSED STORAGE BUILDINGS
 2. EXISTING ENCLOSED BUILDINGS
 3. OFFICE/RESIDENCE
 4. NEW 8'-0" CHAIN LINK FENCE
 5. NOT USED - SITE LIGHTING
 6. GRAVEL
 7. LANDSCAPE - SOGS AND TREES
 8. AUTOMATIC SPRINKLER SYSTEM
 9. PROJECT SIGN
 10. EXISTING POWER POLES
 11. EXISTING POWER LINES
 12. EMERGENCY GATE IN CHAIN LINK FENCE
 13. 112 HANDICAPPED RAMP AND WALK
 14. EXISTING CITY WATER MAIN
 15. EXISTING CITY SANITARY MAIN
 16. EXISTING CITY ADJUTANT GATE
 17. EXISTING OPERATING SYSTEM PER STAR CITY

ZONING INFORMATION

MINIMUM FRONT YARD SETBACK	10'-0"
MINIMUM SIDE YARD SETBACK	0'-0"
MINIMUM REAR YARD SETBACK	0'-0"
MINIMUM SIDE STREET SETBACK	10'-0"
MAXIMUM HEIGHT	35'-0"
DESIGN REVIEW IS REQUIRED	



ENLARGED PLAN AT ENTRY

1/8" = 1'-0"

STATE HIGHWAY 44

RA-3

SHEET NUMBER

DATE 6-6-74

DRAWN BY JCL

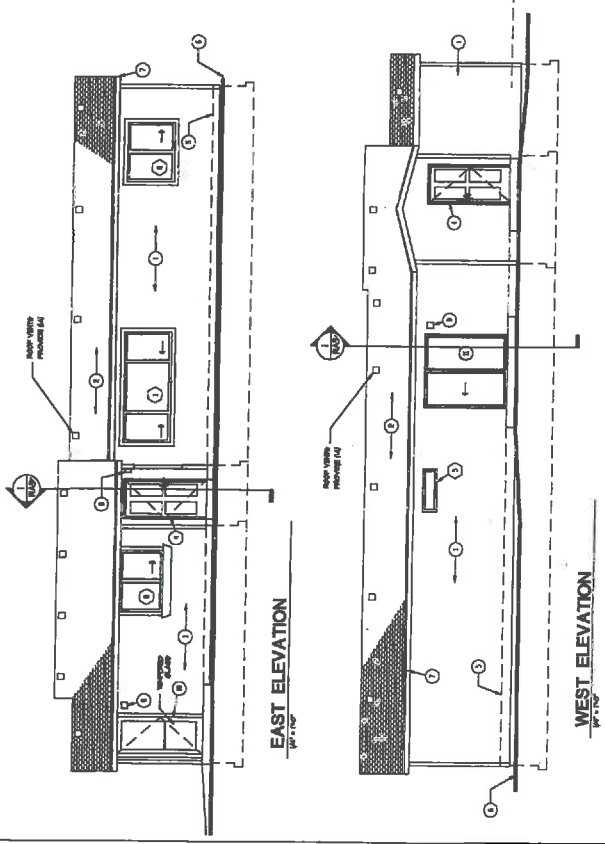
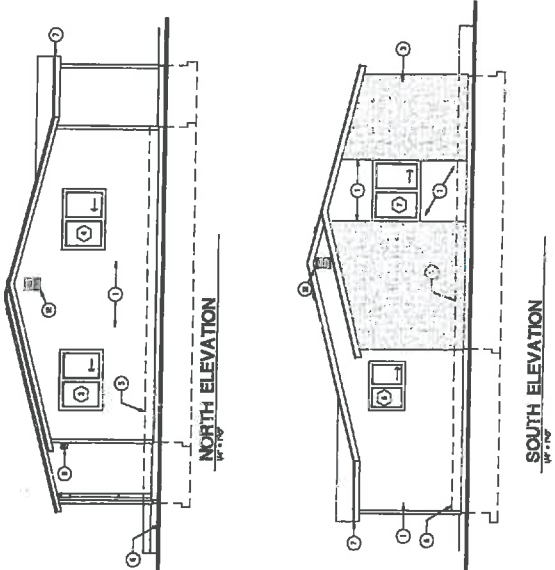
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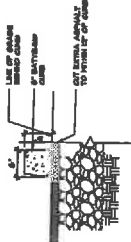
REPUBLIC STORAGE MIDDLETON
HIGHWAY 44
MIDDLETON, IDAHO

Larson Architects, P.A.
Architects and Real Estate Planning
210 Murray Street
Boise, Idaho 83714
(208) 376-7502

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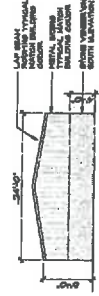
NOTES	
1. SEE PLAN FOR LOCATION OF THIS ELEVATION.	1
2. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.	2
3. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	3
4. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	4
5. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	5
6. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	6
7. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	7
8. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	8
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15. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	15
16. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	16
17. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	17
18. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	18
19. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	19
20. THE FINISHES SHOWN ARE FOR INFORMATION ONLY.	20







**NORTH ELEVATION
ENCLOSED STORAGE BUILDING #1**
18'-0" x 30'-0"



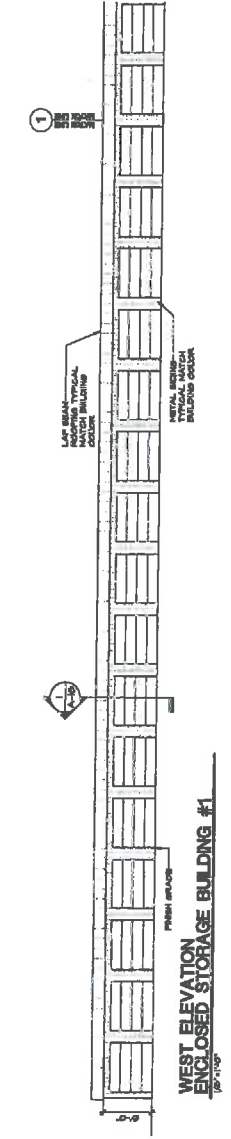
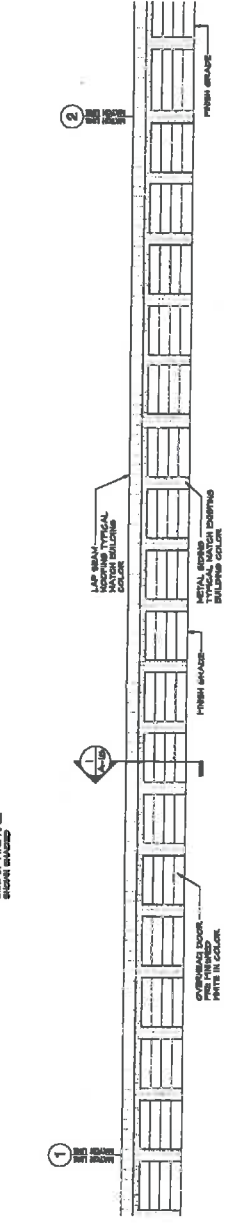
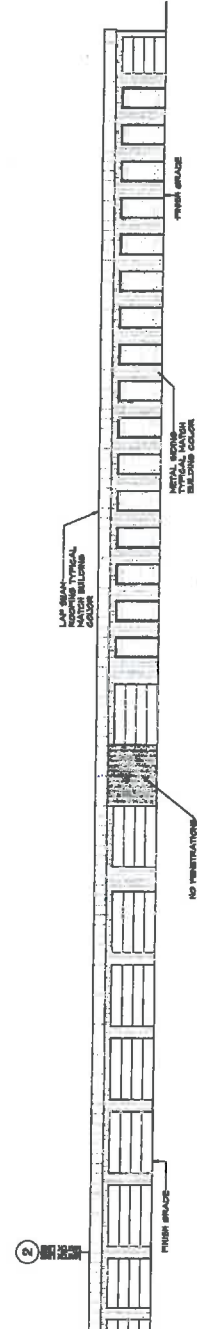
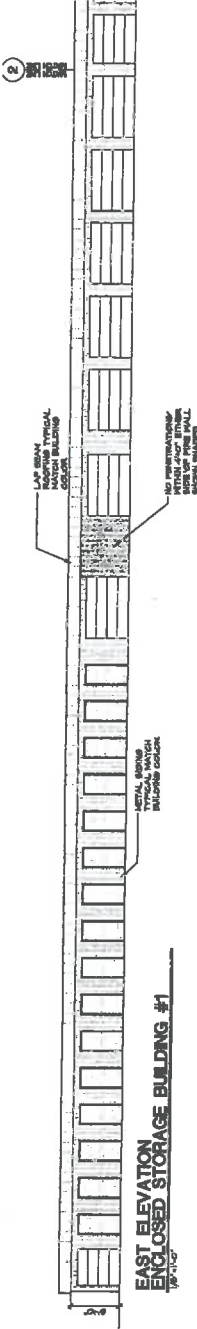
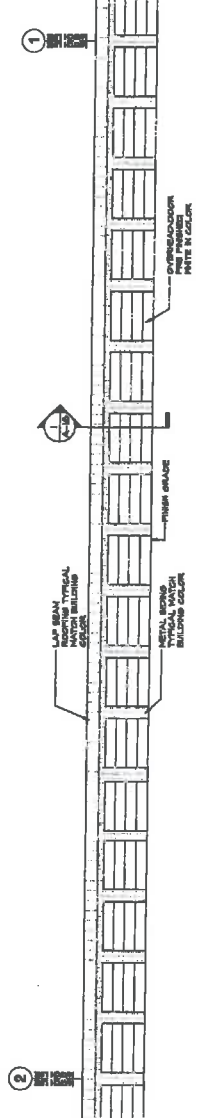
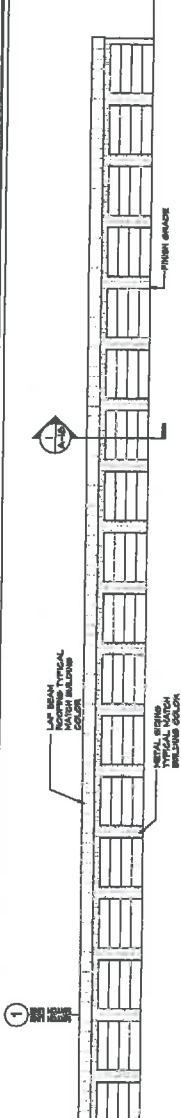
**SOUTH ELEVATION
ENCLOSED STORAGE BUILDING #1**
18'-0" x 30'-0"



**EAST ELEVATION
ENCLOSED STORAGE BUILDING #1**
18'-0" x 30'-0"



**WEST ELEVATION
ENCLOSED STORAGE BUILDING #1**
18'-0" x 30'-0"

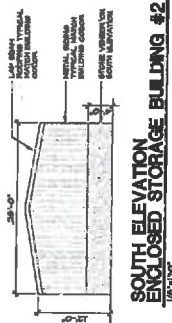
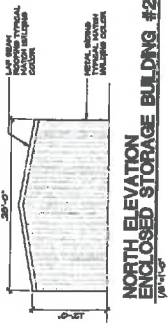


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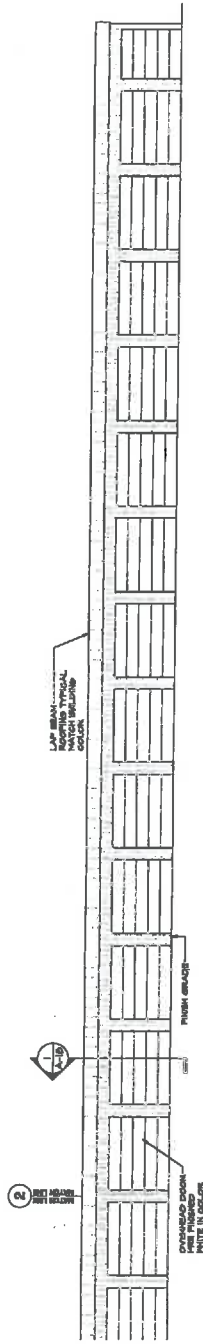
REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

PROJECT NAME
DATE
DRAWN BY
CHECKED BY
SCALE
SHEET NUMBER
A-9

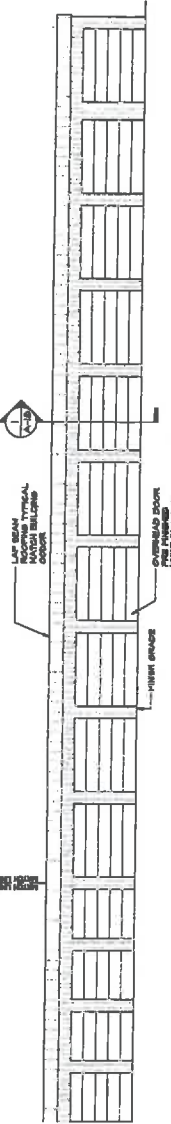
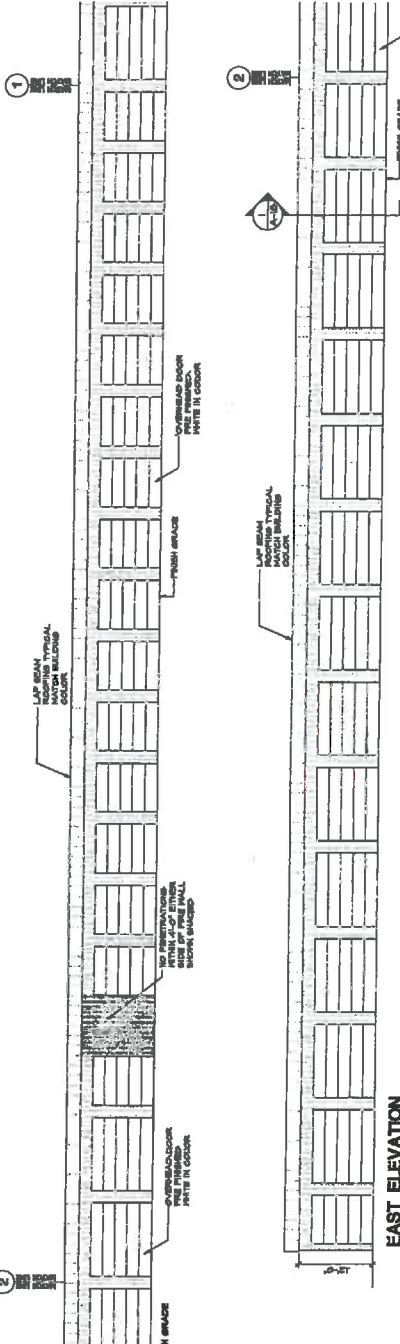
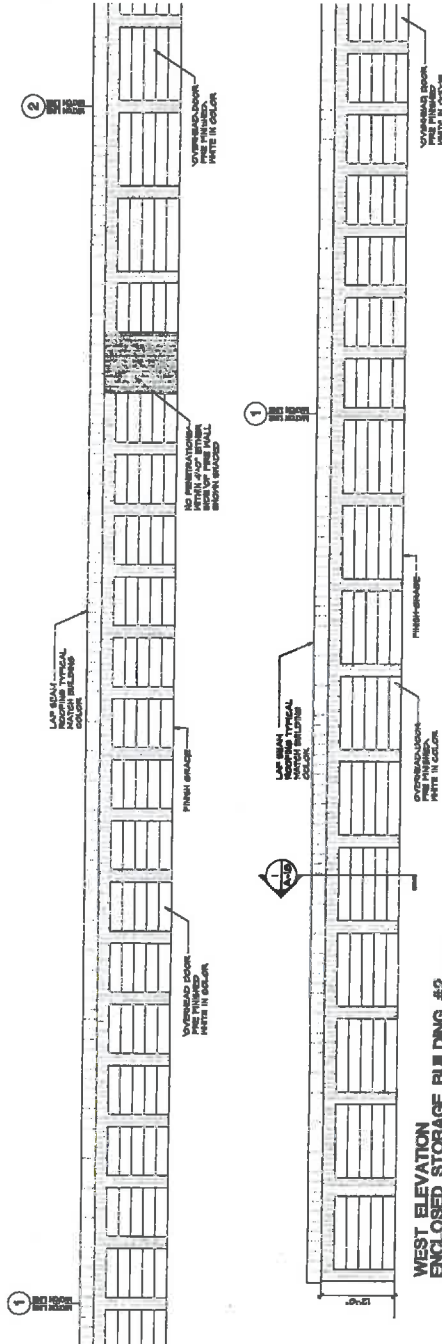
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**EAST ELEVATION
ENCLOSED STORAGE BUILDING #2**
28'-0"



**WEST ELEVATION
ENCLOSED STORAGE BUILDING #2**
28'-0"

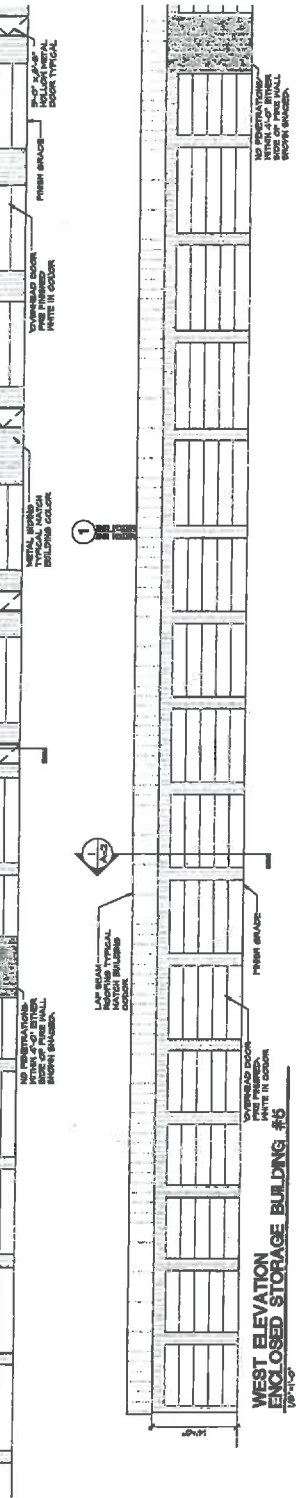
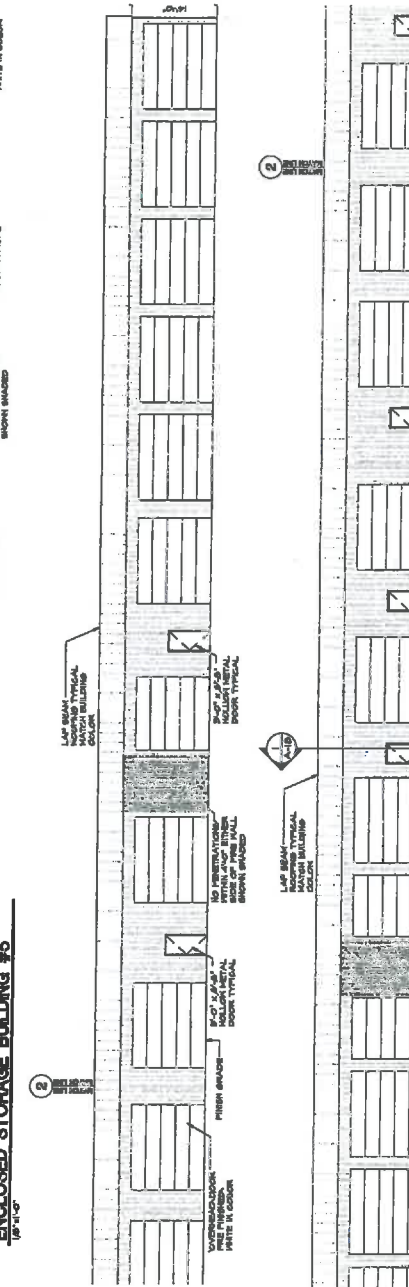
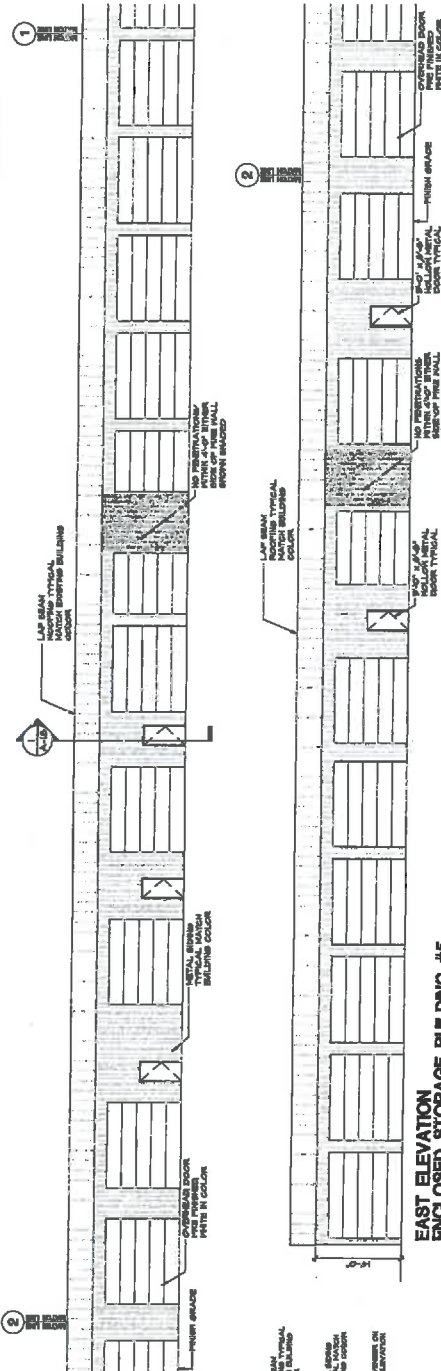
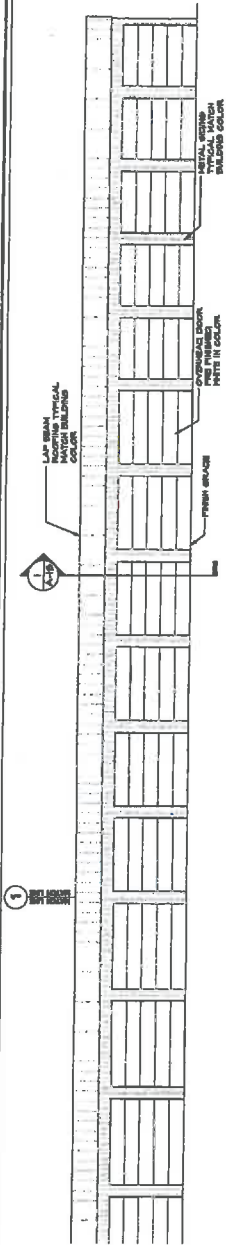
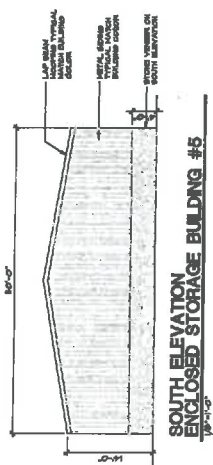
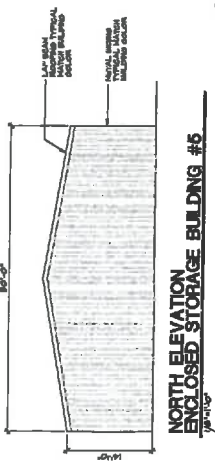


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(208) 376-7502

REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

PROJECT NAME
DATE
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SCALE
SHEET NUMBER
A-10

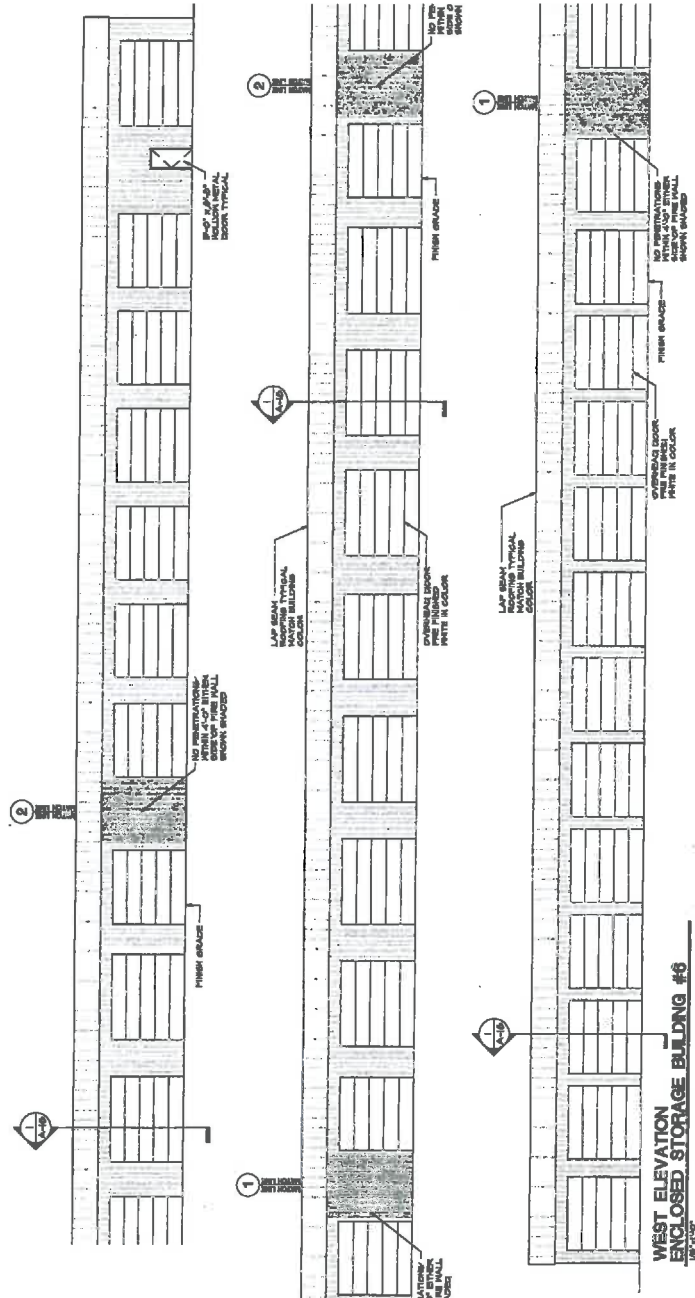
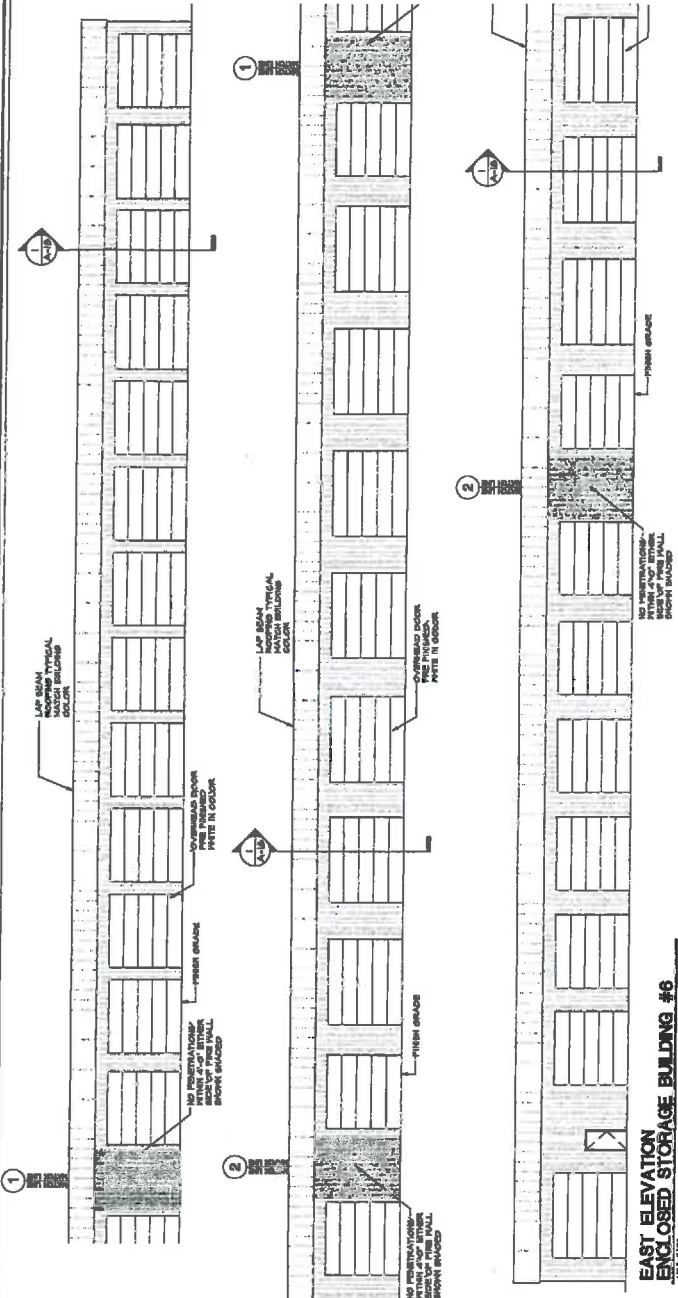
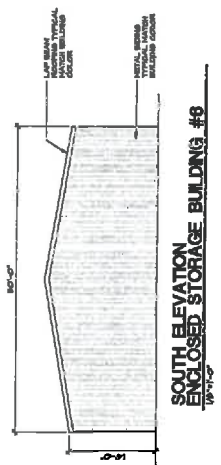
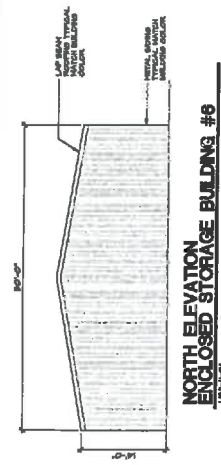


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Architecture and Real Estate Planning
210 Murray Street
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REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

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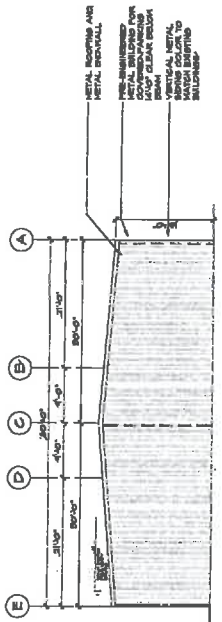


REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

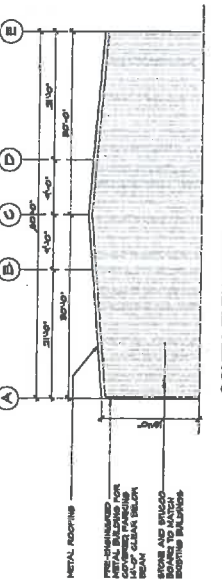
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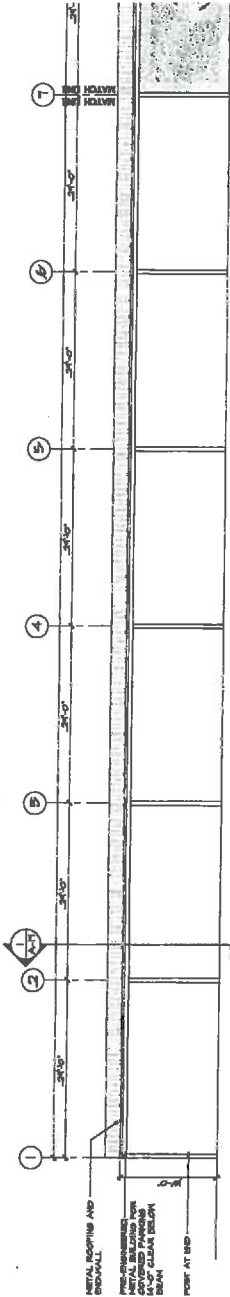
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COVERED STORAGE BUILDING #1



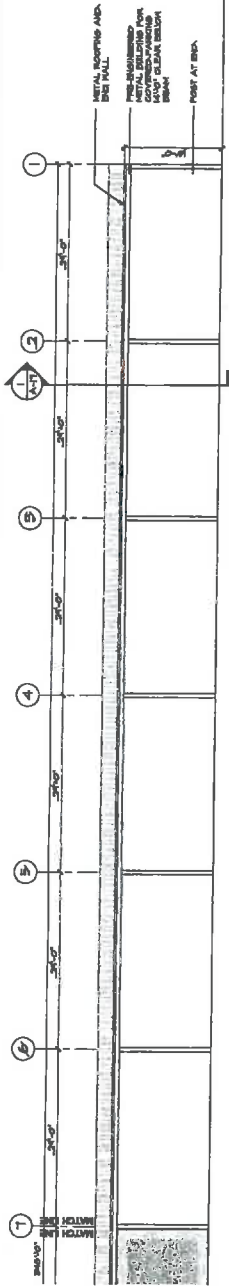
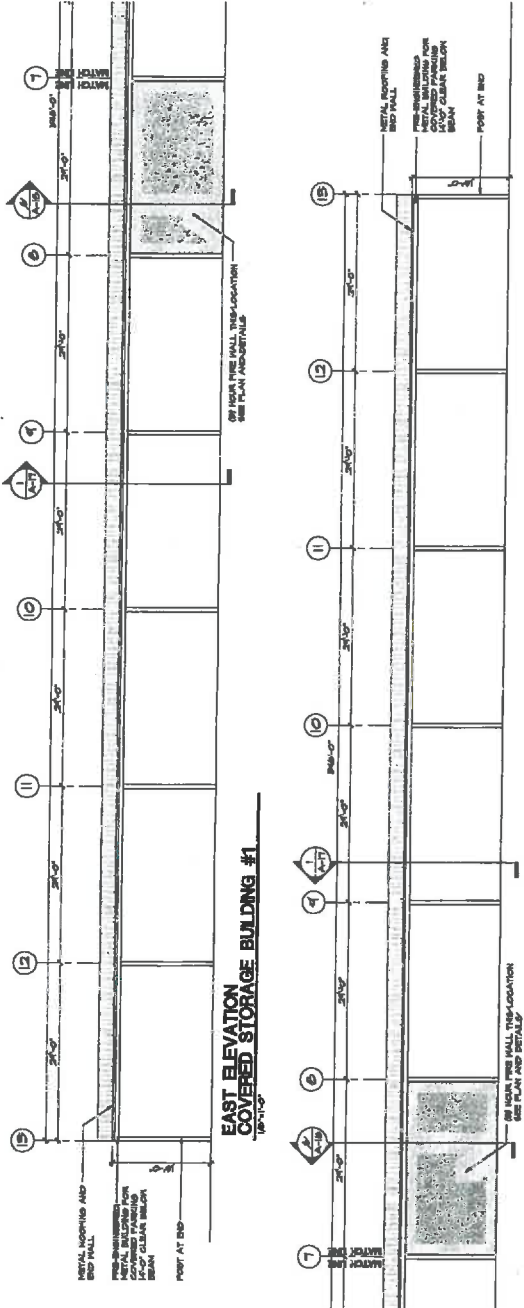
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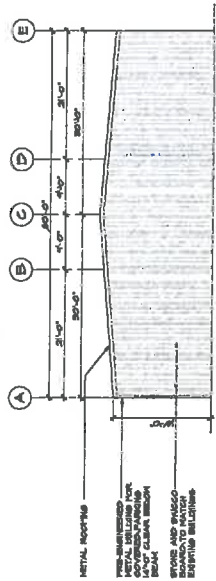
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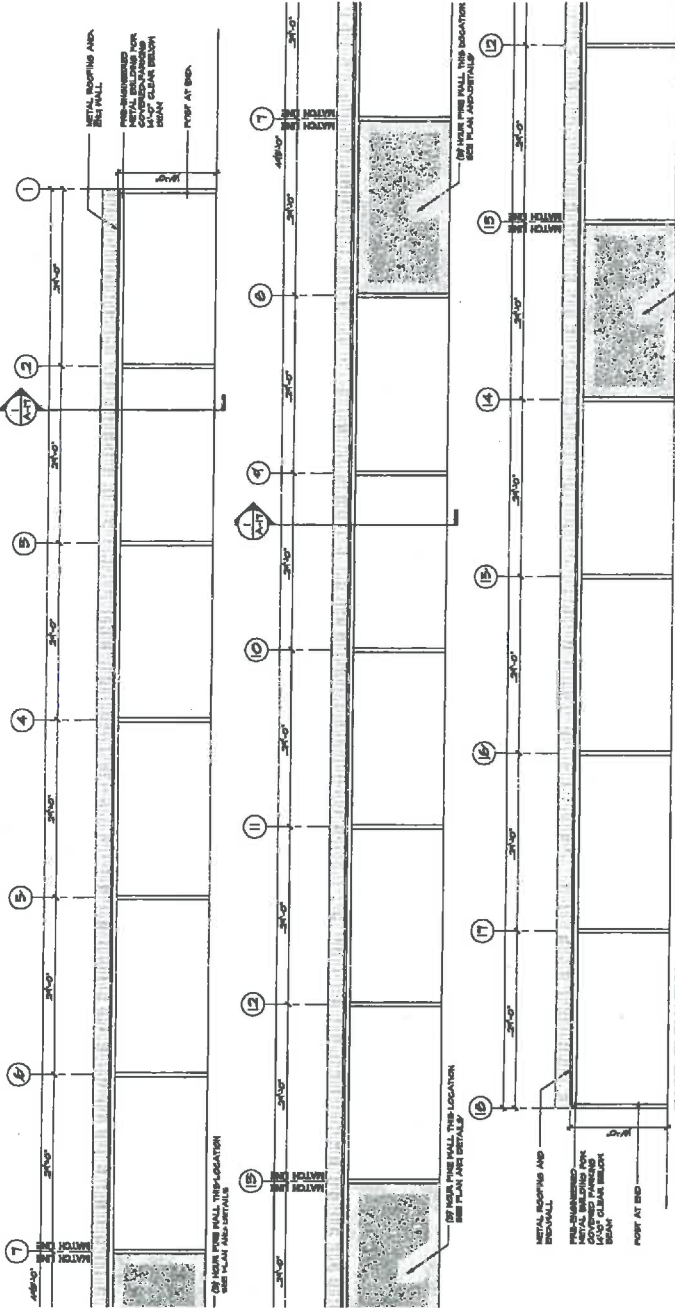
EAST ELEVATION
COVERED STORAGE BUILDING #1



**SOUTH ELEVATION
COVERED STORAGE BUILDING #2**
1/8"=1'-0"



• **8:00 HOUR FIRE WALL. THIS LOCATION
WILL PLAY AND CIRCLE.**



A-17

SECTION NUMBER

DATE

DESIGNED BY

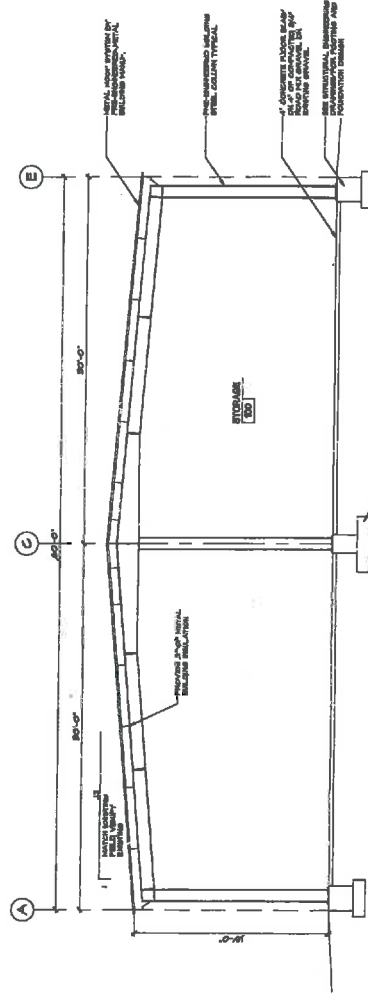
PROJECT NAME

REPUBLIC STORAGE MIDDLETON
HIGHWAY 44 & DUFF LANE
MIDDLETON, IDAHO

Larson Architects, P.A.
Architecture and Steel Detail Planning
410 Murray Street
Boise, Idaho 83714
(208) 376-7602

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17 TYPICAL BUILDING SECTION COVERED STORAGE



WEST ELEVATION
COVERED STORAGE BUILDING #2

