

Middleton Comp Plan Kick-Off



Meeting: Scoping Meeting & Kick-Off

Date: October 18th & 19th

Meeting Attendees: Ben Levenger - DTRedevelopment

Scope Elements

- Public Input Campaign

Schedule

10/18

- 2:00 pm - 4:00 pm - Gather drone footage of City for an introduction video
- 4:00 pm - 5:30 pm - Council Work Session - Introduction & Visioning Questions

10/19 - Community evaluation day

- 8:00 am - 11:00 am - Consultant tour of Town
- 12:30 pm - 1:30 pm - Project review meeting & public input plan discussion
- 1:30 pm - 2:00 pm - mayors message recording
- 2:00 pm - 3:30 pm - Guided community tour
- 3:30 pm - 5:00 pm - picture taking and business walking tour (consultants)

Mayors Video Message

Mayors Introduction

The City of Middleton is embarking on a comprehensive plan update beginning this fall, with a competition date projected for the end of 2024. This process is critical for helping define a unified pathway forward for the City, specifically one based on citizen engagement and visioning. Throughout this process, we will ask our residents, business owners, and property owners to provide their feedback and weigh in on the plan. Our goal is to build a roadmap for the culture of Middleton that is built squarely on a community vision, provides measurable metrics, and builds accountability among all stakeholders.

We have selected the team of Downtown Redevelopment Services, Kimley Horn, and the Planning Outpost team to guide us through this critical planning process. You will see them in our community and hear from them regularly. Please feel free to share your thoughts, ideas, and concerns.

We look forward to undertaking this process as a community!

Background and Team Introduction

The comprehensive plan is a community guidance document to help the City and Council make decisions over the next decade. As part of the process, we will review land use, housing, transportation, and everything in between.

The community plays an integral role in the overall comprehensive planning process, helping to create a robust community-wide vision and setting parameters for the future of the City. Your voice will be heard and integrated into the final plan, ensuring that the residents remain the focus of the community in the future. To stay up to date about the project, visit _____ regularly or use the sign-up link on this webpage to be added to the mailing list for the project.

Public Input Plan Elements

Purpose

The purpose of this Public Input Plan is to develop and implement an equitable process that synthesizes a complete vision of community experiences, relevant data and information, as well as desired future conditions related to Middleton. This information will then be captured within the comprehensive plan and utilized to create the overall goals for the community.

This plan includes outreach to multiple user groups and allows for their participation in the planning process. Regardless of the specific user group, the process will comprehensively document their experience of existing conditions, how/where they interact with the City, and what improvements they would like to see in order to achieve their desired future conditions. This information will be assessed and interpreted into actionable strategies within the General Plan.

Project Website

We will create a project website that will allow us to share information with the public about the plan and will allow us to gather input and feedback more easily from the public. Plan progress, surveys and input/feedback requests will be available on the site throughout the process.

Up and ready with placeholder data at (<https://middletoncompplan.com/>)

Community Network Analysis

In order to ensure we are engaging with all members of the community, we will prepare a community network analysis to identify the different groups and individuals within the community. Having a list of

groups and individuals will allow us to directly contact them and ensure they are aware of the planning efforts and process that are underway.

Surveys

Conceptual Data Gathering Survey – __/__/____ - __/__/____ – This survey is prepared to gather baseline data and broad community vision and goals. The survey is facilitated via Typeform, and print form files, ensuring we have both digital presences and alternative options. After the survey is completed, a formal review of the results will be prepared and presented.

Draft Recommendation Survey – __/__/____ - __/__/____ – This survey is completed after the draft recommendations are prepared, and will determine if the public visioning and needs have been appropriately incorporated into the recommendation list. The survey will utilize the same digital and print format as the first survey.

Steering Committee Meetings

Monthly meetings with the steering committee will be held virtually and in person in order to facilitate project reviews and to prepare for upcoming community engagement events. They will primarily be held in “boardroom/discussion format” with the first portion of the meeting involving an update presentation by the consultant team, and the following portion of the meeting will consist of committee review of key findings. Additionally, the consultant will prepare a Google Drive where the steering committee can review, facilitate and comment on all documents.

Link to drive (

https://drive.google.com/drive/folders/1VJx9pfXOldEH45bNeh2ZddjD9KOC71_V?usp=sharing)

Create a steering committee of approximately 8 individuals. Please select a day/time that works on a recurring schedule for the steering committee to meet.

Open House and Input Meetings

Visioning Input & Project Kickoff Meeting – 01__/23__ / 2024__ – This meeting will inform the community about the project, outline a timeframe for further meetings and feedback, and help set expectations for the community. We will unveil the project website and distribute cards with information on how to find it.

Additionally, at these meetings we will facilitate two open houses to gather conceptual or visionary feedback about the community. These meetings will be facilitated on the same day, during different timeframes (afternoon & evening). Workshops will be in open house format and will be tailored to individual users, therefore attendance at all meetings is not required. Individuals should plan to attend the most relevant group meeting.

Community Celebration -

____ - __/__/____ - Our team will participate in your community event at a festival/booth and gather feedback from the public.

Vision Element Check & Ideation Check Meeting

[02](#) __/20__/2024__ - This meeting will allow for additional feedback and review of the draft ideation phase elements. Feedback from this meeting will be used to further define and outline the recommendations in the plan.

Draft Recommendations Meeting

__/__/____ - Our team will facilitate a meeting with the public when draft recommendations are in conceptual status, allowing for polling and alterations before detailed draft document preparation. At this meeting, the public will be presented with the findings and recommendations, followed by a period where they can provide comments and feedback.

Town Hall Meeting

__/__/____ – This meeting will be hosted once the draft of the document is ready for public presentation. The public will be presented with the findings and recommendations. After that, meeting attendees will have the opportunity to provide comments and feedback directly to the consultant team regarding the presented findings and recommendations.

Stakeholder Meetings

__/__/____ - __/__/____ – On-site stakeholder meetings held in 15 or 30-minute meeting windows and/or via zoom, as needed. These meetings will be based on concepts and ideation, identifying areas where the community can be improved

Joint Sessions

__/__/____ – This meeting will be a joint planning commission and council work session at the “draft recommendations” phase of the project.

Stakeholders List:

- City Committees
- City Staff
- Community Organizations
- Chamber, Local Boards, Etc.
- County
- Local business owners
- Property Owners
- School District

Are there any additional stakeholder groups that should be included in our meetings?

Meeting Minutes/Notes:

Commissioners Tremble Christiansen Summers
CM OMeara Murray Huggins Kiser Mayor Rule

Biggest Issues:

TRAFFIC

Flow of traffic

The whole city issue

School year 7:15-8:15 3:00-4:15 and then rush hour

Residential Growth

How much growing 150-200 homes on avg per year

5-8% some higher years building permits are evaluated and best way to tell 376 on a really high year and has dropped up with the interest rates going up

Infrastructure

Capacity of roads

Schools

Lack of services— growth of residential but don't have the services to serve them. Chicken and egg issue

lack of commercial services

Higher tax burden because of

Athletic fields need more recreational room

Portables and overcrowded school

Number of subdivisions being approved and looming out there and beyond capacity out there.

Are projects platted and approved- yes in pending

Suburban growth or the volume? BOTH

City Codes on building and density— concerned needs to be addressed. Size of lots and minimum square footage. R-3 SF is 8K and that's too small it should be more than that.

Center of downtown on out I'd like to see bigger lots.

Need to find a place of high density in a proper place the town needs it but only in right location
Where you want it and define to certain areas

Necessity to have MFR for or against. Right place, services nearby, area required to take care of what they have and then HOW much? How much should we have? 3%-5% total is high density housing

Preliminary plat in south middleton already have reply's
Luxury community and has homes clustered around a driveway. Million dollar homes

Define affordable housing. Such an arbitrary deal. Mid income is different than a lawyer type. No where in Treasure Valley

Affordable housing we have kids that we've raised that we want them to be able to come back here and their kids are going to be able to stay here and go to the high school they went to, etc

Housing Cycle

No affordable housing— there's a shortage not enough. Hesitating to get homes built that is causing more problems. Objectively called affordable housing.

Solution to affordable housing is NOT apartment buildings!

Maintaining the balance of the supply and demand.

Modular housing that fits the affordability.
Manufactured home— it has title you can't get a home loan on it. Basement and finally considered it a residential house instead of property w/ title

Workforce housing schools, first out of college, industry they need a place to live. State monies are starting to come in to help

RV Park classified as low income or affordability? Research required to determine if they are homes or recreational.

Look at affordable housing is there a way to create a zone to apply which would then regulate. TO keep it basic. Reduction in requirements or zone that targets the things that cause a house to be more expensive. Price point zone. Certain amount market rate and certain amount that is below market. Probably PUD

Boise Cascade Homes— weren't a trailer. They were modular homes but had deed and everything needed and affixed to property.

Our first starter home. Very small home and stayed there for many years. Hearing I cant make a profit on the 1100 SF home.

Can't do R-1 doesn't pencil out that they have to do R-3.

As a City can we decide what developer we want in our city. (Mechanisms to guide them in the direction we want. PUD, MPDs can do that)

JOBS

No point to create housing and not having jobs. SPending money between here and Boise not here.

Job creation here to keep dollar here and provide housing to the workforce.

Commercial yes, but

And Industrial near the river GROW

ECONOMIC

(Leakage and gaps need to be identified)

(How many new faces seen in town? How many are working from home? Different sectors not tapped into yet)

Three years ago moved here, looking for space. All residential no commercial. Bought building across the street and worked out great, but no other options. Minority is business owners I know but looking for space its not happening here. I know there are plans in the mix. But we can't expect jobs here until commercial space available. Understand the lag that happens. (Fairly low rental rates, if you can find the spot. Not public advertising, just word of mouth) Process w/ the City was really smooth

UNIQUE ASSETS

Community Feel. Feels like small community.

What defines that? Harder to say. Maybe they're coming from CA but a different feel. Schools are more involved w/ the homes.

Went through Starr and it looked so fake and putting on airs.

Middleton was REAL. They were who they are. It's not trying to be anything else. Authentic

Until DQ across from JB it'll become like any other town and here's all the restaurants. How do you maintain your family restaurants instead of commercial chains. We're here because it's not cookie cutter. We looked for years and we chose Middleton. We understand it has to grow, but how to maintain that?? How do you keep it this way?

German town in Wisconsin—Had to look German. All architectural to be like that

What embodies the sense of community?

Fourth of July parade Our homecoming parades. SO special. Even Eagle doesn't feel like ours More events building ties and community and connection

First brought me here in the 1980s it was SO open. I could go pheasant hunting and go fishing on the river. Go duck hunting. All those things have gone away. Can't go duck hunting or fishing down the canal. We've lost that and I see no way to get it back. (Conservation district concept)

Preservation of open spaces. But then the next sentence will begin we should only have R-1 and R-2 AND preserve open land. Not possible. Real conversation of intelligent growth but can't

Managing growth and imitating small feel. And the economics of costly infrastructure.

(Like a marriage you have to compromise...)

Cute little Main Street that hooks around the fire station. Like a small community. Everything is pushing to wreck it. We have to open it up and ruin w/ traffic. Bottle neck is what makes the community quaint

Already a ton of R-3 approved and going to be built. Already more than what we can handle and our infrastructure.

WE're in the middle of design for new water treatment plant. (Reasonable projections already completed)

Middle of town and larger on the way out of town. But has anyone talked to Farmers to donate land?

Moved here and live here because this community has been one that you could knock on neighbors door if you need help or know that they can help you
Awkward teenage phase...how to help the mentality that home is what you make it? (Expectation setting).

Possible to see example like Middleton. Where they started and how they have evolved.

Boise River UNIQUE ASSET. Never had access to that river. Kind of close to it, but couldn't get to it. Other cities have access but we haven't been able to have that.

Safety is unique asset. Safe place to live today. Feel comfortable talking to your neighbors.

Walkability important to have a safe community and self policing
Parks are open and not fenced. CA parks are fenced. I can't believe your parks are open to the public! Unbelievable to hear that. Values and unique assets that you can walk to school and have a small town feel.

Existing walking paths have a lot of gaps!! Can we see them get finished? I walked every street in this town and identified gaps and I mapped them. We've gotten many fixed, but there are many more

Priorities from neighborhood to schools and parks. Moms w/ strollers.

BLM Land up north. Not sure how to tie into that land.

POTENTIAL ROAD BLOCKS DOWNTOWN OR COMMUNITY

Flow of traffic and traffic

Public perception— anti growth. We don't need. We don't want. We moved here so we could just live here and willing to go somewhere else to shop.

We want to bring in commercial and industry and community services. But perception not always positive.

Main Street Corridor is not a city jurisdiction road. IDOT controls road.

Chamber of Commerce relative to Star is minuscule Not same pop or energy that other Chambers have. Don't know because we don't know. No store front, just staffed by phone. (Chambers are dying across the nation. Before social media was a thing. Why pay when they come from Google or FB free? Maybe not offering a service valuable) Our struggles to support our events.

Lack of public engagement in our City (only like 3-4 people show up regularly to City Council meetings) get out meet your neighbors participate

When I first moved here I recognized everybody. But now you have a small bad experience you're blasted.

(A lot more in-person public engagement versus on-line)

One or two public meetings — like Fourth of July event

2 critical events need

Start business cost of capital is very daunting Or have a franchise here's the binder. One people need to be clear of that these are franchises. While it's restaurant us vs them and it's daunting to start a business that not everyone has the means to do it 100%.

Hurtful to companies of \$1-2mil in the community and not appreciative of them. They have a purpose, have jobs. DQ is LOCAL but it's a franchise. It's a balance.

Avoid huge sign across town that you can see versus the local business

A million dollar grant for entrepreneurs wanting to open space we'll have money for that
If we want to do a Super Bowl party and project it at teh park.

CHALLENGE

We have a Middleton City and we have a Middleton Community. we love both. But Community dictated by the county complain and causes problems with the City. Affordable housing infrastructure. We have the City and then the Community (COUNTY) A zip code move into the County how to understand that balance.

DEMOGRAPHIC Info. One question would be if they live in Middleton proper.

Community based.

How get community involved.