



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 & Zoning Department
Master Land Use Application

Fee Paid: \$ 4,500 PP
Application Accepted by: 3/15/21
Date Application Accepted: RIS

Still need \$575 Comp plan + \$3000 Floodplain. Possibly DA and \$1000.

OWNER/APPLICANT:

Epic Development 208-724-6239 jarronlangston@gmail.com
Name Phone Email
1831 E Overland Rd Meridian ID 83642
Mailing Address City State Zip Code

REPRESENTATIVE:

Jarron Langston 208-724-6239 jarronlangston@gmail.com
Name Phone Email
1831 E Overland Rd 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
PUBLI... HEARINGS*
Development Agreement
Ordinance Amendment
Special Use Permit
Variance
MISC. APPLICATIONS
Design Review***
Preliminary Plat**
Final Plat**
Construction Plans***
MISC. APPLICATIONS
Lot Line Adjustment***
Floodplain***
Time Extension***
Approach Permit***

* Public Hearings: a neighborhood meeting is required before filing an application...
** Public Meetings: Individuals have a right to observe, but not comment...
*** Administratively: reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Creekside Terrace Subdivsion Phase 1

Site Address: NW Corner of Concord and Hawthorne Total Acres: 34

Tax Parcel No(s): R1795301000,R1795300000,R1795200000,R1795201200,R1795500000,R1795400000,R1795201000,R1795201100

Existing Zoning: R-4 Proposed Zoning: R-4

Floodplain Zone: Hillside (grades exceeding 10%):

Jarron Langston
Printed Name

03/08/2021
Date

Jarron Langston
Signature



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Planning & Zoning Department
Preliminary Plat Checklist



Please submit all items listed below. Applications missing the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
✓ EPIC	Completed and signed Master Land Use Application	
EPIC	Fee <i>- coming in the mail from out of state</i>	
EPIC	Narrative fully describing the proposed project. Additionally: <ul style="list-style-type: none"> • Please indicate whether a variance or special use permit is being requested along with the preliminary plat. • Describe requirements imposed by any Development Agreement, Covenants or other commitments. • Describe any anticipated adverse impacts on adjoining property. • Describe how the request is consistent with the Middleton Comprehensive Plan. 	
✓ EDM	Vicinity Map	
✓ EDM	Proposed Preliminary Plat (3 full-size paper copies & 1 electronic full-size copy provided on a USB)	
✓ EDM	Drainage Calculations - preliminary	
✓ EPIC	Title Report/Commitment (Schedule B)	
✓ EDM	Preliminary Plat must comply with Middleton City Code 5-4-4 <i>See Attachment</i>	
EPIC	Warranty Deed showing proof of ownership	
EPIC	If owner is not the applicant, then representative must provide a letter showing the owner's authorization for representative to submit the application.	
EPIC	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
EPIC	Copy of neighborhood meeting notice, sign-in sheet, and minutes summarizing discussion	
EPIC	Traffic Impact Study if residential subdivision with more than 25 dwelling units.	
EPIC	Electronic copy of entire application on USB	



Creekside Terrace Sub – Narrative

March 8, 2021

To: City Of Middleton Planning & Zoning

Creekside Terrace will be a Single Family Home development consisting of 121 building lots. The project includes a total of 34 acres and will boast over 15 acres of Open Space with Ponds, Parks, Gazebos, Picnic Areas and will be leaving the beautiful Willowcreek and surrounding natural and mature landscape untouched. It is our goal to deliver to the city an affordable community that offers the Idaho Life Style. With prices on the rise we feel it crucial that there be residential development that offers an affordable solution for those who are just getting into home ownership or maybe want to downsize. We want to offer this solution with a high quality home product and supporting community.

Creekside Terrace was originally approved back in 2006 & 2007 but due to the economy and recession the project was never completed. It's our privilege to be bringing this project back to life!

There is an existing and active Development Agreement that we are working through the details with the city of Middleton Planning and Zoning and that Development Agreement outlines the community presented in this Preliminary Plat submittal. In addition to this Development Agreement we have agreed to pay the city \$500,000 dollars towards the future 9th Street Bridge, along with the future right-of-way required for that extension.

We understand the impact a community like this has on the current streets and schools in the city. As part of this agreement we will be making improvements to both Concord and Hawthorne and building those to city specifications. We will also be building our portion of 9th Street that will serve as an East/West Collector providing improved connectivity in the future.

As a project collectively we have already been annexed into the city and been rezoned to R-4. We are following those parameters as laid out in this Preliminary Plat application and looks forward to providing a very quality community to the city of Middleton.

Thank you!

Jarron Langston

Jarron Langston and the Epic Development Team

1831 E Overland Rd – Meridian Idaho 83642

PRELIMINARY PLAT CREEKSIDE TERRACE SUBDIVISION

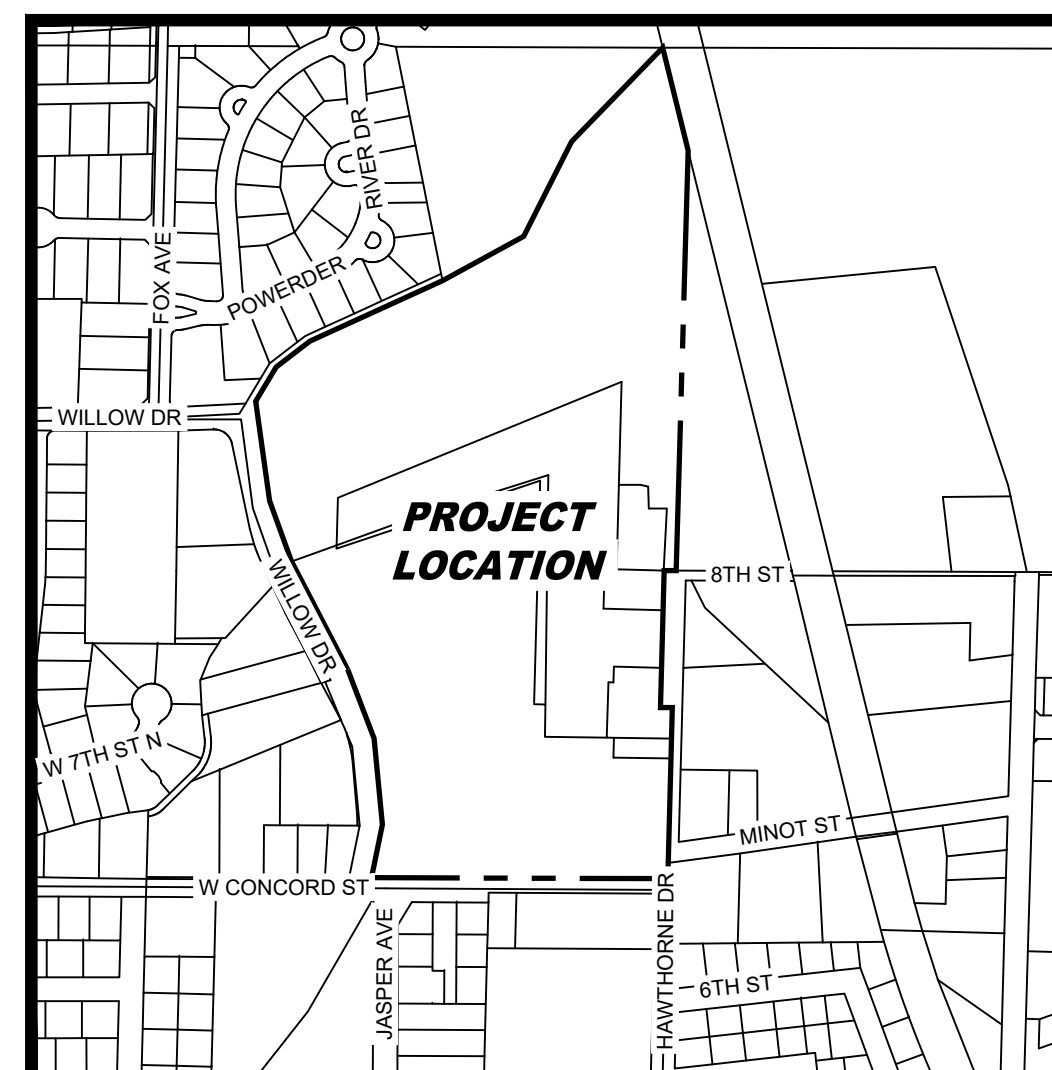
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 4 NORTH, RANGE 3 EAST, B.M.,
CANYON COUNTY, IDAHO
-2022-

NARRATIVE:

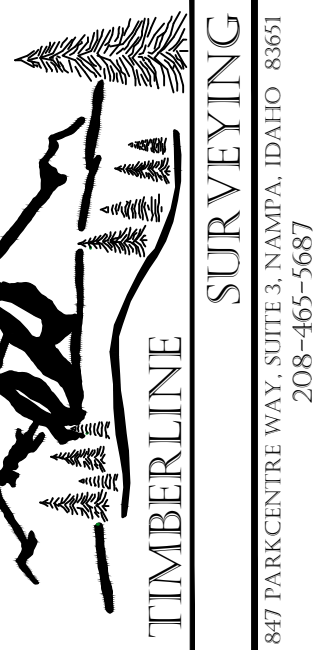
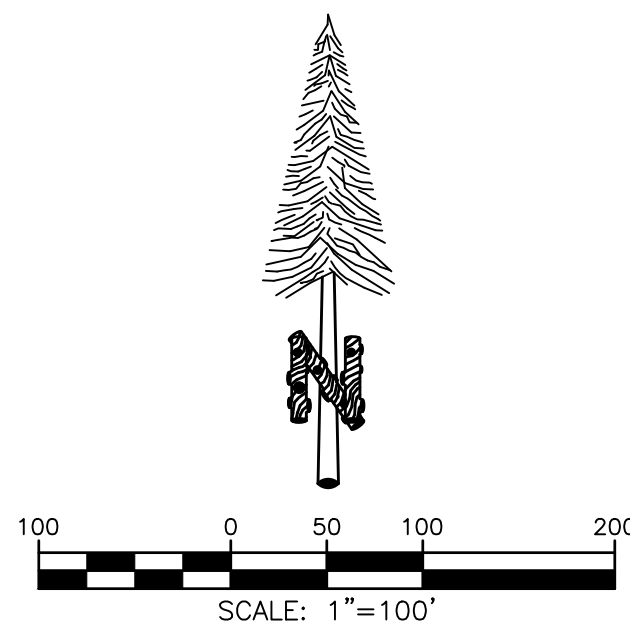
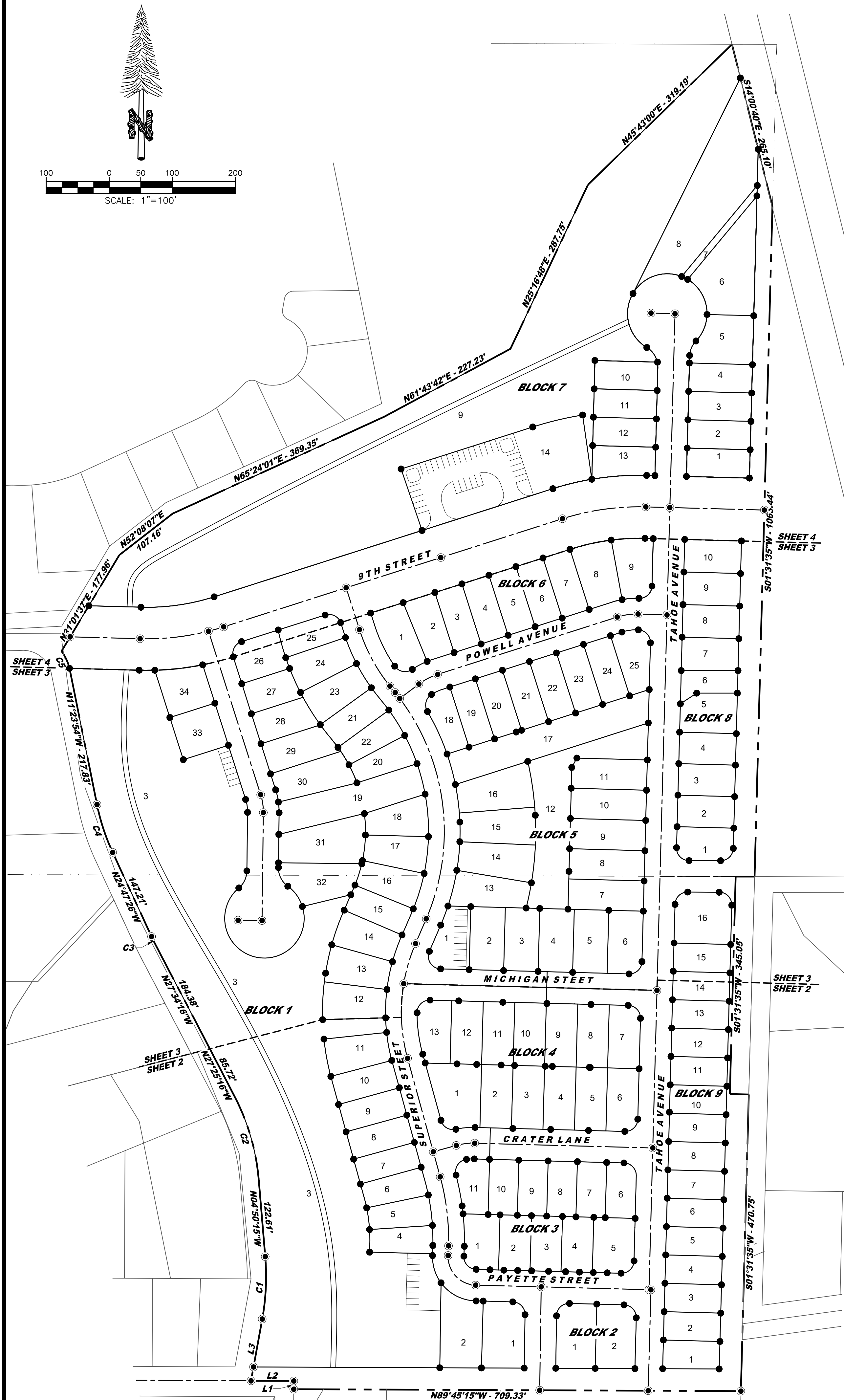
- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON.
- DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS FOR THE CITY OF MIDDLETON AT THE TIME OF THE RE-SUBDIVISION.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIDDLETON AND CANYON COUNTY HIGHWAY DISTRICT #4 STANDARDS FOR PUBLIC STREETS.
- BLOCK 1 LOT 6; BLOCK 3 LOT 11; BLOCK 4 LOT 10; BLOCK 5 LOT 10; BLOCK 7 LOT 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CREEKSIDE SUBDIVISION HOMEOWNERS' ASSOCIATION. THESE LOTS USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO BLANKET EASEMENTS ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE UNLESS OTHERWISE DIMENSIONED PER CITY OF MIDDLETON SUBDIVISION CONSTRUCTION REQUIREMENTS.
- UNLESS OTHERWISE SHOWN AND DIMENSIONS, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH A RESPONSIBILITY IS ASSUMED BY THE IRRIGATION/DRAINAGE ENTITY.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- DOMESTIC WATER SYSTEMS WILL CONNECT TO THE EXISTING WATER MAINS IN BOTH COLLEGE AVENUE AND MONTANA AVENUE. ALL INTERIOR WATER MAINS ARE TO BE 8" IN DIAMETER.
- SANITARY SEWER SYSTEMS WILL CONNECT TO THE EXISTING 15" SEWER MAIN IN WEST CONCORD STREET.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO EACH LOT.
- PARTS OF BLOCK 1 LOTS 1 TO 6; BLOCK 2 LOTS 1 TO 4; BLOCK 9 LOTS 1 TO 14 TO BE USED FOR STORMWATER MANAGEMENT AND SUBJECT TO STORMWATER EASEMENT.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FOR A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE CREEKSIDE TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION.
- BLOCK 1 LOTS 6 AND 19; BLOCK 5 LOT 14; BLOCK 8 LOT 10 TO BE USED AS IRRIGATION EASEMENT.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION-31-3805, AND ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- STORM WATER RUNOFF GENERATED ON THIS SITE SHALL HAVE QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES. STORM WATER RUNOFF WILL BE ROUTED TO SUBSURFACE INFILTRATION FACILITIES FOR THE NORMAL STORM EVENT. STORMWATER FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF THE STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF MIDDLETON SPECIFICATIONS.
- THE PROJECT AREA IS LOCATED IN A FLOODPLAIN AREA (ZONE AE).
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET TO A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION, NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

LEGEND

- **LEGEND PNR** REBAR "KHC PLS 9895" TO BE SET BY FINAL PLAT
- **LEGEND PNR** REBAR "KHC PLS 9895" TO BE SET BY FINAL PLAT
- **LEGEND PNR** REBAR
- **LEGEND PNR** REBAR
- **LEGEND PNR** REBAR
- **LEGEND PNR** MINIMUM CAP
- **LEGEND PNR** CH BASIN
- ⊗ **LEGEND PNR** SISED "X"
- **LEGEND PNR** TRICAL BOX
- ⋈ **LEGEND PNR** HYDRANT
- **LEGEND PNR** METER
- **LEGEND PNR** WIRE
- **LEGEND PNR** TACK
- **LEGEND PNR** TATION BOX
- ⊗ **LEGEND PNR** TATION CONTROL VALVE
- **LEGEND PNR** TATION MANHOLE
- **LEGEND PNR** TAIL
- **LEGEND PNR** INVERT
- **LEGEND PNR** TOP
- **LEGEND PNR** VERT
- **LEGEND PNR** TER POLE
- **LEGEND PNR** SANITARY SEWER MANHOLE
- **LEGEND PNR** M DRAIN MANHOLE
- **LEGEND PNR** PHONE BOX
- **LEGEND PNR** PHONE RISER
- **LEGEND PNR** PHON MANHOLE
- **LEGEND PNR** WATER MANHOLE
- **LEGEND PNR** METER
- **LEGEND PNR** TER VALVE
- **LEGEND PNR**
- ADJOINER
- BOUNDARY LINE
- CON — CON — CONCRETE LINE
- CEN — CEN — CROWN OF ROAD
- EASEMENT LINE
- EG — EG — EDGE OF GRAVEL
- EP — EP — EDGE OF PAVEMENT
- FL — FL — FENCE LINE
- SECTION LINE
- SIDEWALK
- TIE LINE
- TOE — TOE — TOE OF SLOPE
- TOP — TOP — TOP OF BANK
- **PROPOSED LEGEND**
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER STUB
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- TEST PIT
- FLOODWAY AREA
- FEMA FLOOD ZONE AE
- FEMA 0.2% CHANCE



VICINITY MAP
SCALE: 1" = 500'



PRELIMINARY PLAT
CREEKSIDE TERRACE
SUBDIVISION

CREEKSIDE TERRACE SUBDIVISION
MIDDLETON, IDAHO

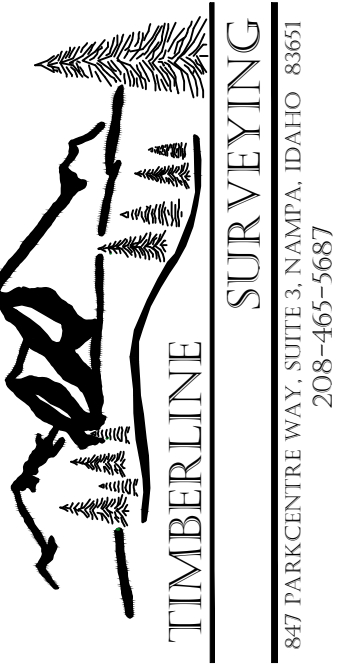
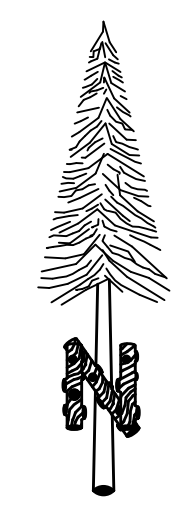
OWNER/DEVELOPER:
Y STREET CAPITAL
24 E MAIN STREET
AMERICAN FORK, ID 84003
CONTACT: HECO, JESSE (208) 842-2062

NO.	DATE	BY	DESCRIPTION

REVISIONS
SCALE: 1" = 100' SHEET NUMBER: 1 OF 5

PROJECT: Y STREET CAPITAL
JOB NUMBER: 22008 - CREEKSIDE TERRACE SUB
DATE: 11/08/2022
DRAWN BY: DAA
CHECKED BY: KHC

PRELIMINARY PLAT CREEKSIDE TERRACE SUBDIVISION



**PRELIMINARY PLAT
CREEKSIDE TERRACE
SUBDIVISION**

CLIENT: Y STREET CAPITAL
JOB NUMBER: 22008
DATE: 11/8/2022

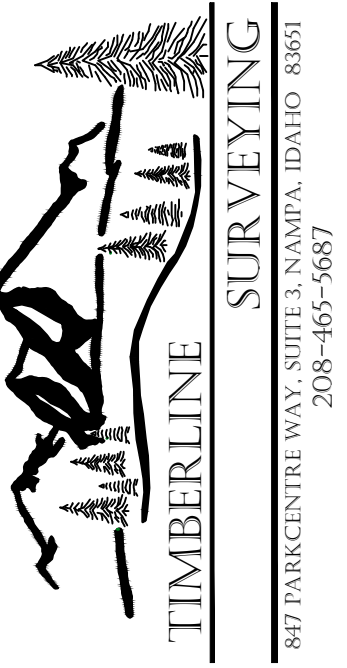
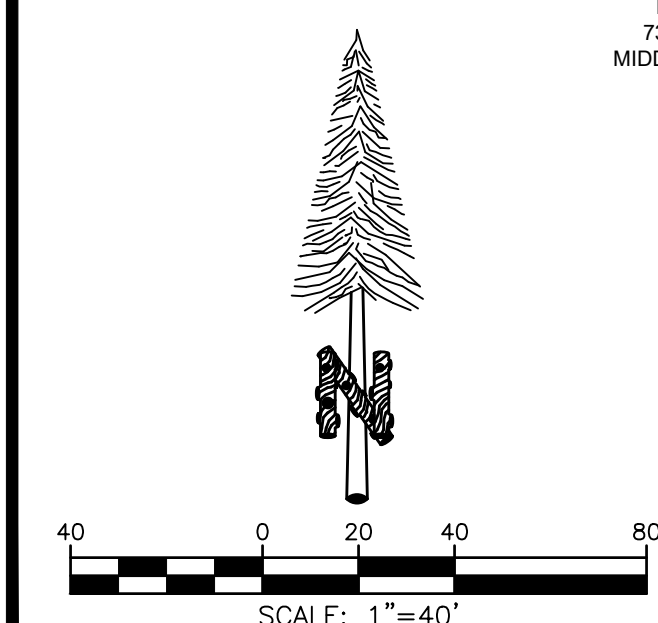
**CREEKSIDE TERRACE SUBDIVISION
MIDDLETON, IDAHO**

OWNER/DEVELOPER:
Y STREET CAPITAL
24 E MAIN STREET
AMERICAN FORK, ID 84003
CONTACT: HECO, JESSE (208) 812-2062

NO.	DATE	BY	DESCRIPTION

REVISIONS
SCALE: 1" = 40'
SHEET NUMBER: 2 OF 5

PRELIMINARY PLAT CREEKSIDE TERRACE SUBDIVISION



PRELIMINARY PLAT
CREEKSIDE TERRACE
SUBDIVISION

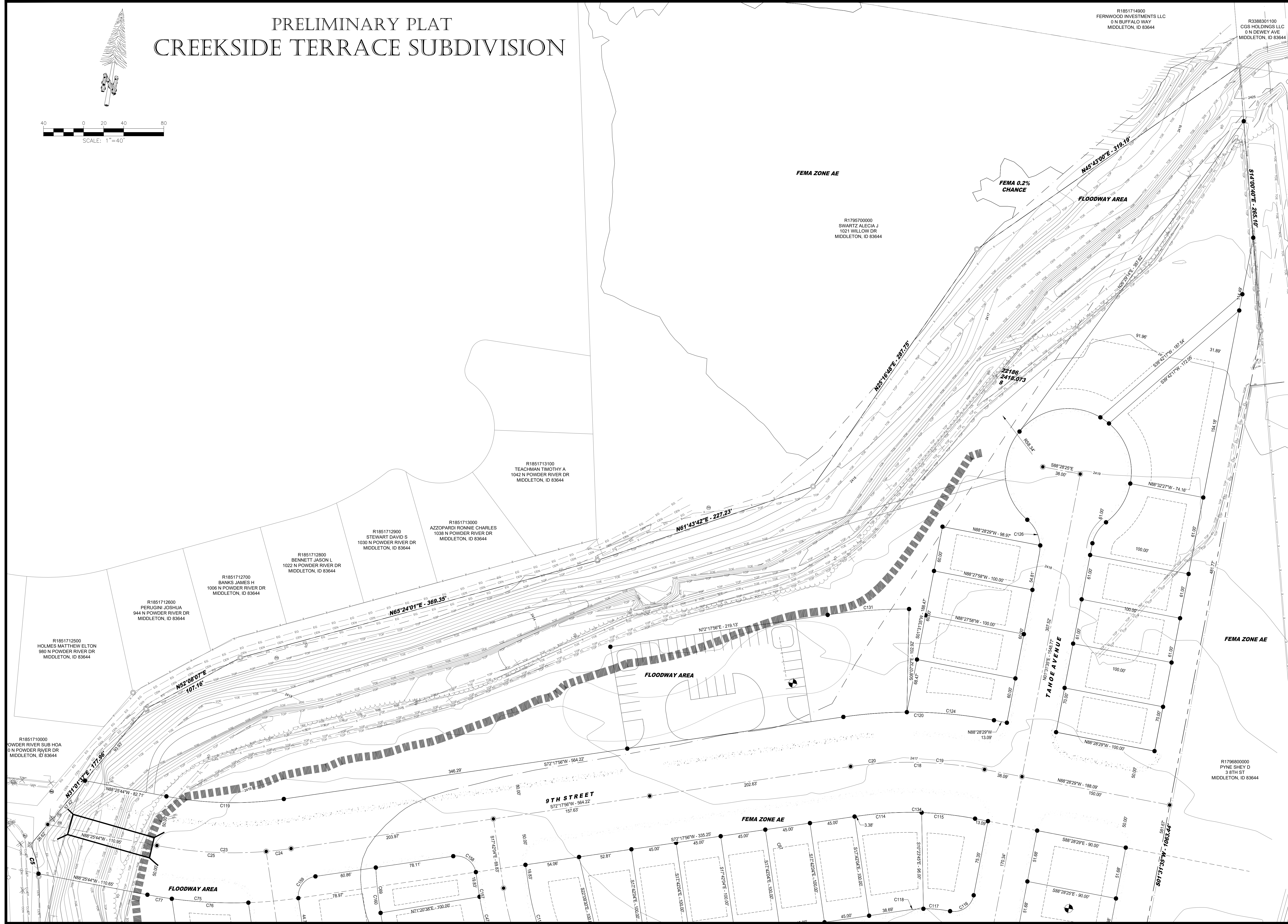
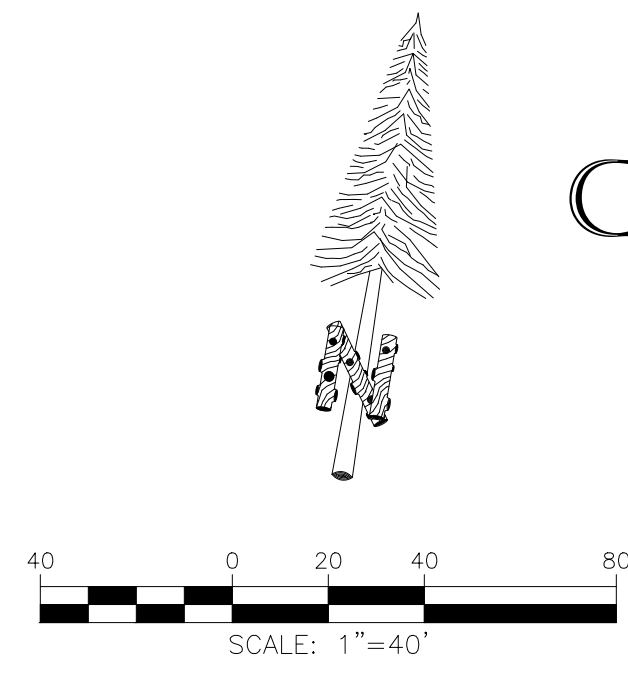
OWNERS/DEVELOPER:
Y STREET CAPITAL
24 E MAIN STREET
AMERICAN FORK, ID 84003
CONTACT: HECO, JESSE (208) 842-2062

NO.	DATE	BY	DESCRIPTION

REVISIONS
SCALE: 1" = 40'
SHEET NUMBER: 3 OF 5

FOR NUMBER: 22008 - CREEKSIDE TERRACE SUBDIVISION
DATE: 11/08/2022
DRAWN BY: DAA
CHECKED BY: KHC

PRELIMINARY PLAT CREEKSIDE TERRACE SUBDIVISION



R1851714900
FERNWOOD INVESTMENTS LLC
0 N BUFFALO WAY
MIDDLETON, ID 83644

R3388901100
CGS HOLDINGS LLC
0 N DEWEY AVE
MIDDLETON, ID 83644

R1755700000
SWARTZ ALECIA J
1021 WILLOW DR
MIDDLETON, ID 83644

R1851713100
TEACHMAN TIMOTHY A
1042 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851712900
STEWART DAVID S
1030 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851713000
AZZOPARDI RONNIE CHARLES
1038 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851712800
BENNETT JASON L
1022 N POWDER RIVER DR
MIDDLETON, ID 83644

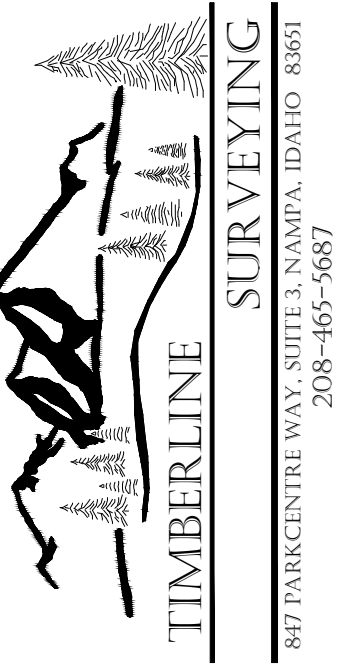
R1851712700
BANKS JAMES H
1006 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851712600
PERUGINI JOSHUA
944 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851712500
HOLMES MATTHEW ELTON
980 N POWDER RIVER DR
MIDDLETON, ID 83644

R1851710000
OWDER RIVER SUB HOA
0 N POWDER RIVER DR
MIDDLETON, ID 83644

R1796800000
PYNE SHEY D
3 8TH ST
MIDDLETON, ID 83644



PRELIMINARY PLAT
CREEKSIDE TERRACE
SUBDIVISION

CREEKSIDE TERRACE SUBDIVISION
MIDDLETON, IDAHO

NO.	DATE	BY	DESCRIPTION

REVISIONS
SCALE: 1" = 40'
SHEET NUMBER: 4 OF 5

CLIENT: Y STREET CAPITAL
JOB NUMBER: 22008
DATE: 11/08/2022
CHECKED BY: KHC
DRAWS BY: DAA

OWNER/DEVELOPER:
Y STREET CAPITAL
24 E MAIN STREET
AMERICAN FORK, ID 84003
CONTACT: HECCO, JESSE 208 812-2062

