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**MIDDLETON CITY SPECIAL JOINT MEETING WITH CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
NOVEMBER 13, 2024**

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**Pledge of Allegiance, Roll Call & Call to Order:** The November 13, 2024, Special Joint Meeting with City Council and Planning and Zoning Commission was called to order by Mayor Hutchison at 5:30 p.m. Council Members Kiser, O'Meara, and Murray were present. City Council member Christiansen joined at 5:32. Commissioners Watkins, Tremble, Sparrow, Waltemate, Gregory and Gibson were present for Planning and Zoning. Commissioner Turner was absent. Mayor Hutchison, Planning & Zoning Official Ms. Stewart, and Planning Deputy Clerk Ms. Day were also present.

**Action Item:**

- 1. Workshop, process overview, discussion and comments on the proposed update to the Middleton City Comprehensive Plan and accompanying maps and attachments.**

President Kiser called workshop item to order.

Mr. Levenger presented PowerPoint (Exhibit A)

Discussion between City Council, Commissioners, Mayor Hutchison, Mr. Levenger, and Ms. Stewart.

**Motion:** Council Member Murray motioned to have the consultant propose removal of the Future Acquisitions Map from the Comprehensive Plan when the final draft of the Comprehensive Plan is submitted to the Governing Boards for approval. Motion seconded by President Kiser and approved unanimously.

Discussion between City Council, Commissioners, Mayor Hutchison, Mr. Levenger, and Ms. Stewart.

**Motion:** President Kiser motioned to have Alternate #4 "Couplet" from the ITD Pel Study added to the draft transportation maps and text in the Comprehensive Plan to be submitted to the Governing Bodies for approval. Motion seconded by Council Member O'Meara and approved unanimously.

Mayor Hutchison called for a break at 6:45 p.m.

Mayor Hutchison called for meeting back to order at 6:50 p.m.

**Commission and Staff Comments**

Ms. Stewart commented that the tentative schedule for the public hearings on the Comprehensive Plan amendment is January 13, 2025 for the P & Z public hearing and February 5, 2025 for the City Council public hearing.

**Adjourn:** Mayor Hutchison adjourned meeting at 7:29 p.m.

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Amber Day  
ATTEST:  
Deputy Clerk, Planning



Jackie Hutchison  
Jackie Hutchison, Mayor  
Mathew Watkins  
Mathew Watkins, Vice Chairmen

Approved: November 20, 2024, C.C and November 18, 2024, P&Z

DOWNTOWN  
REDEVELOPMENT  
SERVICES



Kimley»Horn  
Expect More. Experience Better.



# COMPREHENSIVE PLAN 2024 UPDATE



# STATUS OF THE PROJECT

## TASKS

Phase 1: Project Admin.

Phase 2: EC Analysis

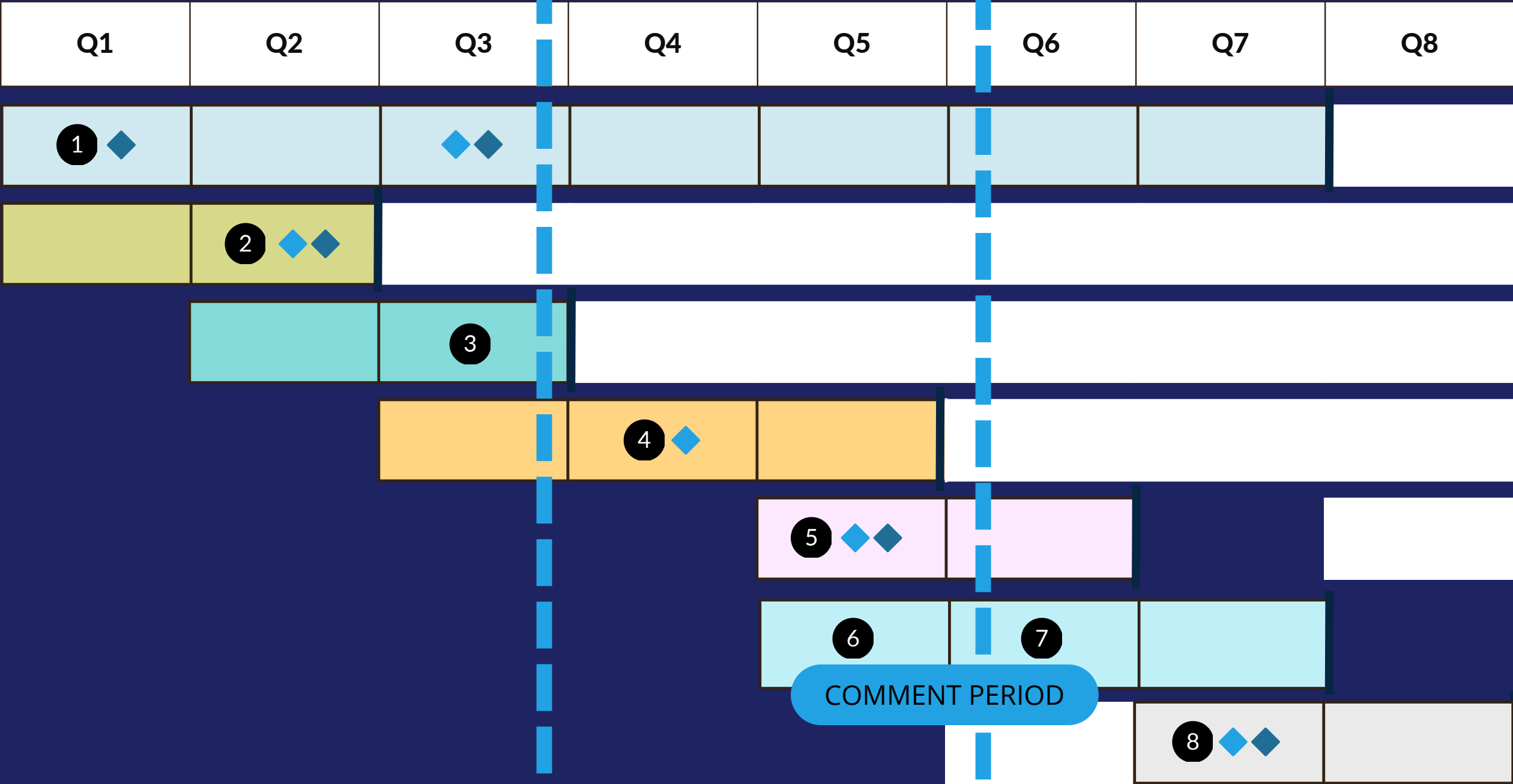
Phase 3: Vision & Obj.

Phase 4: Goals & Policy

Phase 5: Implementation

Phase 6: Adoption

Phase 7: Celebrate







# EXISTING CONDITIONS

## ➤ EXISTING PLAN REVIEW

Included plans such as:

- Middleton Comprehensive Plan (2019)
- Middleton Road Corridor Plan (2016)

## ➤ PUBLIC SERVICES, FACILITIES, AND UTILITIES

Analysis includes things such as:

- Water and sewer systems
- Emergency services
- Recreation

## ➤ RISK AND RESILIENCE

Analysis includes things such as:

- Risk index

## ➤ DEMOGRAPHICS ANALYSIS

Included demographics such as:

- Population & age distribution
- Income, poverty & employment
- Commute & transportation

## ➤ NATURAL RESOURCES

Analysis includes things such as:

- Soil & vegetation
- Groundwater
- Climate

## ➤ LAND USE & AGRICULTURE ANALYSIS

Analysis includes:

- Land use delegation
- Land use map

## ➤ SPECIAL SITES

Analysis includes things such as:

- Boise River and River Walk recreational area
- Trolley Station & Lee Moberly Museum



# SOCIO-ECONOMIC CONDITIONS

## > DEMOGRAPHICS ANALYSIS

Population Growth (2012-2022)

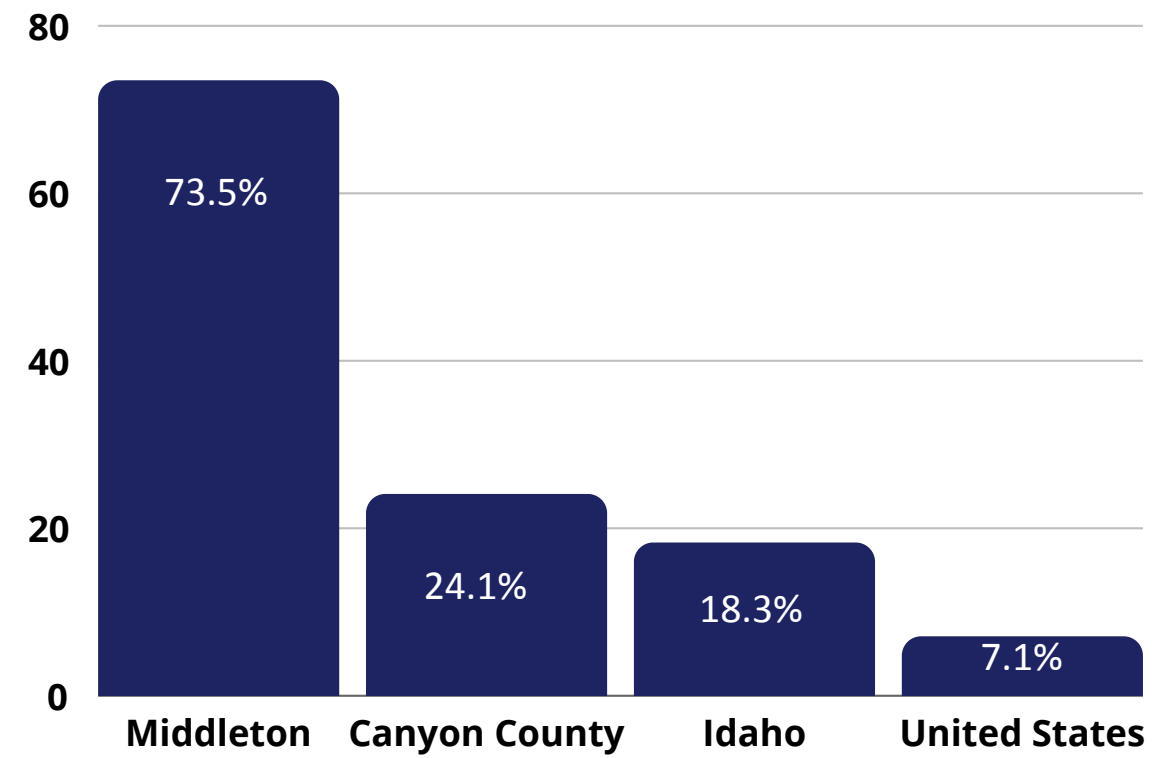
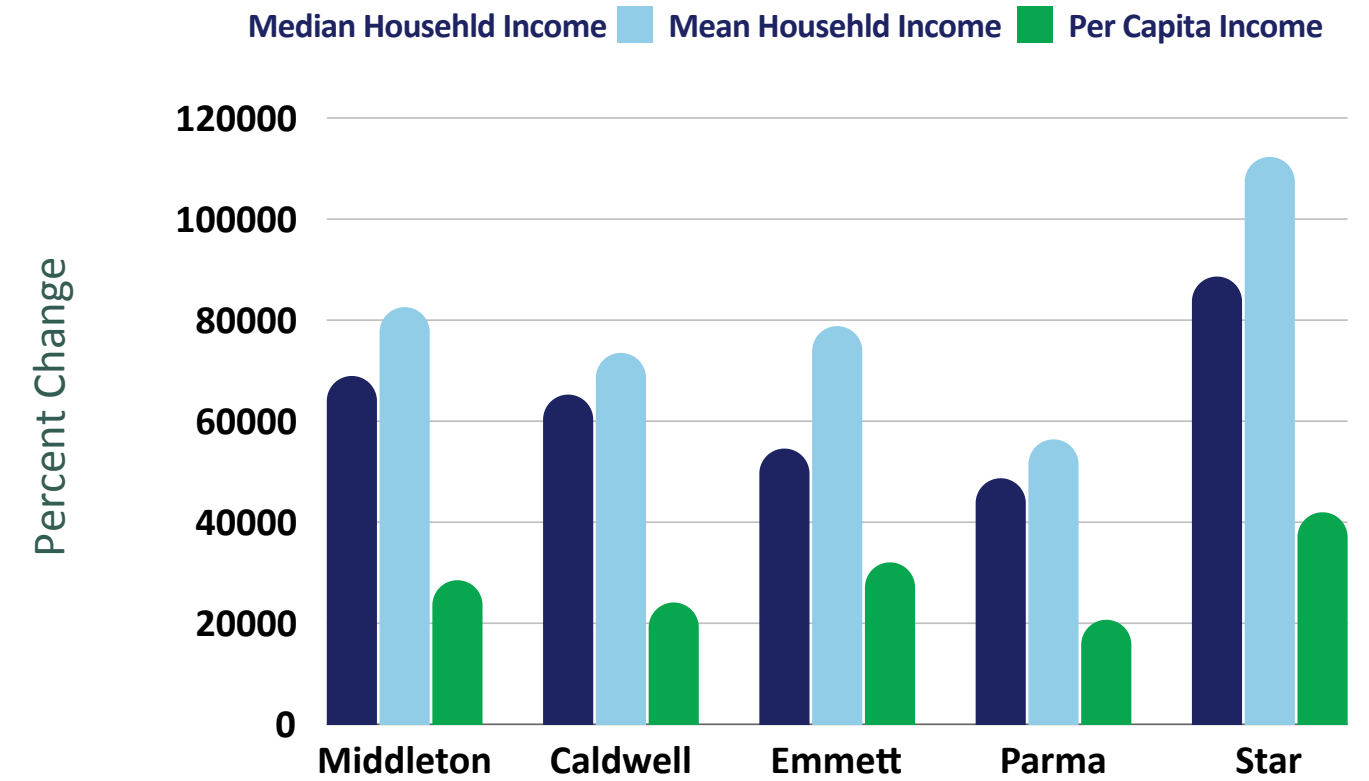


Figure X: Middleton's Population Growth (2012 - 2022 ACS 5-Year Estimate)

Income Comparisons (ACS 2022)



Middleton's Age Distribution

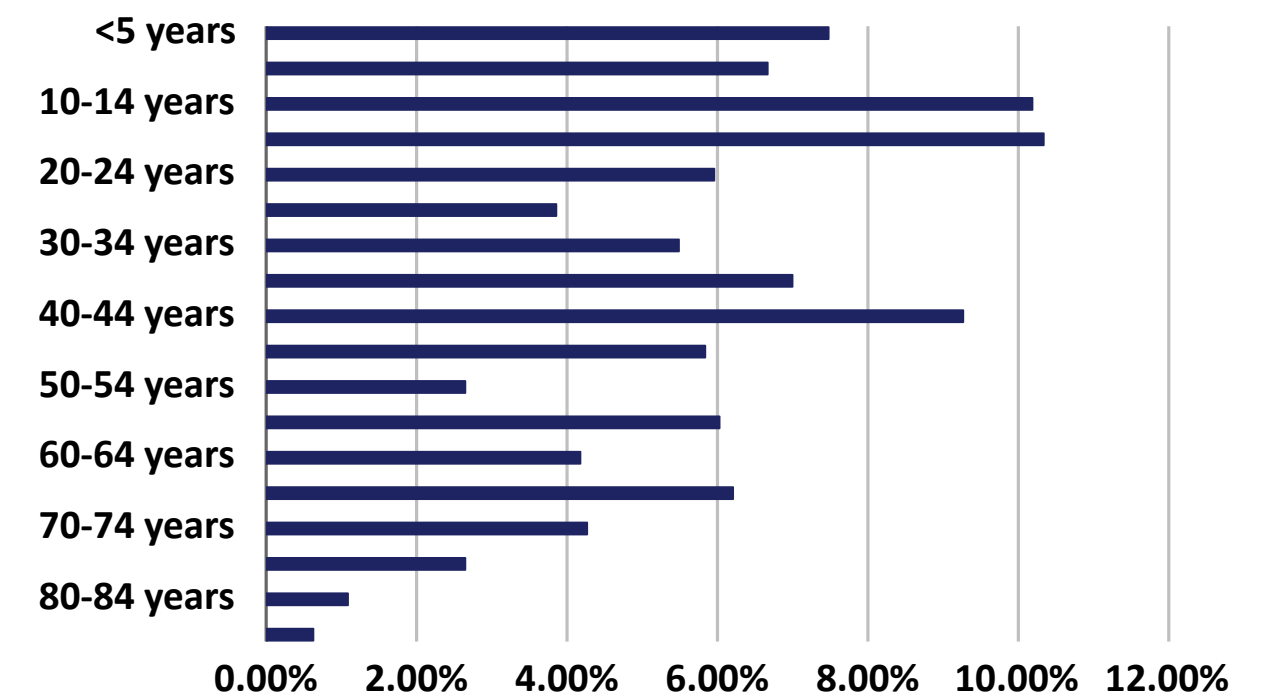


Figure X: Middleton Age Distribution (2022 ACS 5-Year Estimate)

Middleton Racial Makeup (2022)

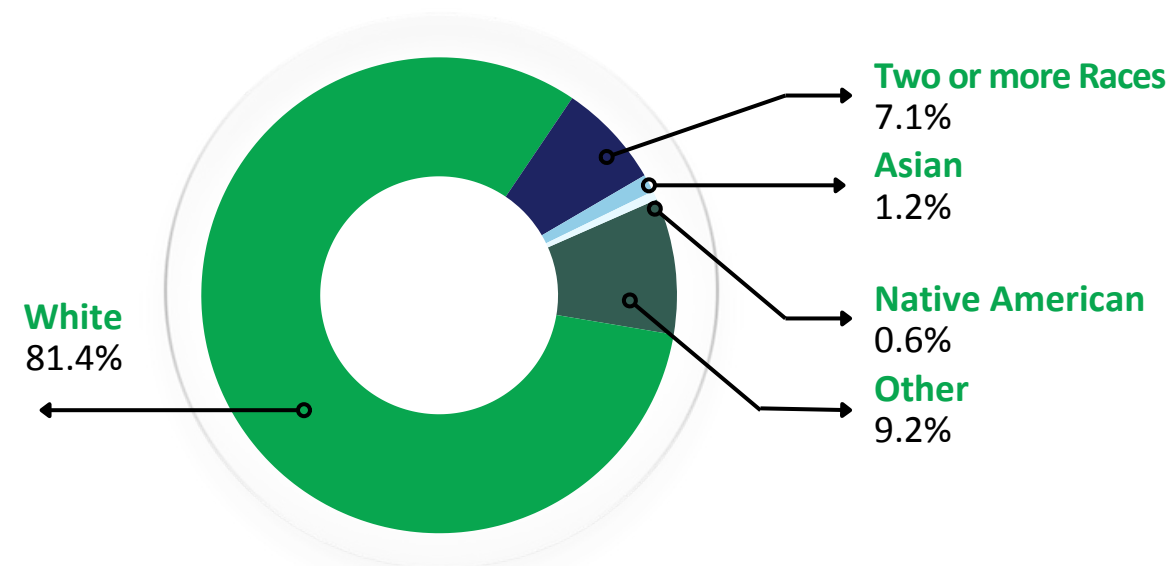


Figure X: Middleton's Racial Make-Up (2022 ACS 5-Year Estimate)



# SWOT ASSESSMENT



## STRENGTHS

- Historic downtown corridor and community agrarian roots
- Recent development pressures have mostly upheld the rural lifestyle
- Ample small business diversity within the community
- Excellent access to recreation options and high quality parks facilities



## WEAKNESSES

- Lack of diversity of regional employers within city limits
- While recreation and open space amenities provide strong appeal, other Third Space is missing
- City branding, gateway entry, and parkland monument signage lacks a strong, unified design standard/identity.
- Shared use paths abound in Middleton, but many key trail connections remain incomplete



## OPPORTUNITIES

- Canyon County's population growth rate of 8.6% in 2022 holds to an ongoing trend
- Infill development and removing obstacles to an incremental housing approach can strengthen downtown neighborhoods.
- With future growth and concerted revitalization efforts, the community core can flourish as a hub



## THREATS

- Unknown alignment of the potential bypass to be constructed by ITD.
- Active transportation use is limited by facilities where the level of comfort is low
- Rising housing costs, overdevelopment of single-family housing, and near-term buildout within city limits will likely restrict home ownership attainability.



# PUBLIC INPUT SYNOPSIS

## Public meetings gathered feedback around



Gathering Spaces



Architecture



Housing



Traffic



Walking & Biking



Middleton's Identity

**69.9%**

like Middleton's Quality of Life



**83.4%**

leave Middleton for Dining options



**89.7%**

said the city faces traffic issues



**41.9%**

want higher density housing near commercial centers



**69.6%**

want improved retail & services



**91%**

said the city has congestion on major roads



**906**

Responses for Survey 1



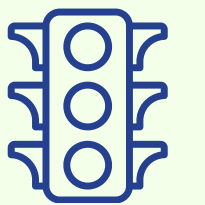
**72**

Responses for Survey 2



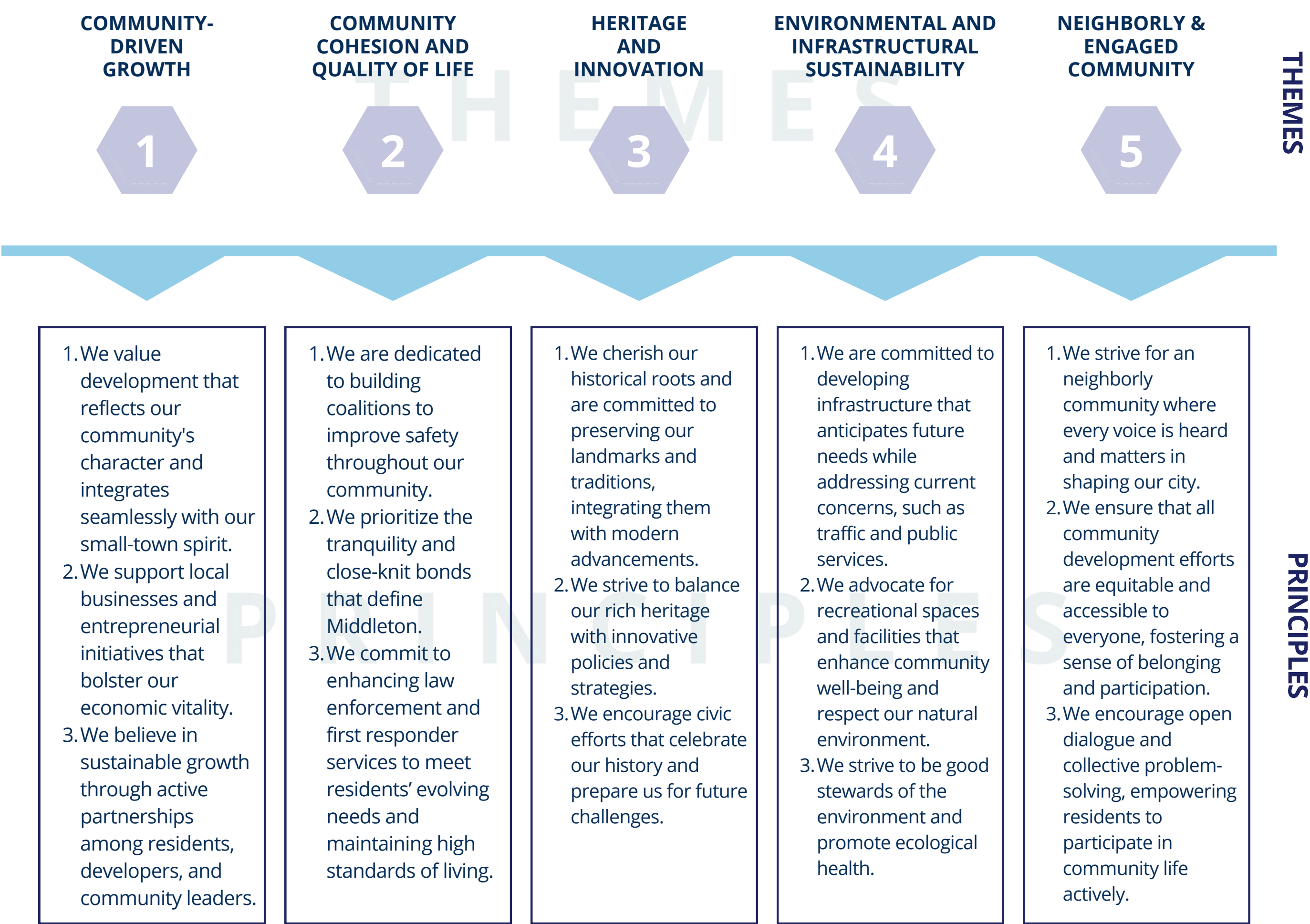
**66.8%**

said more signals are needed





# VISION & VALUES





# RECOMMENDATIONS

## Property Rights



### High-Level Goals

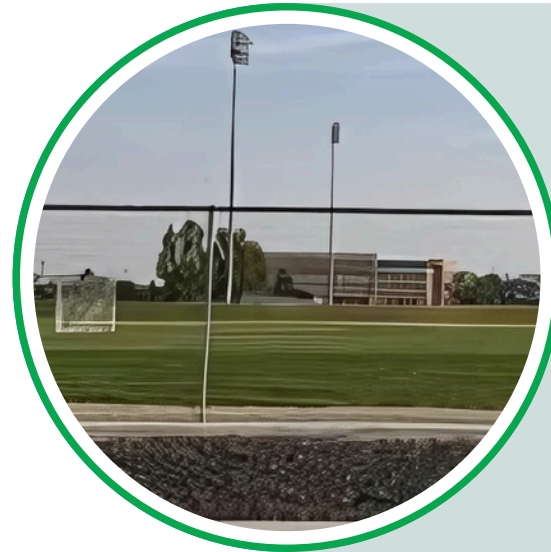
1. Ensure land use policies respect private property rights.
2. Foster transparency and accountability in land use decisions.
3. Provide strategies for mitigating personalities in land use conflicts.
4. Ensure compliance with Chapter 80, Title 67, Idaho Code.





# RECOMMENDATIONS

## School Facilities & Transportation



### High-Level Goals

1. Align future development with the capacity of public school facilities to the extent possible.
2. Promote efficient and safe transportation options for students.
3. Ensure new school facilities are integrated into the community effectively.



# RECOMMENDATIONS

## Economic Development



### High-Level Goals

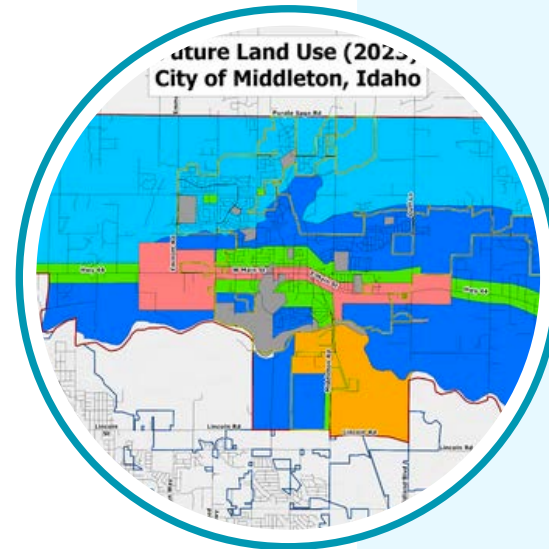
1. Strengthen and diversify the local economy through financial incentives, workforce development, and infrastructure investments.
2. Improve access to average wage or higher income jobs for residents.
3. Support local businesses and entrepreneurs through partnerships, marketing campaigns, and development incentives.
4. Enhance and improve infrastructure to ensure commercial and industrial sites are ready to support economic growth.
5. Foster a business-friendly environment.





# RECOMMENDATIONS

## Land Use



### High-Level Goals

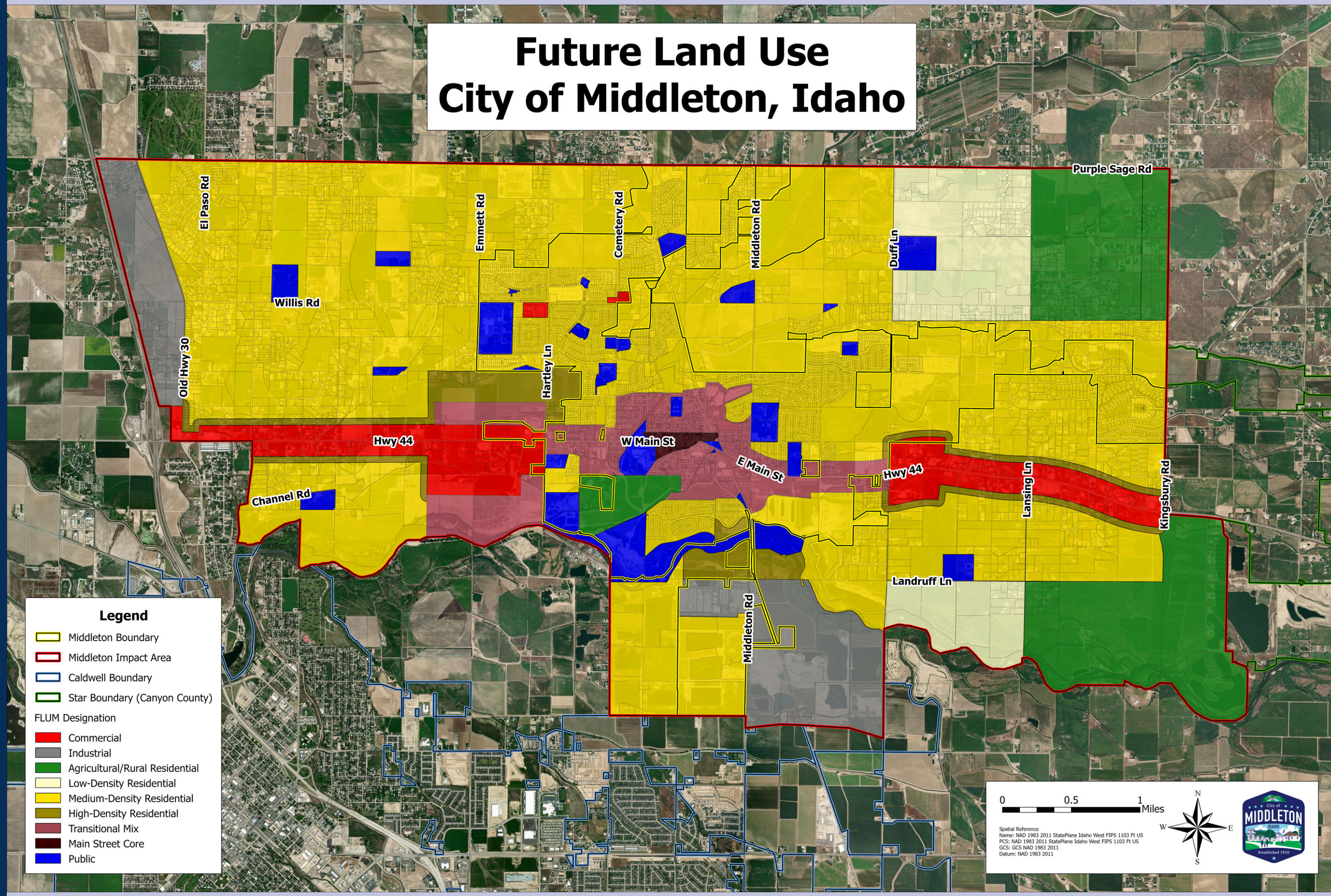
1. Ensure future land use and development practices balance the preservation of the area's natural landscapes with new growth.
2. Encourage growth that harmonizes with Middleton's small-town character.
3. Develop land use strategies that improve local and regional connectivity by aligning with the regional roadway functional classification map.
4. Safeguard Middleton's natural resources through proactive planning while protecting property rights and ensuring the Local Land Use Planning Act is correctly applied
5. Promote land use and development policies that bolster local businesses, attract new investment, and support localized entrepreneurial initiatives.
6. Establish development that pays, through impact fees and/or property taxes, for the public services it receives when infrastructure is installed and thereafter.





# FUTURE LAND USE MAP

## Future Land Use City of Middleton, Idaho



**Legend**

- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)
- FLUM Designation
  - Commercial
  - Industrial
  - Agricultural/Rural Residential
  - Low-Density Residential
  - Medium-Density Residential
  - High-Density Residential
  - Transitional Mix
  - Main Street Core
  - Public

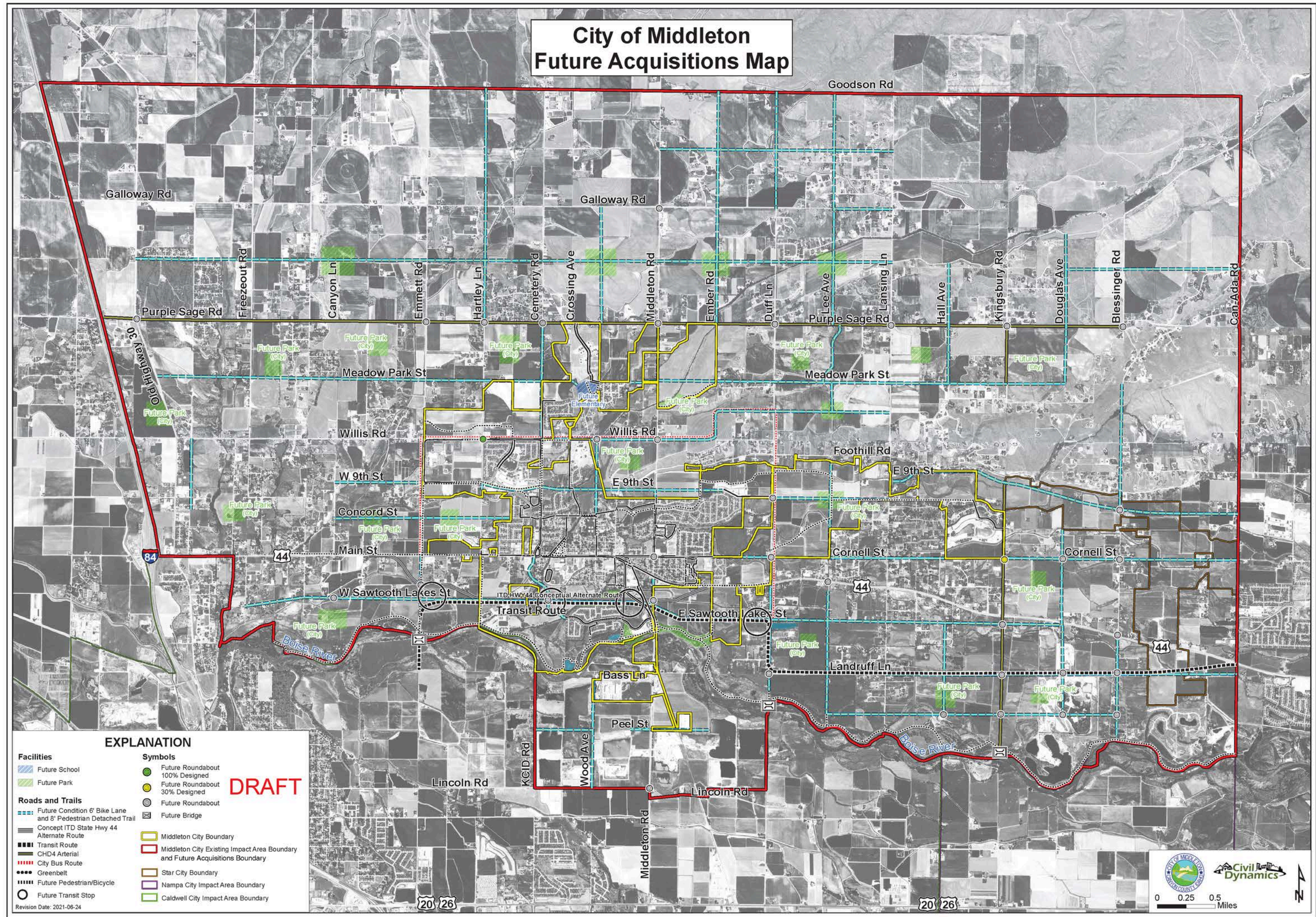
0 0.5 1 Miles

Spatial Reference  
Name: NAD 1983 2011 StatePlane Idaho West FIPS 1103 Ft US  
PCS: NAD 1983 2011 StatePlane Idaho West FIPS 1103 Ft US  
GCS: GCS NAD 1983 2011  
Datum: NAD 1983 2011





# FUTURE ACQUISITION MAP







# RECOMMENDATIONS

## Natural Resources



### High-Level Goals

1. Preserve and protect the community's abundant natural resources.
2. Ensure sustainable use and management of water resources.
3. Preserve land to maintain ecological balance and community character.
4. Foster community engagement and educational awareness about natural resource conservation.
5. Conserve ecologically significant areas and wildlife habitats.



# RECOMMENDATIONS

## Particular Areas or Sites



### High-Level Goals

1. Preserve and protect areas of historical and architectural significance.
2. Create working solutions to protect areas of archaeological or historical significance.
3. Promote development that conserves ecologically significant areas and wildlife habitats
4. Enhance and protect scenic areas and landscapes.
5. Promote community involvement in the preservation of significant sites and Historical Society of Middleton



# RECOMMENDATIONS

## Hazardous Areas



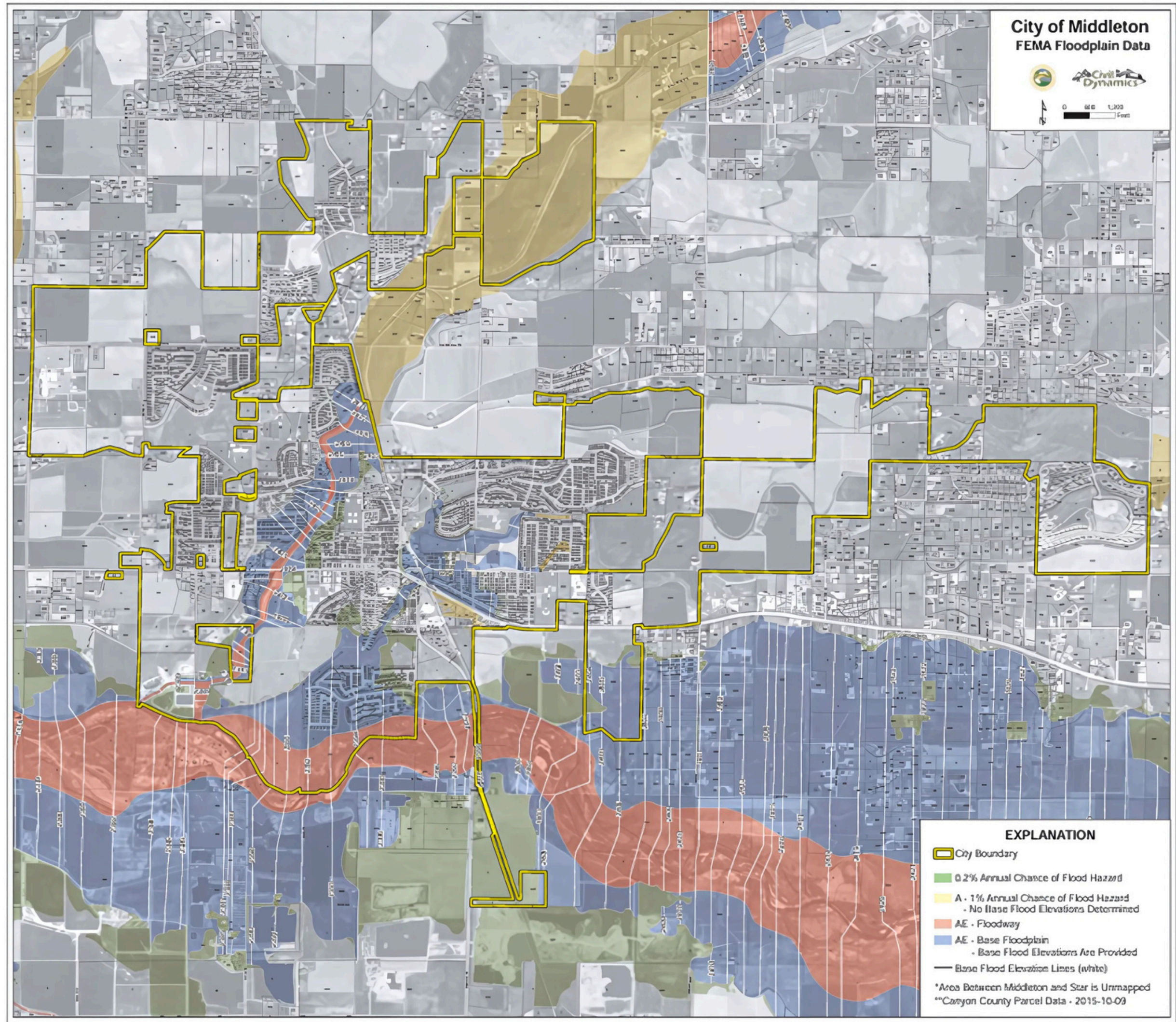
### High-Level Goals

1. Identify and map hazardous areas to help inform smart development decisions.
2. Implement land use policies and regulations that minimize risk in hazardous areas.
3. Promote community awareness and preparedness for natural hazards.
4. Enhance infrastructure resilience to withstand natural hazards.
5. Foster collaboration and coordination for effective hazard mitigation.





# FLOODPLAIN MAP







# RECOMMENDATIONS

## Public Services, Facilities, and Utilities



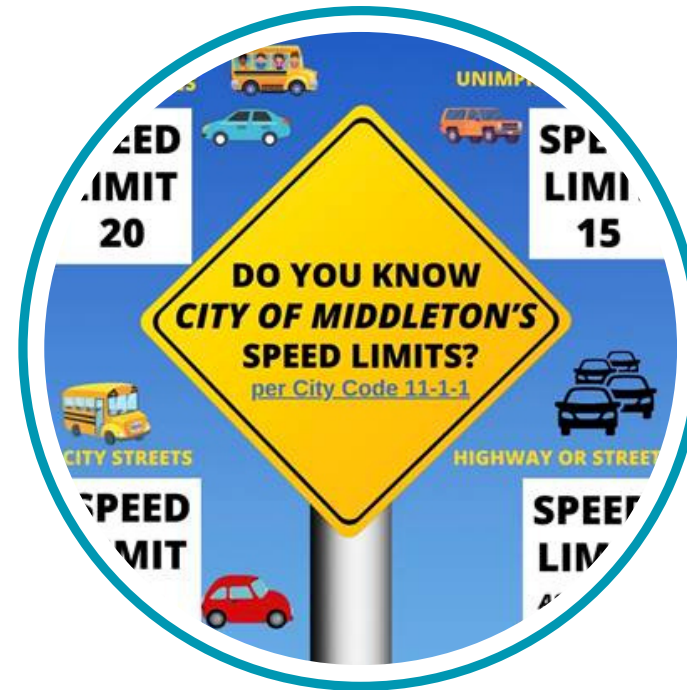
### High-Level Goals

1. Provide reliable public services and facilities to support community well-being.
2. Ensure sustainable and resilient utility infrastructure.
3. Enhance public safety and emergency services.
4. Promote integrated and strategic planning for public infrastructure.
5. Foster vibrant and accessible civic spaces.



# RECOMMENDATIONS

## Transportation

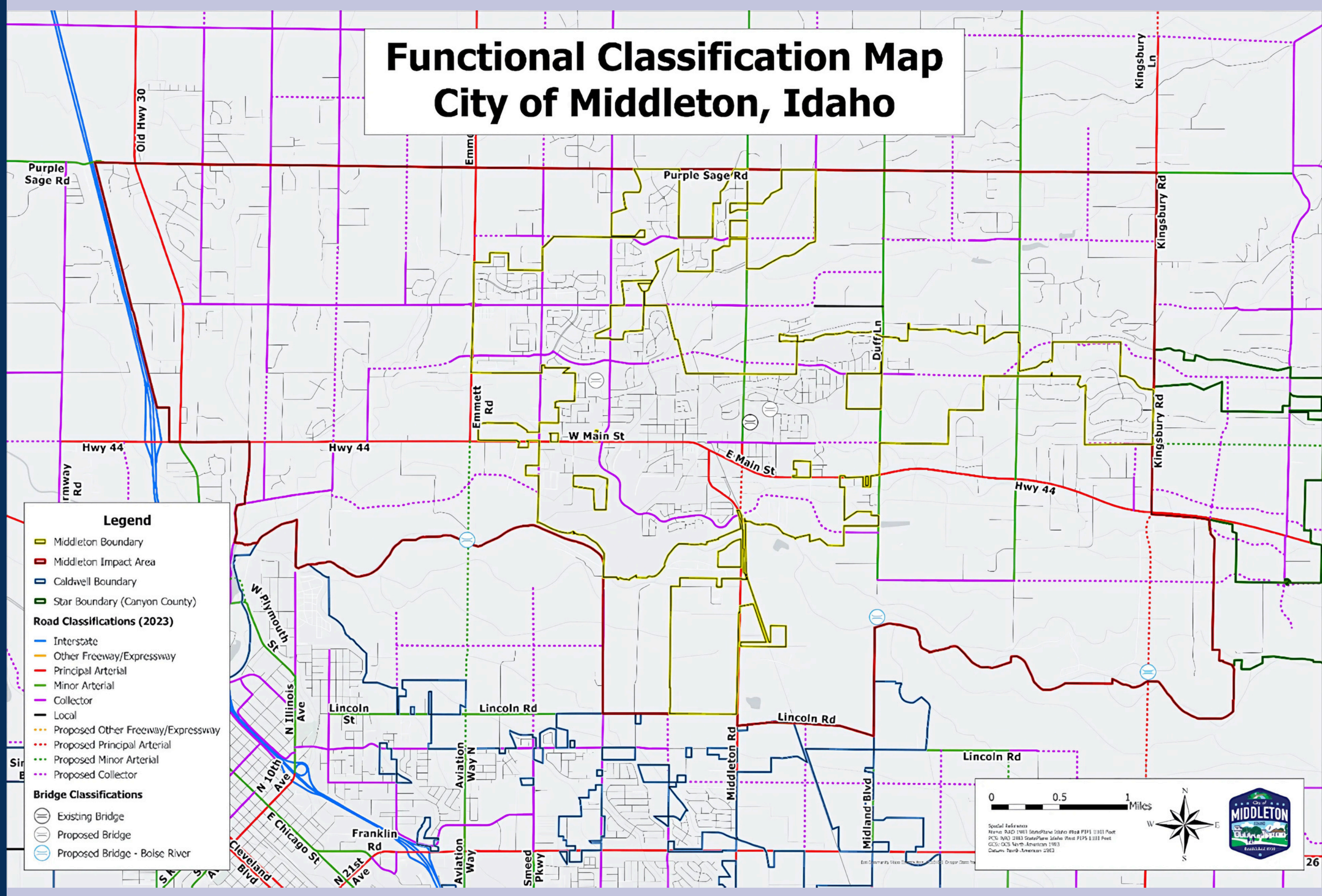


### High-Level Goals

1. Develop a safe and efficient transportation system for all community members.
2. Promote resilient transportation infrastructure.
3. Foster connectivity and accessibility throughout the community.
4. Enhance coordination with local and state transportation agencies for comprehensive planning.
5. Ensure strategic development of transportation infrastructure.
6. Provide a variety of safe transportation services and facilities throughout the City for vehicles, pedestrians, bicycles, and transit.



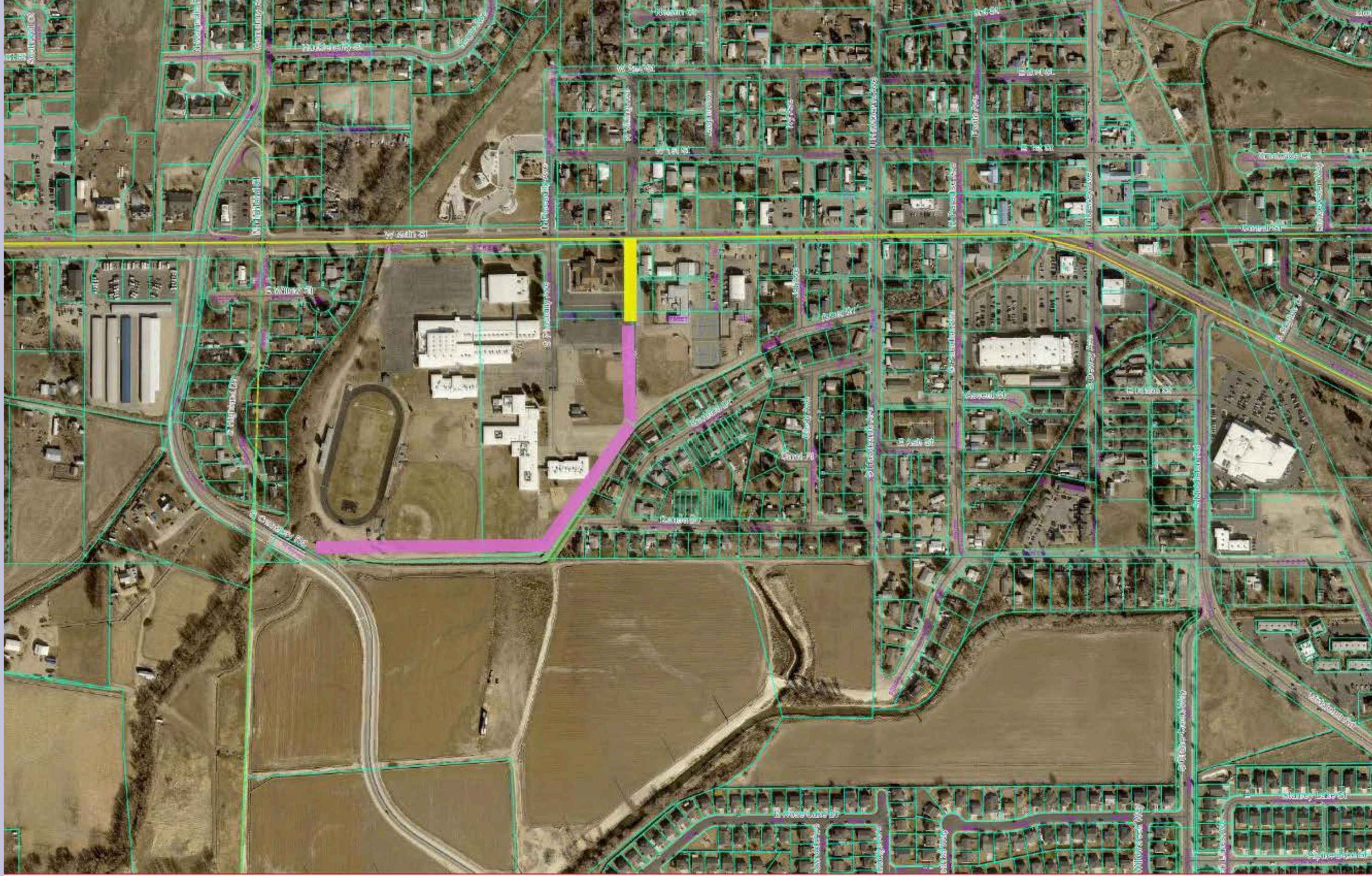
# FUNCTIONAL CLASSIFICATION MAP







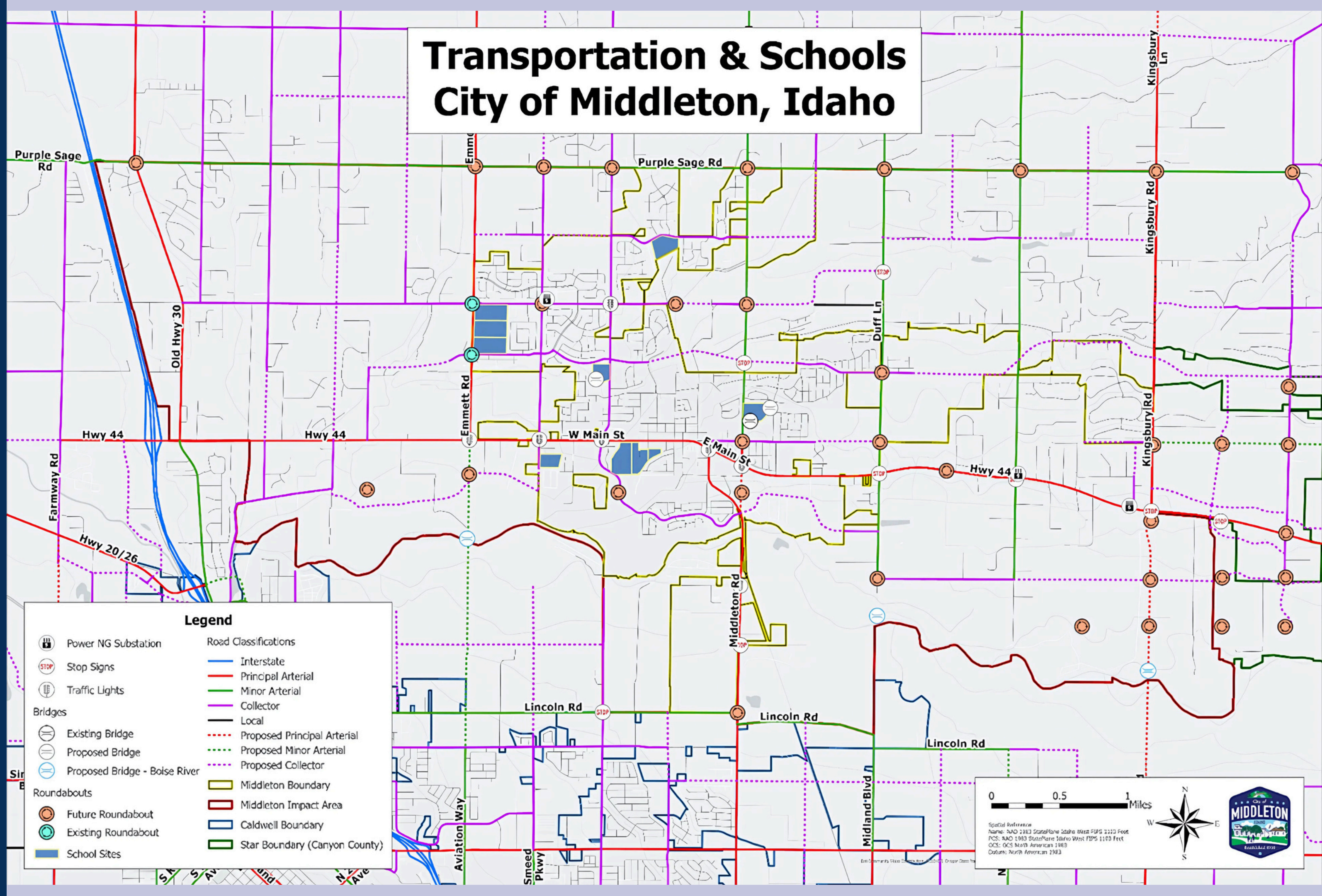
# VIKING LANE







# TRANSPORTATION & SCHOOLS MAP







# RECOMMENDATIONS

## Recreation



### High-Level Goals

1. Ensure access to high-quality parks and recreational areas are available to all citizens.
2. Foster the development and preservation of parks.
3. Promote a connected and accessible greenbelt and pathway system.
4. Support the health and well-being of residents through recreational opportunities.
5. Enhance economic vitality through the development of regional recreation destinations.



# RECOMMENDATIONS

## Downtown Revitalization



### High-Level Goals

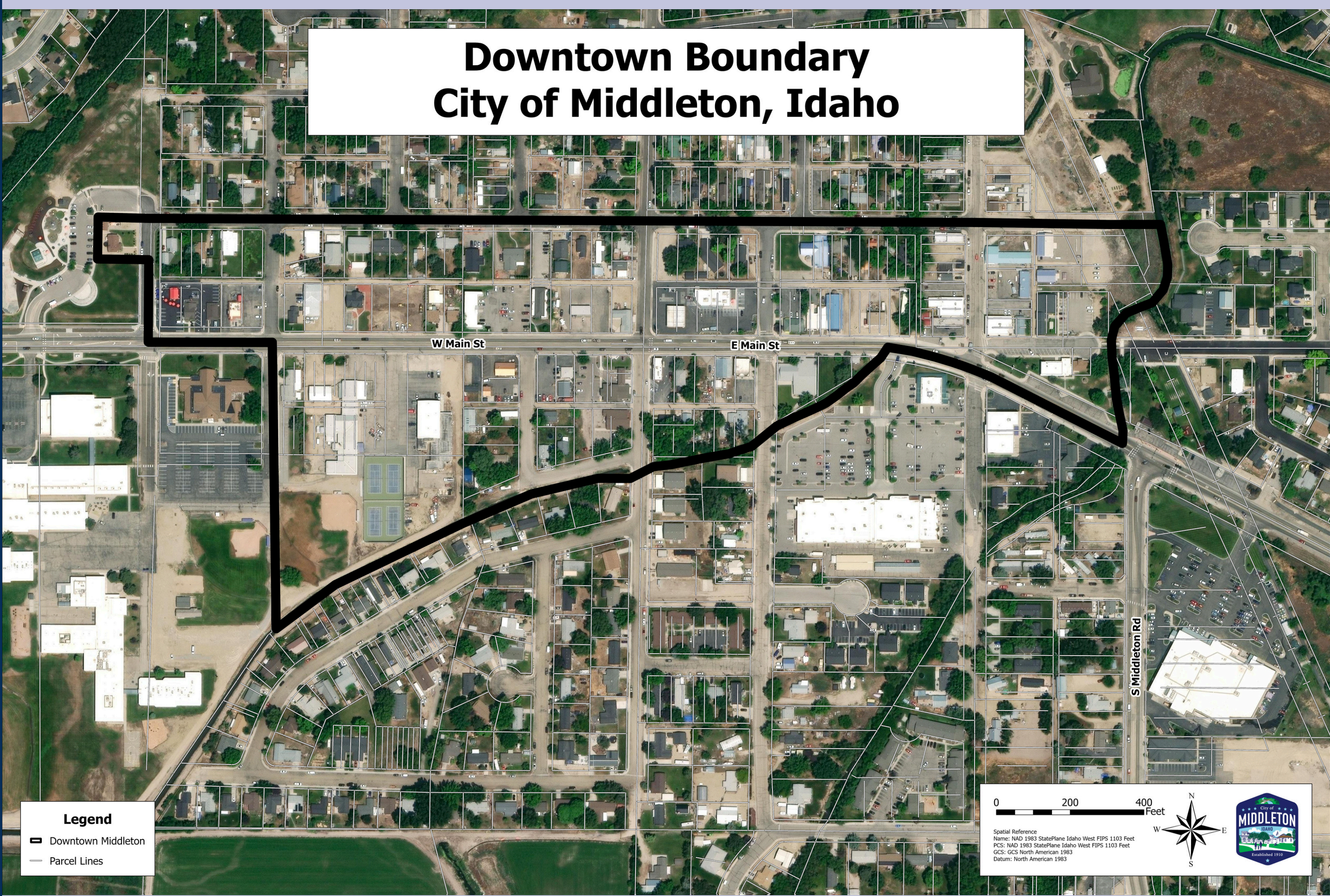
1. Ensure the downtown area supports a thriving local economy through strategic mixed-use developments and business support initiatives.
2. Enhance the visual appeal and functionality of downtown Middleton to create inviting and engaging public spaces.
3. Promote strong community engagement and participation in the planning and revitalization of the downtown area.
4. Strengthen infrastructure and transportation networks to support downtown growth and accessibility.
5. Foster a safe and welcoming downtown environment for all community members.





# DOWNTOWN BOUNDARY MAP

## Downtown Boundary City of Middleton, Idaho



**Legend**

- Downtown Middleton
- Parcel Lines

0 200 400 Feet

Spatial Reference  
Name: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
PCS: NAD 1983 StatePlane Idaho West FIPS 1103 Feet  
GCS: GCS North American 1983  
Datum: North American 1983





# RECOMMENDATIONS

## Housing



### High-Level Goals

1. Develop policies that provide a range of housing options to meet full-cycle housing for all individuals and families to age in place.
2. Encourage housing developments that embody the character of the community.
3. Address future housing demands by planning for a variety of housing types that cater to different stages of life.





# RECOMMENDATIONS

## Community Design



### High-Level Goals

1. Promote design standards that enhance the aesthetic appeal of Middleton.
2. Develop design guidelines that foster a cohesive community identity.
3. Advocate for design practices that ensure long-lasting, durable, and well-maintained community spaces.
4. Ensure community design standards prioritize safety and accessibility.
5. Strive to enhance the quality and safety of existing and new developments



# RECOMMENDATIONS

## Agriculture



### High-Level Goals

1. Support and minimize conflicts with farming-related businesses and activities within city limits and on the borders of City limits.
2. Encourage the celebration of agricultural heritage.
3. Ensure agricultural lands are integrated and properly provisioned for in community planning.