



January 24, 2022

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

**RE: *Black Powder Subdivision Annexation, Rezone and Preliminary Plat Request***

On behalf of Toll Brothers, we are submitting the Black Powder Subdivision annexation, rezone and preliminary plat request for review and approval.

The subject property is located at 0 Cemetery Rd in Middleton, Idaho (Parcel No. R3820700000) and consists of 40.28 acres. The existing site is vacant and within the City of Middleton Impact Area. The Future Land Use Map designates the site as 'Residential' for low density residential development. City of Middleton limits about three of the four sides of the subject property and are zoned R-3 for Single-Family Residential Development. The property is currently zoned 'Agricultural' within Canyon County, and we are requesting it be annexed into the City of Middleton and Zoned as 'Single-Family Residential Development – R-3' which is consistent with the residential development in the proximity.

The R-3 zone requires a maximum density of 3 units per gross acre, a minimum interior lot size of 8,000 square feet and a 75' minimum lot width. The proposed subdivision consists of 108 buildable and 15 non-buildable lots. The minimum lot size will be 8,859 square feet and the average lot size will be 10,314 square feet. The residential gross density will be 2.68 dwelling units per acre which is consistent with R-3 zoning. The non-buildable common lots will include common landscaping, open space and internal pathways for additional pedestrian connectivity. The open space area also includes a playground and picnic shade structure as neighborhood amenities.

The project will be completed with two phases, each lasting approximately 1 year. Access is provided to the Meadow Park St. extension to the north and the existing Cemetery Rd. to the east. The project is stubbed to the south and west in alignment with plans for the abutting West Highlands Ranch Phase 17 & 19. An internal public road network (50' wide right of way) will connect the development with 38' wide roads, curb, gutter, 5' detached sidewalks and street trees. The access points as proposed will mitigate adverse impacts by consolidating access internal to the development where possible. The right of way will also act as a buffer between this development and development in the vicinity. No other adverse impacts are anticipated on adjoining properties. The exact access points may be slightly relocated to accommodate feedback from Canyon Highway District #4. A traffic impact study was conducted and found that all studied intersections are operating at acceptable operating standards during weekday AM and PM. No mitigation is recommended for this development since all movements are under capacity and meet ITD operational standards. Lastly, the lots will also be served by City water and sewer.

No variances or special use permits are being requested. The Development Agreement will require compliance with the preliminary plat and the CC&R's established for the HOA.

The proposal is consistent with the *Goals, Objective, and Strategies* of the *2019 Middleton Comprehensive Plan*. This includes Goal 3 which calls for providing safe vehicle and pedestrian facilities. The plat includes no individual driveway access to high-capacity roads and includes sidewalks consistent with adjacent subdivisions. The project is also consistent with Goal 4 which calls for establishing a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Development of this parcel adjacent similar existing development will properly utilize existing infrastructure which is consistent with Goal 5.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and construction practices will be employed and implemented by the ownership and consultant team.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or [Nicolette.Womack@kimley-horn.com](mailto:Nicolette.Womack@kimley-horn.com) should you have any questions.

Sincerely,

*Nicolette Womack*

Nicolette Womack  
Planner