



AGENDA

Middleton Planning and Zoning Commission Meeting

Date: Monday, March 11, 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 February 11, 2019 Regular Meeting and the February 28, 2019 Special Meeting.
 - B. **Public Hearing:** Consider approving a request by James Christopherson for a special use permit to except from Middleton City Code 5-2-3: front setback from 25 feet to 19 feet. The subject property is located at 515 Duke Ave., Middleton, ID.
 - C. Consider approving a special meeting, at 7:00 p.m. on March 25, 2019 at 6 N. Dewey in the public meeting room for approval of the preliminary plat for Crossings at Meadow Park Subdivision No. 2 and No. 3.
 - D. Commission discussion about any subject.
5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by:


Dawn Dalton, Deputy Clerk

Date: March 8, 2019 at 3:30 p.m.



**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
FEBRUARY 11, 2019**

The February 11, 2019 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 7:00 p.m.

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

Action Items

A. Consider approving minutes of the January 14, 2019 regular meeting.

Motion: Motion by Commissioner Hutchison to approve the minutes of the January 14, 2019 regular meeting was seconded by Commissioner Brough and carried unanimously.

B. Consider approving a special meeting, jointly with the City Council, at 7:00 p.m. on February 28, 2019 at the Trolley Station to share and receive information about 10-15 Middleton projects affecting the Middleton Community.

Chairwoman Gregory called the agenda item and Mayor Darin Taylor gave a brief explanation regarding the agenda item.

Motion: Motion by Commissioner Waltemate to schedule a special meeting jointly with City Council at 7:00 p.m. on February 28, 2019 at the Trolley Station, was seconded by Commissioner Springston and carried unanimously.

C. Consider approving a request by Wesley McDermott to amend Raw Pastures preliminary plat from three lots to four lots on approximately 12.5 acres. The subject property is located at 0 Foothill Road, approximately 130 feet of south of Foothill Road and approximately 600 feet east of Duff Lane, Middleton, Idaho.

Chairwoman Gregory called the agenda item and City Planning and Zoning Official Randall Falkner provided an Administrative Review.

Motion: Motion by Commissioner Waltemate to recommend city council approve the amended Raw Pastures preliminary plat was seconded by Commissioner Brough and carried unanimously.

D. Public Hearing: Consider approving a request by Joshua Connell for a special use permit to except certain real property from Middleton City Code 5-2-3: side setbacks from 10 feet to 5 feet on both sides. The subject property is located at 519 Fairhaven Street, Middleton, Idaho.

Chairwoman Gregory called the agenda item and declared the public meeting open. City Planning and Zoning Official Randall Falkner provided an Administrative Review.

Joshua Connell the applicant, stated that he had spoken to Drainage District Number 2 regarding the five-foot setback, and that it had no issues with the request as the five feet would not cause any havoc to the drainage field site.

Chairwoman Gregory asked if anyone in the audience would like to speak to this item, none, and closed the public comment portion of the hearing.

Motion: Motion by Commissioner Waltemate to approve a request by Joshua Connell for a special use permit to except certain real property from Middleton City Code 5-2-3: side setback from 10 feet to five feet on the south side, was seconded by Commissioner Springston and carried unanimously.

- E. Public Hearing: Consider approving a request by Aaron Dubie for a special use permit to except certain real property from Middleton City Code 5-2-3: side setbacks from 12 feet to 3 feet on both sides. The subject property is located at 13 S. Hawthorne Ave., Middleton, Idaho, across the street from the Middleton Post Office.**

Chairwoman Gregory called the agenda item and declared the public meeting open. City Planning and Zoning Official Randall Falkner provided an Administrative Review.

Aaron Dubie the applicant, stated that he was going to build a single-story home and that, in order to have a comfortable living space with a garage, the three-foot setbacks were needed. Mr. Dubie also stated his intention is to build a nice home to fill a need for housing in Middleton.

Chairwoman Gregory asked if there was anyone in the audience that would like to speak to this item.

Richard Nestorick Mr. Dubie's neighbor to the south stated the he is not opposed to a home being built on the lot but rather he is opposed to the three-foot setbacks. Mr. Nestorick explained that as his home sits now, he is currently seven feet from the marked survey line for the property. He said he lives on his property but not in the house he as stripped back to the walls and is remodeling as he gets time.

Mike Graefe was not opposed to a new home being built on the lot but was curious where the driveway access was to be located. He was informed was going to be to the west accessing Hawthorne Dr. Mr. Graefe stated going from 12- to-five- to-three foot side setbacks is concerning because he does not want to see the city go start down the path where the standard is small setbacks.

Kristina Rudolf wanted to point out that over the years from when Mr. Nestorick's home was built up to the present day, setbacks have changed multiple times and there is not documentation of what they were back in the 1920s, and what was done prior to the request today cannot be fixed or changed, that the Commissioners should only focus on what is being asked of them today in order to provide a home to fill housing demand in Middleton and help beautify the downtown corridor.

Mayor Taylor provided the Commission information in response to Mr. Nestorick's letter of opposition regarding his point on the sewer service line, which connects the house on Mr. Nestorick's property north to the alley, bisecting Mr. Dubie's property and future home site. Mayor Taylor said the old sewer line is not in an easement, and has had an active city utility account or received city water or sewer services for at least three years. Mayor Taylor said Mr. Dubie and Nestorick have been congenial when talking through fence, irrigation, setback, sewer line and other subjects, and more communication between them is needed. He reminded the Commissioners that the application before them is setbacks only.

Chairwoman Gregory closed the public comment portion of the hearing.

Motion: Motion by Commissioner Springston to approve a request by Aaron Dubie for a special use permit to except certain real property from Middleton City Code 5-2-3: setbacks from 12 feet to three feet on both sides, motion died for lack of a second.

Motion: Motion by Commissioner Hutchison to approve a request by Aaron Dubie for a special use permit to except certain real property from Middleton City Code 5-2-3: setbacks from 12 feet to seven feet on both sides, motion died for lack of a second.

Motion: Motion by Commissioner Waltemate to reopen the public comment portion of the meeting, was seconded by Commissioner Brough and carried unanimously. Commissioners Hutchison and Waltemate requested feedback from the applicant and Mr. Nestorick about a seven-foot or five-foot setback on the south side of the property.

Aaron Dubie reiterated that he is asking for a single family home in an area that is zoned for multifamily. If a multifamily dwelling were to go up in place of a single family dwelling the impact on traffic that was mentioned earlier would only be amplified on Hawthorne. Mr. Dubie stated that he was not for the seven foot setback because that would take away a total of 14 feet of width from the purposed 42-foot desired house and garage width. He said he would be willing to move the footprint of the home to the north away from the property line.

Richard Nestorick stated that he was opposed to the seven foot setbacks as well but the seven feet is better than three feet, and ultimately conceded to seven foot setback since for the neighbor since that is how far setback his house is from the property boundary.

Motion: Motion by Commissioner Waltemate to close the public comment portion of the hearing was seconded by Commissioner Springston and carried unanimously. Commission discussion followed.

Motion: Motion by Commissioner Waltemate to approve a request by Aaron Dubie for a special use permit to except certain real property from Middleton City Code 5-2-3: setbacks from 12 feet to five feet on the south side and from 12 feet to two feet on the north side was seconded by Commissioner Hutchison and carried unanimously.

Chairwoman Gregory called a recess at 8:42 p.m. and reconvened the meeting at 8:49 p.m.

F. Training – Middleton City Code Title One Chapters 14 and 15.

Mayor Taylor provided Commissioners a copy of Middleton City Code Title One Chapters 14 and 15, and reviewed it page-by-page summarizing headings and content for Commissioners.

G. Commission discussion about any subject. none

Public Comments, Commission/Staff Comments: none.

Adjourn

Chairwoman Gregory adjourned the meeting at 9:10 p.m.

ATTEST:

Janet Gregory, Chairwoman

Randall Falkner, Planning and Zoning Official

Approved: March 11, 2019

**MIDDLETON PLANNING AND ZONING SPECIAL MEETING
FEBRUARY 28, 2019**

The Middleton Planning and Zoning Commission Special meeting on February 28, 2019 was called-to-order at 7:00 p.m. by Chairwoman Janet Gregory. Commission Members Ray Waltemate, Kent Brough, Whitney Springston, and Chairwoman Janet Gregory were present. Commissioner Jackie Hutchison was absent.

The Middleton City Council Special meeting on February 28, 2019 was called-to-order at 7:00 p.m. by Mayor Darin Taylor. Council Members Carrie Huggins, Jeff Garner, and Beverly Furner were present. Council President Rob Kiser was absent.

Information Items:

The following individuals described the city-infrastructure design projects they are working on, including their name and company, the project name, scope, schedule, cost, deliverable, and any images they wanted to show.

Hwy 44/Hartley Ln. roundabout (RAB)	Joel Grounds, Precision Engineering
Hartley Ln. wastewater mainline	Amy Woodruff, Civil Dynamics
S Cemetery Road and bridge	Bryan Foote, Horrocks Engineers
Piccadilly Park restroom/play equip	Jim Gordon, City of Middleton
Wastewater master plan	Larry Rupp, Keller Associates
IPDES permitting, pilot projects, water quality, natural treatment	Jack Harrison, HyQual PA
Crane Creek Park tree plan	Kent Brough, Landscape Design Services
Water mainline Duff-Kingsbury	Bryan Foote, Horrocks Engineers
Water mainline Boise River bore	Ron Manning, SPF Water Engineering
Middleton Rd alignment/RAB	Pat Colwell, T-O Engineering Joel Grounds, Precision Engineering
River Park flood model	Karl Gebhardt, Resources Systems Inc.

Adjourn: Mayor Taylor and Chairwoman Gregory adjourned the meeting at 8:58 p.m.

ATTEST:

Janet Gregory, Chairman

Dawn M. Dalton, Deputy Clerk
Minutes Approved: March 11, 2019

B



ADMINISTRATIVE REVIEW AND REPORT

Planning and Zoning Commission

A request by James Christopherson for a special use permit to except from Middleton City Code 5-2-3: front setback from 25 feet to 19 feet. The subject property is located at 515 Duke Ave., Middleton, Idaho.

Applicant: James Christopherson
515 Duke Ave.
Middleton, ID 83644

1. **APPLICATION:** The application was accepted by the City on February 14, 2019.
2. **NOTICE OF PUBLIC HEARING:**
Published notice Idaho Press Tribune: February 20, 2019
Letters to 300' Property Owners: February 15, 2019
Letters to Agencies: February 15, 2019
Property Posted: **March 4?**, 2019
3. **APPLICABLE CODES AND STANDARDS:**
Idaho Code Title 67-6512(f) and 67-6512
Middleton City Code (MCC) 1-14-1, 2, 4; 1-15-2 and; 5-4-1 Table 2
4. **PLANNING AND ZONING OFFICIAL REVIEW COMMENTS:**
The applicant is requesting a special use permit to except from the 25-foot front setback requirement in R-4T zoning. The request is to have a 19-foot front setback so the applicant can build a garage.

The applicant is requesting a six (6) foot front setback reduction because his property line tapers significantly to the northwest (see attachment), as do the rest of the properties along Duke Avenue, so the north side of the properties are much closer to the property line than the south side. The applicants' property is 92 feet wide, but only 67 feet long at the shortest point (the north side). However, the existing home is located on the south side of the property, so a garage cannot be placed on that side. As a result, there is no other place to put the garage, except for on the north side of house (as proposed by the applicant). The front of the proposed garage will be even with the existing house and will not look out of place (see attachment).

Adding a garage increases the property value of the lot and the neighborhood, and will not negatively affect any other neighbors. According to the applicant, the neighbor to the north is not opposed to the request.

A neighborhood meeting was held on February 9, 2019 at the subject site. The applicant states that all neighbors that attended were in favor of the request and said it would be a great improvement for the neighborhood.

Written Agency Responses to Date: No agency responses received.

Written Property Owners Responses to Date: No responses received.

5. CONCLUSION

The request for a special use permit to except from Middleton City Code 5-2-3: front setback from 25 feet to 19 feet will not cause injury, damage or hardship to another person or property.

Reviewed and Reported by Randall Falkner February 22, 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

ms

#3.090722

Application

Rev: 12/13/2018

Fee Paid: \$ 375

Application Accepted by: RF

Date Application Accepted: 2/14/19

Applicant:

Name: JAMES E Christopherson 2085151479 JIMINIC156@hotmail.com
Mailing Address: 515 Duke Ave Middleton Id 83644
City, State Zip

Representative:

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: 515 Duke Ave Total Acres:

Assessor's Tax Parcel No(s): R 18203

Crossroads: Duke Ave Near 6th st

Existing Zoning: R Proposed Zoning:

Floodplain Zone: No Hillside (grades exceeding 10%): NA

JAMES E Christopherson
Applicant's Printed Name

Date

JAMES E Christopherson
Applicant's Signature



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Planning and Zoning Department

Application

Rev: 12/13/2018

Fee Paid: \$ 375

Application Accepted by: RF

Date Application Accepted: 2/14/19

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 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): RF



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P O Box 487 AVENUE, MIDDLETON, ID 83644
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Planning Department
Conditional Use Permit Checklist
Rev: 09/13/2017

Property Owner(s): James E Christopherson

Please answer the following questions:

1. Property Size: 7157 sq-ft
2. Crossroads: Duke Ave Near 6th st
3. Future Land Use Designation: Residential
4. Surrounding Land Uses: Residential
5. If approved, what is the expected effect on roadways and traffic? None

6. Will the proposed use generate a nuisance of light, glare, noise, vibration, smoke, fumes, odor, dust, etc.?

None

If applicable:

Days and hours of operation: N.A

Number of employees (full-time): N.A. (part-time): N.A

Number of employees (living on-site): N.A (living off-site): N.A

Frequency of deliveries: N.A Location of deliveries: N.A

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.



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

Conditions of Approval: When approving a conditional use permit, conditions may be attached to:

- Minimize impact on other development;
- Control sequence and timing;
- Establish duration of the use;
- Assure the development is maintained properly;
- Designate the location and nature of development, including signs;
- Require the provision for on-site or off-site public facilities or services;
- Require more restrictive standards than those generally required in ordinance;
- Specify the period of time for which a permit is issued and conditions which, if not followed, will bring about revocation of the conditional use permit; and
- Require mitigation of effects of the proposed use upon service delivery by any political subdivision of the State of Idaho providing services within the planning area (Middleton's area of city impact).

14 Feb 2019

I live at 515 Duke Ave. City Code requires a 25 Foot Front setback in the R-41 zone - I would like to build a new garage that would be 19 feet from front property line. I request this 6 foot setback reduction because my property line tapers significantly to the Northwest - which ~~reduces my setback~~ this increases Property value and improves the neighborhood. A neighborhood meeting was held on Feb. 9, 2019, all neighbors were in favor and said it will be a great improvement.

James E. Chumley



610 S. Kimball Avenue
Caldwell, ID 83605

August 24, 2018

James E. Christopherson
515 Duke Ave.
Middleton, ID 83644

File No. 659611
Property Address: 515 Duke Avenue, Middleton, ID 83644

The closing of the above-noted property has now been completed. Enclosed for your records is the original recorded deed together with your final title policy.

We appreciate having had the opportunity to be of service to you. If you have questions please contact the Title Officer listed below.

Sincerely,

Jennifer Tyree, Title Officer
Ph: (208) 455-7346
Email: jtyree@pioneertitleco.com

Enclosures



Pioneer Title Co.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 659611 TK/JT

2018-035738

RECORDED

08/13/2018 12:02 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=1 PBRIDGES

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received **David Freeman and Cynthia M. Freeman, husband and wife as community property with rights of survivorship**

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

James E. Christopherson, a single man

hereinafter referred to as Grantee, whose current address is
515 Duke Ave Middleton, Id 83644

The following described premises, to-wit:

Lot 7, Block 2, Middleton Mobile Home Estates, according to the plat thereof, filed in Book 8 of Plats at page(s) 37, records of Canyon County, Idaho.

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, 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.

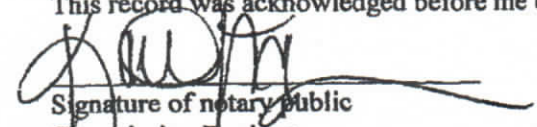
Dated: August 10, 2018


David Freeman

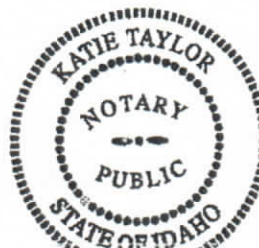

Cynthia M. Freeman

State of Idaho, County of Canyon

This record was acknowledged before me on 8/13/18 by David Freeman and Cynthia M. Freeman


Signature of notary public
Commission Expires: _____

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022





Pioneer Title Co.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 659611 TK/JT

WARRANTY DEED

For Value Received **David Freeman and Cynthia M. Freeman, husband and wife as community property with rights of survivorship**

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

James E. Christopherson, a single man

hereinafter referred to as Grantee, whose current address is
615 Duke Ave M. Middleton, Id 83644

The following described premises, to-wit:

Lot 7, Block 2, Middleton Mobile Home Estates, according to the plat thereof, filed in Book 8 of Plats at page(s) 37, records of Canyon County, Idaho.

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, 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: August 10, 2018

David Freeman
David Freeman

Cynthia M Freeman
Cynthia M. Freeman

State of Idaho, County of Canyon

This record was acknowledged before me on 8/13/18 by David Freeman and Cynthia M. Freeman

[Signature]
Signature of notary public
Commission Expires: _____

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022



534628

FILED

GEN 11 22 23

WATKINS

RECORDED

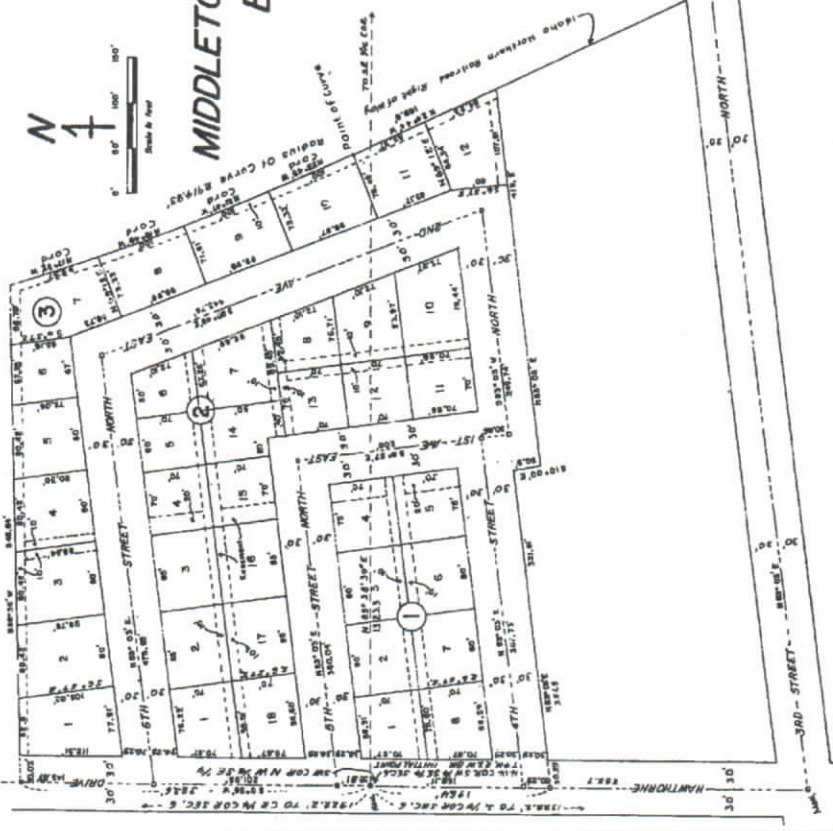
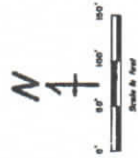
AT THE REQUEST OF

MELVIN V. DANFORTH

BOOK 8 OF PLATS PAGE 37

FEE 3.00

MIDDLETON MOBILE HOME ESTATES



REPLAT

Of part of Lot 49 and part of Lot 51 of the HANTHORN PLAT
in Harrison, Idaho, partly in the SW 1/4 of the SE 1/4 and partly in
the SE 1/4 of the SW 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 of the
County, Idaho.

STATE OF IDAHO) SS
COUNTY OF CANYON)

I, Melvin V. Danforth, a Professional Engineer, do hereby certify
that the survey of the MIDDLETON MOBILE HOME ESTATES was
made by me or under my direction, I further certify and the
Description herein in the Declaration is correct according to the
survey and that this PLAT correctly represents the survey or map.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 22nd day of September, 1985.

Melvin V. Danforth
Registered Professional Engineer



STATE OF IDAHO) SS
COUNTY OF CANYON)

Subscribed before me this 22nd day of September, 1985.



STATE OF IDAHO)
COUNTY OF CANYON) SS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, do hereby certify that we are owners of the parcel of land shown on the reverse side of this sheet as designated as

A REPLAT of part of Lot 45 and part of Lot 51 of the HAWTHORN PLAT of subdivisions, being partly in the Southwest 1/4 of the Southeast 1/4 and partly in the North-
west 1/4 of the Southwest 1/4 all in Section 4, Township 4 North, Range 2 West of the
Basile Meridian in Cassin County, Idaho more particularly described to wit:

[illegible]

'WE FURTHER CERTIFY: That we have counted the above described parcel of land to be surveyed into blocks, lots and streets and plotted as

RESOLUTION ANNUAL HOME ESTATES

BE IT FURTHER KNOWN: That we hereby declare of the streets or public thoroughfares within the limits of this city to be the use of the public.

The easements above this city are dedicated to the public for utility purposes only and not for public thoroughfares. The right to use said easements is hereby perpetually reserved for utility purposes and no easements other than for those purposes are to be created within the limits of the said easements.

<p>Contracted Suppliers</p> <p><u>William W. Hamby</u></p> <p>William W. Hamby</p>	<p>Contract Builders</p> <p><u>Carl O. Munk</u></p> <p>Carl O. Munk</p>
--	---

Peter L. Hawkey
Peter L. Hawkey
Misses John & Mary

STATE OF IDAHO)
COUNTY OF CANYON,) ss

UNIVERSITY OF CAMBRIDGE
Authenticated before me this 24th day
 of November 1964

ROYAL LANCETERN
 HASTINGS

at September, 1908.

Ernest L. Greene

RECEIVED
PUBLIC
STANDARD

History Faculty
Building of Caldwell, Idaho.

1000

PLAT APPROVED BY:

CITY OF MADISON, ARIZONA

W. Milton J. Crane ATTEST James H. Benson
MAYOR CLERK

CITY OF ANGLETON ENGINEER

By Malini V. Davenport
CITY ENGINEER

CANYON COUNTY SUMMER 2018

Mr. Mahin V. Davenport
SUAVE YOUR

PLAT BOOK 8 BACK OF PAGE 37

RECORDED

AT THE REQUEST OF

MELVIN V. DAVENPORT

BOOK N 10 PLATS PAGE 37

FEE 5.00

N
+
N



MIDDLETON MOBILE HOME ESTATES

REPLAT

Part of Lot 49 and part of Lot 51 of the Hawthorne East of Middleton, Idaho, partly in the SW 1/4 of the 14 T4N and partly in the NW 1/4 of the SE 1/4 of the 14 T4N, N4W, R1W in Canyon County, Idaho.

STATE OF IDAHO) SS
COUNTY OF CANYON)

I, Martin V. Davenport, a Professional Engineer, do hereby certify that the survey of the MIDDLETON MOBILE HOME ESTATES was made by me or under my direction, I being duly sworn, and the partition written in the dedication is correct according to the survey and that this PLAT correctly represents the same.

WITNESS my hand and seal this 24th day of September, 1969.

Martin V. Davenport
Registered Professional Engineer



STATE OF IDAHO) SS
COUNTY OF CANYON)

Acknowledged before me this 24th day of September, 1969.



L. Greer
Notary Public
Residing at Caldwell, Idaho.





Account	Address	City	State	Zip Code	Owner Name	Owner Title	In Care Of
R18200	8 6TH ST	MIDDLETON	ID	83644	AYALA GERARDO		
R17702	PO BOX 531	MIDDLETON	ID	83644	BURROW JAMES T		
R18195	3 4TH ST	MIDDLETON	ID	83644	BURROWS TERRI L		
R18211	7 5TH ST	MIDDLETON	ID	83644	CERVANTES DIAZ PEDRO		
R18209	515 DUKE AVE	MIDDLETON	ID	83644	CHRISTOPHERSON JAMES E		
R18190	6237 E WILLOW DR	NAMPA	ID	83644	CLAUSEN LYLE		
R18081	134 4TH ST	MIDDLETON	ID	83644	DORRIS JIMMY JOE		
R18207	402 ELDER AVE	MIDDLETON	ID	83644	ELDRIDGE LAWRENCE MERYL	ELDRIDGE JANET L YEE	
R18216	8 6TH ST	MIDDLETON	ID	83644	ELLIOTT MELVIN W	ELLIOTT CONNIE K	MIDDLETON MOBILE HOME EST =
R18201	531 DUKE AVE	MIDDLETON	ID	83644	FLORES CYNTHIA ESCOBEDO		
R18220	11 6TH ST	MIDDLETON	ID	83644	FLORES MARGARITA		
R18219	9 5TH ST	MIDDLETON	ID	83644	FLORES MARIA A		
R18199	7 4TH ST	MIDDLETON	ID	83644	FOKTRIN ANN K		
R18094	112 4TH ST	MIDDLETON	ID	83644	GANDEA JOSE		
R1822012	408 DUKE AVE	MIDDLETON	ID	83644	GRAY REAL STEVEN		
R17963	PO BOX 285	MIDDLETON	ID	83644	GREATER MIDDLETON PARKS AND RECREATION DISTRICT OF MIDDLETON		
R17959	PO BOX 285	MIDDLETON	ID	83644	GREATER MIDDLETON PARKS RECREATION DIST		
R18221	PO BOX 482	MIDDLETON	ID	83644	HARMAN MARY S		
R18082	120 4TH ST	MIDDLETON	ID	83644	HARRIS TAMMY M		
R18218	7 6TH ST	MIDDLETON	ID	83644	HATFIELD RON	SAVER JAMES DEAN	
R18209	9317 W PANDION CT	BOISE	ID	83714	HATFIELD CHRISTINA		
R18206	PO BOX 755	MIDDLETON	ID	83644	LAURIA SALVATORE J	LAURIA TINA J	
R18204	117 4TH ST	MIDDLETON	ID	83644	LEANMASTER BOB AND PATRICIA TRUST	LEE CONNIE TRUSTEE	
R18198	5560 W BECKY DR	MENIDIAN	ID	83644	LEE BURNELL AND CONNIE TRUST	LISCINSKI CATHY M H/W	
R17963010	502 N HAWTHORNE AVE	MIDDLETON	ID	83644	LEPEL PATTI JO	MARTINEZ TERESA H/W	
R18212	PO BOX 85	MIDDLETON	ID	83644	LISCINSKI ANDREW S	MC CONNELL LINDA M H/W	
R18222010	414 DUKE AVE	MIDDLETON	ID	83644	LOVELAND ANDERSON	MC CONNELL LINDA RM	
R18202	10 6TH ST	MIDDLETON	ID	83644	MARTINEZ RUBEN		
R18192	PO BOX 846	MIDDLETON	ID	83644	MASLOMKA PATT		
R38960011A	507 N DEWEY AVE	MIDDLETON	ID	83644	MC CONNELL HOWARD L		
R17699	507 N DEWEY AVE	MIDDLETON	ID	83644	MC CONNELL HOWARD L		
R1822011	PO BOX 702	MIDDLETON	ID	83644-0702	MILLER PEGGY		
R18208	412 ELDER AVE	MIDDLETON	ID	83644	MOSS JUDITH L	LIBIA FRANCISCO J	
R18217	5 E 6TH ST N	MIDDLETON	ID	83644	NUNEZ RAMONA	O MEARA BECKY	
R38960011B	501 N DEWEY AVE	MIDDLETON	ID	83644-5505	O MEARA TIMOTHY P	O MEARA LINDA S	
R17701	501 N DEWEY AVE	MIDDLETON	ID	83644	PAYNE ROBYN	JACKSON JO DEE	
R18222	420 DUKE AVE	MIDDLETON	ID	83644	RIO JAIME		
R38960011B1	321 N DEWEY AVE	MIDDLETON	ID	83644	SALAS BRAZEMA GONZALEZ		
R18194	6 E 5TH ST N	MIDDLETON	ID	83644	SUNBURST PROPERTY HOLDINGS LLC	SWANSON ALICE	
R18210	7777 REDMON RD	CALDWELL	ID	83607	SWANSON CRAIG	MAY WILLIAM TAYLOR	
R18085	885 STARK ST	WOODBURN	OR	97071	TORGENSEN TYLER DALE LIFE ESTATE		
R18219	PO BOX 1044	MIDDLETON	ID	83644	TURNER CLARA F		
R18194	5 4TH ST	MIDDLETON	ID	83644	WALTER BRIAN A		
R18199	6 6TH ST	MIDDLETON	ID	83644	WHITE SHERI L	WIGGINS SYLVIA	STEWART SHERI L =
R18083	116 4TH ST	MIDDLETON	ID	83644	WIGGINS DONALD E	WORTHY NANCY J H/W	
R18219010	700 S 5RD ST	MCCALL	ID	83638	WORTHY LARRY J		
R18205	24888 HARVEY RD	CALDWELL	ID	83607			

PROPERTY LISTING DISCLOSURE

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data, it is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

Neighbors Attending

PUBLIC NOTICE

To my Neighbors:

My name is James Christopherson and am located at 515 Duke Avenue, Lot 7 Block 2 which is located in Middleton Mobil Home Estates, in Middleton, Idaho.

I have taken plans to the city of Middleton for adding a single car garage to my Mobil Home. The plan requires a special use permit. Middleton city code 1-14-1 requires a meeting for on-site review by concerned neighbors before the process can proceed.

The neighborhood meeting will be held on Saturday, February 9, 2019 at 1:00 PM at 515 Duke Avenue, Middleton.

Questions and comments will then be heard at the city of Middleton Planning and Zoning commission on March 11, 2019 meeting.

This meeting is open to the public so anyone can attend to express their concerns.

Thanks for you time on this matter and I am looking forward seeing you on Saturday, February 9, 2019.

Respectfully Submitted


Jim Christopherson


2-9-19

Salvatore + Josh Lauria 2-4-19
Kobyn Payne 420 Duke 2/9/19
Charg Swanson 2-9-19
Wendy Toney 2-9-19
Nicole Fuelle 2-9-19
Peggy Miller 2-9-19

PUBLIC NOTICE

P.S. Thanks for making the neighborhood look better.

To my Neighbors:

My name is James Christopherson and am located at 515 Duke Avenue, Lot 7 Block 2 which is located in Middleton Mobil Home Estates, in Middleton, Idaho.

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Thanks for you time on this matter and I am looking forward seeing you on Saturday, February 9, 2019.

Respectfully Submitted


Jim Christopherson

*I don't care - I'll stay with me, if it's done with the city.
Good Luck. Sincerely, Carner Ellison*

GARAGE ADDITION

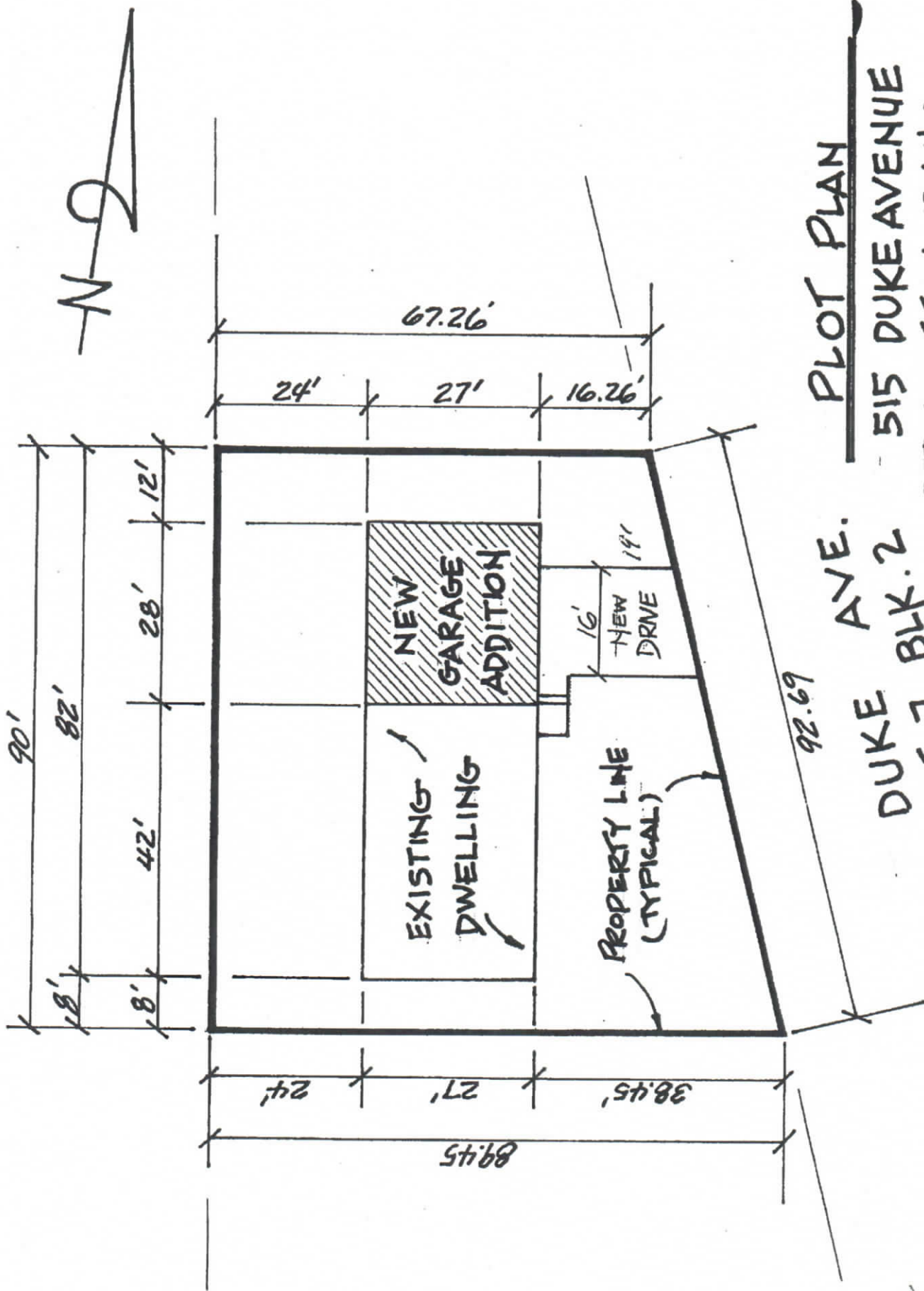
FOR

JAMES E. CHRISTOPHERSON

LOCATED AT

**515 DUKE AVENUE
MIDDLETON, IDAHO**

**PARCEL NO. 18203000-0
LOT 7 BLOCK 2**

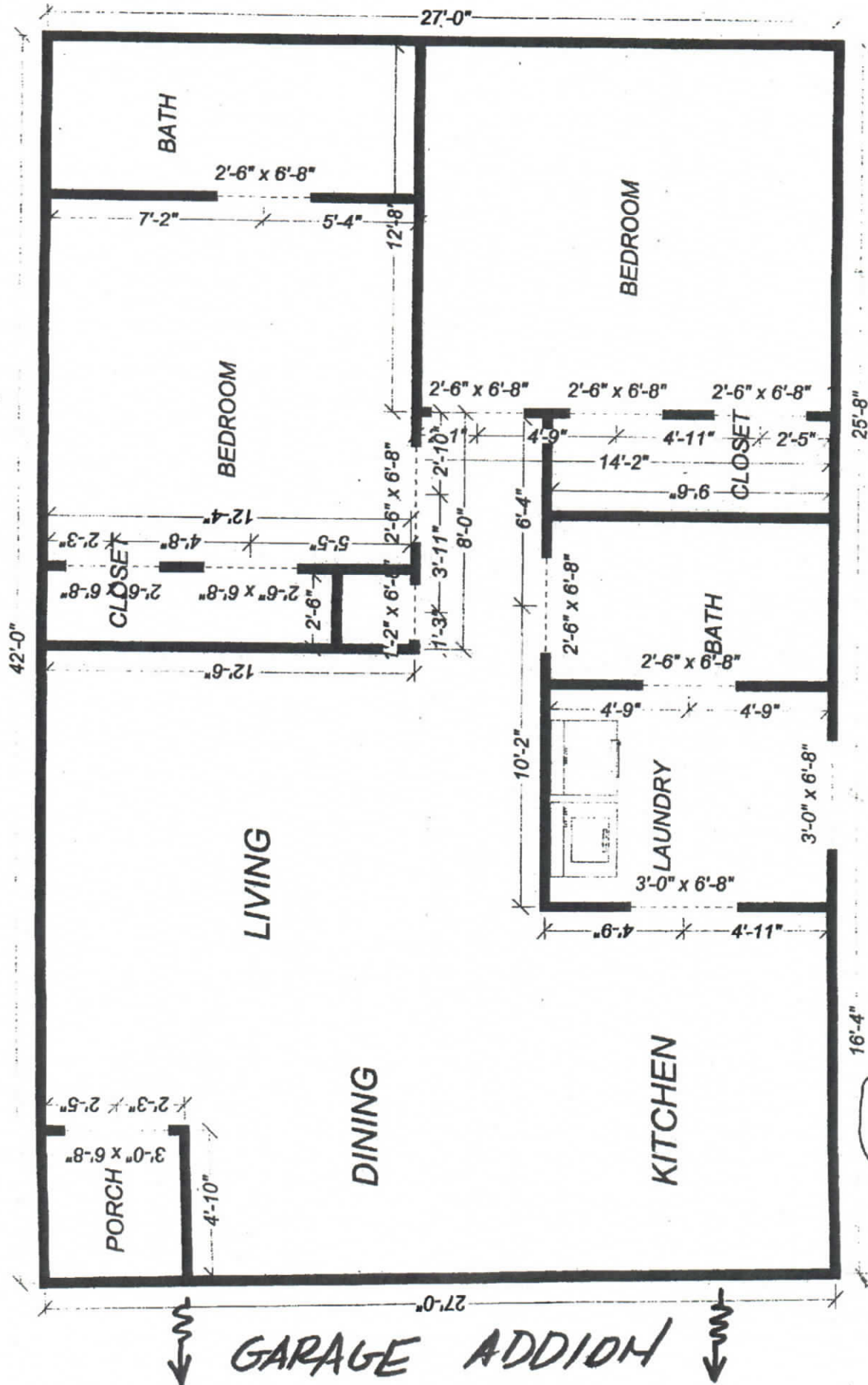


PLOT PLAN

515 DUKE AVENUE
MIDDLETON, IDAHO

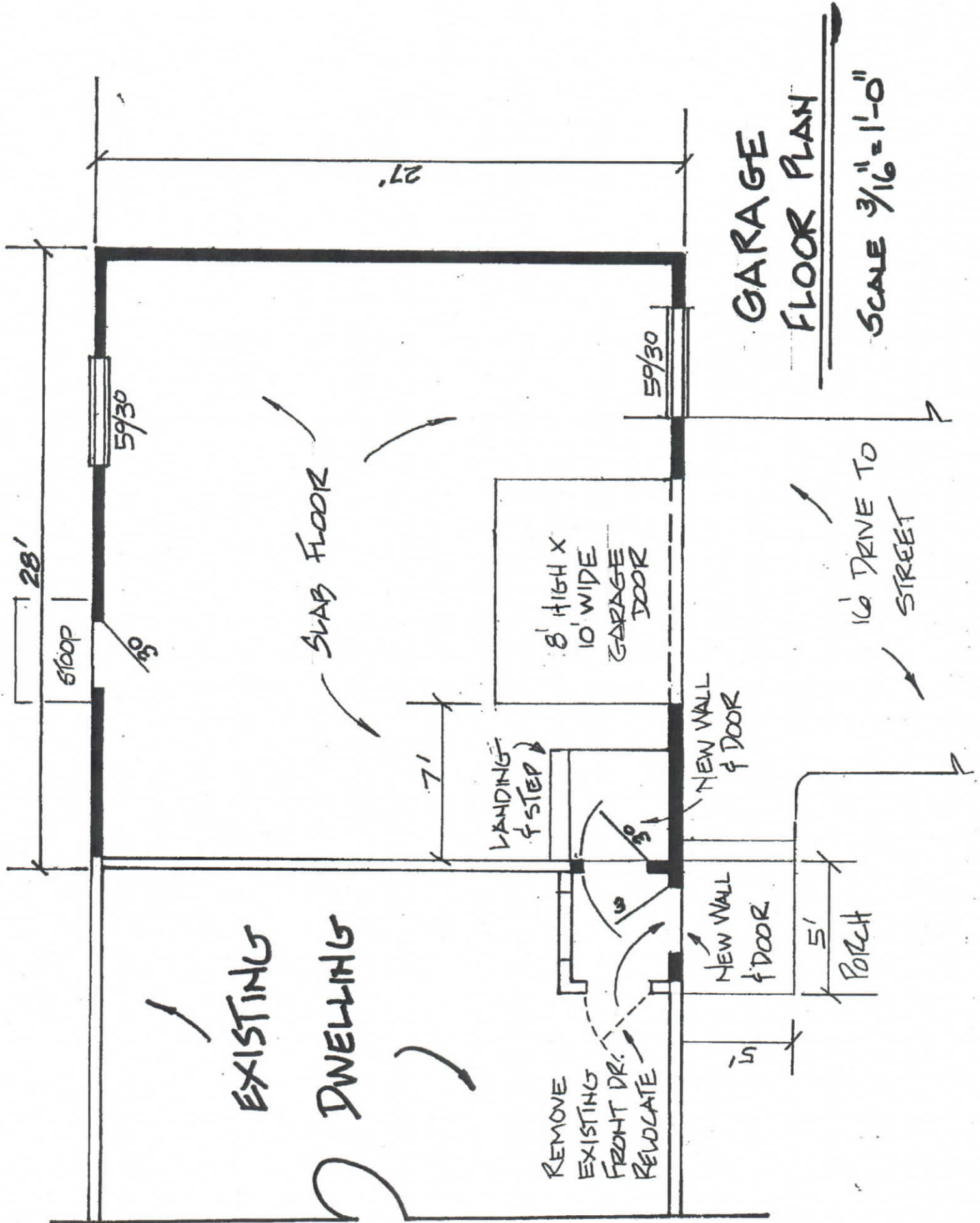
AVE.
DUKE
LOT 7 BLK. 2

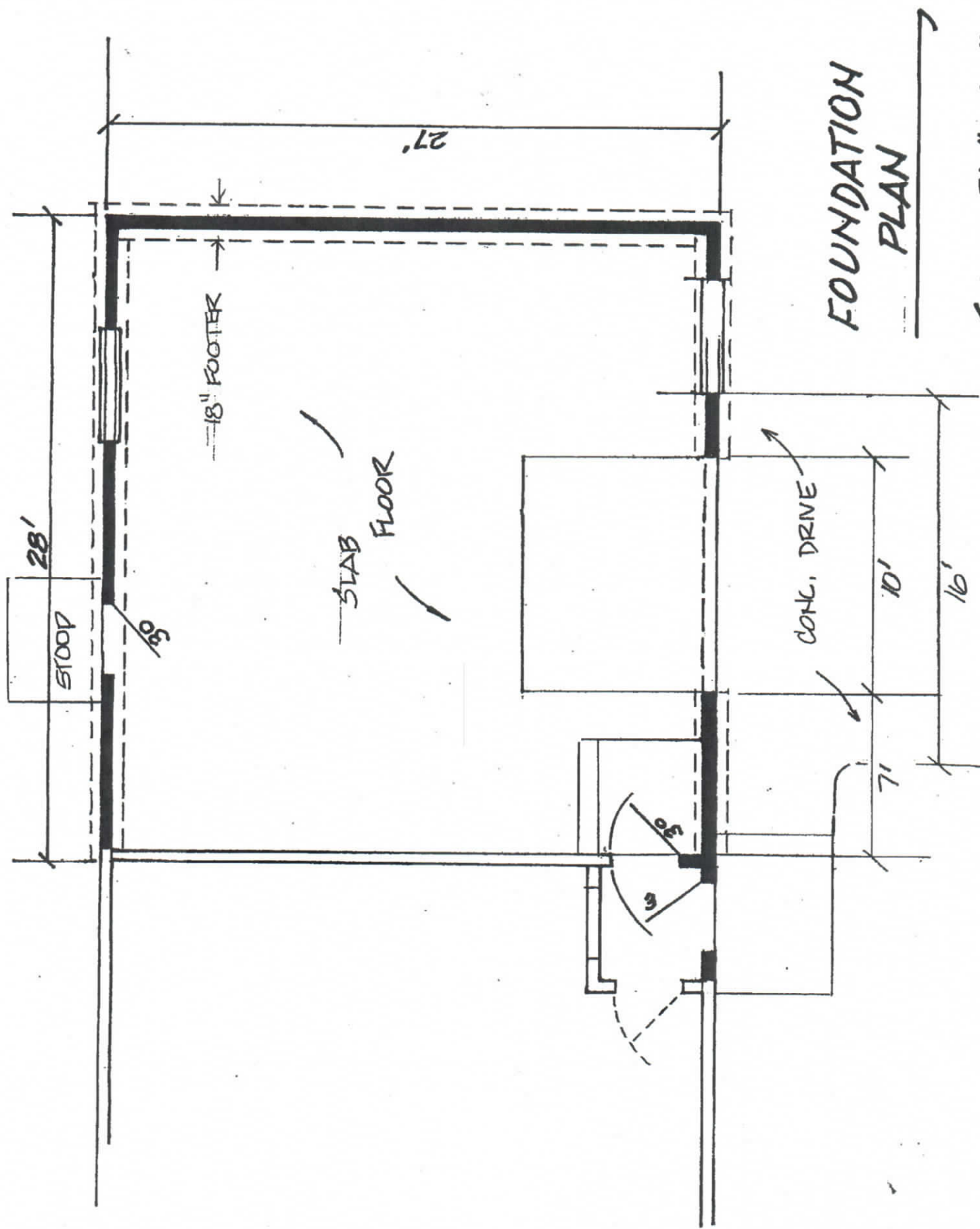
SCALE = 1" = 20'



EXISTING DWELLING

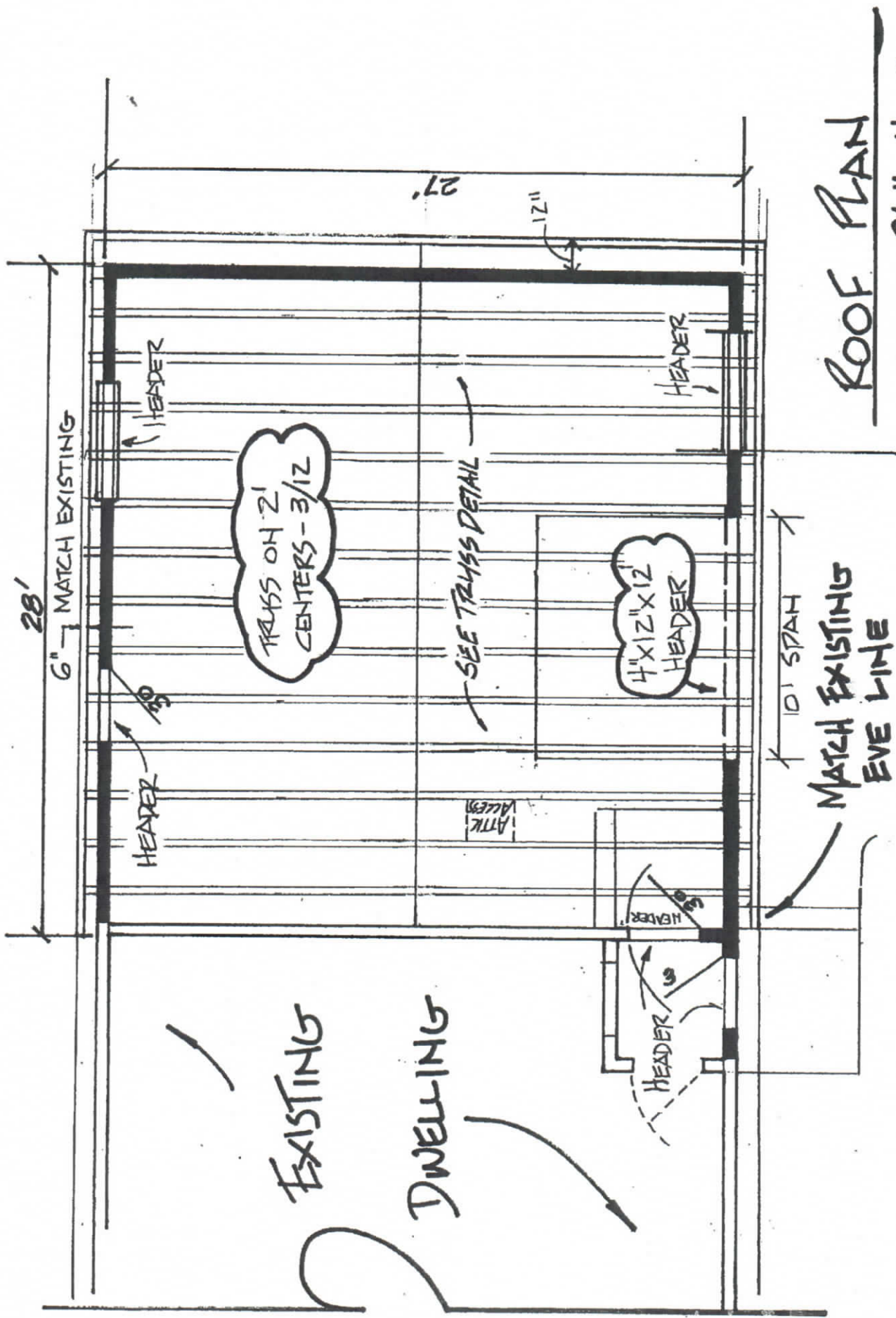
GARAGE ADDITION





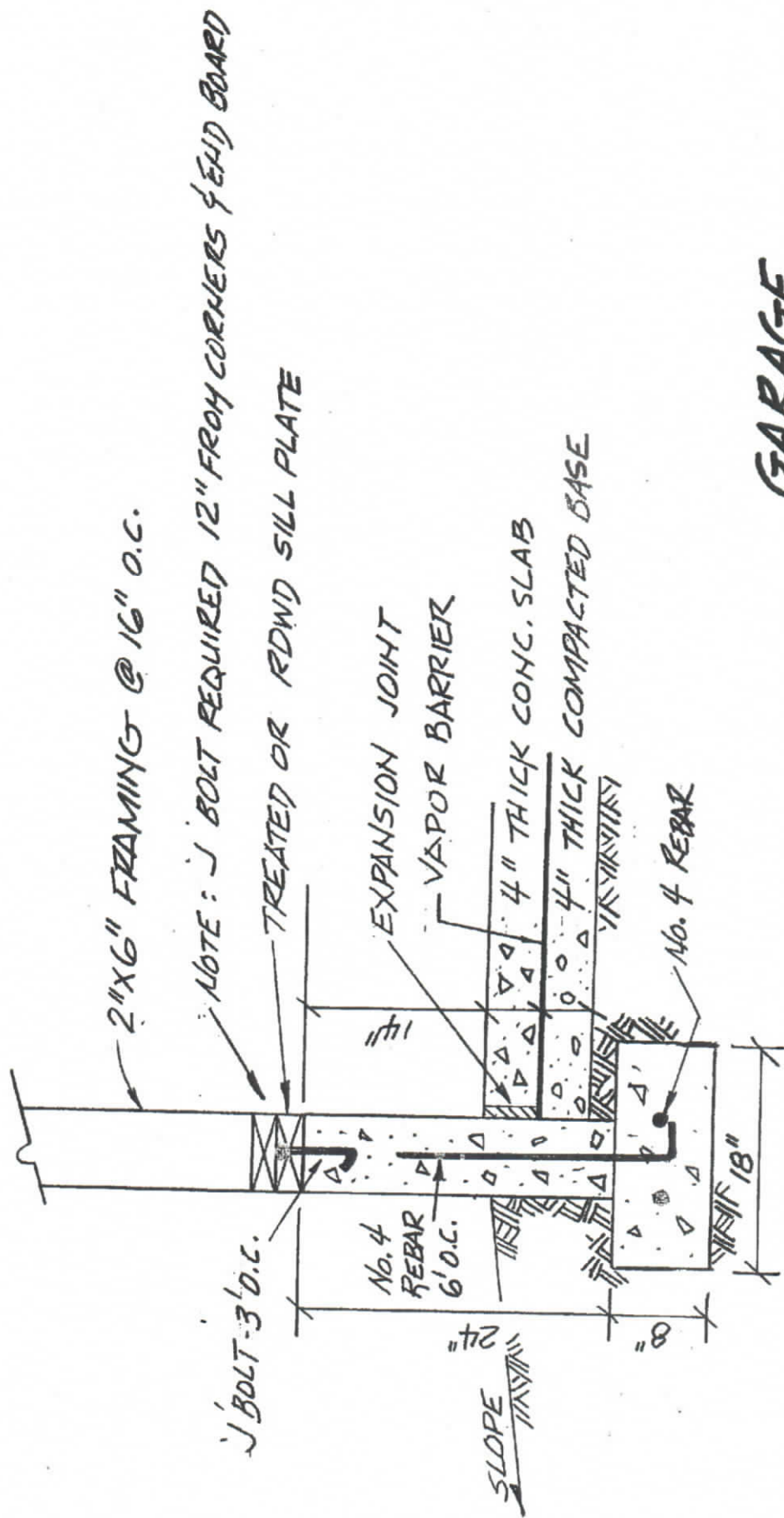
FOUNDATION PLAN

SCALE 3/16" = 1'-0"



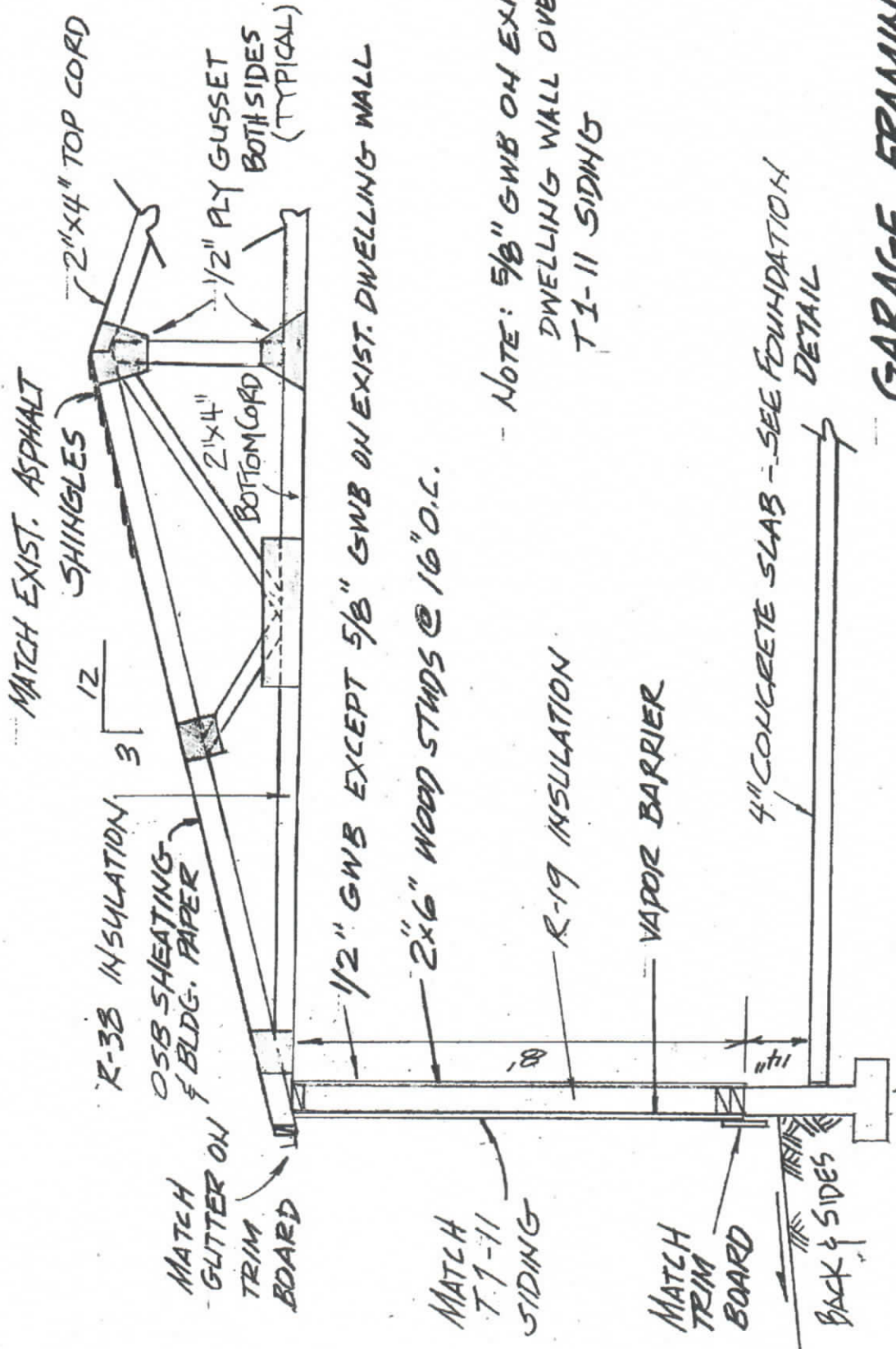
ROOF PLAN

SCALE $\frac{3}{16}'' = 1'-0''$



GARAGE FOUNDATION FOOTING

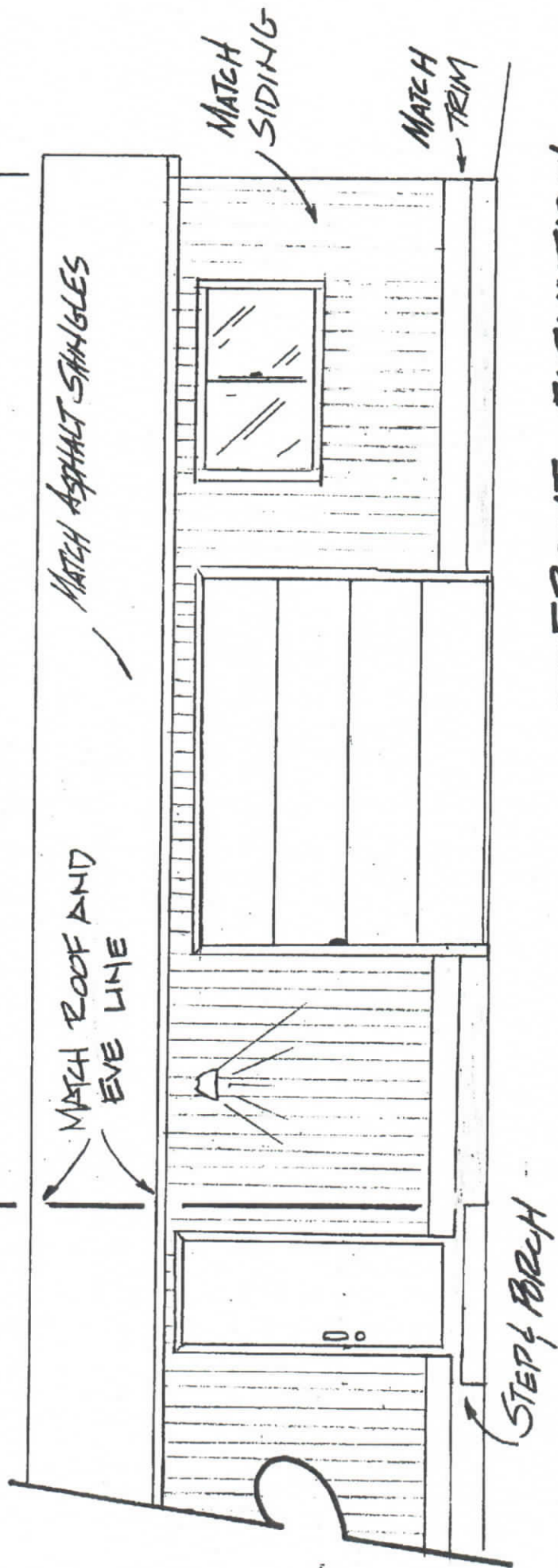
SCALE 1"=1'-0"



NOTE: 5/8" GWB ON EXIST. DWELLING WALL OVER T-1-11 SIDING

GARAGE FRAMING
SCALE 3/8" = 1'-0"

EXISTING DWELLING ——— NEW GARAGE ADDITION 28'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"