

Property Rights



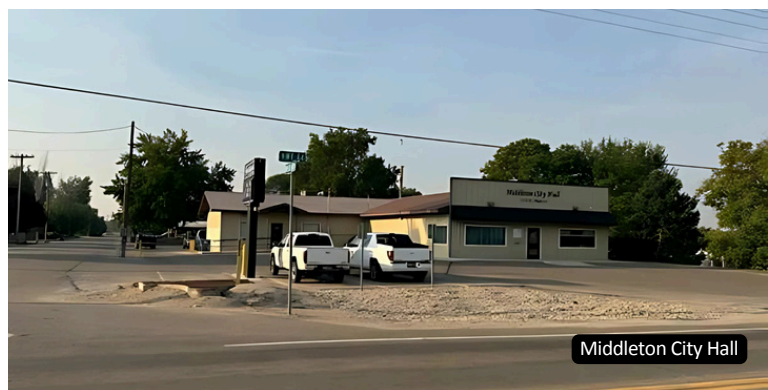
High-Level Goals

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.

Supportive Strategies

1. Ensure land use policies respect private property rights.

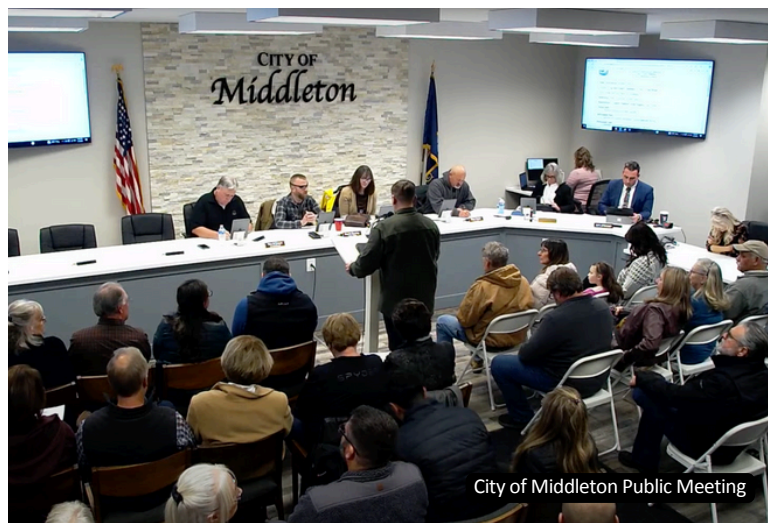
- 1.1. Engage in public workshops and other public outreach sessions to educate the community and governing boards on land use regulations and private property rights
 - 1.1.1. Improve or create a marketing standard (including social media) outlining the method and frequency to get the word out to residents about events/meetings.
 - 1.1.2. Host workshops (State of the City) to educate the public and governing boards on land use regulations and private property rights.
- 1.2. Strictly adhere to the notice and hearing requirements of LLUPA to engage property owners and the community in the planning process and to ensure their concerns and rights are considered.
 - 1.2.1. Create flyers, flow charts and/or web pages to help educate the public and applicants on the requirements and processes for a land use application submitted pursuant to LLUPA.
 - 1.2.2. Continue to make all relevant documents, plans, and supporting materials available to the public via the City's website before the hearings.
- 1.3. Simplify the permitting process for property developments to reduce bureaucratic hurdles and delays.
 - 1.3.1. Provide detailed checklists of required documents and steps for municipal approvals or permitting processes via the City's website and City Hall.



- 1.3.2. Provide a guide with answers to FAQs on the permitting process via the City's website and City Hall.

2. Foster transparency and accountability in land use decisions.

- 2.1. Ensure all land use decisions are made through a transparent public process, with opportunities for property owner input.
 - 2.1.1. Continue to adhere to the public meeting requirements set forth by the LLUPA.
- 2.2. Publish Findings of Facts, Conclusions of Law & Orders (“FCOs”) to create transparency and to ensure accountability and compliance with LLUPA.
 - 2.2.1. Publish all findings on a dedicated, easy-to-locate page of the City’s website.
 - 2.2.2. Respond, in a timely manner, to all Public Records Requests regarding public hearing documents and materials.
 - 2.2.3. Draft and publish minutes of all meetings of the governing boards, including public hearings.
- 2.3. Begin developing a public portal where property owners can track the status of land use applications and decisions.
 - 2.3.1. Form a dedicated team comprising members from the County departments, City’s new GIS department, and Middleton’s Planning and Zoning department.
 - 2.3.2. Create a site/portal for the public to interact with and access information on the status of land use applications and decisions.
 - 2.3.3. Collaborate with developers and the Canyon County GIS office to capture a more comprehensive set of GIS data that will be useful to the public. This will ensure GIS data is more accurate and based on as-built conditions.
- 2.4. Solicit feedback from the community on the effectiveness of land use policies.
 - 2.4.1. Encourage members of the public to use the “Public Comment” portion of P&Z and City Council Meetings to share their opinions on land use policies.



City of Middleton Public Meeting

3. Provide strategies for mitigating conflicts in land use applications and processes.

3.1. Ensure respectful and regular City public meetings/hearings.

- 3.1.1. Review and possibly revise, update and/or enhance current Code of Conduct for public meetings to ensure all voices are heard equally and respected.
- 3.1.2. Hold regular workshops regarding proper procedures for public meetings and hearings.
- 3.1.3. Publicly post the adopted Code of Conduct on the City's website and at applicable locations where individuals sign up for agenda consideration.
- 3.1.4. Publish, announce and communicate public meeting Code of Conduct guidelines at all public meetings.

3.2. Host regular community forums to discuss land use issues and foster a cooperative atmosphere among residents.

- 3.2.1. Facilitate moderated Q&A sessions where community members can ask questions and express concerns.
- 3.2.2. Utilize a digital survey hosted on the City's website to gain feedback from residents and stakeholders who are unable to attend in-person meetings regarding land use issues, not including land use public hearings under LLUPA.

4. Ensure compliance with Chapter 80 by consulting regularly with legal experts

4.1. Regularly consult with legal experts to ensure land use policies comply with state and federal property rights laws such as Chapter 80, Title 67 of the Idaho Code.

- 4.1.1. Conduct a periodic legal review of the city's planning and zoning processes and codes to ensure they comply with LLUPA and other relevant laws and standards.

4.2. Provide training for local government officials and staff on the requirements of Chapter 80, Title 67, Idaho Code.

- 4.2.1. Hold occasional trainings for all city officials and planning and zoning staff.
- 4.2.2. Ensure compliance for the Attorney General's Checklist Criteria from the Idaho Regulatory Takings Act Guidelines (2023) in reviewing the potential impact of a regulatory or administrative action on specific property.