



AGENDA

Middleton Planning and Zoning Commission

Date: Monday, December 9, 2019

Time: 6:30 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 November 04, 2019 regular meeting.
 - B. Consider approving a Design Review Permit for Family Eyecare Specialists located at 315 S. Middleton Rd., Middleton, Idaho. The subject property is located along the East side of South Middleton Rd., North of Boise St.
 - C. Consider an application from the Nick Guho Family Trust for a preliminary plat approval of Bozic Subdivision. The proposed preliminary plat consists of 6 buildable lots, an extension of a public street to Hartley Lane, and a proposed private commercial drive accessing Highway 44. Site area is approximately 8.46 acres of land which currently houses a metal shop that will be demolished. The site is located at the southeast corner of Hartley Ln. and W. Main St. (Highway 44).
 - D. Consider approving an annexation and zoning for Richard and Amy Davis of approximately 6.31 acres from Canyon County Agriculture to City of Middleton M-U (Mixed Use). The subject property lies north of State Highway 44, adjacent to and north of Perfection Tire and to the eastern side of Hartley Lane. Subject property parcel number is R1788901000.
 - E. Consider approving a Design Review Permit for Middleton Spec (Speculative) Building located at 1012 W Main St., Middleton, Idaho. The subject property is located along the Eastern boundary in Wellstone Business park. It will be located between the new Middleton Physical Therapy to the North and existing Middleton Fitness Center to the South.
 - F. Consider approving changing the start time for the Planning and Zoning meetings to 7:00 p.m. instead of 6:30 p.m.
5. Public Comments

6. Commission/Staff Comments

7. Adjourn

Posted by: 
Bruce Bayne, Planning and Zoning Official

Date: December 6th, 2019 at 6:00 p.m.

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
NOVEMBER 4TH, 2019**

The November 04, 2019 Planning and Zoning Commission Meeting was called to order by Vice Chair Waltemate at 7:02 p.m.

Roll Call: Commissioners Bill Deaver, Whitney Springston, and Vice Chair Ray Waltemate were present. Commissioners Jackie Hutchison, and Janet Gregory were not present.

3. Information Items: None.

4. Action Items

A. Consider approving minutes of the September 09, 2019 regular meeting.

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

B. Public Hearing: Consider recommending that city council renegotiate with Canyon County the area of city impact boundary and applicable plans and ordinances.

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne spoke to the memorandum from Mayor Taylor, with the subject of the area of impact recommendations to city council. Subdivisions that are outside and contiguous to city limits are being approved which is disturbing. They close to and not using a city infrastructure. We have had applicants come in that are interested in land to the north by Purple Sage Rd., and we do see the city growing in that direction. We are wanting to speak to the county commissioners about getting some type of agreement in place at least within a one-mile boundary of the city, so that if anyone would like to come in and subdivide, they must come into the city and get a letter stating they will extend services to their subdivision. We also wanted to speak with county commissioners about expanding our area of impact in the northern and eastern direction where we know the growth is coming.

Commissioner Deaver agreed that this is something that needs to be addressed, as it is well within impact boundaries that the county is approving subdivisions.

Vice Chair Waltemate recommends that city council address the matter, in order to keep our area of growth safe. And get reinstated a memorandum that requires anything built within our impact area should have to follow city code. Commissioner Springston asked what the future use map would be? Planning and Zoning Official Bruce Bayne advised

we would only be speaking about the subdivisions currently proposed that we would be bringing to the table with the county.

Motion: Motion by Commissioner Deaver to begin the negotiations as soon as possible with Canyon County and to have a meeting that is supplemental to this meeting in order to obtain more information for the Mayor and Council.

Revised Motion: Revised Motion by Commissioner Springston to recommend that city council recommends renegotiating the area of city impact boundary and applicable plans and ordinances with Canyon County, with the encouragement that interested parties participate at the city council public hearing on 11/06/19 at 6:30 pm. Was seconded by Commissioner Deaver and carried unanimously.

C. Consider approving an annexation and zoning for Paul and Janet Okamura of approximately 23.4 acres from existing Canyon County Agriculture to City of Middleton C-3 (Heavy Commercial). The subject property lies north of Main Street (Highway 44) adjacent to and west of Tractor Supply and approximately 290 feet to the eastern right-of-way of Emmett Road.

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave a brief administrative review.

Commissioner Springston wanted to express concern for the proximity of the property to the high school and the concern for the teenage drivers. And she wanted to know what was planning on being built there if there was any idea.

The applicant was called to the podium by Vice Chair Waltemate.

The representative **Mason and Associates** spoke on behalf of Paul and Janet Okamura. He stated the applicant was applying for C-3 zoning because of the different options it allows for. He stated there will only be access along Highway 44, and there will possibly be a small emergency exit along Emmett Road. He also stated he does not know what will be built there, there has been anything decided to date.

Public Hearing: Vice Chair Waltemate called a public hearing at 07:36 pm for 5 minutes.

Warren Sanderson came to the podium to ask about services being taken out to property, and if they would be brought out along Highway 44. Vice Chair Waltemate advised yes, they are currently out to Tractor Supply. Sanderson also inquired about differences of C-2 and C-3 zoning.

Mike Raefe came to podium to state these annexations are necessary to allow growth.

Public Hearing: Vice Chair Waltemate ended the hearing at 07:44 pm.

Motion: Motion by Commissioner Springston to approve an annexation for Paul and Janet Okamura of approximately 23.4 acres from the existing Canyon County Agriculture to the City of Middleton C-3 (Heavy Commercial). The subject property lies north of Main Street (Highway 44) adjacent to and west of Tractor Supply and 290 feet to the eastern right-of-way of Emmett Road. Was seconded by Commissioner Deaver and carried unanimously.

D. Public Hearing: Consider approving a request by the City of Middleton to amend the city's Comprehensive Plan text and maps to incorporate updated capital improvement plans for city transportation and parks, and to add capital improvement plans for Greater Middleton Fire District and the Greater Middleton Parks and Recreation District.

Vice Chair Waltemate called the agenda item. Planning and Zoning Official Bruce Bayne spoke to the memorandum from Mayor Taylor. Commissioner Springston wanted to know if fees come out of taxpayer dollars, Planning and Zoning Official Bruce Bayne stated no that the fees only come from new construction.

Public Hearing: Vice Chair Waltemate opened a public hearing at 07:54 pm. Closed public hearing at 07:55 pm.

Motion: Motion by Commissioner Deaver to approve a request by the City of Middleton to amend the city's Comprehensive Plan text and maps to incorporate updated capital improvement plans for city transportation and parks, and to add capital improvement plans for Greater Middleton Fire District and the Greater Middleton Parks and Recreation District. Was seconded by Commissioner Springston and carried unanimously.

Public Comments, Commission/Staff Comments:

Mike Raefe commented there seems to be lack of communication between the City of Middleton, Star, and Canyon County.

Vice Chair Waltemate stated that is why we will hopefully begin speaking with Canyon County and building a good rapport with them.

Planning and Zoning Official Bruce Bayne stated to head on over to the candidate's forum if possible.

Motion: Commissioner Springston motioned to adjourn the meeting. Was seconded by Commissioner Deaver.

Adjourn

Vice Chair Waltemate adjourned the meeting at 08:02 p.m.

ATTEST:

Ray Waltemate, Vice Chair

Taylor Gyer, Deputy Clerk
Approved: December 9th, 2019

4B



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

Fee Paid: \$ 150.00 ~~XPR 70763870~~ ^{Rev: 4/24/2019}
Application Accepted by: BB
Date Application Accepted: 11/26/19

Applicant:

William Black (Middleton Fitness, LLC)	208.724.3880	drblack@familyeyes.com
Name	Phone	Email
420 E. Elm Street	Caldwell, ID	83605
Mailing Address	City, State	Zip

Representative:

Jerrod Wallgren - JGT Architecture	208.463.9295	jwallgren@jgt-architecture.com
Name	Phone	Email
1212 12th Avenue South	Nampa, ID	83651
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: New Facility for Family Eyecare Specialists

Site Address: 315 S. Middleton Ro. Total Acres: 2.50

Crossroads: S. Middleton Road & Boise Street

Existing Zoning: M-U Proposed Zoning: M-U

Floodplain Zone: Zone X - minimal hazard Hillside (grades exceeding 10%): None

<u>Jerrod P. Wallgren</u>	<u>11/26/19</u>	<u>Jerrod P. Wallgren</u>
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. _____ 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	
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<input type="checkbox"/>	<input type="checkbox"/>	Describe how request is consistent with comprehensive plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(for annexation, zoning, comprehensive plan or ordinance amendments only)
<input type="checkbox"/>	<input type="checkbox"/>	Design review materials and information (design review application only)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed preliminary plat, drainage calculations, traffic impact study
<input type="checkbox"/>	<input type="checkbox"/>	Proposed construction drawings (construction plans application only)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed final plat (for final plat application only)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed development agreement
<input 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.

n/a ☐ **Neighborhood Meeting:** If applicable, attach original sign-up sheet.

n/a ☐ **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



jgt architecture

November 26, 2019

Planning and Zoning Department
Middleton, Idaho

RE: Narrative Letter
Design Review Application
Family Eyecare Specialists

To Whom It May Concern:

Dr. Will Black, the owner of Family Eyecare Specialists, currently located at 381 S. Middleton Road, is proposing to construct a new building for his optometry business on the adjacent lot to the south. Dr. Black is the owner of four lots surrounding the existing eye care building, and is proposing a lot line adjustment concurrent with this application in order to shift the lines to result in 4 consistent sized parcels that will clean up some irregularities with the current lot layout. The new building is proposed to be constructed on the corner of Middleton Road and Boise Street.

The site is designed with simple circulation that utilizes the existing access point off of Middleton Road, and circulates through to Boise Street to the south. The site will have a shared access agreement between the two existing lots, as well as the two remaining future lots to the east. The site is designed with ample parking to accommodate the current and projected patient traffic that serve the eyecare business as well as the medical office remaining in the existing building to the north. The applicant is proposing a trash enclosure that will be shared by both buildings. The site features generous landscaping areas with trees, shrubs and grass, and the street corner of the property is designed with a small concrete patio area that will provide a useful outdoor amenity.

The building is proposed to be 8,300 square feet, with approximately 5,000 square feet dedicated to Family Eyecare Specialists, and the balance of the building left vacant for up to (3) future tenants who are unknown at this time. The building will be conventional wood frame construction with the aesthetic composed of clean rectangular volumes in an L-shaped plan to address both streets. The building is intended to have a more contemporary feel than the existing building, but uses natural wood and stone materials to complement the neighboring structure.

The featured area of the façade is the retail area of the optometry shop, which features abundant amounts of glass for visibility and natural light. The remainder of the building

1212 12th avenue south . nampa . idaho 83651
phone: (208) 463-9295 . fax: (208) 463- 9299
email: jgt@jgt-architecture.com

is composed of flat roof lines with varying heights for visual interest, while depth, light and shadow are introduced through the use of multiple overhangs and canopies. The elevation utilizes three main materials: stucco, stone, and stained wood siding, which are each represented in relatively equal amounts.

We feel that the Family Eyecare project will complement both the existing uses, as well as the visual aesthetic of the nearby neighborhood, and will contribute to the progressive and growing community of Middleton.

We thank you for your consideration on this matter.

Sincerely,

A handwritten signature in blue ink, reading "Jerrod P. Wallgren". The signature is fluid and cursive, with the first name "Jerrod" being the most prominent part.

Jerrod P. Wallgren
JGT Architecture PA





S Middleton Rd

Middleton Bike Path

Ridley's Family Markets
Market Ace Hdwr

Centennial Grove Park

West Valley Medical
Group - Middleton Clinic

S Middleton Rd

Boise St

Middleton Rd

Middleton Bike Path

S King Ave

PC Tech

South Middleton Drain



IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

009692.176211.0039.001 2 MB 0.534 1162

|||||

MIDDLETON CURVES LLC
BLACK WILLIAM T MBR
420 E ELM ST
CALDWELL ID 83605

Date of this notice: 05-05-2005

Employer Identification Number:
20-2741401

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an EIN. We assigned you EIN 20-2741401. This EIN will identify your business account, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, please use the label IRS provided. If that isn't possible you should use your EIN and complete name and address shown above on all federal tax forms, payments and related correspondence. If this information isn't correct, please correct it using the tear off stub from this notice. Return it to us so we can correct your account. If you use any variation of your name or EIN, doing so could cause a delay in processing and may result in incorrect information in your account. Doing so could result in our assigning you more than one EIN.

Based on the information from you or your representative, you must file the following form(s) by the date shown next to it.

Form 941	01/31/2006
Form 1065	04/15/2006
Form 940	01/31/2006

If you have questions about the form(s) or the due date(s) shown, you can call us at 1-800-829-4933 or write to us at the address at the top of the first page of this letter. If you need help in determining what your tax year is, you can get Publication 538, Accounting Periods and Methods, at your local IRS office or from our web site at www.irs.gov.

We assigned you a tax classification (S-Corporation, Partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a determination of your tax classification, you may seek a private letter ruling from the IRS under the procedures set forth in Revenue Procedure 98-01, 1998-1 I.R.B.7 (or superceding revenue procedure for the year at issue.)

If you're required to deposit employment taxes (Form 941, 943, 940, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a welcome package shortly which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). Under separate cover we will also send you a Personal Identification Number. For more information about EFTPS, call 1-800-829-3676 and request Publication 966, Now a Full Range of Electronic Choices to Pay All Your Federal Taxes. If you need to make a deposit before you receive your welcome package, you can use the enclosed FTD Coupon, Form 8109-B.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records.
- * Use this EIN and your name exactly as they appear above on all your federal tax forms.
- * Refer to this EIN on your tax related correspondence and documents.

Thank you for your cooperation.

251



ARTICLES OF ORGANIZATION FILED EFFECTIVE LIMITED LIABILITY COMPANY

(Instructions on back of application)

05 APR 26 AM 10:58

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Middleton Curves, LLC

2. The street address of the initial registered office is:

420 East Elm Street, Caldwell, Idaho, 83605

and the name of the initial registered agent at the above address is:

William T. Black

3. The mailing address for future correspondence is:

420 East Elm Street, Caldwell, Idaho, 83605

4. Management of the limited liability company will be vested in:

Manager(s) ☐ or Member(s) ☒ (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name

Address

William T. Black420 E. Elm Street, Caldwell, ID, 83605

6. Signature of at least one person responsible for forming the limited liability company:

Signature: Robert F. ThomasTyped Name: Robert F. ThomasCapacity: Attorney for Company

Signature: _____

Typed Name: _____

Capacity: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
04/26/2005 05:00
CK: 94208 CT: 20522 BH: 006762
1 P 100.00 = 100.00 ORGAN LLC # 2
1 P 20.00 = 20.00 EXPEDITE C # 3

6:00pm/04/26/2005/LLC/Articles of Organization.pdf
Revised 07/2002

Web Form

W38788

FILED EFFECTIVE



ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

05 MAY -4 PM 3:42
SECRETARY OF STATE
STATE OF IDAHO

(Instructions on back of application)

1. The name of the limited liability company is:

MIDDLETON CURVES, LLC

If the LLC has been administratively dissolved and the name is no longer available for use, #3 below must include an amendment of name.

2. The date the articles of organization were filed was:

APRIL 26, 2005

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read:

MIDDLETON FITNESS, LLC

4. The management of the limited liability company shall henceforth be vested in:

☐ Manager(s) ☐ Members

5. The information on the managers/members shall be amended as follows:

Name	Address	Add	Delete	Other
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____

6. Signature of at least one manager, if any, or at least one member.

Signature: _____

Typed Name: Robert F. Thomas

Capacity: Attorney for LLC

Signature: _____

Typed Name: _____

Capacity: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
05/04/2005 05:00
CK: 94320 CT: 20522 SH: 888581
1 @ 30.00 = 30.00 DRAIN AMEN 0 2

W38788



Canyon County Property Detail Report

General Information

Parcel #: R1802900000
Instrument #: 2014045787
Date Transferred:
Primary Owner: MIDDLETON FITNESS LLC
Secondary Owner:
Site Address: 315 S MIDDLETON RD
MIDDLETON, ID 83644
Mailing Address: 420 E ELM ST
CALDWELL, ID 83605
Legal Description: 07-4N-2W NE HAWTHORN TX 07296 IN BLK O & Q
LS TX 08425
Subdivision/Tract: HAWTHORN
Zoning: ...
Schools: 765 MIDDLETON SCHOOL DIST #134
Description: 21 City com lot/ac
Acres: 2.499
MLS Area: 1285

No Image
Available

Financial Information

Tax Code Area: 0040000
Total Assessed Value: \$341,400.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.018802521
Estimated Taxes: \$6,419.18
Irrigation Value:

Land Value: \$341,400.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0



Canyon County Property Detail Report

General Information

Parcel #: R1802901000
Instrument #: 2008066412
Date Transferred:
Primary Owner: MIDDLETON FITNESS LLC
Secondary Owner:
Site Address: 381 S MIDDLETON RD
MIDDLETON, ID 83644
Mailing Address: 420 E ELM ST
CALDWELL, ID 83605
Legal Description: 07-4N-2W NE HAWTHORN TX 06891 IN BLK Q LS
TX 08425
Subdivision/Tract: HAWTHORN
Zoning: ...
Schools: 765 MIDDLETON SCHOOL DIST #134
Description: 42 Comm imp on 21
Acres: 0.296
MLS Area: 1285

No Image
Available

Financial Information

Tax Code Area: 0040000
Total Assessed Value: \$741,520.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.018802521
Estimated Taxes: \$13,942.45
Irrigation Value:

Land Value: \$43,120.00
Improvement Value: \$698,400.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0



Canyon County Property Detail Report

General Information

Parcel #: R18029010A0
Instrument #: 2008066412
Date Transferred:
Primary Owner: MIDDLETON FITNESS LLC
Secondary Owner:
Site Address: 0 S MIDDLETON RD
MIDDLETON, ID 83644
Mailing Address: 420 E ELM ST
CALDWELL, ID 83605
Legal Description: 07-4N-2W NE HAWTHORN TX 08425 IN BLK Q

Subdivision/Tract: HAWTHORN
Zoning: ...
Schools: 765 MIDDLETON SCHOOL DIST #134
Description: 21 City com lot/ac
Acres: 0.139
MLS Area: 1285

No Image
Available

Financial Information

Tax Code Area: 0040010
Total Assessed Value: \$20,120.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.018802521
Estimated Taxes: \$378.31
Irrigation Value:

Land Value: \$20,120.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0



Canyon County Property Detail Report

General Information

Parcel #: R1802901100
Instrument #: 2014045787
Date Transferred:
Primary Owner: MIDDLETON FITNESS LLC
Secondary Owner:
Site Address: 0 S MIDDLETON RD
MIDDLETON, ID 83644
Mailing Address: 420 E ELM ST
CALDWELL, ID 83605
Legal Description: 07-4N-2W NE HAWTHORN TX 08425 IN BLK O & Q

Subdivision/Tract: HAWTHORN
Zoning: ...
Schools: 765 MIDDLETON SCHOOL DIST #134
Description: 21 City com lot/ac
Acres: 0.119
MLS Area: 1285

No Image
Available

Financial Information

Tax Code Area: 0040010
Total Assessed Value: \$16,390.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.018802521
Estimated Taxes: \$308.17
Irrigation Value:

Land Value: \$16,390.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0

Page 1 of 2
11/25/2019 12:52 PM

EXHIBIT A

Pad No. 1, lying within Block Q of the HAWTHORN PLAT of Middleton, Idaho, as per the Plat thereof, in Duplicate Plat Book 3 at Page 22, Canyon County, Idaho Plat Records, within the Northeast quarter of the Northeast quarter of Section 7, Township 4 North, Range 2 West, Boise-Meridian, City of Middleton, Canyon County, Idaho, as follows:

COMMENCING at the Southwest Corner of said Northeast Quarter of the Northeast Quarter (Northeast 1/16 Corner of Section 7), marking by a set 5/8 inch rebar with an aluminum cap; thence along the West Line of said Northeast Quarter of the Northeast Quarter

North 0° 35' 54" East, 263.00 feet; thence parallel with the South Line of said Northeast Quarter of the Northeast Quarter

South 89° 35' 51" East, 51.20 feet, to a set 5/8 inch rebar, with an orange plastic cap marked "TVEI PLS 10782", marked a point on the East right-of-way of King Ave. (formerly Middleton Road) as shown on the Plans for F.A.P. No. SR-RS-3750 (4), on file with the Idaho Transportation Department and the POINT OF BEGINNING; thence parallel with the South Line of said Northeast Quarter of the Northeast Quarter,

South 89° 35' 51" East, 180.00 feet; thence parallel with the West Line of said Northeast Quarter of the Northeast Quarter,

South 00° 35' 34" West, 105.50 feet; thence parallel with the South Line of said Northeast Quarter of the Northeast Quarter,

North 89° 35' 51" West, 180.00 feet, to a point on the East right-of-way of said King Ave.; thence along said right-of-way,

North 00° 35' 34" East, 105.50 feet, to the POINT OF BEGINNING.

Quit Claim Deed

FOR EASEMENT PURPOSES ONLY

FOR VALUE RECEIVED

Mill Town, LLC, an Idaho limited liability company

does hereby convey, release, remise and forever quit claim unto

Middleton Fitness, LLC, an Idaho limited liability company

whose address is: 420 East Elm Street, Caldwell, Idaho 83605

the following described premises, to wit:

AN EASEMENT FOR INGRESS AND EGRESS over and across the following described tract more particularly described on the attached Exhibit "A"

Dated: September 19, 2007

Mill Town, LLC

by Sherry L. Maupin
Sherry L. Maupin, Managing Member

STATE OF IDAHO
COUNTY OF CANYON

On this 19th day of September in the year 2007, before me, a Notary Public, personally appeared Sherry L. Maupin, known or identified to me to be the Managing Member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

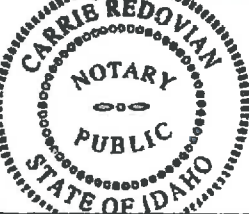
Carrie Redovian
Notary Public for the State of Idaho

Residing at:

Residing at: Melba, ID

My Commission Expires:

Commission Expires: 3/10/09



TYPE LLM FEE 90

REQUEST

BY JONEER TITLE COMPANY

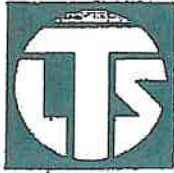
CAMPBELL CITY RECORDER

WILLIAM H. HURST

2007 SEP 25 PM 12:19

RECORDED

2007064514



**TEALEY'S LAND
SURVEYING**

187 E. 50th Street • Garden City, Idaho 83714
(208) 385-0836
Fax (208) 385-0896

Project No.: 3211
Date: September 18, 2007

**DESCRIPTION FOR
15' ACCESS EASEMENT - MIDDLETON FITNESS, LLC**

A 15.00-foot access easement lying in Block Q of the Hawthorn Plat of Middleton, Idaho, as filed for record in the office of the Canyon County Recorder, Caldwell, Idaho in Book 3 of Plats at page 22 lying in the NE 1/4 of the NE 1/4 of Section 7, T.4N., R.2W., B.M., Middleton, Canyon County, Idaho and more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 7; thence along the North boundary of said Section 7

North 89°44'53" West 1319.74 feet to an aluminum cap marking the Northwest corner of said NE 1/4 of the NE 1/4 of Section 7; thence along the West boundary of said NE 1/4 of the NE 1/4 of Section 7

South 00°35'54" West 1163.37 feet to a point; thence leaving said West boundary

South 89°35'26" East 51.20 feet to a point on the East right-of-way line of South Middleton Road, said point marking the POINT OF BEGINNING; thence continuing

South 89°35'26" East 180.00 feet to a point; thence

North 00°35'54" East 105.05 feet to a point; thence

South 89°35'26" East 15.00 feet to a point; thence

South 00°35'54" West 120.50 feet to a point; thence

North 89°35'26" West 195.00 feet to a point on said East right-of-way line of South Middleton Road; thence along said East right-of-way line

North 00°35'54" East 15.00 feet to the POINT OF BEGINNING.





2014-045787	
RECORDED	
12/22/2014 02:14 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 MBROWN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

File # 14243955

Quitclaim Deed

For value received, Mill Town, LLC and Idaho limited liability company,

Does hereby convey, release, remise, and forever quit claim unto

Middleton Fitness, LLC an Idaho limited liability company,

whose current address is ,

the following described premises:

Land within Blocks O and Q of the Hawthorn Plat of Middleton, Idaho, as per the plat thereof in duplicate Plat Book 3 at Page 22, Canyon County, Idaho Plat Records, within the Northeast quarter of the Northeast quarter of Section 7, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho, as follows:

Commencing at the Southwest corner of said Northeast quarter of the Northeast quarter (Northeast 1/16 corner of Section 7), marked by a set 5/8 inch rebar with an aluminum cap; thence along the West line of said Northeast quarter of the Northeast quarter

North 0°35'54" East 263.00 feet; thence parallel with the South line of said Northeast quarter of the Northeast quarter

South 89°35'51" East 51.20 feet to a set 5/8 inch rebar with an orange plastic cap marked "TVEI PLS 10782" (hereinafter noted simply as a "set 5.8 inch rebar") marking a point on the East right-of-way of King Ave.

(formerly Middleton Road) as shown on the Plans for F.A.P. No. SR-RS-3750(4) on file with the Idaho Transportation Department and the Point of Beginning; thence parallel with the South line of said Northeast quarter of the Northeast quarter

South 89°35'51" East 448.43 feet to a set 5/8 inch rebar on the East line of said Block O coincident with the Westerly right-of-way of the Idaho Northern Railway; thence along said Westerly right-of-way

South 24°07'40" East 278.10 feet to a set 5/8 inch rebar; thence

North 89°35'51" West 25.43 feet to a set 5/8 inch rebar; thence

South 00°24'09" West 10.00 feet to a set 5/8 inch rebar on the South line of said Northwest quarter of the Northeast quarter; thence along said South line

North 89°35'51" West 460.37 feet to a set 5/8 inch rebar and a 275.00 foot radius curve to the right; thence along said curve, an arc length of 41.45 feet through a central angle of 8°38'08" and having a chord which bears North 85°16'47" West 41.41 feet to a set 5/8 inch rebar; thence

North 80°57'43" West 17.74 feet to a set 5/8 inch rebar; thence

North 43°47'29" West 23.91 feet to a broken base of a state highway right-of-way monument at Station

10+05.42, 33.35 feet left per said state highway plans, with a set mag nail marking the point; thence

North 06°37'15" West 26.96 feet to a found state highway right-of-way monument with a brass cap marked; Station 9+78.57, 30 feet left; thence

North 00°35'34" East 213.32 feet to the Point Of Beginning.

Excepting Therefrom that portion known as Pad No. 1, lying within Block Q of the Hawthorn Plat of Middleton, Idaho, as per the Plat thereof, in Duplicate Plat Book 3 at Page 22, Canyon County, Idaho Plat

Records, within the Northeast quarter of the Northeast quarter of Section 7, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho, as follows:

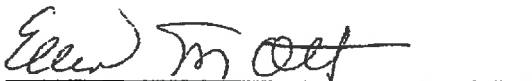
Commencing at the Southwest corner of said Northeast quarter of the Northeast quarter (Northeast 1/16 corner of Section 7), marking by a set 5/8 inch rebar with an aluminum cap; thence along the West Line of said Northeast quarter of the Northeast quarter
North 0°35'54" East, 263.00 feet; thence parallel with the South Line of said Northeast quarter of the Northeast quarter
South 89°35'51" East, 51.20 feet to a set 5/8 inch rebar, with an orange plastic cap marked "TVEI PLS 10782", marked a point on the East right-of-way of King Ave. (formerly Middleton Road) as shown on the Plans for F.A.P. No. SR-RS-3750(4), on file with the Idaho Transportation Department and the Point Of Beginning; thence parallel with the South Line of said Northeast quarter of the Northeast quarter
South 89°35'51" East, 180.00 feet; thence parallel with the West Line of said Northeast quarter of the Northeast quarter
South 00°35'34" West, 105.50 feet; thence parallel with the South line of said Northeast quarter of the Northeast quarter
North 89°35'51" West, 180.00 feet, to a point on the East right-of-way of said King Ave.; thence along said right-of-way
North 00°35'34" East, 105.50 feet to the Point of Beginning.

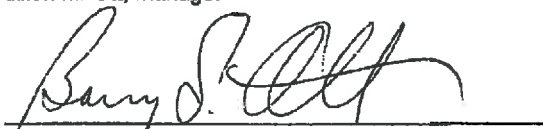
To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: December 19, 2014

Mill Town, LLC and Idaho limited liability company

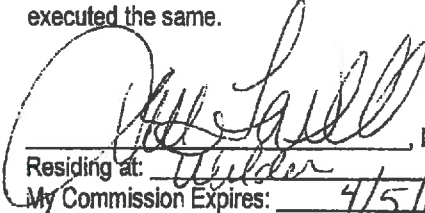

William T. Black, Manager

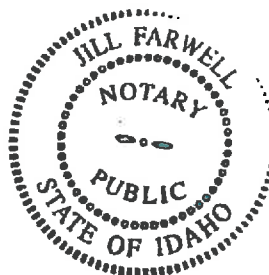

Ellen M. Ott, Manager


Barry S. Ott, Manager

State of Idaho
County of Canyon

On this 21st day of December in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared William T. Black, Ellen M. Ott and Barry S. Ott known or identified to me to be the manager or member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.


_____, Notary Public
Residing at: Wilder
My Commission Expires: 4/5/19
(seal)





ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Family Eyecare Specialists

SUMMARY OF APPLICATION

An application by William Black (Middleton Fitness, LLC) for a Design Review Permit to construct a new building on the Northeast corner of South Middleton Rd. and Boise St. intersection. The new business will occupy currently vacant portions of Blocks O and Q of the Hawthorne Subdivision. The subject property is located at 315 S. Middleton Rd., Middleton, Idaho.

Applicant: William Black (Middleton Fitness, LLC)
420 E. Elm St.
Caldwell, Idaho 83605

Representative: Jerrod Wallgren
JGT Architecture
1212 12th Ave. South
Nampa, Idaho 83651

1. **APPLICATION:** The application was accepted by the City on November 26, 2019.
2. **APPLICABLE CODES AND STANDARDS:** Middleton City Code (MCC) 1-15-8
3. **PLANNING AND ZONING REVIEW COMMENTS:**

A. Family Eyecare Specialists is an established business in Middleton currently located just North of the proposed site at 381 S. Middleton Rd., Middleton, Idaho. The subject property is zoned M-U, Mixed Use, and vision services 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. A traffic study is not required at this phase of development.

D. 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 or roofing, some timber work, and a public art feature.

4. **CONCLUSION**

All required application materials were received. Building colors and materials are compatible with the townscape, surrounding neighborhoods and adjoining structures. The proposed new building includes stucco, stone, wood siding (timber work) and vertical metal storefront canopy accents; it does not include A-frame or gable, some horizontal metal siding or roofing or a public art feature.

Parking requirements, vehicle and pedestrian traffic circulation comply with city code. The applicant needs to have accessible sidewalks and marked Americans with Disabilities parking space(s) complying with city code.

This nonresidential building, if constructed as proposed, complies with Middleton's design review standards.

Drafted by: Bruce Bayne
Date: December 5, 2019



VICINITY MAP



SITE NOTES

- 1. ZONE: M-U MIXED USE - ADJACENT PROPERTIES ARE M-U ZONE. ZONE ACROSS BOISE STREET IS R-3.
- 2. SIZE: PROPERTY: 36,433 S.F. = .84 ACRES PROPOSED BUILDING: 8,300 S.F.
- 3. PARKING REQUIREMENTS: 1 STALL PER 300 S.F. OF FLOOR AREA 8,300 / 300 = 28 STALLS REQUIRED 44 STALLS PROVIDED INCLUDING 2 H.C. STALL
- 4. BUILDING COVERAGE: 22% ASPHALT PAVING: 16,000 S.F. OR 44% OF SITE TOTAL PAVING + BUILDING = 66% OF SITE LANDSCAPE AND PEDESTRIAN AREAS = 34% OF SITE
- 5. ALL UTILITIES ARE PRESUMED TO BE AVAILABLE AT THE STREET
- 6. ALL STORM DRAINAGE WILL BE MAINTAINED ON SITE THROUGH UNDERGROUND SEEPAGE BEDS.
- 7. NEW PARKING LOT EXTERIOR LIGHTS WILL BE DOWNWARD FACING AND FULLY SHIELDED TO PREVENT LIGHT TRESPASS ON TO NEIGHBORING LOTS.
- 8. ALL NEW LANDSCAPE AREAS TO BE PROVIDED WITH A FULLY AUTOMATIC SPRINKLER SYSTEM

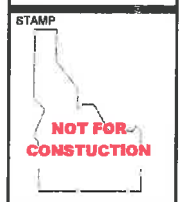
LANDSCAPE LEGEND

	COMMON NAME	SCIENTIFIC NAME	SYM.	SIZE AT PLANTING	SIZE AT MATURITY
GA	GREEN GIANT ARBORVITAE	Thuja standishii x plicata		4 FT. TALL	50 FT. TALL x 15 FT. SPREAD
EQ	EMERALD QUEEN MAPLE	Acer platanoides		2" CALIP. B and B	50 FT. TALL x 35 FT. SPREAD
HL	SHADE MASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'		2" CALIP. B and B	50 FT. TALL x 30 FT. SPREAD
BR	BLUE RUG JUNIPER	Juniperus horizontalis		2 GAL.	6" TALL x 6 FT. SPREAD
BB	BURNING BUSH	Euonymus alatus		2 GAL.	6 FT TALL x 8 FT. SPREAD
BA	CRIMSON PYGMY BARBERRY	Berberis thunbergii		2 GAL.	2 FT TALL x 3 FT. SPREAD
KF	KARL FOERSTER GRASS	Calamagrostis acutiflora		1 GAL.	5 FT TALL x 3 FT. SPREAD
GF	GOLD FLAME SPIREA	Spiraea x bumalda 'Goldflame'		2 GAL.	3 FT TALL x 4 FT. SPREAD
TG	TURF GRASS	BLUE GRASS / RYE MIX		SOD	

NOTES:
ALL LANDSCAPE AREAS TO RECEIVE ROCK OR WOOD MULCH OVER LANDSCAPE FABRIC.
IRRIGATION TO BE DESIGN BUILT BY LANDSCAPE CONTRACTOR
DASHED LINE ON PLANT SYMBOL INDICATES MATURE SIZE. SMALLER SIZE SHOWN FOR CLARITY

REVISIONS:	

jgt architecture
1212 12th avenue south , hampa, idaho 83651
phone: (208) 463-9295 , fax: (208) 463-9299
email: jgt@jgt-architecture.com



NEW FACILITY
FOR
FAMILY EYECARE
MIDDLETON, IDAHO

TREES
SHRUBS

DRAWN BY DATE:
JPW 11/28/18
CHECKED: JOB NO.:
JPW 1947

SITE / LANDSCAPE
PLAN

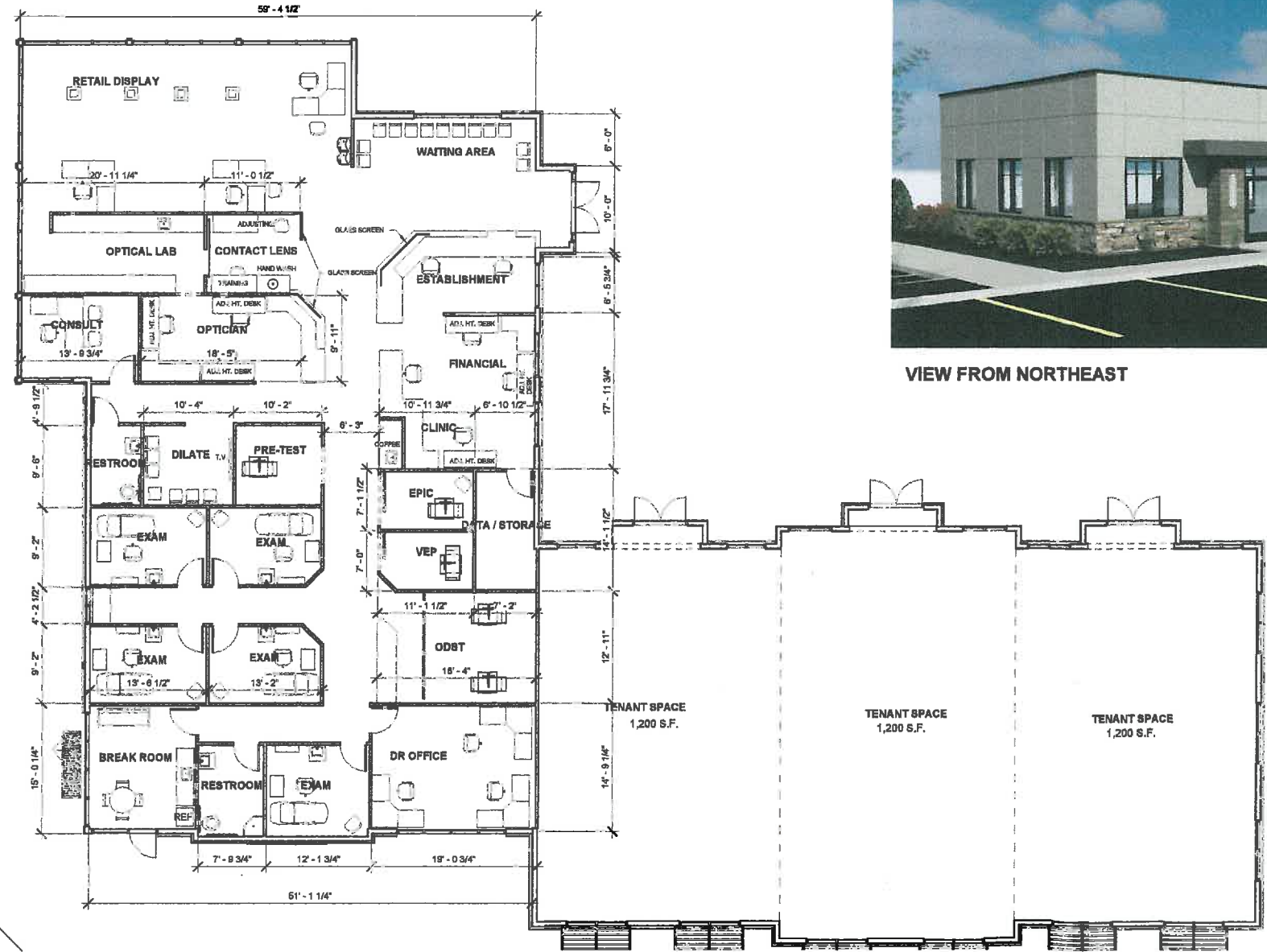
DR-1.0
SHEET
1 OF 3



VIEW FROM SOUTHWEST



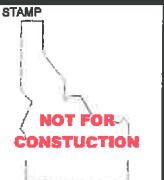
VIEW FROM NORTHEAST



1 FLOOR PLAN
1/8" = 1'-0"

REVISIONS:	

jgt architecture
 1212 12th avenue south, rampa, idaho 83651
 phone: (208) 463-9295 · fax: (208) 463-9299
 email: jgt@jgt-architecture.com



NEW FACILITY
 FOR
 FAMILY EYECARE
 MIDDLETON, IDAHO

DRAWN BY: DATE: 1/28/19
 Author: JGW
 CHECKED: JOB NO.: 1847

FLOOR PLAN -
 RENDERINGS

DR-2.0
 SHEET
 2 OF 3

REVISIONS:	

jgt architecture
 1212 12th avenue south, nampa, idaho 83651
 phone: (208) 463-9295 • fax: (208) 463-9299
 email: jgt@jgt-architecture.com



NEW FACILITY
 FOR
 FAMILY EYECARE
 MIDDLETON, IDAHO

DRAWN BY: DATE:	JPW 11/28/19
CHECKED: JOB NO.:	JPW 1947

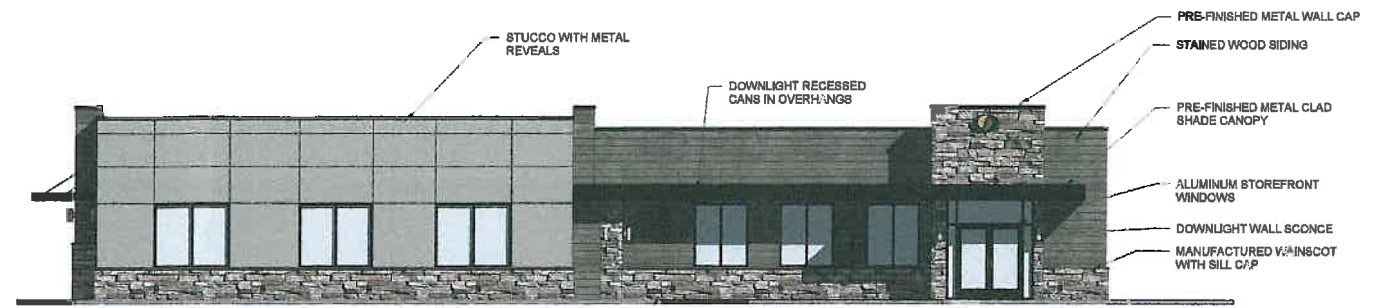
ELEVATIONS

DR-3.0
 SHEET
 3 OF 3



2 NORTH ELEVATION
 1/8" = 1'-0"

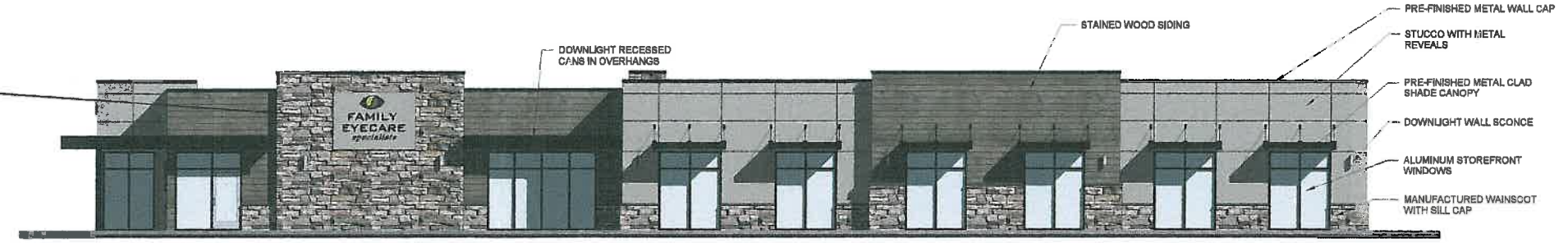
STAINED WOOD SIDING:
 MONTANA TIMBER "RANCHWOOD -
 WESTERN"



1 EAST ELEVATION
 1/8" = 1'-0"



EL DORADO STONE "MOUNTAIN LEDGE"
 SERIES - COLOR: "SIERRA"

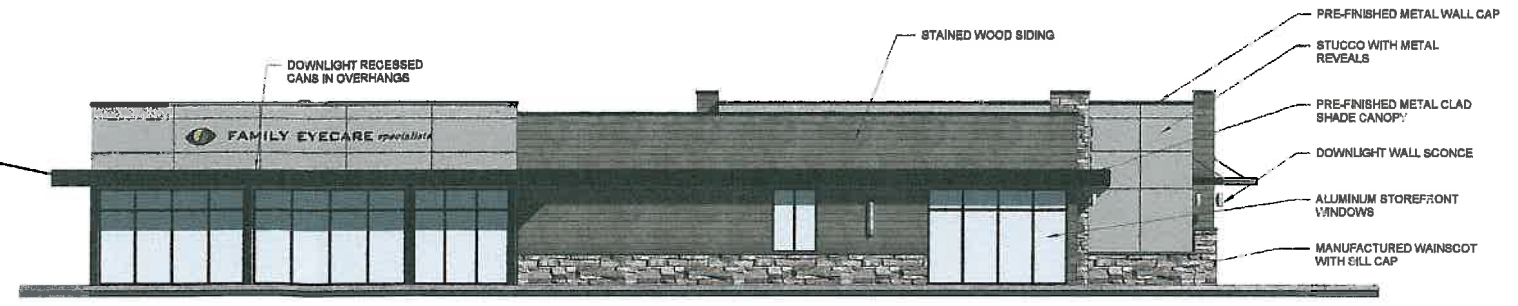


3 SOUTH ELEVATION
 1/8" = 1'-0"

STOREFRONT AND CANOPY METAL TO
 MATCH KAWNEER "CLASSIC BRONZE"



Classic Bronze



4 WEST ELEVATION
 1/8" = 1'-0"



BUILDING LIGHTING

Catalog
Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Outdoor General Purpose

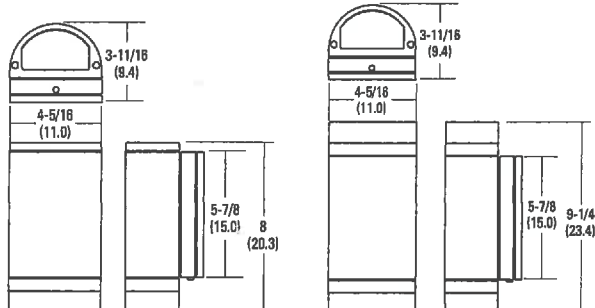
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White

Notes

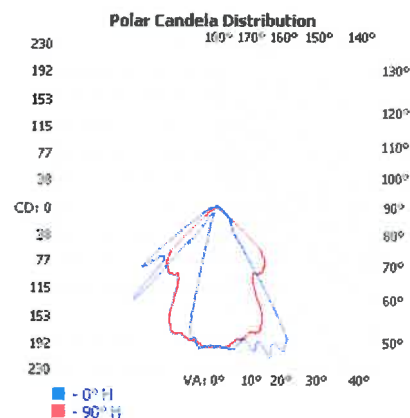
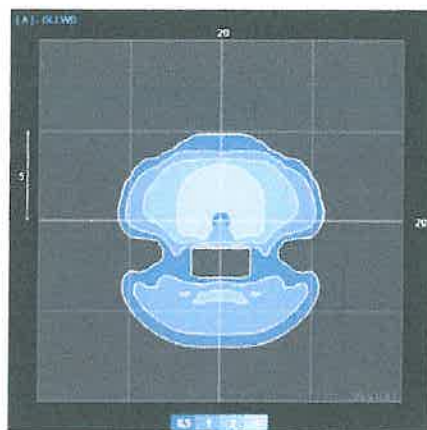
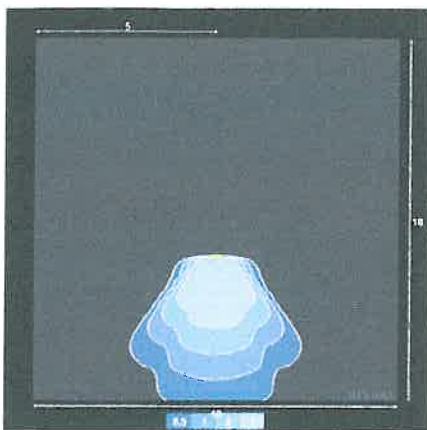
1 Only available with OLLWU and in DDB.

OLLWD & OLLWU LED Wall Cylinder Light

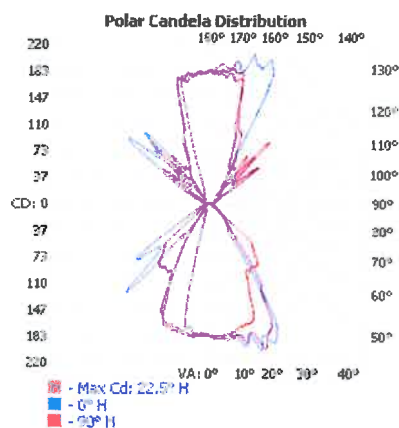
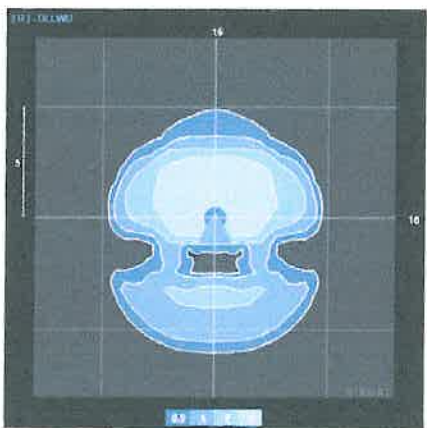
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

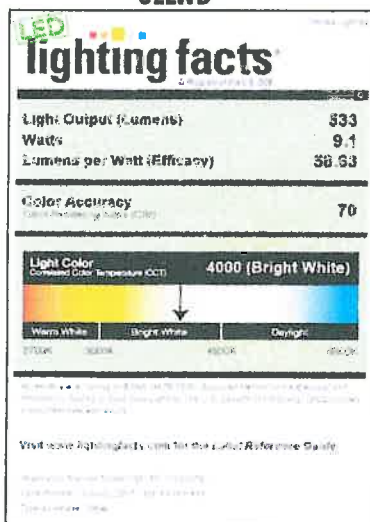
OLLWD



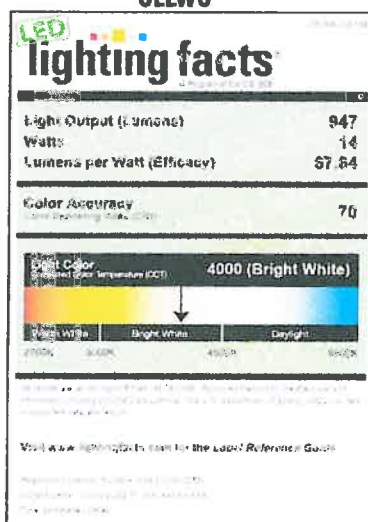
OLLWU



OLLWD



OLLWU



OLLWD-OLLWU



RSX1 LED Area Luminaire

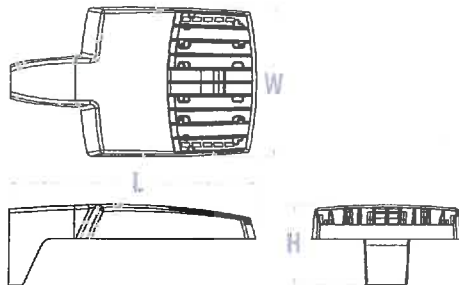
Catalog
Number

Notes

Type

Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	31.0 lbs (14.1 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ²	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	(use specific voltage for options as noted)	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120 ³ 277 ³	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁴
			R4S Type 4 Short	208 ³ 347 ³	WBA Wall bracket
			R5 Type 5 Wide	240 ³ 480 ³	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short		AASP Adjustable tilt arm square pole mounting ⁴
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁴
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁴
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁴

Options	Finish
Shipped Installed HS House-side shield ⁵ PE Photocontrol, button style ^{6,7} PEX Photocontrol external threaded, adjustable ^{7,8} PER7 Seven-wire twist-lock receptacle only (no controls) ^{7,9,10,11} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ³ DF Double fuse (208, 240, 480) ³ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{7,11} DMG 0-10V lead wires extended (no controls) ^{7,11}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{11,12,13} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{11,13,14} *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁵ EGFV External glare full visor (360° around light aperture) ⁵ BS Bird spikes ¹⁵	



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Ordering Information

Accessories

Ordered and shipped separately

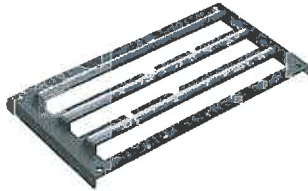
RSK1HS	RSK1 House side shield (Includes 1 shield)
RSK1HSAFR U	RSK1 House side shield for AFR rotated optics (Includes 1 shield)
RSK1EGS (FINISH) U	External glare shield (specify finish)
RSK1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish)
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁶
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁶
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁶
DSHORT SBK U	Shorting cap ¹⁶

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 3 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 4 Maximum tilt is 90° above horizontal.
- 5 It may be ordered as an accessory.
- 6 Requires MVOLT or 347V.
- 7 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
- 8 Requires 120V, 208V, 240V, 277V or 347V.
- 9 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.

- 10 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- 11 Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- 12 Must be ordered with PIRHN.
- 13 Requires MVOLT or HVOLT.
- 14 Must be ordered with NLTAIR2. For additional information on PIRHN visit [www.acuitybrands.com](#).
- 15 Must be ordered with fixture for factory pre-drilling.
- 16 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

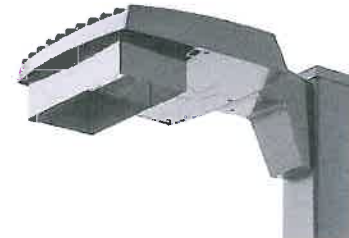
External Shields



House Side Shield



External Glare Shield

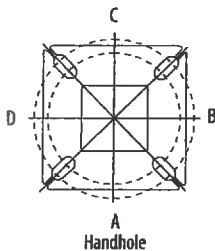


External 360 Full Visor

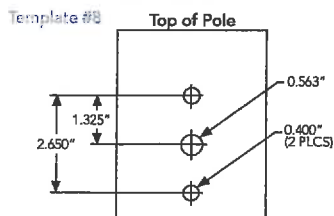
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

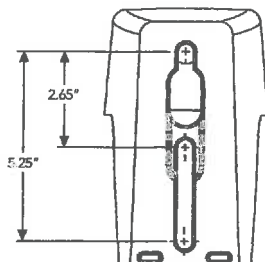
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters










Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5190	AS3-5280	AS3-5290	AS3-5320	AS3-5390	AS3-5490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97



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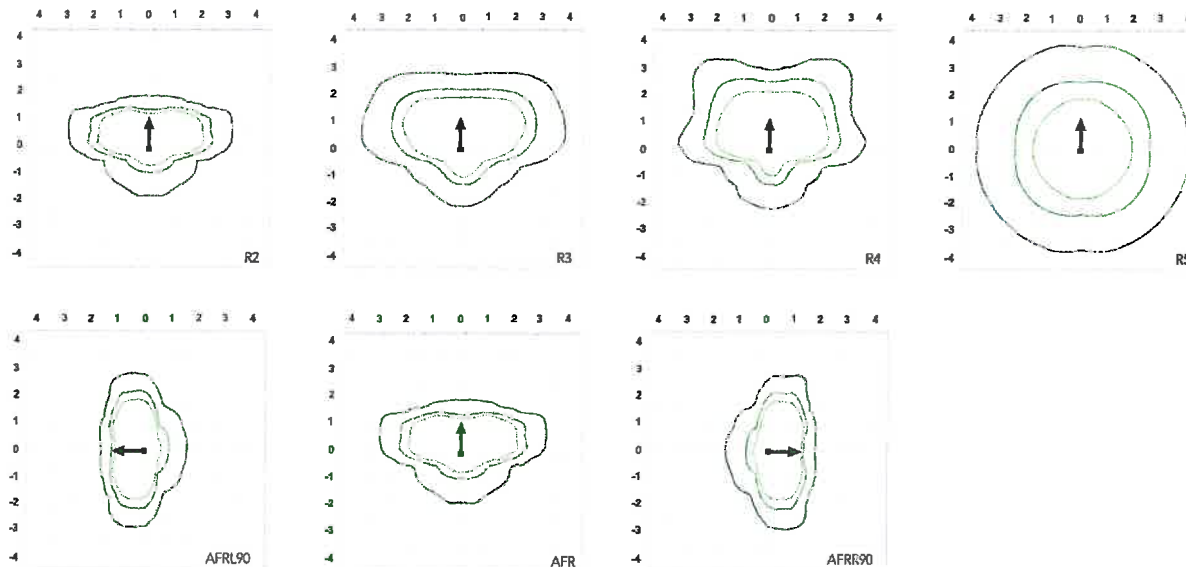
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



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Performance Data

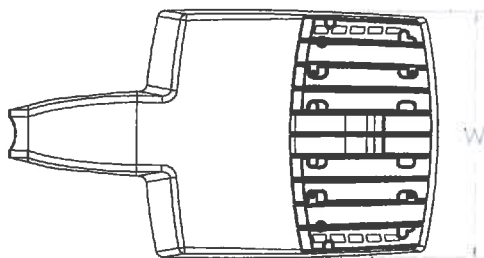
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

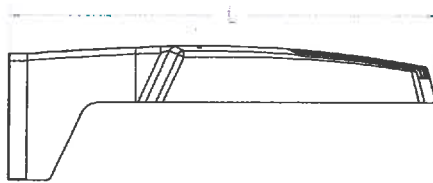
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,061	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions

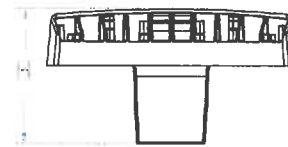
RSX1 with Round Pole Adapter (RPA)



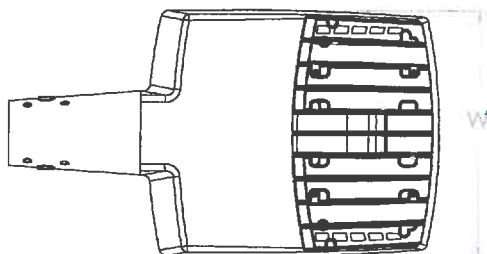
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



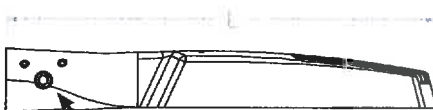
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)



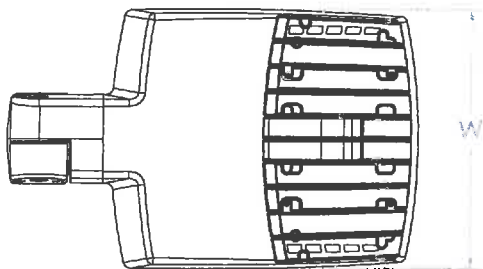
Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



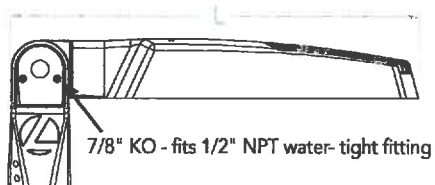
7/16" locking thru bolt/nut provided



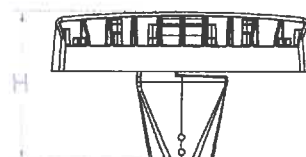
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting



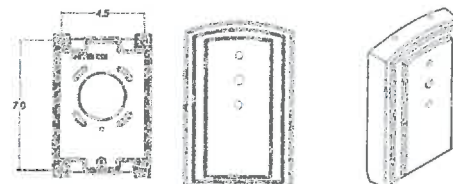
Dimensions

RSX1 with Wall Bracket (WBA)

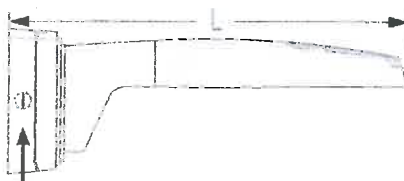


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



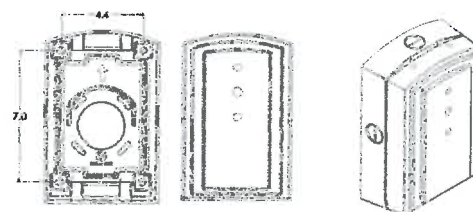
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

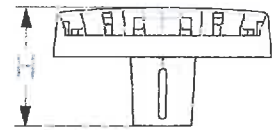
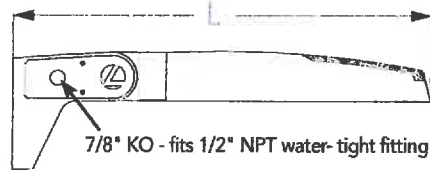
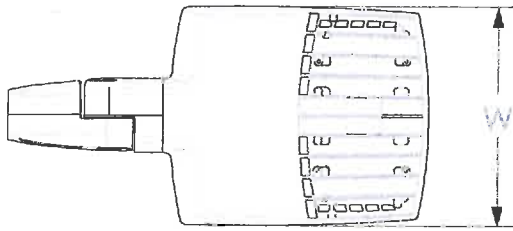
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

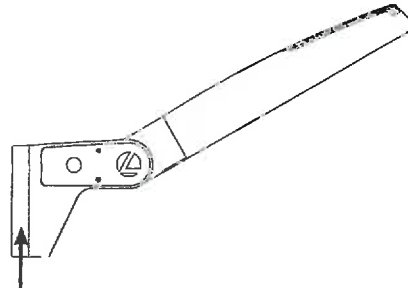


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) AASP
 26.3" (66.8 cm) AARP
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

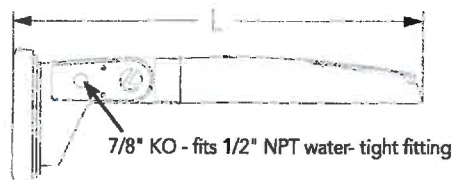
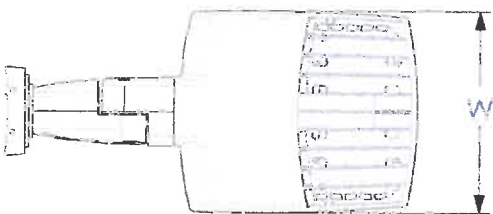


Notes

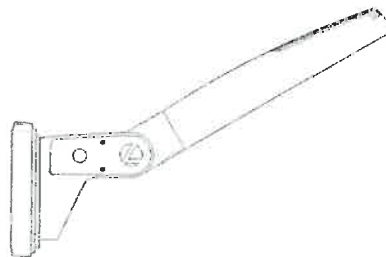
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

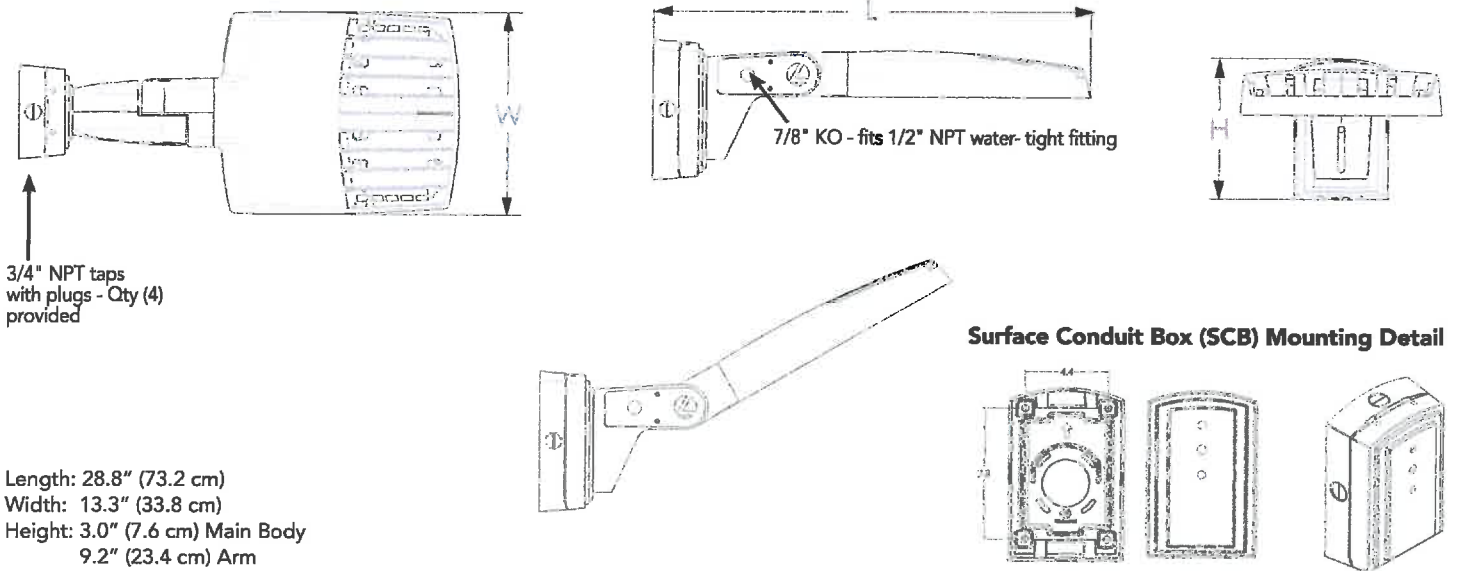


Wall Bracket (WBA) Mounting Detail

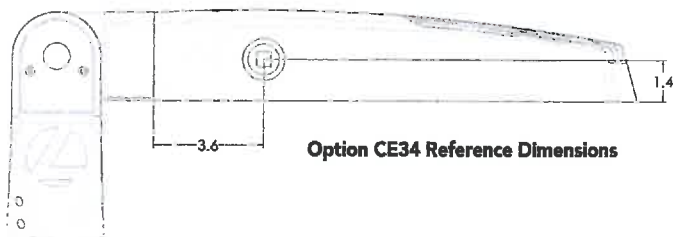


Dimensions

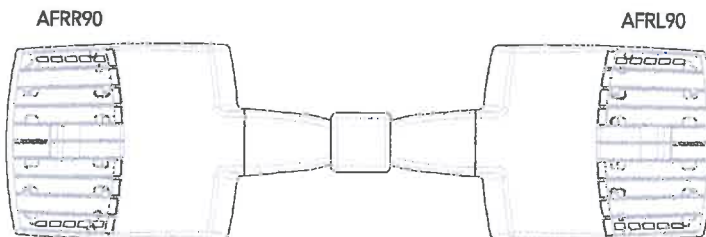
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Additional Reference Drawings

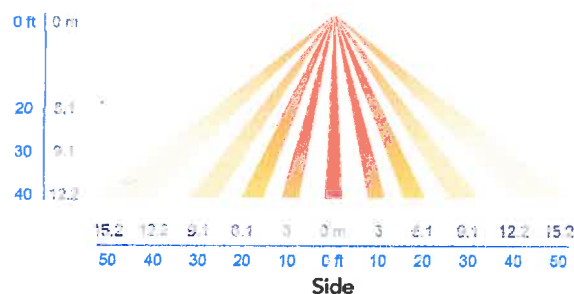
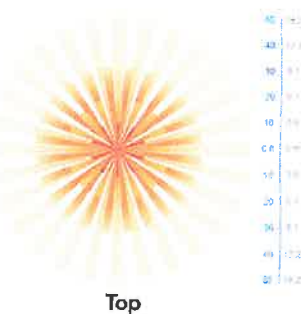
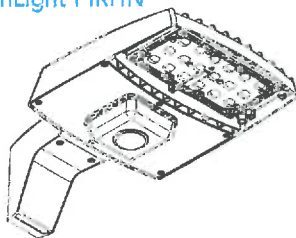


Automotive Front Row - Rotated Optics (AFRL90/R90)



PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31. WITH Vibration rated per ANSI C136.31: 3G Mountings: SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLARITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/resources/warranty-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

4C

4D



ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Davis Annexation

SUMMARY OF APPLICATION

A request by Richard and Amy Davis to annex into Middleton City limits approximately 6.31 acres of vacant land and zone to City of Middleton M-U (Mixed Use). The property is located North of Main St. (State Hwy 44), immediately North of and adjacent to Perfection tire and East of Hartley Lane.

Applicant: Richard and Amy Davis
24239 El Paso Rd.
Caldwell, Idaho 83607

Representative: Adam Hegstrom
520 Waltman Ln.
Meridian, ID 83642

1. **APPLICATION:** The application was accepted by the City on November 1, 2019.
2. **NOTICE OF PUBLIC HEARING:**
Published notice Idaho Press Tribune: November 15, 2019
Letters to 300' Property Owners: November 25, 2019
Letters to Agencies: November 25, 2019
Property Posted: November 25, 2019
3. **APPLICABLE CODES AND STANDARDS:**
Middleton City Code, Title 5, Chapter 1
Middleton City Code, Title 5, Chapter 4, Tables 1 and 2 in Section 5-4-1
4. **CITY STAFF COMMENTS:**
Land use and zoning for surrounding properties are:

South: Residential land use, zoned Agricultural, outside city limits (in Canyon County); Commercial land use, zoned commercial, inside city limits.
East: Zoned R-4 Combined Medium Density residential (in City limits)
North: Residential land use, zoned Agricultural, outside city limits (in Canyon County)
West: Residential land use, zoned Agricultural, outside city limits (in Canyon County).

The subject property is currently zoned Agricultural, is outside of city limits (in Canyon County) and is 6.31 acres. The applicant is requesting annexation into City of Middleton limits, with zoning to M-U (Mixed Use).

The purpose of M-U zoning is to accommodate areas for a variety and mixture of medium and high density residential and commercial uses. Zoning the subject site to M-U would allow zoning to remain consistent in this area on the far west end of the City and is consistent with the future land use.

The requested property is located along the East side of Hartley Lane just North of Perfection Tire. It has the potential to invite residential and/or commercial development that will provide employment opportunities for local residents, allow them to remain in the City for employment. This will also further connect the City's water, sewer and transportation systems in the area.

A neighborhood meeting was held on-site (Parcel R1788901) on November 7, 2019 from 6:00 to 8:00 p.m. According to the representative for the project, there was no opposition from those attending the neighborhood meeting.

5. WRITTEN AGENCY RESPONSES RECEIVED TO DATE: None.

6. ADJACENT PROPERTY OWNERS RESPONSES: None.

7. PLANNING AND ZONING RECOMMENDATIONS: City staff recommends that the Planning and Zoning Commission approves the request for annexation of 6.31 acres into city limits and zoning as requested to M-U (Mixed Use).

Drafted by: Bruce Bayne
Date: December 6, 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: \$ 575.00 Re 3.096836.

Application Accepted by: BS

Date Application Accepted: 11/01/19

Applicant:

Richard Davis & Amy Davis	(208) 440-7384	richdavis77@hotmail.com
Name	Phone	Email
24239 El Paso Rd	Caldwell, ID	83607
Mailing Address	City, State	Zip

Representative:

Adam Hegstrom	208-724-9278	adamwhegstrom@gmail.com
Name	Phone	Email
520 Waltman Ln	Meridian, ID	83642
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: Hartley Commons

Site Address: 0 Hartley Lane (Parcel R1788901000) Total Acres: 6.31

Crossroads: Harley Ln & W Main Street (Hwy 44)

Existing Zoning: AG (Canyon County) Proposed Zoning: Mixed Use

Floodplain Zone: Impact Areas Hillside (grades exceeding 10%): _____

Richard Davis / Amy Davis
Applicant's Printed Name Date

[Signature]
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. 575.00 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

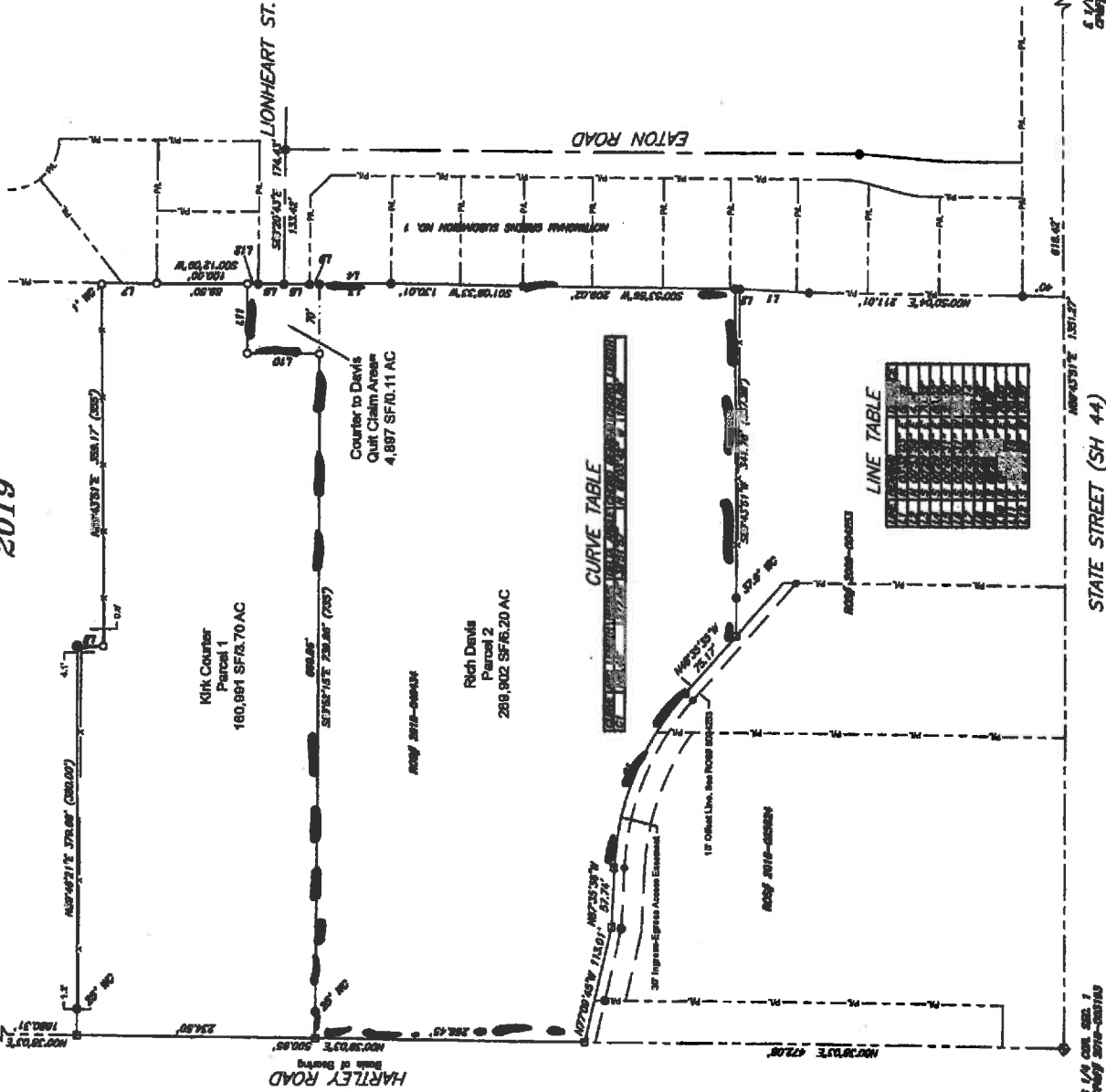
- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input 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 type="checkbox"/> | <input checked="" 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):** BS

RECORD OF SURVEY-BOUNDARY LINE ADJUSTMENT PART OF THE SW 1/4 OF THE SE 1/4 SECTION 1, T. 4 N., R. 3 W., B.M. CANYON COUNTY, IDAHO 2019

RECORDER'S CERTIFICATE

6 1/4 COR. SEC. 1
CITY SURVEY



NARRATIVE:

1. See Record of Survey No. 2009-004923, 2016-025624, 2018-049434, Nottingham Greens Sub. No. 1, and dead No. 1, 8321067, 9807598, 9321066.
2. Field boundary established by Record of Survey No. 2018-049434.
3. Survey was done at the request of Rich Davis and Kirk Counter to adjust their common boundary line to allow for future development access to Lionheart Street.

6 1/4 COR. SEC. 1
CITY SURVEY

STATE STREET (SH 44)

6 1/4 COR. SEC. 1
CITY SURVEY

EAGLE LAND SURVEYING, LLC.
100 E. 10th St., Ste. A, Meridian, ID 83441
(208) 881-1111 FAX (208) 881-1112

RECORD OF SURVEY

RICH DAVIS & KIRK COUNTER
SEC. 1, T. 4 N., R. 3 W., B.M.
DATE: 7/15/19
PAGE: 1 OF 1
SHEET: 1 OF 1

INDEX # 434-1-5-3-00-0000

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FELDING, L.L.S.
IDAHO LICENSE NO. 12220

LEGEND

- Found Aluminum Cap
- Calculated Point
- Found Iron Pipe
- Found 5/8" rebar
- Found 1/2" rebar
- Set 5/8" rebar with plastic cap labeled "ALS 12220"
- MC
- William Corner
- New Boundary Line
- Section Line
- Political Centerline
- Easement Line
- Property Line
- Property Line



To Whom it May Concern,

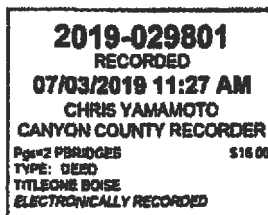
We are requesting to annex parcel R17889010 into the city of Middleton with a zoning classification of Mixed Use. This parcel is adjacent to Middleton city limits and these proposed changes flow with the layout of the city. This proposal of parcel R17889010 falls right in-line with the future land use map and comprehensive plan for this location ie. Mixed-Use, Multi-Family, Commercial. There are no foreseen adverse impacts anticipated to neighbors other than a minimal increase to local traffic. We are excited to work with the city to continue to build a fantastic community.

Rich Davis

Adam Hegstrom



Order Number: 19336582



Warranty Deed

For value received,

Bradley O. Fuqua and Sandra Fuqua, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Richard R. Davis and Amy R. Davis, husband and wife

whose current address is 24239 El Paso Rd Caldwell, ID 83607

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Part of the Southwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found aluminum cap marking the South quarter corner of Section 1, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence North 00°38'03" East 472.08 feet along the West line of the Southeast quarter of said section to the Point of Beginning; thence North 00°38'03" East 266.45 feet along said West line; thence South 89°52'15" East 739.86 feet (formerly 735 feet) to a point on the West boundary line of the Nottingham Greens Subdivision No. 1; thence along said West boundary line the following three courses:

South 00°29'46" East 70.52 feet; thence
South 01°08'33" West 130.01 feet; thence
South 00°53'58" West 208.02 feet; thence
South 89°43'51" West 341.78 feet (formerly 337.28 feet) to a point on the centerline of the Canyon Lateral; thence along said centerline the following four courses:

North 48°35'35" West 75.17 feet to a point of curve; thence Northwesteily 188.48 feet along said curve to the left (Curve data: Radius=277.86 feet, Delta=38°51'57", Chord Bearing and Distance=North 68°03'42" West 184.89 feet); thence
North 87°35'36" West 57.74 feet; thence
North 77°08'45" West 113.01 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: June 28, 2019

Bradley O. Fuqua

Sandra Fuqua

State of Idaho, County of Canyon, ss.

On this 2nd day of July in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Bradley O. Fuqua and Sandra Fuqua, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public

Residing in:

My Commission Expires:
(seal)

Residing in Wilder, Idaho

Commission Expires: 04/01/2025





Job No. 2019-131

J.B.F.

9-13-19

**BOUNDARY DESCRIPTION
FOR
RICHARD DAVIS**

PARCEL 2

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found Aluminum Cap marking the South Quarter corner of Section 1, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence N00°38'03"E 472.08 feet along the West line of the Southeast $\frac{1}{4}$ of said Section to the Point of Beginning; thence N00°38'03"E 266.45 feet along said West line; thence S89°52'15"E 669.86 feet; thence N00°31'00"E 70.00 feet; thence S89°52'15"E 70.00 feet to a point on the West boundary line of the Nottingham Greens Subdivision No. 1; thence along said West boundary line the following five (5) courses: (1) thence S00°12'09"W 10.50 feet to a point on the North right-of-way line of Lionheart Street; (2) thence S00°46'31"W 50.00 feet to a point on the South right-of-way line of Lionheart Street; (3) thence S00°29'48"E 80.02 feet; (4) thence S01°08'33"W 130.01 feet; (5) thence S00°53'56"W 209.02 feet; thence S89°43'51"W 341.78 feet to a point on the centerline of the Canyon Lateral; thence along said centerline the following four (4) courses: (1) thence N48°35'35"W 75.17 feet to a point of curve; (2) thence Northwesterly 188.48 feet along said curve to the left (Curve data: Radius= 277.86', Delta= 38°51'57", Chord Bearing and Distance= N68°03'42"W 184.89 feet); (3) thence N87°35'36"W 57.74 feet; (4) thence N77°09'45"W 113.01 feet to the Point of Beginning.

Parcel contains 269,902 square feet or 6.20 acres.



Hartley Lane Meeting
Thursday, November 7th 6:00-8:00 p.m.

Name

Address

JASON STEWART 303 FORESTEM MIDDLETON

John A. Moore 1174 Lionheart "

11/8/19

Review and summary of the Neighborhood Meeting held for the annexation and rezoning of 0 Hartley Ln. Middleton, ID 83644.

The meeting was held at land in subject (0 Hartley Ln) at 6pm. We had one gentleman by the name of Jason Stewart show up promptly at 6pm. He said lived on Forester Rd. and asked what we were planning on doing with the property. I said we are looking at 4plexes and Mr. Stewart had no objections and in fact mentioned he has people telling him they want to move to Middleton and asking if there are any apartments or units to rent. He seemed to be in full support of the project. Shortly after Mr. Stewart left, Mr. John A. Moore arrived. Mr. Moore's home furthest west on the north side of W 3rd St. making him a direct neighbor to the development. He asked a few questions about the project sharing his biggest concern was loud construction trucks working at 5 in the morning. I told him our goal is not to make any enemies during this process and hope to contribute in a very positive way the all involved and for the city of Middleton. Other than that, he did not have any issues with the project and stated that something like this is probably needed in Middleton.

No other neighbors came by, so I wrapped up the meeting. I was pleased to hear positive response to our project by direct neighbors and hope it will continue.

Adam Hegstrom

Gateway Properties LLC
24239 El Paso Rd
Caldwell, ID 83607

Dear Neighbor:

Please be advised that we are in the process of submitting an application to the City of Middleton seeking approval for annexation and zoning of land at 0 Hartley Ln. Middleton, ID (just north of Perfection Tire). One of the requirements prior to submitting the application is to hold a neighborhood meeting and provide information to our surrounding neighbors. This meeting is for informational purposes and to receive feedback, if desired, from you as we move through the application process. This is NOT a public hearing before a governing body of the City. The Neighborhood Meeting details are as follows:

Date: Thursday, November 7th

Time 6:00pm

Location: Southwest corner of 0 Hartley Ln. Middleton, ID.

Summary of proposed land:

Total acreage: +/- 6 acre site

Proposed changes: annexation and zoning

We look forward to the neighborhood meeting. If you choose to attend and have any questions, we will address them during the meeting.

Sincerely,

Gateway Properties LLC

Jamie Correa-Cortes
 191 EATON RD
 MIDDLETON, ID 83644

Bernadette Nickol
 PO BOX 7666
 KALISPELL, MT 59904

Marcos Martinez
 129 EATON RD
 MIDDLETON, ID 83644

Chad Douglass McDonald
 103 EATON RD
 MIDDLETON, ID 83644

Gerald Lee Sproule
 22838 BUMBLE BEE LN
 MIDDLETON, ID 83644

Yamir Shamim
 1525 SOUTHVIEW DR
 SPARKS, NV 89436-3661

DD Middleton LLC
 1097 ABBEY CT
 MIDDLETON, ID 83644

Jason R Stewart
 303 FORESTER RD
 MIDDLETON, ID 83644

Cheryl D Hale
 1101 LOCKSLEY ST
 MIDDLETON, ID 83644

Jason T Densley
 1156 LIONHEART ST
 MIDDLETON, ID 83644

Jennifer L Kangas
 1124 MANCHESTER CT
 MIDDLETON, ID 83644

Cristina Arizmendi
 147 EATON RD
 MIDDLETON, ID 83644

Tyler J Rogalsky
 1109 MANCHESTER CT
 MIDDLETON, ID 83644

Amy M Reynolds
 1120 ABBEY CT
 MIDDLETON, ID 83644

Samuel H Kirsch II
 12400 HWY 44
 MIDDLETON, ID 83644

Bonnie J Leonard
 61 EATON RD
 MIDDLETON, ID 83644

S J Development LLC \$
 PO BOX 1090
 MERIDIAN, ID 83680

Terrell N Mendive
 1143 LOCKSLEY ST
 MIDDLETON, ID 83644

Richard R Davis
 24239 EL PASO RD
 CALDWELL, ID 83607

James E Harrell
 1138 LIONHEART ST
 MIDDLETON, ID 83644

Steven R Adler
 1084 MANCHESTER CT
 MIDDLETON, ID 83644

Kelly J Rupp
 1400 W MAIN
 MIDDLETON, ID 83644

Cecilia Shaw
 1095 MANCHESTER CT
 MIDDLETON, ID 83644-5172

Arturo Rizo
 1088 ABBEY CT
 MIDDLETON, ID 83644

Rene De Luna
 12402 HWY 44
 MIDDLETON, ID 83644

Cheri D Klee
 PO BOX 177
 MIDDLETON, ID 83644

Florae A Mickles
 11 HOWARD ST
 PETALUMA, CA 94952

Justin Wilkins
 1125 LOCKSLEY ST
 MIDDLETON, ID 83644

John Moore
 1174 LIONHEART ST
 MIDDLETON, ID 83644

Jose D Flores Ayala
 1102 LIONHEART ST
 MIDDLETON, ID 83644

Christopher N Wilson

1084 LIONHEART ST

MIDDLETON, ID 83644

Christal Lien

1115 LIONHEART ST

MIDDLETON, ID 83644

Darrel Logan

1091 LIONHEART ST

MIDDLETON, ID 83644

DMK Development Middleton LLC

4927 E STARIHA DR B

NORTON SHORES, MI 49441

James Newell

3508 E ALEXIS CT

NAMPA, ID 83686

Kirk J Courter

23164 HARTLEY LN

MIDDLETON, ID 83644

Gates K Shrack

23184 HARTLEY LN

MIDDLETON, ID 83644

Harvey Properties LLC

1272 W WHITE SANDS DR

MERIDIAN, ID 83642

Martin L Okamura

23123 HARTLEY LN

MIDDLETON, ID 83644

Paul and Janet Trust Okamura

1882 HORSESHOE CANYON DR

MIDDLETON, ID 83644

4E

