

Land Use

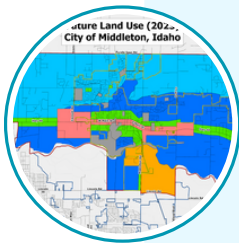
Example of residential development influenced by zoning

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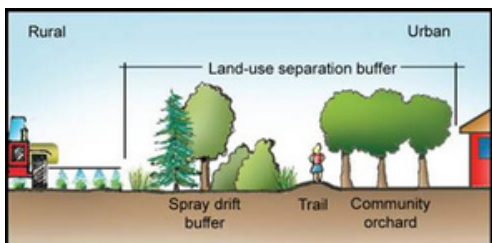
The State of Idaho Local Land Use Planning Act Title 67-6508(e) requires “a map be prepared indicating suitable projected land uses for the jurisdiction.” As such the included Future Land Use Map (2024) was prepared to plan for a coordinated pattern of growth within the Area of City Impact during the next 10 to 20 years. Future zone changes should generally adhere to the land use categories shown on the Future Land Use Map, but flexibility in interpretation of the boundary may be granted. In summary, the map highlights the Main Street Core designation along SH-44 in the heart of the existing downtown area moving into Transitional Mix to support the Downtown core. Commercial areas are identified along the east/west entrances of town. A High-Density Residential area is also identified as a transition from commercial uses along SH-44 to residential uses north and south of the corridor. The Public designation is focused on the City of Middleton land anticipated for the future Middleton River Walk project along with other City properties, parks, existing and future school sites. Agricultural/Rural Residential uses are identified along the easterly boundary adjacent to City of Star’s Impact Area north/south of SH-44 with Low-Density Residential abutting as you move westward. The remaining areas are designated as Medium-Density Residential in order to accommodate future growth needs over time. It is important to note great care and public participation was taken in the production of this map. Consensus acknowledged that the adjacent jurisdictions impact areas (Caldwell, Star, Nampa) limited Middleton’s ability to absorb future growth within City limits to the south and east. As such, the City identified north of Downtown as the only key direction grow could be accommodated. The Land Use Map identifies the above outlines land use categories and their accompanying recommended zoning districts.

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.



Supportive Strategies

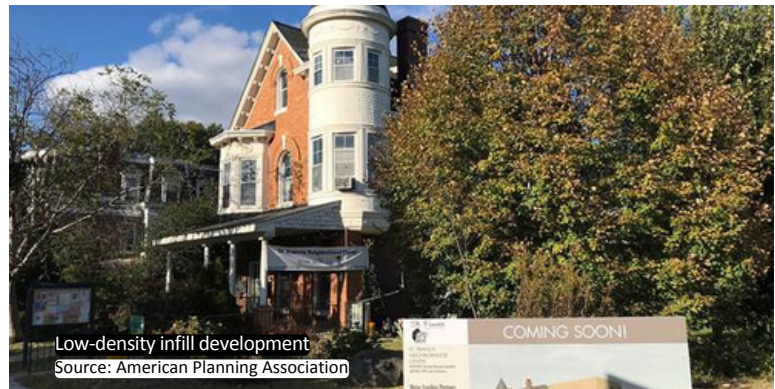


Depiction of land use buffers | Source: USDA

1. Ensure future land use and development practices prioritize preserving the area’s natural landscapes.

- 1.1. Adapt current zoning ordinances to help reasonably balance the protection of natural and open space with the growth of the City.
 - 1.1.1. Establish natural buffer zones or transitional development buffer zones between natural landscapes/open space and more urbanized development areas utilizing the future land use map and zoning map.

- 1.1.2. Prioritize infill development to reduce the pressure to expand into natural landscape and open space areas through amendments to the future land use map, zoning map, and zoning ordinances.



- 1.2. Promote the use of cluster development, which allows for greater density in certain areas while preserving open space.

- 1.2.1. Allow and encourage conservation subdivisions in the areas on the future land use map denoted as 'Agricultural / Rural Residential' or 'Low-Density Residential.'



- 1.2.2. Modify zoning codes to facilitate conservation subdivisions and other cluster development by allowing flexibility in lot sizes, setbacks, and other development standards.



Visual explanation of cluster development | Source: Mount Pleasant, SC

- 1.3. Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.

- 1.3.1. Utilize special use permits (SUPs) to assess and approve specific land use applications on a case-by-case basis in areas denoted as 'Agricultural / Rural Residential' on the future land use map.



Imagery of rural areas in Middleton

- 1.3.2. Work with Canyon County staff to develop best practices and advisory design guidelines that facilitate the smooth migration of the infrastructure, rights of way, and pathways constructed within the City Area of Impact into the City when it becomes contiguous to the City and thereby eligible for annexation. This is likely to include pre-annexation agreements, pre-payment of applicable impact fees, and construction of infrastructure to City standards.

2. Encourage growth that harmonizes with Middleton's small-town character.

- 2.1. Develop and enforce forming and massing guidelines that will promote similar architectural styles present and support the small-town character of Middleton.

- 2.1.1. Develop a detailed set of design guidelines for the downtown area and the River Walk District that clearly outline the preferred architectural styles, building materials, colors, rooflines, and façade treatments that reflect the small-town character of Middleton.

Sec. 3.6. DT-MU: Downtown Mixed-Use

3.6.1. Purpose



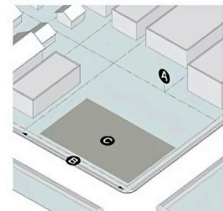
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

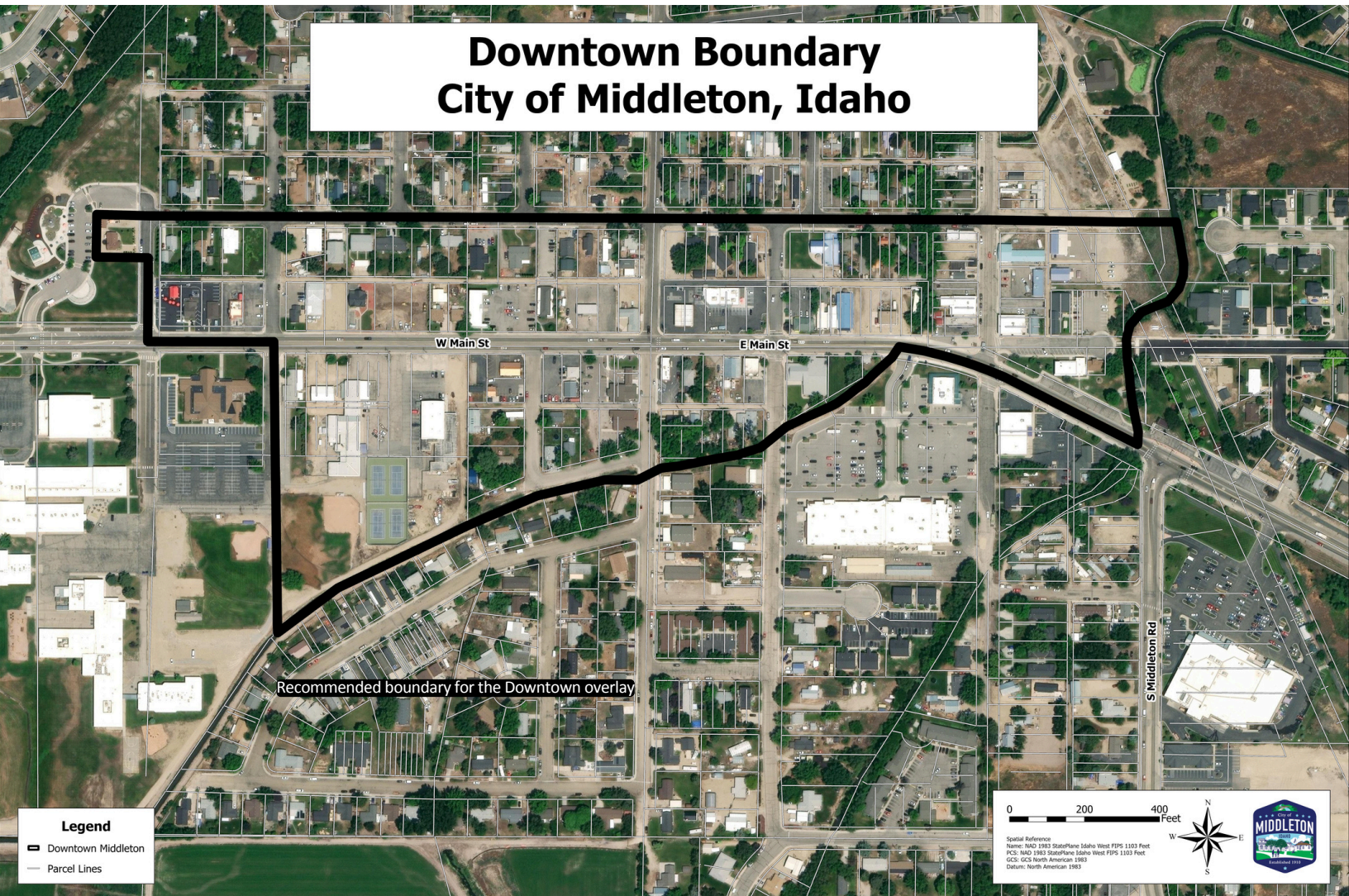
3.6.3. Dimensional Standards



Site Standards for All Sites			
Residential Density (no Conditional Use Permit)	10 u/a		
Residential Density (with Conditional Use Permit)	As approved by City Council		
Min. Amenity Space Requirement	10% of site		
Additional Standards for Sites Over 5 Acres			
Min. Civic Space Requirement	10% of site		
Lot Standards		Ⓐ Area	Ⓑ Width
Detached House:	2,500 of min.	25 ft min.	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 of min.	25 ft min.	
Townhouse:	900 of min.	20 ft min.	
Cottage Court:	1,200 of min.	20 ft min.	
All other Building Types:	No min.	20 ft min.	
Lot Coverage			
Ⓒ All Building Types:	80% max.		

Sample Downtown Design Guidelines | Source: City of Alpharette, GA

- 2.1.2. Create an overlay zone for the downtown area and the River Walk District that enforces desired development standards and other standards desired for the areas.



- 2.1.3. Review forming and massing requirements across all the zoning districts to ensure that they represent and support the small-town character of Middleton without forcing sprawl.

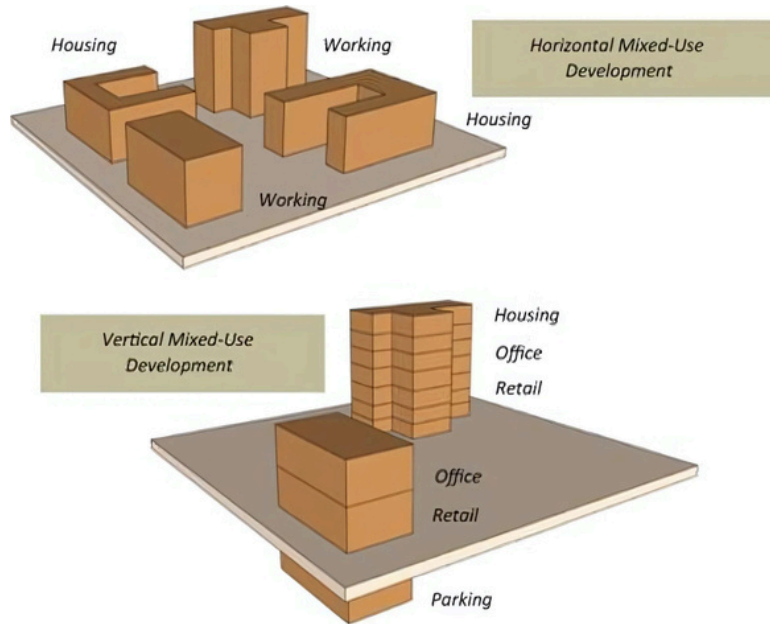
2.2. Where possible, encourage infill development and the reuse of existing structures to minimize impacts on the area's existing open spaces and maintain the community's compact form.

- 2.2.1. Provide bonus densities or other alternative compliance allowances for projects that seek to redevelop greyfields or brownfields to make these projects more profitable rather than building on greenfields.



2.3. Promote mixed-use developments in central areas that combine residential, commercial, and civic spaces to create vibrant neighborhoods that reflect the city's spirit.

- 2.3.1. Utilize an overlay zone for the downtown area and River Walk District that allows and encourages mixed-use developments, whether vertical or horizontal.



Visual explanation of vertical and horizontal mixed-use | Source: ISPRS Journal of Photogrammetry and Remote Sensing

- 2.3.2. Encourage the most density in the downtown area and River Walk District while still ensuring that it is compatible with the city's character.



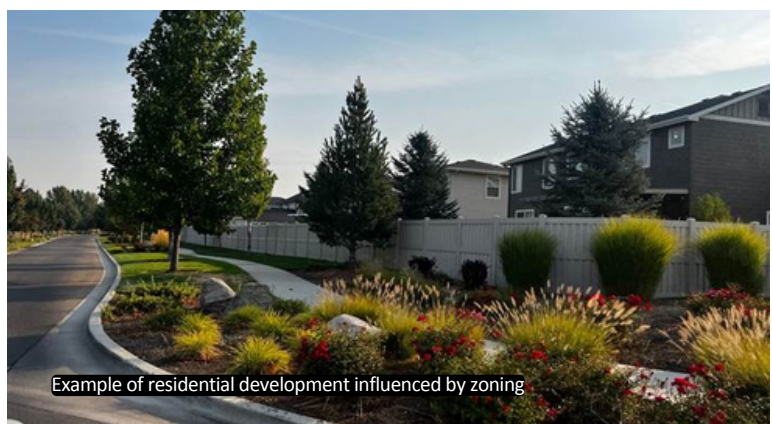
- 2.3.3. Consider using urban renewal monies from the Downtown Urban Renewal District and the East District Urban Renewal District to help pay for public infrastructure in the Downtown and River Walk Areas.

- 2.3.4. Explore forming a Local Improvement District (LID) to help pay for communal infrastructure items such as sidewalks, utility upgrades, and other items critical to commercial expansion to the west in the direction of the I-84 interchange.



2.4. Engage the community in future planning processes to ensure new developments align with residents' values and preferences.

- 2.4.1. Organize an annual workshop or design charrette where community members can collaborate with Planning & Zoning and provide feedback on the types of development occurring throughout the city.
- 2.4.2. Continue to utilize the City's social media accounts and website to reach a wider audience as a means to create a more transparent process.
- 2.4.3. Clearly publicize the development timelines, decision-making criteria, and method for which progress updates are made with the community.
- 2.4.4. Review the zoning-based development guidelines, specifically, setbacks, density, and height; to ensure they support the community vision and values statements.



- 2.4.5. Conduct regular reviews to analyze the current impact of existing zoning guidelines on community development. This can include examining how setbacks, density, and height regulations affect traffic, green space, and the local economy.

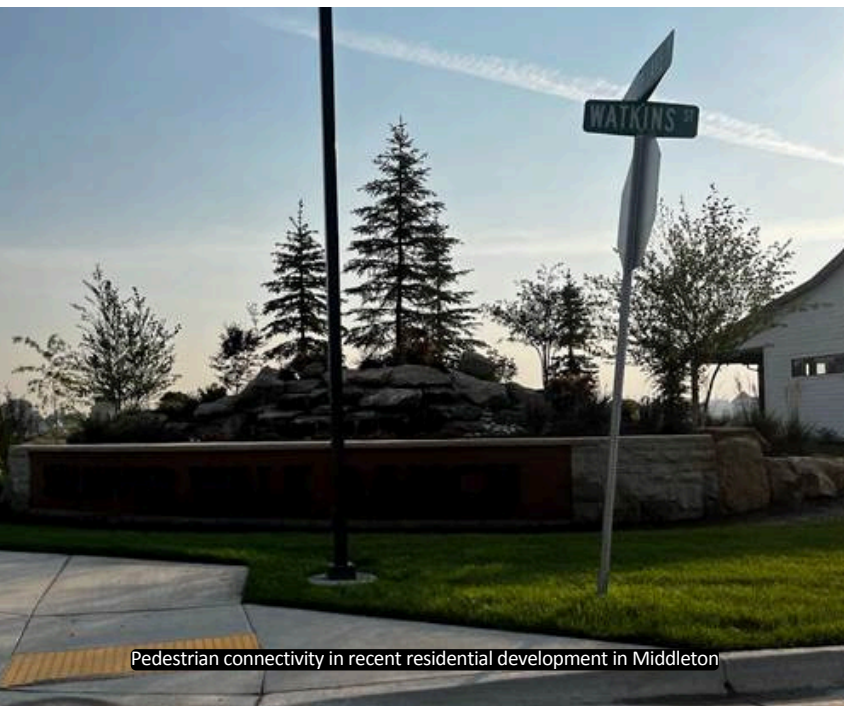
3. Develop land use strategies that improve local and regional connectivity and consistency between jurisdictional plans.

3.1. Encourage the development of neighborhoods with varied density, housing typologies, and neighborhood commercial uses that support walkability.

- 3.1.1. Allow medium-density residential uses, medium commercial (C-2), and multi-family residential in zoning districts that intersect with areas designated as 'High-Density Residential.'
- 3.1.2. Allow high-quality vertical mixed-use developments via a zoning district that supports the downtown area and River Walk District.

3.2. Prioritize and support development along trail-based corridors for higher-density housing.

- 3.2.1. Develop an overlay for designated heavy-recreation zones such as greenbelts, off-street paths, and the Boise River Park to further recreation-oriented development that includes active frontages, pedestrian-friendly designs, and access to the recreational amenities.
- 3.2.2. Identify priority parks and trails to develop and maintain public amenities that serve nearby residents and local visitors to the recreational amenities.
- 3.2.3. Consider a slight increase in dwelling unit density bonus for developments that allow for multi-use trail integration into their master planned development.



Pedestrian connectivity in recent residential development in Middleton

3.3. Encourage land within the area of impact to be annexed into the city or constructed so that it can be annexed into the City when contiguous instead of developing with county standards that make the likelihood of annexation into the City unlikely at a future time.

- 3.3.1. Establish pre-annexation agreements with property owners and developers to annex properties in an efficient manner.
- 3.3.2. Continue to collaborate with COMPASS, Canyon County Planning & Zoning, and other cities to ensure Middleton's land use plans align with broader regional connectivity and development goals.
- 3.3.3. Strengthen the City Code, including the zoning ordinance, to incentivize developers to annex into, and develop within, the City rather than develop in the County.

4. Safeguard Middleton's natural resources through proactive planning and policies that prevent overdevelopment while protecting private property rights and ensuring the Local Land Use Planning Act is correctly applied in processes.

4.1. Implement zoning regulations that limit the density and scale of new developments in sensitive environmental areas.

- 4.1.1. Partner with the Idaho Coalition of Land Trusts to promote the use of conservation easements in sensitive areas to permanently limit the type and scope of development allowed on a property to protect its ecological value.



Source: Idaho Coalition of Land Trusts

- 4.1.2. Develop and enforce local ordinances that require erosion control measures for construction projects, agricultural activities, and other land-disturbing activities.
- 4.1.3. Review zoning ordinances to ensure federal and state setback requirements along environmentally sensitive resources such as the Boise River, creeks, wetlands, and steep slopes are not impacted by local ordinances.



Site of ongoing residential development in Middleton

5. Promote land use and development policies that bolster local businesses, attract new investment, and support localized entrepreneurial initiatives.

5.1. Designate specific nodes for commercial and industrial development as Activity Centers to support the growth of local businesses and attract new investment. Adopt future policies specific to those areas to enable redevelopment.

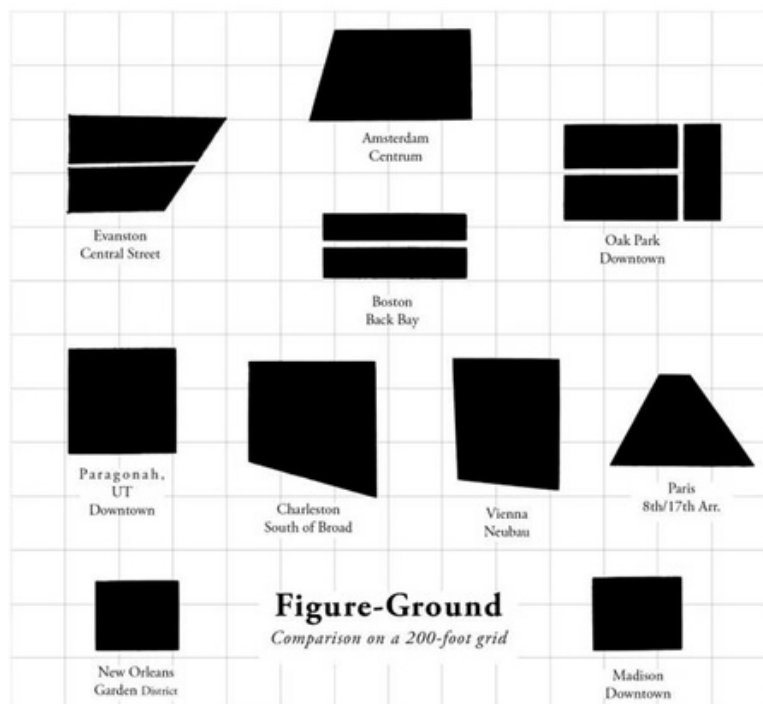
- 5.1.1. Identify areas that are prioritized for Activity Centers as population and commercial demand grows throughout Middleton.
- 5.1.2. Develop small area plans for each designated Activity Center, outlining the vision, goals, and specific strategies for growth and redevelopment, and adopt the Small Area Plans through amendment to the Comprehensive Plan.
- 5.1.3. Once the Small Area Plan and the development is ready to begin, establish a Master Developer Agreement to simplify the permitting and approval processes for developments within Activity Centers.



Commercial development in Middleton

5.2. Ensure that land use policies facilitate the development of infrastructure and amenities that attract and improve the quality of life.

- 5.2.1. Build upon the Functional Classification Map to identify preferred routes for local roads to ensure that circulation patterns are efficient throughout the city and minimize traffic congestion on collector and arterial roads.
- 5.2.2. Update zoning codes and land use regulations to set standards around ingress/egress points for large developments and maximum block sizes.



Idealistic block sizes | Source: The Urban Form Standard

- 5.2.3. Use impact fees collected from new developments to fund infrastructure projects, as allowable by state law.

5.3. Recognize that utility infrastructure such as sewer treatment facilities, water reservoirs, and pump stations are vital to locate throughout the City in order to ensure reliable utility services. Such facilities should not be prohibited or restricted by land use regulation so that their construction is as efficient and economical to the community as possible.

5.3.1. Develop and regularly update comprehensive utility master plans that identify current and future needs for sewer treatment facilities, water reservoirs, and pump stations.

5.3.2. Identify and designate specific utility corridors or locations within the city's land use plan where critical infrastructure can be developed. These zones should be strategically located to optimize service delivery and minimize disruptions.

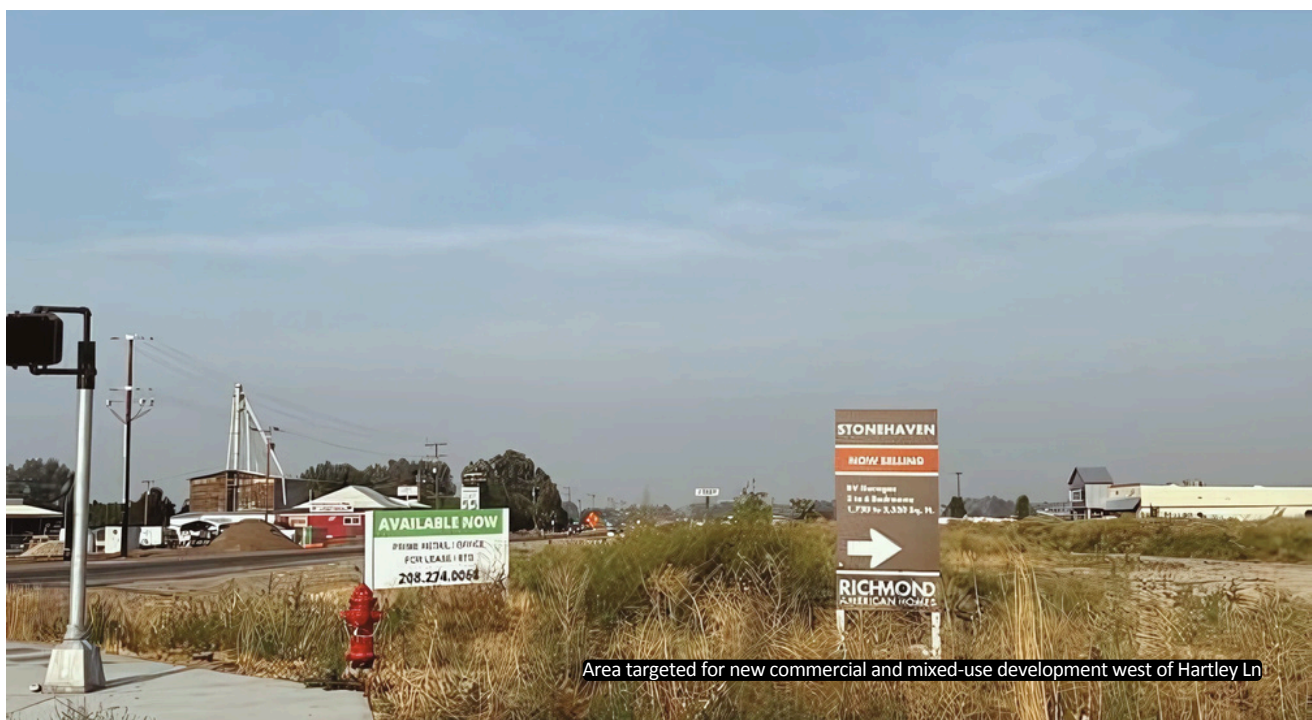
5.4. Create desirable areas for new commercial development without detracting from existing businesses by expanding areas of new intensive commercial development along SH 44 west of Hartley Lane and east of N. Middleton Road.

5.4.1. Designate these areas for targeted commercial and mixed-use development in the future land use and zoning maps.

5.4.2. Adjust the zoning regulations accordingly for this area to entice development of the appropriate style and density.

5.4.3. Utilize the information from Boise Valley Economic Partnership to market and find larger retail and office projects for the area.

5.4.4. Communicate with the private landowners in the western expansion area to inform them of economic and commercial opportunities appropriate for their land.



Area targeted for new commercial and mixed-use development west of Hartley Ln

6. Establish development that pays, through impact fees, for the public services it requires.

- 6.1. Encourage orderly development of areas that can be easily provided with city utility services.
 - 6.1.1. Develop and maintain capital improvement plans that prioritize infrastructure investments in areas designated for growth.
 - 6.1.2. Use impact fees and other relevant revenue to fund infrastructure improvements in designated growth areas.
- 6.2. Discourage extension of City's public water and sewer systems outside of the municipal boundaries unless the property to be served is annexed, or in the path of annexation within the foreseeable future and the City determines by written agreement with the landowner that the extension would be in the City's best interest.
 - 6.2.1. Enforce policies that require properties to be annexed into the city or enter into a pre annexation agreement with the City before they can receive public water and sewer services.
- 6.3. Review growth patterns and negotiate with Canyon County for new area-of-city-impact boundaries when growth patterns show the need for such changes.
 - 6.3.1. Establish formal agreements with the county to outline procedures for negotiating and updating area-of-impact boundaries and the application of City Standards within the area-of-impact. These agreements can include guidelines for data sharing, joint planning sessions, and conflict resolution mechanisms.
- 6.4. Establish practices of collecting parks and police impact fees from County lots that could potentially be annexed into the City in the future.
 - 6.4.1. Establish MOUs between the city and county that specify the collection of impact fees for parks and police services from developments on county lots that may be annexed in the future.

