



Middleton City Council Special Meeting Minutes 09-10-2024

Middleton City Council Meeting Minutes Summary

Date: Tuesday, September 10, 2024

Time: 6:00 p.m.

Location: City Hall Council Chambers - 1103 W Main Street

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

The Middleton City Council meeting was called to order by Mayor Hutchison at 6:01 p.m. on September 10, 2024. Council members present: Council President Kaiser, Councilman Christiansen, Councilman Murray and Councilman O'Meara. Also present: Mayor Jackie Hutchison, City Attorney Mr. Waterman, City Administrator Ms. Hobb, Planning & Zoning Official Ms. Stewart and Deputy Clerk Ms. Day.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

PRESENTATIONS

Comprehensive Plan Update Presentation: (Exhibit A)

Presenters: Ben Levenger and Nathan Davis, Consultants

Mr. Levenger and Mr. Davis provided an update on the progress of the comprehensive plan, including a review of public engagement efforts, draft recommendations, and next steps in the process. They noted diminishing public participation but expected more interest when maps are published. They also acknowledged a divide between long-time and newer residents regarding an openness to change.

The consultants reviewed proposed changes to the future land use map, including:

- Changing "Gateway" designation to "Transitional."
 - Adding more specificity around residential density.
 - Incorporating higher density residential as a buffer between industrial and public land uses.
 - Ensuring adequate parks and open space.
-

There was discussion around growth patterns, competition with neighboring cities, infrastructure limitations, tax base considerations, housing affordability, and zoning.

The consultants aim to provide a draft comprehensive plan document to Council by early December, with potential adoption by end of year.

COUNCIL DISCUSSION AND DIRECTIVES

Council directed the consultants to make the following changes to the future land use map:

- Change Gateway designation along Hwy 44 to Commercial.
- Add Commercial along Hwy 44 from Duff Lane to Emmett Road.
- Designate a 200-300ft buffer of Higher Density Residential behind commercial areas along Hwy 44.
- Shift "Agricultural" designation from north of city to the east and west sides.
- Change area north of Purple Sage from "Agricultural" to "Medium Density Residential", except for the area near Lansing Lane which should remain "Agricultural."

Council also requested that zoning workshops be scheduled in early 2023 after adoption of the comprehensive plan.

- Mr. Levenger advised City Council that they hope to present to Planning and Zoning on October 21, 2024, and have one on ones with City Council on October 22, 2024. Also, they hope to hold a joint Planning & Zoning and City Council meeting scheduled November 12, 13 or 19th.

ADJOURNMENT

The meeting adjourned at 8:00pm.



Amber Day, Deputy Clerk
Minutes Approved: September 18, 2024



Jackie Hutchison, Mayor



EXHIBIT “A”

DOWNTOWN
REDEVELOPMENT
SERVICES



Kimley»»Horn
Expect More. Experience Better.

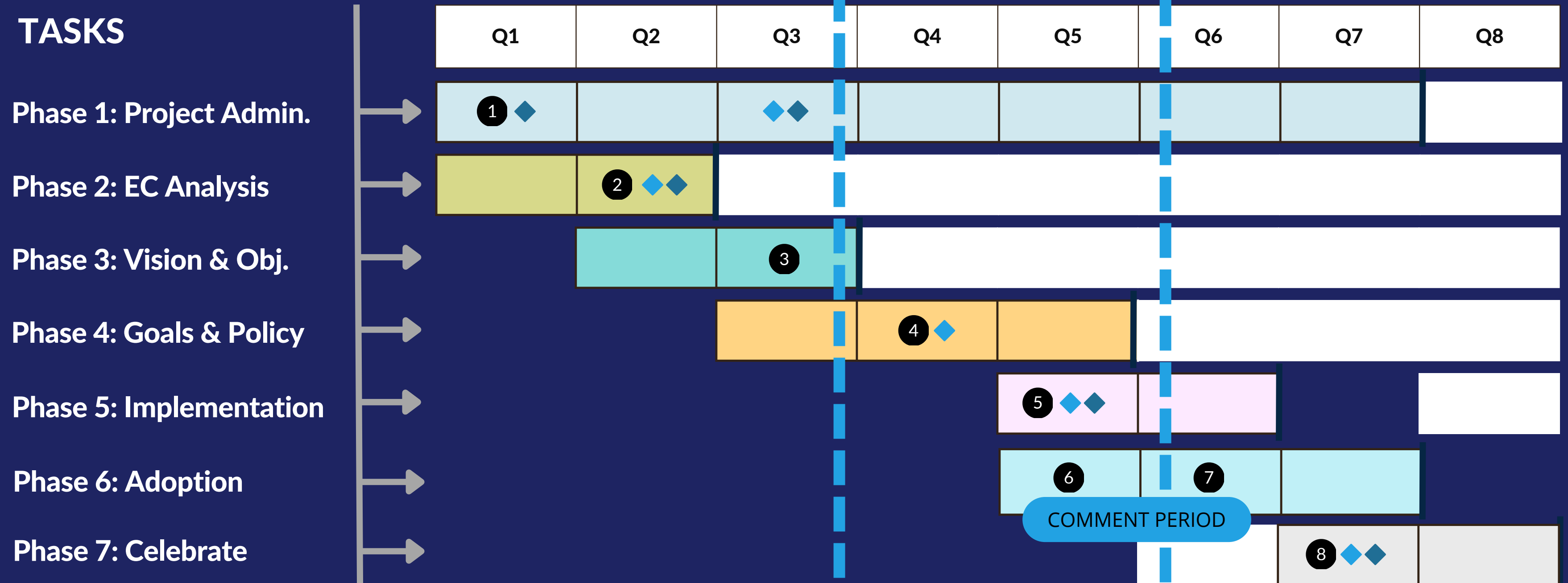


COMPREHENSIVE PLAN 2024 UPDATE



STATUS OF THE PROJECT

TASKS





WORK TO DATE

- Public Engagement -
 - Two visioning open house meetings
 - Stakeholder meetings
 - FLUM review meetings
 - Two (2 surveys) on Typeform
 - 906 responses were received for visioning
 - 72 for draft goals

- Recommendations prepared in draft status, with the City Staff for review

- Vision and values identified, including public review

- Future land use map drafted (review tonight)

- Downtown specialized area in draft format

- Stakeholder reviews of draft recommendations & FLUM



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.



VISION & VALUES

COMMUNITY-DRIVEN GROWTH



1. We value development that reflects our community's character and integrates seamlessly with our small-town spirit.
2. We support local businesses and entrepreneurial initiatives that bolster our economic vitality.
3. We believe in sustainable growth through active partnerships among residents, developers, and community leaders.

COMMUNITY COHESION AND QUALITY OF LIFE



1. We are dedicated to building coalitions to improve safety throughout our community.
2. We prioritize the tranquility and close-knit bonds that define Middleton.
3. We commit to enhancing law enforcement and first responder services to meet residents' evolving needs and maintaining high standards of living.

HERITAGE AND INNOVATION



1. We cherish our historical roots and are committed to preserving our landmarks and traditions, integrating them with modern advancements.
2. We strive to balance our rich heritage with innovative policies and strategies.
3. We encourage civic efforts that celebrate our history and prepare us for future challenges.

ENVIRONMENTAL AND INFRASTRUCTURAL SUSTAINABILITY



1. We are committed to developing infrastructure that anticipates future needs while addressing current concerns, such as traffic and public services.
2. We advocate for recreational spaces and facilities that enhance community well-being and respect our natural environment.
3. We strive to be good stewards of the environment and promote ecological health.

NEIGHBORLY & ENGAGED COMMUNITY



1. We strive for a neighborly community where every voice is heard and matters in shaping our city.
2. We ensure that all community development efforts are equitable and accessible to everyone, fostering a sense of belonging and participation.
3. We encourage open dialogue and collective problem-solving, empowering residents to participate in community life actively.

THEMES

PRINCIPLES



CURRENT DESIGNATIONS

Commercial:

In the previous FLU map, the Commercial designation was located:

- In significant area near Emmett Rd and SR 44
- Between Emmet Rd and Duff Ln along SR 44
- Slightly to the east of Duff Ln

Industrial:

In the previous FLU map, the Industrial designation was located:

- Nearly completely outside the current city boundary
- In significant area south of the river, mostly to the east of Middleton Rd
- Between Old Hwy 30 and I-84

Public:

In the previous FLU map, the Public designation was located:

- Throughout the city and the Area of Impact
- Where current schools and parks are sited
- Where proposed/conceptual schools and parks might be

Mixed Use:

In the previous FLU map, the Mixed Use designation was located:

- Along SR-44 on the eastern/western edge of Middleton
- To the north and south of the 'downtown' area
- Along the western edge of Middleton Road

Residential:

In the previous FLU map, the Residential designation was located:

- Largely outside of the current municipal boundary, to the north of SR-44
- Outside of the current or future flood/high ground water areas

Residential - Special Area:

In the previous FLU map, the Residential - Special Area designation was located:

- To the north and south of SR-44
- Within the current or future flood/high ground water areas

PROPOSED DESIGNATIONS



Commercial: Supports business growth with retail, services, and entertainment, boosting economic activity and job creation, while enhancing the city's appeal through well-designed commercial corridors.

Low Density Residential: Supports single-family homes on spacious lots, creating suburban neighborhoods with green spaces, parks, and a quieter living environment.

Gateway: Blends residential and commercial uses at key entry points, creating vibrant, mixed-use environments with retail, office, and entertainment options, enhancing city identity and economic development.

Public: Includes parks, schools, and government buildings, supporting social, educational, and recreational needs, ensuring residents' access to essential services and enhancing community well-being.

Industrial: Accommodates manufacturing, warehousing, and distribution, promoting economic growth and job creation, while minimizing conflicts with residential areas and ensuring efficient operations.

Medium Density Residential: Supports single-family homes and townhouses, creating compact, walkable neighborhoods with diverse housing options near amenities.

Transitional Core: Integrates higher density residential with neighborhood commercial activities, promoting walkability and vibrant, mixed-use environments where people can live, work, and play.

Agricultural/Rural Residential: Preserves rural character, supporting farming and low-density residential, maintaining rural landscapes, and balancing development with agricultural preservation.

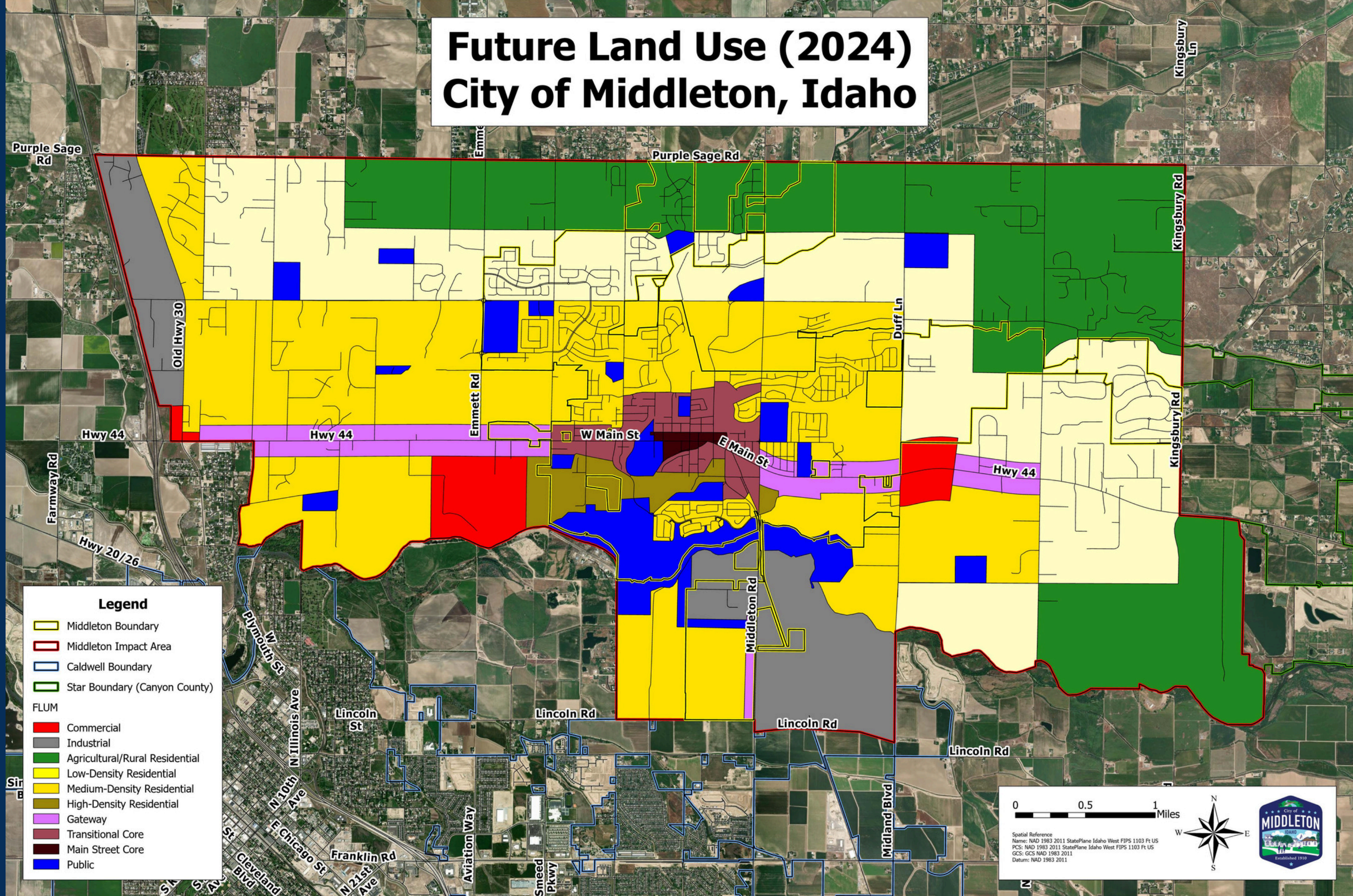
High Density Residential: Supports dense single-family housing, multi-family housing, and neighborhood commercial, promoting more dense areas with easy access to transportation, jobs, and services.

Main Street Core: Fosters a pedestrian-friendly, mixed-use downtown with residential, commercial, and office spaces, creating a lively, walkable district that supports local businesses.



FUTURE LAND USE MAP

Future Land Use (2024) City of Middleton, Idaho



Legend

- Middleton Boundary
- Middleton Impact Area
- Caldwell Boundary
- Star Boundary (Canyon County)

FLUM

- Commercial
- Industrial
- Agricultural/Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Gateway
- Transitional Core
- 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



WORK SESSION

Our goal is to discuss the future land use map and answer any questions during this joint meeting. We would welcome the chance to present the printed maps and current/proposed land use cut sheets, holding an open dialogue discussion with the committees.



NEXT STEPS

➤ INTERNAL CITY REVIEW

The City Staff and Steering Committee will provide comments back for the draft recommendations in text format, reviewing for content and meanings to ensure the data supports the municipal vision and assets available.

➤ GRAPHIC LAYOUT

After review, we will prepare a graphic document layout in both the public-facing (citizens guide) and the technical guide.

➤ **ADOPTION PERIOD TO START IN LATE OCTOBER!**



IMPORTANT DATES

➤ **PC / CC
HEARING**

October 21, 2024

➤ **FIRST
READING**

November 6, 2024

➤ **FINAL
ADOPTION**

December 4, 2024