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Amending City Comprehensive Plan

City-proposed changes to the text and maps of the city's comprehensive plan are scheduled to be considered by the Planning and Zoning Commission at 7:00 pm on October 8, 2018, and by the City Council at 6:30 pm on November 7, 2018. Both meetings are at 6 N. Dewey Ave., Middleton, Idaho, and everyone is invited to attend and comment.

Proposed amendments include: updating maps to show wildlife habitat areas and the City of Star's 2018 annexation of about 750 more acres in Canyon County; adding an annexation plan and functional classification map; updating capital improvement plans for transportation and parks, and adding capital improvement plans for water and wastewater.



MIDDLETON
SPOOKTACULAR

OCTOBER 31ST 3:30 - 5 P.M.

**WALK DOWNTOWN MIDDLETON
AND TRICK-OR-TREAT AT
PARTICIPATING BUSINESSES**

**LOOK FOR SPOOKTACULAR POSTERS
OR PICK UP A LIST A CITY HALL**

NO MASKS PLEASE

Businesses that would like to participate contact
Jennica at jreynolds@middletoncity.com

Clean Water Act, City Compliance, Fee Increases

Cities treat wastewater (sewer) to remove pollutants identified by federal regulations to comply with Environmental Protection Agency/Idaho Department of Environmental Quality permits. Permits are renewed about every ten years; and Middleton permit anticipates receiving a renewed permit in 2018

The city is increasing fees and utility rates to pay for the improvements, rather than go into debt or raise taxes. A copy of the 34-page August 2018 Water and Sewer Rate Evaluation prepared by J-U-B Engineering is available to review at city hall or on the website at www.middleton.id.gov and the list of improvements anticipated to comply with the renewed permit are at page 33.

State law requires income from water utility bills and connection fees to pay for water system improvements, and income from wastewater utility bills and connection fees to pay for wastewater system improvements. Real property tax revenue pays for roads, culverts, bridges, sidewalks, pathways, parks, building, police, library, and planning and zoning related expenses.

New Construction's Portion of Fee Increase		OLD	NEW
Water connection fee		\$1,875	\$3,405
Wastewater connection fee		\$3,875	\$5,604
Existing Residents' Portion of Fee Increase*			
Water System Utility:	Volume Rate	\$1.61	\$1.52 per 1,000 gallons
	Base Rate	\$9.91	\$10.28
Wastewater System:	Volume Rate	\$1.32	\$2.79 per 1,000 gallons
	Base Rate	\$24.64	\$33.55 per month

*Half of the new Wastewater System utility rate increase is scheduled to start November 1, 2018, and the other half are scheduled to start May 1, 2019.

Subdivision Process and Fee Format Changes

In July 2018, the Middleton City Council adopted Ord. 609 amending its code to conform more closely to state law in three ways: 1) no neighborhood meeting or public hearing is required for preliminary plat applications, 2) clarify a preliminary plat is a permit, and 3) clarify approval of construction drawings is a permit.

Since August 2018 in the City of Middleton, individuals/neighbors can observe but not contest an application for preliminary plat that is drawn to the Idaho Standards for Public Works Construction (ISPWC) and Middleton Supplemental Standards. If a proposed plat does not meet standards, then individuals and neighbors can comment on the applicant's request for a special use permit, development agreement or variance, all of which require a neighborhood meeting and public hearing(s) per state law.

Individuals attending a public meeting have a right to observe (Idaho's open meeting law ... anyone can attend a public meeting); individuals attending a public hearing have a right to participate, i.e., comment.

In the past, Developers would pay an application fee and receive monthly invoices from the city with a copy of the city engineer/attorney's invoice pertaining to a subdivision. Over the years, feedback indicated those invoices were sometimes months or years old, mailed to a no-longer valid address, or were for a development or phase for which you had closed the books on.

The city engineer and planner meet with landowners and developers at no cost before an application is filed to discuss project requirements and answer design questions. After an application is filed, engineering costs are passed on to the developer so new development, not existing residents, pay for the project. City Council approved the following application flat-fees instead of monthly billings starting November 1, 2018 (Resolution 414-18).

Preliminary Plat Permit application fee*	1- 49 lots	\$2,000.00
	50-299 lots	\$3,000.00
	300+ lots	\$6,000.00
Construction Drawing Permit application fee*	1- 49 lots	\$3,000.00
	50-299 lots	\$5,000.00
	300+ lots	\$10,000.00
Final Plat application fee*	\$500.00 (each phase)	

* Fee includes review of initial and first revised plat. A \$500.00 review fee is due with the third and each subsequent revision submittal. Unless an obvious oversight or error, the city will avoid new redlines to already revised plans. Construction Drawing Permit includes city observations, final walk-thru, punch-list and re-inspections.

Keeping a lid on costs. The city engineer and attorney will continue detailing invoices to the city, which the city will pay with application fees; they city will not contact you to collect more if city engineer/attorney costs exceed the application fee. The fees above reflect the average amounts paid by applicants for preliminary plats, construction drawings/final walk-thru/punch-lists, and final plats in 2017 and 2018. Like other vendors, the city monitors city engineer/attorney invoices to ensure they are accurate and not excessive or wasteful.

Calendar

City Council Public Meeting Rm. 6 N. Dewey Ave. 6:30 p.m.	October 3
City Hall Closed Columbus Day, Observed	October 8
Planning and Zoning Public Meeting Rm. 6 N. Dewey Ave. 7:00 p.m.	October 8
City Council Public Meeting Rm. 6 N. Dewey Ave. 6:30 p.m.	October 17
Spooktacular Downtown Businesses 3:30 - 5:00p.m.	October 31
Rake Up Middleton Meet at Trolley Station 10:00 a.m. Volunteers requested Contact Jennica at 208-585-3133	November 3