

Payette County Comprehensive Plan



FUTURE **FOCUS**

PAYETTE COUNTY COURTHOUSE

Final Draft May 2022

Board of Payette County Commissioners

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Acronyms

ACS – American Community Survey

ADU – Accessory Dwelling Unit

AFT – American Farmland Trust

BLM – Bureau of Land Management

BOR – Bureau of Land Management

CAC – Citizens Advisory Committee

CAFO – Concentrated Animal Feeding Operations

CIP – Capital Improvement Program

FLUM – Future Land Use Map

FTDR – Foreign Trade Development and Regulation

IDEQ – Idaho Department of Environmental Quality

IDWR – Idaho Department of Water Resources

ITD – Idaho Transportation Department

NIETC – National Electric Transmission Corridors

PUD – Planned Unit Development

SH – State Highway

SICHA – Southwestern Idaho Cooperative Housing Authority

SREDA – Snake River Economic Development Alliance

TDR – Transfer of Development Rights

USACE – U.S. Army Corps of Engineers

USDA – U.S. Department of Agriculture

WUI – Wildland Urban Interface

1. Introduction



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1 | Introduction

A Comprehensive Plan is a guide for the future of the county. While the focus of a Comprehensive Plan is to guide planning and zoning decisions, the scope of the Plan is much broader, encompassing many issues that impact county residents including public services, natural resources, recreation, and transportation, among others. A Plan is prepared with the involvement of county residents, community groups and other public agencies, and must reflect their issues and concerns. Topics that extend beyond the planning and zoning functions are also included in the Comprehensive Plan as they address areas of concern to the county government and for the benefit of residents and visitors alike.

Idaho counties must prepare and maintain a current Comprehensive Plan in accordance with Idaho Code Section 67-6508. The Plan must consider “previous and existing conditions, trends, desirable goals and objectives, or desirable future situations” within numerous planning components (such as land use, population, hazardous areas etc.). The adopted Plan will provide a sense of direction, a broad overview of where the county is and where it is going.

The Board of Payette County Commissioners embarked on this planning process in spring 2020, initiating a consultant contract in September 2020, to update the Payette County Comprehensive Plan by the end of 2021 to serve as a 10 to 20-year guiding document. The planning process objectives were to:

- ☐ Provide a meaningful update to the 2006 Payette County Comprehensive Plan, consistent with Idaho Code.
- ☐ Provide the public with complete, accurate and timely information regarding the planning process.
- ☐ Offer consistent and accessible opportunities for public participation and community conversations.
- ☐ Develop strategies that will support implementation of the Plan.

1.1 APPLICABLE PAYETTE COUNTY PLANS

Payette County's planning efforts involve three geographic levels: countywide, community, and inter-jurisdictional (with cities and other institutions). At each planning level, issues and needs vary widely, so each plan must be tailored to those unique characteristics and specific issues.

1.1.1 *County Wide Plans*

The County Comprehensive Plan seeks to provide a framework for managing growth, protecting natural resource lands, open space, and agricultural areas, and directing development to the Areas of City Impact. This Plan establishes the most appropriate uses of land in the unincorporated County through the year 2041. Broad land use designations have been adopted to provide the foundation for regulating uses on agricultural and natural resource lands, and open spaces. Plans for public land areas, such as Bureau of Land Management Resource Management Plans may also apply within the region and pertain to portions of the County. Future regional plans for multiple western Idaho counties may be developed in the years ahead.

1.1.2 *Community Plans*

Community Plans are more detailed plans for smaller geographic areas that address specific municipal issues (such as integrating land use, infrastructure, and public service delivery) that are not addressed in the County Comprehensive Plan. Areas of City Impact include incorporated cities (Payette, Fruitland, and New Plymouth) and surrounding unincorporated areas identified by each city, in collaboration with the

County, for future urban growth. Each of the three incorporated cities in Payette County has an established plan that applies to lands within the city limits and inside their Areas of City Impact. Payette County has some small unincorporated communities, the largest being Sand Hollow. A specific plan to define and shape the future of these areas may be appropriate. As these small activity centers continue to grow and contribute to the local economy, specific plans can guide appropriate development.

1.1.3 Functional Plans

Functional Plans are prepared by special districts and other governmental entities, to plan for services such as transportation, solid waste, hazard mitigation, stormwater, parks and recreation and schools. These functional plans guide operation or management of districts or facilities. Capital improvement programs or plans (CIPs) are often components of city or functional plans, identifying needs, costs, and funding mechanisms for city infrastructure and facilities.

1.2 PUBLIC INVOLVEMENT

The planning process was led by representatives of the County Planning and Zoning Commission along with Planning and Zoning Department staff. Working closely with the planning consultants, a Citizens Advisory Committee (CAC) was formed to ensure that various interests throughout the County would guide the planning process. The CAC met at key points throughout the process and received communication between meetings.



The following outreach methods served to both educate the public and other stakeholders on the elements of comprehensive planning and provide multiple avenues for two-way communication and community input. Specific methods used to achieve meaningful citizen engagement included:

Electronic communication

Payette County maintained project information on the Planning and Zoning page of the County website. The County also issued regular emails to interested parties including notices of meetings, events, surveys, and alerts to new material posted on the project website. The County regularly posted activities on their Facebook page. The media were included in public meeting and hearing notices prepared and distributed by Payette County.

Print communication

To ensure that affected county property owners were aware of the planning process, a project overview flyer was included in the November 2020 tax bill, with directions to the website and contact information for questions and concerns. The County also posted printed notices and other key information for public events on appropriate County-wide community notice boards.

Events

To fully engage a wide variety of community members, events such as open houses, workshops, and presentations were conducted. Given the constraints of the COVID-19 pandemic in 2020, these opportunities were carefully considered and events from October 2020 to May 2021 were conducted virtually. In the summer of 2021, public comment events were conducted including an open house at the Payette Senior Center and a booth at the County Fair in New Plymouth.

Based on the results of the public engagement process and in accordance with the Idaho Local Land Use planning act, a Draft Plan was produced in December 2021 and provided to the CAC and the Planning and Zoning Commission for their review. The two groups met together (in-person and on-line) on January 20, 2022 and comments were documented. On April 7, the Commission conducted a public hearing on the Plan (December 2021 document with recommended edits) and on April 14, 2022, they recommended adoption, with additional edits, to the Board of Payette County Commissioners.

The outcome of the various public involvement communications and events are summarized in **Appendix A**, Public Involvement Summary Report.

1.3 PLAN STRUCTURE

This Plan is organized into six chapters. This chapter provides introductory information and is followed by Chapter 2, which provides background on the County including its setting, property rights, population, and vision. The Plan components stipulated in the State of Idaho Local Land Use Planning Act (Section 67-6508) have been consolidated to focus on areas of specific concern to Payette County. Chapter 3 encompasses the physical plan components (Agriculture, Land Use and Natural Resources), along with, Hazardous Areas and Community Design. Chapter 4 presents the economic plan components (Transportation, Housing and Economic Development), and addresses Public Airport Facilities. The social plan components (Recreation, Public Services and Schools) are presented in Chapter 5 and address Special Areas or Sites and National Interest Electric Transmission Corridors. The Plan concludes with the Implementation component, including a comprehensive list of implementation strategies and next steps, in Chapter 6. Additional documentation is provided in the appendices related to public involvement, private property rights, socioeconomics, and existing conditions.



Participants at the Public Outreach Event on June 29, 2021

2. Background



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Payette County History

2006 Comprehensive Plan Excerpt

Before the arrival of European trappers and explorers in the early 1800s, Native Americans lived in the region for at least 12,000 years. Northern Paiute, Northern Shoshoni and Bannock populations are known to have occupied the Boise, Payette, and Snake River drainages.¹ They engaged in a highly mobile lifestyle following game animals to the high country and back, fishing streams and rivers, and harvesting a variety of plant resources along the way. They also collected raw materials for stone tools such as knives, scrapers, and arrowheads.

The county and county seat were named for Francois Payette, a French-Canadian fur trapper and explorer with the North West Company, who first came to the region in 1818. He is believed to be the first Euroamerican in the area and managed Fort Boise from 1835 to 1844.² The Payette name was also given to the significant tributary of the Snake River that flows through the County.³



Historic Payette City Hall and Courthouse circa 1912 (3rd Avenue and 8th Street, Payette, Idaho). Listed on the National Register of Historic Places, 1979.

Permanent euromerican settlement of the Payette County area began in the early 1860s when David Bivins established a stage station and ferry on the Snake River. Homesteaders arrived from the Boise Basin mines and established a store and post office at "Boomerang (later Payette)" named for a large log boom used on the Payette River. The settlement served as a construction camp for the Oregon Shortline Railroad in the 1880s. Through the years it was renamed Payettenville and then Payette.⁴

New Plymouth was a planned community established in 1895 by 250 Boston and Midwest families. It was founded and planned by the New Plymouth Society of Chicago as an irrigation project.⁵ William E. Smyth, chairman of the executive committee of the National Irrigation Congress named the colony New Plymouth. The colony incorporated in 1896 and each colonist purchased 20 shares of stock which entitled him to 20 acres of land and a town lot in the area known as New Plymouth Farm Village.⁶ New Plymouth became a city in 1948.

The original townsite of Fruitland was homesteaded by John Hall in 1897. The area was planted in orchards irrigated by the Farmer's Cooperative Canal. In 1902, Amalia Zeller bought part of Hall's property. After the arrival of the Payette Valley Railroad in 1906, the area that would become Fruitland was known as Zeller's Crossing. Fruitland established its first post office in 1911 and incorporated in 1948.⁷

Irrigation played a significant role in the development of Payette County beginning in the 1890s. The Lower Payette Ditch was the first major irrigation diversion from the Payette River in 1890. One hundred years later, it irrigated about 12,800 acres in the County including the City of Payette. The Noble Ditch extended a Gem County irrigation system 30 miles into Payette County in the late 1890s to irrigate another 5,600 acres, including the City of Fruitland. The Farmers Cooperative Canal was constructed in the early 1890s to irrigate about 17,800 acres, including the City of New Plymouth. The Black Canyon Irrigation Canal constructed by the Bureau of Reclamation in the 1930's irrigated nearly 19,500 acres.

Payette County was created on February 28, 1917, from land first held by Ada County and then Canyon County, about one month before President Wilson asked Congress for a declaration of war against Germany and its allies in World War I.

¹ Liljeblad, Sven. 1957. *Indian Peoples in Idaho*. Idaho State College, Pocatello, Idaho.

² Idaho History. 2004. *The Oregon Trail in Idaho*. Fort Boise

³ Boone, Lalia. 1988. *Idaho Place names, A Geographical Dictionary*. The University of Idaho Press. Moscow, Idaho.

⁴ Ibid

⁵ New Plymouth. 2004. *New Plymouth, Idaho*. New Plymouth Chamber of Commerce.

⁶ Ibid

⁷ City of Fruitland. 2004. *City of Fruitland Comprehensive Plan*.

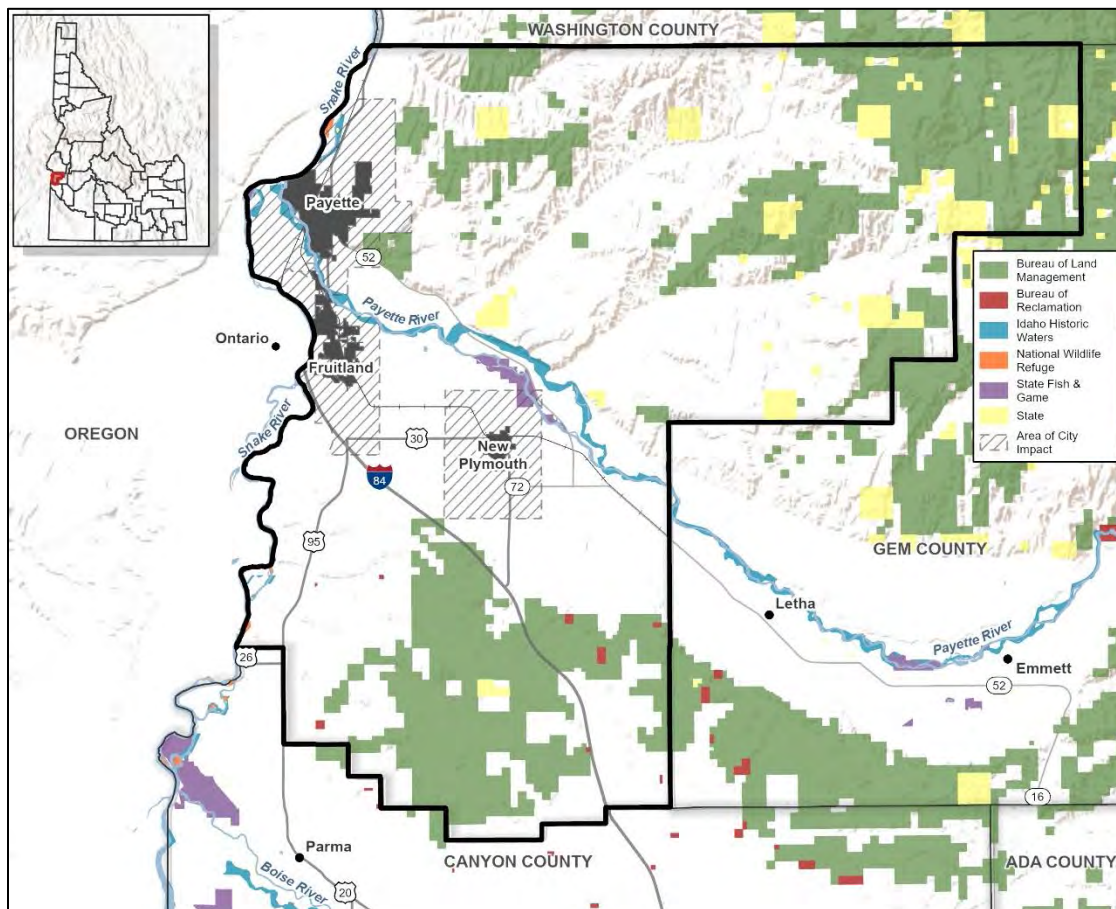
2 | Background

2.1 PAYETTE COUNTY PERSPECTIVE

Payette County is located along the Snake River in southwestern Idaho, on the border of Oregon, and encompasses 408 square miles. The Payette River flows approximately 75 miles in length through the diverse and beautiful lands of Boise, Gem and Payette Counties. Payette County has a semi-arid continental climate that allows for a six-month growing season. Agriculture is the dominant factor in Payette County's economy and community character. Farming and ranching have been an important part of the community's heritage since early settlement in the late 1800's.

For the past century, population has been concentrated in three towns – Payette (the County seat), Fruitland and New Plymouth. Some development has occurred along the principal roads that cross the County including Interstate 84. Approximately one-third of the County lands (as depicted on Figure 1 below) are public, managed by federal land agencies. Even with the growth of population in southwestern Idaho in the early 21st century, Payette County's rural landscape remains with vistas of farms and homes, livestock, and wildlife. When entering Idaho from the west, after crossing the Snake River, the County's scenic bluffs and fertile fields are a welcome sight.

Figure 1 – Payette County Vicinity Map



2.2 PROPERTY RIGHTS

Payette County is committed to protecting private property rights and values. Idaho Code section 67-6508 states that a Comprehensive Plan should include a section on Property Rights, including “an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact values or create unnecessary technical limitations on the use of property.”

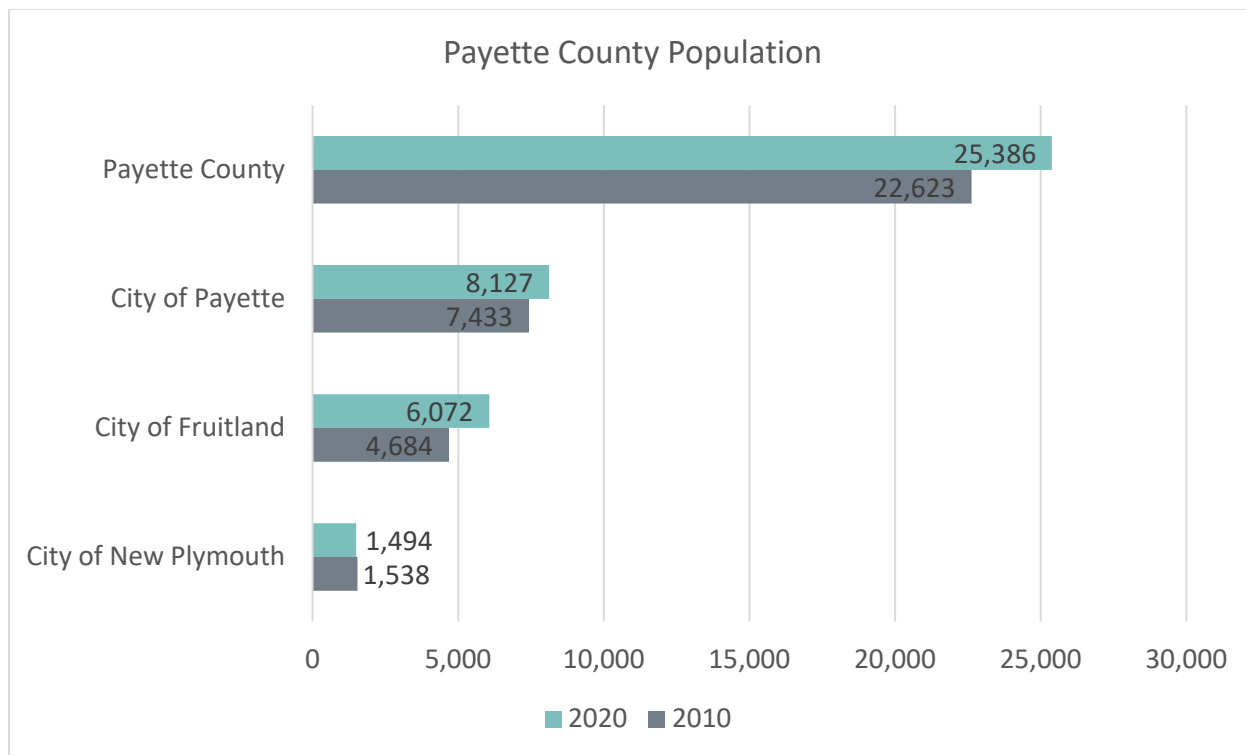
As described in Chapter 1, and further documented in **Appendix A**, the public was involved in crafting the vision, goals, objectives, and strategies presented here. Appropriate land use designations and the Future Land Use Map reflect the concerns of property owners and Payette County taxpayers.

Developing regulations, ordinances, and other tools necessary to implement the plan will occur following the its adoption and, as stipulated in the Idaho Code, in conformance with the Comprehensive Plan. To evaluate these broad regulatory actions or administrative action on specific property, the Office of the Attorney General of the State of Idaho has prepared a checklist (provided in **Appendix B** of this Plan). Payette County is committed to referring to the checklist and otherwise protecting fundamental property rights through land use decisions pursuant to this Plan.

2.3 POPULATION

To support this Comprehensive Plan process, a socioeconomic report was prepared and is provided as **Appendix C**. The report includes a population analysis based on the most current census data available (2020). Future growth projections were developed using new construction building permits (2018 – 2021) and past trends, to facilitate development of this Plan. This section summarizes the essential information for both current demographics and projections.

Payette County is home to roughly 25,390 people (2020), about 2,770 more people than a decade ago. Most of the growth occurred over the past five years. While the vision, goals, objectives and strategies for this plan were developed with a 20-year planning horizon, population projections were estimated for a 10 year period with the intention of reviewing county demographics and making necessary revisions as needed at 5 to 10 year intervals. Given the dynamic development climate in southwest Idaho, annual reviews of permit activity are also recommended.



Source: Census 2010 and Census 2020

2.3.1 Current Demographics

Age

The median age is about 40 years old which is above the state and national medians—36 and 38 years, respectively. The age cohorts contributing most to the County’s growth were 30- to 34-year-olds and 60+. Losses were seen in the 20 to 24 years and 50-to-54-year age cohorts.

Race and Ethnicity

Racial diversity is low with 12% of the County’s total population reported as non-white. However, the area is more diverse than five years ago when 93% of the population was white, compared to 88% in 2019. There are more Hispanic people moving to the area, increasing by 12% during the same time period.

Education

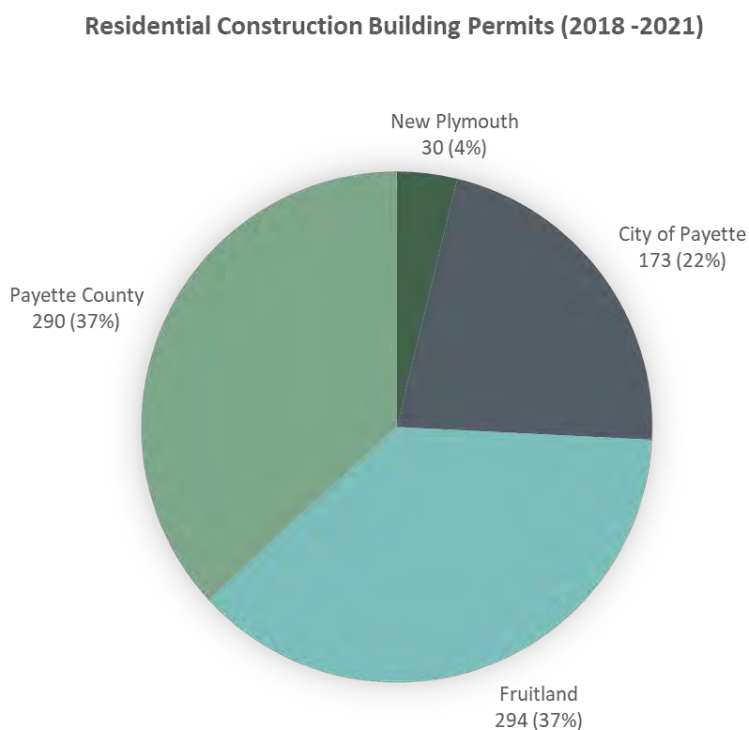
Educational attainment has been stable for the past decade; the share of people holding a graduate degree and higher has increased one percentage point in the past five years. Roughly half the 25 years and over population in Payette County have a high school education or less. The share of bachelor’s degree holders and higher has remained at 15-16% the past several years, whereas, it has jumped four percentage points in Idaho and the U.S.—to 29% and 33%, respectively.

Income

Income levels are 16% lower than the state and 20% lower than the nation. Using federal poverty guidelines, 13.4% of residents in Payette County are living in poverty. The rate has significantly dropped in the past five years from 18.5% in 2014. However, poverty in Payette County remains higher than the state, 11.2%, and the U.S., 10.5%.

2.3.2 Population Projections

From 2009 to 2019, Payette County added 1,286 people growing approximately 6%. During that period, the City of Fruitland grew 13% (adding 605 residents) and the balance of the County grew 8%, or by 726 residents. This trend continues as indicated from most recent building permit data trends (see chart below).



Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

For purposes of this plan, four growth scenarios were considered and are presented in **Appendix C**. As the selected scenario, the Economic Cycle has been customized for Payette County to reflect the most recent development patterns within the region. This projection uses random annual growth rates indicative of local permit activity, coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. Growth projections are higher in the next few years (3-5%) and then taper at the end of the decade. This projection results in an additional 4,850 people, 2,103 additional housing units in Payette County by 2030. For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years.

When compared with the other scenarios considered, these projections may appear to be aggressive, yet given the recent growth in the region, it portrays a more realistic representation than the scenarios based on past rates of growth (0.7 – 1%). To further refine the projections to determine the distribution of new residents across the cities within Payette County, calculations were based on recent building permit activity. These allocations are for planning purposes only and are summarized in **Table 2.1**.

Table 2.1 — Projected New Residents and Housing Units

	2018-2021		Projected 2030	
	Residential Building Permits	New Residents	New Housing Units	New Residents
Payette County	290	554	587	1,349
Fruitland	294	515	1,123	2,583
City of New Plymouth	173	278	(36)	(82)
City of Payette	30	63	561	1,291

Source: Permit data from Cities of Fruitland, Payette, New Plymouth; and Payette County; Projections are author's calculations

Note: At this time, there are subdivisions that are approved but not yet in the building permit process. The disbursement of new housing units and residents by city, is based on the share of population growth allocation each city contributed from 2010 to 2020.

When applied to age cohorts, it is anticipated that an increase in both the 20 to 24 age groups and 75 and older will occur. Some loss in population in age groups 10 to 14 and 55 to 69 may also be anticipated.

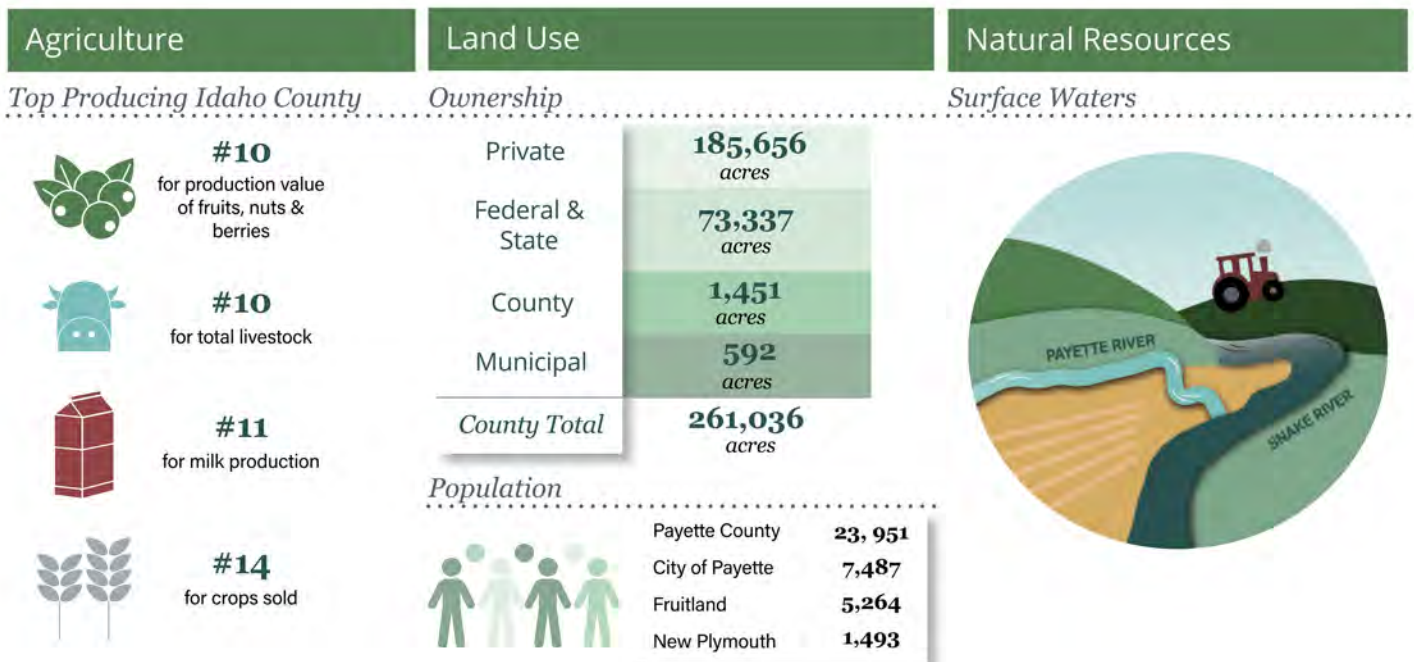
2.4 COUNTY VISION

In the fall of 2020, public outreach focused on identifying issues and concerns, challenges, and opportunities. Topics were presented to the Citizens Advisory Committee (CAC) based on a 2019 public survey generated by the Planning and Zoning Department (included in Appendix A); the CAC elaborated on those issues and provided input for a Vision Statement. At the first Public Outreach Event the Vision Statement was discussed and comments were collected. Over the course of the planning process the following Vision Statement was determined and is a guiding principle for this Comprehensive Plan:

In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources and promotes a balanced economy for the well-being of current and future generations.

3. Physical

In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources and promotes a balanced economy for the well-being of current and future generations.



3 | Physical

3.1 AGRICULTURE

3.1.1 *Current Perspective*

Payette County plays an integral role in the state's agricultural economy. Payette County farmers are top dairy producers in the country (the top 10% of counties nationwide) and important contributors in products sold for fruits, nuts and berries and total livestock in Idaho. This plan section summarizes a detailed report on Agriculture in Payette County (**Appendix C, Socioeconomic Report**) that was derived from a variety of sources, including U.S. Department of Agriculture's (USDA) Census of Agriculture (2012 and 2017) and Idaho Department of Labor's Farm Employment Estimates. The next Census of Agriculture will be conducted in 2022 and data will take up to two years following to be completely published for public consumption. Consequently, the data in this report are the most recent data available and illustrate the role and importance of agriculture in the Payette County economy.

In May 2020, the American Farmland Trust released the "*Farms Under Threat: The State of the States*" report revealing that between 2001 and 2016, approximately seventy-thousand acres of Idaho farmland – an area larger than the city of Boise – converted to urban or suburban uses. The report identified both the Treasure and Magic Valleys as key locations for this growth. The AFT observed that the "region is also a global leader in seed production due to favorable growing conditions and a historically reliable supply of water. Losing this valuable land threatens America's food supply and the world's food security."

NUMBER OF FARMS. There are 640 farms comprising 162,600 acres, averaging 254 acres per farm. While the number of farms has diminished over 5 years (by approximately 15 less farming operations in the County), the size of the remaining farms has grown, on average.

Table 3.1 – Percent Change in Number of Farms

Total Farms	2012	2017	% Change
Number of farms	655	640	-2.3%
Land in farms (acres)	157,090	162,622	3.5%
Average size in farm (acres)	240	254	5.8%

SIZE AND VALUE. Data from the 2017 USDA Census of Agriculture indicate an overall decline in the agricultural market since the last survey conducted in 2012. Market valuation of products sold is down 29% and net farm income dropped 33% over the five-year period. The farm size has shifted as the number of small farms (<10 acres) and the number of large farms (>500 acres) have both increased, whereas the number of mid-size farms has declined—losing 60 mid-range farms.

Table 3.2 – Percent Total of Farms by Size

Farms by Size	2012		2017		Change (2012-2017)	
	Number	Percent Total	Number	Percent Total	Number	Percentage Points
1 to 9 acres	169	25.8%	213	33.3%	44	7.5%
10 to 49 acres	262	40.0%	237	37.0%	-25	-3.0%
50 to 179 acres	129	19.7%	94	14.7%	-35	-5.0%
180 to 499 acres	52	7.9%	46	7.2%	-6	-0.8%
500 to 999 acres	24	3.7%	30	4.7%	6	1.0%
1,000+ acres	19	2.9%	20	3.1%	1	0.2%

The number of acres for wheat for grain jumped 46% from 2012 to 2017, adding over 2,200 acres, while adding five farms. The increase is attributed to an increase in farming winter wheat. This may be indicative of a change in crop rotations as the acres dedicated to vegetables, including potatoes, also increased substantially during the same time period.

Cattle inventories declined by about 11% and the number of cattle and calves sold between 2012 and 2017 dropped 47% from 85,464 to 45,245—coinciding with the 37% drop in market value of such products. However, the land used for production of all types of forage (e.g. hay, grass, silage) increased during this period.

AGRICULTURAL WORKERS. Payette is the 9th largest farm-employing county in the state, comprising 3% of the state’s total farm employment. Farm employment has consistently increased over the past five years and spiked in 2020, averaging 1,642 farm workers for the year. Of those, nearly 74% were hired workers, another 26% operators. Operator (or producer) designates a person who is involved in making decisions for the farm operation regarding planting, harvesting, livestock management, and marketing. The producer may be the owner, a member of the owner’s household, a hired manager, a tenant, a renter, or a sharecropper. The census collected demographic information for up to four producers per farm, reporting that there are 1,152 producers in Payette County. Of that, 40% are women and 29% are over the age of 65. Payette County also has many new or novice farmers—28% of all producers.

3.1.2 Future Focus

The number of farms in Payette County declined by 15—from 655 in 2012 to 640 in 2017. Farm size has shifted as the number of small farms (<10 acres) and the number of large farms (>500 acres) have both increased, whereas the number of mid-size farms has declined. This may indicate a trend toward part-time farming, with some or all family members maintaining off-farm employment. The total number of acres being farmed increased by 3.5% between 2012 and 2017. Whether that will be reflected in the 2022 census, following years of increased population growth in southwestern Idaho, has yet to be determined.

However, the presence of small, family farming continues to be a staple in Payette County with about 70% of farms fitting in the less than 9 acre to the 10 – 49 acre categories. The acceleration in applications for Transfers of

Development Rights (TDR)¹ in recent years may further impact the increase in small acreages and contribute to the decline of farms in the 50 to 179 and 180 to 499 acre categories.

Sales revenues increased from 4-5% from 2012 to 2017 and there is more demand for farm-to-table products and niche organics. Farmer's Markets are a growing business and there are monthly subscription deliveries of vegetables and fruits that have contributed to the growth in Payette County and the surrounding region.

Historically, in Payette County, farm employment has increased about 0.9% each year. At this pace, Payette County is projected to employ roughly 1,800 farm workers by 2030—an additional 157 workers. The wage for agricultural workers has also increased due to the lack of interest in the jobs by most job seekers. Producers are willing to pay more now than in the past as it is critical to get these perishables from field to plate.

While the population projections prepared for this Comprehensive Plan indicate the potential for approximately 800 new housing units in unincorporated Payette County, those units could likely be accommodated in areas situated in or near existing rural residential development or within Areas of City Impact, without eroding the operating agricultural areas.

Many factors contribute to a county's strong agricultural economy. Continuous monitoring of the agricultural census as well as the needs of agricultural producers and workers will enable the County to make appropriate decisions to support the resilience of this important economic sector and ensure that it remains the backbone of Payette County's economy for years to come.



Payette County fields in Spring 2021

¹ The process by which development rights are transferred from one lot, parcel, or tract of land in any sending area to another lot, parcel, or tract of land in one or more receiving areas, as stipulated in Payette County Code section 8-5-10 .

Table 3.3 – Agricultural Goal, Objectives, and Strategies

Goal	
Conserve agricultural lands for future generations by supporting agricultural uses and opportunities.	
Objectives	Strategies
3.3.1 Maintain large parcel sizes for agricultural purposes, including the raising of animals, consistent with existing land characteristics, as depicted on the Future Land Use Map.	3.3.1a Implement the Future Land Use Map (FLUM) by amending the zoning ordinance and map to include a range of zoning categories with appropriate uses and development tools.
	3.3.1b Initiate efforts to identify incentives to ensure conservation of large acreages (such as conservation easements, working land trusts, and land banks).
	3.3.1c Support educational and economic development initiatives so new and existing farmers can continue to innovate and improve their operations.
3.3.2 Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses.	3.3.2a Amend the Transfer of Development Rights (TDR) program to reduce fragmentation of important agricultural lands and ensure that receiving sites are within the Areas of City Impact residential areas or within the County designated Rural Residential areas.
	3.3.2b Develop standards for rural residential planned unit developments (in excess of 4 lots) that address the physical site characteristics (such as topography, soils, water, vegetation, surrounding properties, building location, site improvements, water and waste disposal systems, and other amenities) and incentivize quality site design.
	3.3.2c Discourage increased housing density in agricultural areas, in order to limit potential conflicts associated with residential intrusion on agricultural operations.
3.3.3 Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with nonagricultural uses.	3.3.3a Facilitate agricultural production by allowing agriculture related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently located to agricultural operations through zoning provisions (special use permits, etc.).
	3.3.3b Support efficient management of local agricultural production activities by permitting development of adequate amounts of farm worker and farm family housing in agricultural areas.
	3.3.3c Limit the number of small lots in any one area to avoid the potential conflicts associated with residential intrusion on agricultural operations.

3.2 NATURAL RESOURCES

3.2.1 *Current Perspective*

Payette County possesses an abundance of natural resources as two major navigable waters, the Payette River and Snake River, intersect the County and contribute to a unique soil content present within the area. The soils within the County are associated with conditions best suitable for row crops, livestock and grazing, wildlife, and pasture and forage crops. The most represented vegetated cover type is a shrub/steppe annual grass-forb type at approximately 33% of the county's total area. The next most common vegetation cover type represented is agricultural land, also at 33% of the total area. Perennial grasslands are the third most common plant cover type at 18% of the total area. Payette County is also comprised of a vast amount of state and federal lands that contain volcanic hills and buttes throughout the northern part of the County as displayed on [Figure 2](#). These hills in the northern part of the County also have an increased risk of landslides as there is an increased percent slope throughout the area. Additionally, the County owns and operates the landfill that services all of Payette County, as well as several nearby counties on a contractual basis.

3.2.2 *Future Focus*

As population and the demand for development throughout the County increases, natural resources will inadvertently be impacted. As population increases and subsequent residential, commercial, and industrial development occurs it could ultimately result in a decrease in land and soils associated with crop production, livestock, and grazing. In addition, increased development and population will subsequently have an impact on the County-owned landfill as it will increase demand and fill. To best preserve natural resources, collaboration with appropriate natural resource entities and adoption of appropriate development regulations will help ensure a safe and healthy environment for the County residents and visitors alike. Additionally, public safety related to natural disasters and hazardous events must be a priority. Payette County Emergency Management has identified the need for a separate facility dedicated to the department and protection of the greater part of the County.

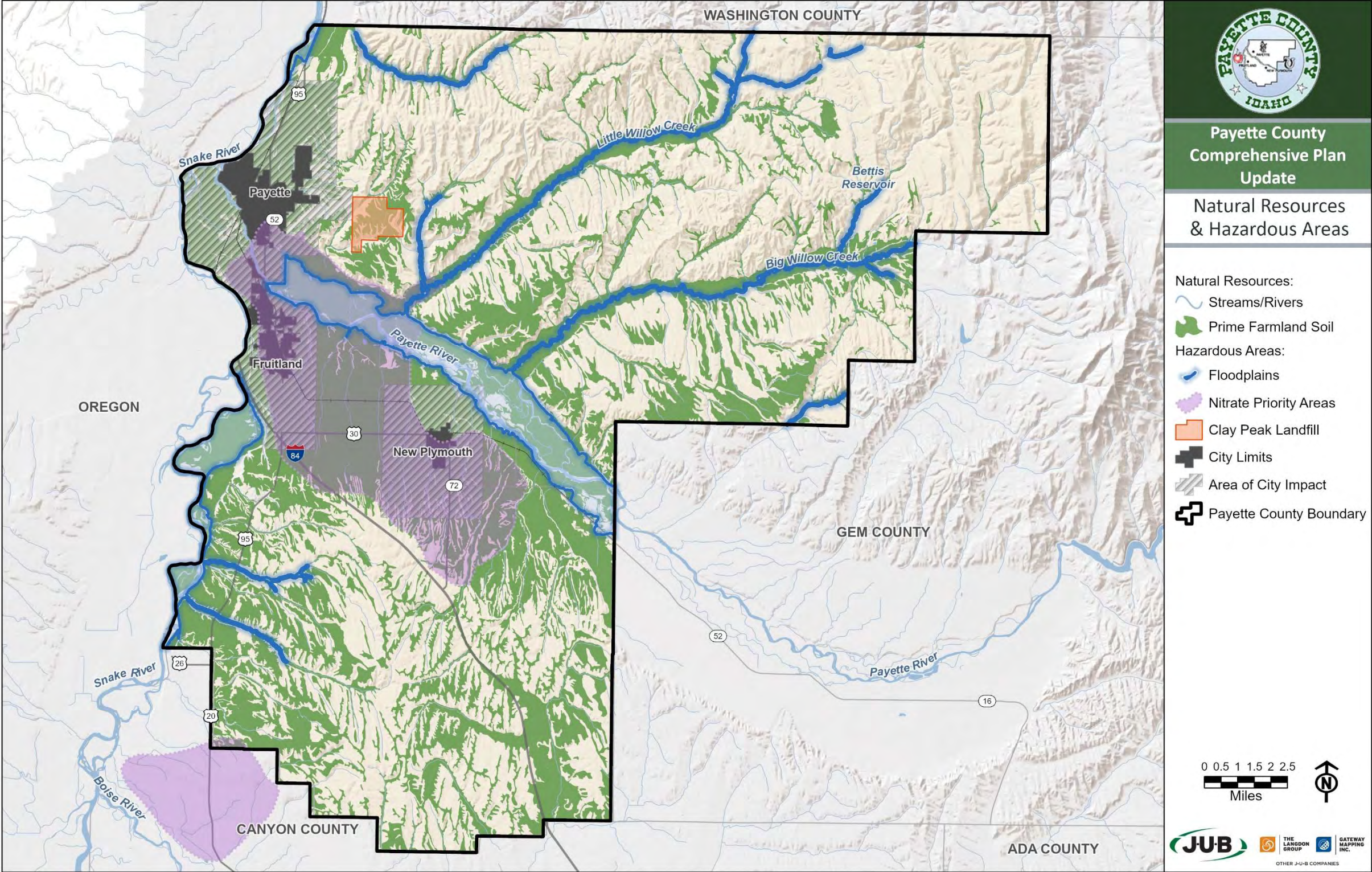


View of Payette River in Summer 2021

Table 3.4 – Natural Resources Goal, Objectives, and Strategies

Goal	
Preserve natural resources to ensure a clean and healthy environment for all Payette County residents and visitors.	
Objectives	Strategies
3.4.1 Collaborate with appropriate entities to conserve water and keep both surface and subsurface waters clean (i.e. aquifers, surface waters, drinking water sources, floodways, waterbodies, streams, rivers, and community, municipal, and domestic wells).	3.4.1a Implement measures to assist in preventing and minimizing potential contamination to surface waters from septic systems.
	3.4.1b Consider requesting developers/builders to provide improvements to assist in the protection of surface waters and open space as a condition of development within applicable areas.
	3.4.1c Coordinate with the Idaho Water Resources Board and other appropriate entities on a regular basis regarding surface and subsurface water management and availability.
	3.4.1d Preserve major surface waters by establishing and maintaining stabilized access points for the Payette and Snake Rivers.
3.4.2 Ensure citizens are informed and engaged about decisions related to natural resources.	3.4.2a Ensure that new development, with a potential to impact the natural environment and resources of the County, provide required public notice prior to integration into the County.
	3.4.2b Collaborate with Soil and Water Conservation Districts, Idaho Department of Agriculture, U.S. Department of Agriculture (USDA), and Extension Services to educate the public regarding Best Management Practices.
	3.4.2c Consider maintaining an updated environmental resources list for the County to encourage citizens to stay informed regarding use and conservation of natural resources.
3.4.3 Protect County residents from both natural and human-induced hazards.	3.4.3a Comply with the All Hazard Mitigation Plan and aim to prevent County-wide hazards.
	3.4.3b Collaborate with Federal and State agencies to protect and preserve environmentally sensitive areas.
	3.4.3c Ensure that the appropriate measures are implemented for development in areas with canals, slopes, flood plain exposure, high wildfire potential and air quality concerns, and limit development where warranted.

Figure 2 – Natural Resources and Hazardous Areas



3.3 LAND USE

3.3.1 *Current Perspective*

The predominant land uses in Payette County are agriculture and rangeland, as discussed in Sections 3.1 and 3.2. Public lands comprise approximately 28.9 percent of the total land area and are managed by federal land agencies including the Bureau of Land Management and the U.S. Fish and Wildlife Service. Most development occurs in three incorporated areas -- Payette, Fruitland, and New Plymouth -- and the unincorporated town of Sand Hollow. Each incorporated city has an established Area of City Impact boundary, in accordance with State Code, and a signed agreement with the Board of Payette County Commissioners. These areas are intended to represent land that the city believes it can reasonably serve in the future. In Payette County, each city plans for lands outside its city limits but within its Impact Area. The County retains zoning authority outside the city limits, and both planning and zoning responsibility outside all Areas of City Impact.

Each of the three towns has traditional downtown commercial areas surrounded by residential neighborhoods. Commercial development also extends outside of the urban areas along local highways. Each town has public buildings for government and school uses, as well as parks and other public facilities and utilities. Some industrial development occurs in each town along the rail lines and other transportation corridors. Larger lot residential development and small farms, along with agricultural support uses such as manufacturing and processing, occur in the outskirts of each town. Several commercial areas occur along three interstate interchanges (the Fruitland/Payette exit #3, the Sand Hollow exit #7, and the Black Canyon junction #13).

Outside of the Areas of City Impact, residential development is largely restricted to single family residences with the potential for a discretionary permit to allow an accessory dwelling unit in Agricultural zones. Each original parcel in the County's jurisdiction is limited to two administrative building permits requiring a minimum of 0.92 acres of buildable area for each. However, a Transfer of Development Right (TDR) program has been in place in Payette County for several decades. The TDR process provides another avenue for property owners to build residential homes on "receiving" parcels that might not otherwise qualify for a residence, and in return ensures that participating "sending" parcels remain in agricultural use. An analysis of current assessor's parcel data indicates that the average lot size outside of city limits is approximately 39 acres, while the average lot size outside of Areas of City Impact is about 55 acres.

The County relies on their zoning code for development standards and at present does not regulate landscaping or building design. Because of the rural nature of the County and the relatively limited development activity, the building and zoning requirements for building size and placement are not rigorous.

3.3.2 *Future Focus*

The population projections prepared for this Comprehensive Plan indicate the potential for approximately 800 new housing units in unincorporated Payette County during the next decade. In order to ensure that community services can be provided to these residents and that the addition of new homes will not disrupt existing land uses, those units should be situated in or near existing rural residential development or within Areas of City Impact.

In accordance with Idaho Code Section 67-6508 which specifies that the Comprehensive Plan Land Use component provides a map "indicating suitable projected land uses for the jurisdiction," a Future Land Use Map (FLUM) has been prepared (see [Figure 3](#)) for those land areas outside of Areas of City Impact. This map reflects community conversations around the desire to retain and enhance the County's rural character. To that end the map was largely based on the 2006 Comprehensive Plan's Future Land Use Map. The land use categories, depicted on the FLUM, are described below along with an indication of how the TDR program may be applied in each area:

- **Agriculture Rangeland** -- lands outside Areas of City Impact that are predominately rangeland; much of these lands are either state or federally owned. These areas would permit a wide range of agricultural pursuits, as

well as energy generation facilities such as solar by special permit. Properties would not participate in the TDR program.

- **Agriculture Preservation**-- lands outside Areas of City Impact that are irrigated. Lands along the Snake River and the Payette River drainage as well as the Big Willow and Little Willow drainages are within this land use category. These areas would focus on retention of agricultural use. A wide range of agricultural pursuits would be principally permitted, while more intense agricultural uses would be considered under a special permit. Properties could participate in the TDR program as part of a sending area.
- **Agriculture Mixed** -- lands outside Areas of City Impact that may or may not have irrigation. For the most part, these areas have a current use of an animal feeding operation or a sand/gravel pit or mine. A wide range of agricultural pursuits would be principally permitted that are compatible with the existing uses. Special permits would be required for animal feeding operations, and sand/gravel pits or mines. Properties would not participate in the TDR program.
- **Rural Residential** -- primarily where smaller residential lots are concentrated including an area surrounding Sand Hollow. This designation would permit large lot residential areas. Those lands so designated inside Areas of City Impact will likely be annexed into the neighboring city. Smaller lot residential development would only be permitted under a special development application such as a Planned Unit Development (PUD). Properties could participate in the TDR program as part of a receiving area.
- **Commercial** -- includes retail stores and services and is primarily situated at each of the four interstate interchanges. However, in the future, residential development may necessitate incidental commercial uses in densely populated areas.
- **Industrial** -- includes light and heavy industrial uses to address a variety of manufacturing, processing, and storage uses. This encompasses existing industrial operations, such as the Clay Peak Landfill.
- **Recreation** -- designation denotes locations of public recreation sites and areas.

An analysis of current assessor's parcel data indicates that the average lot size for parcels located outside of most Impact Areas, but inside the Agriculture Preservation and Agriculture Mixed areas (along with the Development Reserve areas inside the Payette Area of City Impact), is 24.8 acres. This is smaller than the county wide average lot size, due to the very large size of parcels in Agriculture Rangeland. To ensure that average lot sizes are not further diminished in this important agricultural area, appropriate land use policies regarding land division should be considered.

Several implementation tools may be used to direct development including provisions in the zoning ordinance (districts, minimum lot sizes, design and development standards, TDRs etc.) and the zoning map. Following adoption of a new Plan, Payette County will undertake appropriate revisions to zoning regulations to ensure that "zoning districts are in accordance with the policies set forth in the adopted comprehensive plan" as stated in Section 67-6511 of the Idaho Code. At that time, a close review of the existing land use categories and their application in the County and within Areas of City Impact will occur. It may result in a change to the number and type of zoning districts and modification of uses and other design and development standards, and potentially simplifying the administration of the zoning regulations.

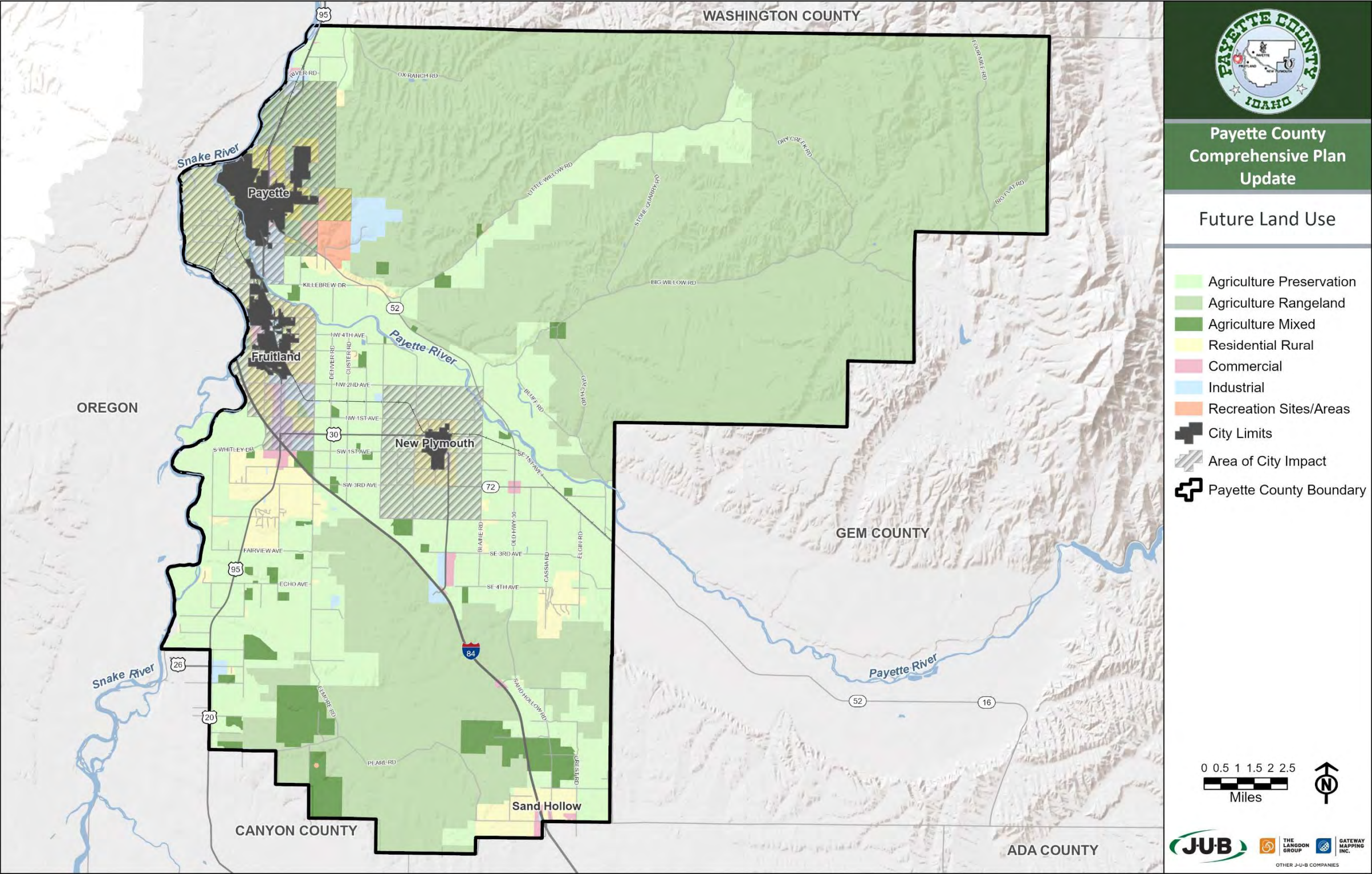
Based on the extent of public comment regarding the application of the TDR program, revisions to the zoning ordinance are anticipated to retain the program while specifying new criteria, including designated sending and receiving areas, minimum lot sizes with potential lot size reductions to encourage more agricultural preservation, and potentially new procedures such as an administrative review.

Other public concerns regarding the appropriateness of some large-scale developments and their impact on neighboring properties would indicate the need for more rigorous design and development standards for large residential, commercial, or industrial developments.

Table 3.5 – Land Use Goal, Objectives, and Strategies

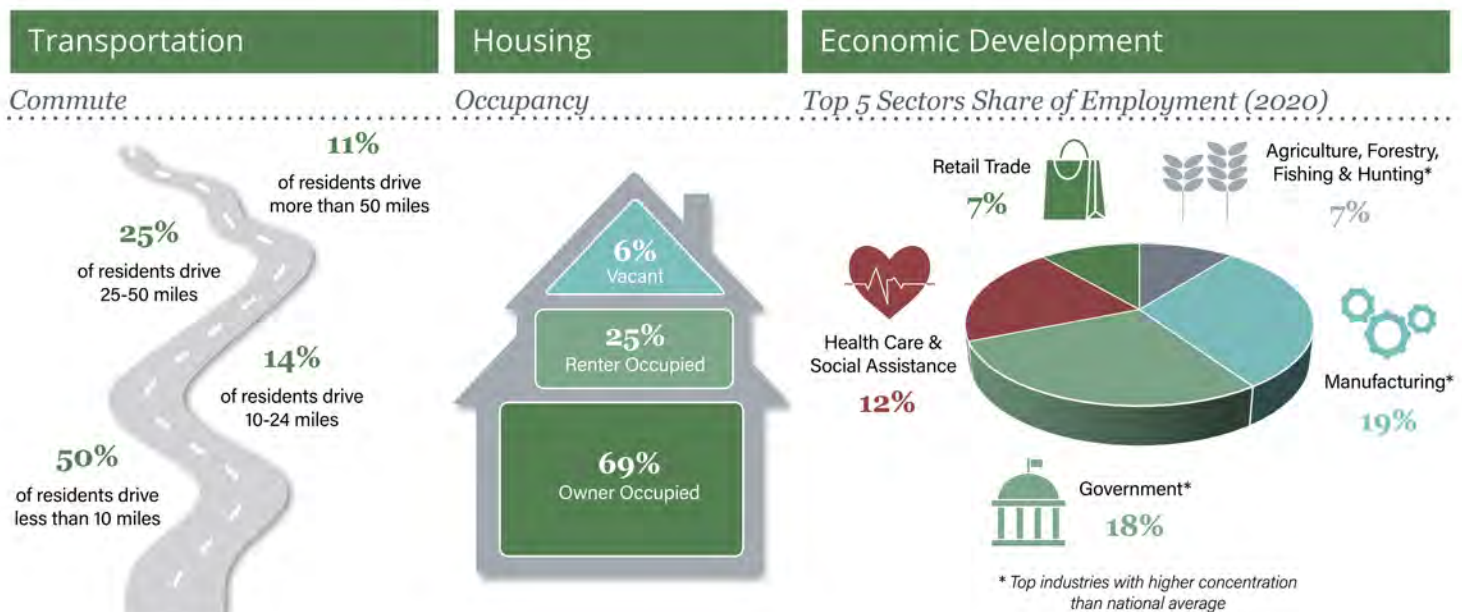
Goal	
Balance demands for growth with the desire for preserving a rural lifestyle and responsible use of available community infrastructure and services.	
Objectives	Strategies
3.5.1 Collaborate with cities to encourage industrial and commercial uses and residential subdivisions within the Areas of City Impact.	3.5.1a Update the Zoning Code to ensure a range of lot sizes, with the smallest lots and subdivisions permitted within Areas of City Impact on parcels identified for residential use.
	3.5.1b Provide subdivision standards that allow for the future platting of subdivisions to accommodate city sewer and water, as city limits expand within Areas of City Impact.
	3.5.1c Monitor growth and extension of urban services within Areas of City Impact to ensure that boundaries are appropriate and consistent with County’s Comprehensive Plan goals and objectives.
	3.5.1d Collaborate with economic development efforts to identify and support industrial parks and other large employment centers.
3.5.2 Enhance the County’s rural environment and protect diverse agricultural uses.	3.5.2a Update the Zoning Code and Map to implement the Future Land Use Map allowing a range of land uses including a variety of agricultural uses and options for rural residential development, as well as strategic commercial and industrial areas.
	3.5.2b Develop standards to enable appropriate siting, design and development provisions for energy production and transmission facilities.
3.5.3 Continue to provide excellent planning and zoning service to support County residents.	3.5.3a Support the enforcement of all zoning ordinances particularly those related to property maintenance and zoning code compliance.
	3.5.3b Ensure that all Areas of City Impact agreements are current by establishing regular coordination with City Councils and County Commissioners.
	3.5.3c Support development of regional and functional plans as they relate to Payette County.

Figure 3 – Future Land Use Map



4. Economic

In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources and promotes a balanced economy for the well-being of current and future generations.



4 | Economic

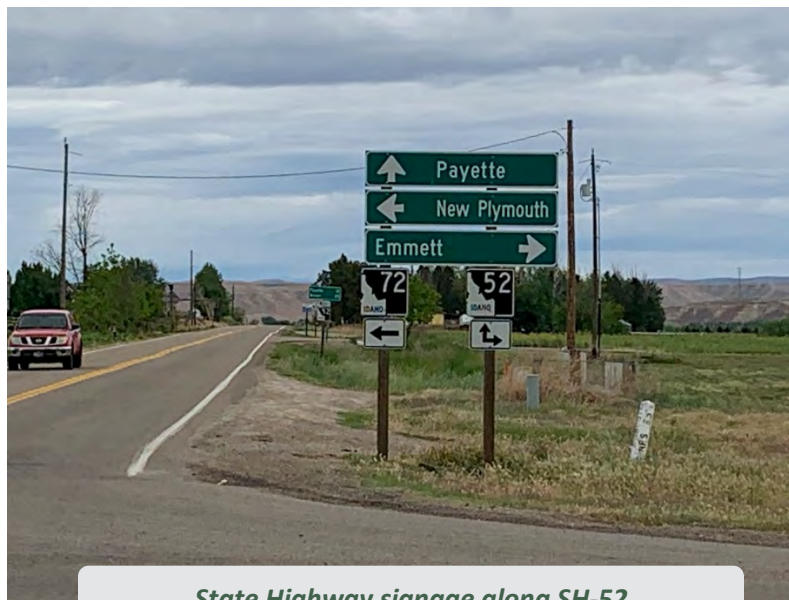
4.1 TRANSPORTATION

4.1.1 *Current Perspective*

The transportation network within Payette County is comprised of state facilities, owned by the Idaho Transportation Department (ITD), that operate as the main thoroughfares throughout the County, as well as the collectors, arterials and local roads maintained by the Payette County Road and Bridge Department and Highway District #1, as shown in [Figure 4](#). The two state-owned principal arterials are Highway 95, which provides connection to the north (Canada) and south (Nevada), and I-84 which connects to the west (Oregon) and east (Utah and Wyoming). Payette County Road and Bridge and Highway District #1 have mutual agreements to maintain facilities adjacent to one another in the abutting jurisdictions, one of which being the Snake River Canyon Scenic Byway. The Byway extends from Nyssa, Oregon down south through Payette County to Walters Ferry, Idaho. Alternative transportation services are also available through ACHD vanpool/carpool services, Treasure Valley Transit, senior transit services provided by Payette Senior Center, as well as private transit facilities such as Greyhound and Veterans' bus services.

4.1.2 *Future Focus*

Rural communities, such as those located within Payette County, prove to be larger commuter-driven areas so walkability scores remain low. These rural communities with lower walkability scores tend to have more vehicles per household, thereby creating increased traffic as population and development activity increase. Planning for better accessibility and adequate future infrastructure, within and between the cities of Payette County, will become essential to creating a well-connected, easily accessible county. Prioritizing the development and adoption of an updated Transportation Master Plan outlining capital projects as well as maintenance and implementation practices will ensure the future transportation system meets current and future needs.

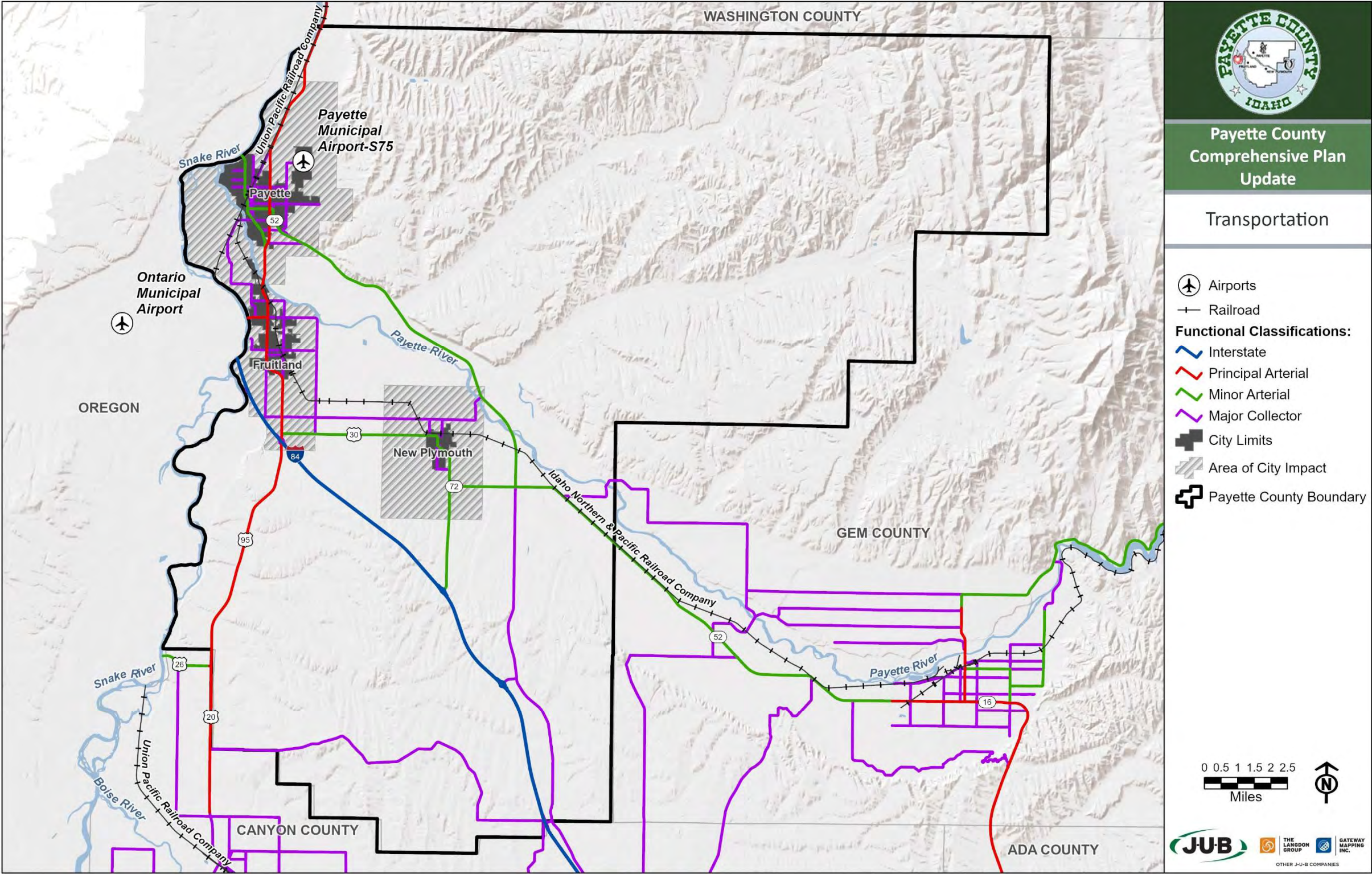


State Highway signage along SH-52

Table 4.1 – Transportation Goal, Objectives, and Strategies

Goal	
Provide a transportation network that connects people and places.	
Objectives	Strategies
4.1.1 Ensure roadway systems meet current and future needs.	4.1.1a Design roadways to meet the safety and access needs of current and future traffic conditions.
	4.1.1b Actively seek various types of transportation grant funding and other available sources to support roadway improvements.
	4.1.1c Consider a corridor study to address U.S. 95 congestion and connectivity, including appropriate land use designations.
	4.1.1d Participate in update to the Payette County Road and Bridge Transportation Plan.
4.1.2 Plan and construct transportation infrastructure that will increase accessibility.	4.1.2a Incorporate bicycle and pedestrian facilities, appropriate for the location, in roadway maintenance and capital projects whenever opportunities arise and whenever feasible.
	4.1.2b Collaborate with neighboring jurisdictions, as well as public and private entities, to increase opportunities for varying transit options (bus routes, airports, etc.).
	4.1.2c Require developers to assess the potential impact to transportation facilities and implement roadway improvements, as needed, prior to construction.

Figure 4 – Transportation



4.2 HOUSING

4.2.1 *Current Perspective*

Housing inventory and characteristics are indicators of community health. This plan section summarizes a detailed report on housing in Payette County (**Appendix C, Socioeconomic Report**) that was derived from a variety of sources. Payette County, like the State of Idaho, has experienced increasing home price appreciation, due in part to the number of people migrating in. The median sales price of a home in Payette County rose nearly 24% from February 2020 to February 2021 (as reported by Redfin). This upward trend has priced many Idahoans out of the market, exacerbating the rental market as well. According to HousingIdaho.org, a significant number of Idaho counties have had a rental vacancy rate consistently below 1% since 2015, which limits housing choices for full-time workers earning less than \$20 an hour, seniors and others on fixed incomes.

Continuous population growth in and around Payette County has contributed to the increased permit activity for additional housing inventory and more diverse housing types. Due to the availability of city services, including municipal water and sewer systems, housing developments that offer small to medium size units for rent or purchase are located within the cities of Payette County. Among Payette County cities, the City of Fruitland has seen the most growth. Outside city limits, single family homes with individual well and septic may be permitted by the Health District on lots of at least 40,000 square feet in size. The predominant lot size in unincorporated Payette County however exceeds 30 acres in size, as the average parcel size within the County is 39.4 acres.

4.2.2 *Future Focus*

The three main housing indicators—population, households, and housing units—have been trending upward over the past five or more years. With all indicators projected to increase over the next ten years, we can expect the trend to continue the upward momentum. An estimated 2,235 additional housing units can be expected to house 5,141 new residents by 2030. Approximately 60% of those units are anticipated to occur inside city limits if the current distribution of permits continues (refer to page 6). While density is not likely to increase appreciably outside of incorporated areas, within each city local policies and regulations to diversify housing types, styles, and sizes, could be implemented to accommodate housing demand.

Table 4.2 – Housing Goal, Objectives, and Strategies

Goal	
Ensure adequate and diverse housing for existing and new residents while balancing housing needs with conserving agriculture and natural resources.	
Objectives	Strategies
4.2.1 Support opportunities to create adequate and diverse housing products for the range of needs and income levels represented in Payette County.	4.2.1a Coordinate with each city in Payette County to establish housing programs and policies to ensure adequate rental and owner-occupied, single, and multifamily options.
	4.2.1b Collaborate with the Southwestern Idaho Cooperative Housing Authority (SICHA) to conduct a public engagement process to determine if the current mix of housing products is adequate for public needs.
4.2.2 Support opportunities to create adequate and diverse housing products for the range of needs and income levels represented in Payette County.	4.2.2a Coordinate zoning ordinances updates related to Accessory Dwelling Units (ADUs) standards.
	4.2.2b Revise the Zoning Code to reflect the Future Land Use Map and support plan objectives related to rural residential development within and outside of Areas of City Impact.

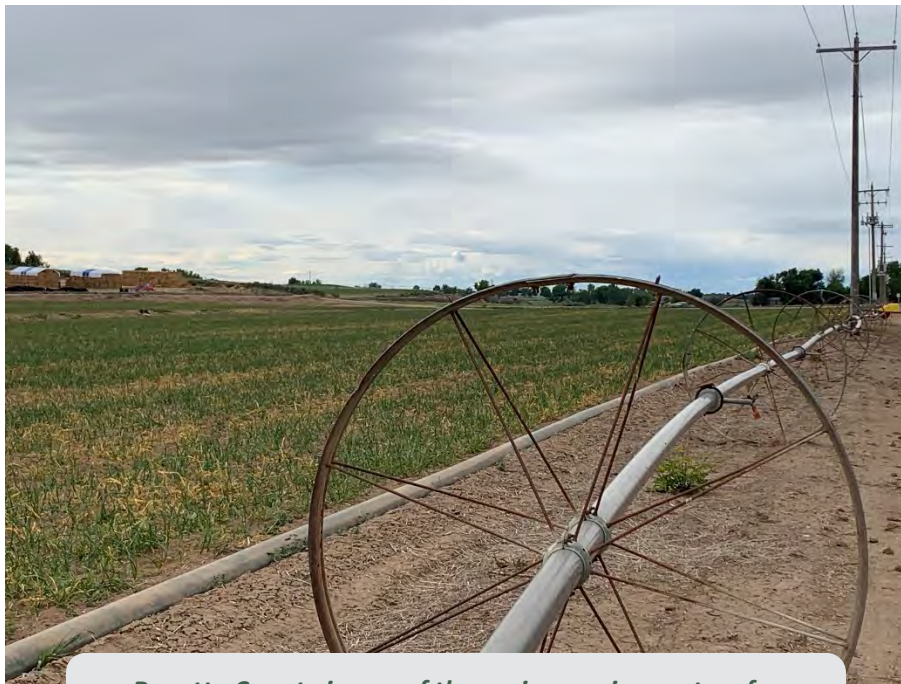
4.3 ECONOMIC DEVELOPMENT

4.3.1 *Current Perspective*

Ensuring that the County is a place where people want to live, work and play is the work of every local government agency, statewide partners, residents, and business owners. This plan section summarizes a detailed report on economic development in Payette County (**Appendix C, Socioeconomic Report**) that was derived from a variety of sources. Payette County economic development efforts to date have capitalized on the presence of Interstate 84 (east-west) and US Highway 95 (north-south); the area is ideally positioned to reach major transportation corridors and markets in all directions. As described in Section 3.1, the County is one of the major service centers for agricultural production in the state and greater region. As a result, its proximity and ease of access to major metropolitan areas such as Boise, Portland, Seattle, and Spokane make it a desirable location for companies to locate. This region has built its economy around the successes of agriculture while seeking new opportunities with evolving markets.

4.3.2 *Future Focus*

The industries targeted by local economic development professionals complement the existing economic base. There are opportunities to expand the supply chain by identifying gaps for existing users. Manufacturing, agriculture, and utilities tout higher concentrations of employment than national averages. The construction and health care sectors are projected to experience the highest growth over the next decade, while manufacturing is expected to decline slightly. Projection estimates show an additional 900 jobs over the next 10 years. The 7,300 people leaving the County each day for work can be leveraged for attracting new businesses to the area and expanding existing businesses, primarily located within the County's three cities.



Payette County is one of the major service centers for agricultural production in the state and greater region.

Table 4.3 – Economic Development Goal, Objectives, and Strategies

Goal	
Boost economic growth to provide greater opportunities through collaboration with local cities and leading economic sectors (Agriculture, Distribution & Transportation, Manufacturing, Internet Based Services, and Renewable Energies).	
Objectives	Strategies
4.3.1 Ensure County functions, policies and services support and stimulate regional economic growth.	4.3.1a Participate in Snake River Economic Development Alliance (SREDA) efforts with local governments and representatives from key employers and sectors to implement joint economic development strategies.
	4.3.1b Encourage development of strategies that promote the technology sector, including renewable energy opportunities.
	4.3.1c Support partnerships for training and mentorship programs with industries based in Payette County to encourage pairing of local job opportunities with residents.
	4.3.1d Collaborate with cities on land use decisions in keeping with Area of City Impact agreements.
4.3.2 Promote sustainable agricultural activities, agribusiness and compatible home-based businesses.	4.3.2a Support agricultural uses through land use plans and policies to reduce conflicts between adjacent incompatible uses.
	4.3.2b Implement County ordinances that encourage small scale agri-based businesses.

5. Social

In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources and promotes a balanced economy for the well-being of current and future generations.



5 | Social

5.1 RECREATION

5.1.2 *Current Perspective*

The Payette County Recreation District was formed in 1976 to act as a coordinator of recreational services and programs in the County. The District offers programs in Payette, utilizing the City parks and school facilities and in return, the City and School District assist the Recreation District with field maintenance. In addition to the Recreation District, the various cities (Payette, Fruitland, New Plymouth) within the County provide multiple parks and trails. River access points as well as federal and state lands contribute to the available outdoor recreational opportunities in the County. Amenities such as Clay Peak Motorcycle Park, which occupies over 500 acres of Bureau of Land Management (BLM) land are heavily utilized. The City of Payette provides sports and park amenities, in addition to green space, as the City offers a public golf course operated by the Payette Municipal Development Corporation as well as a swimming pool that can be utilized year-round. (Refer to [Figure 5](#) for key recreational features.)

5.1.3 *Future Focus*

As Payette County is home to an abundance of natural and cultural recreational resources, these resources can become compromised with an increase in population if appropriate measures are not implemented to preserve and protect those resources. The development and adoption of a County-wide Open Space, Parks, and Waterways Plan would ensure adequate planning, preservation, and expansion methods are implemented to maintain and enhance the existing County recreational resources. The County jointly maintains the Payette Greenway and has tentative plans to extend the trail into Fruitland and New Plymouth. Additionally, the County intends to explore opportunities to create a facility such as a recreation center or event center to function as a multi-modal sports facility and/or community gathering center.



Access point for the 52 Bridge recreational area

Table 5.1 – Recreation Goal, Objectives, and Strategies

Goal	
Conserve and enhance Payette County’s natural and cultural resources, while expanding access and amenities for residents and visitors.	
Objectives	Strategies
5.1.1 Promote a sustainable County-wide parks and recreation, open space, and waterways system.	5.1.1a Develop a County-wide Open Space, Parks and Waterways Plan in collaboration with local agencies and districts that addresses current and future needs, as well as implementation strategies related to parks and recreation, cultural resources, open space, and waterways.
	5.1.1b Provide incentives to encourage landowners and/or developers to dedicate public easements or right-of-way, expand existing parks and open space amenities and create new connections for trails and pathways.
	5.1.1c Explore opportunities for a County recreation facility, to include indoor sport and community gathering spaces, that supports existing municipal facilities.
5.1.2 Protect County waterways for habitat and wildlife preservation and as crucial recreational areas.	5.1.2a Collaborate with Federal and State agencies (BLM, U.S. Fish & Wildlife Service, etc.) to identify opportunities for enhanced habitat and wildlife preservation along County waterways and within their management areas (Big Willow Road).
	5.1.2b As part of County-wide parks and open space planning, identify recreational opportunities (trails, picnic areas, etc.) along County waterways including the Payette River Greenway.
	5.1.2c Identify and implement specific recreational access areas along the Payette and Snake Rivers.

5.2 PUBLIC SERVICES, FACILITIES AND UTILITIES

5.2.1 Current Perspective

The provision of beneficial public services, the location and efficiency of utilities, and facilities to support residents and visitors, are determining factors for the quality of life and the development of the entire County. However, as presented in **Table 5.2** below, facilities, utilities and services are provided for the majority of the public by the cities within the County, as well as special districts. It should be noted that at present there are no National Interest Electric Transmission Corridors within Payette County. (Refer to **Figure 5** for district boundaries and other locational information.)

Table 5.2 – Payette County Utilities, Facilities, and Services

	PROVIDER
Utilities	
Water	Cities of Fruitland, New Plymouth and Payette
Sewer	Cities of Fruitland, New Plymouth and Payette
Septic Permits	Southwest District Health
Water Wells	Idaho Department of Water Resources (IDWR) – Water District #5
Irrigation water	Farmers’ Cooperative Irrigation Company; Black Canyon Irrigation; Washoe Irrigation Company; Noble Ditch Canal Company, Ltd.
Power	Idaho Power, Intermountain Gas
Facilities	
County Courthouse	Payette County
Community Centers	New Plymouth Senior Citizen Center, Payette Senior Center; Boys and Girls Club of Western Treasure Valley, Payette
Landfill	Clay Peak
Libraries	New Plymouth and Payette
Safety Services	
EMS	Payette County Paramedics
Fire	Bureau of Land Management, Fruitland Fire Department, New Plymouth and Sand Hollow Rural Fire Departments, Parma Rural Fire Department, Payette City Fire Department and Payette Rural Fire Department
Police	Cities of Fruitland and Payette
Sheriff	Payette County (Mutual Aid for New Plymouth)
Communication Services	
Cable or Internet	Anthem Broadband, CenturyLink, Farmer’s Mutual Telephone Company, HughesNet, Rise Broadband, Sparklight, SpeedyQuick Networks, Viaset
Telephone	AT&T, CenturyLink, Farmer’s Mutual Telephone Company, Sparklight, T-Mobile, Verizon
Newspaper	Argus Observer
Mail	Fruitland, New Plymouth, Payette U.S. Postal Offices

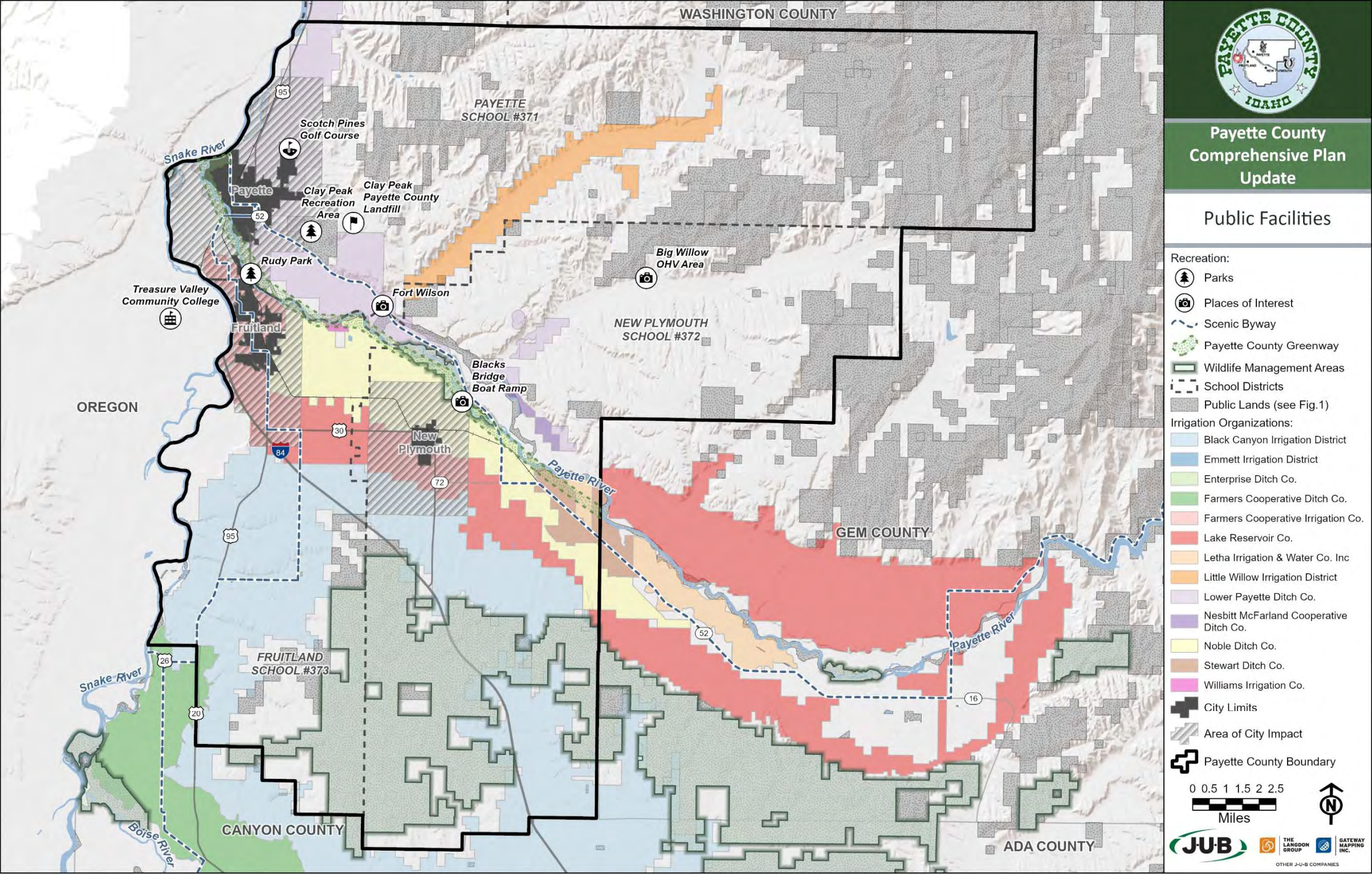
5.2.2 Future Focus

All service providers will continue to strive to meet public demand and many have individual facility and utility plans. As presented in Section 2.3, service indicators—population, households, and housing units—have been trending upward over the past five or more years and are expected to continue to climb. An estimated 2,235 additional housing units can be expected to house 5,141 new residents by 2030. Approximately 60% of those units are anticipated to occur inside city limits if the current distribution of permits continues (refer to page 8). While population should still be concentrated in the three incorporated areas of Payette County, county-wide services such as government, safety and communication will need to address an increase in demand.

Table 5.3 – Public Services, Facilities and Utilities Goal, Objectives, and Strategies

Goal	
Create a desirable and safe community that provides superior public services, facilities, and emergency response.	
Objectives	Strategies
5.3.1 Support public services and County facilities to meet the needs of a growing population and future demand.	5.3.1a Maintain serviceability of communication systems including broadband internet, telephone, and cable.
	5.3.1b Ensure future National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use decisions and minimize the adverse impacts of transmission corridors in the County.
	5.3.1c Evaluate impact of population growth on landfill and implement appropriate measures to address capacity and other considerations.
5.3.2 Coordinate with public utility and service districts, as well as emergency services (fire/ambulance districts, police, etc.) for future growth to enhance access and safety.	5.3.2a Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.
	5.3.2b Collaborate with cities and special districts to consider efficiencies in consolidating services and jurisdictions.
	5.3.2c Facilitate public and private partnerships to address safety concerns related to canals, wildfire, and other natural resource related issues.

Figure 5 – Public Facilities



5.2 SCHOOLS

5.2.3 Current Perspective

There are three school districts in Payette County: Payette Joint District #370, New Plymouth District #372 and Fruitland School District #373, as depicted in **Figure 5**. All schools, including those not affiliated with a District, are listed in **Table 5.4** and are within the Areas of City Impact. School bus programs are in place for each district, along with Safe Routes to School programs for children walking and bicycling to school.

Table 5.4 – Payette County Schools

District/Provider	School	Location
Payette School District #371		
	Payette Primary	1320 3 rd Avenue N
	Westside Elementary	609 N. 5 th Street
	McCain Middle	400 N. Iowa Avenue, Payette
	Payette High	1500 6 th Avenue S
Fruitland School District #373		
	Fruitland Elementary	1100 S. Pennsylvania Avenue
	Fruitland Middle	800 S. Pennsylvania Avenue
	Fruitland High	501 S. Iowa Avenue
	Fruitland Preparatory Academy (6-12)	401 Iowa Avenue, Fruitland
New Plymouth School District #372		
	New Plymouth Elementary	704 S. Plymouth Avenue
	New Plymouth Middle	4400 SW 2 nd Avenue
	New Plymouth High	207 S. Plymouth Avenue
River of Life Christian (K-12)	River of Life Christian Center	800 17 th Avenue N, Payette
Treasure Valley Classical Academy	Charter School District #532	500 SW 3 rd Street, Fruitland
Treasure Valley Mennonite School	Treasure Valley Mennonite Church	4110 SW 1 st Avenue, New Plymouth
Treasure Valley Seventh Day Adventist (K- 8)	Treasure Valley Seventh Day Adventist	305½ S 9 th Street, Payette

Payette County is also served by a wide variety of post-secondary institutions, located outside of Payette County, including two community colleges (Treasure Valley and College of Western Idaho) and four year and post-graduate schools (College of Idaho, Northwest Nazarene University, Boise State University and University of Idaho, Boise) along with a number of private institutions of higher learning. University of Idaho Extension also maintains a teaching farm in Payette County where in-person and on-line classes are offered to young and aspiring farmers.

5.2.4 Future Focus

Although all school districts have experienced enrollment decline, the growth projections associated with this Plan indicate population increases across the County through 2030. The age cohorts where the largest increase is anticipated is the 20 to 24 and 75 and older, indicating the importance of providing opportunities for post-secondary and life-long learning opportunities. Public and private schools also

provide vital support to families; with Payette County’s poverty rate (refer to section 2.3.1) future investment in schools may be considered.

Table 5.5 – Schools Goal, Objectives, and Strategies

Goal	
Support the education needs of all County residents.	
Objectives	Strategies
5.5.1 Collaborate with school districts to support the needs of County’s youth.	5.5.1a Coordinate with the school districts on population projections and potential land expansion needs.
	5.5.1b Analyze the needs of district students for Safe Routes to School in accordance with the Payette Transportation Plan Update and in coordination with cities, to examine and support opportunities for expansion of bicycle and pedestrian paths to improve school access.
5.5.2 Increase access to education for post-secondary and lifelong learning opportunities.	5.5.2a Support transportation shuttle and/or additional first and last mile services to increase the ability of County residents to access regional higher education opportunities.
	5.5.2b Support educational programs provided by Boise State University Community Impact Program, University of Idaho County Extension, Treasure Valley Community College, and College of Western Idaho.

6. Implementation



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6 | Implementation

6.1 Prioritized Strategies

This chapter consists of a table that lists all strategies presented in Chapters 3, 4 and 5 by assigned priorities (high, medium, and low). Each strategy is assigned next steps toward completion and lists potential partners to ensure implementation.

Table 6.1 – Implementation Strategies, Next Steps, and County Partners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
High Priority Strategies (0 to 5 years)				
3.3.1a	Implement the Future Land Use Map (FLUM) by amending the zoning ordinance and map to include a range of zoning categories with appropriate uses and development tools.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.3.1b	Initiate efforts to identify incentives to ensure conservation of large acreages (such as conservation easements, working land trusts, and land banks).	<ul style="list-style-type: none"> Collaborate with Idaho Coalition of Land Trusts and Land Trust of the Treasure Valley to explore conservation program options. 	High	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.3.2a	Amend the Transfer of Development Rights (TDR) program to reduce fragmentation of important agricultural lands and ensure that receiving sites are within the Areas of City Impact residential areas or within the County designated Rural Residential areas.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.3.2c	Discourage increased housing density in agricultural areas, in order to limit potential conflicts associated with residential intrusion on agricultural operations.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
3.3.3b	Support efficient management of local agricultural production activities by permitting development of adequate amounts of farm worker and farm family housing in agricultural areas.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z
3.3.3c	Limit the number of small lots in any one area to avoid the potential conflicts associated with residential intrusion on agricultural operations.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z
3.5.1a	Update the Zoning Code to ensure a range of lot sizes, with the smallest lots and subdivisions permitted within Areas of City Impact on parcels identified for residential use.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z
3.5.1b	Provide subdivision standards that allow for the future platting of subdivisions to accommodate city sewer and water, as city limits expand within Areas of City Impact.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.4.1b	Consider requesting developers/builders to provide improvements to assist in the protection of surface waters and open space as a condition of development within applicable areas.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Adopt and administer minimum standards for stormwater management. 	High	<ul style="list-style-type: none"> Planning and Building Staff P&Z Public Health IDEQ
3.4.1c	Coordinate with the Idaho Water Resources Board and other appropriate entities on a regular basis regarding surface and subsurface water management and availability.	<ul style="list-style-type: none"> Solicit comments on land use applications and new development/subdivisions from Public Health, IDEQ, and IDWR. Ensure appropriate permits are issued from applicable agencies (USACE, BOR, etc.) prior to construction activities. 	High	<ul style="list-style-type: none"> Planning, Building, and Public Works Staff P&Z Public Health IDEQ IDWR

Table Number	Strategy	Next Steps	Priority ¹	County Partners
3.4.3a	Comply with the All Hazard Mitigation Plan and aim to prevent County-wide hazards.	<ul style="list-style-type: none"> Administer floodplain development standards in compliance with the National Flood Insurance Program. Provide public education opportunities for Wildland Urban Interface (WUI) best management practices. 	High	<ul style="list-style-type: none"> Planning Staff ID State Floodplain Coordinator Fire Districts Emergency Management Staff
3.4.3b	Collaborate with Federal and State agencies to protect and preserve environmentally sensitive areas.	<ul style="list-style-type: none"> Update Existing and FLUM to identify the location of environmentally sensitive areas. Ensure appropriate permits are issued from applicable agencies (USACE, BOR, etc.) prior to construction activities. 	High	<ul style="list-style-type: none"> Planning Staff P&Z
3.4.3c	Ensure that the appropriate measures are implemented for development in areas with canals, slopes, flood plain exposure, high wildfire potential and air quality concerns, and limit development where warranted.	<ul style="list-style-type: none"> Administer floodplain development standards in compliance with the National Flood Insurance Program. Provide public education opportunities for WUI best management practices. Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff ID State Floodplain Coordinator Fire Districts Emergency Management Staff
4.3.1d	Collaborate with cities on land use decisions in keeping with Area of City Impact agreements.	<ul style="list-style-type: none"> Conduct annual meeting with each city to ensure Area of City Impact agreements are current. Solicit comments on land use applications and new development/subdivisions from City Community Development and Public Works Departments. 	High	<ul style="list-style-type: none"> Planning Staff County Commissioners City Staff
4.1.1a	Design roadways to meet the safety and access needs of current and future traffic conditions.	<ul style="list-style-type: none"> Adopt minimum road standards. Require construction of improvements concurrent with new development and building permits. 	High	<ul style="list-style-type: none"> Planning and Building Staff County Road and Bridge Staff Highway District #1 Staff

Table Number	Strategy	Next Steps	Priority ¹	County Partners
4.1.1b	Actively seek various types of transportation grant funding and other available sources to support roadway improvements.	<ul style="list-style-type: none"> Maintain up-to-date Transportation Master Plan and Implementation Plan. Identify capital improvement projects and maintain an updated 5-year CIP. 	High	<ul style="list-style-type: none"> Highway District #1 Staff County Road and Bridge Staff Consultant Commissioners
4.1.1c	Consider a corridor study to address U.S. 95 congestion and connectivity, including appropriate land use designations.	<ul style="list-style-type: none"> Identify appropriate partners for study. Seek funding to support study development. Participate in preparation and adoption of Study. 	High	<ul style="list-style-type: none"> Planning Staff Professional Consultant County Commissioners ITD
4.1.1d	Participate in update to the Payette County Road and Bridge Transportation Plan.	<ul style="list-style-type: none"> Appoint liaison from County Planning staff/Commission to participate in Technical Advisory Committee meetings. 	High	<ul style="list-style-type: none"> Planning Staff Professional Consultant County Commissioners
4.2.1a	Coordinate with each city in Payette County to establish housing programs and policies to ensure adequate rental and owner-occupied, single, and multifamily options.	<ul style="list-style-type: none"> Conduct annual meeting with each city to ensure Area of City Impact agreements are current. Solicit comments on land use applications and new development/subdivisions from City Community Development and Public Works Departments. 	High	<ul style="list-style-type: none"> Planning Staff County Commissioners Payette City Staff Fruitland City Staff New Plymouth Staff
4.2.2b	Revise the Zoning Code to reflect the FLUM and support plan objectives related to rural residential development within and outside of Areas of City Impact.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	High	<ul style="list-style-type: none"> Planning Staff P&Z
5.3.1a	Maintain serviceability of communication systems including broadband internet, telephone, and cable.	<ul style="list-style-type: none"> Provide funding support for maintenance. 	High	<ul style="list-style-type: none"> County Commissioners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
5.3.1b	Ensure future National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use decisions and minimize the adverse impacts of transmission corridors.	<ul style="list-style-type: none"> Solicit comments on land use applications and new development/subdivisions from affected utilities. 	High	<ul style="list-style-type: none"> Planning Staff
5.3.2a	Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.	<ul style="list-style-type: none"> Support and/or host multi-jurisdictional training events for emergency response (i.e. law enforcement, fire, communications, planning, floodplain coordinator, etc.). 	High	<ul style="list-style-type: none"> Planning Staff Emergency Management Staff County Commissioners Other
5.5.1a	Coordinate with the school districts on population projections and potential land expansion needs.	<ul style="list-style-type: none"> Solicit comments on land use applications and new development/subdivisions from affected school districts. 	High	<ul style="list-style-type: none"> Planning Staff
5.5.1b	Analyze the needs of district students for Safe Routes to School in accordance with the Payette Transportation Plan Update and in coordination with cities, to examine and support opportunities for expansion of bicycle and pedestrian paths to improve school access.	<ul style="list-style-type: none"> Evaluate as part of the County Road and Bridge Transportation Plan (see 4.1.1d). 	High	<ul style="list-style-type: none"> Highway District #1 Staff County Road and Bridge Staff Planning Staff Professional Consultant School District
Medium Priority Strategies (5 – 10 years)				
3.3.2b	Develop standards for rural residential planned unit developments (in excess of 4 lots) that address physical site characteristics (such as topography, soils, water, vegetation, surrounding properties, building location, site improvements, water and waste disposal systems, and other amenities) and incentivize quality site design.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
3.3.3a	Facilitate agricultural production by allowing agriculture related support uses, such as processing, storage, bottling, canning, and packaging, and agricultural support services, to be conveniently located to agricultural operations through zoning provisions (special use permits, etc.).	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z
3.5.2a	Update the Zoning Code and Map to implement the Future Land Use map allowing a range of land uses including a variety of agricultural uses and options for rural residential development, as well as strategic commercial and industrial areas.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.5.1c	Monitor growth and extension of urban services within Areas of City Impact to ensure that boundaries are appropriate and consistent with County's Comprehensive Plan goals and objectives.	<ul style="list-style-type: none"> Annually collaborate with 3 cities regarding demographic information and Area of City Impact agreements. Conduct annual meeting with each city to ensure Area of City Impact agreements are current. 	Medium	<ul style="list-style-type: none"> Planning Staff
3.5.1d	Collaborate with economic development efforts to identify and support industrial parks and other large employment centers.	<ul style="list-style-type: none"> Support efforts of Snake River Economic Development Alliance (SREDA). 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners
3.5.2b	Develop standards to enable appropriate siting, design and development provisions for energy production and transmission facilities.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z
3.5.3b	Ensure that all Areas of City Impact agreements are current by establishing regular coordination with City Councils and County Commissioners.	<ul style="list-style-type: none"> Conduct annual meeting with each city to ensure Area of City Impact agreements are current. 	Medium	<ul style="list-style-type: none"> Planning Staff County Commissioners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
3.5.3c	Support development of regional and functional plans as they relate to Payette County.	<ul style="list-style-type: none"> Update and/or develop master plans for transportation, open space, and other functional topic areas. Collaborate with neighboring counties on topics of mutual interest including development activity, natural and cultural resource conservation. 	Medium	<ul style="list-style-type: none"> P&Z Aeronautics Division County Road and Bridge County Engineer County Comm
3.4.1a	Implement measures to assist in preventing and minimizing potential contamination to surface waters from septic systems.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Coordinate with Building Department and Public Health for new building permits. 	Medium	<ul style="list-style-type: none"> Planning Staff Public Health Department
3.4.1d	Preserve major surface waters by establishing and maintaining stabilized access points for the Payette and Snake Rivers.	<ul style="list-style-type: none"> Identify and map points of access. Conduct public outreach & education to distribute information Conduct regular maintenance for public access points 	Medium	<ul style="list-style-type: none"> County Commissioners County Road and Bridge
3.4.2a	Ensure that new development, with a potential to impact the natural environment and resources of the County, provide required public notice prior to integration into the County.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Solicit comments on land use applications and new development/subdivisions from Public Health, IDEQ, and IDWR. 	Medium	<ul style="list-style-type: none"> Planning and Building Staff P&Z Public Health IDEQ IDWR
3.4.2b	Collaborate with Soil and Water Conservation District, Idaho Department of Agriculture, U.S. Department of Agriculture (USDA), and Extension Services to educate the public regarding Best Management Practices.	<ul style="list-style-type: none"> Adopt and administer minimum standards for stormwater management. Consider attending annual tour of Soil and Water Conservation District projects 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z County Commissioners Soil and Water Conservation District
3.4.2c	Consider maintaining an updated environmental resources list for the County to encourage citizens to stay informed regarding use and conservation of natural resources.	<ul style="list-style-type: none"> Solicit comments on land use applications and new development/subdivisions from the Soil & Water Conservation District Regularly coordinate with environmental agencies for updated information and data resources 	Medium	<ul style="list-style-type: none"> Planning Staff Soil & Water Conservation District

Table Number	Strategy	Next Steps	Priority ¹	County Partners
4.3.1a	Participate in Snake River Economic Development Alliance (SREDA) efforts with local governments and representatives from key employers and sectors to implement joint economic development strategies.	<ul style="list-style-type: none"> Appoint a County liaison to participate in meetings of SREDA. 	Medium	<ul style="list-style-type: none"> County Commissioners SREDA
4.1.2a	Incorporate bicycle and pedestrian facilities, appropriate for the location, in roadway maintenance and capital projects whenever opportunities arise and whenever feasible.	<ul style="list-style-type: none"> Evaluate as part of the County Road and Bridge Transportation Plan (see 4.1.1d). 	Medium	<ul style="list-style-type: none"> Highway District #1 Staff County Road and Bridge Staff Planning Staff Professional Consultant
4.1.2b	Collaborate with neighboring jurisdictions, as well as public and private entities, to increase opportunities for varying transit options (bus routes, airports, etc.).	<ul style="list-style-type: none"> Evaluate as part of the County Road and Bridge Transportation Plan (see 4.1.1d). Coordinate with existing transit entities to evaluate and identify potential future routes. 	Medium	<ul style="list-style-type: none"> Highway District #1 Staff County Road and Bridge Staff Planning Staff Aeronautics Division County Comm
4.1.2c	Require developers to assess the potential impact to transportation facilities and to implement roadway improvements, as needed, prior to construction.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z Highway District #1 Staff County Road and Bridge Staff
4.2.1b	Collaborate with the Southwestern Idaho Cooperative Housing Authority (SICHA) to conduct a public engagement process to determine if the current mix of housing products is adequate for public needs.	<ul style="list-style-type: none"> Initiate conversations with SICHA. Support efforts to conduct public engagement process. 	Medium	<ul style="list-style-type: none"> Planning Staff SICHA Payette City Staff Fruitland City Staff New Plymouth Staff
4.2.2a	Coordinate zoning ordinance updates related to Accessory Dwelling Units (ADUs) standards.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z

Table Number	Strategy	Next Steps	Priority ¹	County Partners
4.3.2a	Support agricultural uses through land use plans and policies to reduce conflicts between adjacent incompatible uses.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z
4.3.2b	Implement County ordinances that encourage small scale agri-based businesses.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Coordinate with County liaison to SREDA (4.3.1a) 	Medium	<ul style="list-style-type: none"> Planning Staff P&Z
5.1.1a	Develop a County-wide Open Space, Parks and Waterways Plan in collaboration with local agencies and districts that addresses current and future needs, as well as implementation strategies related to parks and recreation, cultural resources, open space and waterways.	<ul style="list-style-type: none"> Identify appropriate partners for planning effort. Seek funding to support plan development Participate in plan development. Adopt County-wide Open Space, Parks and Waterways Plan. 	Medium	<ul style="list-style-type: none"> Planning Staff Professional Consultant Recreation District County Commissioners
5.1.1b	Provide incentives to encourage landowners and/or developers to dedicate public easements or right-of-way, expand existing parks, open space amenities, and create new connections for trails and pathways.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Evaluate as part of the County-wide Open Space, Parks and Waterways Plan (5.1.1a) 	Medium	<ul style="list-style-type: none"> Planning Staff County Commissioners
5.1.1c	Explore opportunities for a County recreation facility, to include indoor sport and community gathering spaces, that supports existing municipal facilities.	<ul style="list-style-type: none"> Evaluate as part of the County-wide Open Space, Parks and Waterways Plan (see 5.1.1a). 	Medium	<ul style="list-style-type: none"> Planning Staff Professional Consultant Recreation District County Comm.
5.1.2a	Collaborate with Federal and State agencies (BLM, U.S. Fish & Wildlife Service, etc.) to identify opportunities for enhanced habitat and wildlife preservation along County waterways and within their management areas (Big Willow Road).	<ul style="list-style-type: none"> Coordinate activities with conservation groups to maximize efficiencies and eliminate redundancy Evaluate as part of the County-wide Open Space, Parks and Waterways Plan (see 5.1.1a). 	Medium	<ul style="list-style-type: none"> Planning Staff IDFG Soil & Water Conservation District County Commissioners

Table Number	Strategy	Next Steps	Priority ¹	County Partners
5.1.2b	As part of County-wide parks and open space planning, identify recreational opportunities (trails, picnic areas, etc.) along County waterways including the Payette River Greenway.	<ul style="list-style-type: none"> Evaluate as part of the County-wide Open Space, Parks and Waterways Plan (see 5.1.1a). 	Medium	<ul style="list-style-type: none"> Planning Staff Professional Consultant Recreation District County Commissioners
5.1.2c	Identify and implement specific recreational access areas along the Payette and Snake Rivers.	<ul style="list-style-type: none"> Evaluate as part of the County-wide Open Space, Parks and Waterways Plan (see 5.1.1a). 	Medium	<ul style="list-style-type: none"> Planning Staff Professional Consultant County Commissioners Recreation District
5.3.1c	Evaluate impact of population growth on landfill and implement appropriate measures to address capacity and other considerations.	<ul style="list-style-type: none"> Assess capacity and project longevity. 	Medium	<ul style="list-style-type: none"> Planning Staff Professional Consultant County Commissioners Landfill Management Staff
5.3.2b	Collaborate with cities and special districts to consider efficiencies in consolidating services and jurisdictions.	<ul style="list-style-type: none"> Consider utilities, dispatch, fire districts, highway districts and identify redundancies targeted for cooperation and coordination. 	Medium	<ul style="list-style-type: none"> Multi-jurisdictional planners, elected officials, and other chief personnel
5.3.2c	Facilitate public and private partnerships to address safety concerns related to canals, wildfire, and other natural resource related issues.	<ul style="list-style-type: none"> Work to identify potential partnerships with developers and adjacent agencies/jurisdictions. 	Medium	<ul style="list-style-type: none"> Planning Staff Emergency Management Staff
5.5.2a	Support transportation shuttle and/or additional first and last mile services to increase the ability of County residents to access regional higher education opportunities.	<ul style="list-style-type: none"> Evaluate as part of the County Road and Bridge Transportation Plan (see 4.1.1d). 	Medium	<ul style="list-style-type: none"> Highway District #1 Staff County Road and Bridge Staff Planning Staff Professional Consultant

Table Number	Strategy	Next Steps	Priority ¹	County Partners
5.5.2b	Support educational programs provided by Boise State University Community Impact Program, University of Idaho County Extension, Treasure Valley Community College, and College of Western Idaho.	<ul style="list-style-type: none"> Collaborate with representatives from these institutions, as issues arise. 	<ul style="list-style-type: none"> Medium 	<ul style="list-style-type: none"> Planning Staff County Commissioners
Low Priority Strategies (10 – 20 years)				
3.3.1c	Support educational and economic development initiatives so new and existing farmers can continue to innovate and improve their operations.	<ul style="list-style-type: none"> Support efforts of University of Idaho County Extension and SREDA. 	<ul style="list-style-type: none"> Low 	<ul style="list-style-type: none"> County Commissioners
3.5.3a	Support the enforcement of all zoning ordinances particularly those related to property maintenance and zoning code compliance.	<ul style="list-style-type: none"> Assess staffing needs and ensure there are adequate County personnel to undertake code enforcement. 	<ul style="list-style-type: none"> Low 	<ul style="list-style-type: none"> County Commissioners
4.3.1b	Encourage development of strategies that promote the technology sector, including renewable energy opportunities.	<ul style="list-style-type: none"> Evaluate current code and propose ordinance amendments. Coordinate with County liaison to SREDA (see 4.3.1a). 	<ul style="list-style-type: none"> Low 	<ul style="list-style-type: none"> County Commissioners
4.3.1c	Support partnerships for training and mentorship programs with industries based in Payette County to encourage pairing of local job opportunities with residents.	<ul style="list-style-type: none"> Coordinate with County liaison to SREDA (see 4.3.1a). 	<ul style="list-style-type: none"> Low 	<ul style="list-style-type: none"> County Commissioners

¹PRIORITY

- High = Short Term (0-5 years)
- Medium = Mid Term (5-10 years)
- Low = Long Term (10-20 years)

Appendix A

PUBLIC INVOLVEMENT SUMMARY

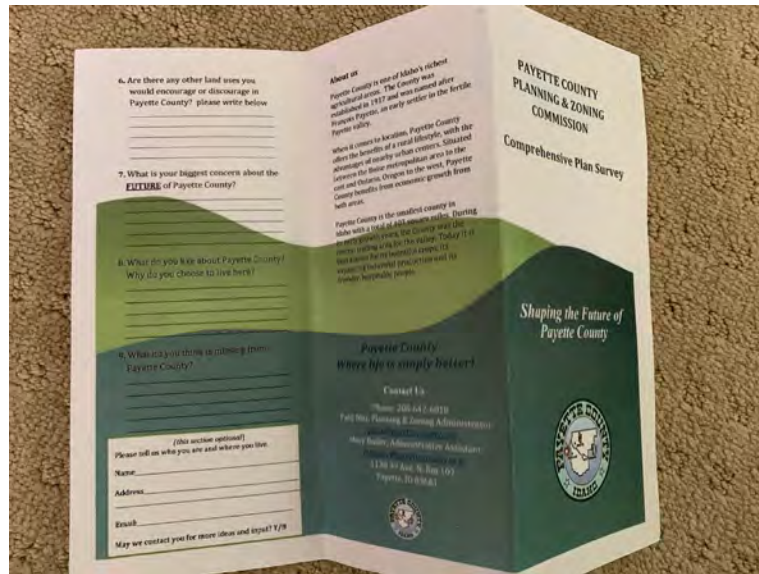
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Payette County
Comprehensive Plan

Community Survey - 2019

In 2019, in preparation for a Comprehensive Plan update, the Payette County Planning and Zoning Commission conducted a survey of County residents to gauge interest in maintaining an agricultural focus in County planning, and to determine overall perspectives on land use. The Planning and Zoning team solicited written comments from passersby at a booth at two summer events, the County Fair and Fruitland Family Fun Days. The survey was also posted digitally on the County website throughout the fall of 2019.



In all, 339 responses were received which represent almost 1.5% of County residents. Roughly half of the responses came from citizens living outside city limits, while the other half were evenly distributed between residents of Payette County’s three cities (Table 1).

Table 1 – Total Surveys and Geographical Distribution of Respondents

	Outside city limits		Payette City		Fruitland City		New Plymouth City		TOTAL	
	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses
TOTAL SURVEYS	176	52	47	14	66	19	50	15	339	100

In response to the question **“Should Payette County attempt to preserve agricultural land? If so, how?”**, 309 people (95% of respondents) replied affirmatively (Table 2). Individual comments can be seen in Tables 3-5.

Community Survey - 2019

Table 2 – Should Payette County Attempt to Preserve Agricultural Land?

	Outside city limits		Payette City		Fruitland City		New Plymouth City		TOTAL	
	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses
Definitely YES	166	97	40	95	55	90	48	96	309	95
Maybe	3	2	0	0	1	2	2	4	6	2
Definitely NO	2	1	2	5	5	8	0	0	9	3

Table 3 – YES Comments in response to the question, “Should Payette County attempt to preserve Agricultural Land? If so, how?”

YES responses	Resident location
Yes--Ag preservation should be prioritized over other development.	Outside city limits
Yes. Promote it	Outside city limits
Absolutely--by not allowing building on prime agricultural land.	Outside city limits
Yes! Do no allow farm ground to be split for subdivisions.	Outside city limits
No subdivisions at all--ever	Outside city limits
Yes/forever	Outside city limits
Yes. Don't let subdivisions in on good farmable ground.	Outside city limits
Yes. Stop pushing miles away from city limits with subdivision. Control the growth [to] near city limits.	Outside city limits
Yes, because there are many families that have farms and need to let their kids farm too.	Outside city limits
Yes, but recognizing less than ideal farmland and unusual situations should be eligible for houses.	Outside city limits
YES. Restrict subdivisions, industrial, and commercial to city IMPACT areas; keeping near city water and sewer controls and inspections and emergency services, medical fire, police.	Outside city limits
Yes. Maybe tax breaks on the land used and water shares.	Outside city limits
Yes--by not rezoning land as rural-residential.	Outside city limits
YES! Careful evaluation of development, and comprehensive planning.	Outside city limits
Yes. Preserve ag ground.	Outside city limits
Yes--Ag is the backbone of our community.	Outside city limits
Yes. Don't transfer building rights to good Ag land.	Outside city limits
Yes. It's mandatory to plan and keep urban areas confined and put pressure on building up rather than out.	Outside city limits
Yes. Limit subdivisions.	Outside city limits
Yes. It is important. We NEED FOOD. You can't replace everything with (...?)	Outside city limits
Yes. Limit development of subdivisions on farmland.	Outside city limits

Community Survey - 2019

Yes. Do not expand city limits out further and do not overly develop land.	Outside city limits
Yes!! Do not allow subdivisions in areas outside of city services.	Outside city limits
Yes, keep farming.	Outside city limits
Yes, it is important to our livelihood.	Outside city limits
Yes. Maintain the current system of building permit and fill in the gaps between the existing houses.	Outside city limits
Yes. Don't chop up good fields. There are corners of pivots and ground that is unable to be watered.	Outside city limits
Yes. Make commercial places concentrated so farmers can do their work without problems.	Outside city limits
Yes. Limit subdivisions. Minimum lot sizes 5-10 acres.	Outside city limits
Yes. Quit selling it off for subdivisions.	Outside city limits
Yes, by any means necessary. It is important to our farmers, and to preserve our children's way of life.	Outside city limits
Yes, but I don't know how.	Outside city limits
Yes, need to maintain country and Ag land.	Outside city limits
Yes. Leave alone, no more subdivisions.	Outside city limits
Yes, everyone wants growth for more money, but Ag has such a big impact on our community that the more we get rid of it, the more it's going to hurt our community.	Outside city limits
Yes. No more subdivisions.	Outside city limits
Yes, we need to keep farm ground.	Outside city limits
Yes, limit subdivision.	Outside city limits
Yes--subdivisions right next to farmland does not work.	Outside city limits
Yes, Agriculture is the backbone of America.	Outside city limits
Absolutely! Grow cities densely and responsibly, and eliminate urban sprawl.	Outside city limits
Yes, no more development of subdivisions.	Outside city limits
Yes. Keep farmland farmland. Don't approve subdivisions.	Outside city limits
Yes, limit the amount of apartment complexes/duplexes in county.	Outside city limits
Yes. Don't allow residential to move.	Outside city limits
Yes, but unknown how.	Outside city limits
Keeping land as Ag.	Outside city limits
Yes--Maintain lot size restrictions and designated growth areas.	Outside city limits
Yes--don't make so many subdivisions.	Outside city limits
Yes. Resist zoning outside of city.	Outside city limits
Yes. Preserve Ag land.	Outside city limits
Yes, protecting these lands that are irrigated and able to be used for rangeland activities.	Outside city limits
Yes. Don't sell to developers.	Outside city limits
Yes. Allow the growth to go out from the cities.	Outside city limits
Yes, set zones for Ag use and keep it that way.	Outside city limits
Yes, designate certain areas for Ag because of irrigation systems, land fertility, and history of use.	Outside city limits
Yes. Encourage crops.	Outside city limits

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Yes, perhaps by keeping new development close to existing city/developments.	Outside city limits
Yes. Keep the subdivisions out.	Outside city limits
Yes. No subdivisions. Less taxes on the ranchers and farmers.	Outside city limits
Yes. Limit building residential on farm ground.	Outside city limits
Yes, we need our farms and ranches for food and wildlife.	Outside city limits
No more subdivisions! Save the land for farms and dry land and grazing.	Outside city limits
Yes. Not allowing subdivisions.	Outside city limits
Yes, limit subdivisions and asphalt...	Outside city limits
Yes. Control subdivision growth and housing density. Assess significant impact fees to make sure infrastructures are adequately funded without taxing so much.	Outside city limits
Yes. Restrict building on agricultural land.	Outside city limits
Yes we should. Stop building on any ag land. Pick areas that can maintain a subdivision health wise.	Outside city limits
Yes, limit subdivision growth.	Outside city limits
Set aside land for farm use only.	Outside city limits
Yes, I believe farming is a key item for our area. Smaller areas of unfarmable ground could be developed.	Outside city limits
Yes. Rebuild city homes that are run down instead of taking farmland. Also apartment complexes/multi-level.	Outside city limits
Absolutely yes--Limit size of lots to be developed. No house under 50-60 acres.	Outside city limits
Yes. Use unfarmable land for subdivisions.	Outside city limits
Yes--quit selling farm ground for subdivisions. Put subdivisions in/on the hills and land not farmable.	Outside city limits
Yes. Limit sales of agricultural fields to a certain number/area per decade.	Outside city limits
Yes. A system to preserve Agriculture areas.	Outside city limits
Yes. New housing near present housing.	Outside city limits
Yes, Please. Quit letting our farmland be split or developed.	Outside city limits
Yes. Not put house on less than 1 acre or 1/2 acre depending on area. 5 acres for rural. Less homes with parks mandatory.	Outside city limits
Yes. Try to keep subdivisions in less than desirable Ag areas.	Outside city limits
Yes--No farms no food.	Outside city limits
Yes, Continue to promote animal ag and farm ground.	Outside city limits
YES! No Farms No Food.	Outside city limits
Yes. At least have a sensible plan.	Outside city limits
Yes. Need to have land for multi-use, open to business, Ag, and family enrichment.	Outside city limits
Yes. Limit building on land that can be used for farming.	Outside city limits
Yes. Don't build on prime cropland.	Outside city limits
Yes, more the better.	Outside city limits
Land tax breaks for actively farming.	Outside city limits
Yes, but people should be allowed to have a home and small farms.	Outside city limits
Yes, but landowners should have the right to sell to developers if they choose.	Outside city limits

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Yes, limit growth to center of city limits and outward.	Outside city limits
It would be great to preserve fruit orchards, but no idea how.	Outside city limits
Yes, in big chunks. Keep the development in certain areas.	Outside city limits
Yes--Set regulations to promote development in city impact areas.	Outside city limits
Yes--stop zoning residential, keep agricultural.	Outside city limits
Yes, single dwelling are fine but not sub. Makes taxes higher.	Outside city limits
Yes, because people need to eat and be employed.	Outside city limits
Yes, set aside a certain amount of land for development and for agricultural land.	Outside city limits
Yes! Fair property tax; Road and bridge upkeep.	Outside city limits
Prime ag land--YES. Only build on marginal farming land or non farm-able. NON-intensive housing.	Outside city limits
Yes (22 more)	Outside city limits
Not allow development of good ag ground. Develop poor quality ground that is not suitable for crop production or has no water rights. Stop the splitting of properties for Housing outside city limits	Outside city limits
Don't allow subdivisions in rural Payette county	Outside city limits
Not allowing agricultural land be sold for subdivision and even 5 acre "estates"	Outside city limits
LESS stupid things like 50 new car dealerships that no one gives a shit about or wants dirtying up the beautiful area.	Outside city limits
By ensuring reducing the number of subdivisions approved and providing incentives for local farmer/ranchers.	Outside city limits
Offering tax breaks to farmers? Somehow giving them incentives to stay in agriculture so they aren't selling their land to developers?	Outside city limits
Make room for business along Hwy 95 and I84 and leave large farm land zones agricultural.	Outside city limits
Not allowing residential and commercial development to fracture sizeable acreages of farm land.	Outside city limits
Encourage agriculture	Outside city limits
Yes, but not sure how.	Outside city limits
Require a percentage of all empty city lots must be filled before land is converted from ag to commercial or residential	Outside city limits
Keeping agriculture land just that and not letting commercial buildings to be built and keeping subdivisions inside city limits	Outside city limits
Keep subdivisions within city limits, limit building permits in agriculture ground to only allow family members to build homes and only so many within a time period on farm ground owned by the family.	Outside city limits
Set a percentage of ag zoned land that must not ever be rezoned, and break it out through out the county to achieve the preservation.	Outside city limits
A moratorium on building new residential houses.	Outside city limits
Eliminate the ability of subdivision to be built	Outside city limits
Limiting number of small acreage residential splits and number of subdivisions within an existing large ag land being sold	Outside city limits
If acreage is over 5 acres and farmable.	Outside city limits
Manage development	Outside city limits

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Limiting approval of subdivisions and residential building approval on property designated as agricultural and by maintaining reasonable lot size requirements. Also limit TDR's outside city limits.	Outside city limits
We should always be working toward preserving land for agriculture. Whether through weed control or insect management or just lowering taxes on land used for agriculture it can all help. Agriculture is the most important industry we have.	Outside city limits
Growth should occur from the cities out. An agricultural zone should be just that—a large contiguous area that does not include the proliferation of residential or other land uses. Subdivisions should be prohibited in Ag zones and incentivized in cities and impact areas.	Outside city limits
Careful zoning	Outside city limits
Tax breaks for farmers to set aside acreage for wildlife.	Outside city limits
No sub-dividing property less than 5 acres. In the event of property being divided, Payette County should mandate that all support services of the County are able to absorb the growth of additional housing (i.e. roads, water, sewer).	Outside city limits
The county is based on agriculture	Outside city limits
Quit taxing farmers and ranchers to the poor they must sell	Outside city limits
Limit rural building permits and the ability to allow farm ground to be turned into subdivisions!! We don't want to turn into Ada county!	Outside city limits
Keep agricultural land as such and not allow it to be divided into small building sites.	Outside city limits
By tax legislation incentives, by parcel split sizes, etc.	Outside city limits
Limit land split size.	Outside city limits
Block selling farmland to housing developments.	Outside city limits
Develop the lower quality farm ground and save the better for ag.	Outside city limits
Limit urban sprawl, urge county cities to postpone or abandon plans to incorporate current county-based property into extended city limits.	Outside city limits
Quit allowing all the subdivisions!!	Outside city limits
Yes--leave ag ag, but build shopping opportunities as well.	Payette city
Yes! Possibly with laws which determine the sizes and borders.	Payette city
Yes, I don't know how to go about it but the agriculture is our life and history and it's being destroyed by California people.	Payette city
Yes, limiting growth to around the city.	Payette city
YES! Support opportunities for new and beginning farmers, both those with family here already and people new to area. Demonstrate area as high quality soil/farmland.	Payette city
Yes, better planning of what to plant	Payette city
Don't hand out building permits for farmland.	Payette city
Yes! Stop building houses and use it for farm ground!	Payette city
Yes, limit housing.	Payette city
Yes. Keep it agricultural.	Payette city
Yes--no building/selling of farm (...?)	Payette city
Yes, mail out flyers, internet. Information booths--fairs, city events, ag events.	Payette city
Yes. Not putting strict ordinances on farmland even after incorporating.	Payette city
Yes, it should. Farms are the way we all live. They should be the focus.	Payette city

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Yes, continue zoning.	Payette city
Yes, Limit sales and use. Lower tax rates for farms, make roads adequate for farm machinery and transport of goods. TALK about the importance of agriculture, all brochures and web sites.	Payette city
Yes. Not sure how.	Payette city
Yes--Restrict annexation.	Payette city
Yes (although I've never been a fan of government-mandated land usage.)	Payette city
In any way possible!	Payette city
Yes, by not selling it all off for new building.	Payette city
Yes (8 more)	Payette city
We need farms for food; farming is important.	Payette city
We need farming.	Payette city
Don't build new homes on prime agricultural land, build where the ground isn't good for agriculture.	Payette city
Try to consolidate all farmland in one area and let the other areas prosper.	Payette city
Payette is small and rural. If we don't preserve land then we will have subdivisions popping up in the peaceful country settings.	Payette city
The farming and ranching land should be preserved.	Payette city
Work with Dept. of Agriculture, maybe FFA	Payette city
Tax incentives, lower cost loans	Payette city
Public Relations	Payette city
Stop the city from being allowed to expand outward which allows them to put livestock and business limitations on properties that are meant for farming and livestock. Quit putting livestock ordinances on large plots. Quit pulling farm properties into city limits and then treating them the same as someone who as a quarter of an acre. Change the laws so it's no longer illegal to sell livestock from your own property when your property was intended as farmland. All of these things are issues for us since the farm property we own was annexed into the city.	Payette city
Yes, Ag land is very important to our community. We must preserve it for our future generations.	Fruitland City
Yes, by limiting growth on valuable land.	Fruitland City
Prime farmland should be preserved but not as over-regulated as Oregon. There should be a balance of allowing home building and restricting development.	Fruitland City
Yes, but talk to landowners who use the land for agriculture to see what they feel would work best for them.	Fruitland City
Yes, I'm unaware of the options for preserving them.	Fruitland City
Yes, it should be a priority and only given up sparingly.	Fruitland City
Yes--But we need commercial corridors and areas that will grow a diverse economy.	Fruitland City
Yes--slow housing.	Fruitland City
Yes, Living on a border town I've seen change in the land around us, changing from vegetables/fruit to growing hemp. Would like local agriculture to continue.	Fruitland City
Yes. No more residential subdivision allowed.	Fruitland City
Yes, they should save Ag land.	Fruitland City
Yes, build less subdivisions.	Fruitland City

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Yes, quit letting farmers sell off for housing.	Fruitland City
Yes. Housing and commercial development should be limited to the cities.	Fruitland City
Yes. Limit splitting and building.	Fruitland City
Yes. Intelligent, intentional growth/infrastructure.	Fruitland City
Limit use	Fruitland City
Yes; by allowing current/future farmers to be successful in obtaining financing, managing crop/land as needed; with special consideration to applications for rural development	Fruitland City
Yes, by limiting other interests to city impact areas.	Fruitland City
Yes! Less large commercial business, more "mom/pop." Use existing buildings.	Fruitland City
Protection laws.	Fruitland City
Yes, how you see fit.	Fruitland City
Yes, it's important to me to keep local food consumption.	Fruitland City
Yes, stop allowing subdivisions of farmland.	Fruitland City
Yes, not sure how.	Fruitland City
Yes, setting limits on where the city can expand.	Fruitland City
Yes--controlled/limited subdivision spread.	Fruitland City
Yes, but at the discretion of the rural landowners.	Fruitland City
Are already limiting subdivisions.	Fruitland City
Yes. By keeping what land is already agricultural the same.	Fruitland City
Yes, have green spaces. Promote farm and community gardens, produce.	Fruitland City
Yes. I think should set up land bank. Lower taxes for ag land. Don't allow development. Encourage/support young people wanting to farm.	Fruitland City
Yes. Zoning.	Fruitland City
Yes, not sure how.	Fruitland City
Yes?	Fruitland City
Yes, Reduce land/property taxes	Fruitland City
Yes, put land closer to towns available for building.	Fruitland City
Yes, but with the growth it's hard to do.	Fruitland City
Yes, but not if it's in city limits. Develop it!	Fruitland City
Yes, so that we can keep having farms.	Fruitland City
Yes (11 more)	Fruitland City
Try to avoid converting agricultural land into housing developments. Offer agricultural programs at public schools starting at middle school levels. Incorporate into the agricultural programs the ability to work with local farmers	Fruitland City
Residential, commercial, and retail development should be directed within the city boundaries. Industrial and value added agricultural based commercial should be allowed out side cities.	Fruitland City
Focus on developing the foothills and other non-agricultural ground. Building homes on a hill does not ruin a view. It preserves the farming and ranching base of our community and state. Also, provide incentives for developing multi family housing such as connected town homes and apartments. Require a minimum amount of agricultural acreage for each home building permit in an agricultural area.	Fruitland City

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By only selling a low percentage of the land to rural subdivision and then allowing the sale of 1 acre+ plots thereafter.	Fruitland City
By not developing it and instead repurposing other non-agricultural land	Fruitland City
Stop building, no more subdivisions!	New Plymouth city
Yes, stop building.	New Plymouth city
YES. No housing projects.	New Plymouth city
Yes--Please don't sell our country land for subdivisions.	New Plymouth city
Yes. Keep Ag.	New Plymouth city
Yes. Not sure how.	New Plymouth city
Yes--Too much industry is taking over farmland.	New Plymouth city
Yes, Not allowing subdivisions to go in on country land outside of city limits or near any town.	New Plymouth city
Yes. Zoning.	New Plymouth city
Yes. Leave zoning as Ag.	New Plymouth city
Yes. Leave agricultural land as-is.	New Plymouth city
Yes, Not allowing farm and pasture land to continue to be divided for housing development.	New Plymouth city
Yes. Stop building on far land.	New Plymouth city
Yes, not sure how to do that.	New Plymouth city
Don't build any more houses and continue to have cattle.	New Plymouth city
Yes--because we need to farms, the agricultural lands should be preserved.	New Plymouth city
We need Ag land. No farms, no food. New Plymouth is short on houses, though!	New Plymouth city
Yes, ???	New Plymouth city
Yes, but more green spaces and trails.	New Plymouth city
Yes. Supporting local farmers.	New Plymouth city
Yes, just keep people off lands.	New Plymouth city
Yes. Have a mix.	New Plymouth city
Yes, but growth of the area needs to be allowed too.	New Plymouth city
Restrict to 5 ac or more for poor ag changed to Rural Residential.	New Plymouth city
Do not sell farm land for people to build houses	New Plymouth city
Yes (5 more)	New Plymouth city
Easements	New Plymouth city
Perhaps give the small, family farmer a tax break instead of always giving the breaks to large corporate businesses. Any incoming commercial, industrial, or reside areas should have to pay impact fees to schools and highway departments to develop farmland. Maybe only a percentage of farmland can be developed.	New Plymouth city

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Limit new building. Encourage and incentivize the tear down of derelict buildings and homes, and rebuilding in those lots. Encourage and incentivize the remodeling and repurposing of existing commercial and industrial buildings. Create a tax incentive or tax break for reclaiming derelict property into usable and active agricultural land, like pasture grass, growing land, or community gardening plots (able to be rented out by citizens who don't have gardening land on their smaller town plots). Impose a tax penalty for or a higher tax for new residential developments on agricultural land. Tax the developer, not the home buyer. If you stop the developers, you stop the spread. Create county awareness of the financial and familial benefits of generational home life. (Multiple generations in one home.) This encourages the building of larger sizes homes, but fewer actual individual dwelling units.	New Plymouth city
Manage any building projects carefully. Don't allow strip malls or chain stores only locally owned on the main road through town,	New Plymouth city
For the future. Preserve the farm ground.	New Plymouth city
Don't subdivide tiny lots	New Plymouth city
Don't subdivide	New Plymouth city
Build houses on dry lots not farm ground.	New Plymouth city
Farm land 20 acres or more should not be sold for subdivision	New Plymouth city
Not allowing big businesses to buy and build on this land.	New Plymouth city
Differentiated property taxes for farms	New Plymouth city
Not allowing the building of new subdivisions	New Plymouth city
Yes, Payette County is an agricultural thriving area, people have their whole lives wrapped into farming and kids wanting to take over the family farm. Farming is what makes the world go round.	New Plymouth city
Our county is agriculturally based, providing jobs for several citizens. Industrializing puts a risk in ruining fertile land which jeopardizes it.	New Plymouth city
Not a simple fix but once the farmland is built on, you never get it back. People don't understand that our food will be outsourced even more than it is now? Food will become more expensive. We need to instill some of these thoughts in the community. Pick property that is not farmable	New Plymouth city

Table 4 – Maybe Comments in response to the question, “Should Payette County attempt to preserve agricultural land? If so, how?”

MAYBE responses	Resident location
Yes, within reason. People should have the right to develop land they own if they want to.	Outside city limits
Somewhat, rate of residential growth can be managed. Increase # of building sites or reduce rural lot size requirements	Payette city
I believe we need a balance. I live on 2 acres, but a subdivision is moving in behind me.	Payette city
Yes, but not at the cost of residential expansion.	Fruitland city
To some degree, however more growth should be allowed on current farm ground.	New Plymouth city

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Table 5 – No Comments in response to the question, “Should Payette County attempt to preserve agricultural land? If so, how?”

NO responses	Resident location
NO. Let supply and demand take care of it better than politicians.	Outside city limits

The question “**Should rural subdivisions be discouraged?**” offered no context or definition, but nevertheless generated comments that were consistent with the general question about agriculture. The majority (72%) of residents living outside the city limits, who would be most affected by rural subdivisions, responded in favor of limiting subdivision growth (Table 6). This question didn’t appear when the survey was posted online so the number of individuals not answering was relatively high. Comments about this topic can be seen in Tables 7-9.

Table 6 – Should rural subdivisions be discouraged?

	Outside city limits		Payette City		Fruitland City		New Plymouth City		TOTAL	
	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses	Total	% of responses
Definitely YES	105	72	24	75	28	50	21	58	178	66
Qualified...	28	19	0	0	9	16	5	14	42	16
Definitely NO	13	9	8	25	19	34	10	28	50	19
NO ANSWER	73		28		19		14		134	

Table 7 – YES comments in response to the question, “Should rural subdivisions be discouraged?”

YES responses	Resident location
Totally	Outside city limits
Mostly	Outside city limits
Yes!	Outside city limits
Yes. This will increase taxes as they will want amenities of a town.	Outside city limits
Yes, absolutely	Outside city limits
YES!!!	Outside city limits
Absolutely	Outside city limits
No Rural Subdivisions!	Outside city limits
Yes	Outside city limits
Yes!!	Outside city limits
Absolutely	Outside city limits
Yes! Yes! Yes!	Outside city limits
Yes yes	Outside city limits

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Yes, it should.	Outside city limits
Yes!	Outside city limits
Extremely.	Outside city limits
No rural subdivisions.	Outside city limits
Yes!	Outside city limits
Yes, definitely	Outside city limits
Yes!	Outside city limits
YES!!!	Outside city limits
Definitely. Require new subdivisions to be clustered with existing subdivisions.	Outside city limits
Yes. Agricultural land should remain.	Outside city limits
Yes (in farming areas)	Outside city limits
Yes, except in areas where ground is not suitable for farming.	Outside city limits
Yes, keep to city	Outside city limits
80% of time--Yes!	Outside city limits
Yes (63 more)	Outside city limits
Yes. With certain limits and with sound planning.	Payette city
Yes. They take away from farmland.	Payette city
Absolutely	Payette city
Yes. Let's keep small town, USA small town.	Payette city
YES. They aren't usually friendly to farms and ranches for long.	Payette city
Absolutely	Payette city
Yes, keep it in the city.	Payette city
Yes (14 more)	Payette city
In some areas, yes	Fruitland city
Yes, over crowded schools.	Fruitland city
Yes, when the land is far outside the city limits.	Fruitland city
Limited!	Fruitland city
Yes, to a degree.	Fruitland city
Yes (22 more)	Fruitland city
Yes!	New Plymouth city
Yes, we will lose the ag ground.	New Plymouth city
Yes!	New Plymouth city
Yes!	New Plymouth city
YES!	New Plymouth city
Yes--unless it's in city's impact areas.	New Plymouth city
Yes, I suffered by one, cost me plenty on attorney fees.	New Plymouth city
Yes (12 more)	New Plymouth city

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Table 8 – Qualified Yes/No comments in response to the question, “Should rural subdivisions be discouraged?”

QUALIFIED yes/no responses	Resident location
Yes, unless larger lots.	Outside city limits
Yes, unless dry unused ground.	Outside city limits
Yes, if the land is fertile.	Outside city limits
Yes, on irrigated ground.	Outside city limits
Not on marginal land. No commercial in rural.	Outside city limits
Yes, on productive farmland.	Outside city limits
Yes, on large parcels of high quality farmland.	Outside city limits
No, but should be limited.	Outside city limits
Limited	Outside city limits
Limited	Outside city limits
Minimized	Outside city limits
No, but limited. We still need agricultural businesses!	Outside city limits
I'd want to keep it limited.	Outside city limits
Just limit to small percentage.	Outside city limits
Maybe not as a whole--wish I knew how to balance.	Outside city limits
OK within reason.	Outside city limits
Depends on size of lots and quality of land.	Outside city limits
Depends on where they are put.	Outside city limits
Allow in less productive Ag areas.	Outside city limits
Used in moderation.	Outside city limits
Make sure transportation is sufficiently addressed.	Outside city limits
It should be regulated.	Outside city limits
No--but very selective, as currently reviewed.	Outside city limits
Depends on the type of land being developed.	Outside city limits
Not if the land is unfarmable.	Outside city limits
If unfarmable, no.	Outside city limits
No, but choose wisely!	Outside city limits
No! Put in areas that are not good cropland.	Outside city limits
No. Maybe place in no-Ag or poor Ag areas.	Outside city limits
Somewhat	Fruitland city
Within reason.	Fruitland city
Depends if there is a demand.	Fruitland city
Depends on location.	Fruitland city
It should be allowed on less productive land.	Fruitland city
On a limited basis--small with 5+ acre lots.	Fruitland city
They can go where land is not farmable. Do not allow on productive farmland.	Fruitland city

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Large lot OK and 1 acre size	Fruitland city
No, but not overly populated	Fruitland city
Not if it is planned area. Preferably not farm ground.	New Plymouth city
Limited	New Plymouth city
No--But there should be limits	New Plymouth city
Depending on actual Ag feasibility	New Plymouth city
No--but not like Boise	New Plymouth city

Table 9 – No comments in response to the question, “Should rural subdivisions be discouraged?”

NO responses	Resident location
No--as people age and can no longer farm, they can stay there.	Outside city limits
No--people are coming.	Outside city limits
No, richer community.	Outside city limits
No problem if by public, not politics.	Outside city limits
No (6 more)	Outside city limits
No (6 more)	Payette city
No! Encourage.	Fruitland city
No (13 more)	Fruitland city
No (6 more)	New Plymouth city

The final question with relevance to land use was more general and asked “**Are there any other land uses you would encourage or discourage in Payette County?**”. Responses to this question can be found in Table 10.

Table 10 – Comments in response to “Are there any other land uses you would encourage or discourage in Payette County?”

Response	Resident location
Discourage subdividing farm and ranch land.	Outside city limits
Residential growth near city limits, not in ag areas.	Outside city limits
Definitely preserve ag land. Discouraging subdivisions--keep them out of rural areas.	Outside city limits
No. Ag only	Outside city limits
Subdivisions in the country.	Outside city limits
Discourage rural subdivisions	Outside city limits
Affordable senior housing in city limits	Outside city limits
Residential growth near cities, not out in agricultural areas.	Outside city limits
Houses on non-farmable ground	Outside city limits
Encourage farming and agriculture--prohibit subdivisions.	Outside city limits
I think we just should focus on farming/agricultural.	Outside city limits
Ag	Outside city limits
Dwellings on family owned farms for family members. Single family.	Outside city limits
Would encourage a spot for the public to be able to ride horses; would be good for 4H and FFA kids to work their animals.	Outside city limits

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I would discourage too many houses.	Outside city limits
Housing closer to city limits.	Outside city limits
Maintain as much rural area as possible. Support the people who are in Ag!	Outside city limits
More Ag ground	Outside city limits
Just development of Ag lands is bad. Not so much growth and development. Keep areas rural and "country".	Outside city limits
Wasted spaces. Building where only access is by cars rather than being able to walk.	Outside city limits
Ag--encourage	Outside city limits
No--Farming	Outside city limits
AG--Other as needed.	Outside city limits
Small 20 acres family farms.	Outside city limits
No large businesses/commercial. No subdivisions of any size.	Outside city limits
More recreation for youth.	Outside city limits
Recreational shooting ranges	Outside city limits
Rec area for youth	Outside city limits
Recreation	Outside city limits
Creation of parks, walking paths, and/or recreation.	Outside city limits
Yes--recreation on BLM.	Outside city limits
Public access areas to Payette River. Parks.	Outside city limits
Something for recreation.	Outside city limits
Riparian repair; wildlife areas.	Outside city limits
It is amazing the way it is.	Outside city limits
Large corporate feedlots	Outside city limits
To stop turning grounds or property from become non-open access around the river and leave the river alone.	Outside city limits
<u>Discourage:</u> oil and natural gas drilling/mining. <u>Encourage:</u> Rezone of undeveloped zones of subdivision tracts--return to agricultural zone. Do not allow odd spot of development in agricultural zone areas. Limit agricultural land splits to 10 acres. When split occurs, water and road access must be provided by person splitting property and show that it is a working access point separate from original access.	Outside city limits
No windmills	Outside city limits
We need more AFFORDABLE housing. SMALL FAMILY homes instead of mansions that are raising taxes.	Outside city limits
Discourage multiple homes on small parcels.	Outside city limits
I would discourage mega-dairies and feed lots with more than 5000 cows.	Outside city limits
I would strongly discourage rental units (apartments, duplexes, town homes) as they will decrease value of existing properties.	Outside city limits
I would highly discourage the addition of any more low-income housing!	Outside city limits
Industrial and commercial that would increase jobs.	Outside city limits
Retail	Outside city limits
Well drilling for water park -- recreation.	Outside city limits

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Family farms, community living, trading and bartering.	Outside city limits
Any industrial that pollutes or threatens the fresh air	Outside city limits
Try to develop a good industrial park.	Outside city limits
School	Outside city limits
Motorcycle hill climbing.	Outside city limits
Small farms? With specialty crops?	Outside city limits
Less dairy and more row crops	Outside city limits
Uses that are better located in urban areas.	Outside city limits
Discourage low income	Outside city limits
Just ag and industrial.	Outside city limits
Get to use my water.	Outside city limits
No fracking	Outside city limits
Fracking--discourage.	Outside city limits
No oil and gas! I would like to see more alternative energy (solar and wind).	Outside city limits
1/2 size of subdivisions with more vegetation.	Outside city limits
I think TDRs should not be 20 acres. I think 2 acres is fine.	Outside city limits
All uses listed in question 5, but it needs to take place around the towns. I believe in mother-in-law houses but it needs to be signed off that you don't mind the smells.	Outside city limits
Need more businesses. Build up infrastructure.	Outside city limits
Too many car dealerships. We need greater density of housing, not one-two acre lots.	Outside city limits
Discourage condos and malls.	Outside city limits
Splash pads are great!	Outside city limits
Road--fix them, I'm tired of the holes.	Outside city limits
Discourage noise disturbing businesses, increased traffic.	Outside city limits
Small truck farming (encourage). Encourage building near or around towns, leave good fields alone.	Outside city limits
Discourage subdivisions that don't have infrastructure to support them. Roads, traffic lights, water, sewer, schools.	Outside city limits
No (9 more)	Outside city limits
Any that have the potential for water or air contamination	Outside city limits
Widening some of the busy county roads like Killebrew drive, not wide enough to have 2 trucks pass each other	Outside city limits
I would highly suggest we not build any new low-income housing, especially especially in Payette itself.	Outside city limits
Low-income housing!	Outside city limits
Recreational use	Outside city limits
I like the wholesome environment and love that we have few bars and no strip clubs or creepy stuff like that.	Outside city limits
No	Outside city limits
Encourage small businesses, community gardens	Outside city limits

Community Survey - 2019

Make recreational hiking/biking trails like the foothills in Boise, parks for festivals	Outside city limits
I would discourage Any radioactive; artillery testing, and state or private correctional institutions. I would encourage restaurants, and Rec center like YMCA and post high school college or university.	Outside city limits
Encourage farming, agriculture, and other land uses that maintain the beauty of this county.	Outside city limits
More recreation areas	Outside city limits
Solar farms alternative energy businesses would be forward thinking and great job producers	Outside city limits
Development of public uses like parks, bridle paths.	Outside city limits
Discourage sprawl.	Outside city limits
Another sports park like Mesa park in Fruitland. Another park beside Snake River for fishing.	Outside city limits
Encourage continued growth of St. Lukes and St. Alphonsus medical facilities in Fruitland.	Outside city limits
Less rural subdivisions	Outside city limits
No	Outside city limits
Subdivisions	Outside city limits
Discourage new subdivision development.	Outside city limits
Allow tiny home areas	Payette city limits
1) Encourage river use by cleaning out snags and other hindrances to the flow, build more docks and access areas. 2) Build a road to connect Anderson Corner (Hwy 95) to the Black Canyon exit. 3) Adopt a Highway program on Hwy 52 to clear the garbage that builds up from unsecured loads headed to the dump!	Payette city
Hazardous waste disposal	Payette city
I would like to encourage business in Payette County	Payette city
Encourage agricultural use. Discourage building of subdivisions and new houses and businesses!	Payette city
Limit gas stations. Encourage more Ag. Enlarge business in town.	Payette city
Recreation use for AT's, motorcycles, (...?)	Payette city
Parks, that's it.	Payette city
We have 2 acres in town, want to use for animals.	Payette city
I would like to encourage building a hotel in the empty lot by Dutch Bros.	Payette city
I would like to see a hotel for added jobs, not for something the county or city can't make revenue on.	Payette city
Dog park, and theater (yes); Food trucks (no).	Payette city
Gas exploration, fracking	Payette city
I encourage oil production	Payette city
No (8 more)	Payette city
Build up the small shops in Payette and New Plymouth downtown. Let the big city remain in Fruitland.	Payette city
The right of the people to use their land without permit with unconstitutional city and county ordinances.	Payette city
Would be nice to have something for people to do.	Payette city
I would like to see city infrastructure that would encourage jobs that people could tele-commute to/from	Fruitland city
More agriculture	Fruitland city

Community Survey - 2019

Value-added Ag related manufacturing	Fruitland city
We are in some need of housing but the price of housing has gone up to unaffordable heights. Some more affordable housing would be beneficial.	Fruitland city
We need more useful business to encourage money staying in County.	Fruitland city
More commercial properties for a stronger job base and (...infrastructure?)	Fruitland city
Drilling	Fruitland city
No gas wells/drilling	Fruitland city
Discourage oil and natural gas exploration.	Fruitland city
I feel like there is a good balance now.	Fruitland city
Public use like parks, especially dog parks.	Fruitland city
No more housing or construction. Keep it small.	Fruitland city
Parks and play areas	Fruitland city
Reduce property taxes	Fruitland city
Need better rec areas for kids	Fruitland city
Need more kid-friendly activities!	Fruitland city
Encourage--water way access	Fruitland city
Can allow limited extra housing on farms for family. Limit apartments/condos to small subs in town.	Fruitland city
River walks and excursions	Fruitland city
Balanced approach to oil/gas production	Fruitland city
We like the greenbelts and parks	Fruitland city
Discourage: large feed lots.	Fruitland city
Parks	Fruitland city
Housing	Fruitland city
I would encourage small business owner development and housing closer to Fruitland City.	Fruitland city
No (7 more)	Fruitland city
Recreational business	Fruitland city
Build a YMCA	Fruitland city
No. We should promote all uses.	Fruitland city
No	Fruitland city
I wouldn't want too many apartment complexes or subdivisions that have very small lots.	Fruitland city
I would discourage low-income housing. And promote larger plots for subdivisions	Fruitland city
Keep fishing ponds available for fishing and hiking	New Plymouth city
Greenbelts, rails-to-trails, river front greenspace, more parks for each housing development.	New Plymouth city
The city parks I would encourage more children activities.	New Plymouth city
Parks--trails, greenbelts	New Plymouth city
Restrict larger feed lots/dairy growth high-density housing.	New Plymouth city
Limit government, large waste industries gas	New Plymouth city
Apartments would help with spacing for housing.	New Plymouth city

Community Survey - 2019

We as a county need to maintain our farming and ranching as this is what has built and supported our communities.	New Plymouth city
No-low income multi-unit housing on rural lots.	New Plymouth city
Small farms	New Plymouth city
Wildlife safety, wildlife habitat	New Plymouth city
No fracking	New Plymouth city
Encourage growth of residences and businesses.	New Plymouth city
I don't like the industrial that is at Palisades so anything like that is discourage	New Plymouth city
Discourage subdividing farmland.	New Plymouth city
Industrial and retail near city limits, and single-family homes and agriculture further out. Orchards!	New Plymouth city
No GMO, herbicide spray	New Plymouth city
More business location in cities, less business in rural.	New Plymouth city
No (2 more)	New Plymouth city
Opening can always to public pathways. More organic farms.	New Plymouth city
I would discourage multi-level apartments like those being built everywhere in Ada and Canyon counties.	New Plymouth city
I just want to say again that I strongly am opposed to new housing developments. This is the greatest destruction of usable land.	New Plymouth city
Stop building houses	New Plymouth city
Absolutely against our town becoming a "city" -once the main housing tracts and retail businesses start they never end. Keep our town simple and humble!	New Plymouth city
Put the houses in areas that crops can't grow.	New Plymouth city
We do not need growth	New Plymouth city
Drilling, fracking, and stealing our natural resources	New Plymouth city
No more things like Alta Mesa	New Plymouth city
Hunting	New Plymouth city
Discourage the increase of car dealerships	New Plymouth city



Payette County Comprehensive Plan

CITIZENS ADVISORY COMMITTEE MEETING NO.1 (10/26/20)

Attendees:

- Sheri Freemuth, J-U-B Engineers
- Addison Coffelt, J-U-B Engineers
- Dianne Olson, TLG/J-U-B Engineers
- Patti Nitz, Payette County Administrator
- Mary Butler, Payette County staff
- Chad Brock, New Plymouth
- Leslie Teunessin, Local Business Owner
- Jennifer Riebe, Planning and Zoning Commissioner
- Craig Smith, Planning and Zoning Commissioner
- JoAnne Smith, Chairman of the Payette Soil and Water Conservation District
- Rudy Endrikat, former County Commissioner
- Fred Visser, Sand Hollow resident/ Local Business Owner
- Karen Riley, Planning and Zoning Commissioner
- Chad Henggeler, Chair, Planning and Zoning Commission
- Farrell Rawlings, Planning and Zoning Commissioners
- Kevin Border, New Plymouth resident
- Jeff Williams, local business owner and Mayor of Payette
- Rick York, Mayor of New Plymouth
- Ken Bishop, Mayor of Fruitland
- Danielle Haws

Non-Attendees (submitted comments after meeting):

- Rick York
- Mike Holladay
- Kit Kamo

Meeting Goals

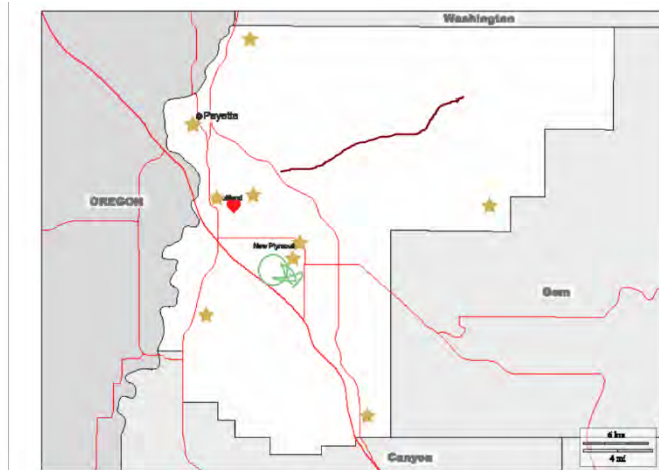
- Understand purpose and impact of the Payette County Comprehensive Plan
- Clarify role and responsibilities of CAC members and planning team
- Gather input to inform the vision statement for Payette County

Introductions/Annotation Activity

Payette County, J-U-B staff and Citizens Advisory Committee (CAC) members introduced themselves, including any organizations they represent and prior planning experience. CAC members participated in an interactive annotation activity on Zoom in which virtual stamps were placed on areas that members broadly live, work and recreate. The screenshot of the activity is copied below and demonstrates the wide representation of CAC members from areas across the County.



WHERE DO WE LIVE WORK AND PLAY



Work Plan – Draft sent to Committee on 10/23/20

Sheri Freemuth, J-U-B, explained the Work Plan and highlighted the Public Outreach Plan. Freemuth emphasized the intent for a robust education effort, in addition to future public involvement activities. Freemuth highlighted the education aspect of the outreach as this work will allow community members to provide informed input. She explained following details of the Work Plan:

- a Goal & Objectives of the Comprehensive Plan
- b Phases, Tasks & Milestones/Tentative Schedule
- c Public Outreach Plan overview

Advisory Committee member's role for the Comprehensive Plan

Freemuth highlighted the role and expectations of the CAC and the value of this role, including:

During meetings:

- Listen to each other's different ideas.
- Provide input on various items.
- Ask clarifying questions when needed.
- Communicate with Planning Team ahead of time if cannot make a meeting.

Between meetings:

- Discuss the issues with organizations or others that you represent. Bring their concerns back to CAC meetings.
- Attend public events.
- Watch for emails with mini-surveys, questionnaires and schedule polls.

CAC Value:

- CAC input will be integrated throughout the process.
- Each CAC meeting will have different opportunities to provide valuable input.
- CAC coordination with organizations or interests CAC members represent is important to help the plan represent the wide range of County residents.



Vision and Goals Overview

Freemuth provided an overview of the concept of Vision Statements, Goals and Objectives as guiding principles for the plan and future plan implementation. She summarized the themes from the 2019 survey administered by the County. This survey focused on future land use and had nearly 350 responses. The themes included:

- Preserve Agricultural Land
- Accommodate Residential land use, but not within prime agricultural areas
- Work with cities to encourage commercial uses and residential subdivisions where public services are provided
- Provide more recreational uses and amenities (trails, youth activities...)
- Support small businesses; encourage new shops and restaurants

Interactive Activities

Issues and Opportunities:

Facilitator Dianne Olsen, J-U-B/TLG, led CAC members through interactive poll activities to solicit input on the issues and opportunities for Payette County over the next 10 years. CAC members and the Planning team asked follow-up questions on responses and discussed their answers.

Overall, the CAC expressed interest in growth management and preservation of the rural character.

Poll Results:

One word that comes to mind when you think of Payette County in 10 years?

- 6 responses; Community, crowded, rivers, supportive, great
- 3 responses after meeting: home, agricultural, livable

The following diagram illustrates a Word Cloud representation of responses.



- **Share one sentence that comes to mind when you think of Payette County in 10 years?**
 - What happened to the rural lifestyle?
 - Rural
 - Supportive
 - Uncongested
 - Way too much growth on prime agriculture ground
 - Still a quiet respite in an increasingly frenzied world



- A strong community growing, encouraging small business, and maintaining a rural lifestyle.
- I feel as though the county may be ripe to grow exponentially with subdivisions.
- 3 responses after meeting:
 - A community that will see growth together in not only it's smaller-scale economic values, but also a community that has grown in sustainable work force job opportunities, as well as, a larger scale police, fire/EMT dept to further assist the individuals throughout our community who respect and render the services of all law enforcement/Emergency personnel.
 - Agricultural county with three cities that are great places in which to live.
 - An economically viable county with a balanced mix of business, family housing and amenities that make it very livable and desirable.
- **Top 3-5 issues or challenges for Payette County**
 - Changing the TDR process
 - Unchecked growth
 - Traffic
 - Loss of Ag lands
 - Preserving Prime farm ground
 - Planning development
 - NIMBY sentiment
 - Aging farmers – average age of farmers is 58 YO. Who are we saving Ag land for?
 - Sprawl
 - Limited infrastructure
 - Growth on prime ag land, limited infrastructure, structured growth, maintaining rural ideals/values
 - Protecting property rights
 - Consistent plan
 - Affordable housing
 - 3 responses after meeting:
 - 1a. Demand for housing vs. Traditional Agricultural practice - Land?
 - 1b. County & Main road development – Connect more roads/Road improvement/Stop lights at major intersections
 - 1c. Senior Citizen support - Meal efforts & community involved volunteer work.
 - 2a. Keeping ag lands in ag uses.
 - 2b. Keep roads and bridges in good condition as growth increases.
 - 2c. Providing jobs for our children.
 - 2d. Providing starter homes for young families.
 - 2e. Providing a safe place to raise a family and educate our children
 - 3a. New folks moving in that want to change the communities and their family values,
 - 3b. More population growth puts pressure on roads, county and city services including but not limited to EMS, fire, and law enforcement,



- 3c. Finding a balance between home businesses and neighbors wanting solitude,
- 3d. Protecting farmland while allowing landowners to have some control over their land,
- 3e. Spill over from Oregon's acceptable drug use.

- **Top opportunities for Payette County?**

- Planned growth
- Highway 95 corridor for farm stands
- More businesses
- Job growth
- Set an example for preserving Ag land
- Airport development
- Attracting new businesses
- Business Growth with good transportation avenues
- Controlled growth
- Attracting new small businesses, attracting talent, controlling growth with proper planning
- We have a low cost of living, conservative values, and low crime rate. Can we act fast enough to accommodate the surge of people moving to the State of Idaho?
- **3 responses after meeting:**
 - 1a. Stable job growth/More local businesses - Any decline in unemployment.
 - 1b. Economic growth.
 - 1c. Parks/Green belts/Sportsman Access points – More community inclusive activity sites.
 - 2a. Let Oregon keep doing what they are doing, do not copy them.
 - 2b. Encourage ag businesses.
 - 2c. Encourage cities to develop areas within city limits.
 - 3a. Payette County is a fabulous, close knit county with many opportunities for families including the county fair, numerous parks, rivers, and outdoor recreation areas,
 - 3b. Payette County has great leadership from their county commissioners, community leaders and locals who volunteer and make a difference throughout the county,
 - 3c. We have 3 great cities that are able to accommodate much of the growth,
 - 3d. We have unused, non-farmable lands that could be used for other uses,
 - 3e. We are ideally located on I-84, and US 95, along with Union Pacific Railroad and the Pacific Northern RR, within 50 minutes of a major MSA and airport.



Next Steps

- a **Public Outreach Event #1** – CAC members agreed on the on December 8 at 7 p.m. as the date for the virtual public open house. Before and after, displays at Fruitland City Hall and Payette County Courthouse will be available for public viewing. These displays will include comment opportunities.
- b **The Planning Team will develop draft vision statements and issues and opportunities lists.** The CAC will have the opportunity to view these and provide feedback before these are shared at the public event.
- c **Schedule for Future CAC Meetings** – CAC members expressed a preference for days of the week other than Monday but 7 p.m. is a good time. Patti will send scheduling email before next meeting.
- d **CAC members to watch their email for communication from the Planning Team** on scheduling, vision statements and other items.
- e **Subsequent CAC meetings** will include additional time to review technology. Members are recommended to Zoom from individual computers to allow for the best possible interaction and engagement.
- f No further questions or comments.

Thank You for attending and for responding to the follow-up email with comments on the Draft Work Plan and responses to tonight's questions.



Payette County Comprehensive Plan

PUBLIC OUTREACH EVENT NO.1 (12/08/2020, 6:00 – 7:00 P.M.)

Participants (Total 61):

- Sheri Freemuth, J-U-B Engineers
- Caroline Mellor, TLG/J-U-B Engineers
- Addison Coffelt, J-U-B Engineers
- CAC Members**
- Patti Nitz, Payette County Administrator
- Mary Butler, Payette County staff
- Chad Brock, New Plymouth
- Leslie Teunessin, Local Business Owner
- Jennifer Riebe, Planning and Zoning Commissioner
- Craig Smith, Planning and Zoning Commissioner
- JoAnne Smith, Chairman of the Payette Soil and Water Conservation District
- Rudy Endrikat, former County Commissioner
- Fred Visser, Sand Hollow resident/ Local Business Owner
- Karen Riley, Planning and Zoning Commissioner
- Chad Henggeler, Chair, Planning and Zoning Commission
- Farrell Rawlings, Former Planning and Zoning Commissioner
- Kevin Border, New Plymouth resident
- Jeff Williams, local business owner and Mayor of Payette
- Rick York, Mayor of New Plymouth
- Ken Bishop, Former Mayor of Fruitland
- Danielle Haws
- Other Participants**
- Paul Riebe
- Dale Williamson
- Roxanna Cline
- Ron Teach (Faith Teach)
- Charles (Chuck) Gates
- Cindy McLeran
- Eric Blackmun
- Case Millsbaugh
- Deniese
- Lynna Lundy
- Mike Smith
- Patricia Peterson
- Frazer Peterson, P&Z Commissioner
- Robert Barowsky, Mosquito Abatement
- Gary
- Lynae and Randy Frates
- Kari Peterson
- Jennifer Bivert
- Wayne Ellis
- Stuart Reitz
- Kit Kamo
- Travis Evenden
- Lisa and Pat Higby, P&Z Commissioners
- Sharon
- Annette Graysen
- Perk
- Judy
- Pete Morgan, P&Z Commissioner
- Kent
- Dell Winegar, P&Z Commissioner
- Proctor
- DeVore Academy
- Bruce Rhodes
- Jayme Rhodes
- James Riebe
- Barbara
- Brian Molthen
- David Holm
- Ron L. Shurtleff
- Frank Teunissin

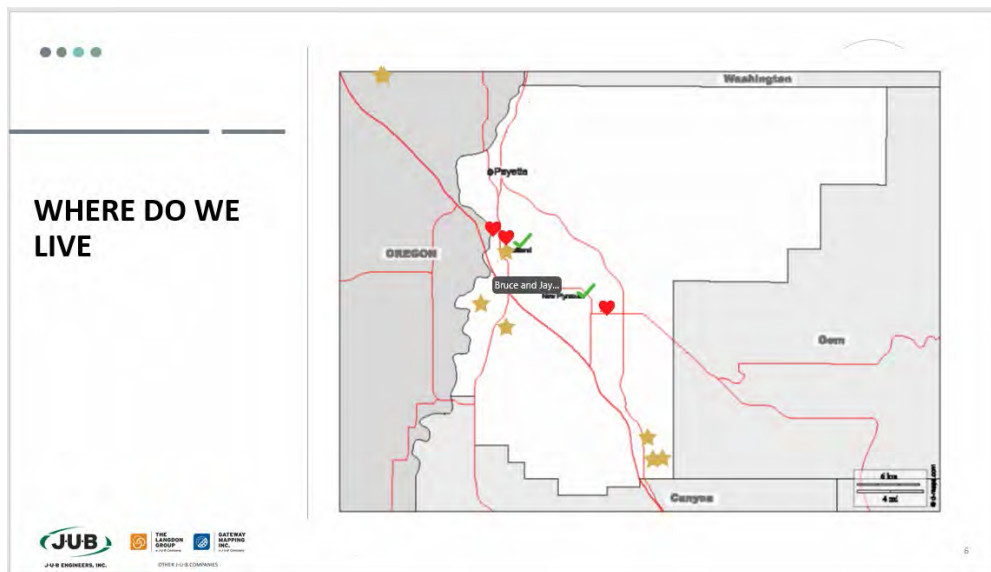


Meeting Goals

- For the public to understand purpose and impact of the Payette County Comprehensive Plan
- To explain the Comprehensive Plan update process and public input options throughout
- Gather input to inform the vision statement and goals for Payette County
- Understand the concerns of area residents

Introductions/Annotation Activity

Payette County and J-U-B staff introduced themselves, the purpose of the event and the agenda for the meeting. Facilitator Caroline Mellor, The Langdon Group (TLG)/J-U-B Engineers, provided a Zoom orientation and attendees were walked through an exercise to virtually stamp the area of the County where they live. The screenshot of the activity demonstrates the wide representation of members of the public at the event from areas across the County.



Comprehensive Plan – Overview and Process

Sheri Freemuth, J-U-B, provided an overview of a Comprehensive Plan (Plan) and the elements required in the State of Idaho.

Freemuth highlighted the following Plan aspects:

- a Provide a 10 – 20-year guide to the County's future
- b Assess current conditions for plan components (Land Use, Natural Resources, Economic Development etc.)
- c Analyze future trends and address public concerns
- d Articulate a Vision, Goals, Objectives and Strategies



She also emphasized the importance of the Plan for the public and the use of public input throughout the Plan process. She noted the following aspects of public involvement in the Plan:

- a The best plan is prepared with the involvement of:
 - Residents
 - Community groups
 - Public agencies
- b Members of the public provide the information necessary to:
 - Reflect community interests and values
 - Establish a vision and direction
 - Identify goals and objectives
- c The plan applies to you:
 - Addresses your issues with real strategies
 - Establishes Future Land Use Map

Future Land Use Map

Freemuth explained that a new Future Land Use Map will be created as part of the Plan update process. She clarified that the Plan scope encompasses the entire County except the cities of Payette, Fruitland and New Plymouth. They have their own comprehensive plans that apply inside Areas of City Impact. During the meeting, Freemuth highlighted 2006 Future Land Use Map and shared that this is not the same as a Zoning map, but that an update to the Zoning map would be recommended after the new Future Land Use Map is complete and adopted.

Plan Timeline

Freemuth walked the attendees through the Plan update timeline and the future opportunities for additional public involvement. The next public outreach event will occur in Spring 2021 and again in Summer 2021.



Vision and Challenges – Overview and Input Opportunity

Mellor provided an overview of the concept of Vision Statements and the use of a list of challenges to inform Goals and Objectives as guiding principles for the Plan and future implementation. She highlighted that a Vision Statement should be the basis for goal setting: inspiring and hopeful, easily understood, shared by the community and brief yet broad. Mellor explained the draft Vision Statement



was developed from a combination of the themes from the 2019 survey administered by the County (350 responses) and from the input of the Citizen Advisory Committee.

Draft Vision Statement: In 2040, Payette County is a thriving rural area that supports vital communities, conserves natural resources, and leverages a prosperous agricultural economy to ensure a healthy lifestyle for residents and visitors alike.

Mellor conducted a Zoom Poll that asked participants, “Do you feel the proposed vision statement accurately reflects your vision for Payette County over the next 10 years?”

The poll results illustrate the majority of respondents support the existing draft Vision Statement.

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	20	53%
Somewhat Yes	10	26%
Neutral	4	11%
Somewhat Disagree	3	8%
Strongly Disagree	1	3%
Total	38	100%

Mellor walked participants through the categories of draft challenges for Payette County and administered interactive polls for each category. Between 77-88% of attendees participated in each poll. She emphasized that while some of the challenges and future goals may seem in conflict with each other, that the structure of the Plan will illustrate the ways different goals and Plan elements will interact and function cohesively.

Proposed List of Challenges – Agriculture

- Addressing impacts of residential growth on agricultural use
- Protecting farmland while allowing landowners to have control over their land
- Helping older farmers who want to retire and young families who want to start farming

Poll question: *Do you feel the proposed list of Agricultural challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	21	58%
Somewhat Yes	9	25%
Neutral	2	6%
Somewhat Disagree	2	6%
Strongly Disagree	2	6%
Total	36	100%

Proposed List of Challenges – Land Use



- Working with cities to encourage commercial uses and residential subdivisions (where public services are provided)
- Managing growth with proper planning
- Protecting property rights
- Finding a balance between home businesses and residents seeking solitude
- Balancing new development while maintaining a rural lifestyle.

Poll question: *Do you feel the proposed list of Land Use challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	15	42%
Somewhat Yes	12	34%
Neutral	4	11%
Somewhat Disagree	2	6%
Strongly Disagree	2	6%
Total	35	100%

Proposed List of Challenges – Transportation and Public Services

- Supporting public safety for a growing population (law enforcement, fire/EMS)
- Managing increased use of roads to ensure safety and efficiency
- Finding new and diverse transportation connections (airport? commuter vans? bike/pedestrian paths?)

Poll Question: *Do you feel the proposed list of Transportation and Public Services challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	15	41%
Somewhat Yes	13	35%
Neutral	7	19%
Somewhat Disagree	1	3%
Strongly Disagree	1	3%
Total	37	100%

Proposed List of Challenges – Economic Development

- Providing sustainable work force job opportunities
- Supporting small businesses; encouraging new shops and restaurants
- Attracting new businesses and talent
- Identifying appropriate sites for clean energy generating industries



Poll Question: *Do you feel the proposed list of Economic Development challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	19	53%
Somewhat Yes	11	31%
Neutral	4	11%
Somewhat Disagree	1	3%
Strongly Disagree	1	3%
Total	36	100%

Proposed List of Challenges – Natural Resources, Parks, Recreation and Open Space

- Developing more community inclusive activity sites with parks, trails, sportsman access points and amenities, including recreational activities
- Protecting waterways and providing more opportunities for public use
- Protecting existing irrigation and drainage systems

Poll Question: *Do you feel the proposed list of Natural Resources, Parks, Recreation and Open Space challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	26	67%
Somewhat Yes	9	23%
Somewhat Disagree	2	5%
Neutral	1	3%
Strongly Disagree	1	3%
Total	39	100%

Proposed List of Challenges – Additional Community Concerns

- Opportunities for existing and new residents to secure adequate and diverse housing
- Providing opportunities for a diverse population
- Providing a safe place to raise a family and educate our children
- Supporting senior citizens through enhanced programs and livable communities

Poll Question: *Do you feel the proposed list of Additional Community Concerns challenges accurately reflects your goals for Payette County over the next 10 years?*

Response Options	Participant Responses	Percentage of Poll Participants
Yes!	11	30%
Somewhat Yes	16	43%
Neutral	5	14%



Somewhat Disagree	3	8%
Strongly Disagree	2	5%
Total	37	100%

Discussion and Question and Answer Session

Facilitator Mellor led a discussion on participant concerns and ideas related to the vision, draft challenges and overall ideas for Payette County over the next 10 years. Discussion items included:

- Agriculture and Growth -
 - Interest for the County to actively manage growth and for the County to actively preserve farmland
 - Concern for the way Transfer of Development Rights (TDR) program is currently used in the County and subsequent perceived impacts on the fragmentation of agricultural land
 - For the County to be intentional with the locations of housing, commercial and industrial development
 - Interest for new development to pay impact fees and for infrastructure needs
- Natural Resources -
 - Increased options for river and recreation access
 - For any goals related to energy development to prioritize clean energy over oil and gas
- Transportation –
 - For the County to use any tools under County jurisdiction to alleviate impacts from the growth of traffic on Highway 95, including:
 - Light pollution
 - Support needed for residents to travel across the County and to neighboring areas, such as to medical appointments; need for low-cost options
- Noise and Light Pollution - General concerns about the effect of growth on quality of life

Next Steps

- a **Public Outreach Event #2**– Spring 2021. Look for advertisements on all County channels beforehand. Contact Planning & Zoning to join the interested parties list for alerts.
- b **Contact Planning and Zoning Office** for more info
 - a. <https://payettecounty.org/departments/planning-and-zoning>
 - b. pandz@payettecounty.org
- c Planning team will **incorporate results** from display board comment cards.
- d **Displays Board with Comment Cards** will be up at the following venues through December 2020:
 - a. Payette County Courthouse
 - b. Fruitland City Hall
 - c. New Plymouth EZ Mart
 - d. Sand Hollow Store and Café
- e No further questions or comments.

Thank You to those who attended!

Payette County's Comprehensive Plan Update Process

FIND OUT MORE ABOUT THE IMPORTANCE OF THE PLAN UPDATE TO **YOU!**



What is a Comprehensive Plan?

Think of a Comprehensive Plan as a 10 – 20-year roadmap for the future of our county. While the focus of a Comprehensive Plan is to guide planning and zoning decisions, the scope of the Plan is much broader, encompassing many issues that impact county residents. A Plan is prepared with the involvement of county residents, community groups and other public agencies, and must reflect their issues and concerns.

Idaho counties must prepare and maintain a current Comprehensive Plan in accordance with Idaho Code Section 67-6508. The Plan must consider “previous and existing conditions, trends, desirable goals and objectives, or desirable future situations” within numerous planning components (such as, land use, population, hazardous areas etc.).

Will this affect how your property is zoned?

The Idaho Local Land Use Planning Act requires that zoning districts, as well as zone changes, special permits and zoning ordinances, are in accordance with the adopted Comprehensive Plan. So, while changes to the zoning map and ordinances will not occur during the Comprehensive Planning process, they might occur after the new Plan is adopted to ensure that the Plan is properly implemented.

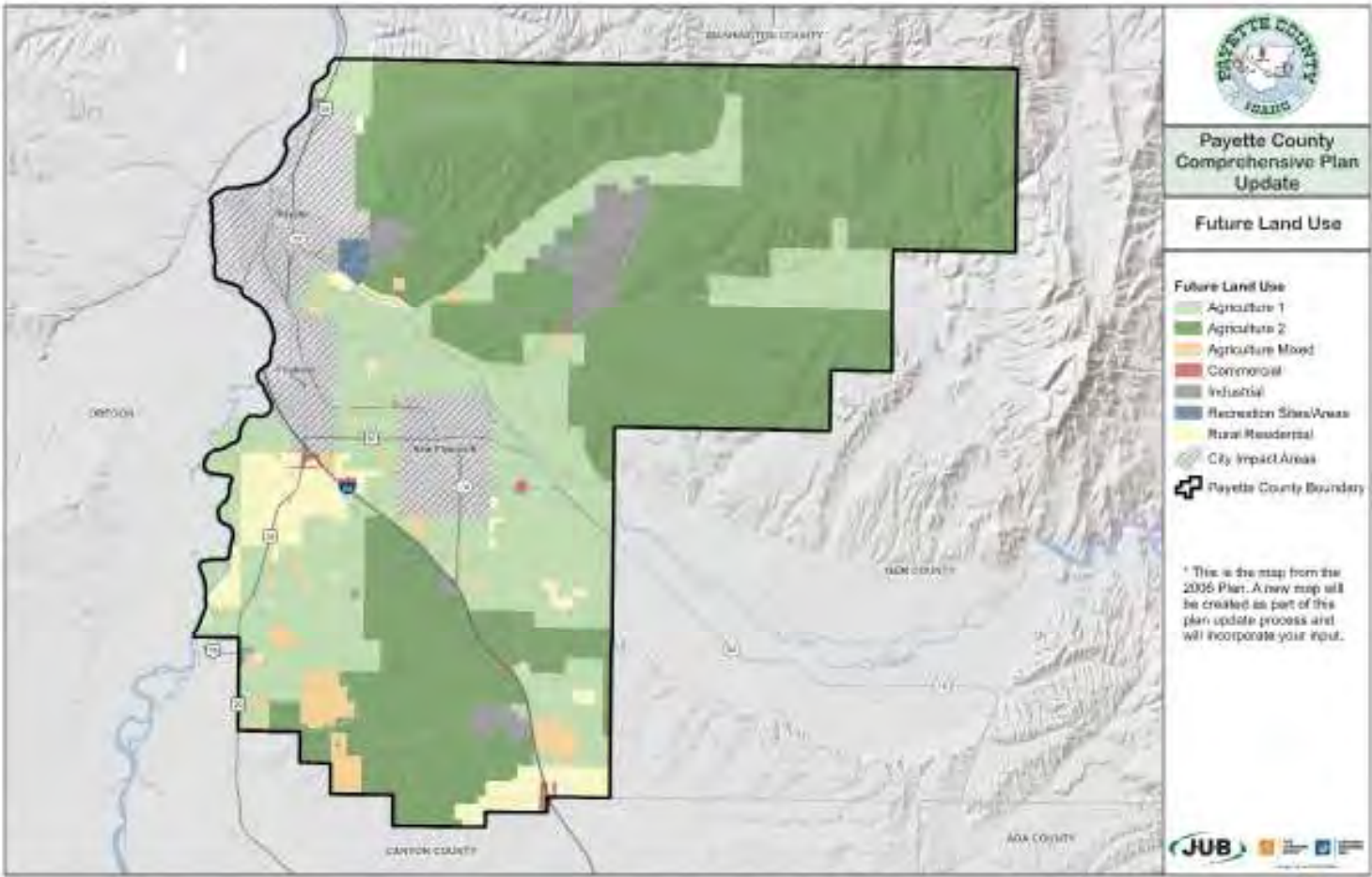


Does the Comprehensive Plan apply to you?

The geographic extent of the Comprehensive Plan includes the entire county. However, municipalities in the county (Payette, Fruitland and New Plymouth) have their own Comprehensive Plans that apply inside their Areas of City Impact.

New Plan, New Map

This is the 2006 plan map. Your input will be key to preparing a **NEW** future land use map!



Payette County's Comprehensive Plan Update Process

WE NEED **YOUR** INPUT TO HELP THE NEW PLAN REFLECT OUR COMMUNITY

Proposed Vision Statement:

In 2040, Payette County is a thriving rural area that supports vital communities, conserves natural resources, leverages a prosperous agricultural economy to ensure a healthy lifestyle for residents and visitors alike.

What is a Vision Statement?



What is the project timeline?



A Citizens Advisory Committee (CAC) will meet throughout the process to offer input from various stakeholders and community groups. List of members can be found on the website.

Proposed List of Challenges:

- Addressing impacts of residential growth on agricultural use
- Balancing new development with a rural lifestyle
- Preserving agricultural land and other important natural resources
- Protecting property rights
- Protecting existing irrigation and drainage systems
- Working with cities to encourage commercial uses and residential subdivisions (where public services are provided)
- Providing more recreational amenities (trails, youth activities...)
- Supporting small businesses; encouraging new shops and restaurants
- Managing increased use of roads to ensure safety and efficiency
- Providing sustainable work force job opportunities
- Supporting public safety for a growing population
- Ensuring adequate and diverse housing for residents
- Protecting waterways and providing more opportunities for public use

How and why should you get involved?

There will be opportunities for public input throughout the process. Your involvement is key to creating a Plan that represents the interest, values and goals for Payette County for the next 10 – 20 years. Please participate in Public Outreach Events and check the website for more info:
<https://payettecounty.org/departments/planning-and-zoning>



Payette County Comprehensive Plan

Please answer questions below and leave in box provided!

- Do you feel the proposed vision statement accurately reflects your vision for Payette County over the next 10 years?

- ☐ Yes!
- ☐ Somewhat Yes
- ☐ Neutral
- ☐ Somewhat disagree
- ☐ Strongly disagree

If you disagree, please briefly elaborate: _____

- Do you feel the proposed list of challenges accurately reflects your goals for Payette County over the next 10 years?

- ☐ Yes!
- ☐ Somewhat Yes
- ☐ Neutral
- ☐ Somewhat disagree
- ☐ Strongly disagree

If you disagree, please briefly elaborate: _____

- Do you want to join the interested parties email list to stay informed of the plan process and future public involvement opportunities?

- ☐ If Yes, please print your name and email:



Tear here and take home.

**Join us on Tuesday, December 8, 2020 for a
virtual Public Outreach Event from 6 to 7 PM**

Zoom Link:

<https://jubengineers.zoom.us/j/94540517199?pwd=MIlxalp4UU1yVTZhSE9uRURnTnhWdz09>

Meeting ID: 945 4051 7199; Passcode: 170392

Telephone connection only? Use call-in number:

253-215-8782 (same ID and passcode)

Get involved!

- Participate in all Public Outreach Events
- Visit the Website:
<https://payettecounty.org/departments/planning-and-zoning>
- Follow the Facebook page:
<https://www.facebook.com/PayetteCountyID/>

Contact Information

Email: pandz@payettecounty.org

Call: 208-642-6018



Payette County Comprehensive Plan

CITIZENS ADVISORY COMMITTEE MEETING NO.2 (01/12/21)

Attendees:

- Sheri Freemuth, J-U-B Engineers
- Caroline Mellor, TLG/J-U-B Engineers
- Patti Nitz, Payette County Administrator
- Mary Butler, Payette County staff
- Jennifer Riebe, Planning and Zoning Commissioner
- Chad Brock, New Plymouth
- Leslie Teunessin, Local Business Owner
- Craig Smith, Planning and Zoning Commissioner
- Jeff Williams, local business owner and Mayor of Payette
- Danielle Haws
- Fred Visser, Sand Hollow resident/ Local Business Owner
- Kevin Border, New Plymouth resident
- Kit Kamo
- 12087400141

- JoAnne Smith, Chairman of the Payette

Soil and Water Conservation District

Non-Attendees (due to power outage):

- Rudy Endrikat, former County Commissioner
- Chad Henggeler, Chair, Planning and Zoning Commission
- Farrell Rawlings, Planning and Zoning Commissioners
- Rick York, Mayor of New Plymouth
- Ken Bishop, Mayor of Fruitland
- Mike Holladay

Meeting Goals

- Share feedback on Public Outreach Event #1 between CAC and Planning team
- CAC to share feedback on Vision Statement and the list of Challenges
- Finalize Vision Statement and the list of Challenges
- Begin Goals and Objectives process

Introductions

Facilitator Caroline Mellor, J-U-B, introduced Payette County and J-U-B staff and the Citizens Advisory Committee (CAC) members. Mellor provided a recap of the Zoom orientation.

Project Timeline and Milestones

Sheri Freemuth, J-U-B, reviewed the project time and status of project milestones. She shared that the Existing Conditions Report is nearing completion and that updates will be shared with the CAC at the next meeting and public outreach event #2. The planning process is entering Phase 2: Analysis.



Public Outreach Event #1

Mellor shared with the CAC takeaways for the Planning team from the Public Outreach Event #1, held virtually on December 8, 2020. She highlighted the productive discussion about the balance between preserving agricultural spaces and property rights, interest for potential changes to the Transfer of Development Rights (TDR) program, new concerns regarding growth and US-95 traffic impacts on noise and light pollution and interest to prioritize clean energy over oil and gas. Payette County staff emphasized the great attendance at the meeting.

CAC members were asked for their thoughts on the meeting discussions and process. Members emphasized the importance to outreach for such meetings through a variety of channels. Members were encouraged to promote emailing Patti or Mary at the Planning and Zoning email address to join the Interested Parties e-mail list. Members were also asked to share relevant e-mail lists or outreach channels that they think would be useful to reach additional people. The Planning Team agreed to prepare an update for the Interested Parties list after the Vision Statement is finalized.

Vision Statement

Mellor led the CAC members in a discussion toward finalizing the Vision Statement. Members discussed different areas of importance. Discussion points included whether to highlight the economy as primarily agricultural or as a balanced economy. Members also discussed the ways certain words (rural, communities) resonated in different parts of the Statement.

Updated Draft Vision Statement: In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources, and promotes a balanced economy to sustain a healthy population.

The Planning team decided to integrate edits from the discussion and send the updated draft Vision Statement to all CAC members for final comments.

List of Challenges

CAC members reviewed the exiting list of challenges and provided edits and additions for a couple of categories. The full list is as follows, with new additions highlighted in green:

Agriculture

- Addressing impacts of residential growth on agricultural use
- Protecting farmland while allowing landowners to have control over their land
- Helping older farmers who want to retire and young families who want to start farming
- **Support use of conservation easements program for interested parties**

Land Use

- Working with cities to encourage commercial uses and residential subdivisions (where public services are provided)



- Managing growth with proper planning
- Protecting property rights
- Finding a balance between home businesses and residents seeking solitude
- Balancing new development while maintaining a rural lifestyle.
- Consider alternatives or modifications to the Transfer of Development Rights process
- Addressing Impacts from the growth of traffic on Highway 95

Transportation

- Managing increased use of roads to ensure safety and efficiency
- Finding new and diverse transportation connections

Economic Development

- Providing sustainable work force job opportunities
- Supporting small businesses; encouraging new shops and restaurants
- Attracting new businesses and talent
- Identifying appropriate sites for energy generating industries

Natural Resources

- Protecting waterways
- Protecting existing irrigation and drainage systems
- Addressing energy development and prioritizing clean energy over oil and gas
- Managing noise and light pollution impacts on quality of life

Housing

- Opportunities for existing and new residents to secure adequate and diverse housing

Recreation

- Developing more community inclusive activity sites with parks, trails, sportsman access points and amenities, including recreational activities
- Provide more opportunities for public use of waterways
- Supporting increased options for river and recreation access

Population

- Providing opportunities for a diverse population
- Providing a safe place to raise a family
- Supporting senior citizens through enhanced programs and livable communities

Schools and Public Services

- Providing a safe place to educate our children
- Supporting public safety for a growing population (law enforcement, fire/EMS)



- Provide adequate funding, such as through use of fees to support the development of public services and facilities

With the new additions, CAC members voted to approve the final list of challenges.

Goals and Objectives

Freemuth explained the Goals and Objectives processes and provided examples of challenges becoming goals, objectives and into concrete strategies in the comprehensive planning processes. She walked through the legal requirements of the Idaho Code 67-6508: *“The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives or desirable future situations for each planning component.”* Each term may briefly be defined as:

- GOAL: Broad statement of desired future
- OBJECTIVE: Provides direction to achieve goals
- STRATEGY: Actions or tools to meet objectives

Mellor conducted an interactive exercise with CAC members to think through the process of turning one of the finalized challenges into a draft Goal. CAC members discussed the challenges for land use and agricultural and started goal brainstorming.

For Public Outreach Event #2, the Planning Team will have draft Goals and Objectives for public feedback. At CAC Meeting #3, the CAC will be asked to provide additional input and help refine the Goals and Objectives. Concrete strategies for Payette County will come out of the Goals and Objectives,

Chart of Plan components used for discussion during exercise:

Group	Component	Goals	Objectives	Strategies
Physical	Agriculture			
	Natural Resources			
	Land Use			
Economic	Transportation			
	Housing			
	Economic Development			
Social	Population			
	Recreation			
	PSUF*			
	Schools			

*Public Services, Utilities and Facilities/National Interest Electric Transmission Corridors

Next Steps

- Public Outreach Event #2** – To occur in March.



- b **The Planning Team** will prepare an update for the Interested Parties list upon finalization of the Vision Statement. This will include an update of the plan process and upcoming Spring input opportunities.
- c **CAC members to watch their email for communication from the Planning Team** on the final Vision Statement.
- d **Subsequent CAC meetings** will include additional time to review technology. Members are recommended to Zoom from individual computers to allow for the best possible interaction and engagement. Please watch your email for scheduling information for the March meeting.
- e **CAC #3 Meeting** - Will likely occur in late March, following the public outreach event.
- f No further questions or comments.

Thank you for attending!



Payette County Comprehensive Plan

PUBLIC OUTREACH EVENT NO.2 03/30/2020, 7:00 – 8:00 P.M.)

Participants (Total 56):

- Sheri Freemuth, J-U-B Engineers
- Caroline Mellor, TLG/J-U-B Engineers
- Patti Nitz, Payette County Administrator
- Mary Butler, Payette County staff
- Chad Brock, New Plymouth
- Leslie Teunessin, Local Business Owner
- Jennifer Riebe, Planning and Zoning Commissioner
- Chad Henggeler, Chair, Planning and Zoning Commission
- Craig Smith, Planning and Zoning Commissioner
- Jo Anne Smith, Chairman of the Payette Soil and Water Conservation District
- Elder Soelberg
- Sister Soelberg
- Eric Blackmun
- Ann Voorhis
- Deb Acock
- Shaya Trujillo
- Linda White
- Barbara Eckerle (Bobbi)
- Randy Harrold
- Debbie Buckler
- Keith Buckler
- James Riebe
- Dale Williamson
- Roxanna Cline
- Frazer Peterson
- Chad Brock
- Mike
- Susan Jeffries
- Lisa Higby
- Chuck Gates
- Danielle Haws
- Howard Rynearson
- RLB
- Paul Riebe
- Kay Lyman
- Claudia Licht
- Kevin Border
- 12087407613
- Cindy McLeran
- Emily McLeran
- Jeff Williams
- 12084841728
- Brent Ralston
- R Belveal
- Kevin Shoemaker
- Kim Christensen
- Mike Holladay
- Marc Haws
- Adam Gonzalez
- Stuart Reitz
- Kari Peterson
- Lisa Binggeli-CHPC
- 12087393259
- Lois Payne
- Gayle

Meeting Goals

- For the public to understand the purpose and impact of the Payette County Comprehensive Plan



- To explain the Comprehensive Plan update process and current milestones
- Gather public feedback on the preliminary draft Goals, Objectives, and Strategies
- Receive public input to inform additional Goals, Objectives, and Strategies

Introductions

Payette County and J-U-B staff introduced themselves, the purpose of the event and the agenda for the meeting. Facilitator Caroline Mellor, The Langdon Group (TLG)/J-U-B Engineers, provided a Zoom orientation. Participants answered a poll on if they attended the December Public Outreach Event #1. Those that answered that they didn't know about it shared follow-up in the chat. Participants were encouraged to provide their e-mail in the chat to be notified of future input opportunities (also posted on the Planning & Zoning website and Facebook)

Poll Results:

Choices	Responses	Percentages
Yes!	13	38%
No - Wish I could have!	13	38%
No - Didn't know about it.	8	23%
Grand Total	34	100%

Comprehensive Plan – Overview and Process Update

Sheri Freemuth, J-U-B, provided an overview of a Comprehensive Plan (Plan) and updated the public on the current stage in the Plan process.

Freemuth highlighted the elements required in the State of Idaho, including:

- Provide a 10 – 20-year guide to the County's future
- Assess current conditions for plan components (Land Use, Natural Resources, Economic Development etc.)
- Analyze future trends and address public concerns
- Articulate a Vision, Goals, Objectives and Strategies

Plan Timeline

Freemuth walked the attendees through the Plan update timeline and the future opportunities for additional public involvement. The next public outreach event will occur in Spring 2021 and again in Summer 2021.



Plan Outline (Proposed)

Freemuth shared the proposed Plan outline and explained the structure of the Comprehensive Plan as follows:

1. Introduction

- Planning in Payette County/this plan process
- Public Involvement
- Plan structure

2. Background

- Setting and History
- Payette County Planning efforts (City plans and functional plans)
- Private Property Rights
- Population (Current and Future Projections)

3. Plan Elements

- Physical (Agriculture, Natural Resources, Land Use)
- Economic (Transportation, Housing, Economic Development)
- Social (Recreation, Public Services, Schools)

4. Implementation

5. Appendices (Existing Conditions Reports, Public Involvement Summaries...)

Existing Conditions

Mellor reviewed the use of and structure of the Existing Conditions Report in the Plan. She detailed that full reports will be available on the Planning & Zoning website and that key information will be summarized in the Plan with maps, a narrative and infographics. She walked through initial infographics for the Physical, Economic and Social Plan elements that highlighted specific statistics (these example statistics are not encompassing of all that will be included with the full draft Plan).

Vision, Goals, Objectives, and Strategies (Preliminary Drafts)

Mellor provided an overview of the concept and role of a Vision Statement and the Goals, Objectives and Strategies in the Plan and future implementation. She explained that the final Vision Statement was developed from a combination of the themes from the 2019 survey administered by the County (350



responses), the input of the Citizen Advisory Committee and input from the public at Public outreach Event #1 held in December 2020.

Final Vision Statement: In 2040, Payette County is a thriving rural area that supports diverse agriculture and vital communities, conserves and values natural resources and promotes a balanced economy for the well-being of current and future generations.

Mellor walked participants through the categories of Physical, Economic and Social for the preliminary list of draft Goals, Objectives and Strategies and conducted polls for each. She clarified that not all of the draft Objectives and Strategies were written yet, as feedback from this public event will be used to write the remaining Objectives and Strategies. Overall, participants supported the direction of the preliminary Goals and provided helpful feedback for the draft Plan.

Each poll question asked participants: *Do you feel the draft Goal, Objectives and example strategies accurately reflect the vision and needs for Payette County over the next 10-20 years for [Plan element] ?*

Each poll offered the following options:

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Physical – Land Use #1

GOAL: Balance demands for growth with the desire for preserving a rural lifestyle and responsible use of available community infrastructure and services.

Objective 1: Collaborate with cities to encourage industrial and commercial uses and residential subdivisions in the Areas of City Impact.

Strategy 1.1: Update the Zoning Code to ensure a hierarchy of lot sizes, with the smallest lots and subdivisions permitted within Areas of City Impact.

Strategy 1.2: Provide subdivision standards that allow for the future platting of subdivisions to accommodate city sewer and water, as city limits expand within Areas of City Impact.

Poll Results:

Question Choices	Responses	Percentages
Strongly Agree	5	14%
Somewhat Agree	13	37%
Neutral	12	34%
Somewhat Disagree	5	14%
Grand Total	35	100%

Physical – Land Use #2



GOAL: Balance demands for growth with the desire for preserving a rural lifestyle and responsible use of available community infrastructure and services.

Objective 2: Enhance the County's rural environment and protect diverse agricultural uses.

Strategy 2.1: Revise the Transfer of Development Rights program to reduce fragmentation of important agricultural lands and to direct rural residential development to Areas of City Impact or other areas delineated on the Future Land Use Map.

Strategy 2.2: Update the Zoning Code to implement a range of land uses including agricultural types and scales of agricultural use.

Poll Results:

Question Choice	Responses	Percentages
Strongly Agree	10	27%
Somewhat Agree	13	35%
Neutral	10	27%
Somewhat Disagree	3	8%
Strongly Disagree	1	2%
Grand Total	37	100%

Physical – Natural Resources/ Hazardous Areas

GOAL: Preserve our natural resources and address our hazardous areas to ensure a clean, resilient, healthy environment for all Payette County residents and visitors.

Objective 1: Collaborate with Payette County Emergency Management regarding hazardous areas and disaster preparedness, response and recovery.

Strategy 1.1. Regularly coordinate with Payette County Emergency Management and look for opportunities to support the on-going implementation of their Mitigation Plan.

Poll Results:

Question Choice	Responses	Percentage
Strongly Agree	8	23%
Somewhat Agree	15	43%
Neutral	11	31%
Somewhat Disagree	1	2%
Grand Total	35	100%



Physical – Agriculture

GOAL: Conserve agricultural lands for future generations by supporting agricultural uses and opportunities.

Poll Results:

Question Choices	Responses	Percentages
Strongly Agree	16	47%
Somewhat Agree	10	29%
Neutral	6	18%
Somewhat Disagree	2*	5%
Grand Total	34	100%

*A participant indicated in the chat that they voted Strongly Disagree as the preliminary Objectives and Strategies for this Goal were not yet drafted.

Economic – Economic Development

GOAL: Boost economic growth to provide greater opportunities through collaboration with local cities and leading economic sectors (to include Agriculture; Distribution & Transportation; Manufacturing; Internet Based Services; and Renewable Energies).

Objective 1: Ensure County functions, policies and services support and stimulate regional economic growth.

Strategy 1.1 Participate in Snake River Economic Development Alliance efforts with local governments, representatives from key employers and sectors to implement joint economic development strategies.

Strategy 1.2 Support partnerships for training and mentorship programs with industries based in Payette County to encourage pairing of local job opportunities with local residents.

Poll Results:

Question Choice	Responses	Percentage
Strongly Agree	12	33%
Somewhat Agree	10	28%
Neutral	13	36%
Somewhat Disagree	1	2%
Grand Total	36	100%



Economic – Economic Development #2

GOAL: Boost economic growth to provide greater opportunities through collaboration with local cities and leading economic sectors (to include Agriculture; Distribution & Transportation; Manufacturing; Internet Based Services; and Renewable Energies).

Objective 2: Promote sustainable agricultural activities, agribusiness, agritourism and compatible home-based businesses.

Strategy 2.1 Support agricultural uses through land use plans and policies to reduce conflicts between adjacent incompatible uses.

Strategy 2.2 Implement County ordinances that encourage small scale agri-based businesses including agritourism enterprises.

Poll Results:

Question Choice	Responses	Percentage
Strongly Agree	10	33%
Somewhat Agree	10	33%
Neutral	8	24%
Somewhat Disagree	2	6%
Grand Total	30	100%

Economic – Transportation (includes Public Airport Facilities)

GOAL: Improve connections across Payette County and throughout the region to support agricultural, residential, commercial and industrial uses.

Poll Results:

Question Choices	Responses	Percentages
Neutral	15	43%
Somewhat Agree	13	37%
Strongly Agree	6	17%
Somewhat Disagree	1	2%
Grand Total	35	100%



Economic – Housing

GOAL: Ensure adequate and diverse housing for existing and new residents.

Poll Results:

Question Choices	Responses	Percentages
Strongly Agree	4	12%
Somewhat Agree	16	48%
Neutral	9	27%
Strongly Disagree	2	6%
Somewhat Disagree	2	6%
Grand Total	33	100%

Social – Recreation (Special Uses and Sites)

GOAL: Protect and enhance Payette County's natural and cultural resources, while expanding access and amenities for residents and visitors.

Objective 1: Promote a sustainable County-wide parks and recreation, open space and waterways system.

Strategy 1.1: Develop a County-wide Open Space, Parks and Waterways plan in collaboration with local agencies and districts that addresses current and future needs, as well as implementation strategies related to parks and recreation, open space, and waterways.

Strategy 1.2: Provide incentives to encourage landowners and/or developers to dedicate public easements or right-of-way, expand existing parks and open space opportunities and create new connections for trails and pathways.

Poll Results:

Question Choice	Responses	Percentage
Strongly Agree	9	29%
Somewhat Agree	14	45%
Neutral	4	13%
Somewhat Disagree	3	9%
Strongly Disagree	1	3%



Grand Total	31	100%
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Social – Recreation (Special Uses and Sites) #2

GOAL: Protect and enhance Payette County’s natural and cultural resources, while expanding access and amenities for residents and visitors.

Objective 2: Protect County waterways for habitat and wildlife preservation and as crucial recreational areas.

Strategy 2.1: Collaborate with Federal and State agencies (BLM, US Fish & Wildlife Service) to identify opportunities for enhanced habitat and wildlife preservation along County waterways.

Strategy 2.2: As part of County-wide parks and open space planning, identify recreational opportunities (trails, picnic areas etc.) along County waterways.

Poll Results:

Question Choices	Responses	Percentages
Strongly Agree	11	32%
Somewhat Agree	10	29%
Neutral	7	21%
Somewhat Disagree	5	15%
Strongly Disagree	1	2%
Grand Total	34	100%

Social - Public Services, Utilities and Facilities/National Interest Electric Transmission Corridors AND School Facilities and related transportation

GOAL: Ensure that all Payette County residents have access to superior public services, utilities and facilities.

Poll Results:

Question Choices	Responses	Percentages
Strongly Agree	7	24%
Somewhat Agree	12	41%
Neutral	7	24%
Somewhat Disagree	3	10%



Grand Total	29	100%
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Discussion Session

After each Goal component, Facilitator Mellor led a discussion on participant concerns and ideas related to draft Goals, Objectives, and Strategies. Participants continued interest to balance preserving agriculture and to adequately plan for growth without negatively impacting other aspects of County life. Discussion items and chat comments included:

Natural Resources

- To include ground water and natural gas.
- Suggest to say conserve natural resources instead of preserve.
- To address light pollution
- To add: No fracking and improve water quality of rivers and groundwater.
- Need to plan open spaces and develop ways to connect them - like an emerald necklace connecting the cities and allowing people to get around via bike, walking, etc.
- To make sure there is access and the areas are planned for with restroom and parking areas.
- To protect wildlife areas and buffers put in place.
- To provide incentives for green energy, LEED buildings.
- Access to the Payette River corridor.

Growth

- To put into the plan limits on a city expanding their area of impact - from 1 mile to 5 miles or 10.
- To address the rural growth and how we are going to handle this, with a suggestion to determine less than prime farm ground as rural lifestyle subdivision options.
- To protect agricultural lands by addressing the Transfer of Development Rights program.
- To see integration from the Cities for plans for services in the Areas of City Impact

Land Use

- To look at rundown/derelict building cleanup as well.
- To have more defined industrial parks
- To enforce and support current ordinances more clearly
- To consider rural residential lot size reduced to a one acre minimum
- To plan for for adequate growth
- Would "balance" be useful in the Goal statement?
- Would it be worth perhaps adding the term "durable" into this goal?

Agriculture

- To encourage the state government to allow agricultural lands to enter into a land bank to give tax breaks to keep land as farms
- To look at the what drives farmers out or away



- A strong interest in preserving farm ground
- To support infrastructure related to agricultural and uses
- Land banks - limit the ability to subdivide large tracts of land to build houses or mini estates, make passing agricultural laws and proclamations that keep non-agriculture interests from making it difficult for farmers to farm - ie - smells, baling at night, harvest trucks, animal enclosures, etc
- To promote education opportunities or financial incentives for Agriculture Objective

Transportation

- Need bypass out of town for large trucks to get thru town and into Ontario
- Bus transportation to Boise Airport
- To not have roadways that can't handle growth
- Infrastructure and roads need to be in place before any new housing projects go in
- Need to plan for corridors if the County is get to the point of needing mass transit - esp via rail

Economic

- It seems difficult to foster the economic growth when the only focus is agriculture. Farm Bureau study says Idaho has 9% employment in agriculture. That leaves a big percentage of the population not working in Agriculture. A more blended focus could be sought.
- Economic growth and new industry to provide jobs and stability for long term growth.

Population – Housing and Schools

- To balance adequate housing with conserving agriculture and natural resources
- To not overdevelop
- Cost to develop and maintain these areas and safety
- To increase access to higher education (i.e. TVCC)

Next Steps

- Any additional Ideas for strategies and objectives**
 - To be sent to Planning & Zoning by April 15.
- Planning team will incorporate results into a preliminary plan document & prepare a draft Future Land Use Map
- Public Outreach Event #3**– June 2021. Look for advertisements on all County channels beforehand. Contact Planning & Zoning to join the interested parties list for alerts.
 - This is expected to be held outside.
- Contact Planning and Zoning Office** for more info
 - <https://payettecounty.org/departments/planning-and-zoning>
 - pandz@payettecounty.org
- No further questions or comments.

Thank You to those who attended!



Payette County Comprehensive Plan

CITIZENS ADVISORY COMMITTEE MEETING NO.3 (06/11/2021)

Attendees:

- Sheri Freemuth, J-U-B Engineers
- Caroline Mellor, TLG/J-U-B Engineers
- Patti Nitz, Payette County Administrator
- Mary Butler, Payette County staff
- Leslie Teunessin, Local Business Owner
- Jo Anne Smith, Chairman of the Payette Soil and Water Conservation District
- Jeff Williams, local business owner and Mayor of Payette
- Fred Visser, Sand Hollow resident/ Local Business Owner
- Kevin Shoemaker

Committee Members Unable to Attend:

- Jennifer Riebe, Planning and Zoning Commissioner
- Chad Henggeler, Chair, Planning and Zoning Commission
- Chad Brock, New Plymouth
- Craig Smith, Planning and Zoning Commissioner
- Danielle Haws
- Rudy Endrikat, former County Commissioner
- Farrell Rawlings, Planning and Zoning Commissioner
- Rick York, Mayor of New Plymouth
- Ken Bishop, Mayor of Fruitland
- Kevin Border, New Plymouth resident
- Kari Peterson, Fruitland City Councilwoman
- Mike Holladay
- Kit Kamo

Meeting Goals

- Share feedback on Public Outreach Event #2 between CAC and Planning team
- Discuss full draft of Goals, Objectives, and Strategies for Draft Plan
- Review the pre-draft of the Proposed Future Land Use Map
- Review next steps for the Plan process and Public Outreach Event #3

Introductions

Facilitator Caroline Mellor, J-U-B, introduced Payette County and J-U-B staff and the Citizens Advisory Committee (CAC) members. Mellor provided an overview of the agenda and meeting goals.

Project Timeline and Milestones

Sheri Freemuth, J-U-B, reviewed the project time and status of project milestones.



She shared the proposed outline for the Plan and noted that the Private Property Rights and Population sections are under Background.

Proposed Plan outline:

1. Introduction
 - Planning in Payette County/this plan process
 - Public Involvement
 - Plan structure
2. Background
 - Setting and History
 - Private Property Rights
 - Population (Current and Future Projections)
 - Plan Vision Statement
3. Plan Elements
 - Physical (Agriculture, Natural Resources, Land Use)
 - Economic (Transportation, Housing, Economic Development)
 - Social (Recreation, Public Services, Schools)
4. Implementation
5. Appendices (Existing Conditions Reports, Public Involvement Summaries...)

Existing Conditions Report Update

Sheri shared that the Existing Conditions Report and Socioeconomic Analysis are complete and accessible on the Planning and Zoning website. The Existing Conditions Report is baseline information, provided in documents such as the current comprehensive plan and the All Hazard Mitigation Plan, that is key to the planning process and was collected by County staff. The Socioeconomic report (prepared by The Metts Group) highlights trends and projects for population, housing, agriculture, and economic development. CAC members were encouraged to read the reports posted on the website and report back with any questions.

Sheri displayed some infographics that describe current land ownership, population within the County and Cities as described in the existing conditions report. She walked CAC members through graphs that illustrate Population Projections and Housing Unit and Resident projections. CAC member discussion involved comments regarding distribution of future population (the report describes about 40% occurring outside of City Limits, across the County) and possible objectives for increasing the percentage of future population within city limits.

Public Outreach Event #2: Takeaways

Mellor shared with the CAC takeaways for the Planning team from the Public Outreach Event #1, held virtually on March 30, 2021. CAC members were asked for their thoughts on the meeting discussions. There were no comments.

Goals, Objectives, and Strategies: Draft List and Feedback



Caroline reviewed the role of Goals, Objectives and Strategies, for each of the plan elements, as actionable guidance that stems from the Vision Statement. She went through the full list of draft Goals, Objectives, and Strategies with the CAC members, soliciting feedback after each Goal. The full list of draft Goals, Objectives, and Strategies follows with discussion and feedback from CAC members afterward. Additional feedback was received the week after the meeting from members that could not attend. This in meeting and post meeting feedback will be integrated into a complete set of Goals, Objectives and Strategies for public review at the Public Outreach Event #3 and the Payette County Fair comprehensive plan booth.

Agriculture

GOAL: Conserve agricultural lands for future generations by supporting agricultural uses and opportunities.

Objective 1: Maintain large parcel sizes for agricultural purposes, including the raising of animals, consistent with existing development patterns, as depicted on the Future Land Use Map.

Strategy 1.1: Implement the Future Land Use Map by amending the zoning ordinance and map to include a range of zoning categories with appropriate uses and development tools.

Strategy 1.2: Initiate efforts to identify incentives to ensure conservation of large acreages (such as, conservation easements, working land trusts, and land banks).

Strategy 1.3: Support educational and economic development initiatives so new and existing farmers can continue to innovate and improve their operations.

Objective 2: Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses.

Strategy 2.1: Amend the Transfer of Development Rights program to ensure that receiving sites are within the Areas of City Impact or the Rural Residential area.

Strategy 2.2: Develop standards for rural residential PUDs for developments in excess of 4 lots, that address the physical site characteristics (such as topography, soils, water, vegetation, surrounding properties, building location, site improvements, water and waste disposal systems and other amenities) and incentivize quality site design.

Strategy 2.3: Limit the number of small lots in any one area to avoid the potential conflicts associated with residential intrusion on agricultural operations.

Objective 3: Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with nonagricultural uses.

Strategy 3.1: Facilitate agricultural production by allowing agriculture related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently located to agricultural operations by through zoning provisions (special use permits etc.)



Strategy 3.2: Support efficient management of local agricultural production activities by permitting development of adequate amounts of farm worker and farm family housing in agricultural areas.

Strategy 3.3: Limit the number of small lots in any one area to avoid the potential conflicts associated with residential intrusion on agricultural operations.

Land Use

GOAL: Balance demands for growth with the desire for preserving a rural lifestyle and responsible use of available community infrastructure and services.

Objective 1: Collaborate with cities to encourage industrial and commercial uses and residential subdivisions in the Areas of City Impact.

Strategy 1.1: Update the Zoning Code to ensure a hierarchy of lot sizes, with the smallest lots and subdivisions permitted within Areas of City Impact.

Strategy 1.2: Provide subdivision standards that allow for the future platting of subdivisions to accommodate city sewer and water, as city limits expand within Areas of City Impact

Strategy 1.3: Monitor growth and extension of urban services within Areas of City Impact to ensure that boundaries are appropriate.

Strategy 1.4: Collaborate with economic development efforts to identify and support industrial parks and other large employment centers.

Objective 2: Enhance the County's rural environment and protect diverse agricultural uses.

Strategy 2.1: Revise the Transfer of Development Rights program to reduce fragmentation of important agricultural lands and to direct residential development to Areas of City Impact or rural residential areas delineated on the Future Land Use Map.

Strategy 2.2: Update the Zoning Code and Map to implement the Future Land Use map allowing a range of land uses including a variety of agricultural uses and options for rural residential development.

Objective 3: Continue to provide excellent planning and zoning service to support County residents.

Strategy 3.1: Enforce all zoning ordinances particularly those related to property maintenance and zoning code compliance

Strategy 3.2: Ensure that all Areas of City Impact agreements are current by establishing regular coordination meetings with City Councils and County Commissioners

Strategy 3.3: Support development of regional and functional plans as they relate to Payette County

Strategy 3.4: Revise Zoning Code to reflect the Future Land Use map and plan objectives by modifying the Transfer of Development Rights program and other appropriate code sections.



Natural Resources/ Hazardous Area

GOAL: Preserve our natural resources to ensure a clean and healthy environment for all Payette County residents and visitors

Objective 1: Establish standards to help conserve water and keep both surface and subsurface waters clean (i.e. aquifers, surface waters, drinking water sources, floodways, waterbodies, streams, rivers and community, municipal and domestic wells).

Strategy 1.1: Collaborate with appropriate public agencies and implement additional measures as needed to prevent and minimize potential contamination to surface waters from septic systems.

Strategy 2.2: Develop zoning provisions to require new development to ensure protection of surface waters within applicable areas.

Strategy 2.3: Preserve major surface waters by establishing and maintaining stabilized access points for the Payette and Snake Rivers

Objective 2: Ensure citizens are informed and engaged about decisions related to natural resources.

Strategy 2.1: Ensure that new development, with a potential to impact the natural environment and resources of the County, provide required public notice prior to construction.

Strategy 2.2: Consider maintaining an updated environmental resources list (entities, contacts, etc.) for the County to encourage citizens to stay informed.

Economic Development

Goal: Boost economic growth to provide greater opportunities through collaboration with local cities and leading economic sectors (to include Agriculture; Distribution & Transportation; Manufacturing; Internet Based Services; and Renewable Energies).

Objective 1: Ensure County functions, policies and services support and stimulate regional economic growth.

Strategy 1.1: Participate in Snake River Economic Development Alliance efforts with local governments, representatives from key employers and sectors to implement joint economic development strategies.

Strategy 1.2: Support partnerships for training and mentorship programs with industries based in Payette County to encourage pairing of local job opportunities with residents.

Strategy 1.3: Collaborate with cities on land use decisions in keeping with Area of City Impact agreements.

Objective 2: Promote sustainable agricultural activities, agribusiness, agritourism and compatible home-based businesses.



Strategy 2.1: Support agricultural uses through land use plans and policies to reduce conflicts between adjacent incompatible uses.

Strategy 2.2: Implement County ordinances that encourage small scale agri-based businesses including agritourism enterprises.

Transportation

GOAL: Provide a transportation network that connects people and places.

Objective 1: Ensure roadway systems meet current and future needs.

Strategy 1.1: Design roadways to meet the safety and access needs of current and future traffic conditions.

Strategy 1.2: Actively seek various types of transportation grant funding and other available sources to support roadway improvements

Strategy 1.3: Consider a feasibility study to assess the need for bypass.

Strategy 1.4: Annually evaluate the need for updates to the Payette County Road and Bridge Transportation Plan.

Objective 2: Plan and construct transportation infrastructure that will increase accessibility.

Strategy 2.1: Incorporate bicycle and pedestrian facilities, appropriate for the particular location, in roadway maintenance and capital projects whenever opportunities arise and whenever feasible.

Strategy 2.2: Collaborate with neighboring jurisdictions, as well as public and private entities to increase opportunities for varying transit options (bus routes, airports, etc.).

Strategy 2.3: Require developers to implement roadway improvements prior to construction.

Housing

GOAL: Ensure adequate and diverse housing for existing and new residents while balancing housing needs with conserving agriculture and natural resources.

Objective 1: Support opportunities to create adequate and diverse housing products for the range of needs and income levels represented in Payette County.

Strategy 1.1 Coordinate housing programs and policies with each city in Payette County, to ensure adequate rental and owner-occupied, single and multifamily options.

Strategy 1.2: Revise Zoning Code to reflect the Future Land Use map and support plan objectives related to rural residential development within and outside of Areas of City Impact.



Recreation

GOAL: Protect and enhance Payette County's natural and cultural resources, while expanding access and amenities for residents and visitors.

Objective 1: Promote a sustainable County-wide parks and recreation, open space and waterways system.

Strategy 1.1: Develop a County-wide Open Space, Parks and Waterways plan in collaboration with local agencies and districts that addresses current and future needs, as well as implementation strategies related to parks and recreation, cultural resources, open space and waterways.

Strategy 1.2: Provide incentives to encourage landowners and/or developers to dedicate public easements or right-of-way, expand existing parks and open space opportunities and create new connections for trails and pathways.

Objective 2: Protect County waterways for habitat and wildlife preservation and as crucial recreational areas.

Strategy 2.1: Collaborate with Federal and State agencies (BLM, US Fish & Wildlife Service) to identify opportunities for enhanced habitat and wildlife preservation along County waterways.

Strategy 2.2: As part of County-wide parks and open space planning, identify recreational opportunities (trails, picnic areas etc.) along County waterways including the Payette River Greenway.

Public Services, Utilities and Facilities/National Interest Electric Transmission Corridors

GOAL: Create a desirable and safe community that provides superior public services, facilities, and emergency response.

Objective 1: Support public services and County facilities to meet the needs of a growing population and future demand

Strategy 1.1: Maintain serviceability of communication systems including broadband internet, phone and cable.

Strategy 1.2: Ensure National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the County.

Objective 2: Coordinate with public utility and service districts, as well as emergency services (i.e., fire/ambulance districts, police) for future growth to enhance access and safety.

Strategy 2.1: Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.



Strategy 2.2: Evaluate impact of population growth on landfill and implement appropriate measures to address capacity and other considerations.

Schools and Related Transportation

GOAL: Support the education needs of all County residents.

Objective 1: Support the needs of County's youth through collaboration with school districts.

Strategy 1.1: Coordinate with the school districts on population projections and potential land expansion needs.

Strategy 1.2: Analyze the needs of districts' students for safe routes to school in accord with the Payette Transportation Plan Update and in coordination with the Cities, to examine and support opportunities for expansion of bicycle and pedestrian paths that support students school access

Objective 2: Increase access to education for post-secondary and lifelong learning opportunities

Strategy 2.1: Provide transportation shuttle and/ or additional first and last mile support services to increase the ability of County residents to access regional higher education.

Strategy 2.2: Support educational programs provided by University of Idaho County Extension, Treasure Valley Community College and College of Western Idaho.

Discussion Items from the meeting and submitted via e-mail

(those in green were submitted via email):

- Overall support of the Draft Goals, Objectives, and Strategies (Draft).
- Support for the idea of revising TDR provisions and adopting a PUD for Rural subdivisions.
- Suggestion to add an Economic Development strategy related to technology that supports people working from home.
- Felt that the Draft captured the economic and community development aspects well.
- Belief that the economic development section is the most useful.

Agriculture

- Interest to encourage houses in the non-irrigated ag areas
- Strategy 2.3 – Clarity on the definition of small; possibility to clarify as one acre or smaller.
- Objective 1 – Need for clarity on if the intent here to look at existing development patterns into large parcels of agricultural land and then adjust the Future Land Use Map and zoning code changes to preserve these areas. I'm all for that because you need the open space to ranch and farm but the reason for asking is the use of the phrases "large parcel sizes" or "large acreages" makes me wonder if that isn't where the focus of preserving farmland will go instead of preserving all farmland. Looking at the Socio-Economic Sections you see that the farmland lost in the county are the 10-179 acreages. If these acreages are being chopped up for development that reduces open areas around these larger parcels. Some of these smaller parcels are the



ones supplying the hay, silage, and grains for the CAFO's and livestock producers as well as the vegetables, fruit, flowers, etc. for that growing consumer market.

- Objective 2 - "Avoid" is not a strong enough word for the goal we are setting.
- Objective 3 – Interest for supportive agriculture operations to not be allowed to use up productive agricultural land, or to be part of the special or conditional use code.
- To make it part of code that prime farmland (with a few exceptions) can't be developed.
- Strategy 2.1 Placing a large number of TDR's in the city area of impact could adversely affect the density of housing in the city, creating more sprawl; more input from cities and municipal development stake holders is necessary.
- Strategy 2.2 To re-examine minimum lot size; if the goal is to preserve agricultural land, then having large residential lots as a minimum counteracts that. A smaller minimum does not mean that that will be all that is built, just giving a better density and centralizing residential.
- Strategy 2.3. Perception that the current TDR process unsuccessfully works the same way. Grouping residential areas seems more realistic than having scattered residential sites. This could be very problematic depending on site location, transportation, and services nearby.

Land Use

- Interest to look for ways to improve process of working with cities, including potential modification of the areas and zoning for the Areas of City Impact.
- Objective 1 - To add a strategy that the cities' growth should be directed towards those areas with the least impact prime agriculture lands and agriculture operations. Suggestion to work with the Cities to scale back the impact zone in those areas and increase it in areas that do not have a high degree of impact.
- Strategy 1.1 Concern for potential impacts that could come from a larger lot size, including splitting up more agricultural ground per residence?
- Suggestion for the increased collaboration between the County and the cities around the areas of impact.
- 2.1 – Suggestion to get rid of the TDR system and research another way to handle this; perceptive that the system seems counterproductive to other goals.
- 3.1 – Interest but concern for the potential cost.
- 3.2 – Suggestion to take a step further; when something should be annexed into the city to change the use, due to proximity to the city or services, there should be a way to incentivize.

Natural Resources

- Need for clarity on some of the language in the Natural Resources section as found some language to be vague.
- Supporter of multi-use benefits of public land.



Recreation

- Suggested to add a strategy around a Community Center based in or supported by the County (rather in one of the 3 cities)
- Increased growth will lead to increased use of parks, waterways, and wildlife preserves. I can see a conflict with ranchers and farmers looming if we don't plan for adequate access and accommodations for these areas.

Economic Development

- Discussion on the different ideas around the role of government in economic development
- To take into account the stress of development on roads.
- Interest for strategies that support other industries and businesses in addition to agriculture

Housing

- Interest for more specific and action-based strategies; if affordable housing is needed, then additional steps to be taken.
- 1.1 – Concern that this does not do much in the way of assistance toward adequate and diverse housing.
- Perception that there seems to be a sentiment in other objectives to limit residential growth completely, not just reducing conflict with agricultural activities.

Schools

- Some members of community would favor consolidating 3 school districts

Preliminary Draft Proposed Future Land Use Map

Sheri reviewed the current Future Land Use Map and compared to the Preliminary Draft Proposed Future Land Use Map. She discussed the proposed minor zones changes in the future land use map, particularly those in relation to suggested proposed changes to the Transfer of Development Rights (TDR) program. No comments received on the preliminary draft proposed Future Land Use Map at the meeting.

Comments submitted via email:

- Concern that there is substantial one sided influence to reduce residential areas.
- Rural Residential – Making larger lot size requirement than current? Not sure if I am understanding that correctly. If making the lot size bigger how does that increase density? This does not make sense to me to preserve ag land.

Land Use Categories – Current and Proposed:

- Agriculture 1 (proposed: Agriculture Preservation, retains current provision of 2 building rights/original parcel, TDR sending area)



- Agriculture 2 (proposed: Agriculture Rangeland, retains current provision of 2 building rights/original parcel, would not participate in TDR program)
- Agriculture Mixed (no change, does not participate in TDR program)
- Rural Residential (consider 1 dwelling unit/2 acre with Planned Unit Development-Subdivision Plat, TDR receiving area)
- Commercial (no change)
- Industrial (no change)
- Recreational (no change)

Transfer of Development Rights (TDR) Program – Sheri discussed suggested proposed changes to the TDR program to address issues and concerns heard from the public at prior public outreach events. These proposed changes and implementation are:

- Adopt New Comp Plan/Future Land Use Map
- Revise Zoning Ordinance to implement Plan:
 - Establish a Planned Unit Development (PUD) for Rural Subdivisions > 4 lots
 - Revise TDR provisions including:
 - Designate Sending Area (Agriculture 1) and Receiving Areas (Rural Residential and Residential in ACI)
 - Reduce lot size to 2 acres for all (potential for smaller lots with incentives)
 - Administrative Review for Simple TDR (4 lots or less); public notice and appealable to P & Z. BOCC approval

Discussion on TDR – Sheri explained the Comprehensive Plan process structure and relationship to the zoning ordinance update process. Interest was discussed for one-acre (rather than 2 or 3 acre) lot sizes; Sheri discussed that this could be part of an incentive structure in the TDR program.

Next Steps

- Public Outreach Event #3** – To occur in June 29, 4-7 p.m. at Kiwanis Park in Payette
- Payette County Fair in New Plymouth** – Additional opportunity for public input at County table.
- CAC #4 Meeting** – To occur in September 2021 for CAC review of public input
- Plan Adoption Hearings** – Late Fall 2021.
- No further questions or comments.

Thank you for attending!

Payette Comprehensive Plan

PUBLIC INPUT SUMMARY: OPEN HOUSE AND SUMMER COMMENT PERIOD

Meeting Overview

- Total Comments: 35
- Open House: 13
- Open House attendees: 33

Public input was solicited on the draft Goals, Objectives, Strategies and proposed draft Future Land Use Map throughout summer 2021. An in person open house was held at the Payette Senior Center in June with a variety of education boards and staff present to answer questions and assist members of the public in providing informed comments. A table was staffed with the same boards at the County Fair in August with the same comment cards available for the public to provide feedback.

Feedback themes illustrate tensions between interest to preserve agricultural areas and to proactively plan for expected population increases. Community members that shared concern for future of farmland voiced that a portion of their hesitation came from concern for the capacity of services i.e. (water, police, fire, EMS, schools) as well as potential impacts (i.e. increased traffic). Comments also differed in the preferred implication for I-84 exchanges; some comments indicated interest for this area to be seen as agricultural due to the historical uses while others saw the potential for commercial uses of the I-84 area. Overall, commenters expressed a desire for planning mechanisms that could help preserve the rural characteristics and identity of Payette County.

Do the Proposed Future Land Use Map, Goals, Objectives, and Strategies seem appropriate to you for the needs of Payette County over the next 10-20 years?

Yes: 9

No: 17

Did not indicate: 7

Which of the following describe you (respondents could chose more than one):

Reside in the County: 28

Work in the County: 10

Recreate in the County: 7

If you live in Payette County, check the appropriate box. (This question is optional and serves to help us understand the scope of our outreach.)

Within or near Payette: 5

Within or near Fruitland: 9

Within or near New Plymouth: 10

Within or near Sand Hollow: 7

Other:

THEMES AND TAKEAWAYS:

County Identity:

- Interest for an agricultural focus
- Preservation of farmland

Land Use

- Interest for mechanisms to slow growth
- Want to see US-95 corridor preserved as a scenic corridor with a Corridor Zone; concerned about strip malls becoming the entry way to the towns.
- Suggest at I-84 to Sand Hollow, Oasis Road and Highway 30 area considered for Commercial designation as well as Agricultural/ Residential, stated due to accessibility to I-84
- Suggest revising a strategy to say, “Ensure that the appropriate measures are implemented for development in areas with canals, slopes, flood plain exposure, high wildfire potential and air quality concerns, and limit development where warranted.”

Housing location and agricultural areas

- Interest for mechanism to stop subdivision growth in agricultural areas; Want farmers and future generations to be able to continue farming
- “Keep farm land as farm land”
- Want housing areas to be within City impact areas to keep agriculture land as farms and to allow residential areas to access city services
- Agricultural areas to be available for the next generation of interest farmers and those that want to live in an area with “country” characteristics
- Concern over losing farms and subsequently losing the food source supply; concern growth will affect the food supply
- Interest to limit subdivision growth South of Cassia; concerns about infrastructure and safety
- Suggest increased openness to small farms and to allow a process for families to build a house on 20 acres or more if the land stays in agriculture; see as a useful tactic to encourage and support the next generation of farmers
- Preference for less Rural Residential; stated due to a difficulty of farming around rural residential areas, particularly due to traffic and recreators
 - Noted in particularly near Cassia, Elgin and SE 4th

Specific to Sand Hollow area

- Interest to stop or slow growth by the Gem and Canyon County borders; belief that location near Interstate exchanges should not inherently lead to an increase in housing. Reference that the exchanges were built for the farming community that were historically divided by I-84
- Concern about limits on resources, including schools, school busses and bussing distances, police and roads.
- Concerned about the Sand Hollow area indicated as rural residential; concern that this use will not be compatible with existing agricultural uses or currently available services. Specific agricultural uses include predominantly dairy and beef, along with potatoes, beats, onions, beans, and pasture.

Landowner Specific

- Concern about potential reclassification from Rural Residential to Agricultural Preserve and Agricultural Rangeland

Growth

- Concern that an increase in population leads to safety issues
- Concern about future crowded schools
- Concern about the rate of new buildings
- See a need to proactively plan for growth; belief that growth is coming regardless of local preferences
- Water capacity – Concern for impacts on the aquifer; has not seen a County water study in 14 years; interest to see clear collaboration with other agencies and transparency regarding capacity assessments upon approval of new developments

Housing

- Does not feel the draft Strategies adequately address housing
- Concern that growth will lead to an increase in housing affordability issues

Active Transportation and Recreation

- Walking path that connects to Payette's greenbelt

Natural Resources

- Concern about light pollution from vapor lights

Role of government

- Disagree with the objective to increase access to higher education; belief that higher education should be private and not a public service

Plan Update Process

- Shared that significant consideration has been incorporated into the process and seen prior input incorporated at this stage, including preserving agriculture and encouraging residential growth near cities

Outreach mechanisms used for open house, virtual public events, fair table and public comment period:

- Planning and Zoning website
- Social media posts
 - Planning and Zoning Facebook page
 - Email to interested parties list
 - Advertisement and articles in local newspaper

Outreach channels respondents used to find out about events (as noted on comment card):

- Fair
- Friends and Neighbors
- Facebook
- Newspaper
- Contacted via email
 - PayetteCoop@fmtc.com



Payette County Comprehensive Plan Update

Please answer the questions below and leave in the box provided or submit by mail* before August 20, 2021.

- Do the Proposed Future Land Use Map, Goals, Objectives, and Strategies seem appropriate to you for the needs of Payette County over the next 10-20 years?
 - ☐ Yes
 - ☐ No
- Which of the following describes you? Check all that apply:
 - ☐ Reside in the County
 - ☐ Work in the County
 - ☐ Recreate in the County
- Would you like to join the Interested Parties list and be notified via email when the draft Plan is up for adoption?
 - ☐ Yes; Email: _____
 - ☐ No
- Additional comments you would like the Payette County Comprehensive Plan Update Planning Team to consider:
- How did you find out about this event? Check all that apply:
 - ☐ Email
 - ☐ Newspaper
 - ☐ Facebook
 - ☐ Other: _____
- If you live in Payette County, check the appropriate box. (This question is optional and serves to help us understand the scope of our outreach.)
 - ☐ Within or near Payette
 - ☐ Within or near Fruitland
 - ☐ Within or near New Plymouth
 - ☐ Within or near Sand Hollow
 - ☐ Other

*If submitting by mail, send to Payette Planning & Zoning Department, 1130 3rd Ave. N. RM#107, Payette, ID 83661 by August 20, 2021.



Payette County Comprehensive Plan Update

Please answer the questions below and leave in the box provided or submit by mail* before August 20, 2021.

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 - ☐ Yes
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- Which of the following describes you? Check all that apply:
 - ☐ Reside in the County
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 - ☐ Within or near Payette
 - ☐ Within or near Fruitland
 - ☐ Within or near New Plymouth
 - ☐ Within or near Sand Hollow
 - ☐ Other

*If submitting by mail, send to Payette Planning & Zoning Department, 1130 3rd Ave. N. RM#107, Payette, ID 83661 by August 20, 2021.

Payette County Comprehensive Plan Update
Public Input Summary: Open House and Summer Comment Period
October 6, 2021

OVERVIEW

Public input was solicited on the draft Goals, Objectives, Strategies and proposed draft Future Land Use Map (FLUM) throughout summer 2021. Outreach tools used to encourage public engagement are summarized below.

An in-person open house was held at the Payette Senior Center on June 29, with a variety of educational boards and staff present to answer questions and provide information to members of the public. Sign in sheets were available and 33 individuals signed in.

The County website was updated to share all public display materials and handouts. A table was staffed throughout the County Fair in New Plymouth from August 4 through 7, with the same boards, handouts, and comment cards available. Attendees were able to speak with County staff and Planning and Zoning Commissioners about the proposed draft Goals, Objectives, Strategies and proposed draft FLUM.

A total of 39 comment cards/emails were submitted to the County through September 12, 2021. Responses on comment cards were tallied as follows:

Do the Proposed Future Land Use Map, Goals, Objectives, and Strategies seem appropriate to you for the needs of Payette County over the next 10-20 years?

Yes: 9

No: 17

Did not indicate: 7

Which of the following describes you (respondents could choose more than one):

Reside in the County: 28

Work in the County: 10

Recreate in the County: 7

If you live in Payette County, check the appropriate box. (This question is optional and serves to help us understand the scope of our outreach.)

Within or near Payette: 5

Within or near Fruitland: 9

Within or near New Plymouth: 10

Within or near Sand Hollow: 7

Other: 0

The open comment section revealed some themes including the tension between an interest to preserve agricultural areas and to proactively plan for expected population increases. Community members that shared concern for the future of farmland voiced that a portion of their hesitation came from concern for the capacity of services (i.e. water, police, fire, EMS, schools) as well as potential impacts (i.e. increased traffic). Comments also differed in the preferred implication for I-84 interchanges; some comments indicated interest for this area to be agricultural due to the historical uses, while others saw the potential for commercial uses in proximity to I-84. Overall, commenters expressed a desire for planning mechanisms that could help preserve the rural characteristics and identity of Payette County.

COMMENTS BY THEME

Land Use:

Housing location and agricultural areas:

- Interest for mechanism to stop subdivision growth in agricultural areas; Want farmers and future generations to be able to continue farming
- “Keep farm land as farm land”
- Want housing areas to be within City impact areas to keep agriculture land as farms and to allow residential areas to access city services
- Agricultural areas to be available for the next generation of interested farmers and those that want to live in an area with “country” characteristics
- Concern over losing farms and subsequently losing the food source supply; concern growth will affect the food supply
- Suggest increased openness to small farms and to allow a process for families to build a house on 20 acres or more if the land stays in agriculture; see as a useful tactic to encourage and support the next generation of farmers
- Consider ways to address “orphan acreage”(5 acres +/- not eligible for a building permit)
- Preference for less Rural Residential
- Additional rural residential areas can be identified in areas with lower impact to Payette County Prime Farm ground
- While we want to keep farm ground, we need to recognize that there is some farm ground that is low quality and would be better to have houses and businesses on it rather than continue to be farmed
- As we continue to get growth, we need to protect dairies and other agriculture operations that people are going to complain about as they build houses close to them

Specific to Sand Hollow area:

- Interest to stop or slow growth by the Gem and Canyon County borders; location near Interstate interchanges should not inherently lead to an increase in housing. Reference that the interchanges were built for the farming community that were historically divided by I-84
- Suggest at I-84 to Sand Hollow, Oasis Road and Highway 30 area considered for Commercial designation as well as Agricultural/ Residential, stated due to accessibility to I-84
- Concern about limits on resources, including schools, school buses and busing distances, police, and roads.
- Concern about the Sand Hollow area indicated as Rural Residential; concern that this use will not be compatible with existing agricultural uses or currently available services. Specific agricultural uses include predominantly dairy and beef, along with potatoes beets, onions and beans and pasture

Other Specific Location comments:

- Concern about potential reclassification from Rural Residential to Agricultural Preserve and Agricultural Rangeland (Oasis)
- Interest to limit subdivision growth South of Cassia; concerns about infrastructure and safety
- Preference for less Rural Residential; stated due to a difficulty of farming around rural residential areas, particularly due to traffic and recreators. Noted in particularly near Cassia, Elgin and SE 4th
- The area south of the freeway from Fruitland has substantially been reduced from the current comprehensive plan rural residential designation. This area already contains a certain amount of residential development.

Growth:

- Interest for mechanisms to slow growth
- Concern that an increase in population leads to safety issues
- Concern about future crowded schools
- Concern about the rate of new buildings being constructed
- Pushing acreage lots to only the area of impact, will greatly harm the city's ability to develop subdivisions in those areas, creating urban sprawl and the like
- See a need to proactively plan for growth; belief that growth is coming regardless of local preferences. It is important to plan for it rather than permitting sporadic residential developments throughout the County.
- The TDR process and now the ADU will continue to fragment agriculture land and not have good planning for the inevitable residential development. Appears that denials and restrictive codes has pushed more people to the TDR process, creating fragmented development.
- By restricting land use, are we reducing the ability of a property owner to capitalize on selling their land
- Water capacity – Concern for impacts on the aquifer; has not seen a County water study in 14 years; interest to see clear collaboration with other agencies and transparency regarding capacity assessments upon approval of new developments.

Housing:

- Does not feel the draft Strategies adequately address housing
- Concern that growth will lead to an increase in housing affordability issues
- Housing goal pushes responsibility off to the cities. The only real action for the county is to coordinate ADU ordinances and will put more housing in agriculture areas.

Transportation and Recreation:

- Walking path that connects to Payette's greenbelt
- Consider potential for main transportation arteries of the county (Highway 30, 95, 72 and 52) to become 3/5 lane highways
 - Suggest encouraging residential subdivisions, commercial and industrial development around major transportation arterials
- Want to see US-95 corridor preserved as a scenic corridor with a Corridor Zone; concerned about strip malls becoming the entry way to the towns

Natural Resources/Hazardous Areas:

- Concern about light pollution from vapor lights
- Concern about noise pollution from traffic (I-84, Hwy 95)
- Suggest revising strategy to say, "Ensure that the appropriate measures are implemented for development in areas with canals, slopes, flood plain exposure, high wildfire potential and air quality concerns, and limit development where warranted."
- Water capacity and concern for impacts on the aquifer from new developments

Schools:

- Include Boise State University's Community Impact Program in list under Social/Schools section. Western Treasure Valley is an important group for BSU: they have been connecting with Payette, Fruitland, and the surrounding communities. <https://www.boisestate.edu/ruraleducation/>
- Disagree with the objective to increase access to higher education; belief that higher education should be private and not a public service

County Identity:

- Interest for an agricultural focus
- Preservation of farmland

Plan Update Process:

- Shared that significant consideration has been incorporated into the process and seen prior input incorporated at this stage, including preserving agriculture and encouraging residential growth near cities
- Need discussions with a broader range of people in the county, should be conducted on action items like addressing the subdivision ordinances and their application to adequate and diverse housing needs
- A representative from the realtor's association would be helpful to the planning process
- There needs to be very specific conversations with the city's planning commissions and city councils prior to finalizing plan strategies

OUTREACH TOOLS

Outreach mechanisms used for Payette Senior Center open house, Fair table, and public comment period:

- Postings on Planning and Zoning website
- Emails to interested parties (presently 163 listed)
- Newspaper advertisement in the *Argus Observer*, Sundays, June 20 & 27; Tuesday, June 29.
- Social media posts: Planning and Zoning Facebook page
- Requested CAC members to spread the word!

Channels respondents used to find out about events (as noted on comment card):

- Fair
- Friends and Neighbors
- Facebook
- Newspaper
- Contacted via email

County planning staff has met with City leaders regarding documents presented during Summer Outreach: Payette City Council (September 20); Fruitland (October 12); New Plymouth (DATE TBD)

MEMORANDUM

DATE: February 16, 2022

TO: Patti Nitz, Planning and Zoning Administrator, Payette County

FROM: Sheri Freemuth, AICP, Senior Planner

SUBJECT: Planning and Zoning Commission Hearing to consider recommendation of a new County Comprehensive Plan (December 2021 Draft with Edits noted herein)

BACKGROUND

In spring 2020 the Board of Payette County Commissioners embarked on a planning process, initiating a consultant contract in September 2020, to complete an update to the Payette County Comprehensive Plan by the end of 2021 to serve as a 10 to 20-year guide for the County.

The planning process was led by representatives of the County Planning and Zoning Commission along with Planning and Zoning Department staff (the Planning Team). A Citizen Advisory Committee (CAC) was formed to ensure that various interests throughout the County would be represented. The CAC met at four key points throughout the planning process and received communication from the Planning Team between meetings. Three public outreach events were also conducted (January, June, and August 2021). The public involvement process is summarized in Appendix A of the December 2021 Draft Plan.

Based on the results of the public engagement process and in accordance with the Idaho Local Land Use planning act, a Draft Plan was produced in December 2021 and provided to the CAC and the Planning and Zoning Commission for their review. The two groups met together (in-person and on-line) on January 20, 2022 and comments were documented. Additional time was given for more comments to be submitted and for the completion of local outreach to the City of New Plymouth. Notes from these meetings are provided in Attachment I, comments and other interactions that occurred following the meeting are provided in Attachment II of this memorandum.

PROPOSED REVISIONS FOLLOWING JANUARY 20 WORK SESSION

The comments made during and after the workshop will result in changes to the December 2021 Draft Plan; However, given the limited nature and number of these edits, they are provided in a list below. **Two substantive recommended changes include:**

- the addition of a memo to Appendix C, Socioeconomic Reports, that addresses the incoming data from the 2020 census not available during the initial drafting of the reports. Any edits necessary for the plan chapters related to the 2020 census are also listed below by page number and section (memo provided as Attachment III).

- a new Future Land Use Map (provided as Attachment IV) to include these revisions: adding Commercial south of the Fruitland interchange, adding Industrial and Commercial at the New Plymouth I-84 interchange, modifying agricultural parcels on/near Elmore Road and on Big Willow Road, and adding Rural Residential below SW 3rd, west of I-84.

Other recommended revisions are as follows:

Page 5, Section 2.3, Paragraph 1, replace 2019 with 2020

Page 5, Section 2.3, delete first 5 sentences of Paragraph 2, replace with: “Payette County is home to roughly 25,390 people (2020), about 2,770 more people than a decade ago. Most of the growth occurred over the past five years.”

Page 6, top of page, update chart to reflect 2020 Census Data per Attachment III.

Page 7, Section 2.3.2, Paragraph 1, 1st sentence insert “, growing 6%” after “1,286” people.

Page 7, Section 2.3.2, Paragraph 1, delete 2nd sentence and replace with “During that period, the City of Fruitland grew 13% (adding 605 residents) and the balance of the County grew 8%, or by 726 residents. This trend continues as indicated from most recent building permit data trends (see chart below).”

Page 7, Section 2.3.2, under the Residential Construction Building Permits chart, a paragraph was inadvertently deleted during the conversion from Word to pdf. This paragraph has subsequently been modified to reflect 2020 census data. The paragraph should read: “For purposes of this plan, four growth scenarios were considered and are presented in **Appendix C**. As the selected scenario, the Economic Cycle has been customized for Payette County to reflect the most recent development patterns within the region. This projection uses random annual growth rates indicative of local permit activity, coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. Growth projections are higher in the next few years (3-5%) and then taper at the end of the decade. This projection results in an additional 5,141 people, 2,235 additional housing units in Payette County by 2030. For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years. “

Page 8, Table 2.1 Projected New Residents and Housing Units, update to reflect 2020 Census Data per Attachment III

Page 9, Section 3.1.1, Paragraph 1, delete “FTDR” from line 6.

Page 9, Section 3.1.1, Paragraph 3 (Number of Farms), move last sentence (“Data from the 2017 USDA Census of Agriculture indicate an overall decline in the agricultural market since the last survey conducted in 2012.”) to the beginning of Paragraph 4 (Size and Value).

Page 9, Section 3.1.1, Paragraph 4 (Size and Value), after new 1st sentence insert new 2nd sentence to read: “Market valuation of products sold is down 29% and net farm income dropped 33% over the five-year period.”

Page 15, Natural Resource and Hazardous Areas map, revise to include: Bettis Reservoir on Dry Creek Road.

Page 17, 6th bullet, “Industrial” delete “and Fulcher Trucking”

Page 17, last line, delete “for smaller TDR applications (4 lots or less)”

Page 19, Future Land Use map, replace with new map (Attachment IV of this memo)

Page 23, Section 4.2.2, update projected housing units (to 2,235) and residents (to 5,141)

Page 28, Strategy 5.1.2a, add at the end of the sentence “and within their management areas (Big Willow Road).”

Page 30Section 5.2.2, update projected housing units (to 2,235) and residents (to 5,141)

Page 31, Public Facilities map, revise to include: State and Federal Lands and the BLM OHV park.

Appendix A: Public Involvement Summary. Add January 20 meeting notes and comments (see Attachment I and II of this memo)

Appendix C: Socioeconomic Reports 2021. Add memo regarding Census 2020 (Attachment III of this memo).

Appendix D. Existing Conditions. Update miscellaneous sections based on comments provided by CAC as needed.

Correct spelling of proper names throughout plan and appendices.

Correct miscellaneous typographical and punctuation errors throughout plan and appendices.

CONCLUSION

Following the careful review of the December 2021 Draft Payette County Comprehensive Plan, along with this memorandum and attachments, and based on the public comment received at the March 17, 2022 public hearing conducted by the Payette County Planning and Zoning Commission, it is hoped that the Commission will vote to recommend ADOPTION of the new Comprehensive Plan to the Board of Payette County Commissioners (December 2021 Draft with map and text revisions contained herein).

Please let me know if you have any questions or concerns regarding this memorandum at sfreemuth@jub.com or 208-972-0510

ATTACHMENTS

- I. Notes from January 20, 2022 Meeting
- II. Comments from CAC and Commission received following the January 20 Meeting
- III. Memo from Alivia Metts regarding 2020 census to be included in Appendix C of December 2021 Draft Plan
- IV. Proposed revised FLUM to Replace FLUM in December 2021 Draft Plan

Attachment I

Notes from January 20, 2022 CAC and P& Z Meeting

MEETING NOTES: PAYETTE COUNTY COMPREHENSIVE PLAN UPDATE

January 20, 2022 CAC and P&Z workshop

Via zoom

7 p.m. Welcome – Patti Nitz

Introductions/Meeting objectives – Sheri Freemuth

Attendees via Zoom: Sheri Freemuth, Danielle Haws, Chad Henggeler, Patti Nitz, Jennifer Riebe, Craig Smith, Mike Smith, Leslie Teunissen

Attendees at Courthouse: Mary Butler, Mr. and Mrs. Alan Myers, Pete Morgan, Jeff Williams, Kari Peterson, Mike Dolton

7: 05 Review of Comprehensive Plan December 2021 Draft –

Sheri shared the draft document with the group. She paged through the plan, describing the various chapters and format. She identified sections that were discussed with the CAC at meetings since Fall 2020 and throughout the public outreach process in summer of 2021.

7:20 Open Workshop for Comment and Discussion

Chad Henggeler: Requested clarification on the population figures and discrepancy with recent growth in New Plymouth. Sheri explained that all data is pre-census except for the charts depicting building permit activity. While the recent subdivision figures are noted in the building permit charts, they were not used to calculate growth projections.

Jeff Williams: Stated that we have the 2020 census figures now and this new plan should use them.

Mike Smith: Stated that this plan effectively promotes no-growth for the County. There should be areas outside impact areas for one-acre lot subdivisions. Cities like Fruitland don't want that type of subdivision near their city limits because it impedes their ability to provide future services.

Alan Myers: Would like to see more growth in the County and personally has interest in developing along the US Highway 30 south off Exit 9 into the City of New Plymouth. He has conditional use permits for commercial/light industrial development and he would like that property simply zoned for that use. Sheri requested that he work with Mary to make notes on the map in the Courthouse regarding the subject properties.

Mike Dolton: Stated he doesn't approve of Agricultural Preservation areas along the major corridors. Those areas are prime for development and should be shown that way. Also stated that we did not discuss gas and oil development although that has been a major issue. The TDR discussion should be expanded to discuss soil conditions.

Jennifer Riebe: Clarified TDR approach.

Mrs. Myers: Asked why we don't depict a map showing all existing undeveloped parcels.

Craig Smith: Stated that the process was not inclusive, a small group of people made the decisions, only a very small percentage of the County participated and there is not enough information to make these

decisions. He would like to return to the current land use map, particularly as it relates to the amount of rural residential designated land.

Jeff Williams: In the land use section, not sure why Fulcher Trucking is mentioned under industrial use. Sheri replied that she did not recall that being inserted but that it could be deleted.

Chad Henggeler: responded to some of the comments regarding the map.

Pete Morgan: agreed with Mike Dolton that we should anticipate more development along corridors

Kari Peterson: Thank you for the work on the plan. It needs to reflect more areas for the County to grow. If we're not growing, we're dying.

Pete Morgan: The implementation table shows a lot of items for the Planning and Zoning staff to undertake. That doesn't seem reasonable given the amount of staff. Sheri asked that if there are specific strategies, next steps or priorities that need adjusting, and if so please submit those as comments to Mary.

8:10 p.m. Concluding Remarks

Sheri asked that anyone who didn't speak or that would like to clarify their comments provide them in writing to Mary at the P and Z office in the next week or 10 days. She suggested that anyone with requested map changes provide notes directly on the map.

Patti suggested that a public open house could be held for the community to participate in advance of the P & Z workshop, or the P & Z could discuss scheduling the hearing at their February 10 meeting.

Sheri thanked everyone for participating and said they would be informed of next steps in the days ahead.

Attachment II

**Comments from CAC and P & Z Commission members
received following the January 20 Meeting**

From: [Jennifer Riebe](#)
To: [Sheri Freemuth](#)
Subject: [EXTERNAL] Fwd: Meeting with New Plymouth
Date: Monday, February 14, 2022 2:45:12 PM

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

----- Forwarded message -----

From: **Jennifer Riebe** <jfriebe34@gmail.com>
Date: Mon, Feb 14, 2022 at 11:38 AM
Subject: Meeting with New Plymouth
To: Patti Nitz <pnitz@payettecounty.org>, Chad Henggeler <chadhenggeler@yahoo.com>

Patti,

Chad and I met with Rick York, the mayor of New Plymouth, on Friday. We showed him the proposed FLUM and discussed his expectations for growth in New Plymouth. We discussed the difficulty of New Plymouth's large impact area, and told him the County's desire to use the impact area to guide growth, in particular as a receiving area for TDRs. He agreed that this made sense, and suggested that we work with them to define a more reasonable impact area. He also stated that he would rather not see a new growth area beginning at the freeway as it will be difficult for the city to service at this point in time.

Chad, did I miss anything? Overall, a very productive meeting!

Jennifer

From: [Mary Butler](#)
To: [Sheri Freemuth](#); [Patti Nitz](#); [Jennifer Riebe](#); [Chad Henggeler](#)
Subject: FW: [EXTERNAL] RE: Comprehensive Plan Update
Date: Friday, January 28, 2022 5:02:47 PM
Attachments: [image001.png](#)

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Thank you,

Mary Butler

Payette County

Planning & Zoning

Administrative Assistant

208-642-6018



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William Churchill

From: smithbio86@gmail.com <smithbio86@gmail.com>

Sent: Friday, January 28, 2022 4:43 PM

To: Mary Butler <mbutler@payettecounty.org>

Subject: [EXTERNAL] RE: Comprehensive Plan Update

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Mary,

Here are my comments regarding the Draft Comp Plan:

I have reviewed and support the draft Payette County Comprehensive Plan and the Future Land Use map. The Plan reports that Payette County plays an integral role in the Idaho agricultural economy and the region is a global leader in seed production. The current County predominant land uses are agriculture and rangeland. The County's natural resources (soil types and water availability) and climate are strongly suitable for agriculture and conservation can sustain these natural resources. Irrigation infrastructure (including irrigation canals and drainages) played a significant role in the early settlement and economic success of Payette County and remains critical to irrigated lands now. And, the region is conveniently located to reach large markets with its access to major transportation corridors.

Future development of Payette County should be compatible with the established agricultural industry to support a lasting, diverse, food production economy in Idaho. When planning for development, it seems that the importance of agricultural lands is too often easily dismissed

compared to other industries, perhaps due to the ability to easily convert ag lands to houses. Easy land conversion should not be an excuse to push out an important and needed viable industry.

The report shows that 95% of report survey respondents want the County to preserve agricultural land and a majority would discourage rural subdivisions. New development requests, representing permanent land conversion, should be compatible with existing land use and agriculture operations. Perhaps buffer zones should be considered when deciding where to allow residential development in proximity to agriculture.

I applaud this process to plan for growth in Payette County to be compatible with established agricultural production and its supporting infrastructure.

Jo Anne Smith
Payette, Idaho

From: Mary Butler <mbutler@payettecounty.org>

Sent: Wednesday, January 26, 2022 11:43 AM

To: CRAIG SMITH <CRAIG@AGILEHOMES.COM>; DANIELLE HAWS <dnarkin@hotmail.com>; FARRELL RAWLINGS <lolinrawlings@msn.com>; FRED VISSIR <vissirdairy@safelink.net>; JEFF WILLIAMS <jeff.williams1@coldwellbanker.com>; JO ANNE SMITH <smithbio86@gmail.com>; KAREN RILEY <1kjriley@gmail.com>; KARI PETERSON <councilwomanpeterson@gmail.com>; KEN BISHOP <Ken@theBizZone.net> <Ken@theBizZone.net>; KEVIN BORDER <Kevin.border@vegetableseeds.basf.com>; KEVIN SHOEMAKER <kevin@basicsafe.us>; KIT KAMO <KKAMO@TVCC.CC> <KKAMO@TVCC.CC>; LESLIE TEUNESSIN <FLTEUNISSEN@MSN.COM>; Mike Holladay <racememary@yahoo.com>; RICK YORK <yorkrick17@gmail.com>; RUDY ENDRIKAT <cporterrockwell@hotmail.com>

Subject: Comprehensive Plan Update

Good morning,

The Planning and Zoning office provided each of you a printed copy of the Draft 2021 Payette County Comprehensive Plan for your review and comments. Sheri Freemuth hosted a Zoom meeting to go over the Draft and proposed map and receive comments on January 20, 2022, and Mary set up the meeting in the courtroom for those who wanted to gather in person. With 11 P&Z members and 14 CAC (Citizens Advisory Committee) members, attendance and participation was very low. **We have set a date of March 17, 2022 for the P&Z Commission's public hearing on its adoption. Please take time to review the written plan and the proposed Future Land Use Map and submit your comments by Tuesday, February 1, 2022.** We would very much appreciate a response from each of you, even if your response is simply to say you approve of the Draft Plan and Map as presented. We do have a record of the comments and suggestions made at the January 20 meeting, but those who attended are welcome to add anything new they think would be helpful.

Below you find an email from Sheri Freemuth - J-U-B Engineering:

Good morning Pete!

Thanks so much for this insight. You must be referring to navigating the compiled pdf for the Draft Plan (because the paper copy should have only one set of page numbers). A few tips for you and the other commissioners:

- In the pdf you can use the TABLE OF CONTENTS and click once on any section that you want to get to quickly. The tables and figures are also linked within the document.
- You might also use the FIND feature which requires typing *Control F* to pull up a little box on your screen and you simply type in the word you are searching for and it should pop up. If the word is used multiple times in the document, click on next and/or previous.

This should help you navigate the pdf version more easily. By compiling all covers, maps and appendices electronically to form one digital document, the page numbers vary from the print to the pdf. I am sorry for any confusion.

One more thing to note regarding the transition to pdf...A paragraph on page 7 of the plan went missing when we converted from a word document to pdf. You can see a blank spot after the Residential construction building permit pie chart. I am not sure how it happened but here is the paragraph:

*For purposes of this plan, four growth scenarios were considered and are presented in **Appendix C**. As the selected scenario, the Economic Cycle has been customized for Payette County to reflect the most recent development patterns within the region. This projection uses random annual growth rates indicative of local permit activity, coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. Growth projections are higher in the next few years (3-5%) and then taper at the end of the decade. This projection results in an additional 4,850 people, 2,103 additional housing units in Payette County by 2030. For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years.*

Based on the comments we received last Thursday we will propose that this paragraph be amended to reflect the latest census information and associated revised projections.

Please let me or Patti know if you have any further questions or concerns. And thank you again for taking the time to review the draft document carefully! Best regards,
Sheri

Thank you,
Mary Butler
Payette County
Planning & Zoning
Administrative Assistant
208-642-6018



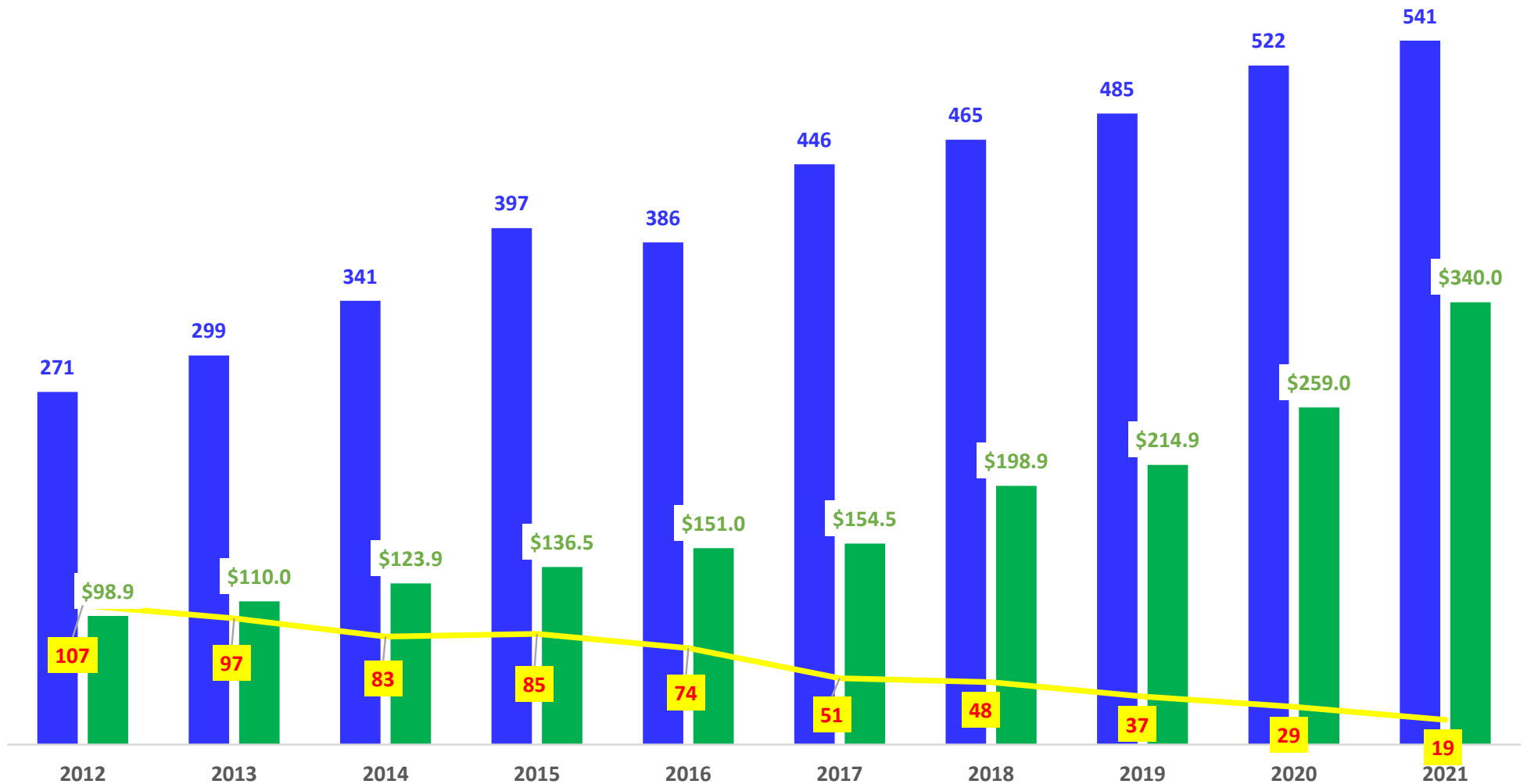
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William Churchill

Historical Residential Sales Data for Payette County

from January 1, 2012 to December 31, 2021

■ # of Residential Units Sold each year ■ Median Sales Price (in \$1000) each year — Average Days on the Market each year



From: [Mary Butler](#)
To: [Sheri Freemuth](#); [Patti Nitz](#); [Chad Henggeler](#); [Jennifer Riebe](#)
Subject: FW: [EXTERNAL] Comp Plan - Notes, Thoughts and Ideas
Date: Monday, January 24, 2022 8:42:23 AM
Attachments: [image001.png](#)
[10 year Residential Sales Data.pdf](#)

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I received comments from Jeff Williams.

Thank you,

Mary Butler

Payette County

Planning & Zoning

Administrative Assistant

208-642-6018



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William Churchill

From: Jeff Williams <jeff.williams1@coldwellbanker.com>
Sent: Friday, January 21, 2022 12:23 PM
To: Mary Butler <mbutler@payettecounty.org>
Subject: [EXTERNAL] Comp Plan - Notes, Thoughts and Ideas

ATTENTION: This email came from an external source outside of Payette County's network. Do not open attachments or click on links from unknown senders or unexpected emails.

Thanks for facilitating the meeting last night. Here are a couple of things I would recommend as modifications to the Draft that we discussed last night:

1. I mentioned this - on page 6 under Background - I found that the 2020 Census has the following for Payette County
 - a. County Total is 25386
 - b. Payette City is 8063
 - c. City of Fruitland is 6072
 - d. New Plymouth's 2020 population is 1644
 - e. Which leaves a Balance of County at 9607
2. I also mentioned this - on page 7 under Land Use and specifically Industrial - I don't why you would mention a specific Business name as opposed to describing a site-specific business as (in this case) a Trucking Company.
3. With the population references mentioned in item 1 above; the corresponding data should be adjusted in places like, but not limited to page 1

of the Physical Chapter's Population reference and page 3 of the TheMettsGroup Population reference.

4. In Chapter Twelve and the description of the City of Payette's Parks the Killebrew Park (Field of Dreams) should be referred to as **Harmon Killebrew's Miracle Field in Payette** (as this is just one of many Miracle Fields that were built to fulfill Harmon's wishes.)
5. In the Economic Chapter under Housing and the Socio-Economic Section in Appendices C you might see if the Chart that I extracted from IMLS Data would be of any value to the Draft December 2021 Comp Plan - see attached.

I think that is it, if someone has questions, please let me know.

Jeffrey T. Williams



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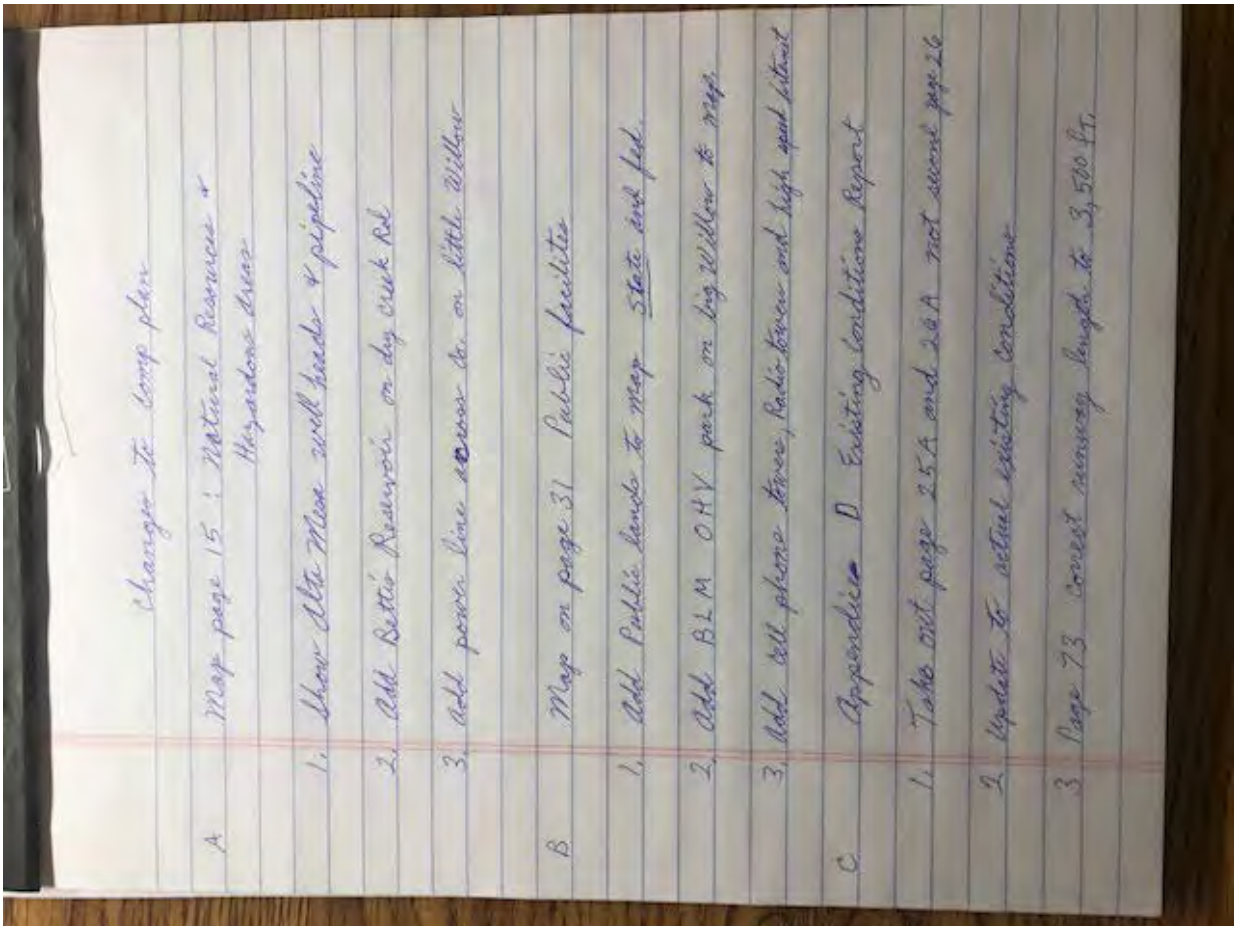
Wire Fraud is Real

Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [Pete Morgan](#)
To: [Jennifer Riebe](#); [Sheri Freemuth](#); [Chad Henggeler](#)
Subject: [EXTERNAL] Comp plan rough draft
Date: Monday, February 7, 2022 12:08:31 AM

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Here are some ideas I had for changes to the rough draft.



Sent from my iPhone

From: [Mary Butler](#)
To: [Patti Nitz](#); [Sheri Freemuth](#); [Chad Henggeler](#); [Jennifer Riebe](#)
Subject: FW: [EXTERNAL] Comments on Comprehensive Plan Update
Date: Wednesday, January 26, 2022 4:23:29 PM
Attachments: [image001.png](#)

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Thank you,

Mary Butler

Payette County

Planning & Zoning

Administrative Assistant

208-642-6018



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William Churchill

From: Leslie Teunissen <flteunissen@msn.com>
Sent: Wednesday, January 26, 2022 3:24 PM
To: Mary Butler <mbutler@payettecounty.org>
Subject: [EXTERNAL] Comments on Comprehensive Plan Update

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Mary,

Please find my responses below to the current Comprehensive Plan Update. I am not sure if you would rather me send this to you or "Reply to all" from your previous email. Please let me know if you'd rather me do the latter.

I like where the plan is headed. I feel it encompasses the consensus of Payette County citizens based on the surveys and in talking with its citizens. It provides for some growth while maintaining our agricultural lands and farming operations and areas of open space.

I do agree with the comments to use the 2020 census numbers and feel it would be advantageous to reflect current numbers.

Some commented on the need for more areas of rural residential. I feel the plan provides for more than adequate areas for this as proposed. There is a rather large section south of the I-

84 and Hwy 95 area that is allocated for this kind of growth. That area has some good farmland in it that I wouldn't include though. There are also some additional areas around Sand Hollow and some spot zoned areas throughout the County that provide for an additional 800+ homes as projected. Not to mention the current building rights that are available throughout the county and through the TDR process now as it stands. To say that this plan doesn't allow for any growth is incorrect. It may be that they are frustrated that it is not surrounding the cities areas of impact, but we are in a rural county that has great farms just on the outskirts of these areas. I would not be against looking at areas of unirrigated or very marginal farm ground as well to accommodate additional residential areas, basing approval on adjacent uses and impacts and size and scope of each project. I would rather see some organized areas of a 1–3-acre lot size versus a scattering of building sites throughout the irrigable farm ground. It seems the corridor along the freeway between New Plymouth and Black Canyon has some privately and publicly owned lands that may keep development off the irrigable farmland. It is rangeland right now but opening that up for some rural residential and areas of light industrial and maybe expanding some commercial areas around the freeways exits could be appealing, especially in those areas that don't have irrigation water rights. Doing so within reason while still trying to preserve adjoining areas of open space and protecting our farming practices and animal AG operations as well.

As far as the TDR process goes, I am not sure why just AG 1 is the only one able to participate in this process and not AG 2 or Mixed-use AG, if the goal is to preserve prime farm ground and its compatible uses. I get the intent of the TDR process, but I am not sure if it is providing for good planning and an organized, well thought out future growth in our county.

We really do have a special thing here in Payette County with our irrigation system and fertile soil. I am hopeful most appreciate the forward thinking of those that designed our system and the vast crops it has made this desert land produce. Once it's gone, it's gone. I think the rural feel of our county is what is drawing people here from neighboring states and counties that are experiencing rapid growth.

We are in a crazy time of growth right now, but I don't think we need to panic. Markets are limited everywhere in Idaho. That is not always a bad thing. It keeps values raised and hopefully can provide for some intelligent, creative, forward thinking and planning, especially for the cities that reside in our county as that is where I think the predominant growth needs to be. There will always be market volatility, but I don't think we should expand this plan beyond projected needs, and from my understanding they have considered and adjusted that number in this update to allow for current trends in growth.

I do however wish there was a more cohesive planning relationship with transportation issues between multiple agencies. I feel Idaho has made some big mistakes with growth and the means to move traffic. Frontage roads, locations of ingress' and egress' along the highways,

future possibilities of freeways are all things that need to be thoughtfully considered. An example is Palisades corner, it's almost too close to the freeway exit to put a traffic light but it is getting to the point of needing something there. Something to think about when proposals come in the area just south of the freeway in the rural residential area. Maybe we want these highways to just be thoroughfares and not necessarily build directly on them.

There was also some talk about some changes from the New Plymouth exit corridor into town. I can see some possibility of growth at the freeway exit however to change that whole strip of highway into town I feel would be a mistake and is not needed or wanted from the majority of Payette County Citizens at this time.

I do appreciate all the input and work that has gone into this update. Even though we may have differing opinions on where the county should be headed, I appreciate being able to have a voice in this process and hearing differing points of view.

Thank you,
Leslie Teunissen

Attachment III

Memo from Alivia Metts regarding 2020 census to be included in Appendix C of December 2021 Draft Plan

PURPOSE OF MEMO

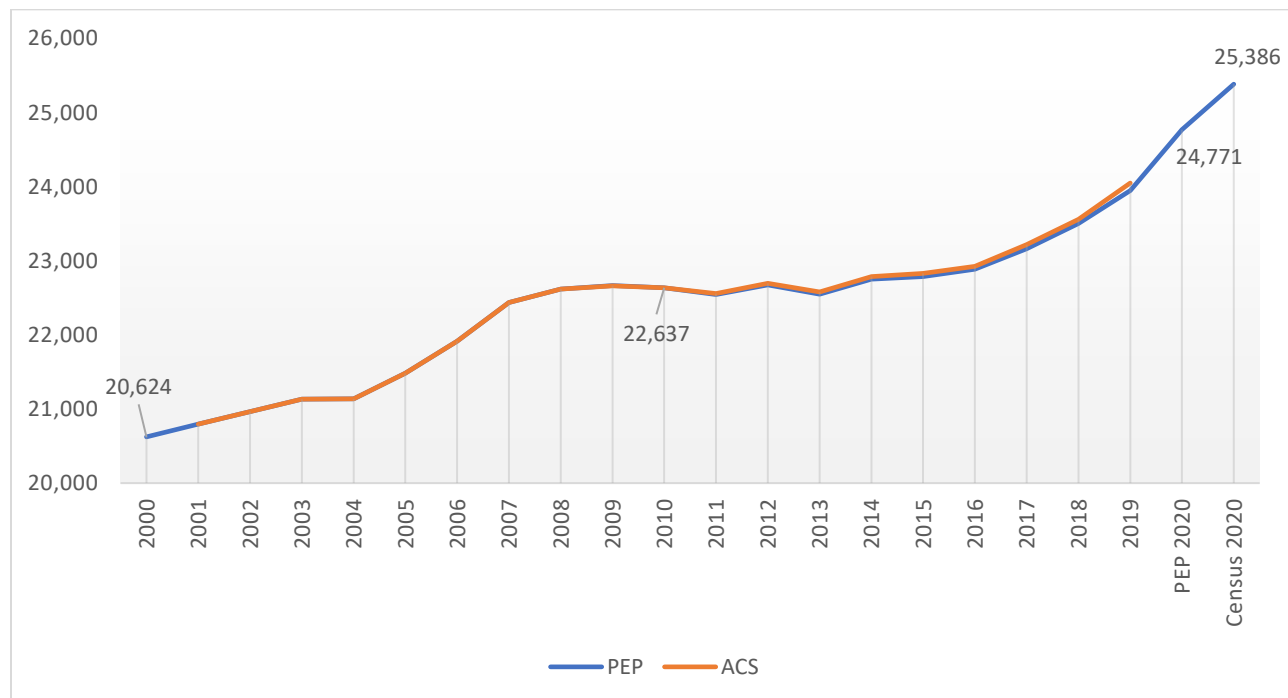
This memo is to provide an update to the data for the Socio-economic sections of the Payette County Comprehensive Plan. As of the writing of those sections (1Q 2021), Census data were only available for 2019 through the Census' American Community Survey (ACS) program, 5-Year Estimates and Population Estimates Program (PEP). The most up-to-date Census data available was released in 3Q 2021 with the release of the 2020 Decennial Census (Census 2020) and 2020 PEP. The 2020 data through the ACS 5-year Estimates program will be released March 17, 2022.

It should be noted that historical data may have changed in these new population estimates released by the Census superseding previous years of data. For planning purposes, it is important to have the most updated data available. However, it is more important to note that each of these programs are different. The ACS and PEP are based on a sampling and have higher margins of error, whereas, the Decennial Census is an actual census and is considered the gold standard in the data world.

CENSUS 2020

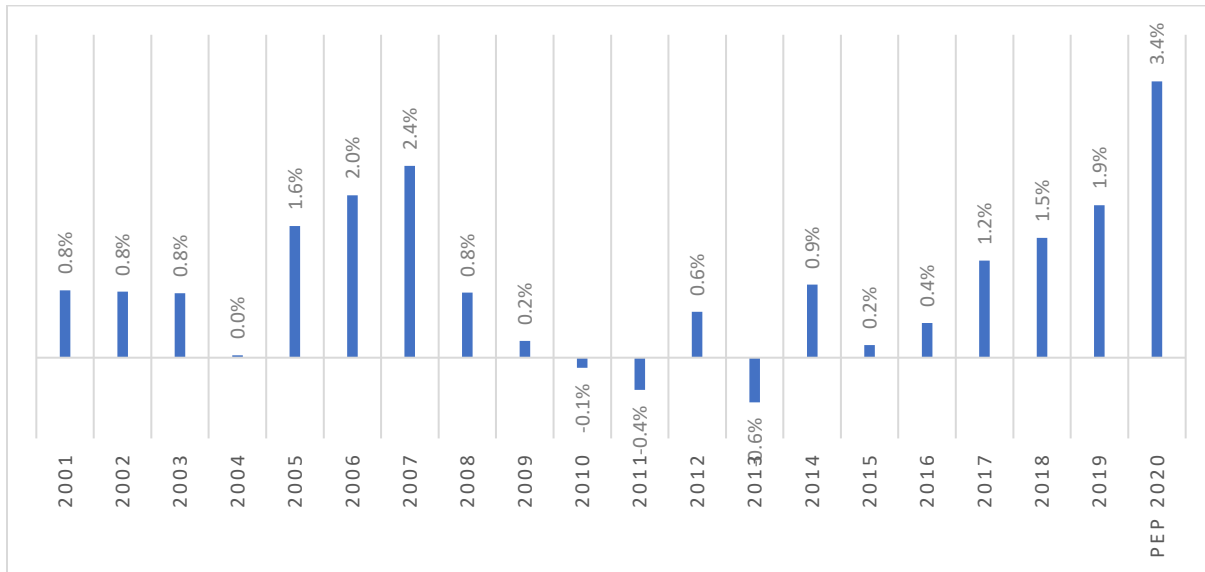
For an apple-to-apple comparison, we will compare the PEP historical series to the new 2020 data released by PEP. Even though the ACS tracks the PEP closely it does not have 2020 data available. According to the new PEP data, 820 new residents call Payette County home, a 3.4% increase from 2019 to 2020. This number may be conservative as the Census 2020 numbers indicate an additional 615 people living in the County (Figure 1), for a total of 1,435 additional residents from 2019 to 2020. This is the largest single year increase in the 20-year dataset dating back to 2000 (Figure 2).

Figure 1. Population Estimates Program, Payette County (2000-2020)—including Census 2020



Source: U.S. Census Population Estimates Program; Decennial 2020 Census; American Community Survey 5-Year Estimates

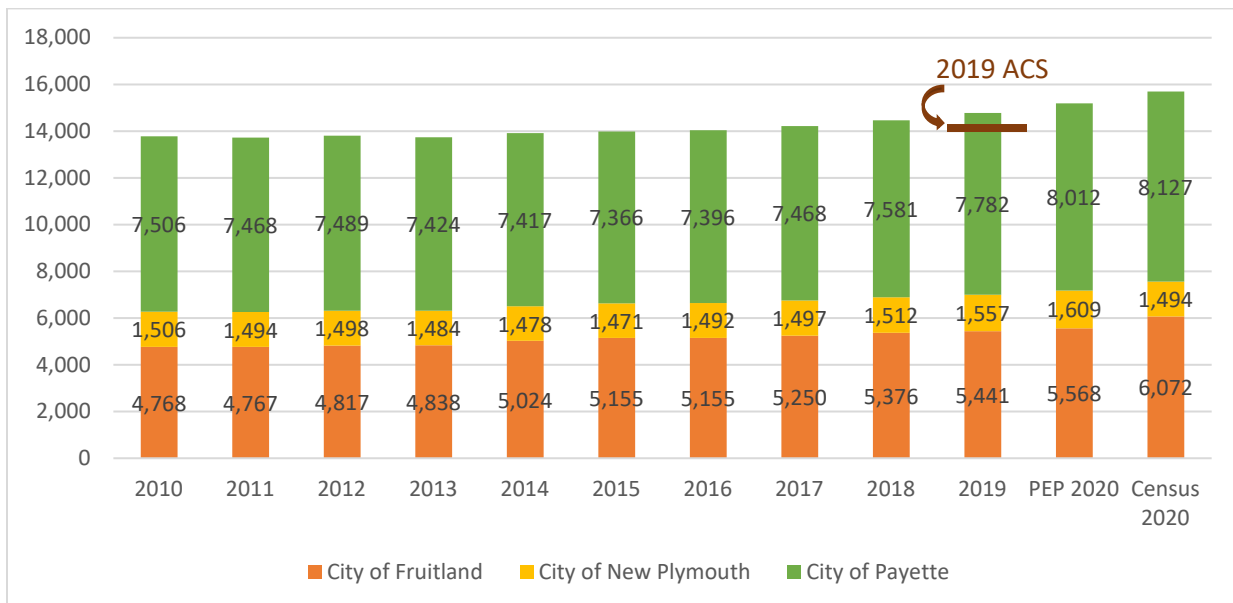
Figure 2. Year-over-Year Percent Change in Population Growth, Payette County (PEP dataset 2000-2020)



Source: U.S. Census, Population Estimates Program

When using the ACS or PEP estimates for smaller areas (e.g. City of Fruitland, City of New Plymouth, City of Payette), the margins of error will be larger. Therefore, the ACS estimates are more off from the PEP estimates for the city population numbers. Please note that the ACS estimates were used in this Comprehensive Plan and the numbers are slightly underestimated for each city compared to the PEP dataset shown in Figure 3.

Figure 3. Population Estimates Program by City (2010-2020)—including Census 2020



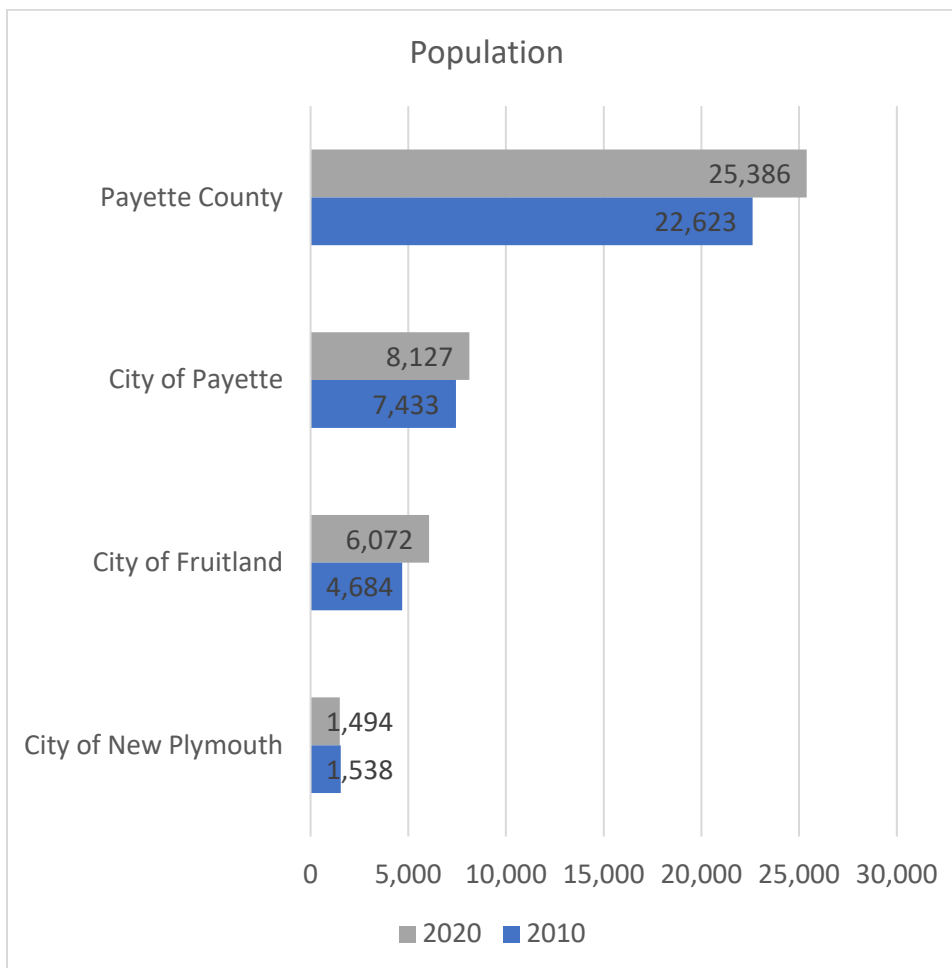
Source: U.S. Census Population Estimates Program; Decennial 2020 Census; American Community Survey 5-Year Estimates

As you can see, applying this data can be complex. Therefore, we opted to keep it clean with the most updated data available from Census 2020 compared to Census 2010. These changes are reflected below in the excerpts from the Plan.

2.1 POPULATION

To support this Comprehensive Plan process, a socioeconomic report was prepared and is provided as **Appendix C**. The report includes a population analysis based on the most current census data available (2020). Future growth projections were developed using new construction building permits (2018 – 2021) and past trends, to facilitate development of this plan. This section summarizes the essential information for both current demographics and projections.

Payette County is home to roughly 25,390 people (2020), about 2,770 more people than a decade ago. Most of the growth occurred over the past five years. While the vision, goals, objectives and strategies for this plan were developed with a 20-year planning horizon, population projections were estimated for a 10-year period with the intention of reviewing county demographics and making necessary revisions as needed at 5- to 10-year intervals. Given the dynamic development climate in southwest Idaho, annual reviews of permit activity are also recommended.



Source: Census 2010 and Census 2020

2.3.1 Current Demographics (no change to this section is needed)

Age

The median age is about 40 years old which is above the state and national medians—36 and 38 years, respectively. The age cohorts contributing most to the County’s growth were 30- to 34-year-olds and ages 60+. Losses were seen in the 20- to 24-year and 50-to-54-year age cohorts.

Race and Ethnicity

Racial diversity is low with 12% of the County’s total population reported as non-white. However, the area is more diverse than five years ago when 93% of the population was white, compared to 88% in 2019. There are more Hispanic people moving to the area, increasing by 12% during the same time period.

Education

Educational attainment has been stable for the past decade; the share of people holding a graduate degree and higher has increased one percentage point in the past five years. Roughly half the 25 years and over population in Payette County have a high school education or less. The share of bachelor’s degree holders and higher has remained at 15-16% the past several years, whereas, it has jumped four percentage points in Idaho and the U.S.—to 29% and 33%, respectively.

Income

Income levels are 16% lower than the state and 20% lower than the nation. Using federal poverty guidelines, 13.4% of residents in Payette County are living in poverty. The rate has significantly dropped in the past five years from 18.5% in 2014. However, poverty in Payette County remains higher than the state, 11.2%, and the U.S., 10.5%.

2.3.2 Population Projections

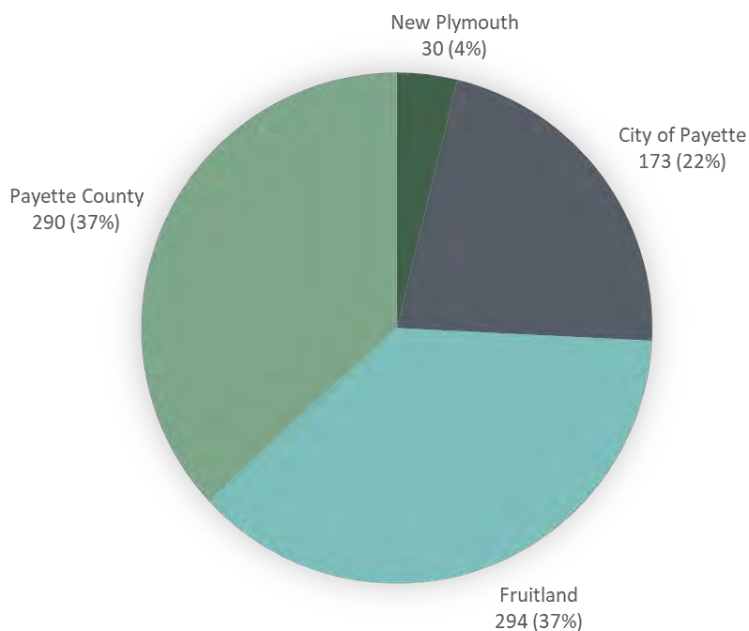
From 2010 to 2020, Payette County roughly 2,770 people, growing 12%. During that period, the City of Fruitland grew nearly 30% (Adding 1,388 residents) and the City of Payette grew 9%, or by 694 residents. This trend continues as indicated from most recent building permit data trends (see chart below).

Population Trends

Geographic Area	2010	2020	2010-2020	
			Numeric Change	% Change
Payette County	22,623	25,386	2,763	12.2%
City of Payette	7,433	8,127	694	9.3%
City of Fruitland	4,684	6,072	1,388	29.6%
City of New Plymouth	1,538	1,494	-44	-2.9%
Balance of County	8,968	9,693	725	8.1%

Source: Census 2010 and Census 2020

Residential Construction Building Permits (2018 -2021)



Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

For purposes of this plan, four growth scenarios were considered and are presented in **Appendix C**. As the selected scenario, the Economic Cycle has been customized for Payette County to reflect the most recent development patterns within the region. This projection uses random annual growth rates indicative of local permit activity, coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. Growth projections are higher in the next few years (3-5%) and then taper at the end of the decade. This projection results in an additional 5,141 people, 2,235 additional housing units in Payette County by 2030. For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years.

When compared with the other scenarios considered, these projections may appear to be aggressive, yet given the recent growth in the region, it portrays a more realistic representation than the scenarios based on past rates of growth (0.7 – 1%). To further refine the projections to determine the distribution of new residents across the cities within Payette County, calculations were based on recent building permit activity. These allocations are for planning purposes only and are summarized in **Table 2.1**:

Table 2.1 — Projected New Residents and Housing Units

Geographic Area	2018-2021		Projected 2030	
	Residential Building Permits	New Residents	New Housing Units	New Residents
Balance of County	290	554	587	1,349
City of Fruitland	294	515	1,123	2,583
City of New Plymouth	173	278	(36)	(82)
City of Payette	30	63	561	1,291
Total Payette County	787	1,410	2,235	5,141

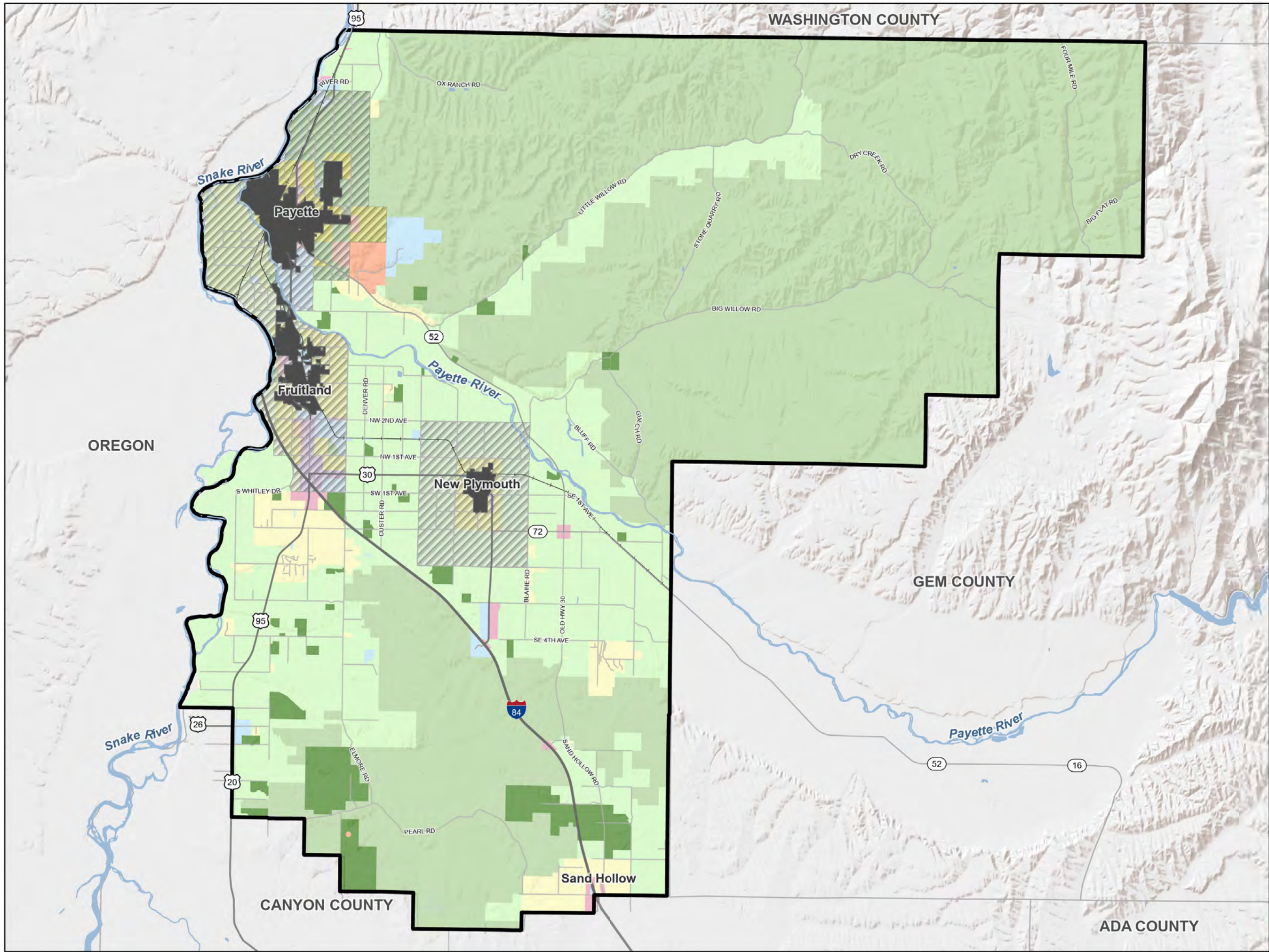
Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

Note: At the time of this report, there are subdivisions that are approved but not yet in the building permit process. The disbursement of new housing units and residents by city is based on the share of population growth allocation each city contributed from 2010 to 2020.

When applied to age cohorts, it is anticipated that an increase in both the 20 to 24 age groups and 75 and older will occur. Some loss in population in age groups 10 to 14 and 55 to 69 may also be anticipated.

Attachment IV

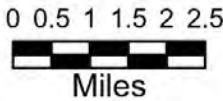
Proposed Revised FLUM to Replace FLUM in December 2021 Draft Plan



**Payette County
Comprehensive Plan
Update**

Future Land Use

- Agriculture Preservation
- Agriculture Rangeland
- Agriculture Mixed
- Residential Rural
- Commercial
- Industrial
- Recreation Sites/Areas
- City Limits
- City Impact Areas
- Payette County Boundary



Appendix B

PRIVATE PROPERTY RIGHTS CHECKLIST

**FUTURE
FOCUS**



Payette County
Comprehensive Plan

**Office of the
Attorney General**

Idaho Regulatory Takings Act Guidelines



SEPTEMBER 2012

LAWRENCE WASDEN
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State of Idaho Office of Attorney General Lawrence Wasden

Dear Fellow Idahoans:

Property rights are most effectively protected when government and citizens understand their respective rights. The purpose of this pamphlet is to facilitate that understanding and provide guidelines to governmental entities to help evaluate the impact of proposed regulatory or administrative actions on private property owners.

One of the foundations of American democracy is the primacy of private property rights. The sanctity of private property ownership found expression in the 5th Amendment to the U.S. Constitution, written by James Madison, and in Article I, § 14 of the Idaho Constitution. Both provisions ensure private property, whether it be land or intangible property rights, and will not be arbitrarily confiscated by any agency of government.

Madison wrote in Federalist Paper 54, that “government is instituted no less for the protection of the property than of the persons of individuals.” As your Attorney General, I feel a responsibility to ensure that the Constitution and state laws protecting the property rights of Idahoans are enforced. I am committed to ensuring that every state agency, department and official complies with both the spirit and letter of these laws.

In furtherance of this goal, the Idaho legislature enacted, and the Governor signed into law, Chapter 80, Title 67 of the Idaho Code. Originally passed in 1994, the law required the Attorney General to provide a checklist to assist state agencies in determining whether their administrative actions could be construed as a taking of private property. In 1995, the legislature amended the statute to apply to local units of government. Idaho Code § 67-6508 was also amended to ensure that planning and zoning land use policies do not violate private property rights. In 2003, Idaho legislators amended Chapter 80, Title 67 of the

Idaho Code, allowing a property owner to request a regulatory takings analysis from a state agency or local governmental entity should their actions appear to conflict with private property rights. Combined, these laws assure Idaho property owners that their rights will be protected.

My office has prepared this informational brochure for your use. If you have any questions, feel free to call your city or county prosecuting attorney.

LAWRENCE G. WASDEN
Attorney General

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Idaho Regulatory Takings Guidelines

IDAHO REGULATORY TAKINGS LAWS

Idaho Constitutional Provisions

Article I, section 13. Guaranties in criminal actions and due process of law. In all criminal prosecutions, the party accused shall have the right to a speedy and public trial; to have the process of the court to compel the attendance of witnesses in his behalf, and to appear and defend in person and with counsel.

No person shall be twice put in jeopardy for the same offense; nor be compelled in any criminal case to be a witness against himself; nor be deprived of life, liberty or property without due process of law.

Article I, section 14. Right of eminent domain. The necessary use of lands for the construction of reservoirs or storage basins, for the purpose of irrigation, or for rights of way for the construction of canals, ditches, flumes or pipes, to convey water to the place of use for any useful, beneficial or necessary purpose, or for drainage; or for the drainage of mines, or the working thereof, by means of roads, railroads, tramways, cuts, tunnels, shafts, hoisting works, dumps, or other necessary means to their complete development, or any other use necessary to the complete development of the material resources of the state, or the preservation of the health of its inhabitants, is hereby declared to be a public use, and subject to the regulation and control of the state.

Private property may be taken for public use, but not until a just compensation, to be ascertained in the manner prescribed by law, shall be paid therefor.

Idaho Statutory Provisions

67-8001. Declaration of purpose. -- The purpose of this chapter is to establish an orderly, consistent review process that better enables state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law. It is not the purpose of this chapter to expand or reduce the scope of private property protections provided in the state and federal constitutions. [67-8001, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 1, p. 668.]

67-8002. Definitions. -- As used in this chapter:

“Local government” means any city, county, taxing district or other political subdivision of state government with a governing body.

“Private property” means all property protected by the constitution of the United States or the constitution of the state of Idaho.

“State agency” means the state of Idaho and any officer, agency, board, commission, department or similar body of the executive branch of the state government.

“Regulatory taking” means a regulatory or administrative action resulting in deprivation of private property that is the subject of such action, whether such deprivation is total or partial, permanent or temporary, in violation of the state or federal constitution. [67-8002, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 2, p. 668; am. 2003, ch. 141, sec. 1, p. 409.]

67-8003. Protection of private property.

1. The attorney general shall establish, by October 1, 1994, an orderly, consistent process, including a checklist, that better enables a state agency or local government to evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. The attorney general shall review and update the process at least on an annual basis to maintain consistency with changes in law. All state agencies and local governments shall follow the guidelines of the attorney general.

2. Upon the written request of an owner of real property that is the subject of such action, such request being filed with the clerk or the agency or entity undertaking the regulatory or administrative action not more than twenty-eight (28) days after the final decision concerning the matter at issue, a state agency or local governmental entity shall prepare a written taking analysis concerning the action. Any regulatory taking analysis prepared hereto shall comply with the process set forth in this chapter, including use of the checklist developed by the attorney general pursuant to subsection (1) of this section and shall be provided to the real property owner no longer than forty-two (42) days after the date of the filing of the request with the clerk or secretary of the agency whose action is questioned. A regulatory taking analysis prepared pursuant to this action shall be considered public information.

3. A governmental action is voidable if a written taking analysis is not prepared after a request has been made pursuant to this chapter. A private real property owner, whose property is the subject of governmental action, affected by a governmental action without the preparation of a requested taking analysis as required by this section, may seek judicial determination of the validity of the governmental action by initiating a declaratory judgment action or other appropriate legal procedure. A suit seeking to invalidate a governmental action for noncompliance with subsection (2) of this section must be filed in a district court in the county in which the private property owner's affected real property is located. If the affected property is located in more than one (1) county, the private property owner may file suit in any county in which the affected real property is located.

4. During the preparation of the taking analysis, any time limitation relevant to the regulatory or administrative actions shall be tolled. Such tolling shall cease when the taking analysis has been provided to the property owner. Both the request for a taking analysis and the taking analysis shall be part of the official record regarding the regulatory or administrative action. [67-8003, added 1994, ch. 116, sec. 1, p. 265; am. 1995, ch. 182, sec. 3, p. 669; am. 2003, ch. 141, sec. 2, p. 409.]

67-6508. Planning duties. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) **Property Rights** -- An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

67-6523. Emergency ordinances and moratoriums. If a governing board finds that an imminent peril to the public health, safety, or welfare

requires adoption of ordinances as required or authorized under this chapter, or adoption of a moratorium upon the issuance of selected classes of permits, or both, it shall state in writing its reasons for that finding. The governing board may then proceed without recommendation of a commission, upon any abbreviated notice of hearing that it finds practical, to adopt the ordinance or moratorium. An emergency ordinance or moratorium may be effective for a period of not longer than one hundred eighty-two (182) days. Restrictions established by an emergency ordinance or moratorium may not be imposed for consecutive periods. Further, an intervening period of not less than one (1) year shall exist between an emergency ordinance or moratorium and reinstatement of the same. To sustain restrictions established by an emergency ordinance or moratorium beyond the one hundred eighty-two (182) day period, a governing board must adopt an interim or regular ordinance, following the notice and hearing procedures provided in section 67-6509, Idaho Code. [67-6523, added I.C., sec. 67-6523, as added by 1975, ch. 188, sec. 2, p. 515; am. 2003, ch. 142, sec. 6, p. 415.]

67-6524. Interim ordinances and moratoriums. If a governing board finds that a plan, a plan component, or an amendment to a plan is being prepared for its jurisdiction, it may adopt interim ordinances as required or authorized under this chapter, following the notice and hearing procedures provided in section 67-6509, Idaho Code. The governing board may also adopt an interim moratorium upon the issuance of selected classes of permits if, in addition to the foregoing, the governing board finds and states in writing that an imminent peril to the public health, safety, or welfare requires the adoption of an interim moratorium. An interim ordinance or moratorium shall state a definite period of time, not to exceed one (1) calendar year, when it shall be in full force and effect. To sustain restrictions established by an interim ordinance or moratorium, a governing board must adopt a regular ordinance, following the notice and hearing procedures provided in section 67-6509, Idaho Code. [67-6524, added I.C., sec. 67-6524, as added by 1975, ch. 188, sec. 2, p. 515; am. 2003, ch. 142, sec. 7, p. 415.]

ADVISORY MEMORANDUM

STATE OF IDAHO ATTORNEY GENERAL'S ADVISORY MEMORANDUM FOR EVALUATION OF PROPOSED REGULATORY OR ADMINISTRATIVE ACTIONS TO IDENTIFY POTENTIAL TAKINGS OF PRIVATE PROPERTY

The Office of the Attorney General is required to develop an orderly, consistent internal management process for state agencies and local governments to evaluate the effects of proposed regulatory or administrative actions on private property. I.C. § 67-8003(1).

This is the Attorney General's recommended process and advisory memorandum. It is not a formal Attorney General's Opinion under I.C. § 67-1401(6), and should not be construed as an opinion by the Attorney General on whether a specific action constitutes a "taking." Agencies shall use this process to identify those situations requiring further assessment by legal counsel. Appendix A contains a brief discussion of some of the important federal and state cases that set forth the elements of a "taking."

State agencies and local governments are required to use this procedure to evaluate the impact of proposed administrative or regulatory actions on private property. I.C. § 67-8003(1). Upon the written request of an owner of real property that is the subject of such action, a state agency or local governmental entity shall prepare a written taking analysis concerning the action. Appendix B contains a form that can be used to request a taking analysis. Appendix C contains a sample form for completing a regulatory taking analysis. The written request must be filed ***not more than*** twenty-eight (28) days after the final decision concerning the matter at issue and the completed takings analysis shall be provided to the property owner ***no longer than*** forty-two (42) days after the date of filing the request with the clerk or secretary of the agency whose action is questioned. Idaho law also provides that "a regulatory taking analysis shall be considered public information." *See* I.C. § 67-8003(2).

Should a state agency or local governmental entity not prepare a regulatory taking analysis following a written request, the property owner may seek judicial determination of validity of the action by initiating legal action. Such a claim must be filed in a district court in the county in which the private property owner's affected real property is located. *See* I.C. § 67-8003(3).

General Background Principles

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article I, section 14 of the Idaho State Constitution provides in relevant part:

Private property may be taken for public use, but not until a just compensation, to be ascertained in the manner prescribed by law, shall be paid therefor.

Thus, under both the federal and state constitutions, private property may not be taken for public purposes without payment of just compensation.

Courts have recognized three situations in which a taking requiring just compensation may occur: (1) when a government action causes physical *occupancy* of property, (2) when a government action causes physical *invasion* of property, and (3) when government *regulation* effectively eliminates all economic value of private property. A “taking” may be permanent or temporary.

The most easily recognized type of “taking” occurs when government physically occupies private property. This may happen when the government exercises its eminent domain authority to take private property for a public use. Property owners must be paid just compensation when the government acquires private property through eminent domain authority. The types of public uses that may be the subject of eminent domain authority under state law are identified in Section 7-701, Idaho Code. Clearly, when the government seeks to use private property for a public building, a highway, a utility easement, or some other public purpose, it must compensate the property owner.

Physical invasions of property, as distinguished from physical occupancies, may also give rise to a “taking” where the invasions are of a recurring or substantial nature. Examples of physical invasions include, among others, flooding and water-related intrusions and overflight or aviation easement intrusions.

Like physical occupations or invasions, a regulation that affects the value, use, or transfer of property may also constitute a “taking,” but only if it “goes too far.” Although most land use regulation does not constitute a “taking” of property, the courts have recognized that when regulation divests an owner of the essential attributes of ownership, it amounts to a “taking” subject to compensation.

Regulatory actions are harder to evaluate for “takings” because government may properly regulate or limit the use of private property, relying on its authority and responsibility to protect public health, safety and welfare. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements generally without creating a compensatory “taking.” Government may also limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

If a government regulation, however, destroys a fundamental property right – such as the right to possess, exclude others from, or dispose of property – it could constitute a compensable “taking.” Similarly, if a regulation imposes substantial and significant limitations on property use, there could be a “taking.” In assessing whether there has been such a limitation on property use as to constitute a “taking,” the court will consider both the purpose of the regulatory action and the degree to which it limits the owner’s property rights.

An important factor in evaluating each action is the degree to which the action interferes with a property owner’s reasonable investment-backed development expectations; in other words, the owner’s expectations of the investment potential of the property and the impact of the regulation on those expectations. For instance, in determining whether a “taking” has occurred, a court might, among other things, weigh the regulation’s impact on vested development rights against the government’s interest in promulgating the regulation.

If a regulation prohibits all economically viable or beneficial uses of property, there may be liability for just compensation unless government can demonstrate that laws of nuisance or other pre existing limitations on the use of the property prohibit the proposed uses.

If a court determines there has been a regulatory “taking,” the government has the option of either paying just compensation or withdrawing the regulatory limitation. If the regulation is withdrawn, the government may still be liable to the property owner for a temporary “taking” of the property.

Attorney General’s Recommended Process

1. State agencies and local governments must use this evaluation process whenever the agency contemplates action that affects privately owned property. Each agency and local government must also use this process to assess the impacts of proposed regulations before the

agency publishes the regulations for public comment. In Idaho, real property includes land, possessors' rights to land, ditch and water rights, mining claims (lode and placer), and freestanding timber. I.C. §§ 55-101 and 63-108. In addition, the right to continue to conduct a business may be a sufficient property interest to invoke the protections of the just compensation clause of the Idaho Constitution. For example, see I.C. §§ 22-4501 to 22-4504.

2. Agencies and local governments must incorporate this evaluation process into their respective review processes. It is not a substitute, however, for that existing review procedure. Since the extent of the assessment necessarily depends on the type of agency or local government action and the specific nature of the impacts on private property, the agency or local government may tailor the extent and form of the assessment to the type of action contemplated. For example, in some types of actions, the assessment might focus on a specific piece of property. In others, it may be useful to consider the potential impacts on types of property or geographic areas.

3. Each agency and local government must review this advisory memorandum and recommended process with appropriate legal counsel to ensure that it reflects the specific agency or local government mission. It should be distributed to all decision makers and key staff.

4. Each agency and local government must use the following checklist to determine whether a proposed regulatory or administrative action should be reviewed by legal counsel. If there are any affirmative answers to any of the questions on the checklist, the proposed regulatory or administrative action must be reviewed in detail by staff and legal counsel. Since the legislature has specifically found the process is protected by the attorney-client privilege, each agency and local government can determine the extent of distribution and publication of reports developed as part of the recommended process. However, once the report is provided to anyone outside the executive or legislative branch or local governmental body, the privilege has been waived.

Attorney General's Checklist Criteria

Agency or local government staff must use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions also provide a framework for evaluating the impact proposed regulations may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed regulations is another tool that the agency or local government

should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions.

Although a question may be answered affirmatively, it does not mean that there has been a “taking.” Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

1. Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a “taking.” See Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419, 102 S. Ct. 3164 (1982).

The acquisition of private property through eminent domain authority is distinct from situations where a regulation results in the physical occupation of private property. The exercise of eminent domain authority is governed by the procedures in chapter 7, title 7, Idaho Code. Whenever a state or local unit of government, or a public utility, is negotiating to acquire private property under eminent domain, the condemning authority must provide the private property owner with a form summarizing the property owner’s rights. Section 7-711A, Idaho Code, identifies the required content for the advice of rights form.

2. Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate state interest.

For example, the United States Supreme Court determined in Nollan v. California Coastal Comm’n, 483 U.S. 825, 107 S. Ct. 3141 (1987), that compelling an owner of waterfront property to grant a public

easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a *public* green way, as opposed to a private one, did not substantially advance protection of a flood plain, and was a "taking." Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. *See* Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 112 S. Ct. 2886 (1992).

Unlike 1 and 2 above, it is important to analyze the regulation's impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. *See* Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 (Fed. Cir. 1994). The remaining use does not necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment-backed development expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre existing limitations on the use of property that could insulate the government from takings liability.

4. Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation

impacts any development rights of the owner. As with 3, above, these economic factors are normally applied to the property as a whole.

A moratorium as a planning tool may be used pursuant to Idaho Code § 67-6523—Emergency Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; may not be longer than 182 days); and Idaho Code § 67-6524—Interim Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; the ordinance must state a definite period of time for the moratorium). Absence of the written findings may prove fatal to a determination of the reasonableness of the government action.

The Idaho moratorium provisions appear to be consistent with the United States Supreme Court's interpretation of moratorium as a planning tool as well. In Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency, 535 U.S. 302, 122 S. Ct. 1465 (2002), the Court held that planning moratoriums may be effective land use planning tools. Generally, moratoriums in excess of one year should be viewed with skepticism, but should be considered as one factor in the determination of whether a taking has occurred. An essential element pursuant to Idaho law is the issuance of written findings in conjunction with the issuance of moratoriums. *See* Idaho Code §§ 67-6523 to 67-6524.

5. Does the Regulation Deny a Fundamental Attribute of Ownership?

Regulations that deny the landowner a fundamental attribute of ownership -- including the right to possess, exclude others and dispose of all or a portion of the property -- are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a "taking." In finding this to be a "taking," the Court stated:

The city never demonstrated why a public greenway, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. . . . [T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property." Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a “taking.” Hodel v. Irving, 481 U.S. 704, 107 S. Ct. 2076 (1987).

6. (a) Does the Regulation Serve the Same Purpose That Would Be Served by Directly Prohibiting the Use or Action; and (b) Does the Condition Imposed Substantially Advance That Purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. Nollan v. California Coastal Commission, 483 U.S. 825, 107 S. Ct. 3141 (1987), Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

In Nollan, the United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollans’ house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Similarly, regulatory actions which closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.

Idaho Regulatory Takings Act Guidelines

APPENDIX A: SIGNIFICANT FEDERAL AND STATE CASES

Summaries of Significant Federal “Takings” Cases

Stop the Beach Renourishment, Inc. v. Fla. Dept. of Env. Prot., 130 S. Ct. 2592, 177 L. Ed. 2d 184 (2010).

The United States Supreme Court considered a judicial taking challenge to a decision by the Florida Supreme Court. A Florida state agency granted a permit under state law to restore a beach. The beach was eroded by hurricanes, and the permit would have allowed the restoration of the beach by adding sand to the beach. A non-profit corporation comprised of beachfront landowners challenged the agency decision in state court arguing the decision eliminated the littoral rights of landowners to receive accretions to their property and the right to have contact of their property with water remain intact. The Florida Supreme Court reversed a lower court and held the state law authorizing the beach restoration did not unconstitutionally deprive littoral rights. The non-profit corporation claimed the Florida Supreme Court’s decision itself effectuated a taking of its members’ littoral rights.

The United States Supreme Court unanimously held that the Florida Supreme Court did not take private property without just compensation in violation of the Fifth and Fourteenth Amendments. The Court recognized two property law principles under Florida law:

1. The State owned the seabed and was allowed to fill in its own seabed; and
2. When an avulsion exposes land seaward of littoral property that had previously been submerged, the land belongs to the State even if it interrupts the littoral owner’s contact with water.

Therefore, when the State filled in previously submerged land for beach restoration, the State treated it as an avulsion for purposes of ownership. The non-profit members’ right to accretions was therefore subordinate to the State’s right to fill in its land. The United States Supreme Court did not reach a majority on the judicial taking question.

Kelo, et al. v. City of New London, Connecticut, et al., 545 U.S. 469, 125 S. Ct. 2655 (2005).

The United States Supreme Court held that a city’s exercise of eminent domain power in furtherance of its economic development plan

satisfied the Constitution's Fifth Amendment requirement that a taking be for public use. To effectuate its plan, the city invoked a state statute that specifically authorized the use of eminent domain to promote economic development. The Court observed that promoting economic development is a traditional and long accepted governmental function that serves a public purpose. Although the condemned land would not be open in its entirety to actual use by the general public, the purpose of its taking satisfied the constitutional requirement that a taking be for public use.

In response to the Kelo decision, the Fifty-eighth Idaho Legislature enacted House Bill No. 555 adding a new section, 7-701A, to the Idaho Code that specifically prohibits the use of eminent domain power to promote or effectuate economic development except where allowed by existing statute.

Tahoe-Sierra Preservation Council, Inc., et al. v. Tahoe Regional Planning Agency, et al., 535 U.S. 302, 122 S. Ct. 1465 (2002).

The United States Supreme Court held that imposition of a moratorium lasting thirty-two (32) months restricting development within the Lake Tahoe Basin was not a compensable taking. The Court noted the importance of Lake Tahoe in that it is one of only three lakes with such transparency of water due in large part to the absence of nitrogen and phosphorous which in turn results in a lack of algae. The Court also noted the rapid development of the Lake Tahoe area. In noting this development, the Court recognized the uniqueness of the area, and the importance of planning tools to the preservation of Lake Tahoe. The Court further noted that the geographic dimensions of the property affected, as well as the term in years, must be considered when determining whether a taking has occurred. Finally, the interest in protecting the decisional process is stronger when the process is applied to regional planning as opposed to a single parcel of land. Noteworthy is the extensive process that was followed by the Tahoe Regional Planning Agency along with the uniqueness of the Lake Tahoe region. The balance of interests favored the use of moratorium.

Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994).

In this case, the United States Supreme Court held that reconditioning an issuance of a permit on the dedication of bond to public use violated the Fifth Amendment. The city council conditioned Dolan's permit to expand her store and pave her parking lot upon her agreement to dedicate land for a public greenway and a

pedestrian/bicycle pathway. The expressed purpose for the public greenway requirement was to protect the flood plain. The pedestrian/bicycle path was intended to relieve traffic congestion. The United States Supreme Court held that the city had to make “some sort of individualized determination that the required dedication [was] related both in nature and extent to the impact of the proposed development” in order to justify the requirements and avoid a “takings” claim. In this case, the Court held that the city had not done so. It held that the public or private character of the greenway would have no impact on the flood plain and that the city had not shown that Dolan’s customers would use the pedestrian/bicycle path to relieve congestion.

Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 112 S. Ct. 2886 (1992).

Lucas was a challenge to the 1988 South Carolina Beach Front Management Act. The stated purpose of this Act was to protect life and property by creating a storm barrier, providing habitat for endangered species and to serve as a tourism industry. To accomplish the stated purposes, the Act prohibited or severely limited development within certain critical areas of the state’s beach-dune system.

Before the Act’s passage, David Lucas bought two South Carolina beach front lots intending to develop them. As required by the Act, the South Carolina Coastal Council drew a “baseline” that prevented Mr. Lucas from developing his beach front property. Mr. Lucas sued the council, alleging its actions under the Act constituted a “taking” requiring compensation under the Fifth Amendment. The trial court agreed, awarding him \$1,232,387.50. A divided South Carolina Supreme Court reversed, however, holding that the Act was within the scope of the nuisance exception.

The United States Supreme Court reversed. Justice Scalia’s majority opinion held that a regulation which “denies all economically beneficial or productive use of land” will be a “taking” unless the government can show that the proposed uses of the property are prohibited by nuisance laws or other pre existing limitations on the use of property. This opinion noted that such total takings will be “relatively rare” and the usual balancing approach for determining takings will apply in the majority of cases.

Hodel v. Irving, 481 U.S. 704, 107 S. Ct. 2076 (1987).

Where the character of the government regulation destroys “one of the most essential” rights of ownership -- the right to devise property, especially to one’s family -- this is an unconstitutional “taking” without just compensation.

In 1889, portions of Sioux Indian reservation land were “allotted” by Congress to individual tribal members (held in trust by the United States). Allotted parcels could be willed to the heirs of the original allottees. As time passed, the original 160-acre allotments became fractionated, sometimes into very small parcels. Good land often lay fallow, amidst great poverty, because of the difficulties in managing property held in this manner. In 1983, Congress passed legislation that provided that any undivided fractional interest that represented less than two percent of the tract’s acreage and which earned less than \$100 in the preceding year would revert to the tribe. Under the statute, tribal members who lost property as a result of this action would receive no compensation. Tribal members challenged the statute. The United States Supreme Court held this was an unconstitutional “taking” for which compensation was required.

Nollan v. California Coastal Comm’n, 483 U.S. 825, 107 S. Ct. 3141 (1987).

The United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach.

James and Marilyn Nollan, the prospective purchasers of a beach front lot in California, sought a permit to tear down a bungalow on the property and replace it with a larger house. The property lay between two public beaches. The Nollans were granted a permit, subject to the condition that they allow the public an easement to pass up and down their beach. On appeal, the United States Supreme Court held that such a permit condition is only valid if it substantially advances legitimate state interests. Since there was no indication that the Nollans’ house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context. (The Court noted that protecting views from the highway by limiting the size of the structure or banning fences may have been lawful.)

Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419, 102 S. Ct. 3164 (1982).

The United States Supreme Court ruled that a statute that required landlords to allow the installation of cable television on their property was unconstitutional. The Court concluded that “a permanent physical occupation authorized by government is a ‘taking’ without regard to the public interest that it may serve.” The Court reasoned that an owner suffers a special kind of injury when a “stranger” invades and occupies the owner’s property, and that such an occupation is “qualitatively more severe” than a regulation on the use of the property. The installation in question required only a small amount of space to attach equipment and wires on the roof and outside walls of the building.

Penn Central Transp. Co. v. City of New York, 438 U.S. 104, 98 S. Ct. 2646 (1978).

The United States Supreme Court upheld the constitutionality of a New York City historic preservation ordinance under which the city had declared Grand Central Station a “landmark.” In response to Penn Central’s takings claim, the United States Supreme Court noted that there was a valid public purpose to the city ordinance, and that Penn Central could still make a reasonable return on its investment by retaining the station as it was. Penn Central argued that the landmark ordinance would deny it the value of its “pre existing air rights” to build above the terminal. The Court found that it must consider the impact of the ordinance upon the property as a whole, not just upon “air rights.” Further, under the ordinance in question, these rights were transferable to other lots, so they might not be lost.

Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 (Fed. Cir. 1994) *cert. denied*, 513 U.S. 1109, 115 S. Ct. 898 (1995) (Florida Rock IV).

This is a Clean Water Act case. There have been several court decisions, and the most recent one affirms the holding that in the absence of a public nuisance, economic impact alone may be determinative of whether a regulatory “taking” under the Fifth Amendment has occurred. If the regulation categorically prohibits *all* economically beneficial use of land, destroying its economic value for private ownership, and the use prohibited is not a public nuisance, the court held that regulation has the effect equivalent to permanent physical occupation, and there is, without more, a compensable “taking.”

In 1972, a mining company purchased 1,560 acres of wetlands (formerly part of the Everglades, but now excluded by road, canal and levee) for the purposes of mining limestone. In 1980, the company applied to the U.S. Army Corps of Engineers for a “section 404” permit for the dredging and filling involved in the mining operation. The Corps of Engineers denied the application, primarily for the purpose of protecting the wetlands. While several courts had previously held that the United States had unconstitutionally taken the mining company’s property, and required the government to compensate the company, the Federal Circuit ruled that the evidence did not support a finding that the permit denial prohibited *all* economically beneficial use of the land or destroyed its value. On remand, the Court of Federal Claims held that permit denial resulted in a compensable partial regulatory taking of property and that a “partial taking” occurs when a regulation singles out a few property owners to bear burdens, while benefits are spread widely across the community. Florida Rock Industries, Inc. v. United States, 45 Fed.Cl. 21, 49 ERC 1292 (1999).

Summaries of Significant Idaho “Takings” Cases

REGULATORY TAKINGS UPDATES

City of Coeur d’Alene v. Simpson, 142 Idaho 839, 136 P.3d 310 (2006).

The Idaho Supreme Court ruled that regulatory taking claims were ripe, even though the landowners had not sought a variance under the ordinance. A regulatory takings claim accrues when the burden of the ordinance on the landowners’ property is known, not upon the enactment of an ordinance.

Generally, if an ordinance provides a procedure for a variance, the landowner must seek the variance before filing a regulatory takings claim. The Court explained that landowners’ failure to seek a variance was not fatal here because the city did not have discretion under the ordinances to grant a variance. The requirement for a variance was not fatal because a variance in this situation could not have provided the property owners with relief under the stated purposes of the city’s ordinances.

The Court also considered the valuation of property when the basis for regulatory takings claims is that an ordinance deprives the property of all economically productive or beneficial uses, or alternatively, that the value of the property is diminished by city ordinances. The Court explained that the task is to compare the value of the property taken with the value that remains in the property. This process requires identifying the property to be valued as realistically and fairly as possible in light of the regulatory scheme and factual circumstances. In this case, the property in question was divided during the course of the litigation, and the parcels owned by separate entities. The lower court concluded that the transfer of the property had no effect on valuation and dismissed the regulatory takings claims. The Idaho Supreme Court reversed and remanded, concluding that, based on the current record, it was improper for the district court to disregard the separate ownership of the parcels for the purpose of determining the property taken and the value of the property.

Inama v. Boise County, 138 Idaho 324, 63 P.3d 450 (2003).

Boise County was not obligated to compensate the plaintiff for the loss of his front end loader because the Idaho Disaster Preparedness Act of 1975 created immunity for a subdivision of the state engaged in

disaster relief activities following a declaration of disaster emergency. First, the Idaho Supreme Court rejects the plaintiff's argument that the scope of immunity granted by Idaho Code § 46-1017 is narrowed by Idaho Code § 46-1012(3), which provides for compensation for property "only if the property was commandeered or otherwise used in coping with a disaster emergency and its use or destruction was ordered by the governor or his representative." The Court held that the statute was "clear and unambiguous," and since Idaho Code § 46-1017 does not specifically limit the scope of immunity to damages compensable under Idaho Code § 46-1012, Idaho Code § 46-1017 grants Boise County immunity from damages. Second, the Court held that compensation is not allowed for inverse condemnation under art. I, sec. 14 of the Idaho Constitution because of the immunity granted under Idaho Code § 46-1017.

McCuskey v. Canyon County Comm'rs, 128 Idaho 213, 912 P.2d 100 (1996).

The Idaho Supreme Court held that when a regulation of private property that amounts to a taking is later invalidated, the subsequent invalidation converts the taking to a "temporary" taking. In such cases, the government must pay the landowner for the value of the use of the land during the period that the invalid regulation was in effect.

The Idaho Supreme Court also discussed the application of the statute of limitations to takings and inverse condemnation actions. The Court ruled that a taking occurs as of the time that the full extent of the plaintiff's loss of use and enjoyment of the property becomes apparent. As a result, the Court ruled that the statute of limitations begins to run when the plaintiff's loss of use and enjoyment of the property first becomes apparent, **even if** the full extent of damages cannot be assessed until a later date.

Sprenger Grubb & Assoc. v. Hailey, 127 Idaho 576, 903 P.2d 741 (1995).

The Idaho Supreme Court held that the City of Hailey's decision to rezone a parcel of land from "Business" to "Limited Business" was not a taking because some "residual value" remained in the property. The rezone reduced the value of the plaintiff's property from \$3.3 million to \$2.5 million. In addition, the Idaho Supreme Court held that the rezone did not violate the "proportionality" standard set out in Dolan v. City of Tigard, 512 U.S. 374, 114 S. Ct. 2309 (1994), because none of the plaintiff's property was dedicated to a public use.

Brown v. City of Twin Falls, 124 Idaho 39, 855 P.2d 876 (1993).

The Idaho Supreme Court held that the placement of road median barriers by city and state, which restrained business traffic flow to a shopping center, was exercise of police power and did not amount to compensable taking, since landowners had no property right in the way traffic flowed on streets abutting their property.

Hayden Pines Water Co. v. Idaho Public Utilities Commission, 122 Idaho 356, 834 P.2d 873 (1992).

Without extensive discussion, the Idaho Supreme Court held that an Idaho Public Utilities Commission order requiring a water company to perform certain accounting functions (at an estimated cost of \$15,000 per year), without considering those costs in the rate proceeding, was an unconstitutional “taking.”

Coeur d’Alene Garbage Service v. Coeur d’Alene, 114 Idaho 588, 759 P.2d 879 (1988).

The just compensation clause of the Idaho State Constitution art. I, sec. 14, requires compensation be paid by a city, where that city either by annexation or by contract prevents a company from continuing service to its customers. The Idaho Supreme Court held that a company has a property interest protected by the Idaho Constitution in continuing to conduct business. In this case, a garbage company already operating in the city and providing garbage service to customers lost the right to continue its business when the city entered into an exclusive garbage collection contract with another company, permitting only that company to operate within the annexed areas.

Ada County v. Henry, 105 Idaho 263, 668 P.2d 994 (1983).

The Idaho Supreme Court held that property owners had no “takings” claim where the owners were aware of zoning restrictions before they purchased the property, even though the zoning ordinance reduced their property’s value.

Nettleton v. Higginson, 98 Idaho 87, 558 P.2d 1048 (1977).

In times of shortage, a call on water that allows water right holders with junior priority dates to use water while senior holders of beneficial use water rights are not allowed to use water, is not a taking protected by the just compensation clause of the Idaho Constitution.

Dawson Enterprises, Inc. v. Blaine County, 98 Idaho 506, 567 P.2d 1257 (1977).

A zoning ordinance that deprives an owner of the highest and best use of his land is *not*, absent more, a “taking.” There are two methods for finding a zoning ordinance unconstitutional. First, it may be shown that it is not “substantially related to the public health, safety, or welfare.” Second, it may be shown that the “zoning ordinance precludes the use of . . . property for *any* reasonable purpose.”

State ex rel. Andrus v. Click, 97 Idaho 791, 554 P.2d 969 (1976).

The Idaho Supreme Court held that where statutory or regulatory provisions are reasonably related to an enactment’s legitimate purpose, provisions regulating property uses are within the legitimate police powers of the state and are not a “taking” of private property without compensation. In this case, the Court upheld the permit, bonding, and restoration requirements of the Dredge and Placer Mining Protection Act. It found that they were reasonably related to the enactment’s purpose in protecting state lands and watercourses from pollution and destruction and in preserving these resources for the enjoyment and benefit of all people.

Boise Redevelopment Agency v. Yick Kong Corporation, 94 Idaho 876, 499 P.2d 575 (1972).

The Idaho Supreme Court held that the Idaho Constitution grants a power of eminent domain much broader than that granted in most other state constitutions. According to the Idaho Supreme Court, even completely private irrigation and mining businesses can use eminent domain. It held that the state, both through the power of eminent domain and the police powers, may protect the public from disease, crime, and “blight and ugliness.”

Unity Light & Power Co. v. City of Burley, 92 Idaho 499, 445 P.2d 720 (1968).

Once a supplier of a service lawfully enters into an area to provide that service, annexation by a city does not authorize an ouster of that supplier from that area without condemnation.

Johnston v. Boise City, 87 Idaho 44, 390 P.2d 291 (1964).

Where government exercises its authority under its police powers and the exercise is reasonable and not arbitrary, a harmful effect

to private property resulting from that exercise alone is insufficient to justify an action for damages. The court must weigh the relative interests of the public and that of the individual to arrive at a just balance in order that government will not be unduly restricted in the proper exercise of its functions for the public good, while at the same time giving due effect to the policy of the eminent domain clause of ensuring the individual against an unreasonable loss occasioned by the exercise of governmental power.

Roark v. City of Caldwell, 87 Idaho 557, 394 P.2d 641 (1964).

The Idaho Supreme Court held that certain height restrictions, which limited use of private land adjacent to an airport to agricultural uses or to single family dwelling units, was an unconstitutional “taking” if no compensation was provided. The Court held that a landowner’s property right in the reasonable airspace above his land cannot be taken for public use without reasonable compensation.

Mabe v. State, 83 Idaho 222, 360 P.2d 799 (1961).

The Idaho Supreme Court held that destroying or impairing a property owner’s right to business access to his or her property constitutes a “taking” of property whether accompanied by actual occupation of or confiscation of the property.

Anderson v. Cummings, 81 Idaho 327, 340 P.2d 1111 (1959).

The Idaho Supreme Court recognized individual water rights are real property rights protected from “taking” without compensation.

Hughes v. State, 80 Idaho 286, 328 P.2d 397 (1958).

The Idaho Supreme Court held that private property of all classifications is protected under the Idaho Constitution just compensation clause.

Robison v. Hotel & Restaurant Employees Local #782, 35 Idaho 418, 207 P. 132 (1922).

The Idaho Supreme Court held that the right to conduct a business is a property interest protected under the Idaho Constitution just compensation clause.

Idaho Regulatory Takings Act Guidelines
APPENDIX B: REQUEST FOR REGULATORY TAKING ANALYSIS

Recommended Form for:
REQUEST FOR TAKING ANALYSIS

Name: _____
Address: _____
City: _____ Zip Code: _____
County: _____

1. Background Information

This form satisfies the written request requirement for a regulatory taking analysis from a state agency or local governmental entity pursuant to Idaho Code § 67-8003(2). The owner of the property subject to the government action must file this with the clerk or secretary of the agency whose act is questioned within twenty-eight (28) days of the final decision concerning the matter at issue. A regulatory taking analysis is considered public information. Such an analysis is to be performed in accordance with the checklist established by the Attorney General of the State of Idaho pursuant to Idaho Code § 67-8003(1). See page 7 of the *Idaho Regulatory Takings Act Guidelines* for a description of the checklist.

2. Description of Property

a. Location of Property:

b. Legal Description of Property:

3. Description of Act in Question

a. Date Property was Affected:

b. Description of How Property was Affected:

c. Regulation or Act in Question:

d. Are You the Only Affected Property Owner? ☐ Yes ☐ No

e. State Agency or Local Governmental Entity Affecting Property:

f. Address of Agency or Local Governmental Entity:

Idaho Regulatory Takings Act Guidelines
APPENDIX C: REGULATORY TAKINGS CHECKLIST

State of Idaho Office of the Attorney General Regulatory Takings Checklist		Yes	No
1 Does the Regulation or Action Result in Either a Permanent or Temporary Physical Occupation of Private Property?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
2 Does the Regulation or Action Require a Property Owner to Either Dedicate a Portion of Property or to Grant an Easement?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
3 Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
4 Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
5 Does the Regulation Deny a Fundamental Attribute of Ownership?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
6 (a) Does the Regulation Serve the Same Purpose That Would Be Served by Directly Prohibiting the Use or Action?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
(b) Does the Condition Imposed Substantially Advance That Purpose?	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	<hr style="border: none; border-top: 1px solid black; height: 1px;"/>	
Remember: Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that proposed action should be carefully reviewed with legal counsel.			

This checklist should be included with a requested analysis pursuant to Idaho Code § 67-8003(2).

Appendix C

SOCIOECONOMIC REPORT

FUTURE
FOCUS



Payette County
Comprehensive Plan

PURPOSE OF MEMO

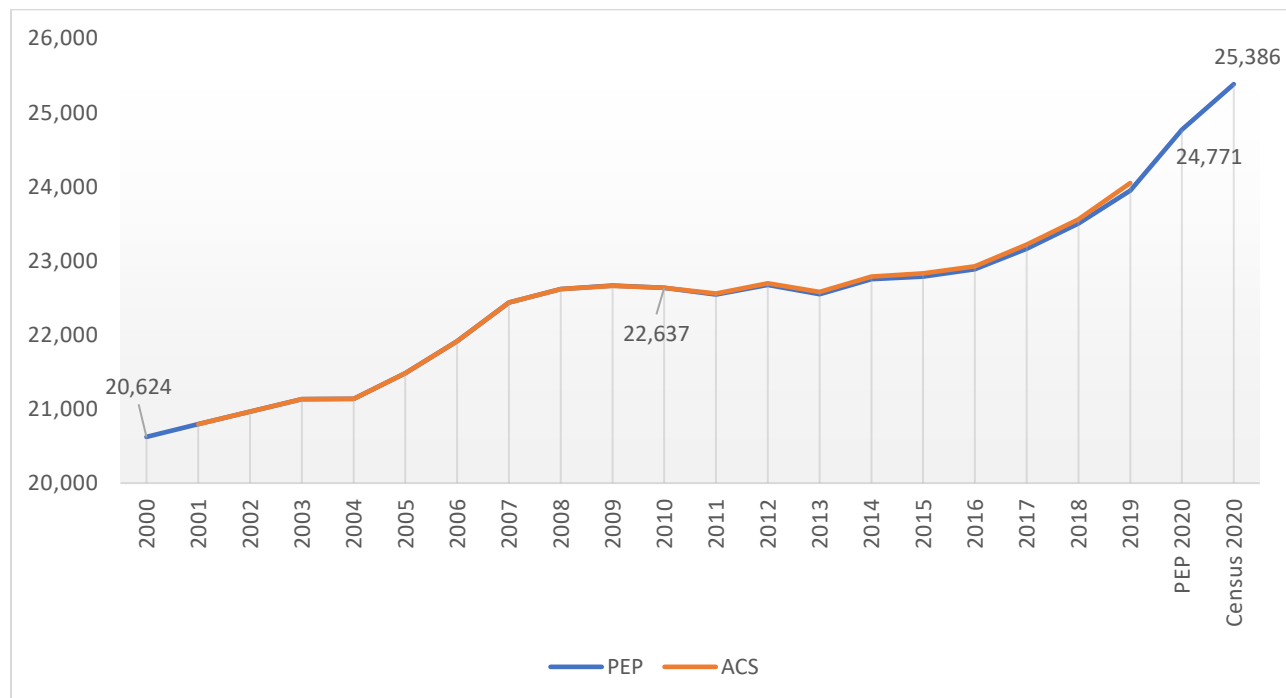
This memo is to provide an update to the data for the Socio-economic sections of the Payette County Comprehensive Plan. As of the writing of those sections (1Q 2021), Census data were only available for 2019 through the Census' American Community Survey (ACS) program, 5-Year Estimates and Population Estimates Program (PEP). The most up-to-date Census data available was released in 3Q 2021 with the release of the 2020 Decennial Census (Census 2020) and 2020 PEP. The 2020 data through the ACS 5-year Estimates program will be released March 17, 2022.

It should be noted that historical data may have changed in these new population estimates released by the Census superseding previous years of data. For planning purposes, it is important to have the most updated data available. However, it is more important to note that each of these programs are different. The ACS and PEP are based on a sampling and have higher margins of error, whereas, the Decennial Census is an actual census and is considered the gold standard in the data world.

CENSUS 2020

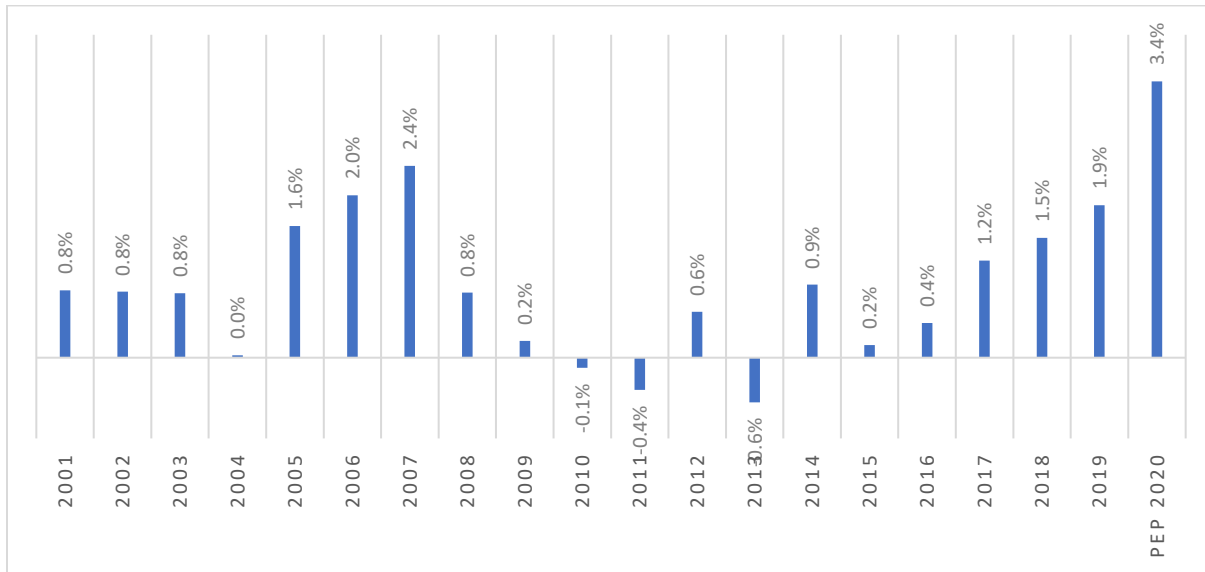
For an apple-to-apple comparison, we will compare the PEP historical series to the new 2020 data released by PEP. Even though the ACS tracks the PEP closely it does not have 2020 data available. According to the new PEP data, 820 new residents call Payette County home, a 3.4% increase from 2019 to 2020. This number may be conservative as the Census 2020 numbers indicate an additional 615 people living in the County (Figure 1), for a total of 1,435 additional residents from 2019 to 2020. This is the largest single year increase in the 20-year dataset dating back to 2000 (Figure 2).

Figure 1. Population Estimates Program, Payette County (2000-2020)—including Census 2020



Source: U.S. Census Population Estimates Program; Decennial 2020 Census; American Community Survey 5-Year Estimates

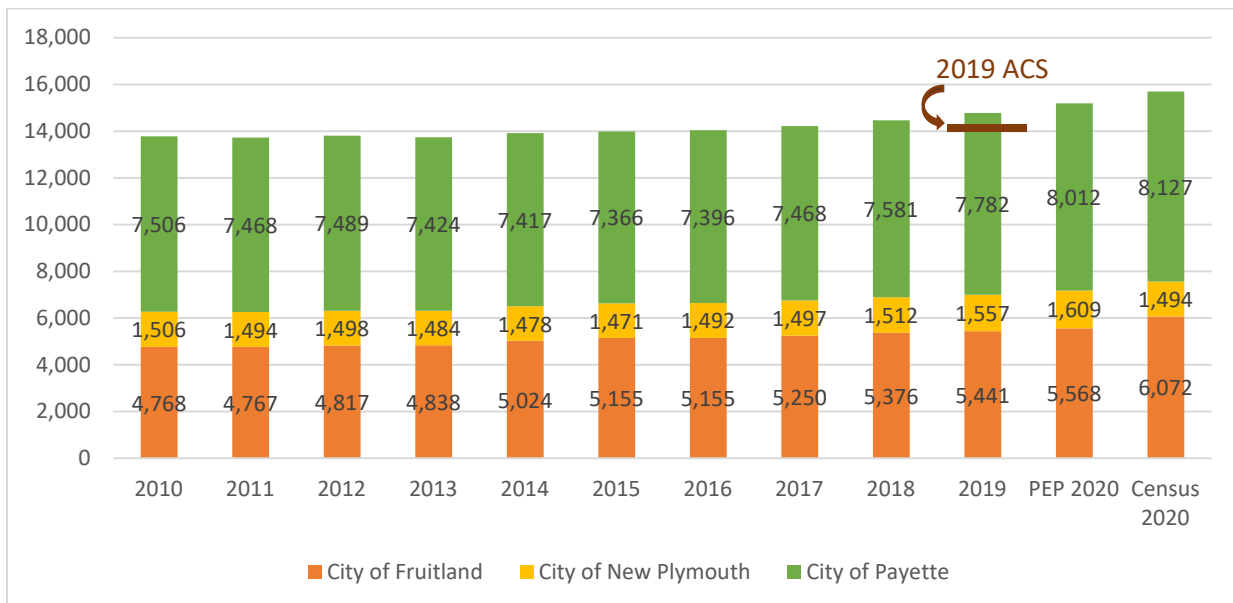
Figure 2. Year-over-Year Percent Change in Population Growth, Payette County (PEP dataset 2000-2020)



Source: U.S. Census, Population Estimates Program

When using the ACS or PEP estimates for smaller areas (e.g. City of Fruitland, City of New Plymouth, City of Payette), the margins of error will be larger. Therefore, the ACS estimates are more off from the PEP estimates for the city population numbers. Please note that the ACS estimates were used in this Comprehensive Plan and the numbers are slightly underestimated for each city compared to the PEP dataset shown in Figure 3.

Figure 3. Population Estimates Program by City (2010-2020)—including Census 2020



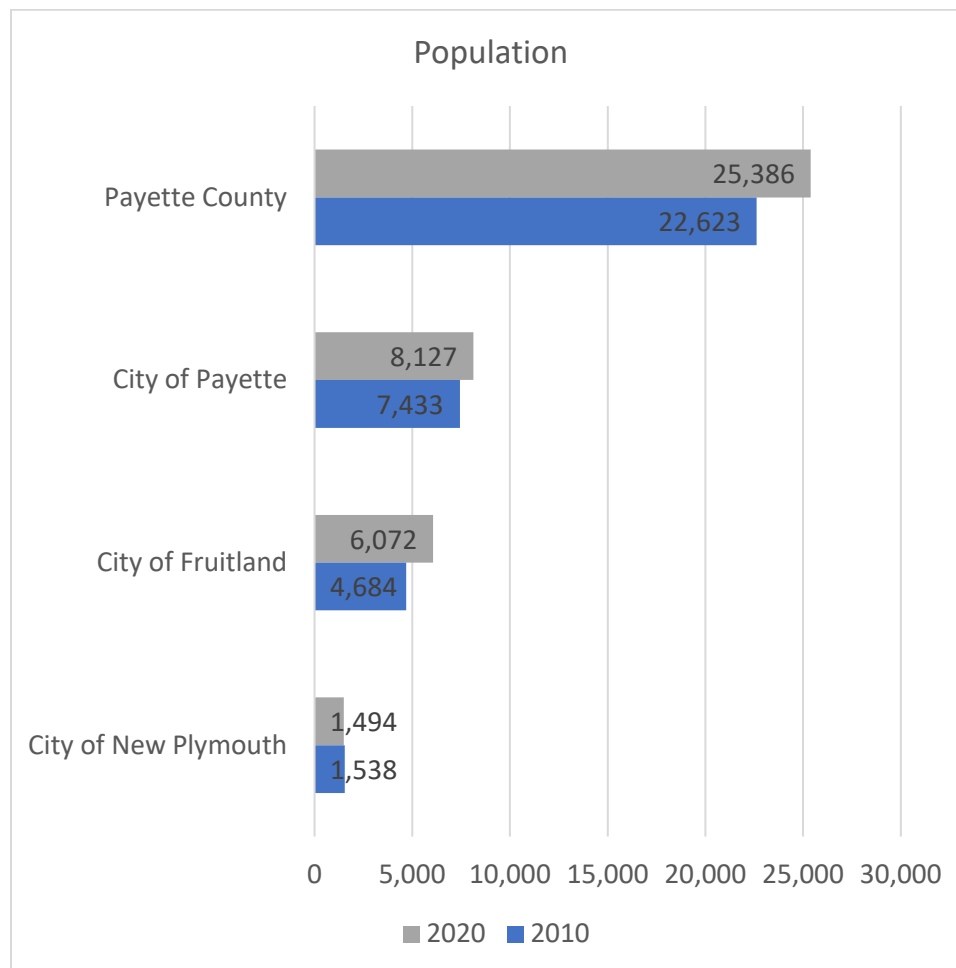
Source: U.S. Census Population Estimates Program; Decennial 2020 Census; American Community Survey 5-Year Estimates

As you can see, applying this data can be complex. Therefore, we opted to keep it clean with the most updated data available from Census 2020 compared to Census 2010. These changes are reflected below in the excerpts from the Plan.

2.1 POPULATION

To support this Comprehensive Plan process, a socioeconomic report was prepared and is provided as **Appendix C**. The report includes a population analysis based on the most current census data available (2020). Future growth projections were developed using new construction building permits (2018 – 2021) and past trends, to facilitate development of this plan. This section summarizes the essential information for both current demographics and projections.

Payette County is home to roughly 25,390 people (2020), about 2,770 more people than a decade ago. Most of the growth occurred over the past five years. While the vision, goals, objectives and strategies for this plan were developed with a 20-year planning horizon, population projections were estimated for a 10-year period with the intention of reviewing county demographics and making necessary revisions as needed at 5- to 10-year intervals. Given the dynamic development climate in southwest Idaho, annual reviews of permit activity are also recommended.



Source: Census 2010 and Census 2020

2.3.1 Current Demographics (no change to this section is needed)

Age

The median age is about 40 years old which is above the state and national medians—36 and 38 years, respectively. The age cohorts contributing most to the County’s growth were 30- to 34-year-olds and ages 60+. Losses were seen in the 20- to 24-year and 50-to-54-year age cohorts.

Race and Ethnicity

Racial diversity is low with 12% of the County’s total population reported as non-white. However, the area is more diverse than five years ago when 93% of the population was white, compared to 88% in 2019. There are more Hispanic people moving to the area, increasing by 12% during the same time period.

Education

Educational attainment has been stable for the past decade; the share of people holding a graduate degree and higher has increased one percentage point in the past five years. Roughly half the 25 years and over population in Payette County have a high school education or less. The share of bachelor’s degree holders and higher has remained at 15-16% the past several years, whereas, it has jumped four percentage points in Idaho and the U.S.—to 29% and 33%, respectively.

Income

Income levels are 16% lower than the state and 20% lower than the nation. Using federal poverty guidelines, 13.4% of residents in Payette County are living in poverty. The rate has significantly dropped in the past five years from 18.5% in 2014. However, poverty in Payette County remains higher than the state, 11.2%, and the U.S., 10.5%.

2.3.2 Population Projections

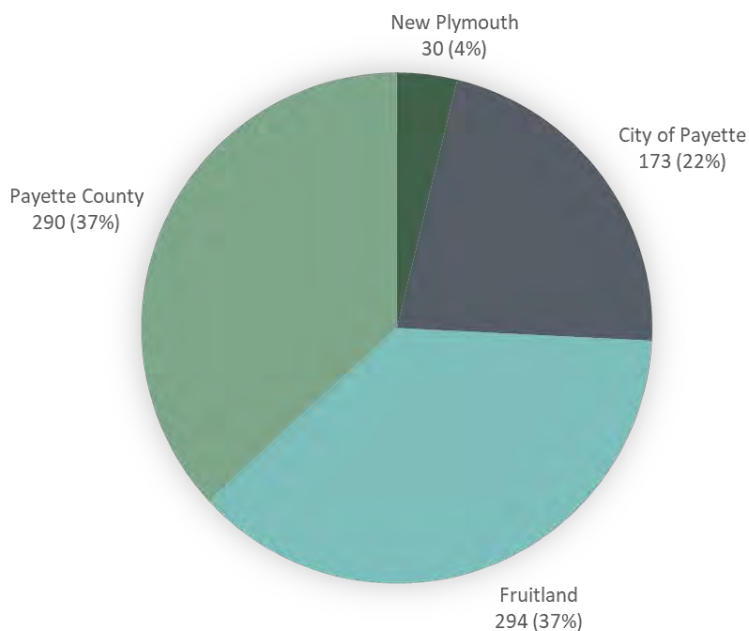
From 2010 to 2020, Payette County roughly 2,770 people, growing 12%. During that period, the City of Fruitland grew nearly 30% (Adding 1,388 residents) and the City of Payette grew 9%, or by 694 residents. This trend continues as indicated from most recent building permit data trends (see chart below).

Population Trends

Geographic Area	2010	2020	2010-2020	
			Numeric Change	% Change
Payette County	22,623	25,386	2,763	12.2%
City of Payette	7,433	8,127	694	9.3%
City of Fruitland	4,684	6,072	1,388	29.6%
City of New Plymouth	1,538	1,494	-44	-2.9%
Balance of County	8,968	9,693	725	8.1%

Source: Census 2010 and Census 2020

Residential Construction Building Permits (2018 -2021)



Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

For purposes of this plan, four growth scenarios were considered and are presented in **Appendix C**. As the selected scenario, the Economic Cycle has been customized for Payette County to reflect the most recent development patterns within the region. This projection uses random annual growth rates indicative of local permit activity, coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. Growth projections are higher in the next few years (3-5%) and then taper at the end of the decade. This projection results in an additional 5,141 people, 2,235 additional housing units in Payette County by 2030. For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years.

When compared with the other scenarios considered, these projections may appear to be aggressive, yet given the recent growth in the region, it portrays a more realistic representation than the scenarios based on past rates of growth (0.7 – 1%). To further refine the projections to determine the distribution of new residents across the cities within Payette County, calculations were based on recent building permit activity. These allocations are for planning purposes only and are summarized in **Table 2.1**:

Table 2.1 — Projected New Residents and Housing Units

Geographic Area	2018-2021		Projected 2030	
	Residential Building Permits	New Residents	New Housing Units	New Residents
Balance of County	290	554	587	1,349
City of Fruitland	294	515	1,123	2,583
City of New Plymouth	173	278	(36)	(82)
City of Payette	30	63	561	1,291
Total Payette County	787	1,410	2,235	5,141

Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

Note: At the time of this report, there are subdivisions that are approved but not yet in the building permit process. The disbursement of new housing units and residents by city is based on the share of population growth allocation each city contributed from 2010 to 2020.

When applied to age cohorts, it is anticipated that an increase in both the 20 to 24 age groups and 75 and older will occur. Some loss in population in age groups 10 to 14 and 55 to 69 may also be anticipated.

Payette County Comprehensive Plan Update (2021)

SOCIO-ECONOMIC SECTIONS

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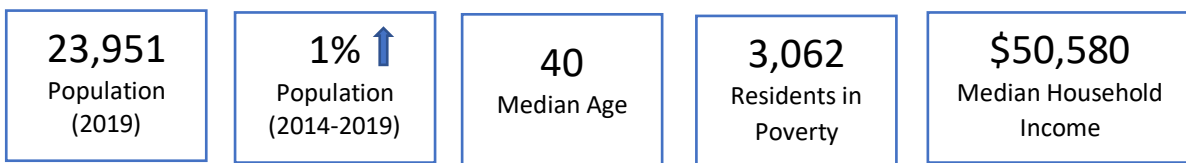
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Population

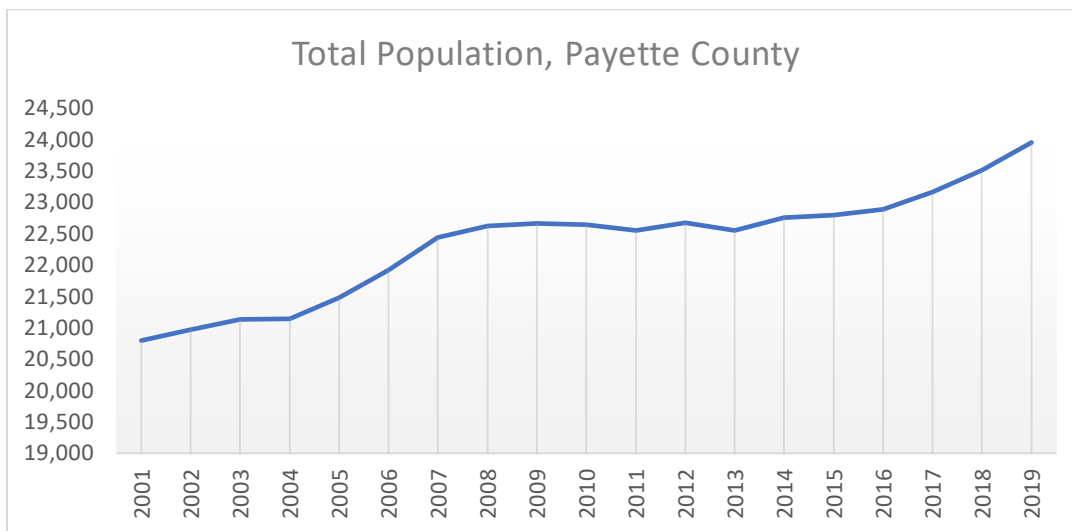
Introduction

The demographics of a region shape the size and composition of the labor force and its overall economy, and vice versa. Stagnant population growth can weaken the area’s economic base and create skill shortages. The patterns described in this section directly impact labor force trends, particularly labor force participation.

Overview



Payette County is home to nearly 24,000 people, over 1,300 more people than a decade ago. Most of the growth occurred over the past five years, adding nearly 1,200 people since 2014. Payette County’s population has been clipping along at a healthy rate—over 5% from 2014 to 2019, or at an annual rate of 1%.

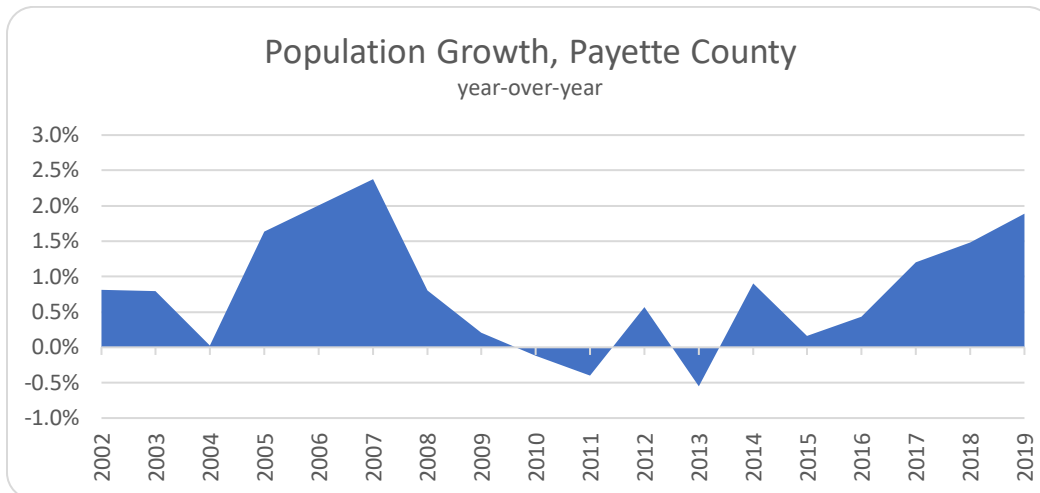


Source: U.S. Census, ACS 5-Year Estimates

The rural areas around the County experienced the most population growth, adding over 1,100 residents in the past five years.

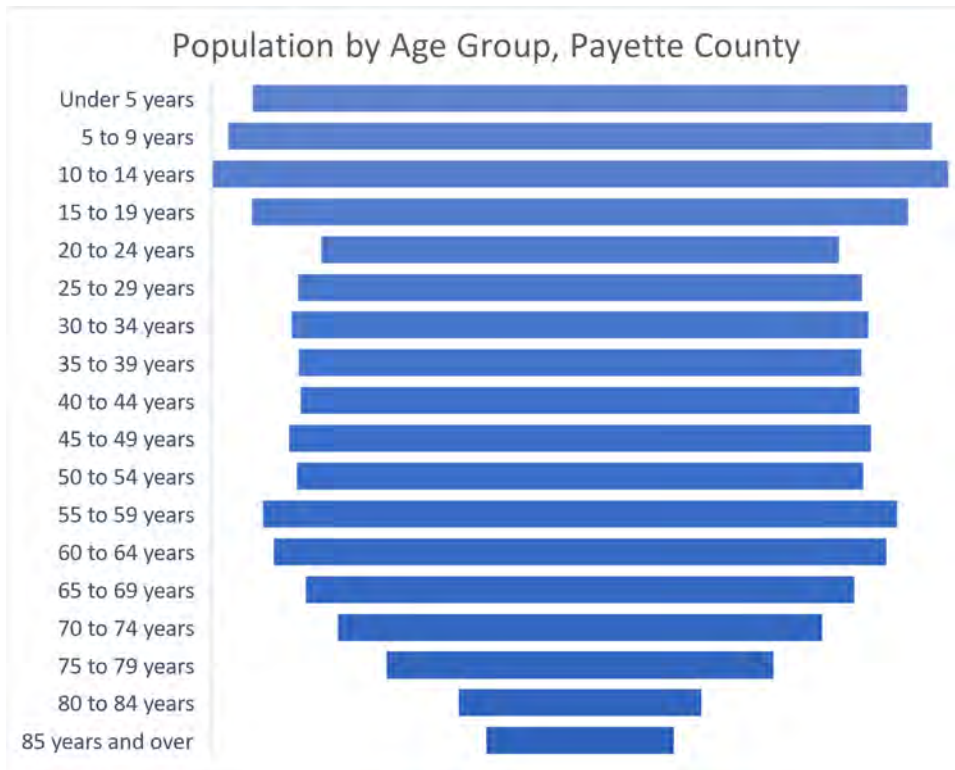
Population by Area	2014	2019	% Change
Payette County	22,754	23,951	5%
City of Fruitland	4,761	5,264	11%
City of New Plymouth	1,943	1,493	-23%
City of Payette	7,447	7,487	1%
Balance of County	8,603	9,707	13%

Source: U.S. Census, ACS 5-Year Estimates



Source: U.S. Census, ACS 5-Year Estimates

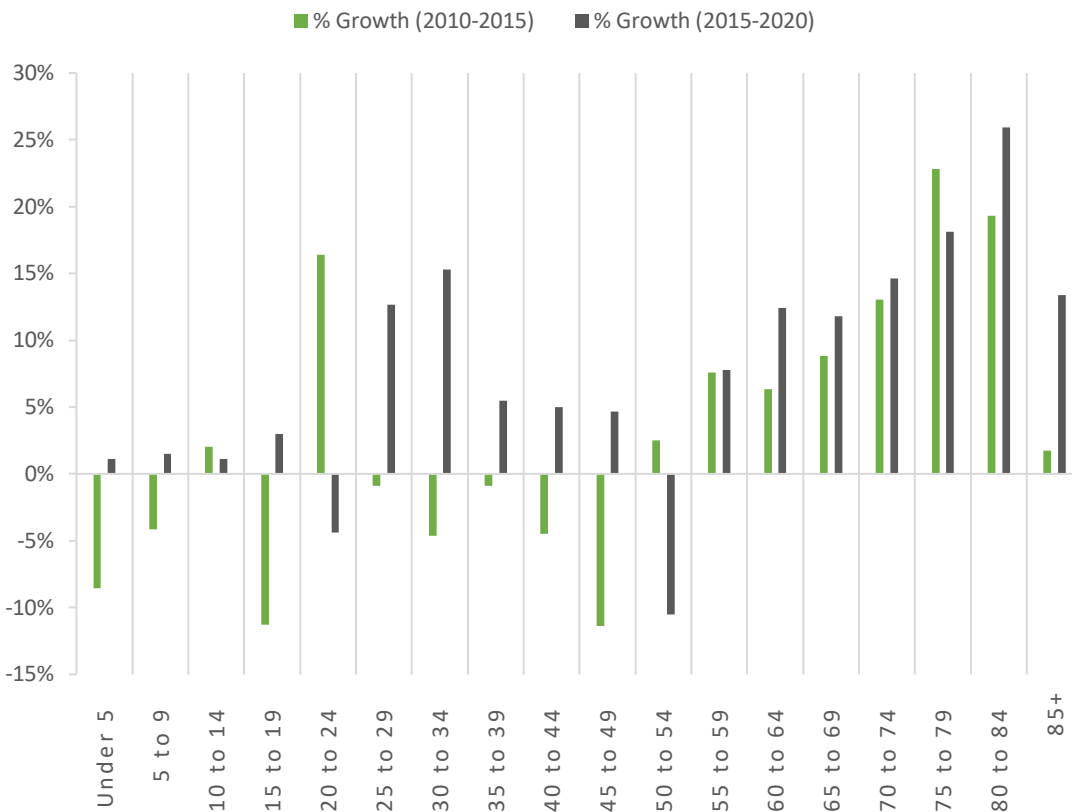
The age cohorts contributing most to this growth were 30- to 34-year-olds and 60+. The influx of retirees to the area have pushed the median age of Payette County residents to 40 years, above the state and nation—36 and 38 years, respectively. The gains in each cohort far outweigh the losses seen in the 20 to 24 years and 50- to 54-year age cohorts.



Source: U.S. Census, ACS 5-Year Estimates, 2019

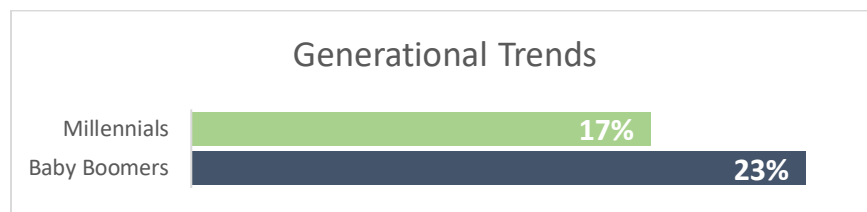
The average area consists of a robust prime-age wage earning population (ages 25-54) that illustrates a bell curve to support the children and elders of an area. This age cohort is slightly underrepresented in Payette County; however, the trend has shown an increase over the latter part of the decade.

Population Change by Age Group Payette County



Source: U.S. Census, ACS 5-Year Estimates

The two largest generations living today are the millennials and baby boomers. Millennials (ages 23-38 in 2019) number 4,204 in Payette County, surpassed by the 5,624 baby boomers (ages 55-73). The largest increase in population is foreseen in the 60+ age groups. With the large number of aging baby boomers, it is not surprising to see such a drastic jump in retirees. This is a national trend. However, baby boomers comprise approximately 22% of the nation's population and millennials 21%, whereas, Payette County lacks in attracting the millennial population—as shown in the graph below.

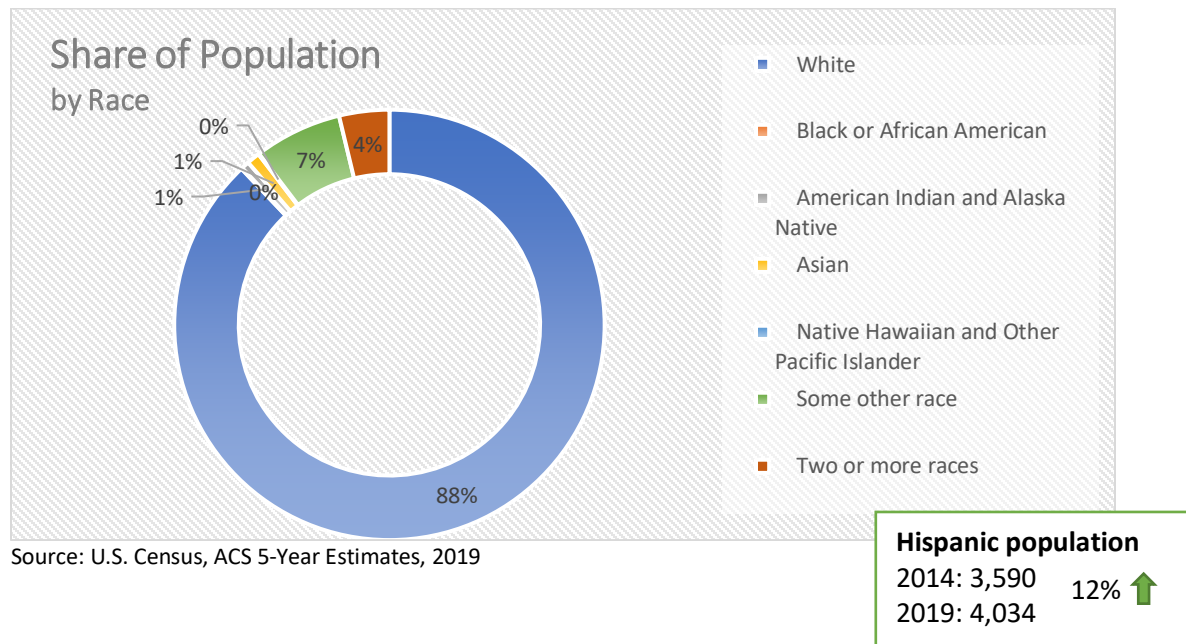


Source: U.S. Census, ACS 5-Year Estimates, 2019

Diversity in an area can be a driving factor in helping businesses appeal to larger markets and customer preferences. The variety of backgrounds and experiences that can be found in diverse employee groups often bring more creativity into the workplace. Many local economies have economic development

efforts that seek to attract a diverse population base in efforts to increase local entrepreneurship and grow local creative endeavors, such as in the arts.

Racial diversity is low in Payette County as only 12% of the total population are non-white. However, the area is more diverse than five years ago when 93% of the population was white, compared to 88% in 2019. There are more Hispanic people moving to the area as well, increasing 12% during the same time period.



Migration

Top counties Payette County residents are moving to, 2018

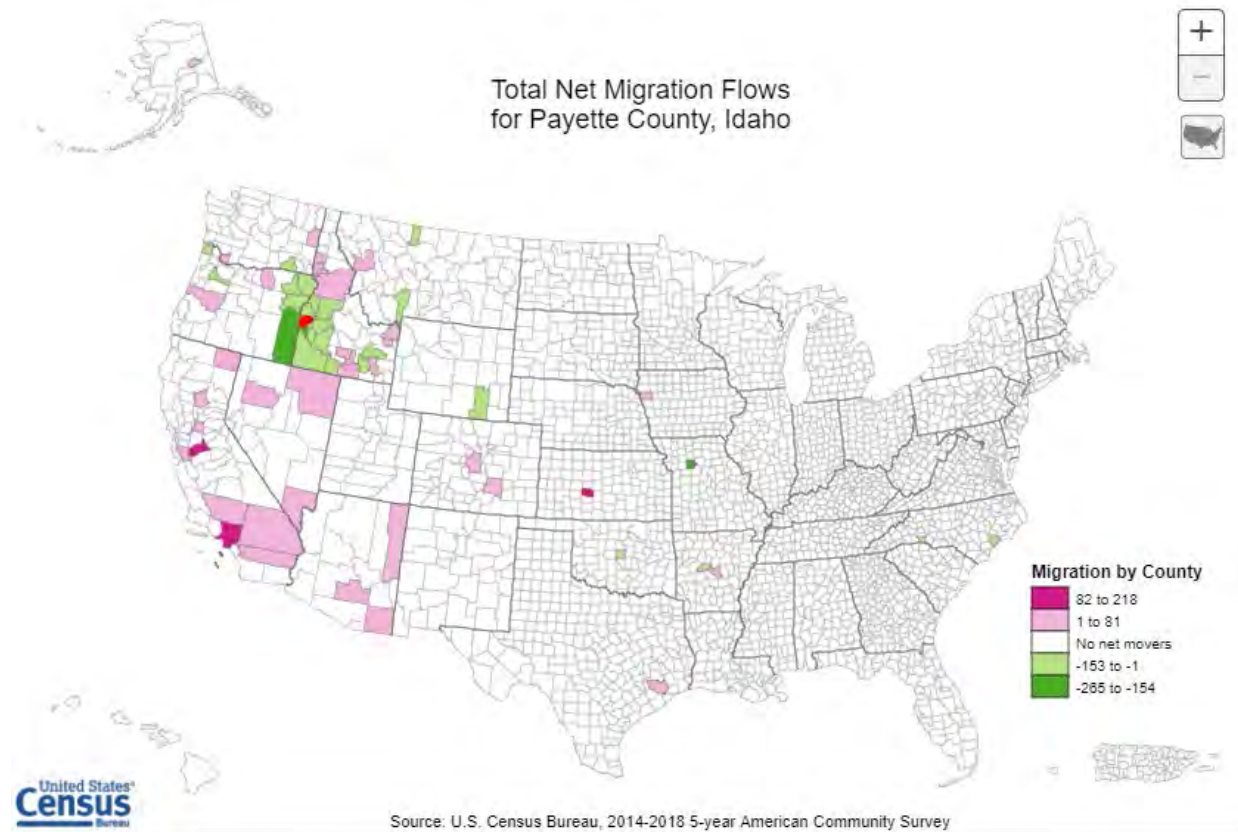
Malheur County, OR
Canyon County, ID
Carroll County, MO
Washington County, ID
Ada County, ID

Top counties people are moving from into Payette County, 2018

Pawnee County, KS
Stanislaus County, CA
Los Angeles County, CA
Clark County, WA
Pinal County, AZ

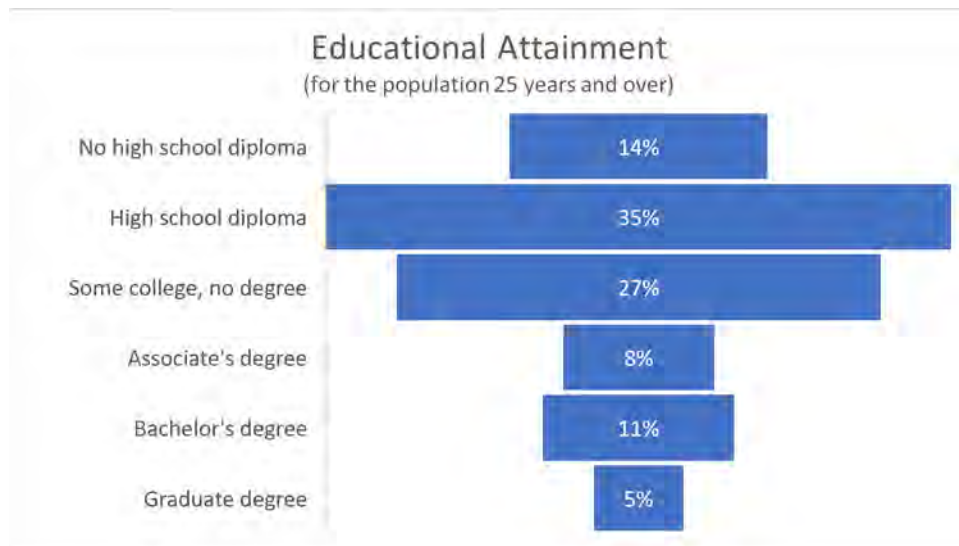
Payette County Migration Patterns, 2018

Movers from a different state:
1,251
Movers to a different state:
835
Movers from a different county, same state:
633
Movers to a different county, same state:
1,002
Movers from abroad:
67

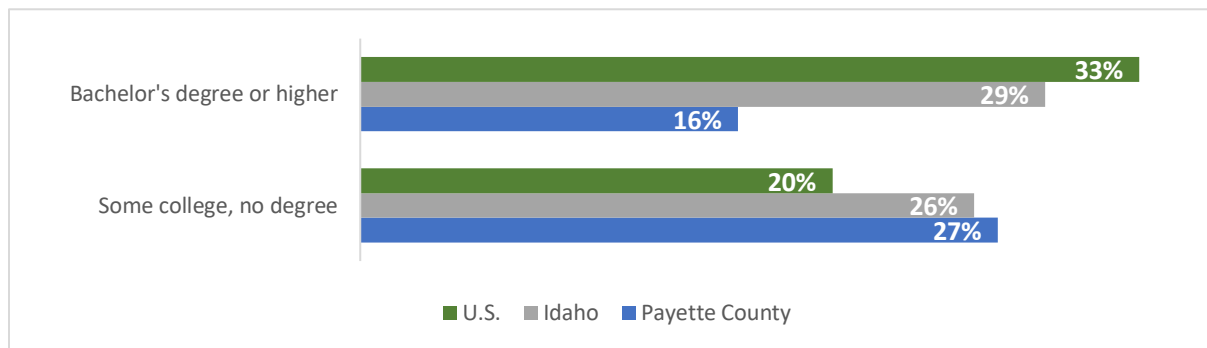


Educational Attainment

Long-term changes in educational attainment cause structural change in the economy. However, there has not been much of an increase in educational attainment over the past decade in Payette County. The share of people holding a graduate degree and higher has increased one percentage point in the past five years. Roughly half the 25 years and over population in Payette County have a high school education or less. The share of bachelor's degree holders and higher has remained at 15-16% the past several years, compared to Idaho and the U.S. where it has jumped four percentage points—to 29% and 33%, respectively. However, the large share of some college, no degree in Payette County indicates a skilled workforce. The total share is 7 percentage points higher than the nation and barely above the state.



Source: U.S. Census, ACS 5-Year Estimates, 2019



Source: U.S. Census American Community Survey, 5-year Estimate

Poverty

Household income considers incomes of all people age 15 and over occupying the same housing unit. Income levels in Payette County are 16% lower than the state and 20% lower than the nation.

Poverty rates are one measure used to gauge the health of regional economies because it is felt that as the economy grows, so do employment and income growth. Using federal poverty guidelines, 13.4% of residents in Payette County are living in poverty. The rate has significantly dropped in the past five years from 18.5% in 2014.

However, poverty in Payette County remains higher than the state, 11.2%, and the U.S., 10.5%.

Poverty is especially hurtful to children as they can be more impacted by hazardous or unhealthy living conditions, poor educational opportunities, and other risks. These risk factors may impact physical or emotional development, which may further reduce the acquisition of skills required for a career and a steady income.

One in six persons under the age of 18 in Payette County is living in poverty—the same rate as the state and lower than the U.S (18.5%).

Median Household Income

\$50,580

Payette County

\$60,100

Idaho

\$62,840

U.S.

Poverty

13.4%

Payette County

11.2%

Idaho

10.5%

U.S.

Share of Age Group Below Poverty

All Ages	13.4%
Under 18	16.4%
65+	10.3%

Percent below poverty

2014	18.5%
2019	13.4%

Source: U.S. Census American Community Survey, 5-year Estimate

Persons in Poverty by Race and Ethnicity	Number below poverty	% below poverty
White alone	2,516	12.5%
Black or African American alone	0	0.0%
American Indian and Alaska Native alone	61	44.2%
Asian alone	50	21.9%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some other race alone	277	18.1%
Two or more races	158	19.8%
Hispanic or Latino origin (of any race)	593	15.2%

Source: U.S. Census American Community Survey, 5-year Estimate

Conclusion

1.5%	4,850	2,103
Projected Average Annual Population Growth	Estimated New Residents	Estimated New Housing Units
(Projected for 2020-2030)		

From 2009 to 2019, Payette County added 1,386 people. Nearly 62% of that growth occurred within the cities of Fruitland, New Plymouth, and Payette with Fruitland and the balance of the County seeing the most growth. This trend continues as indicated from most recent building permit data trends (see table below).

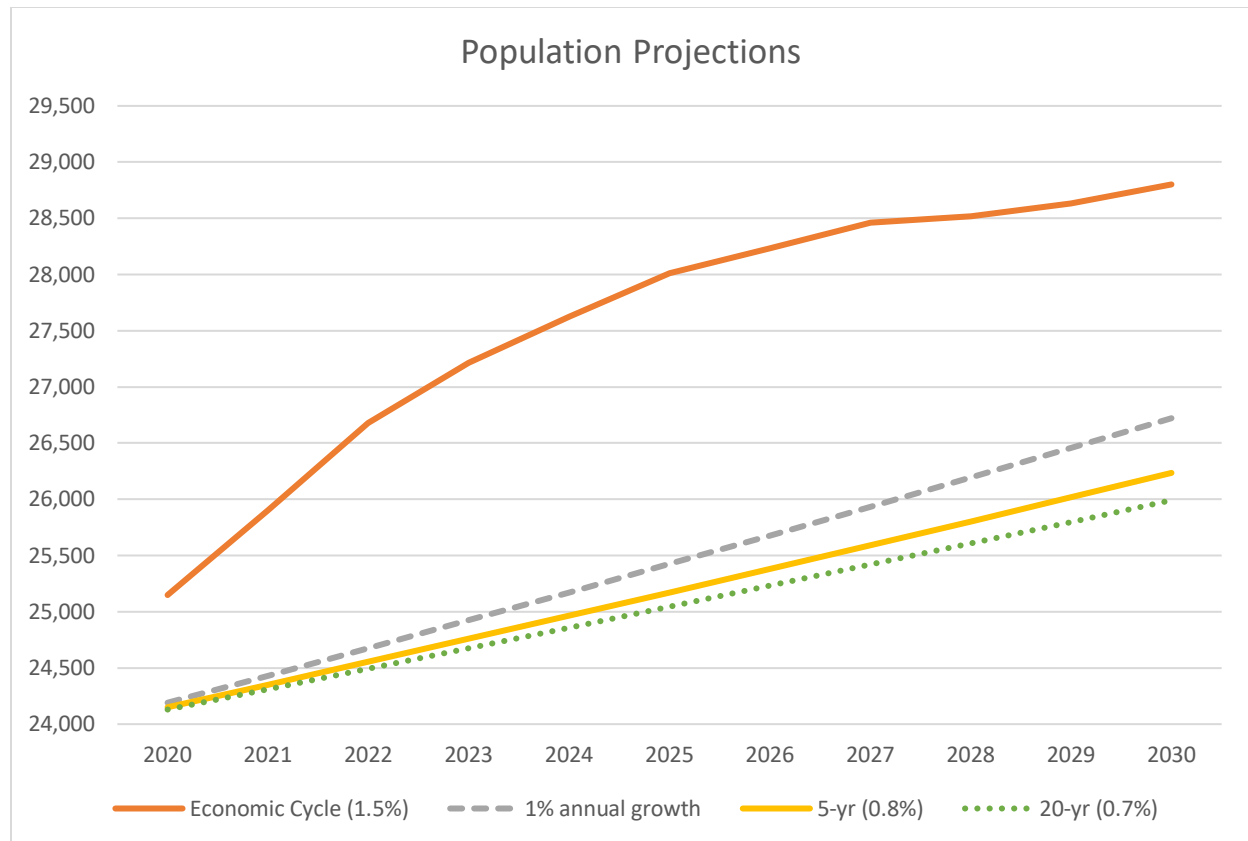
New Construction Building Permits: Residential (2018-2021)

Geographic Area	Total Building Permits	% of total permits
Payette County	290	37%
City of Fruitland	294	37%
City of Payette	173	22%
City of New Plymouth	30	4%
Total:	787	100%

Note: At the time of this study, there are subdivisions that are approved but not yet in the building process.

Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

Projections were analyzed several different ways in order to provide policy makers and planners with the best understanding for potential growth. The following growth scenarios were analyzed. All growth projections are based on historical average annual population growth trends.



Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations

- **20-yr**: the 20-year trend indicates a 0.7% average annual growth rate. This is the most statistically significant projection (strongest). This projection results in an additional 2,041 people in Payette County by 2030.
- **5-yr**: the shortest trend year shows an average annual growth rate of 0.8%. This projection results in an additional 2,284 people in Payette County by 2030.
- **1% annual growth**: this projection shows what population growth would look like if Payette County grew at an annual rate of 1% over the next 10 years, which has not consistently occurred over the past. This projection results in an additional 2,770 people in Payette County by 2030.
- **Economic Cycle**: this projection uses random annual growth rates indicative of most recent development patterns coupled with past years and previous economic cycles. Over the 10-year period, this projection averages an annual growth rate of 1.5%. However, growth is front-loaded (3-5% and then tapers in latter years) rather than later which is more indicative of what has been occurring in Payette County in more recent years. This projection results in an additional 4,850 people, 2,103 additional housing units in Payette County by 2030.

For comparison, Ada and Canyon counties have averaged 2% annual growth over the past ten years.

For planning purposes, it is preferred to consider the most aggressive scenario in order to manage growth responsibly. Therefore, the Economic Cycle growth scenario was used based on more recent growth trends. It is understood that the extraordinary growth the region is experiencing may be an anomaly, however, it portrays a more realistic representation.

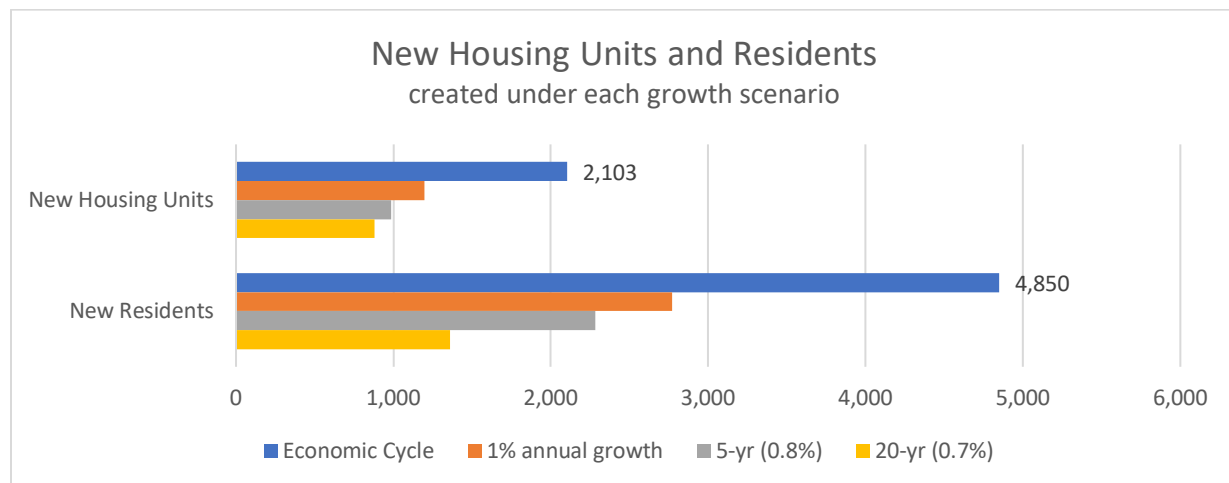
Based on this Economic Cycle scenario, an additional 4,850 residents can be expected with an additional 2,103 housing units in Payette County by 2030. Although it would be preferred to keep growth constrained to the City Impact Areas, based on existing building permit data, the distribution would be spanned across the different jurisdictional areas as indicated in the table below. Again, the distribution of projections are for planning purposes only.

Projected New Residents and Housing Units based on New Construction Building Permits

Geographic Area	Total Building Permits (2018-2021)	Projected New Residents from Existing Building Permits (2018-2021)	Projected New Residents based on Projected Population Growth by 2030 (using existing building permit allocation)	Projected New Housing Units based on Projected Housing Unit Growth by 2030 (using existing building permit allocation)	% of total permits
Payette County	290	554	1,905	826	37%
City of Fruitland	294	515	1,771	768	37%
City of Payette	173	278	957	415	22%
City of New Plymouth	30	63	218	95	4%
Total:	787	1,410	4,850	2,103	100%

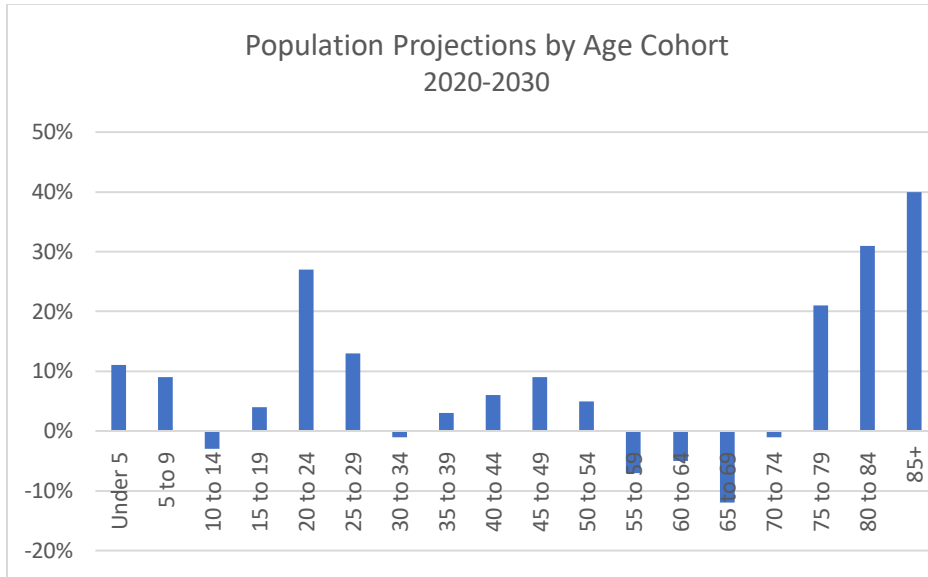
Note: At the time of this study, there are subdivisions that are approved but not yet in the building process.

Source: Cities of Fruitland, Payette, and New Plymouth; Payette County; author's calculations



Source: author's calculations based on Census data and current trends

Age Group Characteristics Projections, 2020-2030



Positive growth is projected in age groups 20 to 24 and 75+

A loss in population in age groups 10 to 14 and 55 to 69. Although, the latter age group are not considered prime income earners but typically are settled and have accumulated income wealth. This income is redistributed and spent throughout the Payette County economy.

Housing

Introduction

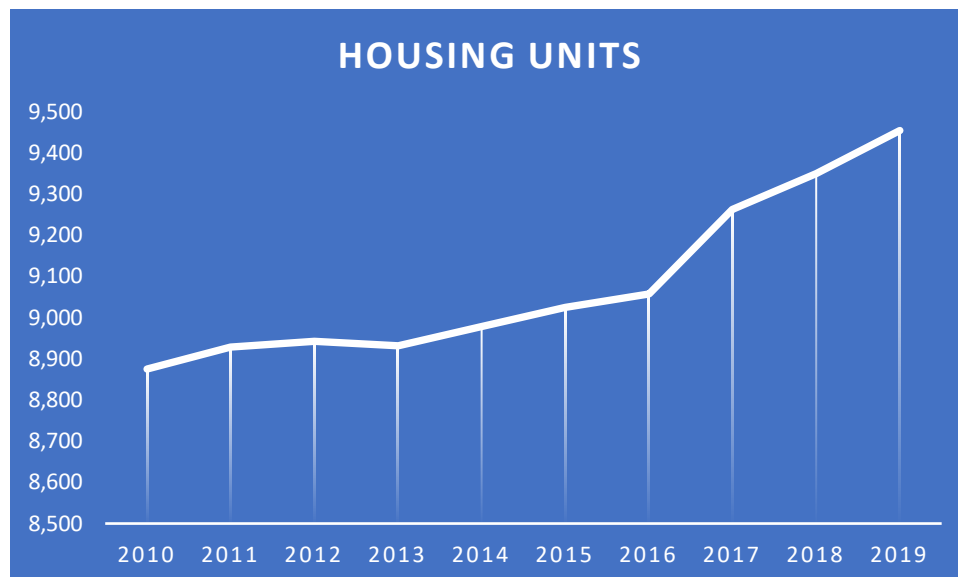
According to Federal Housing Finance Agency data, Idaho has had the highest annual home price appreciation in the U.S. since the third quarter of 2019. This is a result of the large number of people migrating to the state. Payette County is no different. The median sales price of a home in Payette County rose nearly 24% from February 2020 to February 2021, according to data from Redfin. This upward trend has priced many Idahoans out of the market, exacerbating the rental market as well. According to HousingIdaho.org, a significant number of Idaho counties have had a rental vacancy rate consistently below 1% since 2015, which limits housing choices for full-time workers earning less than \$20 an hour, seniors and others on fixed incomes.

Continuous population growth in and around Payette County will further the need for additional housing inventory and more diverse housing types. Within the city impact areas in Payette County, the City of Fruitland has seen the most growth.

Overview

9,454 Housing Units	94% Occupied Housing Units	56% Housing Units over 50 years old
-------------------------------	--------------------------------------	---

The number of housing units have been trending upward in Payette County. The share of single-unit housing, representing 76% of total units, is the same as the state average. Multi-unit housing is below the state average, 9% in Payette County compared to 15% statewide. The share of mobile homes is significantly higher in Payette County (13%) than the state (8%) and nation (6%).



Source: U.S. Census, ACS 5-Year Estimates

Total housing units	9,454
Occupied	94%
Owner-occupied	73%
Renter-occupied	27%
Vacant	6%

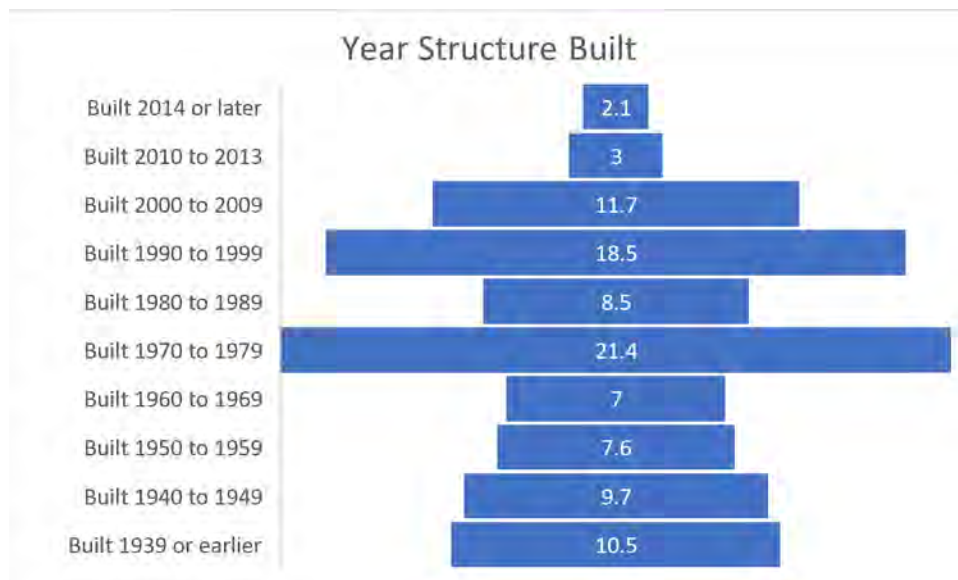
Source: U.S. Census, ACS 5-Year Estimates

Building Permits	2018	2019	2020	2021	Total
Payette County	77	62	88	63	290
Cities of Fruitland	34	73	104	83	294
Cities of Payette	42	19	53	59	173
Cities of New Plymouth	13	7	6	4	30
Total:	166	161	251	209	787

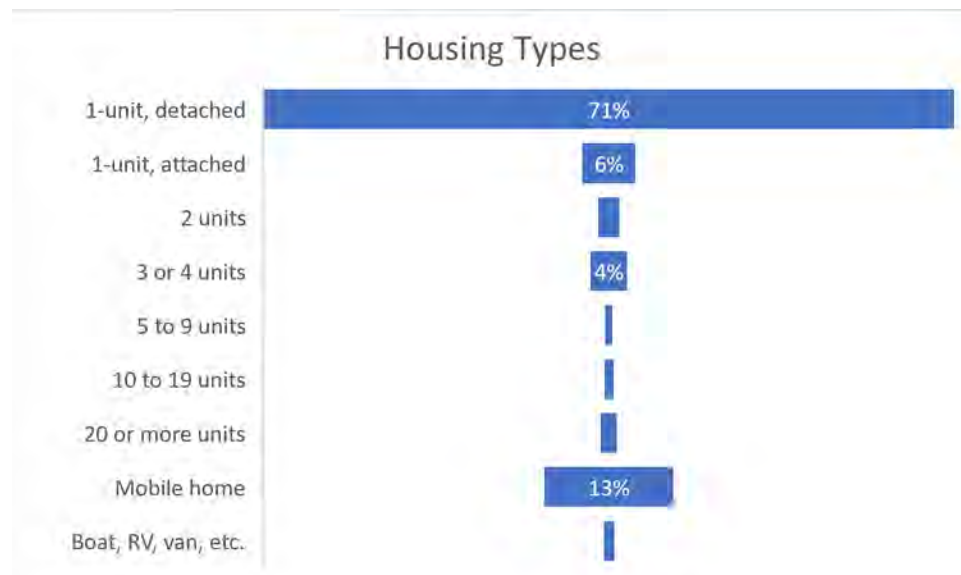
Note: At the time of this study, there are subdivisions that are approved but not yet in the building process.

Source: Payette County

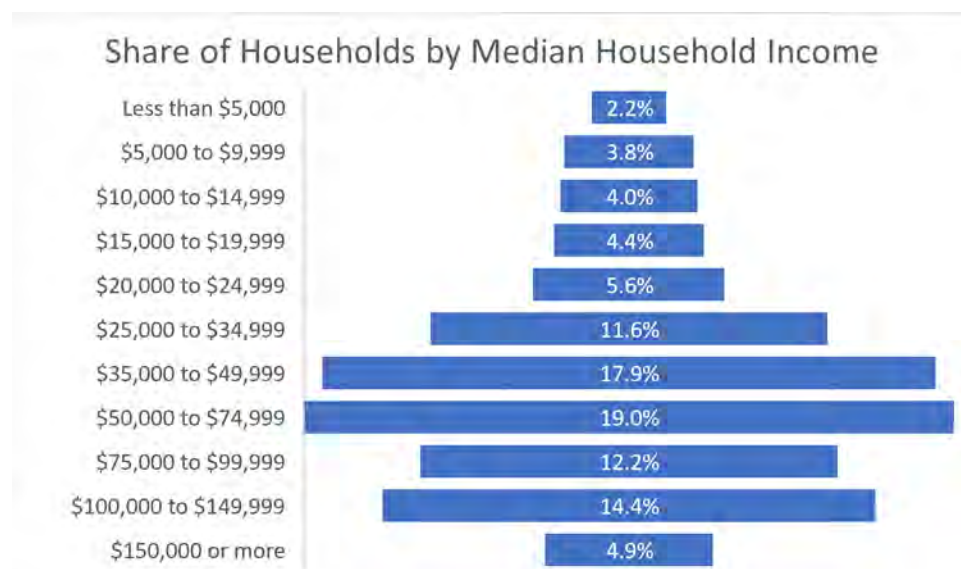
Roughly 50% of all units were built 50 or more years ago. According to the data, however, the area does not appear to suffer from an aging housing stock. There may be some efforts toward renovating older homes and for rental purposes. Keeping up with demand should be a priority.



Source: U.S. Census, ACS 5-Year Estimates



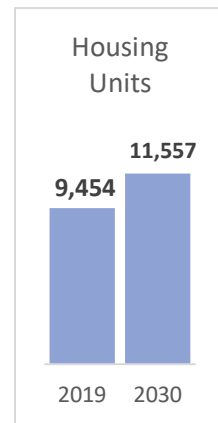
Source: U.S. Census, ACS 5-Year Estimates



Source: U.S. Census, ACS 5-Year Estimates

Conclusion

The three main housing indicators—population, households, and housing units—have been trending upward over the past five or more years. With all indicators projected to increase over the next ten years, we can expect the trend to continue the upward momentum. An estimated 2,103 additional housing units can be expected as a result of 4,850 new residents by 2030.



Agriculture

Introduction

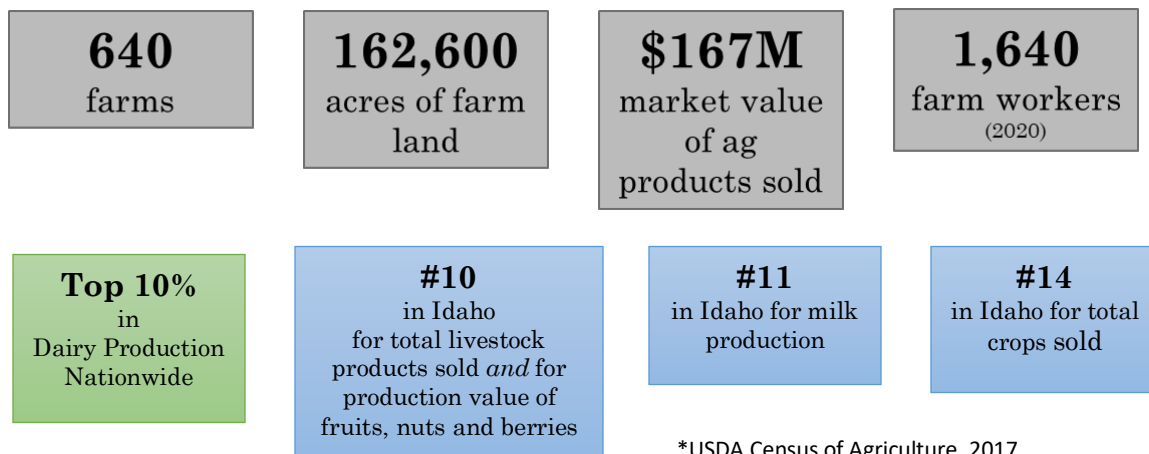
Payette County and the surrounding region has built its economy around the successes of agricultural production. Like much of the rest of rural America in the developing west, the region grew crops to utilize the available natural resources and grow its local economy. However, in a world of changing eating preferences—driven largely by consumption desires in variety, health, and convenience—numerous new subsector opportunities have emerged. This fast-changing industry requires central location with a well-developed transportation infrastructure, a low cost of doing business, and the availability of agricultural products for food processing.

This analysis relies on a variety of sources, including U.S. Department of Agriculture’s (USDA) Census of Agriculture and Idaho Department of Labor’s Farm Employment Estimates. Both sources were used because they are the most consistently updated sources. Therefore, they can be replicated for benchmarking purposes.

The Census of Agriculture, taken only once every five years, looks at land use and ownership, operator characteristics, production practices, income and expenditures. For farmers and ranchers, the Census of Agriculture is their voice, their future, and their opportunity. For comparison, this analysis illustrates the last two Census of Agriculture years, 2012 and 2017, the most current. The next Census of Agriculture is 2022 and data will take up to two years following to be completely published for public consumption. Consequently, the data in this analysis are the most recent data available. The data and analysis are intended to elucidate agricultural trends in the Payette County economy to guide policy and should not be used for business or investment purposes.

All numbers summarized in the analysis are from the 2017 Census of Agriculture, unless otherwise noted.

Overview



Payette County plays an integral role in the state's agricultural economy. Payette County farmers are among some of the top dairy producers in the country and are some of the largest contributors in products sold for total livestock products and fruits, nuts and berries in Idaho.

Payette County encompasses 640 farms comprising 162,600 acres, averaging 254 acres per farm. While there are approximately 15 fewer farming operations in the County than in 2012, the size of the remaining farms has grown, on average. Data from the 2017 USDA Census of Agriculture indicate an overall decline in the agricultural market since the last survey conducted in 2012. Market valuation of products sold is down 29% and net farm income dropped 33% over the five-year period. Government subsidies increased by 38% due to a new federal program, the Market Facilitation Program. This program provides assistance to farmers and ranchers with commodities directly impacted by unjustified foreign retaliatory tariffs, resulting in the loss of traditional export markets. Assistance is available for agricultural producers of non-specialty crops, dairy, hogs, and specialty crops.

Cash rent expense per
acre of irrigated
cropland:

2019: \$183.00

2020: \$193.00



Total and Per Farm Overview (2012-2017)

	2012	2017	% Change
<u>Total farms</u>			
Number of farms	655	640	-2.3%
Land in farms (acres)	157,090	162,622	3.5%
Average size in farm (acres)	240	254	5.8%
<hr/>			
Market value of products sold	\$236,243,000	\$167,400,000	-29.1%
Government payments	\$652,000	\$900,000	38.0%
Farm-related income	\$5,111,000	\$5,201,000	1.8%
Total farm production expenses	\$202,752,000	\$147,226,000	-27.4%
Net cash farm income	\$39,255,000	\$26,275,000	-33.1%
<hr/>			
<u>Per farm average</u>			
Market value of products sold	\$360,677	\$261,562	-27.5%
Government payments (average per farm receiving)	\$4,967	\$11,682	135.2%
Farm-related income	\$26,620	\$25,749	-3.3%
Total farm production expenses	\$309,545	\$230,041	-25.7%
Net cash farm income	\$59,931	\$41,054	-31.5%

Source: USDA, Census of Agriculture, 2012 and 2017

2%

of Idaho's total
Agricultural Sales

Share of Sales by Type (%)

Crops	30
Livestock, poultry, and products	70

Land in Farms by Type (%)

Cropland	35
Pastureland	61
Woodland	1
Other	3

Irrigated acres: 59,150

(36% of land in farms)

The farm size has shifted as the number of small farms (<10 acres) and the number of large farms (>500 acres) have both increased, whereas the number of mid-size farms has declined—losing 60 mid-range farms.

Farms by Size	2012		2017		Change (2012-2017)	
	Number	Percent Total	Number	Percent Total	Number	Percentage Points
1 to 9 acres	169	25.8%	213	33.3%	44	7.5%
10 to 49 acres	262	40.0%	237	37.0%	-25	-3.0%
50 to 179 acres	129	19.7%	94	14.7%	-35	-5.0%
180 to 499 acres	52	7.9%	46	7.2%	-6	-0.8%
500 to 999 acres	24	3.7%	30	4.7%	6	1.0%
1,000+ acres	19	2.9%	20	3.1%	1	0.2%

Source: USDA, Census of Agriculture, 2012 and 2017

Farms by Value of Sales	2012		2017		Change (2012-2017)	
	Number	Percent Total	Number	Percent Total	Number	Percentage Points
Less than \$2,500	213	32.5%	235	36.7%	22	4.2%
\$2,500 to \$4,999	61	9.3%	91	14.2%	30	4.9%
\$5,000 to \$9,999	97	14.8%	62	9.7%	-35	-5.1%
\$10,000 to \$24,999	84	12.8%	92	14.4%	8	1.6%
\$25,000 to \$49,999	53	8.1%	30	4.7%	-23	-3.4%
\$50,000 to \$99,999	36	5.5%	17	2.7%	-19	-2.8%
\$100,000 or more	111	16.9%	113	17.7%	2	0.7%

Source: USDA, Census of Agriculture, 2012 and 2017

The number of acres for wheat for grain jumped 46% from 2012 to 2017, adding over 2,200 acres, while adding five farms. The increase is attributed to an influx in farming winter wheat. This may be indicative of a change in crop rotations as the acres dedicated to vegetables, including potatoes, also increased substantially during the same time period.

Cattle inventories declined by about 11% and the number of cattle and calves sold between 2012 and 2017 dropped 47% from 85,464 in 2012 to 45,245 in 2017—coinciding with the 37% drop in market value of such products. The acreage for corn for silage and corn greenchop dropped during this period, although the land used for production of all other types of forage (hay, haylage, grass silage, and greenchop) increased. This may reflect a shift from dairy to beef production.

Farms by Crop Type	2012		2017		Numeric Change (2012-2017)	
	Farms	Acres	Farms	Acres	Farms	Acres
Corn for grain	58	7,446	46	5,782	-12	-1,664
Corn for silage and greenchop	68	7,147	48	6,064	-20	-1,083
Wheat for grain, all	64	4,813	69	7,047	5	2,234
Durum wheat for grain	---	---	3	42	---	---
Other spring wheat for grain	9	472	10	686	1	214
Winter wheat for grain	60	4,341	63	6,319	3	1,978
Oats for grain	---	---	---	---	---	---
Barley for grain	9	178	2	(D)	-7	---
Dry edible beans, excluding limas	19	1,800	11	1,121	-8	-679
Forage - land used for all hay and all haylage, grass silage, and greenchop	318	18,607	305	18,941	-13	334
Sugarbeets for sugar	16	1,739	20	2,729	4	990
Vegetables harvested for sale	25	3,186	28	4,778	3	1,592
Potatoes	8	1,921	16	3,619	8	1,698
Land in orchards	30	945	20	574	-10	-371

Source: USDA, Census of Agriculture, 2012 and 2017

Livestock, poultry, and products	2012		2017		Numeric Change (2012-2017)	
	Farms	Number	Farms	Number	Farms	Number
Cattle and calves inventory*	306	64,345	293	57,364	-13	-6,981
Beef cows	221	9,111	232	10,213	11	1,102
Milk cows	34	16,103	27	14,210	-7	-1,893
Cattle and calves sold	249	85,464	265	45,245	16	-40,219
Hogs and pigs inventory	30	416	29	212	-1	-204
Hogs and pigs sold	35	571	35	1,209	0	638
Sheep and lambs inventory	30	790	33	893	3	103
Layers inventory	101	2,959	106	3,833	5	874
Broilers and other meat-type chickens sold	6	914	1	(D)	-5	---

* The Cattle Inventory surveys provide basic inventory data that describe the nation's cattle herd. The reports provide estimates of the number of breeding animals for beef and milk production as well as the number of heifers being held for breeding herd replacement. Estimates of cattle and calves being raised for meat production are also included. The number of calves born during the previous year is also measured. Therefore, the number of beef and milk cows will not add up to total cattle and calves inventory.

Source: USDA, Census of Agriculture, 2012 and 2017

Market Value of Agricultural Products Sold (2017)	Sales (\$1,000)	Rank in State	# Idaho Counties Producing Item	Rank in U.S.	# U.S. Counties Producing Item
Total	167,400	14	44	662	3,077
Crops	50,198	18	44	1,083	3,073
Grains, oilseeds, dry beans, dry peas	11,427	23	42	1,355	2,916
Tobacco	-	-	-	-	323
Cotton and cottonseed	-	-	-	-	647
Vegetables, melons, potatoes, sweet potatoes	18,660	14	41	137	2,821
Fruits, tree nuts, berries	(D)	2	37	311	2,748
Nursery, greenhouse, floriculture, sod	(D)	42	43	1,628	2,601
Cultivated Christmas trees, short rotation woody crops	-	-	14	-	1,384
Other crops and hay	17,890	14	44	140	3,040
Livestock, poultry, and products	117,202	10	44	427	3,073
Poultry and eggs	284	7	43	849	3,007
Cattle and calves	60,688	10	44	225	3,055
Milk from cows	53,508	11	35	156	1,892
Hogs and pigs	(D)	10	40	(D)	2,856
Sheep, goats, wool, mohair, milk	626	14	43	267	2,984
Horses, ponies, mules, burros, donkeys	428	10	44	494	2,970
Aquaculture	2	20	22	308	1,251
Other animals and animal products	(D)	8	42	(D)	2,878

Notes: (D) Withheld to avoid disclosing data for individual operations.

Source: USDA, Census of Agriculture, 2017

Agricultural Workers

Many of the employment estimates available today are focused on estimating employment of nonfarm payrolls. The Farm Employment Estimates are a data set provided by the Idaho Department of Labor to help provide an employment picture for those who are interested in farm employment. The data set provides the estimate of operators, unpaid family workers and hired workers at a statewide level as well as county level.

Due to the difficulty in estimating farm employment on a monthly basis, IDOL staff utilize data from a variety of sources that include the U.S.

Department of Agriculture's Census of Agriculture, U.S. Census Bureau and the Idaho Department of Labor's Quarterly Census of Employment and Wages (QCEW) data.

Payette is the 9th largest farm-employing county in the state, comprising 3% of the state's total farm employment, and the 3rd largest among Southwest Idaho counties. Farm employment has consistently increased over the past five years and spiked in 2020, averaging 1,642 farm workers for the year.

179 operations with workers

1,642 farm workers

433 operators

52 certified H2A workers

423 migrant seasonal farm workers (MSFW)

\$698/week pay (seasonal)

#9 in farm employment (of Idaho's 44 counties)

Source: Idaho Department of Labor

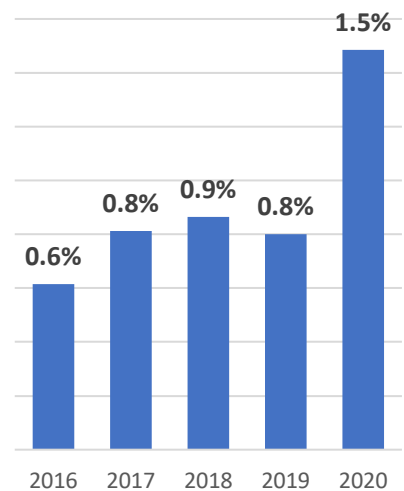
Figure 1. Annual Farm Employment by County, Southwest Idaho counties

REGION	2016	2017	2018	2019	2020
ADA	2,155	2,185	2,213	2,243	2,287
ADAMS	237	236	235	234	233
BOISE	148	153	158	163	169
CANYON	5,464	5,489	5,513	5,538	5,645
ELMORE	941	940	942	948	963
GEM	1,004	1,006	1,009	1,011	1,017
OWYHEE	1,671	1,592	1,626	1,563	1,599
PAYETTE	1,579	1,592	1,605	1,618	1,642
VALLEY	145	142	141	139	138
WASHINGTON	869	875	882	888	899
SOUTHWESTERN	14,212	14,207	14,323	14,345	14,592

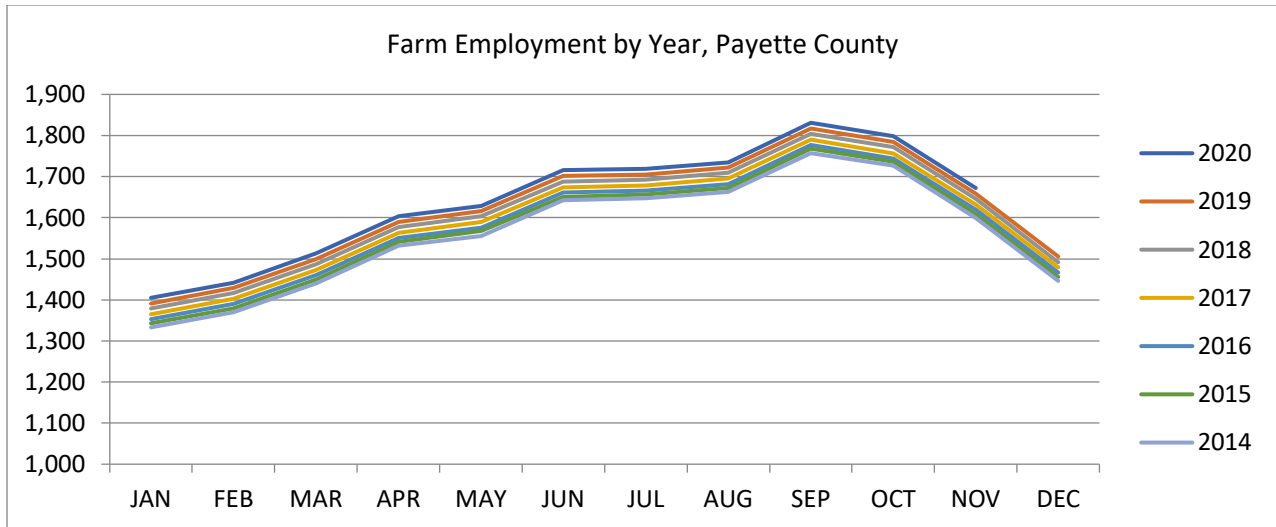
Note: 2020 is estimated through November. December and annual data are not available at this time.

Source: Idaho Department of Labor

Annual Farm Employment Growth
Payette County
(year-over-year)



Source: Idaho Department of Labor



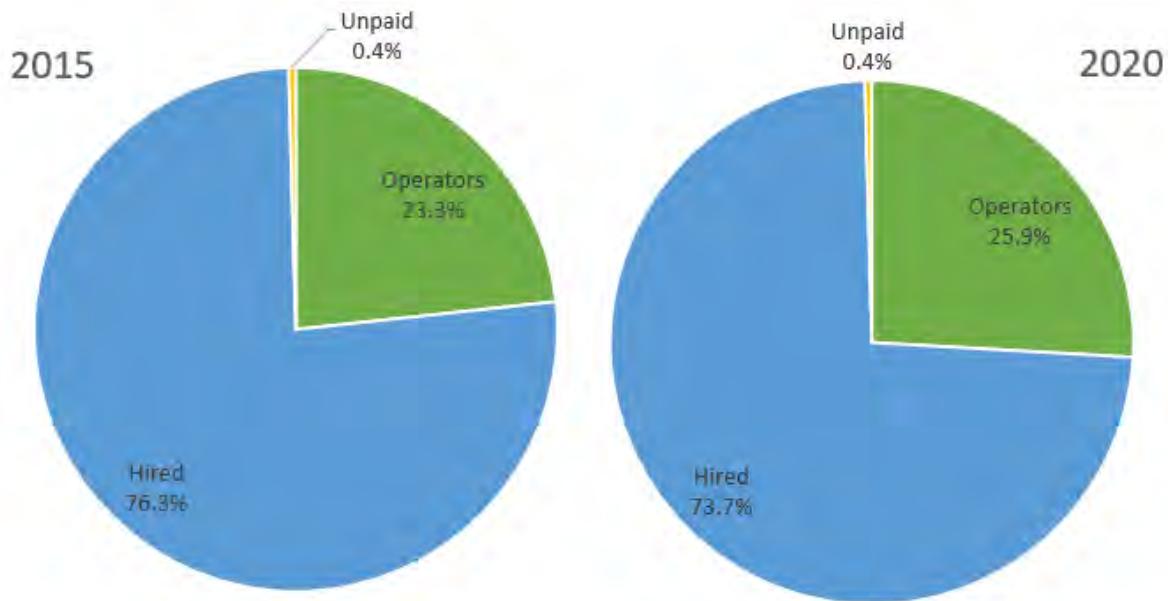
Payette County is ranked #9 in the state for farm employment. The top five counties employing farm workers reside in southern Idaho and are listed below.

--2020 EMPLOYMENT--				
TOP 5 COUNTIES BY EMPLOYMENT				
COUNTY	AVG EMPL	12-MONTH (bar chart)	2019 TO 2020 AVG EMP CHANGE	
CANYON	5,645		↑	1.93%
BINGHAM	3,554		↑	2.52%
JEROME	3,408		↑	2.86%
TWIN FALLS	3,278		↑	0.54%
CASSIA	2,925		↑	1.01%

Source: Idaho Department of Labor

There were 1,672 people working on farms in Payette County in November 2020. Of those, nearly 74% were hired workers, another 26% operators, and roughly a few unpaid family members.

Figure 2. Farm Operations by Type, Payette County (2015-2020)



Source: Idaho Department of Labor

The term producer designates a person who is involved in making decisions for the farm operation. Producers are synonymous with operators in USDA terms. Decisions may include decisions about such things as planting, harvesting, livestock management, and marketing. The producer may be the owner, a member of the owner's household, a hired manager, a tenant, a renter, or a sharecropper. If a person rents land to others or has land worked on shares by others, he/she is considered the producer only of the land which is retained for his/her own operation. The census collected information on the total number of male producers, the total number of female producers, and demographic information for up to four producers per farm. There are 1,152 producers in Payette County. Of that, 40% are women and 29% are over the age of 65. There are a large number of new or novice farmers—28% of all producers.

Farm Characteristics, Payette County

Total Producers	1,152
Sex	
Male	694
Female	458
Age	
<35	96
35 – 64	722
65 and older	334
Race	
American Indian/Alaska Native	3
Asian	10
Black or African American	-
Native Hawaiian/Pacific Islander	-
White	1,124
More than one race	15
Other characteristics	
Hispanic, Latino, Spanish origin	33
With military service	134
New and beginning farmers	317

Source: USDA, Census of Agriculture, 2017

Share of total farms:

88%

have internet access

7%

sell directly to consumers

28%

of farms hire farm labor

98%

are family farms

Migrant Seasonal Farm Workers

423 MSFW at peak**September** peak month for MSFWs**30%** of all hired workers during peak MSFW

The National Farmworker Jobs Program (NFJP) is a nationally directed program created by Congress in response to the chronic seasonal unemployment and underemployment experienced by migrant and seasonal farmworkers (MSFWs).

The NFJP provides funding to help migrant and seasonal farmworkers and their families achieve economic self-sufficiency by offering supportive services to them while they work in agriculture or by helping them to acquire new skills for jobs offering better pay. With only 423 MSFWs during peak farm employment, Payette County is tied for

2020 (JAN-NOV)**Top 5 Counties: Most MSFW**

016	STATEWIDE	18,147
011	BINGHAM	2,594
027	CANYON	2,448
031	CASSIA	1,136
077	POWER	1,096
065	MADISON	1,094

Top 5 Counties: Highest Percent of MSFW

016	STATEWIDE	38
043	FREMONT	66
065	MADISON	66
081	TETON	66
011	BINGHAM	61
077	POWER	61

Source: Idaho Department of Labor

38th in the state for share of MSFW, along with Ada, Boise, and Valley counties. Most of the MSFWs are located in eastern and southeastern Idaho.

There were 423 migrant seasonal farm workers in Payette County in 2020 at the peak in September. Approximately 30% of all hired workers during the peak season were migrant seasonal farm workers.

Conclusion

This analysis is intended to illustrate the role and importance of agriculture in the Payette County economy and insightful trends to support policy.

The number of farms in Payette County has declined by 15—from 655 in 2012 to 640 in 2017. The farm size has shifted as the number of small farms (<10 acres) and the number of large farms (>500 acres) have both increased, whereas, the number of mid-size farms has declined. The total number of acres being farmed has actually increased by 3.5% since 2012.

Similar to past years, the presence of small, family farming continues to be a staple around Payette County. This trend is similar to national trends where 96% of all U.S. farms are family-owned, according to the 2017 Census of Agriculture Farm Typology report.

Sales have boded well for these smaller farms over the past five years in the County, with revenues increasing 4-5% from 2012 to 2017. Conversely, government payments have soared as a result of the loss of traditional export markets directly impacted by foreign tariffs and the new federal program to protect U.S. farmers against such retaliatory tariffs.

There is more demand for farm-to-table products and niche organics. Farmer's markets are a growing business sector and there are monthly subscription deliveries of vegetables and fruits that have contributed to the growth in Payette County and the surrounding region.

There is increased demand for certain crops for beverages (e.g. hops for beer) and many crops remain labor-intensive and are not fully automated. Furthermore, the wage for agricultural workers has also increased due to the lack of interest in the jobs by most job seekers. Producers are willing to pay more now than in the past as it is critical to get these perishables from field to plate.

Farm employment continues to rise and peaked in 2020, averaging 1,642 farm workers for the year. Farm employment represents 3% of the state's total industry. Idaho Department of Labor estimates farm employment through 2028 for each region across the state, however, county level data is not available. Agricultural employment in the southwest region (including Payette County) is projected to grow at an annual rate of 0.6% from 2018 to 2028, compared to the state at 0.8%. Most of the increase in employment is attributed to animal production.

Historically, in Payette County, farm employment has been clipping along at 0.9% each year. At this pace, Payette County is projected to employ roughly 1,800 farm workers by 2030—an additional 157 workers.

Payette County and the surrounding region has built its economy around the successes of agricultural production and it will continue to be the backbone of the economy for years to come.

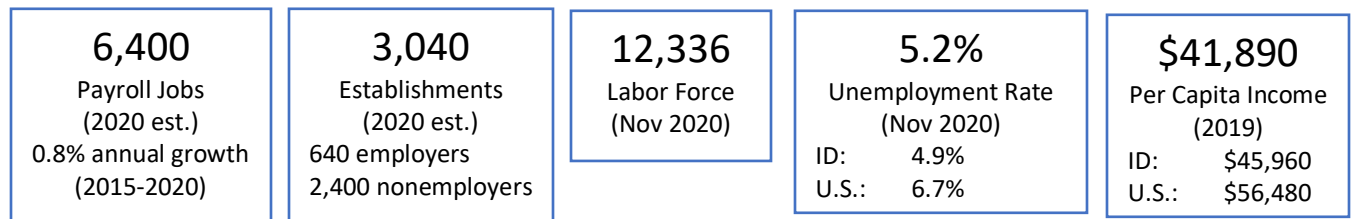
Economic Development

Introduction

Payette County is conveniently located to reach the large markets of the West, located along Interstate 84 (east-west) and US Highway 95 (north-south). The area is ideally positioned to reach major transportation corridors and markets in all directions.

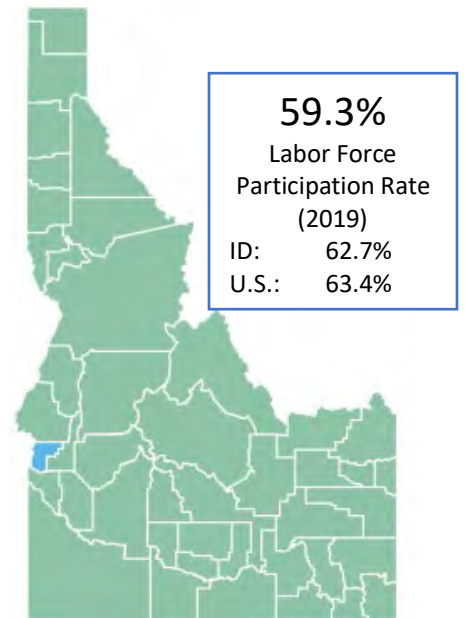
Payette County is one of the major service centers for agricultural production in the state and greater region. As a result, its proximity makes it a desirable location for companies to locate and offers ease of access to major metropolitan areas such as Boise, Portland, Seattle and Spokane. This region has built its economy around the successes of the agriculture industry.

Overview

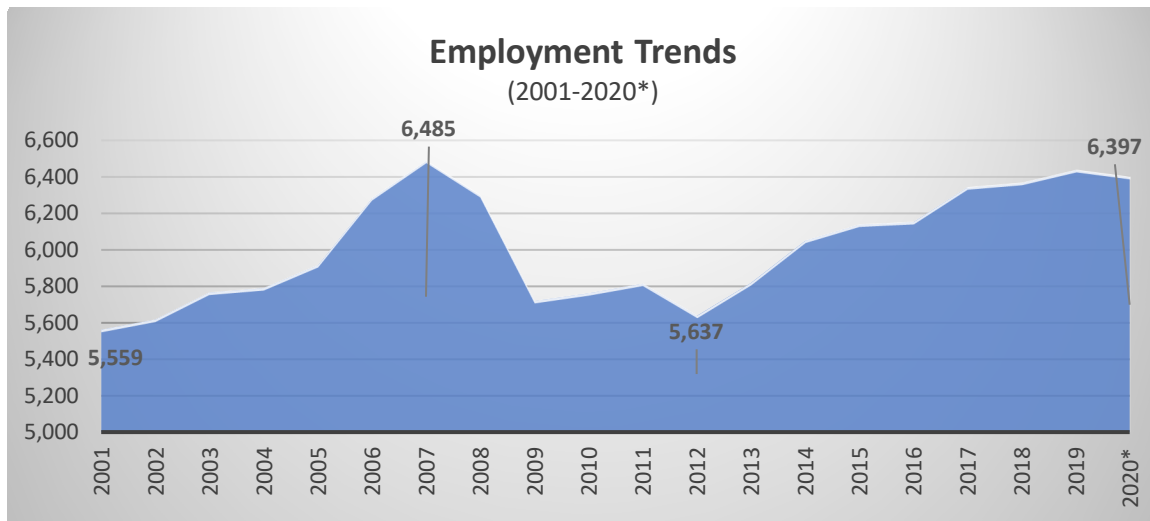


Payette County is home to nearly 3,040 establishments—79%, or 2,400, of which are nonemployers (have no employees), and the remaining 21%, or 640, are employers (that have employees). The 640 employer establishments employ roughly 6,400 people—48% are Payette County residents.

Employment peaked in Payette County at 6,485 in 2007 and experienced two troughs in 2001 (5,559) and 2012 (5,637) as the region started climbing out of the last recession. Over the past five years, 2015 to 2020, Payette County businesses added 260 people to their payrolls—growing at an annual rate of 0.8%. This growth is consistent with historical trends over the past 20 years of data and can be expected to continue over the next 10 years.



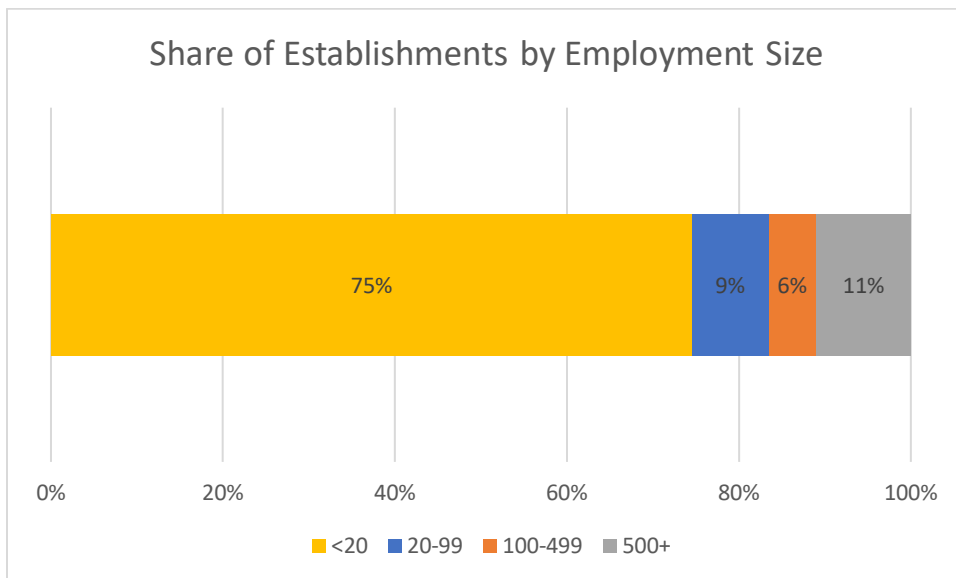
Source: U.S. Bureau of Labor Statistics and U.S. Census, American Community Survey, 5-Year Estimates, 2019



*preliminary (Jan-Jun average employment)

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Like most businesses across Idaho, the majority of businesses in Payette County are small. Of the 640 employers, 75% have fewer than 20 employees and 11% have more than 500. Several large employers are in the government sector but private businesses, such as Woodgrain Millwork and Dickinson Frozen Foods, are among the largest (see table below).

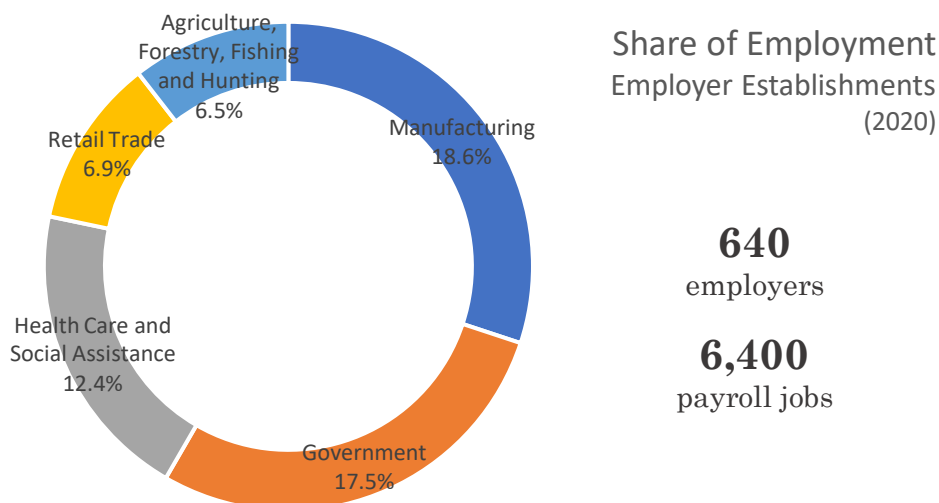


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employer	Ownership	Range
Woodgrain Millwork Inc	Private	250 - 499
Dickinson Frozen Foods Inc	Private	250 - 499
Fruitland School Dist #373	Local Gov	250 - 499
Payette School Dist #371j	Local Gov	100 - 249
American Staffing Inc	Private	100 - 249
New Plymouth School Dist #372	Local Gov	100 - 249
Payette County	Local Gov	100 - 249
Western Idaho Community Action	Private	100 - 249
St Lukes Regional Med Cntr	Private	100 - 249
Seneca Foods Corporation	Private	50 - 99

NOTE: Only employers that have given the Department permission to release employment range data are listed. Source: Idaho Department of Labor

Manufacturing is the largest employing sector in Payette County, comprising nearly 19% of total employment (1,263 jobs). Government closely follows, employing 1,188 in 2020. The composition of the largest employing sectors slightly differs from other regions across the state and nation. Typically, health care is higher in its position and construction usually plays a larger part in economies. This illustrates the large role the agriculture sector plays in Payette County's economy. Additional farm employment is captured in the agricultural section and addresses the 1,640 employed in the sector seasonally.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

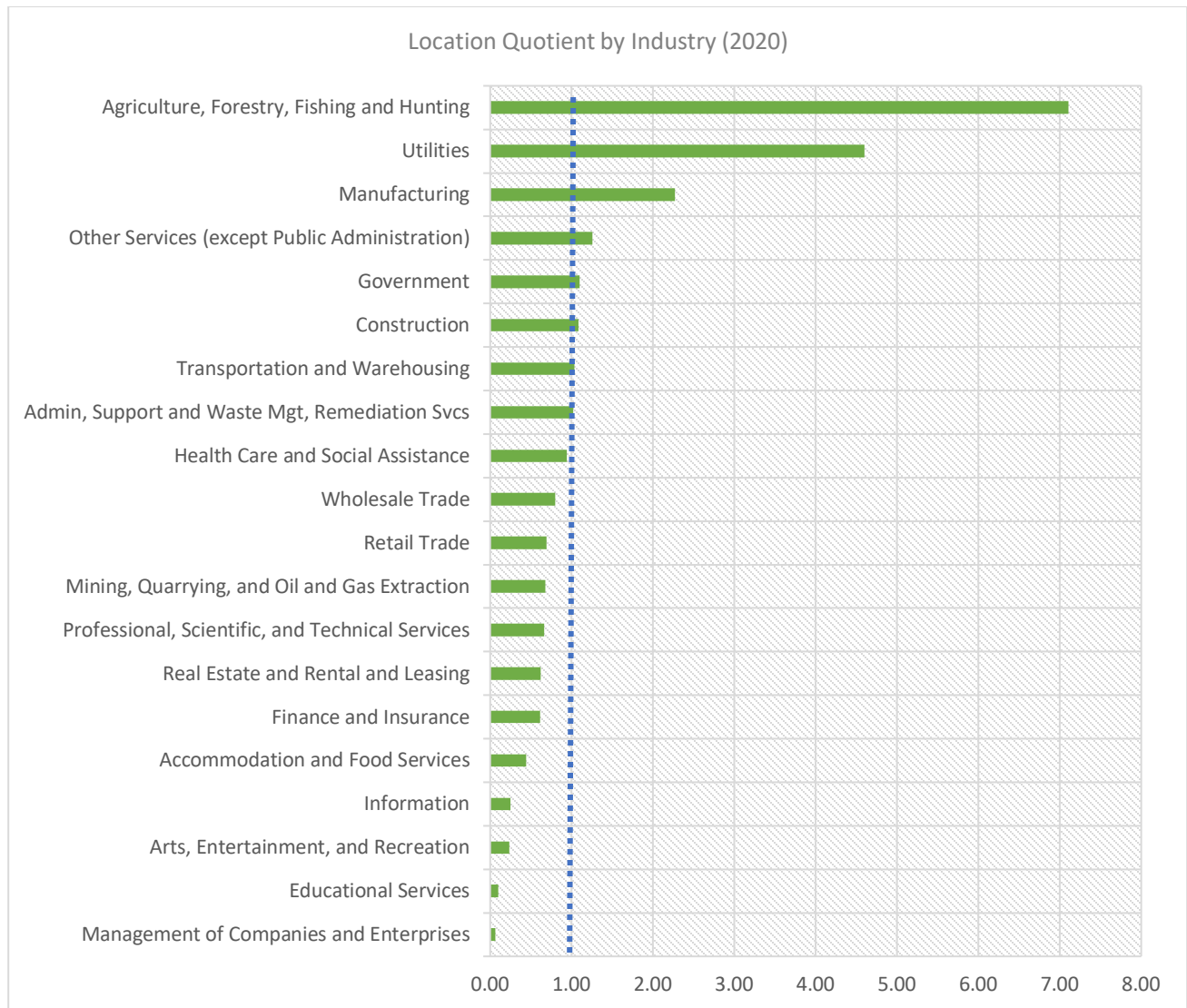
The manufacturing and healthcare sectors are projected to experience the highest growth over the next decade, while wholesale trade is expected to decline slightly and information drastically more. The large drop is due to closures in the information sector. Projection estimates show an additional 900 jobs over the next 10 years. The 7,300 people leaving the County each day for work can be leveraged for attracting new businesses to the area and expansion of existing businesses.

Employment by Industry, Payette County (2010, 2020, 2030)

Description	2010	2020	2030	Numeric Change (2010-2020)	% Change (2010-2020)	Numeric Change (2020-2030)	% Change (2020-2030)
Agriculture, Forestry, Fishing and Hunting	539	442	468	(97)	-18%	26	6%
Mining, Quarrying, and Oil and Gas Extraction	<10	20	24	---	---	5	24%
Utilities	96	110	113	14	15%	3	2%
Construction	335	366	468	31	9%	103	28%
Manufacturing	1,110	1,263	1,227	153	14%	(36)	-3%
Wholesale Trade	260	206	269	(54)	-21%	64	31%
Retail Trade	405	470	544	66	16%	73	16%
Transportation and Warehousing	186	260	288	75	40%	28	11%
Information	174	31	18	(142)	-82%	(14)	-44%
Finance and Insurance	171	172	161	1	0%	(11)	-7%
Real Estate and Rental and Leasing	53	64	73	11	21%	9	14%
Professional, Scientific, and Technical Services	183	281	416	98	54%	135	48%
Management of Companies and Enterprises	12	<10	<10	---	---	---	---
Administrative and Support and Waste Manager	264	413	472	149	56%	59	14%
Educational Services	11	17	29	6	57%	12	70%
Health Care and Social Assistance	509	837	1,126	328	64%	289	35%
Arts, Entertainment, and Recreation	29	25	29	(5)	-16%	4	17%
Accommodation and Food Services	236	272	305	37	16%	32	12%
Other Services (except Public Administration)	246	334	405	87	35%	71	21%
Government	1,177	1,188	1,239	11	1%	51	4%
All Industries	6,002	6,778	7,673	776	13%	896	13%

Source: Emsi

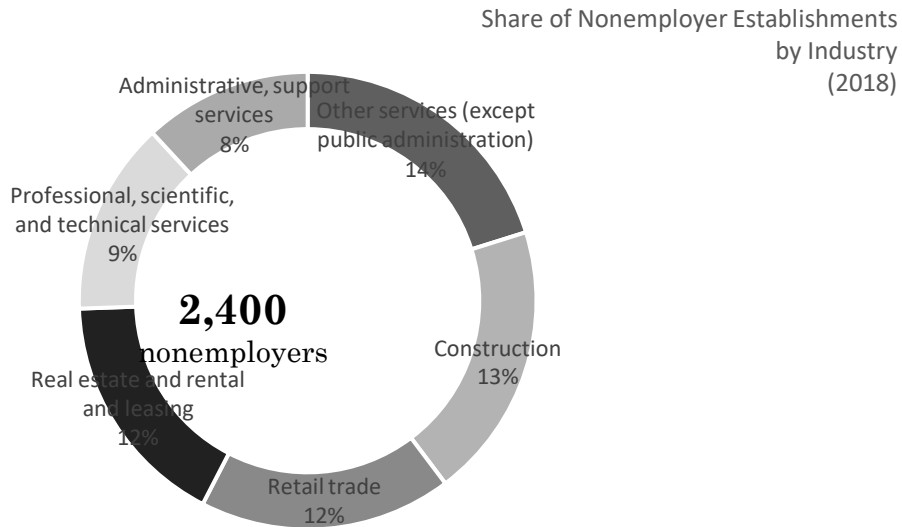
Manufacturing, agriculture, and utilities tout higher concentrations of employment than national averages, as reflected in the location quotient. A location quotient, or LQ, explains how concentrated an industry is to Payette County. It identifies the industries that employ more workers in the region than the national average for that same industry. Anything above 1.0 indicates a higher concentration than the national average.



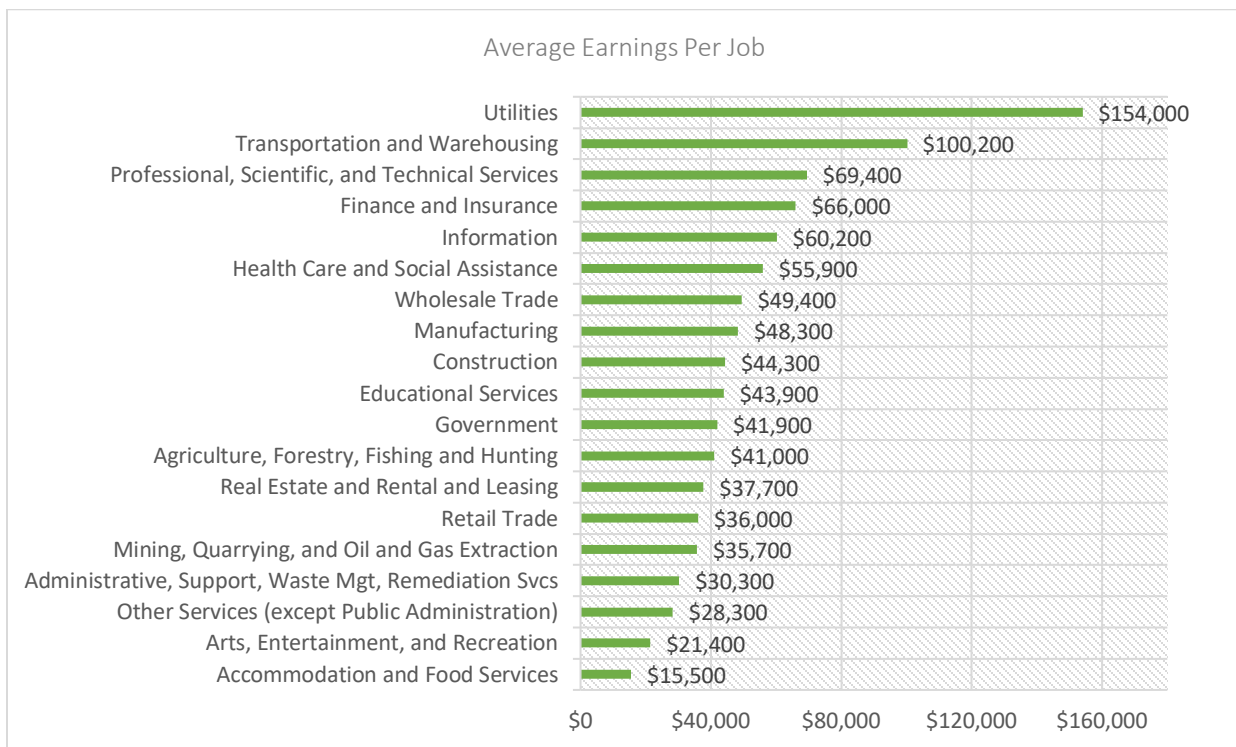
Source: Emsi

Construction does appear, however, to have a larger number of self-employed individuals, as shown in the nonemployer statistics. The largest share of nonemployers is in other services—which includes personal care services, auto repair, electronic and equipment repair, etc. Nonemployers contributed \$136M in sales and revenue to the County in 2018.

Employers in Payette County spent \$249M in payroll in 2019. The average job in the County pays \$38,700 (covered wages), with utilities offsetting the curve, averaging \$154k per employee as well as the transportation and warehousing sector paying \$100k per employee, on average.



Source: U.S. Census, Nonemployer Statistics



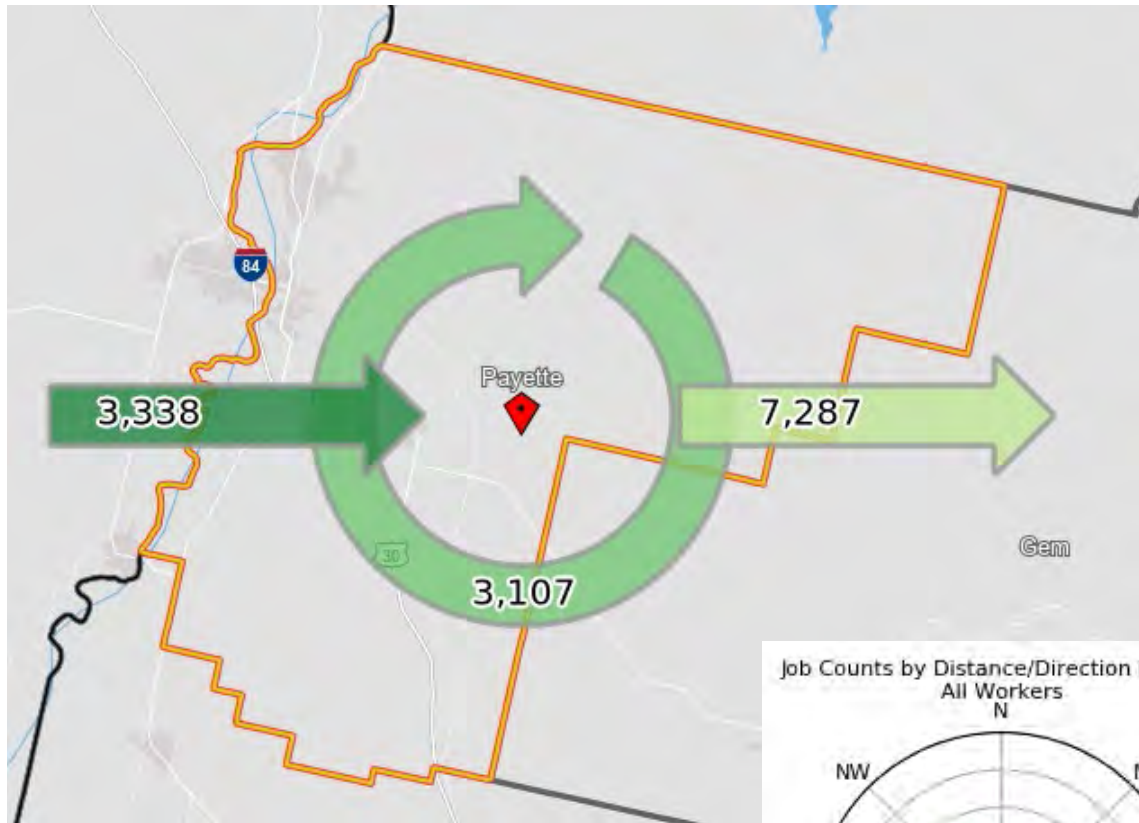
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Commuting data allow economic development professionals to understand how many and which skills are leaving the area for work or vice versa. These data show the opportunities in the untapped segments of the labor pool.

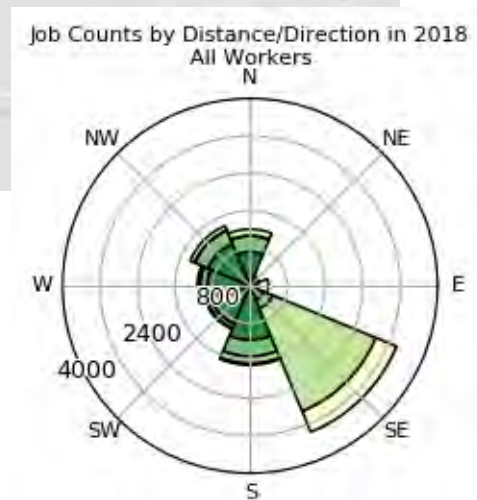
According to Census' LEHD on the Map program, 70% of Payette County residents commute outside the area for work. Despite this, there is a cross-haul of workforce as many are coming into Payette County to

work as well—3,340. Nearly 52% of the jobs available in Payette County are being filled by people who live outside the County.

Payette County Commuting Pattern Flows



Source: Census LEHD on the Map, 2018



There is a large portion of the workforce that is willing to drive far distances for work. The table below illustrates how many residents drive within a certain distance of Payette County. Over half commute less than 10 miles to work while one quarter drive 25 to 50 miles. Over 30% of residents drive to Ontario, Oregon and Boise, Idaho each day for work. The 7,300 people leaving the County each day for work provide an opportunity to tap into a large segment of the labor pool.

Distance Residents Drive to Work, 2018

	Count	Share
Total All Jobs	10,394	100.00%
Less than 10 miles	5,237	50.40%
10 to 24 miles	1,467	14.10%
25 to 50 miles	2,567	24.70%
Greater than 50 miles	1,123	10.80%

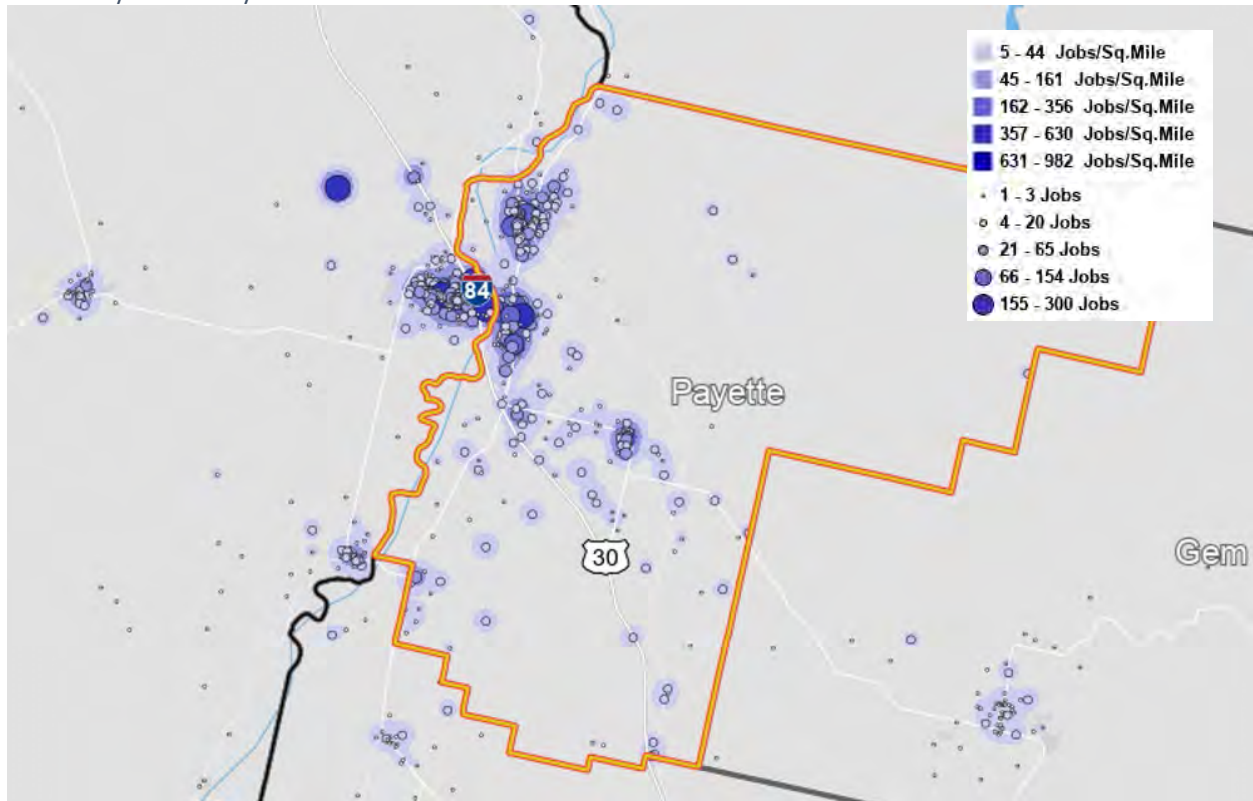
Source: Census LEHD on the Map, 2018

Where Payette County residents work, 2018

City	Count	Share
Ontario, OR	2,127	20.5%
Boise	1,114	10.7%
Payette	1,024	9.9%
Fruitland	1,018	9.8%
Nampa	538	5.2%
Meridian	354	3.4%
Caldwell	330	3.2%
New Plymouth	263	2.5%
Weiser	184	1.8%
Twin Falls	123	1.2%
All other locations	3,319	31.9%

Source: Census LEHD on the Map, 2018

Where Payette County residents work



Source: Census LEHD on the Map, 2018

Per capita income is measured in terms of a family's "money income." Money income includes wages and salaries plus other income such as social security and unemployment benefits, to name a few. Comparatively, average earnings are the total industry earnings for a region divided by number of jobs. Hence, per capita income is a metric to illustrate a family's buying power, whereas, average earnings is a metric used by industry and business to see a wage comparison of different areas.

Per Capita Income (adjusted in 2019 dollars), 2014-2019

	2014	2019	2014-2019
Payette County	38,207	41,890	9.6%
Idaho	40,935	45,968	12.3%
U.S.	50,833	56,490	11.1%

Source: U.S. Bureau of Economic Analysis

Economic development efforts in Payette County and around the region are led by the Snake River Economic Development Alliance. The organization serves the counties of Payette and Washington in Idaho and Malheur County in Oregon. They recruit new businesses and assist local businesses with retention and expansion efforts. The business opportunities are diverse with a mix of well-established manufacturers, an expanding high technology sector, world-class outdoor recreational opportunities, and some of the nation's most livable communities.

TARGET INDUSTRY SECTORS

1. Agriculture - Food and Beverage Processing
2. Rec Tech - Outdoor Recreation
3. Distribution & Transportation
4. General Manufacturing
5. Internet Based Services
6. Solar & Geothermal Renewable Energies

Infrastructure¹

The region is conveniently located to reach the large markets of the West, located along Interstate 84 (east-west) and US Highway 95 (north-south). The area is ideally positioned to reach major transportation corridors and markets in all directions.

Air service is provided by a general aviation regional airport in Ontario, Oregon that is within a few minutes of travel time; two (2) general aviation public use airports, one in Payette, and another in Weiser, Idaho; and the Boise Idaho Airport with direct connections to International Flights is 50 minutes from the area.

Nation Rail Service is provided by Union Pacific. Local service is provided by the short lines of Idaho Northern & Pacific Railroad in Idaho (parent company Rio Grand Pacific), and Oregon Eastern Railroad (parent company Wyoming & Colorado Railroad).

Affordable Infrastructure & Energy Costs

The cities of Weiser, Payette, Fruitland and New Plymouth, Idaho as well as Ontario, Nyssa, and Vale, Oregon have all improved their water and sewer facilities which were all built for expansion preparing for the future.

Idaho Power provides electrical service for all of Payette County and most of the surrounding region. Idaho Power rates for business and industrial use is 4-6 cents kWh.

The NW Williams Gas Line is conveniently located throughout the area. Intermountain Gas provides delivery of natural gas to Western Idaho. Rates for small commercial and large volume sales customers range from 74.6¢ per therm to 53.3¢ per therm. The cost of large volume transportation starts at around 6.0¢ per therm and can be as low as 0.6¢ per therm. Cascade Gas provides delivery of natural gas to Eastern Oregon with similar rate structure.

Idaho's government has turned its attention to improving the state's broadband infrastructure in the past decade. Since 2010, LINK Idaho has been awarded over \$4.4 million in federal grants for Idaho's Broadband Initiative. An additional \$8.2M was put toward improving broadband infrastructure projects

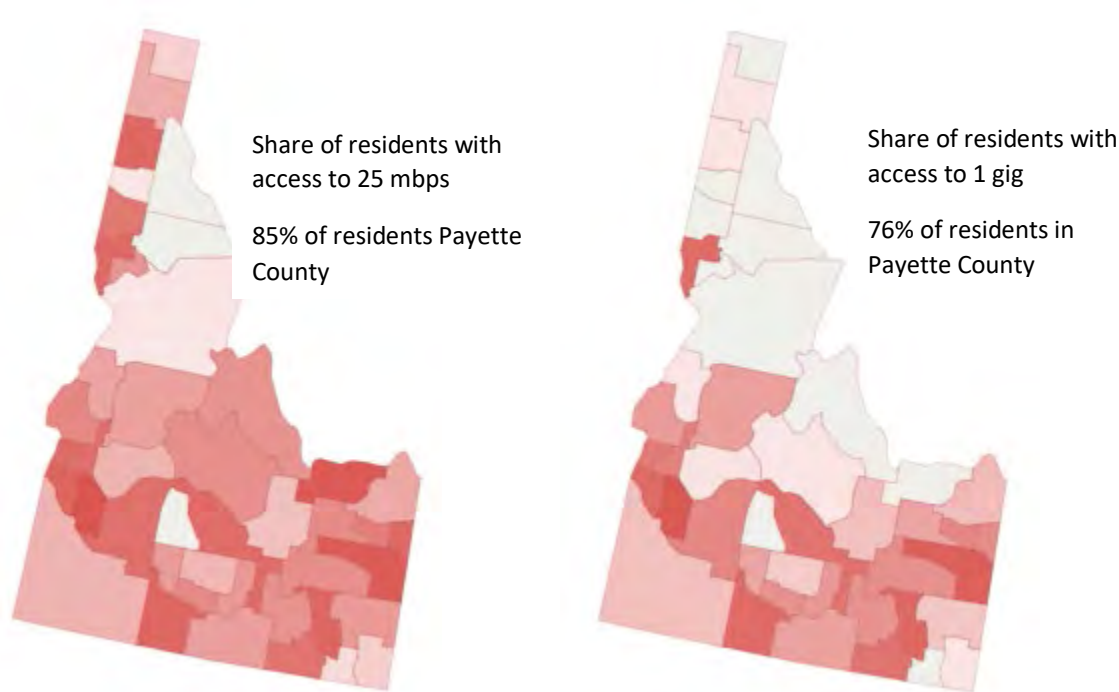
¹ Source: Snake River Economic Development Alliance

in Idaho. Since 2011, access to a wired connection of at least 10mbps has improved from 76.8% to 89.6% of all Idaho residents.

More recently, the Idaho Broadband Grant program was created to provide funding to public organizations to purchase broadband infrastructure, equipment and services from private internet service providers. A total of nearly \$50M was distributed to Idaho communities as part of the CARES Act. The City of Payette was the only Payette County community to request and receive funding for this grant cycle.

Stable, reliable broadband infrastructure positions Idaho communities to attract business and enhance quality of life for their citizens. Over 85% of Payette County residents have access to 25 mbps of broadband coverage—the lowest requirement by the FCC. Roughly 76% have access to 1 gig with 16 providers servicing the County.

Broadband Coverage by County, 2020



Source: Idaho Department of Commerce

Furthermore, the Snake River Economic Development Alliance owns a number of strategic, shovel-ready sites for potential business prospects. They include:

- Certified Site, 75 acres, \$20,000.00/acre, I-84 & US Highway 20-26 access in Ontario, Oregon
- 7,000+ Commercial space on 3 acres located along US Highway 95 for lease or sale in Fruitland, Idaho
- 200 acres, ideal location for a data center, distribution center or manufacturing in Ontario, Oregon
- Greenfield Site, 65 acres zoned light industrial in Fruitland, Idaho

- Commercial/Residential, 56+ acres of mixed density in Ontario with access to city services and freeway.

Conclusion

Payette County is conveniently located to reach the large markets of the West, located along Interstate 84 (east-west) and US Highway 95 (north-south). The area is ideally positioned to reach major transportation corridors and markets in all directions.

Payette County is one of the major service centers for agricultural production in the state and greater region. As a result, its proximity makes it a desirable location for companies to locate and offers ease of access to major metropolitan areas such as Boise, Portland, Seattle and Spokane. This region has built its economy around the successes of the agriculture industry and small firms.

The industries targeted by local economic development professionals complement the existing economic base. There are opportunities to expand the supply chain by identifying gaps for existing users.

Appendix D

EXISTING CONDITIONS REPORT

**FUTURE
FOCUS**



Payette County
Comprehensive Plan

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NATURAL RESOURCE

SOILS AND GEOLOGY

Information presented in this section was summarized from the Soil Survey of Payette County, Idaho (Soil Conservation Service 1976). While the survey is over 40 years old, information about the geology and soils of the area is still relevant.

Payette County is located in the far west region of the Snake River Plain. This area consists of an elongated arc extending through central Idaho from Ashton on the east to Weiser on the west. On the north side of the river, extending to the lower Payette Canal and extension, are soils generally medium textured on the surface with a brown compact subsoil and are underlain with mixed and stratified deposits of sand, gravel and cobbles. In the undisturbed state, the soil had topography of slight mound sand depressions with a cover of sagebrush and perennial grasses. When leveled for cultivation less permeable subsoils in the mounds containing high content of sodium were exposed.

The soils adjacent to the Payette River, and in places extending back as far as one to three miles, have generally medium to coarse textured soils with heavier textured subsoils. The soils are deep and nearly level or very gently sloping, with somewhat poorly drained sandy loams on stream bottoms and alluvial fans. These soils are mildly alkaline and non-saline and of the Moulton-Letha-Notus association. This association is best suited to pasture and other forage crops.

The soils in the northeastern part of the county are very gently sloping to steep, deep, well-drained loams and course sandy loams on hilly dissected terraces. This alluvial material is of the Haw-Saralegui association. The soils formed in old, medium-textured to course textured alluvial material derived from acid igneous rock and are mildly alkaline and nonsaline. These soils have a surface layer of loam and a subsoil of clay loam. This association is best suited for livestock grazing, wildlife, and watershed. The soils in the southern part of the county are very gently sloping to moderately sloping well-drained silt loams that are moderately deep over a hardpan. These soils are of the Elijah-Purdam association. The soils formed in old medium-textured to course-textured alluvium with a thin top layer of loess and are moderately alkaline and non-saline. These soils are best suited for livestock grazing, wildlife, and watershed.

The soil in the western side of the county is characterized by nearly level soils and moderately steep, deep, well-drained silt loams of the Greenleaf-Nyssaton association. Greenleaf soil is formed in alluvial and lacustrine sediment. The soil is calcareous and moderately to strongly alkaline, depending on depth, and is suited for irrigated crops and home sites. Severe limitations exist for use of septic tank absorption fields in Greenleaf soil because of its moderately slow permeability. Due to its low shear strength, moderate limitations exist for its use in local roads and streets, and its suitability for road fill is fair to poor.

In Payette County, gravel pits are valuable economic operations providing gravel and fill material for existing and future roads and other construction activities in southwestern Idaho. Gravel pits are, in general, a non-renewable resource and are regulated by Idaho Department of Lands (IDL). Gravel pit owners are required to provide reclamation plans to IDL for closure.

Comprehensive Plan 2006

SOIL SURVEY

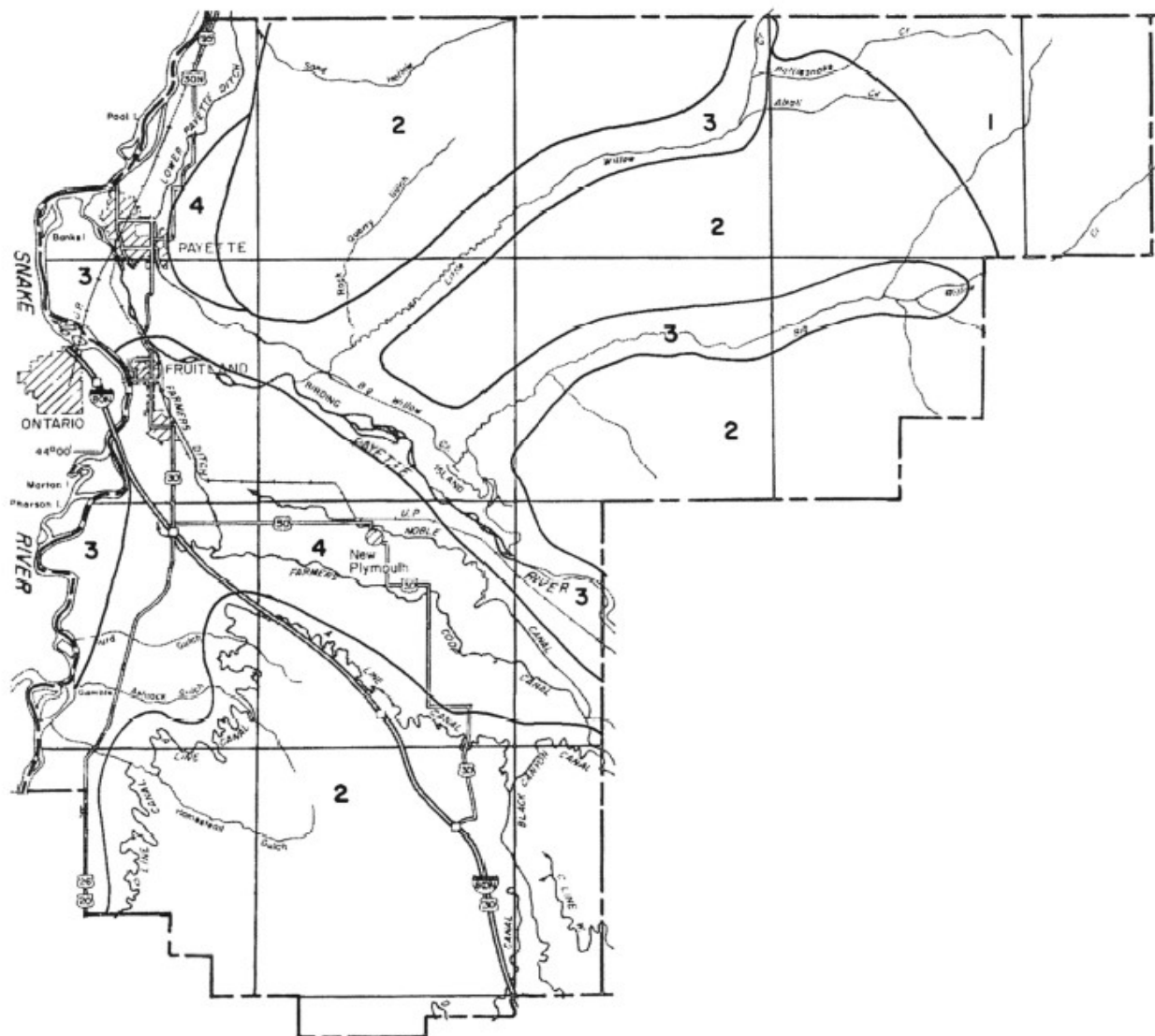


Figure 13.—Geologic formations in Payette County: (1) basaltic material; (2) Idaho Formation and related formations; (3) recent alluvium; (4) lacustrine material.

Soil Survey PG. 88

WATER RESOURCES

HYDROLOGY

The Idaho Water Resource Board (IWRB) is charged with the development of the Idaho Comprehensive State Water Plan. The plan includes the statewide water policy plan and associated component basin and water body plans which cover specific geographic areas of the state (IDWR 2012). On November 28, 2012, IWRB adopted a revised Idaho State Water Plan. The revised plan is the result of extensive public involvement and reflects the changing landscape of water in Idaho. The 2012 plan updates many policies from previous plans and adds policies related to new water management issues.

The Idaho Department of Water Resources has also prepared General Lithologies of the Major Ground Water Flow Systems in Idaho. The majority of Payette County is in the “Payette Valley” watershed analysis area; the following excerpt from the Groundwater Resources of Idaho document describes the water in the Payette Valley:

The Payette Valley groundwater system is primarily within the unconsolidated valley fill material comprising of sands, gravels, silts and clays. Sand and gravel aquifers yield quantities of groundwater suitable for agriculture and municipal use (Norvitch, 1966). The groundwater system is recharged primarily by river runoff from the surrounding mountains, leakage from the Payette River and its tributaries, and infiltration of diverted irrigation water. The quality of groundwater is reported as generally suitable for domestic use, but nitrate plus nitrite as nitrogen and concentrations of dissolved fluoride occasionally exceeded primary drinking water standards. Levels of dissolved iron and manganese, and dissolved solids commonly exceeded the secondary standards.

The state may assign or designate beneficial uses for bodies of water in Idaho. These beneficial uses are identified in sections 3.35 and 100.01 - .05 of the Idaho water quality standards (WQS). These uses include:

- Aquatic Life Support: cold water biota, seasonal cold-water biota, warm water biota, and salmon spawning;
- Contact Recreation: primary (swimming) and secondary (boating);
- Water Supply: domestic, agricultural, and industrial; and
- Wildlife Habitat and Aesthetics.

While there may be competing beneficial uses in streams, federal law requires DEQ to protect the most sensitive of these beneficial uses (IDEQ 2003).

The geology and soils of this region lead to rapid to moderate moisture infiltration. Slopes are moderate to steep, however, headwater characteristics of the watersheds in the south end of the county lead to a high degree of infiltration as opposed to a propensity for overland flow. Thus, sediment delivery efficiency of first and third order streams is relatively low. The bedrock is typically well fractured and moderately soft. This fracturing allows excessive soil moisture to rapidly infiltrate into the rock and thus surface runoff is rare. Natural mass stability hazards associated with slides are low. Natural sediment yields are low for these watersheds. However, disrupted vegetation patterns from farming (soil compaction) and wildland fire (especially hot fires that increase soil hydrophobic characteristics), can lead to increased surface runoff and debris flow to stream channels.

A significant component of Payette County's infrastructure is the water sources that are maintained for use by communities. While the Idaho Water Resources Board does not monitor all drinking water supplies in the State, they are charged with maintaining standards on municipal drinking water supplies. These include community water sources, water used in a business, and similar drinking water supplies in the County. There are 39 collection points in Payette County that are monitored for these purposes (IDEQ 2003). Three categories of municipal water are recognized: Groundwater, spring-groundwater, and surface water. The former two are generally considered resistant to surface disturbances such as fire, flood, landslide, and severe weather events. The latter is considered much more influenced by many hazards. Earthquakes can impact all collection types, while landslides that directly impact any of them will have an impact. There are no surface-water collection points in Payette County as maintained by the State of Idaho.

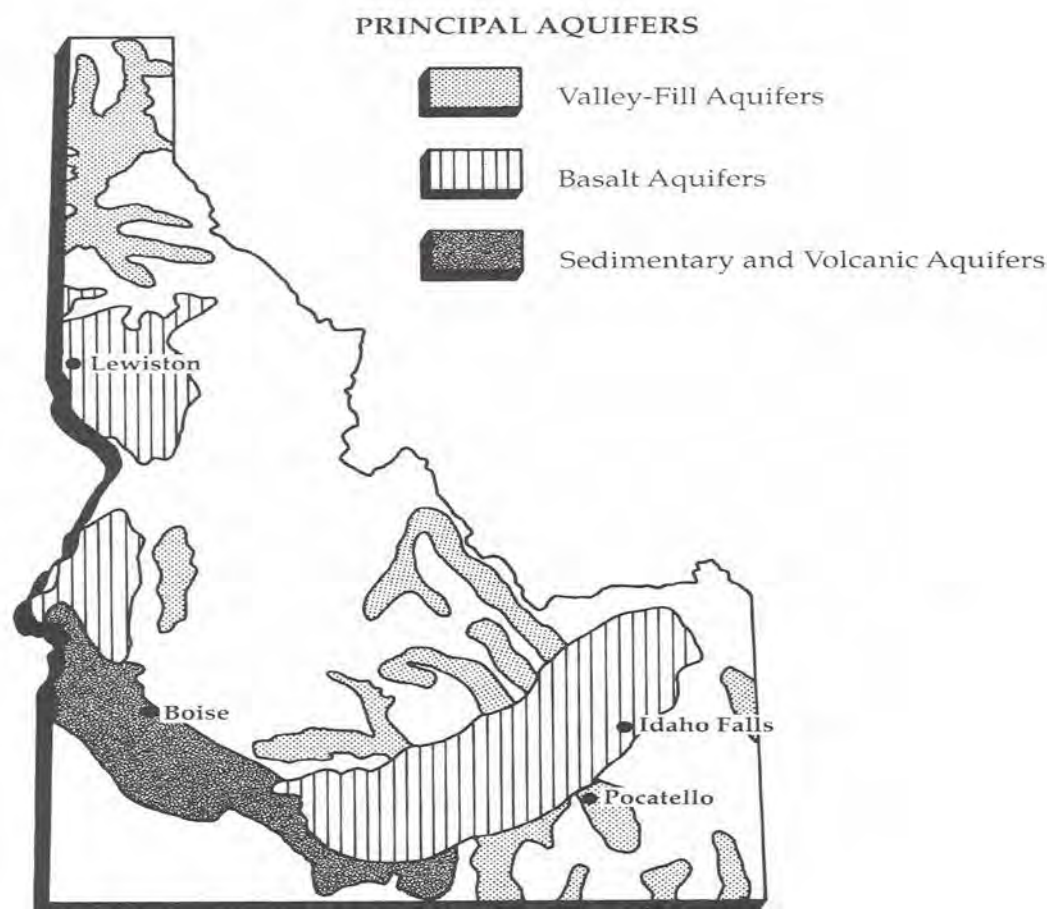
Payette County Emergency Management- mitigation Plan page 30-31

Concentrated Animal Feeding Operations (CAFOs) and smaller confined feeding operations that may be significant contributors of pollution to surface and /or groundwater are subjected to United States Environmental Protection Agency (USEPA) National Pollutant Discharge Elimination System (NPDES) permits. Waste and wastewater must be captured, treated, and stored onsite of CAFOs such as large dairies and feedlots. Collection or sewage lagoons must be constructed to contain all wastewater and contaminated runoff from a 25- year, 24-hour rainfall event for the site locations. The facility must also be designed, permitted and managed to contain all runoff from winter precipitation. Animals confined in the CAFO must not be allowed direct contact with canals, streams, lakes, or other surface waters. Payette County has developed ordinances to address CAFOs.

In regards to septic systems and water wells, the IDWR is responsible for permitting the construction of water wells. The Health District establishes guidelines for septic tank and leachfield locations and design. Under this current system, water well installation can result in wells being permitted and constructed without specific knowledge of local septic tank or field locations, risking well contamination (IDWR 1999). The IDWR Payette River State Water Plan suggests that where individual septic tanks continue to be used, counties and communities develop lot size requirements reflecting the assimilative capacity of soils, safely siting leachfields

and wells. Depending on the location, it may be necessary to establish a community well away from the influences of septic systems to protect drinking water supplies.

Comprehensive Plan 2006



(Modified from Parlman, 1986)

Image IDEQ http://www.deq.idaho.gov/media/462354-aquifers_idaho_map.pdf

VEGETATION AND WILDLIFE

Vegetation in the County consists primarily of irrigated crops and rangeland. (COMPREHENSIVE PLAN 2006) The most represented vegetated cover type is a Shrub/Steppe Annual Grass-Forb type at approximately 33% of the county's total area. The next most common vegetation cover type represented is Agricultural land, also at 33% of the total area. Perennial Grasslands are the third most common plant cover type at 18% of the total area.

Vegetative communities within the county follow the strong moisture and temperature gradient related to the major river drainages. Limited precipitation and steep slopes result in a relatively arid environment in the southern portion of the county, limiting vegetation to drought-tolerant plant communities of grass and shrub lands, with scattered clumps of ponderosa pine and Douglas-fir at the higher elevations in the north end of the county. As moisture availability increases, so does the abundance of conifer species, with subalpine forest

communities present in the highest elevations where precipitation and elevation provide more available moisture during the growing season. (Payette County, ID Multi-Hazard Mitigation Plan 2020)

Thirty-one of Idaho's official list of 59 noxious weeds exist in Payette County (Idaho Noxious weeds 9th edition). These plants may severely impact land use values and cause substantial economic losses. Wildlife populations are determined largely by the supply of food, cover, and water. The Payette and Snake rivers, irrigation canals, and the other drainages that traverse the county provide an abundance of riparian habitat. Wildlife use riparian and wetland areas more than most other types of habitat. Big game and upland game animals use riparian areas for water, food, and cover. Beaver, muskrat, waterfowl, and several amphibians live in riparian areas almost exclusively. In addition, Payette and Snake rivers support warm water fishing opportunities. Critical big game wintering areas are located in the northeast portion of the county. The Bureau of Land Management (BLM), who manages these lands within the county, prescribe management policies that affect wildlife and their associated habitat.

Comprehensive Plan 2006

AIR QUALITY

The Clean Air Act, passed in 1963 and amended in 1977, is the primary legal authority governing air resource management. The Clean Air Act provides the principal framework for national, state, and local efforts to protect air quality. Under the Clean Air Act, OAQPS (Office for Air Quality Planning and Standards) is responsible for setting standards, also known as national ambient air quality standards (NAAQS), for pollutants which are considered harmful to people and the environment. OAQPS is also responsible for ensuring these air quality standards are met, or attained (in cooperation with state, Tribal, and local governments) through national standards and strategies to control pollutant emissions from automobiles, factories, and other sources.

Smoke emissions from wildfires and ash from volcanic eruptions not only affect the immediate vicinity but also the surrounding air sheds. Climatic conditions affecting air quality in Idaho are affected by a combination of factors. Large-scale influences include latitude, altitude, prevailing hemispheric wind patterns, and mountain barriers. At a smaller scale, topography and vegetation cover also affect air movement patterns. Air quality in the area is generally moderate to good. However, locally adverse conditions can result from occasional wildland fires in the summer and fall, and prescribed fire and agricultural burning in the spring and fall. All major river drainages are subject to temperature inversions, which trap smoke and affect dispersion, causing local air quality problems. This occurs most often during the summer and fall months and could potentially affect all communities in Payette County. Wintertime inversions are less frequent, but are more apt to trap smoke from heating, winter silvicultural burning, and pollution from other sources.

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CLIMATE

PAYETTE, IDAHO (106891) Period of Record : 07/01/1892 to 05/27/2016

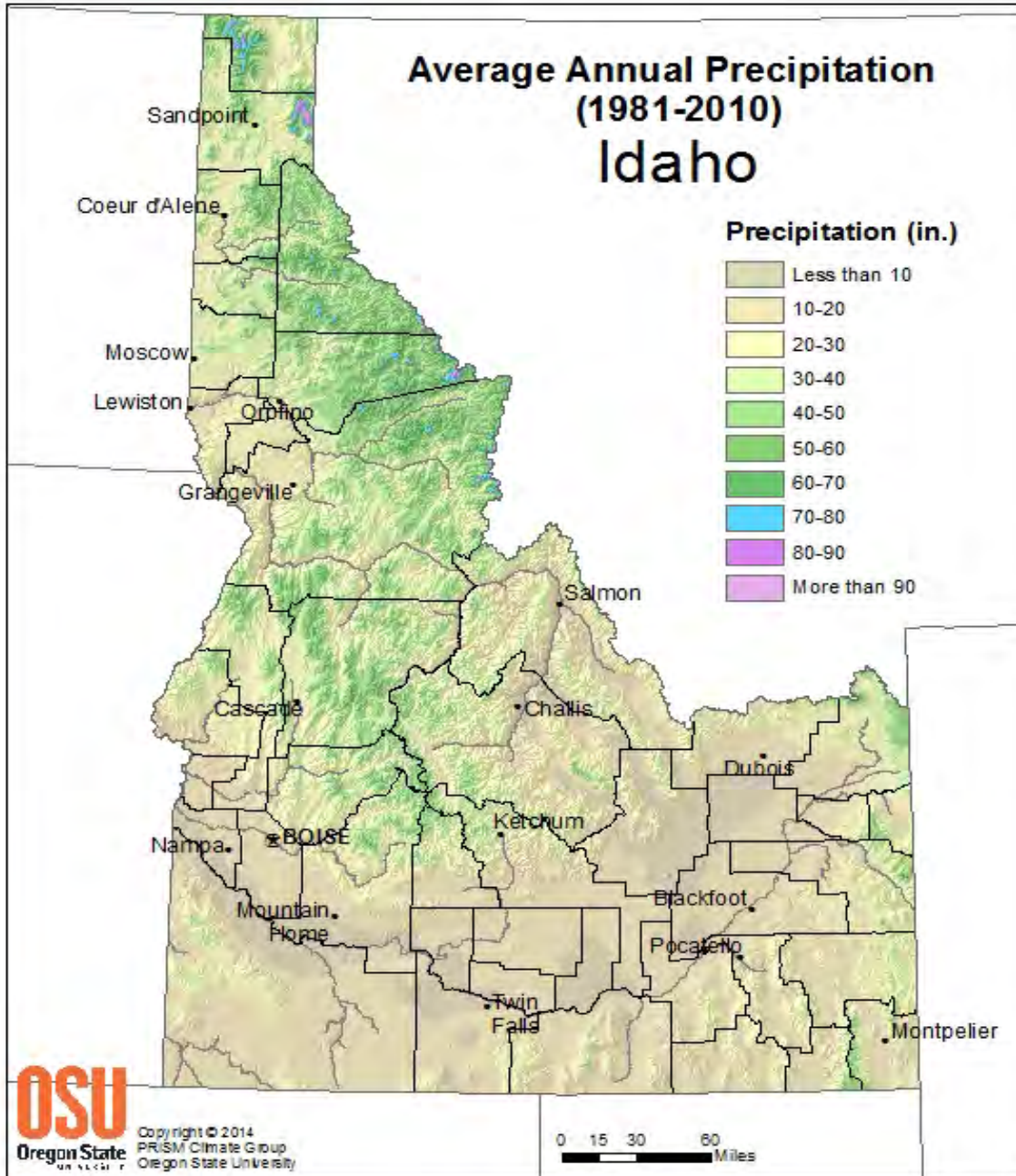
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	36.7	44.6	56.2	66.3	75.0	82.8	92.9	91.2	80.7	67.6	50.8	39.0	65.3
Average Min. Temperature (F)	19.6	24.2	30.6	36.2	43.5	50.1	56.2	53.9	44.6	35.3	27.6	21.9	37.0
Average Total Precipitation (in.)	1.51	1.13	1.03	0.82	0.95	0.82	0.25	0.27	0.42	0.81	1.20	1.50	10.71
Average Total Snow Fall (in.)	7.7	3.3	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1.4	5.0	18.2
Average Snow Depth (in.)	3	1	0	0	0	0	0	0	0	0	0	1	0

Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center

Percent of possible observations for period of record.

Max. Temp.: 97.6% Min. Temp.: 97.5% Precipitation: 97.8% Snowfall: 94.3% Snow Depth: 89.9%



HAZARDOUS AREAS

Payette County Mitigation 2020

Payette County Emergency Management finalized their Mitigation Plan in 2020; the plan identifies Hazardous areas throughout the County. This section has summarized there plan for full details please see the Mitigation Plan.

As described in PC-1.20, the facilities that emergency management currently uses to respond to emergency situations are inadequate. Payette County Emergency Management is in need of a separate facility dedicated to the department.

MULTI-HAZARD

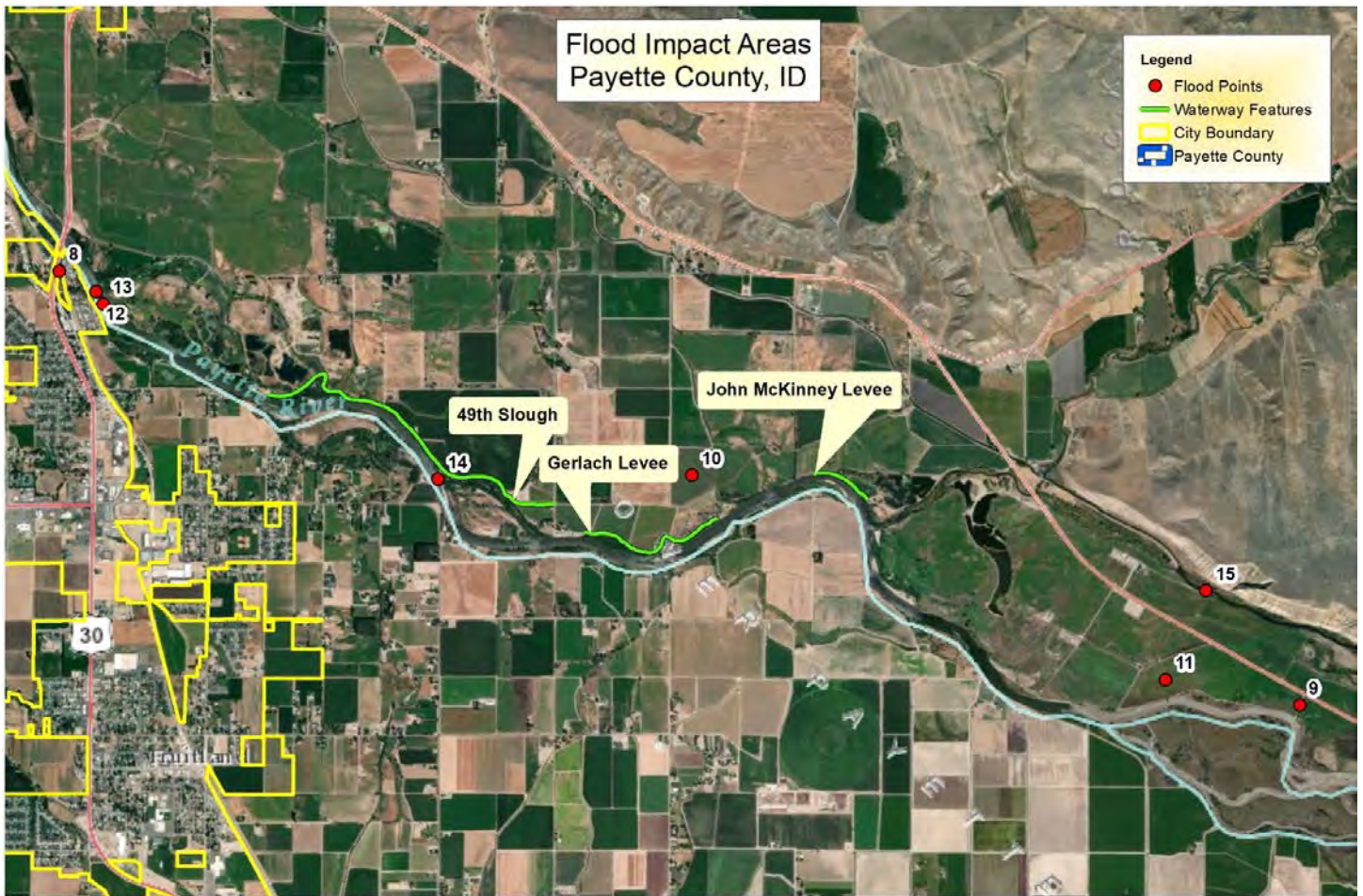
Project ID: PCO-1.20			
Hazard	Priority	Cost	Timeline
Multi-Hazard	Medium Score: 60.0	Very High	By the end of the planning cycle (2025).
<p>Description of the Problem: Payette County does not have a facility that is solely designated as an Emergency Coordination Center (ECC). Currently, the county is conducting emergency response efforts and coordinating emergency operations out of the fire station which is inadequately equipped (it does not have appropriate communications or a conference room) and it is not under county control (the county does not have regular access to the building or any say on policy or procedures related to the building). The County is able to function with the current arrangement, but significant limitations are encountered when responding to higher-level emergencies. Several recent examples are as follows:</p> <ul style="list-style-type: none">• Emergency response personnel had to use the courtroom for meeting space during the 2017 snowstorms. The courtroom was still being used for other purposes which created scheduling conflicts. Emergency Management personnel routinely “borrows” space from other entities.• In early 2020, the fire house was closed to any outsiders because it was thought that one of the firefighters had contracted COVID-19. Had emergency management staff been present in the building at that time, they would have also been exposed to the virus.			
<p>Project Description: Build a separate facility that is designated only as the Payette County Emergency Operations Center. This is a need that has been identified multiple times by the County.</p>			
Lead Agency	Payette County		
Potential Resources	County and city officials would be heavily involved in the planning but most of the work would be completed by contractors. Some public funding would likely be available, but most funding would be external.		

FLOOD

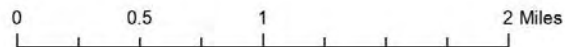
There are several different waterways in Payette County that typically flood onto roads causing minimal damage but often disrupting residents and other activity. Although there is usually little to no damage, there is always potential for moderate to severe damage as a result of a flood.

Given the impacts of recent flooding, mitigation projects that address flood problems and various other flood-concerns are a priority for the county. Heavy rain and rain on snow events have caused extensive flooding and, in some cases, revealed issues with inadequate drainage infrastructure. These events are costly and often result in extensive damage.

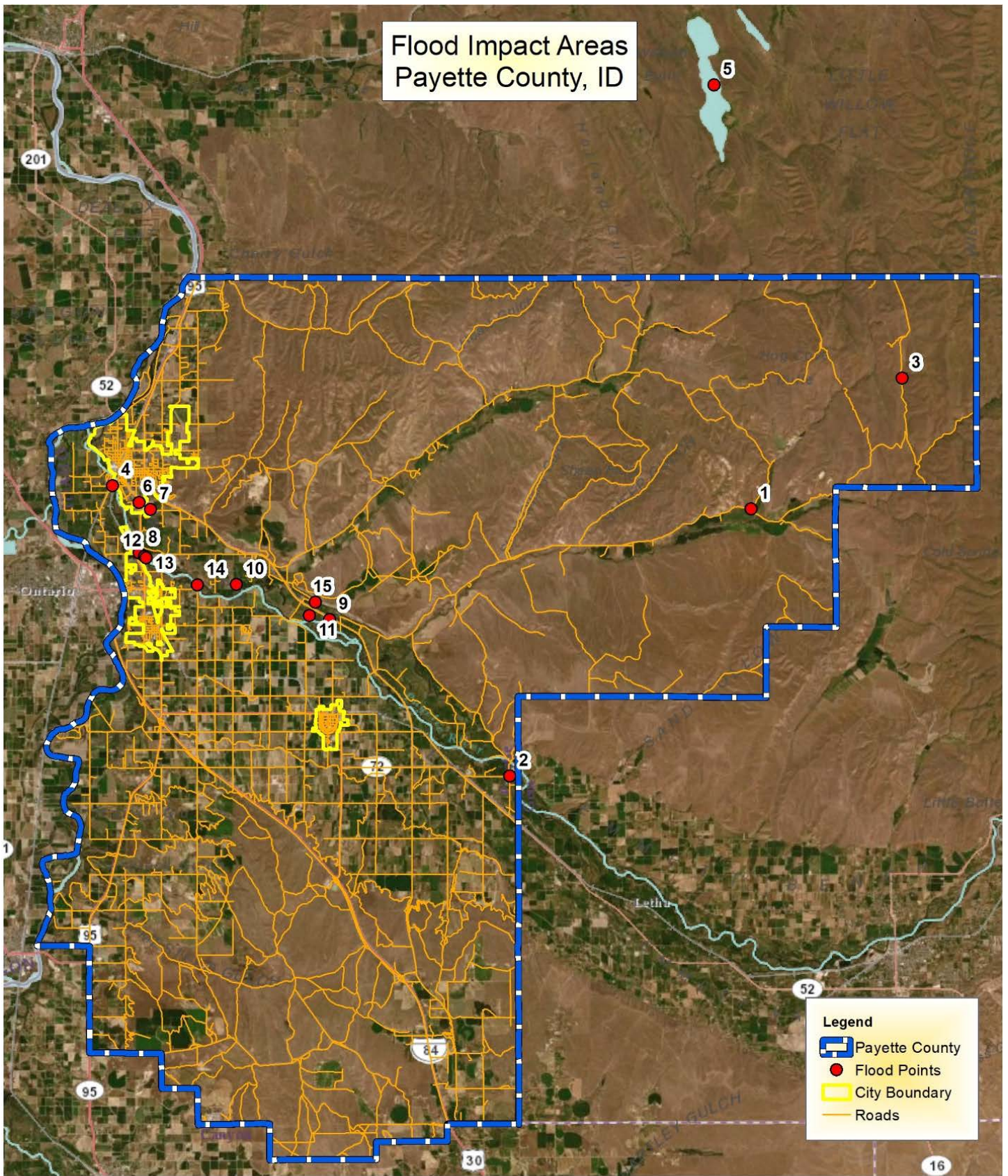
Although floods can happen at any time during the year, there are typical seasonal patterns for flooding based on a variety of natural processes that cause floods:



1:35,000



Flood Impact Areas Payette County, ID



Legend

- Payette County
- Flood Points
- City Boundary
- Roads



1:220,000



- 1) **Big Willow Creek:** high water crossings on Big Willow Road can flood during snowmelt-caused high flows in Big Willow Creek.
- 2) **Fremont and Dallas:** rural area (southeast of New Plymouth) with farms and homes that experiences flooding on roads from side channels and ditches.
- 3) **Four Mile Area:** the road gets soft during spring thaw/runoff and the bridge can be affected by high flows (4 Mile Rd and Four Mile Creek area).
- 4) **Washoe and Sixth:** area just west of Payette River, inside and outside Payette city limits, that floods due to side channels of the Payette.
- 5) **Paddock Valley Reservoir:** the reservoir is in Washington County to the north, but it could impact Payette County waterways because it feeds Little Willow Creek.

Project ID: PCO-2.20			
Hazard	Priority	Cost	Timeline
Flood	Medium Score: 63.3	1) High 2) Medium	Next one to two years (by 2023)
Description of the Problem: In the last several years, modifications to some of the drainage systems in the county have produced flooding that, historically, has not been an issue. These areas and events are often referred to as “New Flooding” because flooding only became an issue in these areas since 2017/2018. The causes of this new flooding are unclear and there is insufficient evidence or data to support current theories. These areas are described in detail in the “Analysis of Flood Impact Areas” section of the plan.			
Project Description: 1) Conduct an analysis of the potential river flows and impacts, especially focused on studying recent changes in flood patterns. 2) Install stream gauge monitoring systems, including video cameras, on Little Willow Creek and Big Willow Creek to better understand their flows during high-water events.			
Lead Agency	Payette County		
Potential Resources	1) Army Corps of Engineers with whom technical assistance will be required. 2) This project would require technical assistance from NOAA or the USGS. It may require external funding unless one of the federal agencies has funding available.		

Project ID: PCO-3.20			
Hazard	Priority	Cost	Timeline
Flood	High Score: 81.8	Very High	By the end of this planning cycle (2025)
<p>Description of the Problem: There are several levees in the county that are not up to standards and, even though they were constructed to protect property and direct water away from the cities, they do not adequately protect against flooding. If they are not brought up to standard, they could fail during a flood event. The following levees have been identified as being the highest priority (In general, there is less risk associated with upstream levees):</p> <ul style="list-style-type: none"> • 1) Chapman: Protects the City of Fruitland. • 1) Carpenter: Protects the City of Payette. • 2) 49 Slough: • 3) John McKinney/Atwood: Water eroded the backside of the levee as flood water returning to the river pooled and overtopped it. • 4) Bill Smith: Changes need to be made to the riverbank in the vicinity of the Bill Smith levee (probably the one furthest upstream that needs to be improved). • 5) Gerlach: Was damaged by the April 2019 high water that overtopped the levee when returning to the river. <p>A lack of coordination between entities that own or manage different aspects of the levees has resulted in conflicting priorities. Vegetation management is the primary source of contention between local agencies, state agencies, and private landowners. Without a levee/vegetation management plan there have been disagreements about the way vegetation on the levees should be managed.</p>			
<p>Project Description: Build up and improve levees so they meet minimum standards. Bring all partners together to agree on standards and develop a management plan for the maintenance of vegetation on levees.</p>			
Lead Agency	Payette County and Payette County Road and Bridge (responsible for maintenance), in partnership with the Army Corps of engineers, and State agencies.		
Potential Resources	Some in-house funding will likely be available for exploratory work, but most work will require external funding. The project will require technical assistance and equipment from the Army Corps of Engineers.		

Payette County Emergency Management- mitigation Plan 2020

LANDSLIDE

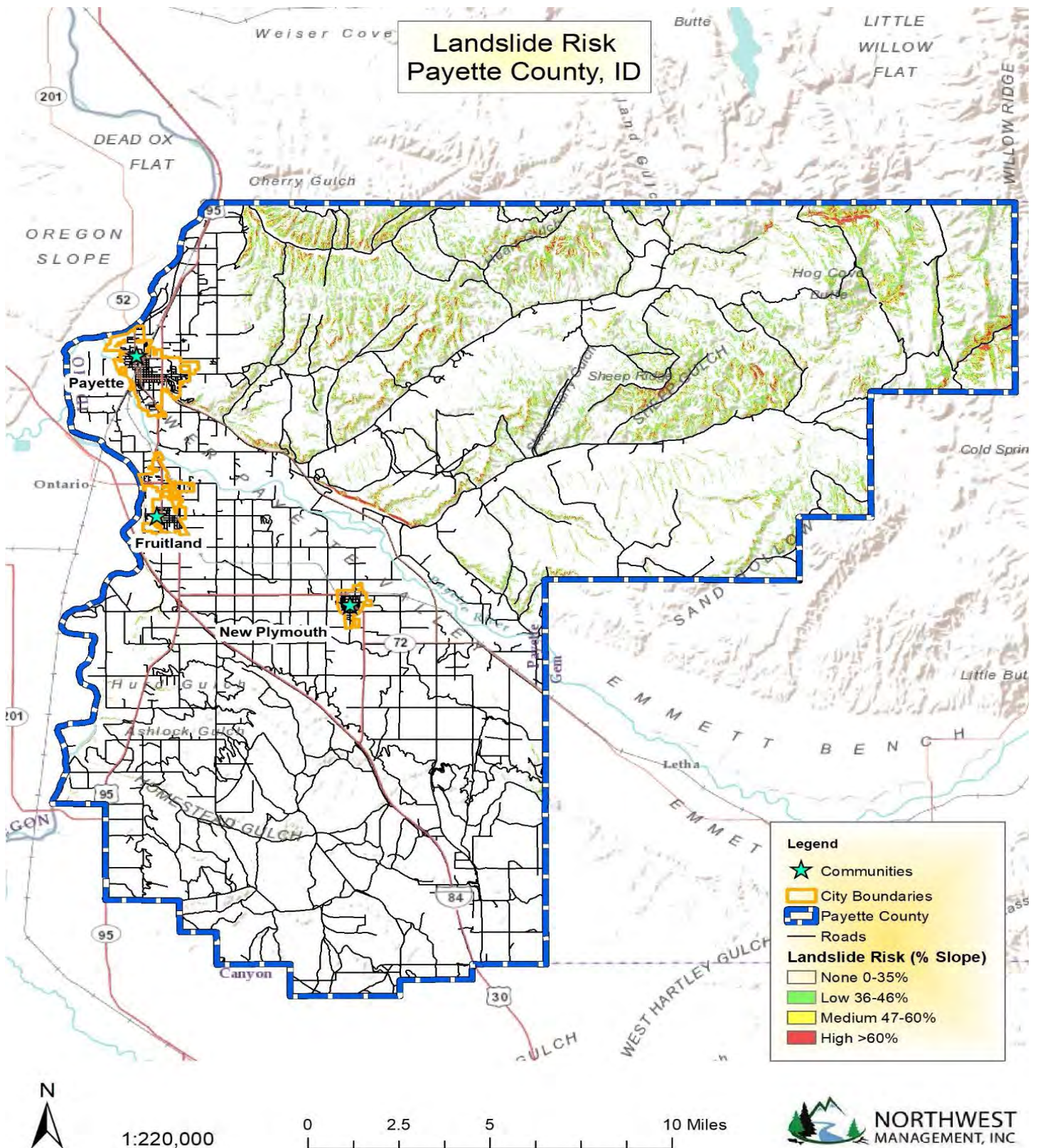
Hazard Priority Cost Timeline

Landslide Low

Score: 100 Low

Description of the Problem: Steep sections along Whitley Drive are prone to sliding. Most slides occur above the road, resulting in the need to use heavy equipment for clearing debris off of the road surface. Depending on the severity of the slide, the road could be impassable until crews have the opportunity to respond.

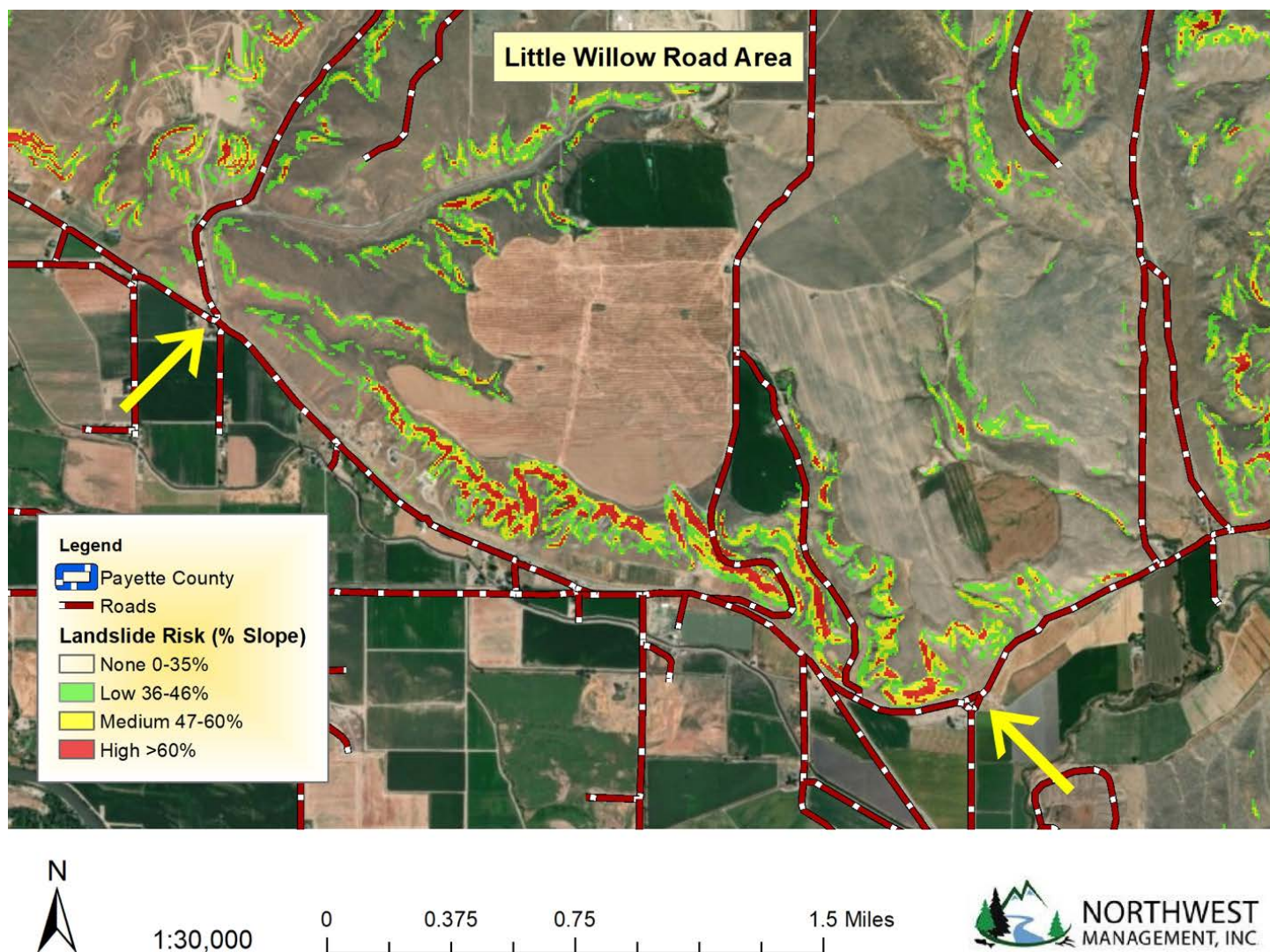
Project Description: Smooth out/reduce the slope of some of the steeper terrain above Whitley Drive. The steepest areas, which are the most slide-prone, are located from the intersection of Whitley Drive and SW 1st Drive to approximately mid-point between the intersection and I-84.



Little Willow Road

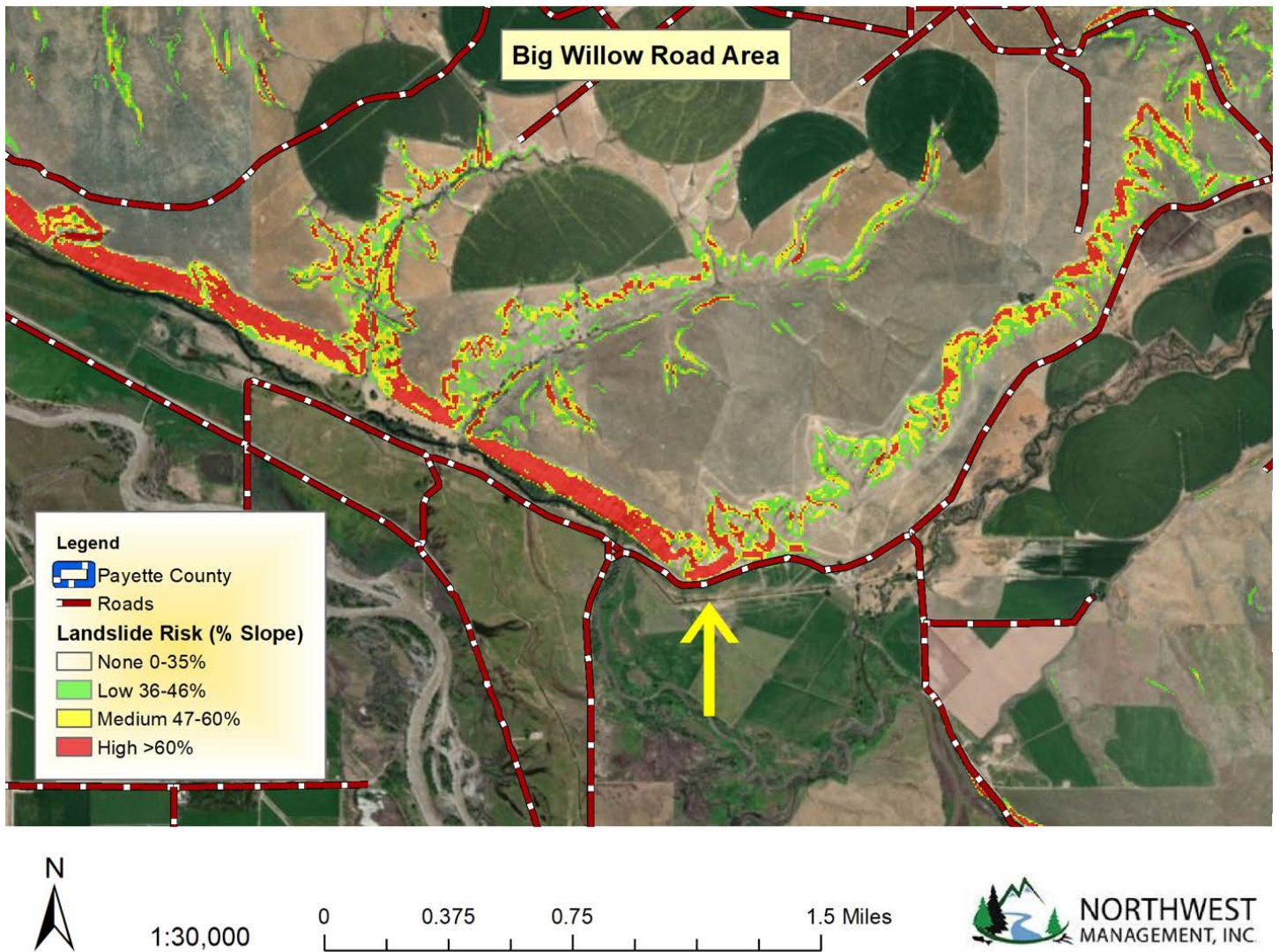
The slope above the intersection of Little Willow Creek Road and HWY 52 is an area of concern for the County. The three-way intersection of Little Willow Creek Road with Fort Wilson Drive (the yellow arrow on the right side of the maps) marks the beginning of slide area. The area extends to the

west/northwest along HWY 52 to the landfill access road (the yellow area on the left side of the map); the areas that are of greatest concern are the steep slopes along this stretch on the north side of HWY 52. The new homes built on the toe of these steep slopes are potentially be damaged as a result of a landslide. Looking at aerial imagery, it appears that there are about 10 homes/structures located at the base of the slope along the identified stretch.



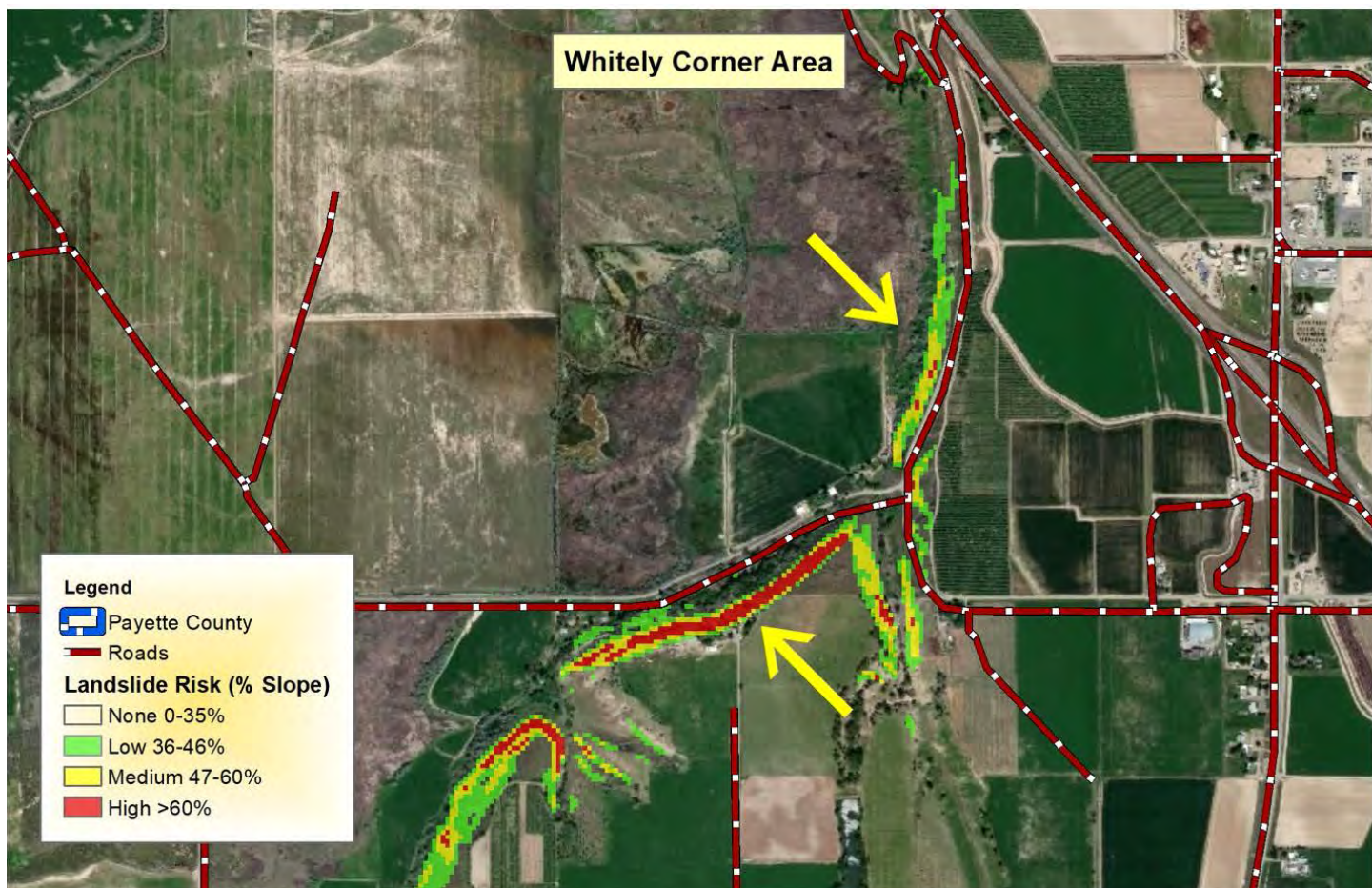
Big Willow Road

The first bend in Big Willow Road (after it diverges from Bluff Road, turns east, and crosses the Payette River) slides at least once each year when the exposed, loose soil becomes saturated (the yellow arrow on the map below). The road runs right up against the toe of the slope, making it particularly vulnerable to landslides. When slides occur, they usually require several hours for cleanup by county road crews resulting in the temporary closure of Big Willow Rd. This could have significant implications for residents who live up Big Willow Creek. If a slide blocks the entire road for an extended period, residents will have to find an alternative route to get to the valley bottom. Not only are alternative routes much longer, but they may be impassable during the winter because of snow.



Whitley Corner

Unlike the corner at Big Willow Road, the Whitley Corner area does not have a history of producing landslides. However, the steep terrain, construction of cut banks, and obvious signs of erosion from runoff indicate some potential for a landslide along the stretch of Whitley Drive above Whitley Bottom (hazard areas are indicated by the yellow arrows on the map below). Although there are, other roads connecting homes to main roadways in the county, residents who often commute using Whitley Road could be negatively affected by a slide that blocks, damages, or destroys the road. In addition to being delayed and rerouted, motorists who encounter the slide before it is reported to county officials will have to turn around which could be dangerous as Whitley Road is narrow along that stretch. Small slides or rock tumbles (which are most likely to happen in the section indicated by the top arrow in the map) could result in vehicle damage if motorists, unaware of the slide, drive through the debris field at normal speeds.



1:15,000

0 0.125 0.25 0.5 Miles



Project ID: HD1-3.20			
Hazard	Priority	Cost	Timeline
Landslide	Low Score: 100	Low	Work may need to be completed by the end of this planning cycle or the next (2025 to 2030)
Description of the Problem: Steep sections along Whitley Drive are prone to sliding. Most slides occur above the road, resulting in the need to use heavy equipment for clearing debris off of the road surface. Depending on the severity of the slide, the road could be impassable until crews have the opportunity to respond.			
Project Description: Smooth out/reduce the slope of some of the steeper terrain above Whitley Drive. The steepest areas, which are the most slide-prone, are located from the intersection of Whitley Drive and SW 1 st Drive to approximately mid-point between the intersection and I-84.			
Lead Agency	Highway District No. 1		
Potential Resources	Highway District No. 1 has the equipment and personnel to perform the work. External funding would likely be needed to finance the project.		

WILDLAND FIRE

Project ID: PCO-7.20			
Hazard	Priority	Cost	Timeline
Wildfire	High Score: 81.8	Low for each project	Complete all projects by the end of this planning cycle (2025) but complete each as soon as possible.
<p>Description of the Problem: The local Fire Chiefs have recognized several different types of wildfire risk in the county that are proximal to urban areas, residential areas, and critical infrastructure. Many of these areas do not have adequate fuel breaks or fuel treatments, increasing the risk that wildfire presents to people and property.</p>			
<p>Project Description: The fire chiefs have categorized fuels reduction projects by general treatment-type or the resource at risk. Refer to the fuels projects and critical infrastructure maps in the Analysis of Wildland Fire Impact Areas section of this plan. Areas in need of fuels treatments are as follows:</p> <ul style="list-style-type: none"> • Fuel Breaks: The creation of fuel breaks in grassy fuel types by means of disking will help to protect several populated areas in the county. • Occluded Areas: These natural areas are located in residential areas are just large enough that they present a significant fire threat in their current condition. • Transmission Lines: Albeit the actual lines are situated high above the ground and the support structures are steel, wildfire could still be a threat under certain conditions. • Communications Towers: There are two sites in the county where communications towers are located. They are surrounded and, in some areas, overgrown by grassy fuel types. • Natural Gas Infrastructure: Although not immediate concern, there are multiple natural gas sites in the county that could be at risk to wildfire. 			
Lead Agency	Multiple fire departments and districts. The departments and district(s) will be responsible for projects that fall within their jurisdictions.		
Potential Resources	A mix of in-house funding and external funding will be used to finance the projects. Most of the work will be performed by public employees.		

SEVERE WEATHER

Project ID: PCO-5.20			
Hazard	Priority	Cost	Timeline
Severe Weather	Medium Score: 100.0	Low	One year to conduct project; to be completed by 2023.
Description of the Problem: Although infrequent, winter weather events can produce significant snowfall in the area, often overwhelming the limited snow-removal capabilities of Payette County. Consequently, snow accumulation often out-paces County resources during these events, resulting in delays for clearing roads, sidewalks, rooftops, etc.			
Project Description: Develop and ensure that mutual aid agreements or service contracts are in place with neighboring entities and/or contractors for assistance with snow removal.			
Lead Agency	PCOEM, Payette County Road and Bridge		
Potential Resources	Most of the project will probably be funded in-house, but there may be a need for external funding.		

Project ID: PCO-6.20			
Hazard	Priority	Cost	Timeline
Severe Weather	Medium Score: 80.0	Medium for each; High total cost.	Within the planning cycle (by 2025).
Description of the Problem: Although infrequent and rarely prolonged, power outages do occur almost annually in Payette County; most services are able to continue with few interruptions. However, the limited capacity of the backup power supplies for the county communications towers could cause major disruptions if power was lost for an extended period of time. As noted during tests, the backup battery power supplies for the three towers only last, at most, up to 2.5 hours.			
Project Description: Upgrade the backup power supply systems for County communications towers, including Clay Peak, Signs, and Black Canyon, by replacing the battery-power systems with generators. Preliminary efforts will include site evaluation and exploration of generator size and fuel types.			
Lead Agency	Payette County		
Potential Resources	The work would be performed by both the county and contracting (mostly for the installation of the generator systems). The project would require financial support through external funding.		

EARTHQUAKE

Project ID: PCO-8.20			
Hazard	Priority	Cost	Timeline
Earthquake	High Score: 70.0	High	Next year or two/ASAP
Description of the Problem: The 6.5 magnitude earthquake that occurred on March 31 (epicenter in the Challis National Forest) damaged both the new and old portions of the courthouse and jail (the older portion was built in 1972 and the newer portions were built in 2000). Cracks formed throughout the entire facility. That damage that is most concerning happened to the jail.			
Project Description: Update and reinforce the courthouse and jail per the recommendations made in the engineering report that is on file with the county.			
Lead Agency	Payette County		
Potential Resources	This project will largely be financed with external funding and require extensive technical support from contractors.		

SCHOOL FACILITIES AND TRANSPORTATION

Each of the three towns have their own school systems below is a table for each school.

PAYETTE



Payette School District #371	
Payette Primary	1320 3 rd Ave. N.
Westside elementary	609 N 5 th St.
McCain Middle School	400 N. Iowa Ave.
Payette High School	1500 6 th Ave. S.
Total Students	1334

The Payette School District #371 encompasses approximately 167 square miles of area in Payette and Washington Counties. It is considered a smaller sized Idaho School District serving a rural community. The Payette School District was first organized in 1885. At that time Payette was part of Ada County. The first school was a small one-room building with one story that was utilized until the early 1890s. Currently the District's 1,500 students are in four separate schools: Payette Primary, Westside Elementary, McCain Middle and Payette High School.

As detailed in Exhibit 1, enrollment in the Payette School District has decreased by a little less than 200 students between 2018 and 2020. The school district has healthier student teacher ratios than State recommended maximums. According to District calculations, student teacher ratios average 19:1 (not including counselors and administrators).

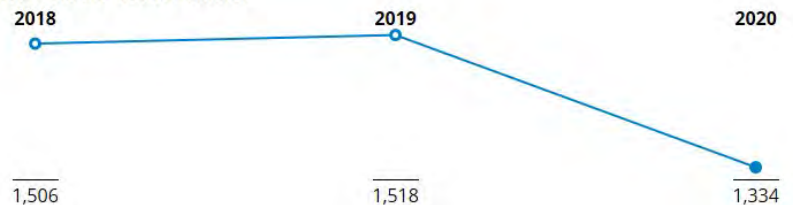
ABOUT OUR STUDENTS

TOTAL ENROLLMENT

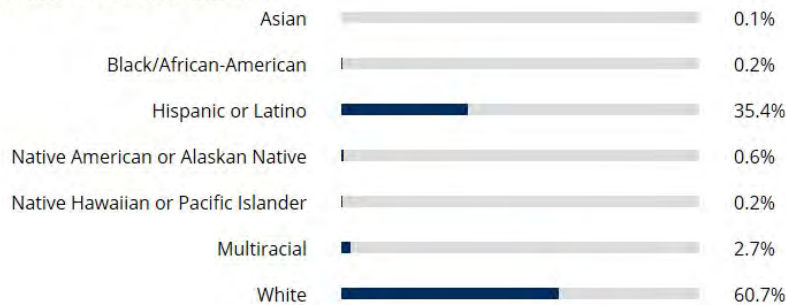
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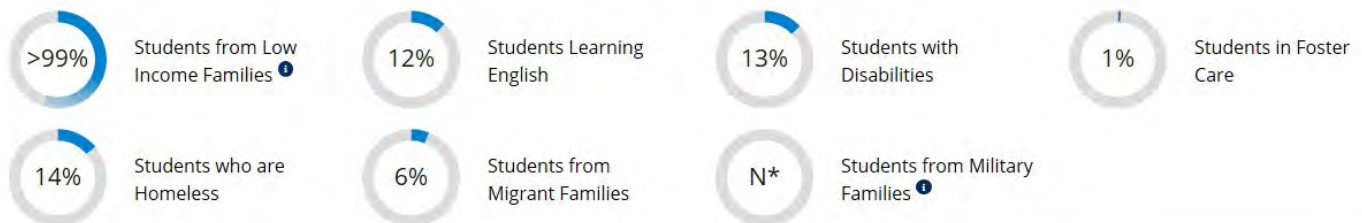
HISTORICAL ENROLLMENT



ENROLLMENT BY RACE/ETHNICITY



ENROLLMENT BY STUDENT GROUPS



Student Profile - With only two percent of the student population transferring in from other areas, student demographics reflect the community for which the schools serve. As of 2018, 62% of the population identifies as white, 34% Hispanic and less than 1% of each Black, Native American, Asian and Pacific Islander. Fourteen percent of the student population are English Language Learners (ELL) and 10% qualify for Special Education services.

Beyond the traditional programs associated and supported in public schools, the Payette School District offers several extended programs to meet the advanced and special needs of unique student populations.

➤ The District offers full-day kindergarten access for all students to address the early learning needs of at-risk students. The State of Idaho currently funds half-day kindergarten and the Payette 21st Century Community Learning Center (21st CCLC) Grant provides funding for the rest. This competitive grant obtained funding for 5 years.

➤ The District has established a before/after school enrichment program, funded through an additional 21st CCLC grant. The after-school program provides a safe environment for students to receive academic help, participate in engaging activities, and develop social skills while making connections with caring adults.

➤ Payette School District offers enhanced vocational opportunities to students from Payette and other surrounding schools. In 2017 the District added commercial welding, certified nursing assistant and automated manufacturing courses to the high school curriculum.

Students can graduate from Payette High School with a welding certificate or CAN license. The District is expanding its Career Technical Educational offerings each year.

➤ In partnership with the City of Payette, a School Resource Officer is assigned to work with students and be available at the schools on a regular basis.

- Summer school programs are offered by the District for both elementary and secondary students. These programs are designed to improve student achievement and eliminate the 'summer slide' noted in national research. At the secondary level, course offerings assist students in credit recovery to meet ever-increasing graduation requirements.
- Through the Food Service program, all students in the Payette School System can receive a free breakfast or morning snack as well as a well-balanced lunch. Fruit and vegetables are offered to students at a different time of day to help meet the nutritional needs of all students.

Public school facilities located within the city of Payette consist of:

- Payette Primary School built in 1992 on 11.7 acres offering 7.3 acres of green space; Payette Primary School educates students in grades PK-3.
- Westside Elementary School built in 1948 on 9.1 acres offering 6.2 acres of green space; Westside Elementary School educates students in grades 4 - 5.
- Warren McCain Middle School built in 2004 on 70.4 acres offering 7.6 acres of green space; McCain Middle School educates students in grades 6-8.
- Payette High School built in 1964 on 20.9 acres offering 9.3 acres of green space. The Payette High School facilities include the gymnasium, multipurpose building weight room, shop for welding classes, greenhouse for student agricultural programs. Green space includes a baseball field, football field, softball field and practice fields. The Payette High School educates students in grades 9-12.
- The District's administration building is located at 20 North 12th Street and sits on 10.9 acres. The district site includes the soccer complex and track and field facilities on 7.4 acres of green space.

The City of Payette is further served by two private parochial schools:

Private Schools Payette	
River of Life Christian, 100 students	17th Avenue North
Treasure Valley Seventh Day Adventist	305 ½ South 9th

River of Life Christian School

River of Life Christian School has a daycare and school from K-12. Previously known as the Payette Christian Academy, is located on 15-acre site on 17th Avenue North by Centennial Park and Riverside Cemetery. Between the daycare and school, it currently serves approximately 100 students. The facility does not offer transportation services.

Treasure Valley Seventh Day Adventist Elementary School

The Treasure Valley Seventh Day Adventist School is located at 305 ½ South 9th. It serves students from grades K through 8th.

Home Schooling

It is recognized that some children located within District # 371 are home schooled. There are no state records on the number of students within this category.

MOVEMENT OF STUDENTS

School transportation is offered through the Payette Joint School District # 371. Currently, the District operates nine route buses with an average daily ridership of 640 students in the morning and in the evening. Two additional route buses transport approximately 50 students home following the after school program.

Safety Issues - The District provides "safety busing" to all students who live within 1 ½ miles from their school but must cross US-95, US-52, canals or any railroad tracks. Because students are eligible to ride the bus, crossing guards are not used at the schools.

Safe Routes to Schools - Safe Routes to School aims to create safe, convenient, and fun opportunities for children to bicycle and walk to and from schools. The goal is to reverse the decline in children walking and

bicycling to schools, increase kids' safety and reverse the alarming nationwide trend toward childhood obesity and inactivity.

Students attending Payette schools have other issues regarding safe routes.

- Some students must cross one or more state highways.
- Others must cross railroad tracks or ditches.
- There is concern about the proper use of the crossing walks. Some students hit the button and proceed into the street without waiting for the lights to flash and cars to respond by stopping.

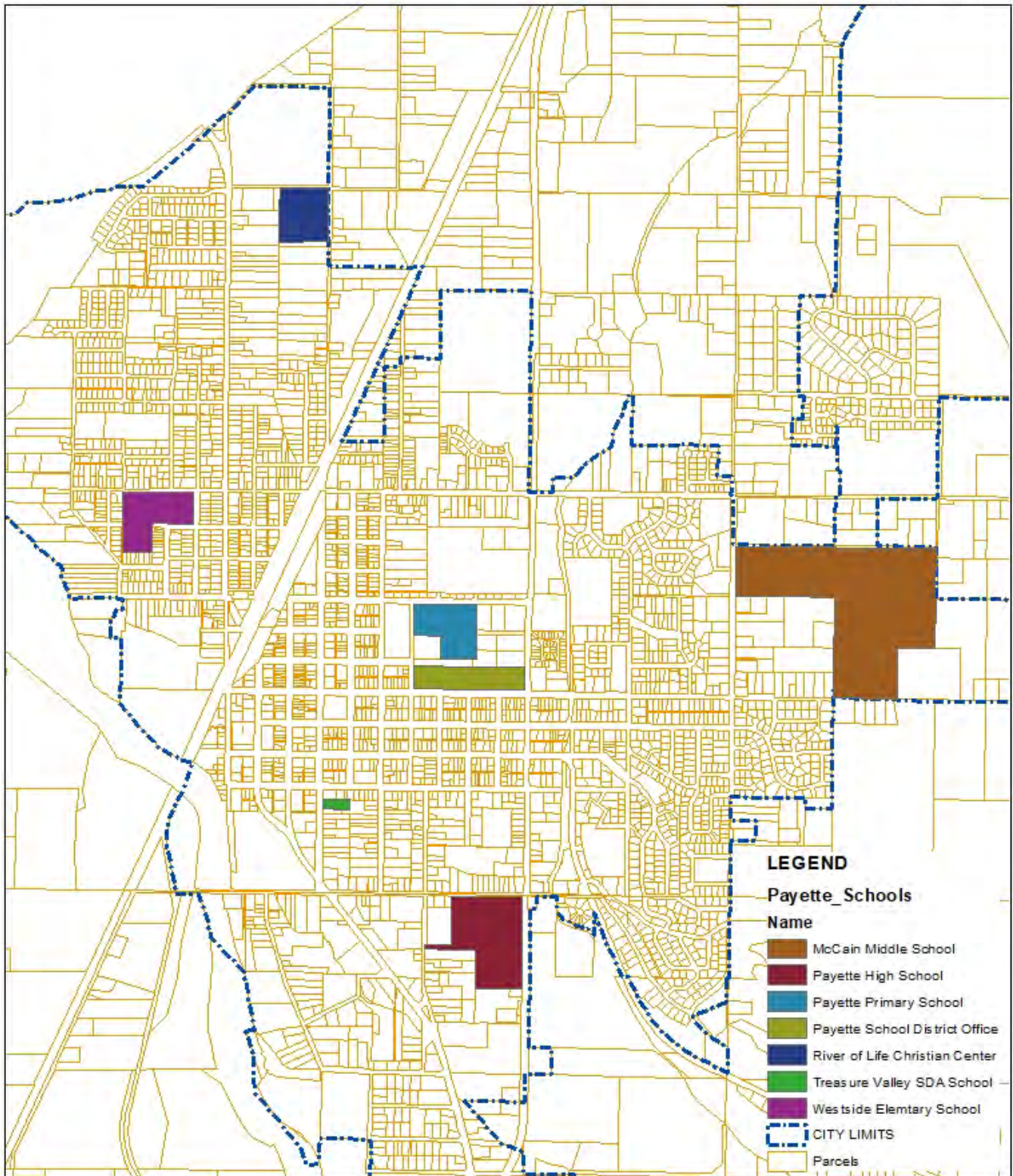
Under these circumstances the school district has stated that providing bus service will provide the safest routes to school.

Transportation - The District continues to provide school bus transportation for Payette and the surrounding areas that are in the district. The district follows standard school bus stop laws:

- Vehicles may not pass until the flashing red lights and signals are turned off.
- Drivers traveling in the same direction as the bus are always required to stop.
- Drivers moving in the opposite direction on a two-lane or two-lane (with center turn lane) are required to stop.
- Never pass on the right side of the bus, where children enter or exit. This is illegal and can have tragic results.

PAYETTE SCHOOLS

Date: 1/8/2021



1,600 800 0 1,600 Feet



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FRUITLAND



Fruitland School District #373	
Fruitland Elementary	1100 S. Pennsylvania
Fruitland Middle School	800 S. Pennsylvania
Fruitland High School	501 S. Iowa Ave
Fruitland Preparatory (alternative school)	401 Iowa Ave
Total Students	1649

The Fruitland School District # 373 is composed of Fruitland High School, Fruitland Middle School, Fruitland Elementary School and Fruitland Prep. Academy. The Fruitland School District experiences a very low teacher turnover rate, with the majority of staff having advanced degrees. Each of the Fruitland Schools have high performing programs and below are a few highlights.

ABOUT OUR STUDENTS

TOTAL ENROLLMENT

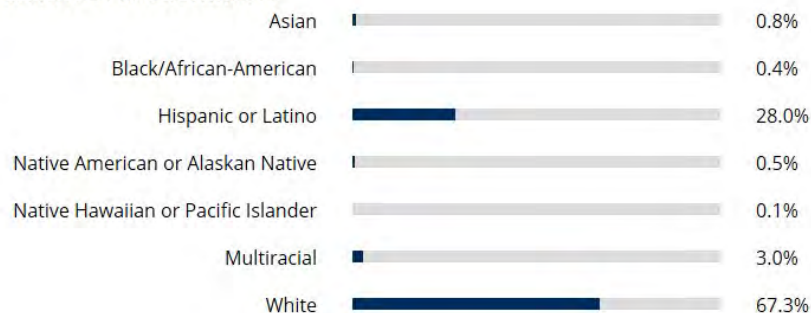
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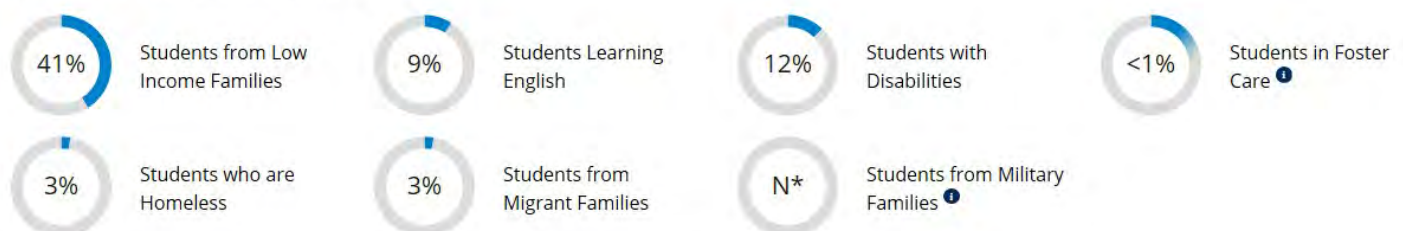
HISTORICAL ENROLLMENT



ENROLLMENT BY RACE/ETHNICITY



ENROLLMENT BY STUDENT GROUPS



Enrollment in the Fruitland School District has decreased by a little more than 120 students between 2018 and 2020.

Student Profile - Beyond the traditional programs associated and supported in public schools, the Fruitland School District offers several extended programs to meet the advanced and special needs of unique student populations.

- The District has a Full Day Kindergarten as well as highly regarded special education and migrant services programs.
- The District has a well-rounded sports program Fruitland High School is a perennial state qualifier and contender in Idaho athletics with a long list of state and conference championship teams. Fruitland High School is home to three time NFL All-Pro Offensive Lineman, Jordan Gross. Now retired from the NFL, “Coach Gross” is member of the Fruitland Grizzly coaching staff.
- The Fruitland Grizzly Band & Color Guard “The Pride of Western Idaho” Members have performed in the 2000 Presidential Inaugural Parade in Washington DC.
 - ❖ Members have performed in the 2004 Pasadena Tournament of Roses Parade.
 - ❖ The Band has been invited to perform in Disneyland in Anaheim, CA 5 times.
 - ❖ The Band was a featured performing group in the Hollywood Christmas Parade.
 - ❖ The Grizzly Band & Color Guard competes against the 5A large schools at the Mel Shelton District III Marching Band Competition.
 - ❖ The Band was a featured performing group in the 2014 Fiesta Bowl Parade in Phoenix, AZ.
 - ❖ In 2018 the Fruitland High School Symphonic Band was a featured performing group at the Idaho All State Music Educators Conference in Moscow, ID.
 - ❖ The Fruitland High School Black Paw Jazz Band was featured in a performance with the World Famous Glenn Miller Orchestra.
 - ❖ The Fruitland High School Symphonic Band performed with World Renown Yamaha Performing Artist, Trumpeter Joe Burgstaller.
 - ❖ The Grizzly Indoor percussion ensemble has been a featured performing group for the United States vs Serbia Davis Cup tennis match in Boise, ID.
 - ❖ The band has performed regionally in Washington, Idaho, California, Nevada, Hawaii, Arizona, and Oregon.
- Fruitland High School offers a state leading FFA program with over 250 participants enrolled. The agricultural program offers a substantial classroom curriculum as well as competitive teams on both the state and national level.
- Through the Food Service program Farm to School, all students in the Fruitland School System receive locally grown produce.

Public school facilities located within the city of Payette consist of:

- Fruitland Elementary School educates students in grades K-5. The elementary school has 571 students enrolled. Fruitland Elementary students have access to several strong programs. These programs include full day kindergarten, art classes, music classes, writers den and the wall of fame. Fruitland Elementary is a member of the Literacy Co-op through Education Northwest. Fruitland Elementary has a very strong PTO organization with excellent parental support.
- Fruitland Middle School educates students in grades 6-8. The Middle School has 524 students enrolled. Fruitland Middle School has competitive robotics team that travels to competitions throughout the state. Fruitland Middle School Students take advantage of “Advanced Opportunity” funds that allow students to take advanced classes. Fruitland Middle School Students have many opportunities for activities ranging from athletics, band, student government and hunter safety.
- Fruitland High School educates students in grades 9-12. The High School has 516 student currently enrolled with a has a Graduation Rate of 92% and offers several dual credit opportunities to its students.
- Fruitland Preparatory Academy is an alternative setting for students to accomplish a high school diploma at a different pace and in alternative setting. The is offered to grades 6-12, and under 21 years of age who have not yet earned a high school diploma may also enroll. The Preparatory Academy has a graduation rate of 73%, which is far above the state average for alternative schools.
- The District’s administration building is located at 401 Iowa Ave.

MOVEMENT OF STUDENTS

School transportation is offered through the Fruitland School District # 373. Currently, the District operates sixteen routes and ten buses with an average daily ridership of 850 students in the morning and in the evening.

Safety Issues - The District provides “safety busing” to all students who live within 1 ½ miles from their school. The Fruitland School District Transportation Department has an excellent safety record with student safety their number one priority.

Transportation - The District continues to provide school bus transportation for Fruitland and the surrounding areas that are in the district. The district follows standard school bus stop laws:

- Vehicles may not pass until the flashing red lights and signals are turned off.
- Drivers traveling in the same direction as the bus are always required to stop.
- Drivers moving in the opposite direction on a two-lane or two-lane (with center turn lane) are required to stop.
- Never pass on the right side of the bus, where children enter or exit. This is illegal and can have tragic results.

Personal Representative



Charter School District # 532	
Treasure Valley Classical Academy	Serves all of Payette County Open Aug. 2019 K-6 2020 added 7th
Total Students	417

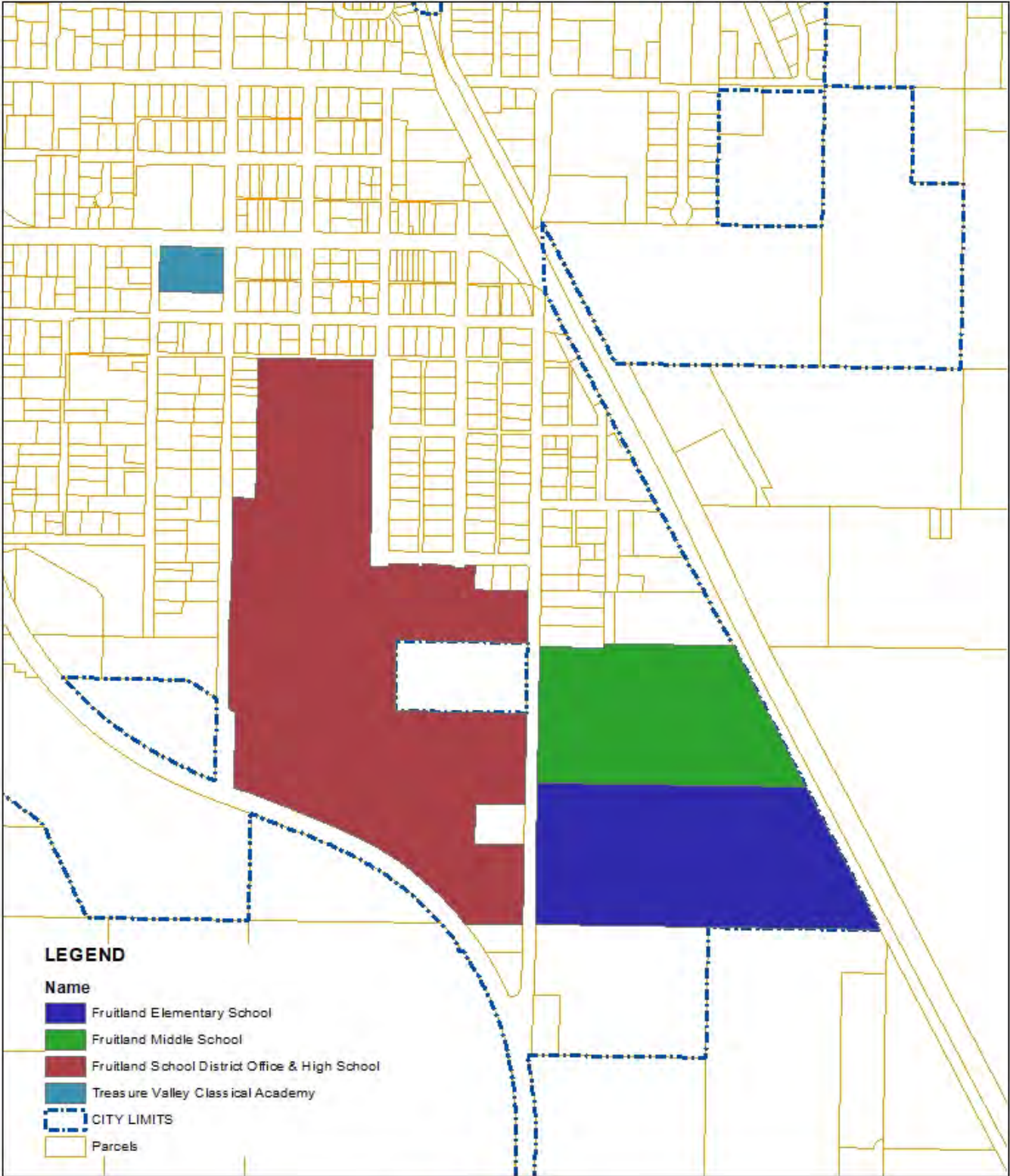
The City of Fruitland is further served by a Charter school the charter school is located in the old school house at 500 SW 3rd St.

Treasure Valley Classical Academy- is in its own district # 532 located within the Fruitland District is an open enrollment, tuition-free public charter school. All Treasure Valley students in Idaho are eligible to attend, with seats filled through a lottery system. The school opened in August 2019 for students K-6 and will serve students in grades K-7. One grade will be added each year through grade 12. Current enrollment is 417 students.

Treasure Valley Classical Academy has their own transportation system.

FRUITLAND SCHOOLS

Date: 1/8/2021



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NEW PLYMOUTH



New Plymouth School District #372	
New Plymouth Elementary	704 South Plymouth Ave.
New Plymouth Middle School	4400 Southwest Second Ave.
New Plymouth High School	207 South Plymouth Ave
Total Students	965

The New Plymouth School District # 372 encompasses approximately 172 square miles of area in Payette County. Currently the District's 965 students are in three separate schools: New Plymouth Elementary, New Plymouth Middle, and New Plymouth High School.

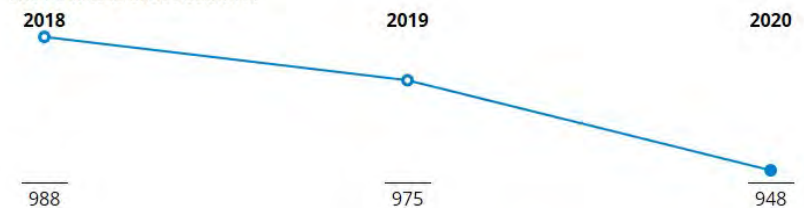
ABOUT OUR STUDENTS

TOTAL ENROLLMENT

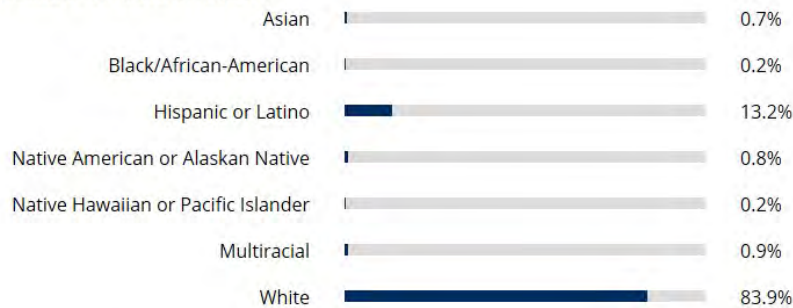
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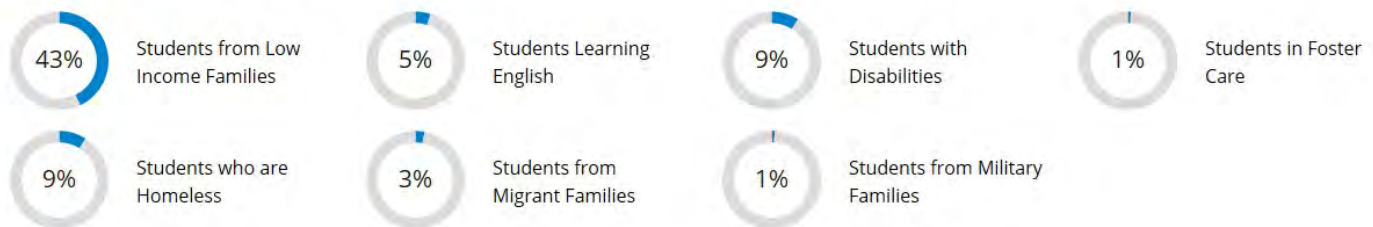
HISTORICAL ENROLLMENT



ENROLLMENT BY RACE/ETHNICITY



ENROLLMENT BY STUDENT GROUPS



<https://idahoschools.org/districts/372>

Enrollment in the New Plymouth School District has decreased by a 40 students between 2018 and 2020. The School District has healthier student teacher ratios that stat recommended maximums. According to District calculations, student teacher ratios average 19:1 (not including counselors and administrators).

Beyond the traditional programs associated and supported in public schools, the New Plymouth School District offers several extended programs to meet the advanced and special needs of unique student populations.

➤ The District offers full-day kindergarten access for all students to address the early learning needs of at-risk students. Students attend on an A & B day schedule.

- New Plymouth High School offers dual credit class opportunities to students.
- Summer school programs are offered on a yearly need by the District. In past, all three schools offered summer school. For the 2019-2020 school year, only the Middle and High Schools held summer school.

Public school facilities located within the city of New Plymouth consist of:

- New Plymouth Elementary School built in 1960 on 8 acres. New Plymouth Elementary School educates students in grades K-5. The football field and track are located near the Elementary School and occupies 4 acres of green space.
- New Plymouth Middle School built in 1996 on 20 acres. New Plymouth Middle School educates students in grades 6-8.
- New Plymouth High School built in 1985 on 5.52 acres offering. New Plymouth High School educates students in grades 9-12.
- Each of the respective schools went through an addition process in the 2016-2017 years. The High School added 5 new class rooms, the Elementary added a new wing with six class rooms and a gymnasium, and the middle school added 5 new class rooms, a library, and converted the old library into a lunch room.
- The District's administration building is located at 222 N. Plymouth Ave. Suite A.

MOVEMENT OF STUDENTS

The goal of student transportation is to provide eligible Idaho students with safe, effective, and efficient transportation to and from school in accordance with federal and state mandates.

(<http://npschools.ss11.sharpschool.com/departments/transportation>) School transportation is offered through the New Plymouth School District # 372. Currently, the District operates six route buses with an average daily ridership of 380 students in the morning and in the evening. Additional bus transport is offered after school for normal athletic trips.

Safe Routes to Schools –The transportation department follows the five-safety routes approved by the State Board of Education. Those routes include the following:

- Area of Hwy 30 West
- Area of East Idaho Street
- Area of Hwy 30 South / corner & area SE 1st Avenue
- Area of Holly and Subdivision cross Railroad tracks
- Area of Adams and SW 2nd

Transportation - The District continues to provide school bus transportation for New Plymouth. The district follows standard school bus stop laws:

- Vehicles may not pass until the flashing red lights and signals are turned off.
- Drivers traveling in the same direction as the bus are always required to stop.
- Drivers moving in the opposite direction on a two-lane or two-lane (with center turn lane) are required to stop.
- Never pass on the right side of the bus, where children enter or exit. This is illegal and can have tragic results.

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POST-SECONDARY SCHOOLS

Treasure Valley Community College (TVCC) Ontario, OR and Caldwell, ID - The TVCC's rural campus occupies 90 acres on the western edge of the Treasure Valley. The nearby Four Rivers Cultural Center houses the Meyer-McLean theater used by the college to present plays and for other purposes as well. The Caldwell Center is a satellite of TVCC and offers college preparation, college transfer, and professional-technical classes in a three-story building built in downtown Caldwell on the banks of Indian Creek. The Caldwell Center offers a broad range of student services including advising, placement testing, registration, financial aid assistance, and career planning. Students also have access to tutorial support and student activities. Classes may be taken face-to-face, via interactive video conference with the Ontario campus, or on the web. Students may take classes at both the Caldwell Center and the Ontario campus.

College of Western Idaho (CWI) Nampa and Boise - The College of Western Idaho (CWI) is a public, comprehensive community college. It offers undergraduate, professional/technical, fast-track training, adult basic education, and community education. Students have an abundance of options offering over 50 credit programs, and hundreds of non-credit courses. Students can develop career skills or prepare for further study at a 4-year college or university. CWI is critical to fueling southwest Idaho's economy by providing a trained workforce to meet the needs of business and industry.

College of Idaho (CI) - The College of Idaho is a private, residential liberal arts college located in Caldwell, Idaho. Founded 127 years ago in 1891, it is the state's oldest private liberal arts college, with an enrollment of 1,140 students. The C of I has produced seven Rhodes Scholars, three governors and four NFL players. Its PEAK Curriculum allows students to study in the four knowledge areas of humanities, natural sciences, social sciences and a professional field, enabling them to earn a major and three minors in four years. For sixteen years, from November 1991 until October 2007, the C of I was known as Albertson College of Idaho.

Northwest Nazarene University (NNU) - Northwest Nazarene University is a Christian comprehensive university that offers over 60 areas of study, master's degree programs in eleven disciplines, accelerated degree programs, concurrent credit for high school students, and a variety of continuing education credits. The 85-acre campus located at 623 Holly Street in mid-Nampa.

Boise State University (BSU) - Boise State confers more undergraduate degrees than any public university in Idaho and offers more than 100 graduate programs, including the MBA and MACC programs in the College of Business and Economics; Masters and PhD programs in the Colleges of Engineering, Arts & Sciences, and Education; and the MPA program in the School of Public Service. Boise State has invested in the future over the past decade, including spending over \$300 million since 2003 on academic, residential, and athletics facilities across campus.

University of Idaho (U of I) - Boise provides southwest Idaho with undergraduate and graduate education, as well as professional development for practicing professionals and community education through business incubation and Extension efforts in 4-H.

Other Institutes For Higher Learning – Payette County is served by the following colleges and universities in the Treasure Valley: Carrington College, Boise Bible College, Brown Mackie College, Steven-Henager College, and the University of Phoenix.

LAND USE

Land in Payette County is predominately privately owned with federal and state lands representing about 25 percent of the total land area.

Land Ownership

<i>Land Ownership</i>	<i>Acres</i>
FEDERAL LAND	
BLM	64,590
NATIONAL FOREST	0
OTHER	84
STATE LAND	
ENDOWMENT LAND	7,892
FISH AND GAME	855
PARKS AND RECREATION	0
PRIVATE LAND	185,656
COUNTY LAND	1451
MUNICIPAL LAND	592
TOTAL	261,120



Payette County is rural with most development occurring in three historic towns: Payette, Fruitland, and New Plymouth. The rural areas of the County are either rangeland, irrigated agriculture (gravity flow or sprinkler), dryland agriculture, or riparian.

Each of the three towns has traditional downtown commercial areas surrounded by residential neighborhoods. Commercial development also extends outside of the urban areas along local highways. Each town has public buildings for government and school uses, as well as parks and other public facilities and utilities. Some industrial development occurs in each town along the rail lines and other transportation corridors. Larger lot residential development and small farms, along with agricultural support uses such as manufacturing and processing, occur in the outskirts of each town. Several commercial areas occur along three interstate interchanges (the Fruitland/Payette exit #3, the Sand Hollow exit #7, and the Black Canyon junction #13).

The 2006 Comprehensive Plan identifies several land use categories outside city limits. These land uses were characterized as follows:

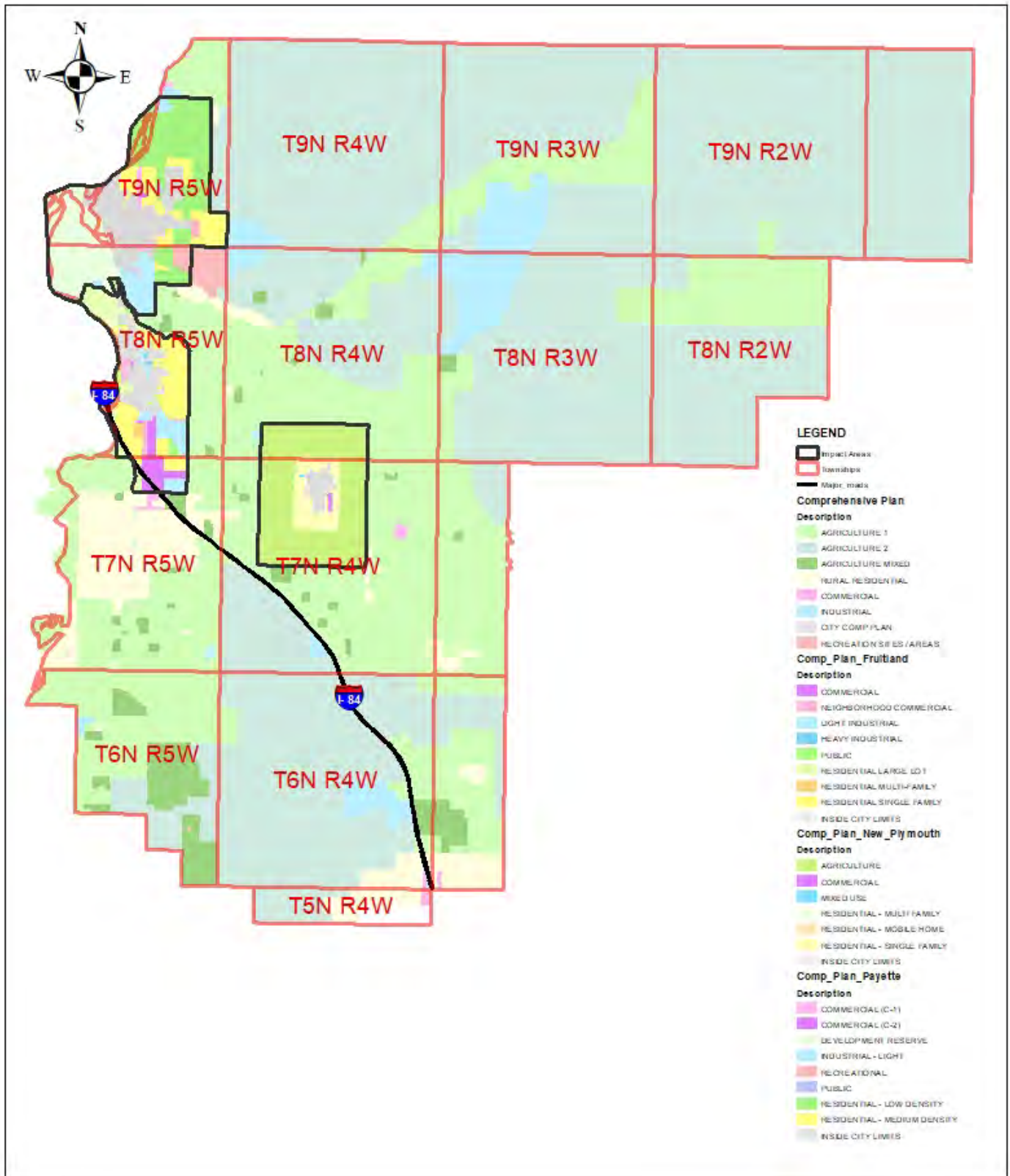
- **Agriculture 2.** This designation encompasses lands outside Areas of City Impact that are predominately rangeland. For the most part these areas are either state or federally owned. These areas would permit residential development and a wide range of agricultural pursuits.
- **Agriculture 1.** This designation encompasses lands outside Areas of City Impact that are either gravity or sprinkler irrigated. Lands along the Snake River and the Payette River drainage as well as the Big Willow and Little Willow drainages are within this land use category. These areas would focus on retention of agricultural use while permitting residential development. A wide range of agricultural pursuits would be principally permitted, while more intense agricultural uses would be permitted under conditional use.
- **Agriculture Mixed.** This designation encompasses lands outside Areas of City Impact that may or may not have irrigation. For the most part, these areas have a current use of an animal feeding operation or a sand/gravel pit or mine. A wide range of agricultural pursuits would be principally permitted that are compatible with the existing uses. The animal feeding operations are allowed by a CAFO siting permit. The sand/gravel pit or mines are allowed by conditional use. This designation is solely for the purpose of indicating the existing and future uses to prospective land owners and potential conflicts.
- **Rural Residential.** This designation would occur primarily within Areas of City Impact and in several other areas where smaller residential lots are concentrated including an area surrounding Sand Hollow. This designation would permit large lot residential areas. Those inside the impact area will likely be annexed into the neighboring city. Smaller lot residential development would only be permitted under a special development application such as a Planned Unit Development (PUD).
- **Commercial.** This designation would include retail stores and services. The designation is limited to each of the four interstate interchanges. However, in the future, residential development may necessitate commercial uses in densely populated areas.
- **Industrial.** This designation includes a light and heavy industrial uses to address a variety of manufacturing, processing, and storage uses. This encompasses existing industrial operations, such as CAFOs and the Clay Peak Landfill.
- **Government.** This map denotes state and federal land ownership, at the time of plan adoption, for informational purposes.

REGULATIONS

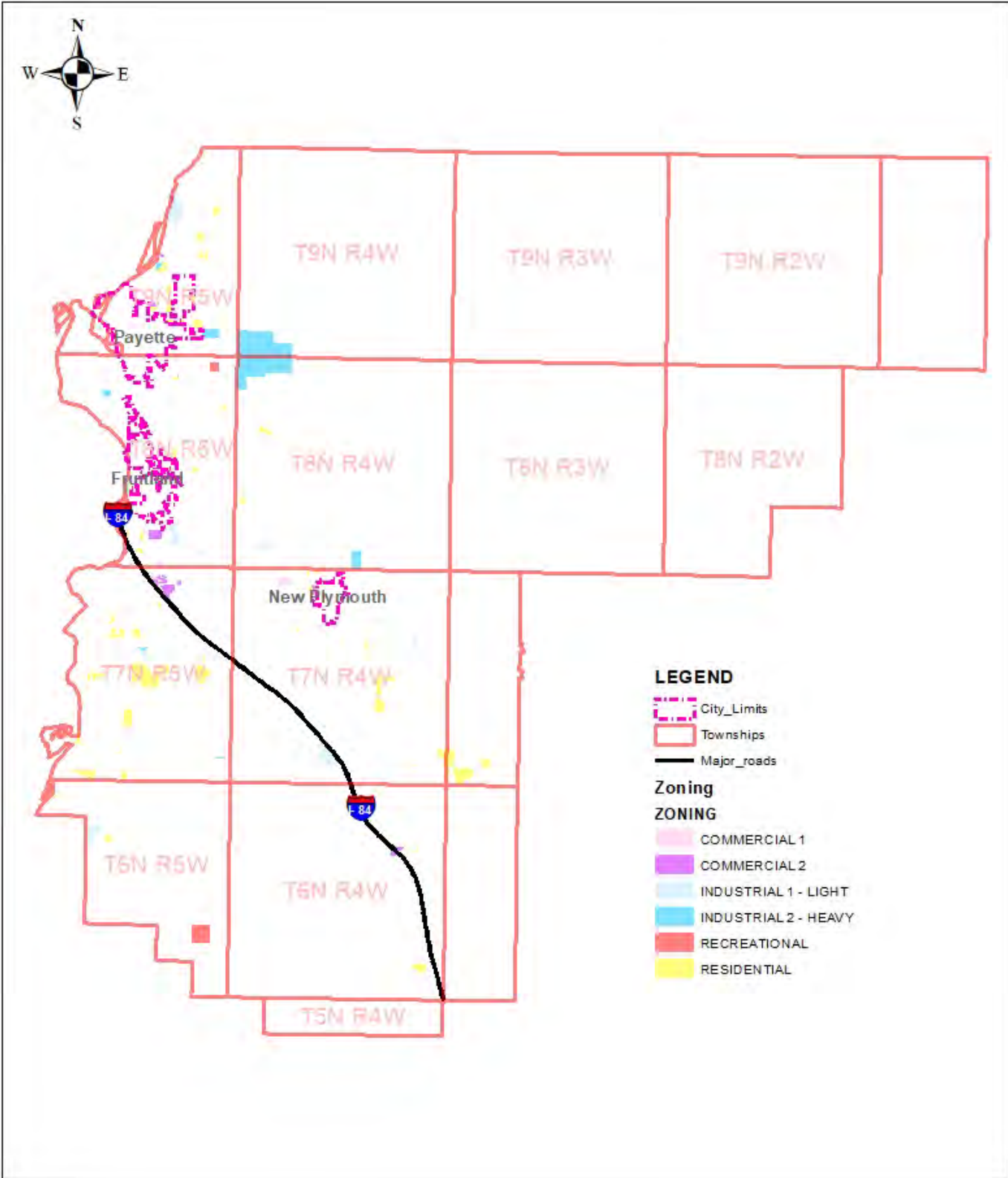
Land use in Payette County is regulated by the zoning and subdivision ordinances. These regulations are guided by the current Comprehensive Plan adopted in 2006. County personnel, with the support of the Planning and Zoning Commission, administer the plan and facilitate development applications in accordance with county ordinances and guidelines.

In compliance with Idaho State law, Payette County has adopted mutually acceptable Areas of City Impact with each of the three incorporated cities. The current Area of City Impact boundaries are depicted in the 2006 Future Land Use Map.

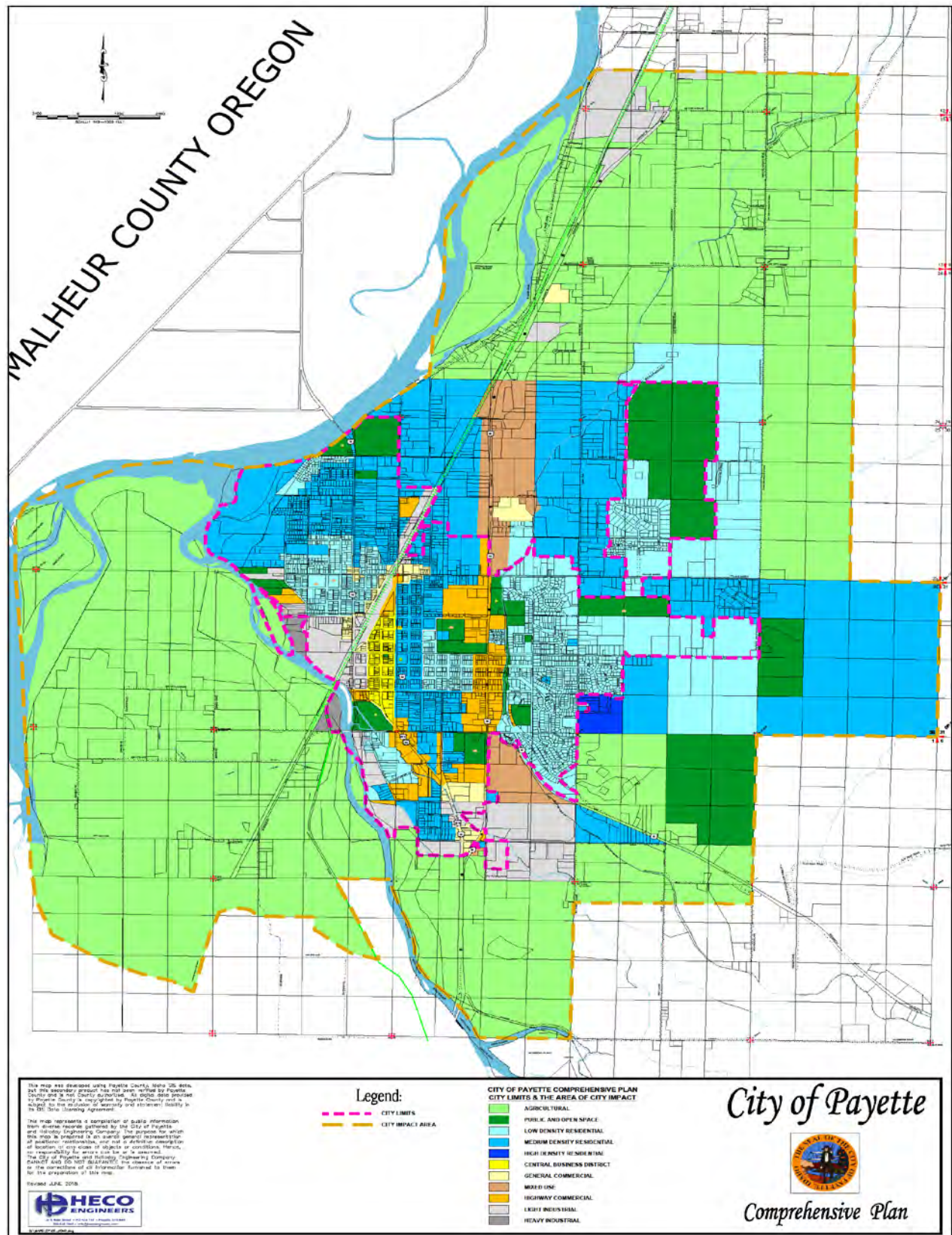
PAYETTE COUNTY CURRENT COMPREHENSIVE PLAN MAP



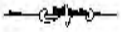
PAYETTE COUNTY CURRENT ZONING MAP



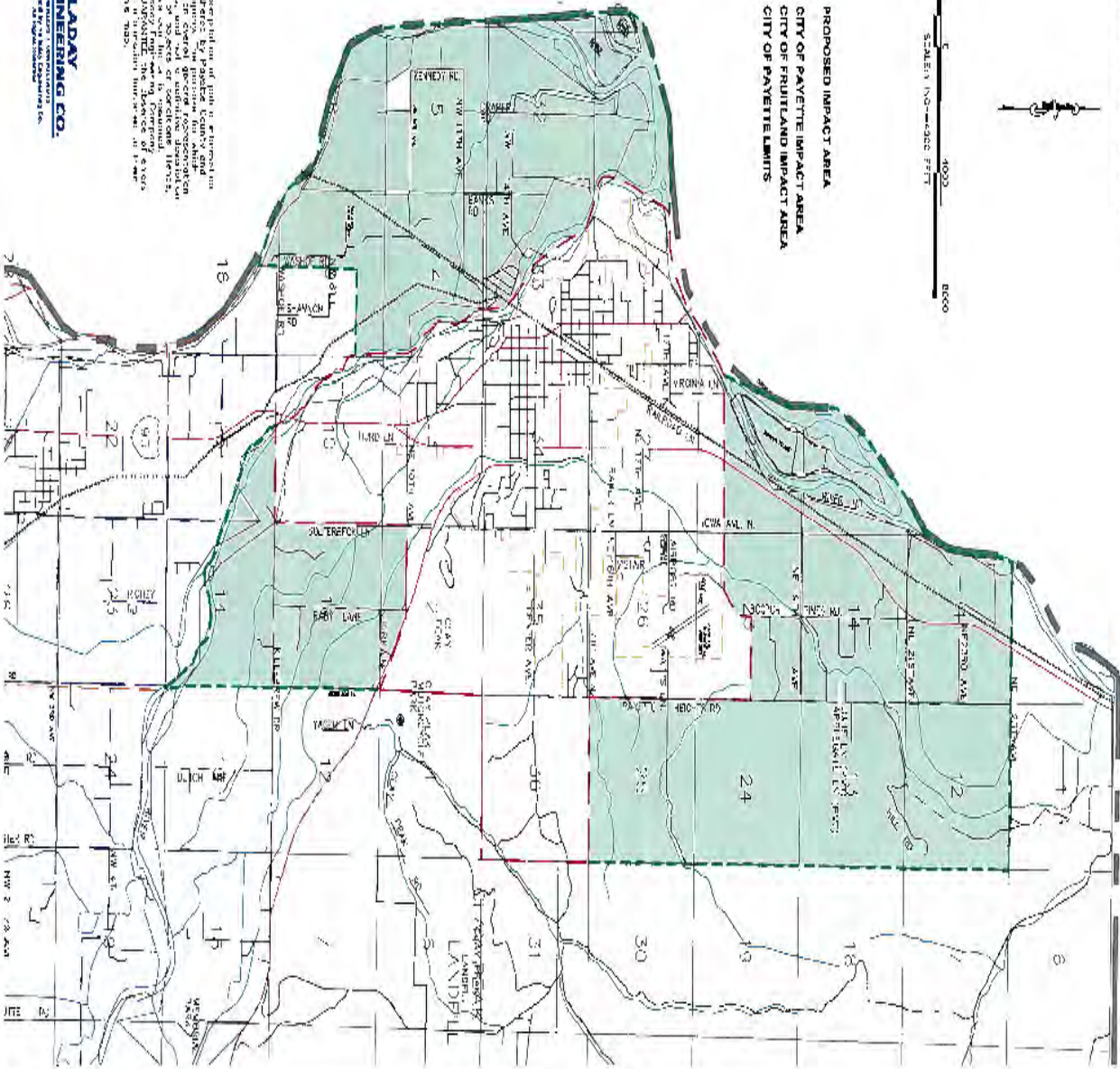
CITY OF PAYETTE IMPACT AREA



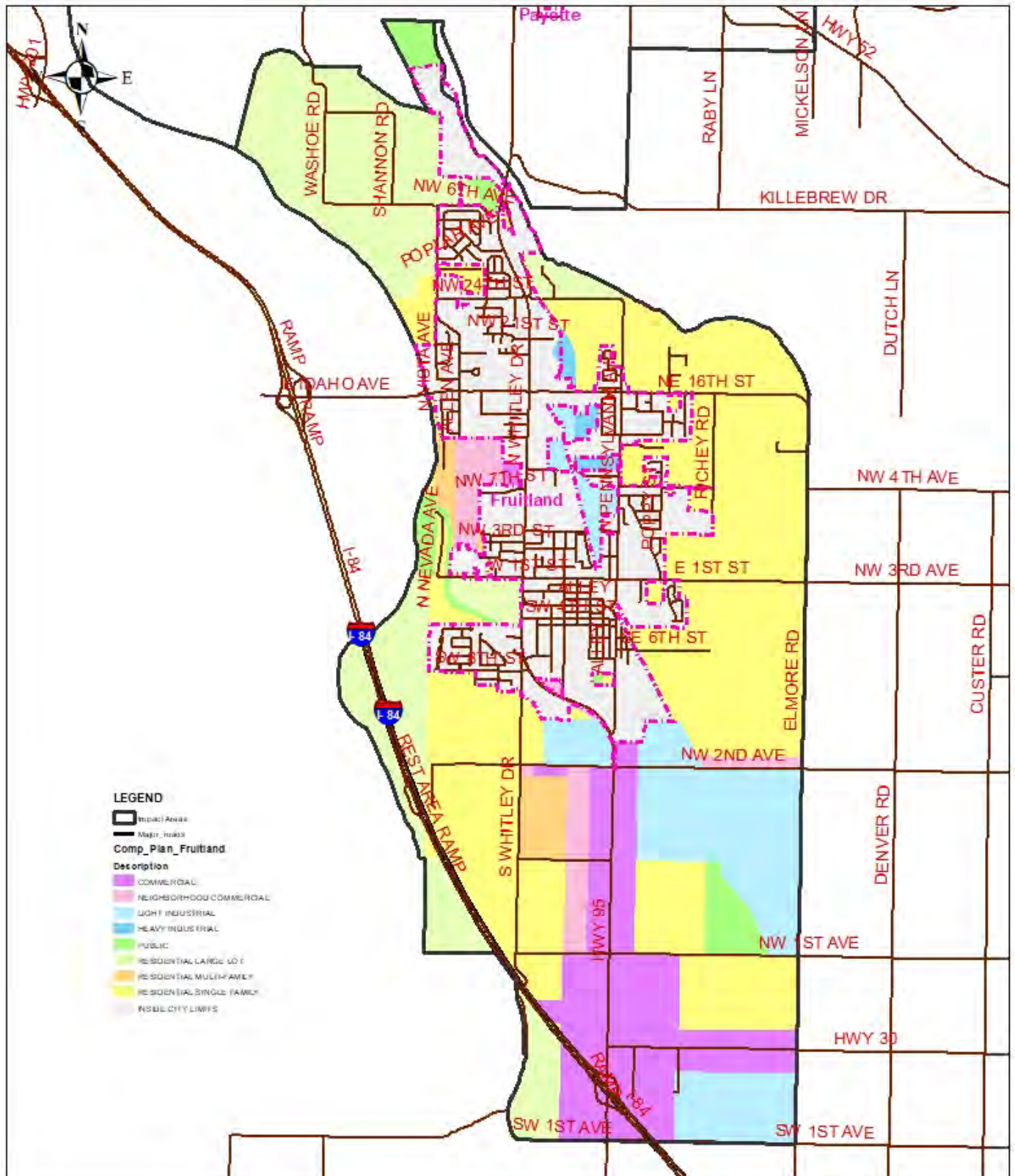
CITY OF PAYETTE IMPACT AREA



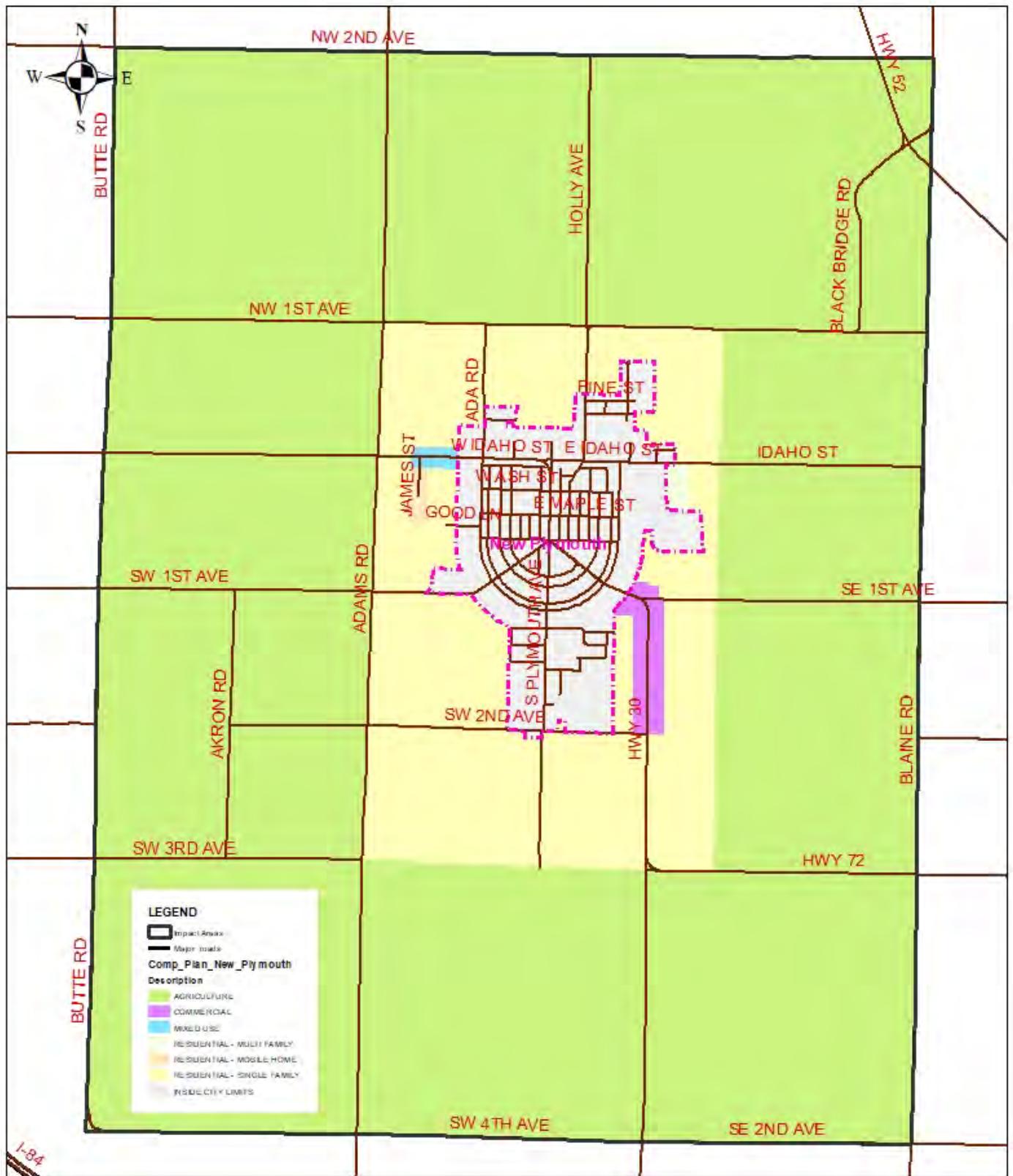
- PROPOSED IMPACT AREA
- CITY OF PAYETTE IMPACT AREA
- CITY OF FRUITLAND IMPACT AREA
- CITY OF PAYETTE LIMITS



CITY OF FRUITLAND IMPACT AREA



CITY OF NEW PLYMOUTH IMPACT AREA



SPECIAL CODES

TRANSFER OF DEVELOPMENT RIGHT (TDR)

Transfer of Development Rights is currently an option in Payette County they provides an avenue for property owners to build a residential homes on a parcel that may not qualify for a residence any other way. This also gives Payette County and the local farmers the ability to preserve prime agricultural land.

PERMIT PROVISIONS AND COMMUNITY DESIGN POLICIES

Community design addresses the need for landscaping, building design, and signs as well as suggested patterns and standards for design, development and beautification. County regulations currently provide basic design and development standards. However, because of the rural nature of the county and the relatively low intensity of development activity these requirements are not rigorous.

RECREATION/ SPECIAL SITES

PAYETTE COUNTY RECREATION DISTRICT

The District, with offices located in Fruitland three miles south of Payette, was formed in 1976 and will celebrate its 41-year anniversary in November of 2016. The District encompasses all of Payette County and receives its revenue mainly from property taxes, a majority of which comes from city of Payette residents, based upon population and valuation, and program fees. The purpose of the District is to act as a coordinator of recreational services and programs in the County for youth starting at age three through senior citizens. Programs are available to every citizen in Payette County including soccer, fun runs, softball, volleyball, baseball, tennis, golf, summer camps, football, and basketball. The District also offers programs in Payette utilizing the City parks and school facilities. The City and School District assist the Recreation District with field maintenance. Their goals include the following:

- Provide a variety of recreation programs to meet the needs of the population.
- Help develop multi-use facilities to implement recreation programs.
- Relieve local organizations of the expense and responsibility of existing programs.

Chapter Twelve - PARKS AND RECREATION

PARKS

The County, along with Payette, New Plymouth, and Fruitland offer the local County residents recreation and picnic sites. These developed parks provide a vital place for County resident children to play and participate in sports.

PAYETTE COUNTY

PARK	ACRES	AMENITIES	LOCATION
Clay peak motorcycle park	(BLM land)	Motorcycle trails	2550 Hwy 52 Payette
Rudy Park	2.39	Restrooms, BBQ, River Access	1750 Killebrew Dr. Payette
Veteran Memorial Park	.79	Veteran Memorial	Hwy 52

CITY OF PAYETTE

There are eight parks or open space areas in Payette. All parks are available for passive recreational opportunities. With some of the parks, offering a little more Kiwanis Park has a band shell with playground equipment located in the front and back of the park. The public pool is also located there, along with the skate park.

PARK	ACRES	LOCATION
Bancroft Park	0.03	Downtown Payette
Central Park w/ Library	2.8	Center and 9th
Centennial Park	7.9	North end
Gateway Park	9.2	US 92- Soccer Complex
Hanigan Park /Dog Park	1.2	Armory
Kiwanis Park	19.4	7 th Avenue
Sherer Park	.75	
Triangle Park	1.1	
Wilson Park	.2	Bottom of Perry Drive

OTHER PARK	ACRES	LOCATION
District office & track	9.8	Center
Middles school and Killebrew park (Field of Dreams)	70.3	Iowa Ave
Westside Elementary, Pump and Track (bicycle park) and baseball fields	8.5/1.4	
Payette Municipal Golf Course- Airport	245.7	Scotch Pines
Payette River Greenbelt		

Golf Course

The City-owned 18-hole golf course, Scotch Pines, is located on City property just north of the city. The golf course has a clubhouse, ancillary services, and a pro; it is leased to, and operated by, the Payette Municipal Development Corporation.

Swimming Pool

The City of Payette is fortunate to have an outdoor swimming pool/wading pool/hot tub and a covered swimming pool that can be utilized year round. The pools are open to the public, schools, and various swim groups. They are operated by the City, which is responsible for hiring employees and for coordinating its use.

Payette Greenway

The Payette Greenway is a river trail being developed between Kiwanis Park and Centennial Park along the Payette River. The City is working with the State Department of Lands on tentative plans to extend the trail into Fruitland and New Plymouth. The project is a joint venture of the County and the City, with the City and several private organizations assisting with the maintenance and upkeep of the trail. Long-range plans anticipate adding a trail way along the east bank of the Snake River as the city grows west toward Rudy Park.

CITY OF FRUITLAND

Fruitland has approximately 18.1 acres of developed, public parkland. There are four public parks: Mesa Community Park, Crestview Park, Fruitland Community Park, and Swire Park.

PARK	ACRES	LOCATION
Mesa Park	13.72	NE 12 th Street
Fruitland Community Park	1.92	SW 3 rd Street
Crest View Park	2.26	SW 8 th Street
Swire Park	.23	NW 4 th Ave

All of the parks have open space with restrooms. Fruitland has added splash pads to some of the parks. Mesa Park is home to many baseball field as Payette County Recreation Department is located at the park. Currently Fruitland is currently constructing a sports complex near the Water Treatment Facility, according to the conceptual plan shown below.



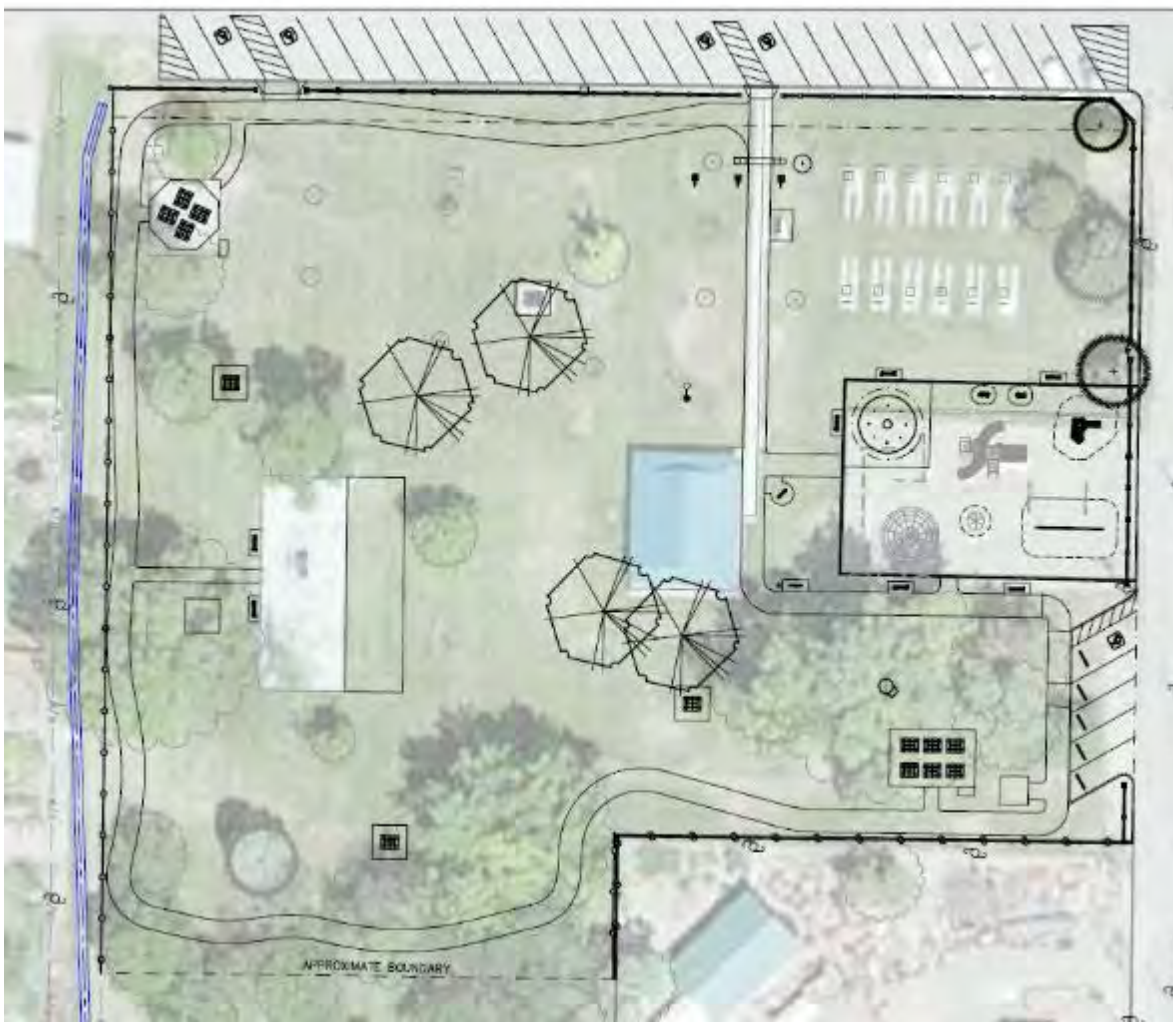
https://www.fruitland.org/vertical/sites/%7B0D05ADA3-D512-48E7-8B13-DA20B51EAD7F%7D/uploads/Fruitland_ParksTrailsMasterPlan_07_2014_final.pdf

CITY OF NEW PLYMOUTH

New Plymouth has approximately 12.5 acres of developed, public parkland. There are two public parks: Kiwanis Park and Horseshoe Park. In 2017, the city of New Plymouth created a parks master plan that evaluated Kiwanis Park. Since the plan was developed, the City has added playground equipment, restrooms, and a skate park. Both parks have open space but the Horseshoe Park has walking pathways with historical markers.

PARK	ACRES	LOCATION
Kiwanis Park	2.5	W Ash Street
Horseshoe Park	11.00	SW 3 rd Street

Kiwanis Park conceptual plan



https://www.npidaho.com/documents/54/NP_KIWANIS_PARK_MASTER_PLAN_FINAL_5-19-17.pdf

RECREATION BEYOND PAYETTE COUNTY

FACILITY	OWNERSHIP	ACTIVITY	ACREAGE
Anthony Lakes	Private	Snow skiing	>1,100
Black Canyon Reservoir	State	Water sports	31,200
Bogus Basin (Boise)	Private managed	Snow sports; hiking, biking	2,600
Brownlee Reservoir (OR)	State	Fishing boating	32
Brundage Mountain(McCall)	Private managed	Snow sports; hiking, biking	57.4
Eagle Island	State	Water Sports; winter sports	29.75
Hells Canyon Recreation Area (including three Idaho Power Parks)	Federal	Water sports, white water rafting, camping, and photography	29-75
Leslie Gulch (OR)	State	Hiking, fishing, biking, water sports	279,000

Lucky Peak Reservoir	State	Water sports	307,000
Malheur River and Reservoir (OR)	State	Water sports	1,282
Owyhee Reservoir	State	Water sports	120,000
Payette National Forest	Federal	Camping, hiking, river sports	2.3 million
Spangler (Mann Creek) Reservoir	State	Water sports, camping, hiking	283
Succor Creek (OR)	State	Hiking, biking, water sports	69.4 miles

Chapter Twelve - PARKS AND RECREATION

CULTURAL RESOURCES AND HISTORICAL SITES

MUSEUMS AND HISTORICAL SITES

Payette County Museum

The Payette County Museum, located at the corner of N 9th Street and 1st Avenue S, in Payette, Idaho, is run by the Payette County Historical Society (PCHS) and manned by volunteers and a dedicated museum administrator.

The building housing the museum collection is as historical as almost anything inside it. The land for the original church had been donated by dedicated church member Peter Pence, using a portion of his homestead. After several years in a wooden structure the congregation decided they needed a larger and sturdier place of worship so they raised money to build a brick church. Erected in 1904 as the Methodist Episcopal Church the building includes lovely stained glass windows donated by early church members. The largest of these are the east window depicting Jesus with a small flock of sheep and the south window which shows Jesus praying beside a large boulder. While the men of the congregation provided the muscle to build the church, the women held suppers and raffles to raise funds and paid off the mortgage in only two years.

<http://www.payettemuseum.qwestoffice.net/3964.html>

Scenic Byways

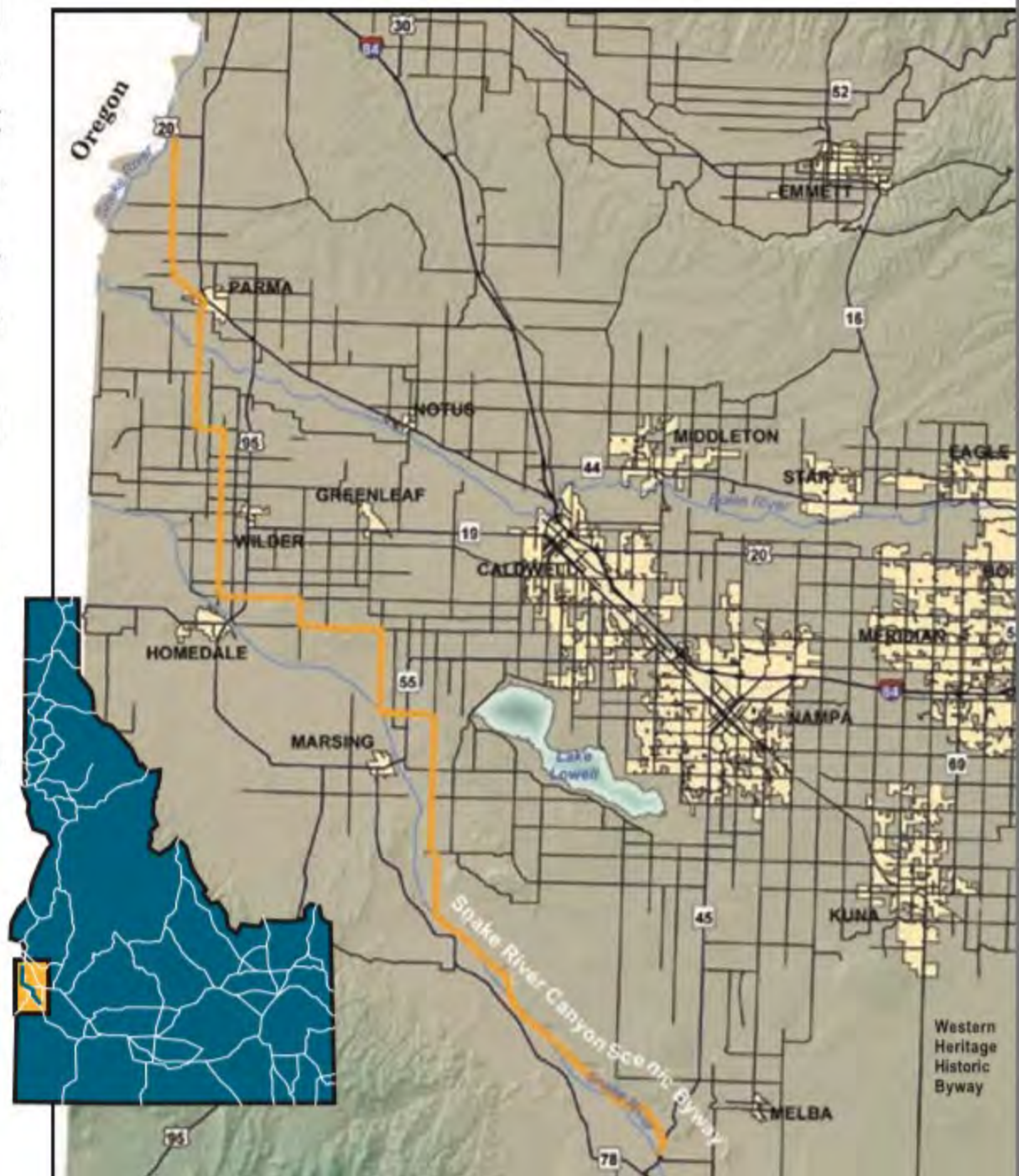
Washoe Ferry Landing

The Washoe Ferry was established in 1862 by Marion More & Company. It was located on the Snake River at the mouth of the Payette River on the road leading from Walla Walla, Grand Ronde, and Auburn to the Boise Mines. When the railway company built a bridge across the river, the ferry was moved upstream to better serve the growing communities of Payette and Ontario. The ferry remained in operation until the completion of an interstate bridge in 1902.

City of Payette Comprehensive Plan

Snake River Canyon

The Snake River Canyon Scenic Byway is a system of road recognizing the beauty of the Snake River Canyon and the value of agriculture in the Treasure Valley. The image below does not depict the Payette County addition to the Snake River Canyon Byway as the West highway 52 signage is being developed; the current byway is approximately 53 miles. This will be the last Byway added to the states of Idaho system.



Small image

<https://www.bing.com/images/search?q=Idaho+Snake+River+Canyon+Scenic+Byway+Map&form=IRTRRL&first=1&tsc=ImageBasicHover>

Large map <https://visitidaho.org/content/uploads/2018/02/Idaho-Scenic-Byways-Brochure.pdf>

City of Payette Comprehensive Plan

PUBLIC SERVICES, UTILITIES, AND FACILITIES

COUNTY DEPARTMENTS

Most departments are located in the County Courthouse at 1130 3rd Ave. N.

ASSESSOR

Edie Aldridge- Assessor

Dorothy Davison- Deputy Assessor

Duties of County Assessor

The County Assessor is elected by the voters for a term of four years. The County Assessor's duties are governed by Idaho Code Title 63. The Office of the County Assessors principal function is to place value on all properties, real and personal, in Payette County. Values are assigned which represents typical sale and/or purchase prices of similar properties. This procedure is known as placing market value on property.

<https://www.payettecounty.org/elected-officials/assessors>

TREASURER

Joann Howell-Treasurer

Duties of County Treasurer

The County Treasurer is elected by the voters for a term of four years.

It is the duty of the Treasurer to receive all moneys belonging to the county and to safely keep them. Disburse all county money paid upon warrants directed by the county commissioners. To invest idle funds belonging to the county as prescribed by Idaho Code.

In addition, the Treasurer acts as the ex-officio tax collector with duties relating to the collection of the revenue as prescribed in title 63 of the Idaho Code. The County Treasurer is also the ex-officio public administrator and shall be responsible to administer the estates of decedents who reside in the county at the time of death as prescribed in the Idaho Code.

<https://www.payettecounty.org/elected-officials/treasurer>

CLERK

Lindsey Bratcher

Duties of Clerk

Payette County Clerk/Auditor/Recorder (also Clerk of the Board of County Commissioners & Chief Elections Officer) provides clerical support for the courts and is responsible for the processing and maintenance of all court case filings. The Clerk's office provides in-court clerks who support judges in the commission of their duties and is responsible for the selection of jurors. The Clerk is responsible for recording the appropriations made to County agencies, the outstanding liabilities against these appropriations, and the expenditures made against the appropriations. The Clerk oversees indigent services to County residents. As the Recorder, the Clerk is responsible for recording, filing, indexing, and the preservation of recorded documents.

<https://www.payettecounty.org/elected-officials/clerk>

PLANNING AND ZONING

Patti Nitz- Administrator

Duties of Planning and Zoning

It is the duty of the Planning and Zoning Administrator and Staff to apply and enforce the Zoning Ordinance and Subdivision Ordinance adopted by the Board of County Commissioners, as authorized by Idaho Code §67-6511 and Idaho Code §67-6513. These ordinances apply to the unincorporated areas of Payette County and set

standards for development as growth occurs. The Zoning Ordinance is designed to encourage and facilitate orderly growth and development while protecting property rights, encouraging the protection of prime agricultural and mining lands, avoiding overcrowding of land, and focusing urban-type development within the incorporated cities. The Subdivision Ordinance is designed to provide harmonious development with coordination of streets and roads and avoid scattered subdivisions of land that would adversely affect water supply, sewer service, drainage, and transportation.

The Administrator and Staff work closely with the twelve-member Planning and Zoning Commission appointed by the Board of County Commissioners. Decisions made by the Planning and Zoning Commission are guided by the Local Land Use Planning Act, Idaho Code Title 67 Chapter 65, and Payette County Zoning and Subdivision Ordinances.

Planning and Zoning Staff provides assistance to the Building Department, verifying building rights and issuing building permits as approved by the Building Official and the Planning and Zoning Administrator.

Additionally, the Department is responsible for administration of the Flood Control Ordinance as adopted by the Board of County Commissioners and authorized by Idaho Code §46-1020 through

§46-1024. The Flood Control Ordinance follows standards set by Federal Emergency Management Agency designed to minimize damage and safety hazards caused by flood events.

SHERIFF

Andy Creech- Sherriff

Mission Statement

“Entrusted by the citizens of Payette County, our mission is to provide excellent service and protection through leadership and partnership with the community we serve”.

Committed Values

- We will uphold the U.S. Constitution, Idaho State Constitution, and the laws of the State of Idaho.
- We will always be diligent and calm in the face of danger, dedicated to enhancing the safety of our community.
- We will be professionals who strive to be trustworthy and will demonstrate positive values and behaviour.
- We will seek opportunities for continued education and training to ensure our level of service is achievable.
- We will be attentive, compassionate, and courteous to each and every citizen we are called upon to serve.
- We are committed to providing a drug and crime free community.

Community Services

The Sheriff's Office provides a wide range of community services to include Fingerprinting, House Checks, Crime Prevention, application of Concealed Weapons Permits, and Work Inmate Program.

Additional Duties

- Brand inspection and enforcement
- Enforcing the State Motor Vehicle Licensing Act, to include verification of vehicle identification numbers and inspection of out-of-state cars
- Enforce fish and game laws
- Register sex offenders within our reporting jurisdiction

<https://www.payettecounty.org/elected-officials/sheriff>

Mutual Aid Agreement

The Sherriff Department has multiple mutual aid agreements; some of the agreements are for dispatch for the cities as well as patrol for the City of New Plymouth.

Andy Creech Sherriff

PROSECUTING ATTORNEY

Mike Duke

Duties of Prosecuting Attorney

The Payette County Prosecutor is an elected official. The Prosecutor has jurisdiction over all criminal cases in District Court and all misdemeanors which occur outside of city limits, or that are cited by the State Police or Fish and Game. The County Prosecutor's duties include bringing and defending civil actions involving Payette County. The Prosecuting Attorney also serves as legal advisor for all Payette County officials and agencies.

The only criminal cases not handled by the County Prosecutor are misdemeanors that occur within the city limits of Fruitland and New Plymouth.

<https://www.payettecounty.org/elected-officials/prosecuting-attorney>

BUILDING SAFETY

Duties of Building Safety

The Building Department is located in the Planning and Zoning office. The County has an agreement the City of Fruitland for the use of their building inspectors. The Building Department reviews all building plans, building inspections, along with mechanical permitting. Payette County requires building permits on all structure 200' square feet or larger.

CLAY PEAK LANDFILL

Gary Kelley, Landfill Supervisor

Duties of the Landfill

Landfill services are provided by the Clay Peak Landfill, which is operated by the county. Clay Peak Landfill is less than three miles east of Payette, and is part of a larger 1,340-acre tract owned by Payette County.

The landfill opened in 1993 and is a USEPA Subtitle D permitted facility. In 1993, IDEQ determined that Clay Peak met the requirements under the Idaho Solid Waste Facilities Act design criteria for "arid design." It is located on a remote, semi-arid hilltop. Sparse groundwater is located hundreds of feet beneath deep dry layers of impenetrable "hard pan" claystone. With rainfall less than 13 inches per year and a potential evaporation rate of greater than 62 inches annually, Clay Peak has been in an annual 49-inch water deficit for most of the last 15,000 years. Therefore, Clay Peak does not incorporate plastic liners beneath the solid waste and has been able to avoid leachates escaping from the landfill. According to IDEQ the geologic stability of the landfill makes it such that a liner is not needed.

The Clay Peak Landfill has the following capacity: Cell #1 (at Capacity), 2.4 million cubic yards; Cell #2 (today), 5.3 million cubic yards; Cell #3 (future), 19.9 million cubic yards. Since beginning operation in 1993, Clay Peak has been putting municipal solid waste in Cell #1 of the landfill. Even at current growth rates for the Treasure Valley area, the landfill has capacity to serve local communities through the year 2085. As each section of a landfill cell is retired, six feet of topsoil and natural compost are applied. This is done on a continuing basis, rather than waiting until final cell closure. This builds soil structure, retains moisture, and fights erosion. It also provides habitat for threatened or endangered species. For example, the Southern Idaho ground squirrel has experienced declining populations in the area. Closed landfill cells can provide secure and productive habitat for the ground squirrel. Additionally, the landfill encourages native plant growth while fighting noxious weeds and non-native vegetation.

Landfills require long-term financial stewardship. The inevitable final closure of any landfill requires terracing, planting and geotechnical monitoring. Payette County continues to satisfy state and federal requirements by annually setting aside financial assurance funds for the landfill.

On June 19, 2003, Clay Peak underwent a Joint Comprehensive Review by enforcement professionals from the IDEQ and the Southwest District Health Department as required by the Idaho Solid Waste Facilities Act (Idaho Code §39-7419). Clay Peak Landfill received praise from the inspectors, both for environmental compliance

and for innovative recycling and composting techniques. The landfill offers a voluntary recycling program and provides bins for this service.

<https://www.payettecounty.org/departments/clay-peak-landfill/who-we-are>

The landfill offers a voluntary metal, compost, and tire recycling program and provides bins for this service.

Payette County Comprehensive Plan 2006

WEED AND GOPHER

Matt Voile, Department Head

Duties of Weed and Gopher

The responsibilities of the Noxious Weed and Gopher Control Departments are to carry out the duties outlined in Title 22 Chapter 24 - Noxious Weeds, and Title 25 Chapter 26 – Extermination of Wild Animals and Pests in Counties. The departments assist County residents in their control of noxious weeds and gophers through pesticide application, statute enforcement, pest identification and education.

<https://www.payettecounty.org/departments/weed-and-gopher>

The Weed and Gopher Department has a mutual aid agreement it is a cost share grant that is funded by the Idaho State Department of Agriculture for the control of Noxious Weeds within the County. The funds allocated vary from year to year.

Personal representative

FIRE AND SAFETY

The Payette County Dispatch Center serves as a central dispatch to the New Plymouth, Fruitland, and Payette Police and Fire Departments; the Payette Rural and New Plymouth Rural Fire Departments; New Plymouth Quick Response Unit; Payette County Paramedics; the County Coroner; and the Idaho State Police. The Center is in charge of receiving, transmitting, and recording messages by telephone, radio and computer. Payette County Dispatch Center runs 24 hours a day, seven days a week. The 11 dispatchers handle the radio communications, business and residential alarms, non-emergency line, enhanced 911 lines and recently added text to 911. Dispatchers are trained as Emergency Medical Dispatchers (EMDs), and can provide emergency care instructions over the phone (Payette County)

PAYETTE CITY AND RURAL FIRE DEPARTMENT

District Summary

Payette City and Rural Fire Departments are responsible for fire protection in the City of Payette, as well as approximately the north half of the County, part of Washington County and part of the Oregon slope area in Malheur County in Oregon. There is one station with both city and rural trucks housed together. There are two city full-time fire staff from 8 to 5, 7 days a week, and 28 volunteer firemen that are paid by call. They do structural, wildland firefighting, rescue and extrications in our coverage area. The Department has mutual aid agreements with Snake River Valley Chiefs that has about 23 other departments in our area and also with the Idaho Department of Lands and Lower Snake River District BLM in Boise. Funding for the City of Payette Department is a tax-based while subscription-dues maintain the Rural Fire Department. Both departments make joint purchases on equipment to be more efficient and to make the best use of minimal dollars. All firemen respond to both city and rural calls. The Payette City and Rural Fire Department constructed a new fire station that opened in 2010. Improvements include but not limited to:

- Housing of all City & Rural equipment inside;
- Vehicle exhaust gas extrication system;
- Larger training room that can be used as an E.O.C. center for City and County;
- Backup diesel powered generator able to power entire station during power outages;
- Physical fitness room;
- Showers;
- Firefighter turnout room along with a washing machine designed to wash turnouts;
- Greater parking for firefighters;
- Solar panels to provide supplemental power to the fire station.

FRUITLAND FIRE DEPARTMENT

District Summary

Fruitland Fire Department is a function of the City of Fruitland and is responsible for structural fire protection, vehicle extrication, and hazardous materials incidents within the corporate boundaries of Fruitland, which consists of approximately three-square miles. One station exists at the City Hall complex located in the center of future growth patterns for the City. The station has direct access to U.S. Highway 95. Department personnel consist of 25 paid-call members. City of Fruitland has a Protection Class 3 rating from the Idaho Survey and Rating Bureau. The chief area of concern is structural fire protection but due to the physical proximity of our communities in the region, approximately forty-five percent of our call volume is mutual aid assistance to neighboring communities. Of this percentage, over half of the requests are for assistance with wildland fires.

NEW PLYMOUTH AND SAND HOLLOW RURAL FIRE DEPARTMENTS

District Summary

New Plymouth Fire Protection District is responsible for structure and wildland fire protection, hazardous materials incidents, and extrication for the southeast portion of Payette County. The district area is approximately 210 square miles and includes 15 ½ miles of I-84, the city of New Plymouth, the Sand Hollow Community and the surrounding rural areas. This department is responsible for fire protection of a fertilizer plant and chemical warehouse, both of which are within the city limits of New Plymouth. Department personnel consist of 12 paid-call members.

SAND HOLLOW RURAL FIRE DEPARTMENTS

District Summary

The Sand Hollow Fire Protection District is located in the southwest corner of Payette County, bordering both Gem and Canyon Counties. Established in 1984, the District encompassed twenty-eight square miles or approximately 18,000 acres. The area served by the District is comprised mostly of family farms on agricultural land and rural residential housing on small acreages. There are several commercial businesses located along the seven-mile stretch of Interstate 84 that bisects the District. The District's boundaries also included approximately 7600 acres of public land administered by the Bureau of Land Management for which the District provides initial fire suppression and emergency response.

The Sand Hollow Fire Department, established in 2015, maintains a small fleet of fire engines capable of fighting both wild land and structure fires. The Fire Department is housed in a three-bay garage located west of the Black Canyon exit off I-84. Staffed by twenty-five trained and qualified volunteers, the Sand Hollow Fire Department responds to all emergencies in the District and request for assistance from their mutual aid partners in the surrounding area.

PARMA RURAL FIRE DEPARTMENT

District Summary

The Parma Rural Fire District is comprised of land in northern Canyon County and southern Payette County. It provides protection to the City of Parma and the town of Roswell as well as outlying areas. The total area is approximately 136 square miles, which includes the urban areas, farmland, and BLM property.

The Parma Rural Department has two stations: one in Parma at 29200 Highway 95, and the other at 1245 Anderson Corner Road, both are north of the city limits. Parma Rural is a combination department with 40 members. We have 4 fulltime staff, all of which are paramedics, and 25 Part time EMT's. All employees must be firefighters. The Department's main duty is to protect life and property (structures) within our district, but they also provide ALS Transport, auto and mutual aid to departments within the Snake River Chief's Association and the Canyon County Chief's Association.

BUREAU OF LAND MANAGEMENT

- Boise BLM Fire Office, 3948 Development Ave., Boise, 83705; 208-394-3400
- Hammett Guard Station, north of Exit 112 on Interstate 84, 208-366-7722
- Bruneau Guard Station, Hot Creek Road, Bruneau, 208-845-2011

- Wild West Guard Station, Exit 13 off I-84, 208-454-0613

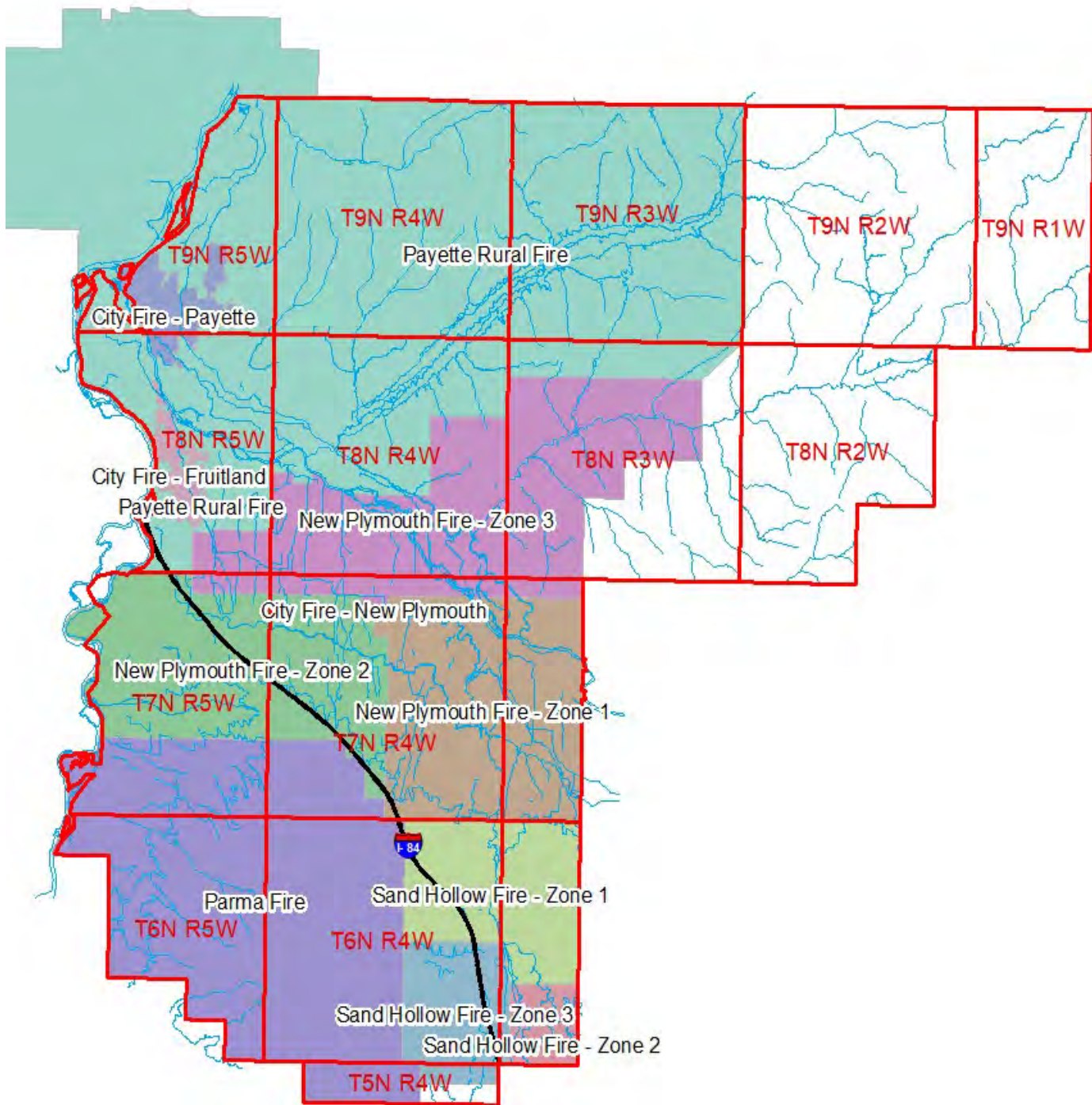
District Summary

Resources and capabilities of the Lower Snake River District BLM have been included in the document, although the Lower Snake River District BLM does not have any equipment stationed in Payette County and does not provide initial suppression protection for much of the County. The BLM has been involved in Payette County through assistance to rural fire districts and national fire prevention programs. The Department of Interior, BLM, provided funding for this Wildland-Urban Interface Wildfire Mitigation Plan. The Lower Snake River District BLM encompasses approximately 5.5 million acres of BLM-managed land in southwest Idaho. Through agreements with the Idaho Department of Land and the National Forest Service, the BLM also provides support on IDL and FS lands in some areas within the district boundary. The border of the district extends from the Nevada border near Jackpot and runs north along Salmon Falls Creek; just west of Hagerman and follows the Snake River from just south of Bliss to King Hill; then runs north to a point approximately 7 miles west of Hill City; then follows the foothills west and north across the Boise Front; up Highway 55 and includes some scattered areas into the Crouch area; then jogs in a northwesterly direction to the Oregon border west of New Meadows. Special features within the district include the 485,000-acre Snake River Birds of Prey National Conservation Area; the Owyhee canyon lands; portions of the north and south fork Payette River corridors; the Owyhee Mountains, including the historic Silver City area; the Jarbridge and Bruneau river canyons; and several popular recreation areas and wildland-urban interface areas.

The district's primary station is located in Boise, where 3 crews, with 3 engines per crew are based, along with both helicopter and fixed-wing aircraft resources. One of the three Boise crews is stationed during the day at Boise Fire Station #2 at the base of the foothills. Additional day-use stations are available in Kuna, Hidden Springs, Eagle, and at Juniper Butte. Additionally, the district has out stations at Bruneau, Hammett, and Wild West (at Exit 13 on Interstate 84). Each facility is staffed by one crew, with three engines, on a 24-hour, 7-day per week basis from mid-June to mid-September. A dozer also is typically based at Hammett. BLM crews are neither trained nor equipped for structure suppression. Primary protection responsibilities are on public land throughout southwest Idaho and we respond to fires originating on public lands and those on private land that threaten public land. Additionally, through mutual aid agreements with local fire departments, we will provide assistance when requested on wildland fires. The BLM does not provide formal EMT services. The crews are trained in first aid, and some staff members have EMT and first-responder training, but this is not a service we provide as part of our organization.

Personnel: The fire program staff totals 135 individuals, including 20 permanent employees, 40 career seasonal employees who work up to nine months each year, and 75 seasonal employees on staff from roughly June to September. These are all paid staff members trained in wildland fire, but not in structure protection.

Mutual Aid Agreements: The BLM has an interagency working relationship with the US Forest Service (Boise National Forest and Payette National Forest) and the Idaho Department of Lands and the crews are dispatched on a closest-forces concept to public lands. Additionally, the BLM has mutual aid agreements with approximately 42 community fire departments.



EMS

District Summary

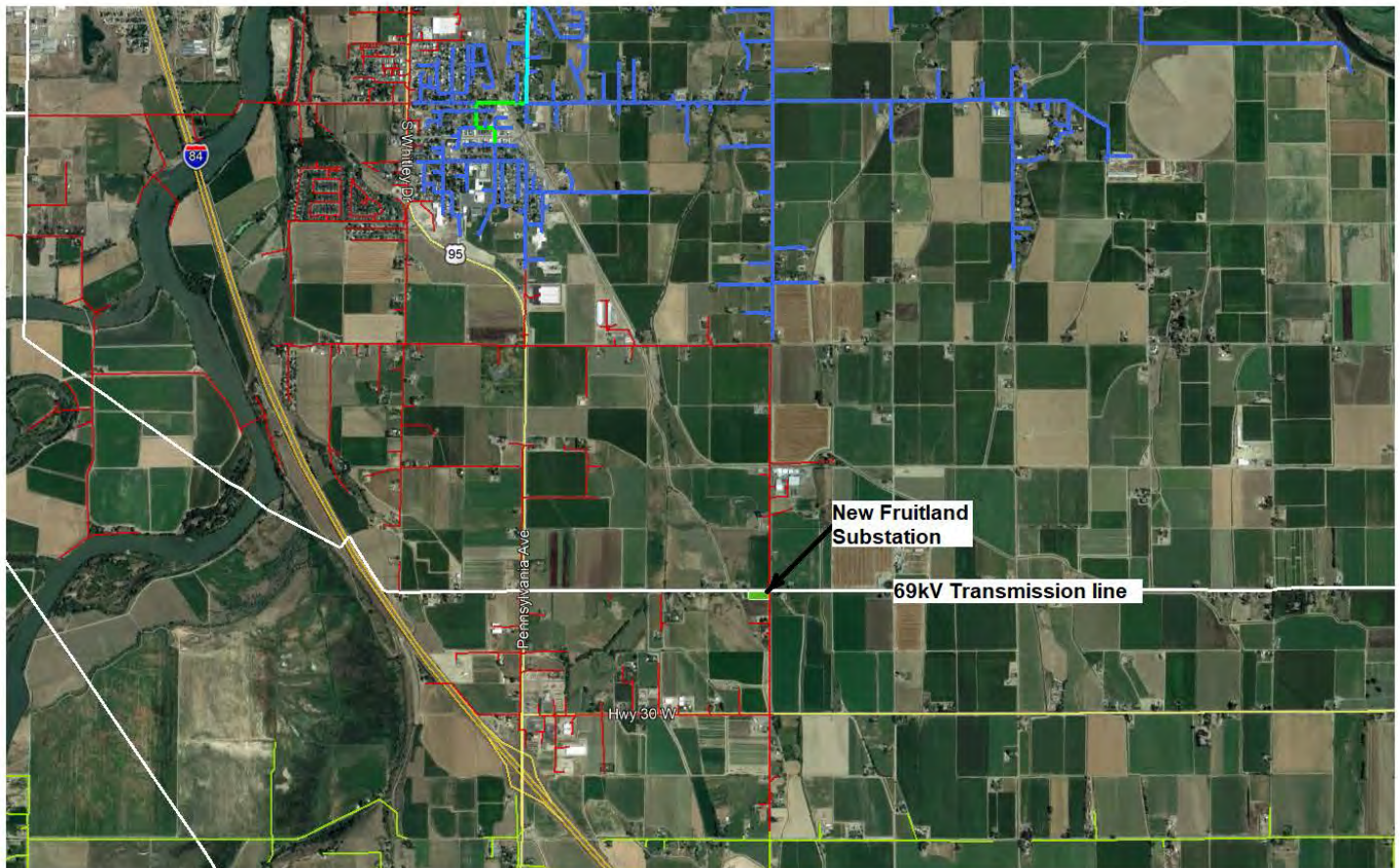
Payette County Paramedics (PCP) provides a lifesaving service staffed by professional EMTs or paramedics (ALS). There are 11 full-time staff of which 6 are paramedics, plus a director who also rides when needed. They have two ambulances and are seeking two more. They also offer patient transport and stand-bys at events. PCP has a \$1.4 million budget, one-third of which comes from the County and two-thirds from service fees. New ambulances cost \$160,000 - \$180,000, and the PCP hope to get two new ones. Budget constraints prohibit expanding services. PCP has three bi-lingual employees and need more. The challenge is to keep EMS services current with a growing population and rising demand. Average response time to a call in the Payette area is often over ten minutes. After pickup, there is an additional ten-minute transport time to the St. Alphonsus Hospital in Ontario, Oregon, or to St. Luke's for non-critical calls.

UTILITIES AND COMMUNICATION

ELECTRICAL POWER AND GAS

Idaho Power Company

Electrical power is currently available to residents of Payette County from Idaho Power Company. Electricity is generated by hydroelectric facilities located at Brownlee, Oxbow, and Hells Canyon dams on the Snake River, and at the Langley Gulch natural gas power plant near I-84 exit 9 at New Plymouth. The company has several transmission lines in and around the County and cities. Off these lines come individual service lines serving residential and commercial development in the County. There are plans by Idaho Power to add a substation in Fruitland; the substation will have new lines, including transmission installed into and out of the substation providing service for commercial and residential development.



Comprehensive plan 2006 and Mike Ybarguen-Idaho Power

Intermountain Gas and other Petroleum Products

Natural gas service is supplied to Payette County by Intermountain Gas Company. Grants Petroleum on Fruitland provides home heating fuel to residence throughout Payette County. Several local vendors provide propane for heating purposes.

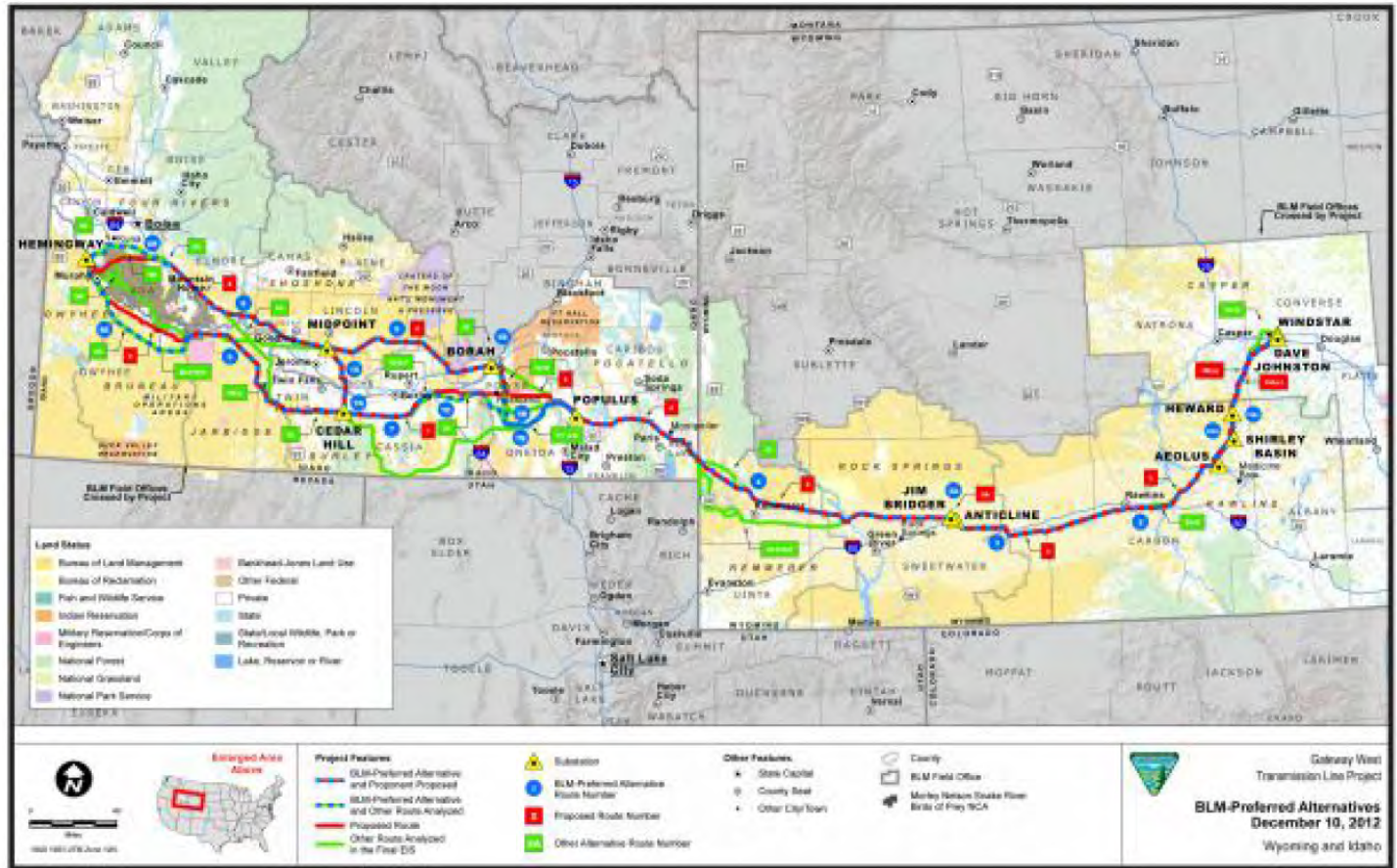
Natural Gas Extraction

Natural gas extraction is a burgeoning industry in Payette County. In 2015, six natural gas wells in Payette County came online, marking the initiation of Idaho as a petroleum producing state. Snake River Oil and Gas, a privately held company, enters into agreements with local landowners to lease the rights to their minerals. Some of those leases will eventually be used to drill with the hopes of finding natural resources underground. A total of 14 wells have now been drilled, with eight currently in productive use.

Northwest Pipeline

The Northwest Pipeline is a primary artery supplying natural gas to the Pacific Northwest and Intermountain region. This bi-directional pipeline system traverses nearly 4000 miles and crossing the states of WY, CO, UT, OR, WA, and ID, including Payette County. The pipeline can accept gas from wells and gathering stations of Payette County's fledgling natural gas industry.

NATIONAL INTEREST ELECTRICAL TRANSMISSION CORRIDORS



Transmission corridors are usually located on easements that Idaho Power acquires from private landowners. There are no plans to implement any electrical transmission corridors that would affect Payette County.

CABLE, TELECOMMUNICATIONS, AND NEWSPAPER

Sparklight

There are at least 9 internet providers serving approximately 99% of Payette County including both wired and wireless option. These include Sparklight (formerly CableOne), CenturyLink, Farmers Mutual Telephone Company, T-Mobile, HughesNet, Viaset Internet, Rise Broadband, Anthem Broadband, and SpeedyQuick Networks. The types of services available are fixed wireless, dsl, cable, fiber, and satellite.

Telephone Company

Both CenturyLink and Farmer Mutual Telephone Company offer landline telephone service in Payette County. In addition, most of the major cellular phone companies include Verizon, AT&T, and T-Mobile provide reliable service through the County.

Newspaper Service

The County is provided newspaper service by the Argus Observer which is based in Ontario, OR. The Argus covers news and events in the western Treasure Valley of Idaho and Oregon through both print and digital

editions. Payette's former newspaper, the Independent Enterprise, was combined with the Argus Observer in 2020 but Payette-oriented news and announcements are still available on the Argus website.

Postal and Parcel Services

The cities of Payette, New Plymouth, and Fruitland all have U.S. Postal Offices. The City of Payette also has a UPS facility. The BIZ Zone located in Fruitland offers UPS and FEDEX services.

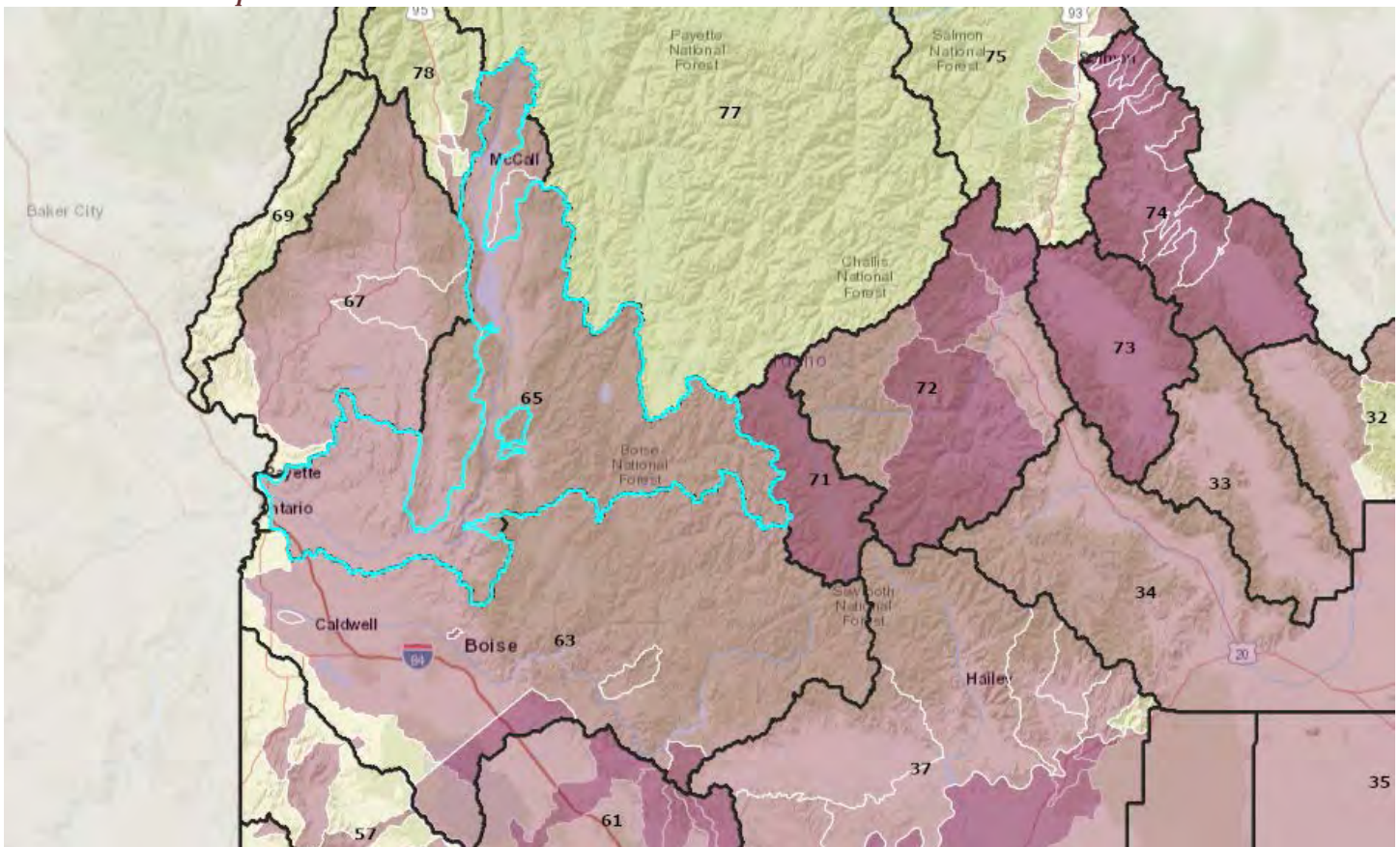
Sewer and Water

The County does not provide water or sewer services. All existing water and sewer lines are located within the incorporated cities. The Public Works Departments of the cities of Fruitland, Payette, and New Plymouth operate these water and sewer services. Residents of the unincorporated county generally rely on private wells and septic systems.

Southwest District Health reviews septic permit applications. Any structure proposing a subsurface sewage disposal system must be situated on a site of no less than one acre. Permit applications are evaluated based on soil properties, depths to groundwater and bedrock, proximity to canals and surface water, test hole drilling, and on-site inspections. The County Building Department cannot issue building permits until a septic permit has been granted. Plats and subdivisions are also subject to sanitary restrictions under Idaho Code requirements for prior approval of sewer and water plans by the director of the Department of Health.

Idaho Department of Water Resources (IDWR) is responsible for permitting the construction of water wells. Payette County is part of Water District #65 as established by the IDWR. No moratoriums currently exist on water rights within the County. Irrigation companies providing water to areas within the county include Farmers Cooperative Irrigation Company, Black Canyon Irrigation, Washoe Irrigation Company, and the Noble Ditch Canal Company, Ltd.

Water District Map



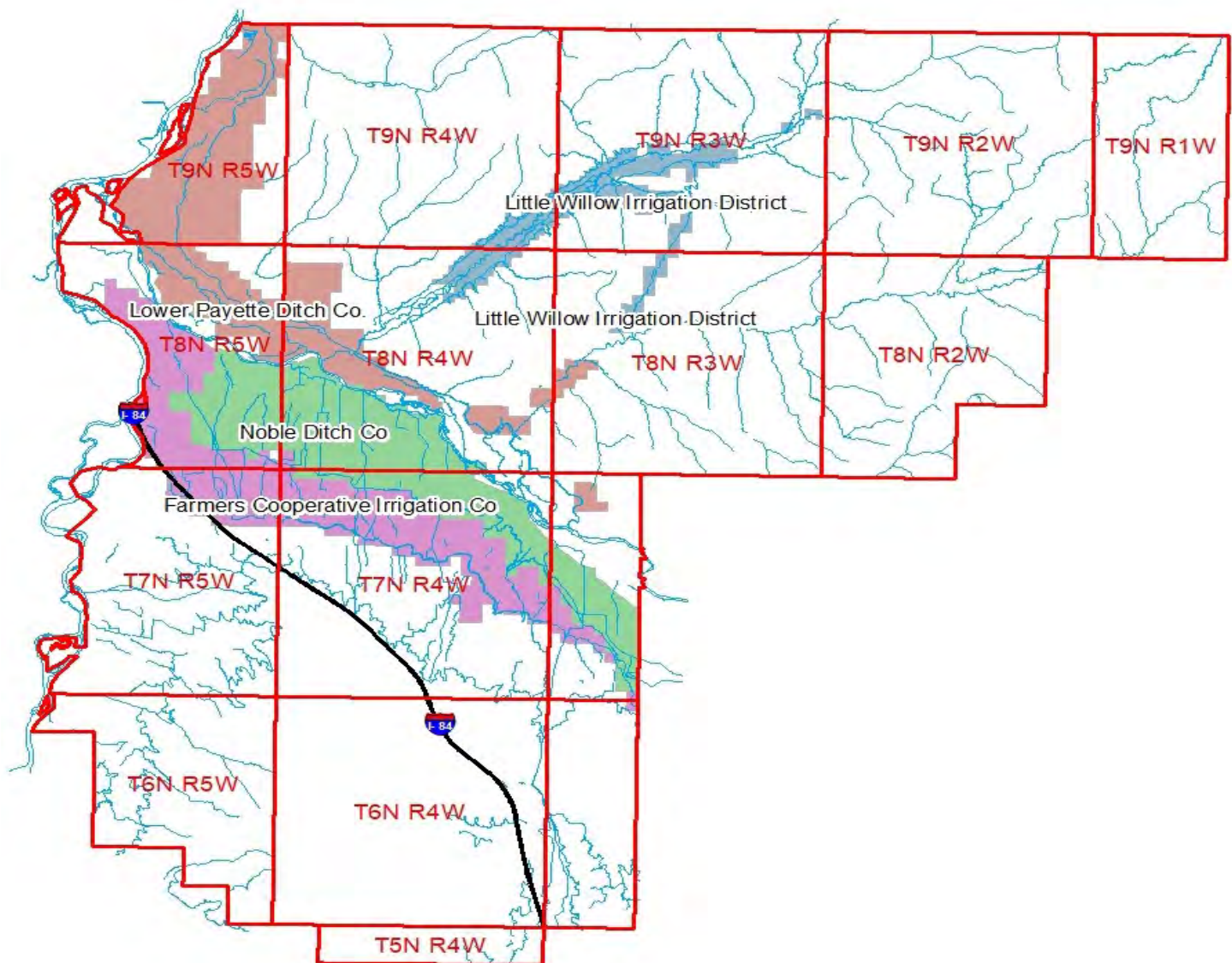
<https://idwr.maps.arcgis.com/home/webmap/viewer.html?webmap=142033118a85430dad6e1dfb6fb38ecf&find=65>

IRRIGATION COMPANIES

Agricultural infrastructure includes Canals, Ditches, laterals, drains, and associated irrigation works and right-of-way. Irrigation districts are listed in the table below and depicted in the following map:

IRRIGATION DISTRICTS	ACRES
Farmers' Co-operative Irrigation Co.	13,283
Lower Payette Ditch Co.	14,370
Noble Ditch Co.	8,830
Washoe Irrigation	2,266.5
Letha Irrigation	5,688
Black Canyon Irrigation	60,080

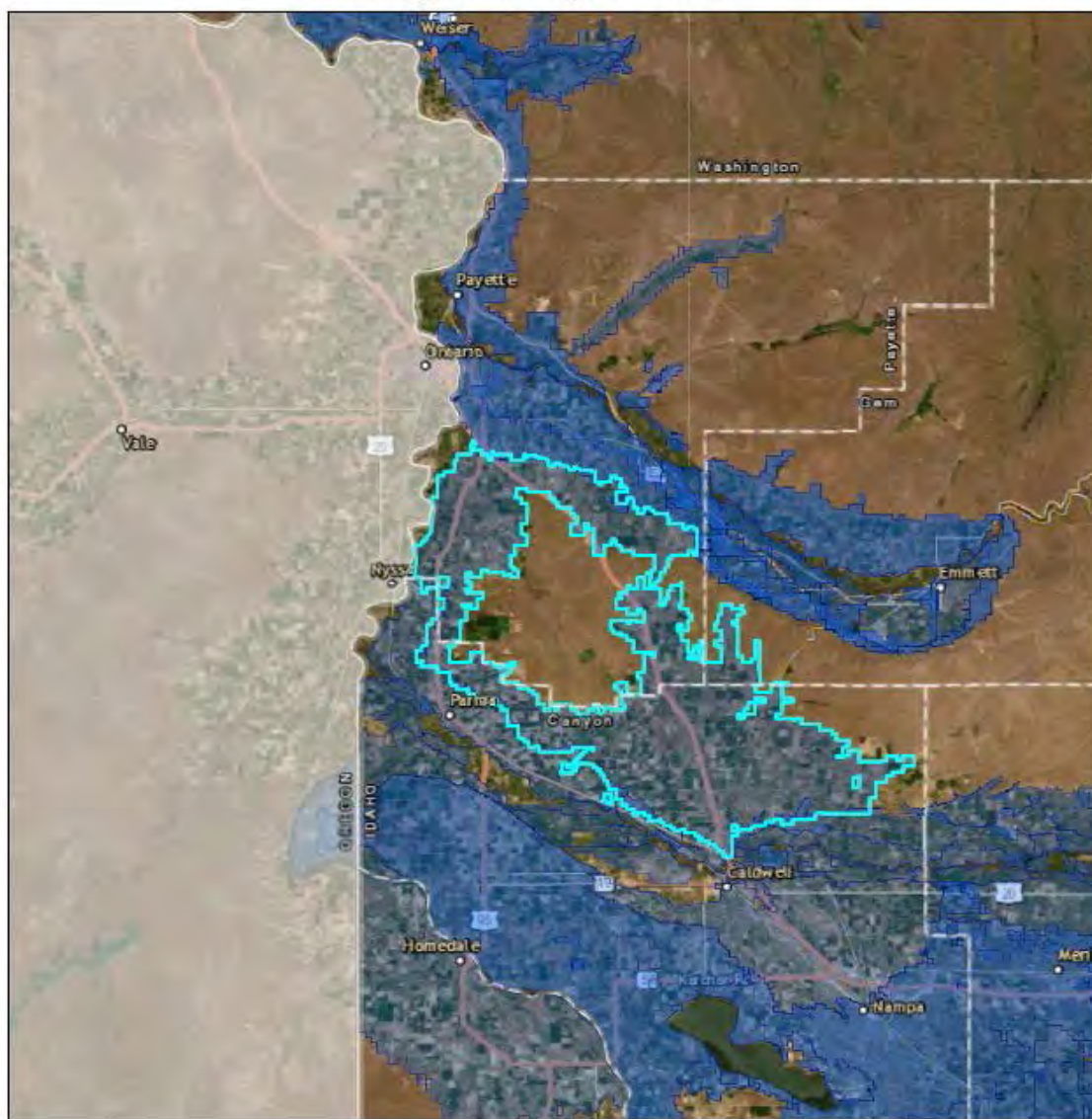
(Personal representative)



Irrigation District

Irrigation Districts all face similar challenges, which are exacerbated by increasing development. Canal and delivery systems were designed with agriculture in mind but must accommodate numerous residential water users and multiple turnouts. The dumping of trash and debris in the canal, trespassing on canal roads, and incursion into canal right-of-ways are the sort of common difficulties encountered by irrigation district staff. Public outreach and education about canals, canal safety, and respect for private property is a growing need.

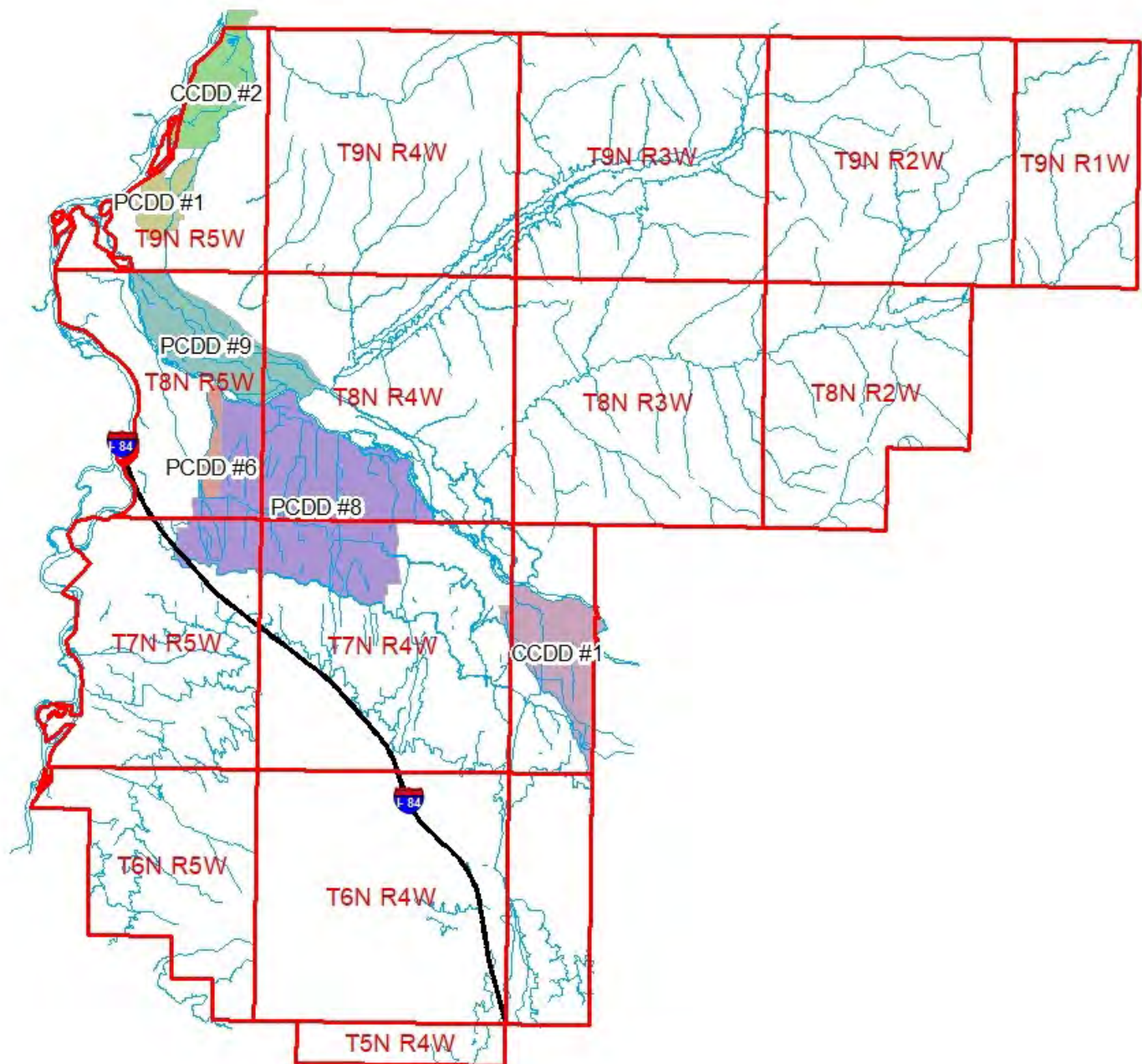
Irrigation Organizations



DRAINAGE DISTRICT

The drains serve a necessary function of capturing and transporting away natural subsurface water, increased subsurface water introduced by irrigation, and surface irrigation runoff water maximized the capacity of agricultural and other land use. Drainage Districts maintain the drainage system for optimum functioning.

The County currently has six drainage districts. Drainage District 8 is a consolidation of drainage eight, seven, and two.



COMMUNITY CENTERS

PAYETTE

Senior Center

The Payette Senior Center is located at 137 North Main in downtown Payette. It is regularly open five days a week from 9 a.m. to 5 p.m., and at other times for special events. The Senior Center provides such services as hot meals, Meals on Wheels, recreational programs, medical clinics, and tax clinics. The building currently serves up to 200 persons, which is adequate to provide the space needed for senior activities, meals, and other public gatherings. The facility is equipped with a full kitchen and with restroom facilities.

Although it complies with the Americans with Disabilities Act, the Senior Center building does have some shortcomings. It is architecturally interesting with high ceilings and has two stories plus a mezzanine and basement. However, the second story and mezzanine are unusable for seniors, and the basement is used only for storage. Due to its age and design, the building is expensive and challenging to maintain, costing up to \$600 per month for heating and cooling.

Additionally, partly because of its location, the center does not provide adequate parking. During special events, it is not uncommon for all of the parking spaces along Main Street to be taken, which adversely affects other businesses' parking needs. Therefore, the staff at the facility feels that senior needs would be better met with a single-level facility that provides adequate parking and is easier to heat and maintain.

https://www.cityofpayette.com/vertical/sites/%7B44867065-4476-41DD-91A9-F7FF564B033D%7D/uploads/9_-_Chapter_Nine_-_Public_Services_Facilities_and_Uilities.pdf

The Library

The library is located at 24 South 10th. It serves patrons from within and outside of the city limits. Outside patrons pay an additional fee. The facility has over 50,000 titles, many in large print, and has over 3,600 registered borrowers. The library also boasts an audio and video selection as well. The library is governed by a five-member Library Board, which is appointed by the Mayor and confirmed by the City Council for five-year terms. The library is on an inter-library loan program and can also access the Internet for services. It also has computer equipment for the public's use. Funding for the library is obtained through property taxes, user fees, and from private donations. It is open approximately 50 hours a week, over six days. The librarian deems the facility as very adequate for a community the size of Payette, but feels the impact of growth on the library needs to be carefully monitored.

https://www.cityofpayette.com/vertical/sites/%7B44867065-4476-41DD-91A9-F7FF564B033D%7D/uploads/9_-_Chapter_Nine_-_Public_Services_Facilities_and_Uilities.pdf

Boys and Girls Club

Since 2009, the Boys and Girls Club of Western Treasure Valley has been in the forefront of youth development in our community, the center in the City of Payette was opened around 2018. The center works with young people from disadvantaged economic, social and family circumstances. They are dedicated to ensuring that the community's young people, who are most in need of our help, have greater access to quality programs and services that help them succeed academically, live healthy lifestyles and become leaders in our community.

The Boys and Girls Club provides children with a positive place to go, results-oriented programming and a professional staff to guide them. The Club has served over 1,500 children since opening their doors in Ontario, Oregon in 2009. The Club's mission is to save and change the lives of children and teens, especially those who need us most, by providing a safe, positive, and engaging environment and programs that prepare and inspire them to achieve great futures.

The Boys and Girls Club asks families to pay annual membership dues of \$10 per child. As a non-profit organization, Boys and Girls Club of Western Treasure Valley improves young lives as well as the communities that surround and support us. The organization relies upon private, corporate, and individual funding to fill the gap between membership dues and operational expenses.

<https://bgcwtv.org/about/>

FRUITLAND

Currently there are no community centers or public libraries in Fruitland.

NEW PLYMOUTH

Senior Citizen Center

The City of New Plymouth Senior Center provides services and information for the seniors in our community. Opportunities abound for leisure and recreational activities, and the Senior Center provides a place of fellowship and understanding. Dynamically enhancing the physical and social well-being of our seniors, the center offers programs which promote independence and interaction.

Activities are designed to meet the interest and needs of seniors of every age, whether They are looking for a place to get in shape, or simply a place to join friends in a game of cards or social time. Contact the Senior Center for weekly activities.

<https://www.npidaho.com/senior-citizen-center>

Library

Armoral Tuttle Public Library, located at 301 N Plymouth Ave., is open Monday through Thursday. They offer Story time for children and have electronic Books available.

<https://www.npidaho.com/armoral-tuttle-public-library>

TRANSPORTATION

HIGHWAYS

Two major highways in Idaho, U.S. Highway 95 and Interstate 84, service Payette County. Highway 95 is a major north south carrier connecting the states of Oregon, Nevada, and California, and extending to the most northern parts of Idaho and southern Canada. East west traffic is served by Interstate 84, which lies next to Payette County on the Oregon side and into Southwest Idaho through the New Plymouth area. I-84 continues to Boise, Idaho and into Utah. U.S. 30 traverses Fruitland from New Plymouth west to Ontario. U.S 52 connects Payette to New Plymouth and connects Payette County to Gem County.

Comprehensive Plan 2006

ITD

Idaho State department of Transportation oversee all development on U.S. Highways and Interstates. The Highway system spans between the unincorporated and incorporated portions of the county.

- *Principal arterials* serve statewide and interstate transport.
- *Minor arterials* provide long distance access, mainly within the state.
- *Major collectors* serve key transportation routes, largely within the County.
- *Minor collectors* link local roads with major collectors or arterials.

U.S. 95	<i>Principal arterials</i>
U.S. 30	<i>Minor arterials</i>
U.S. 52	<i>Minor arterials</i>
U.S. 72	<i>Major collector</i>
I-84	<i>Principal arterials</i>

ROAD DEPARTMENTS

The County's roadway network is generally laid out on a one-mile grid following the section lines of each township. All roadways within Payette County are classified under the Highway Functional Classification System. All roads are classified as Arterials, Collectors, or Local Roads and Streets. It shall be the prerogative of each agency having jurisdiction over the area to be developed to define the roads within subdivisions and their classification as Arterials, Collectors, or Local Roads and Streets. Management, maintenance, and planning for non-state roads within city limits are the responsibilities of the cities. The County has two road districts Highway District #1 that is overseen by its own board, while Payette County Road and Bridge is overseen by the Board of County Commissioners. In 2008 the district worked together to form the Road standards.

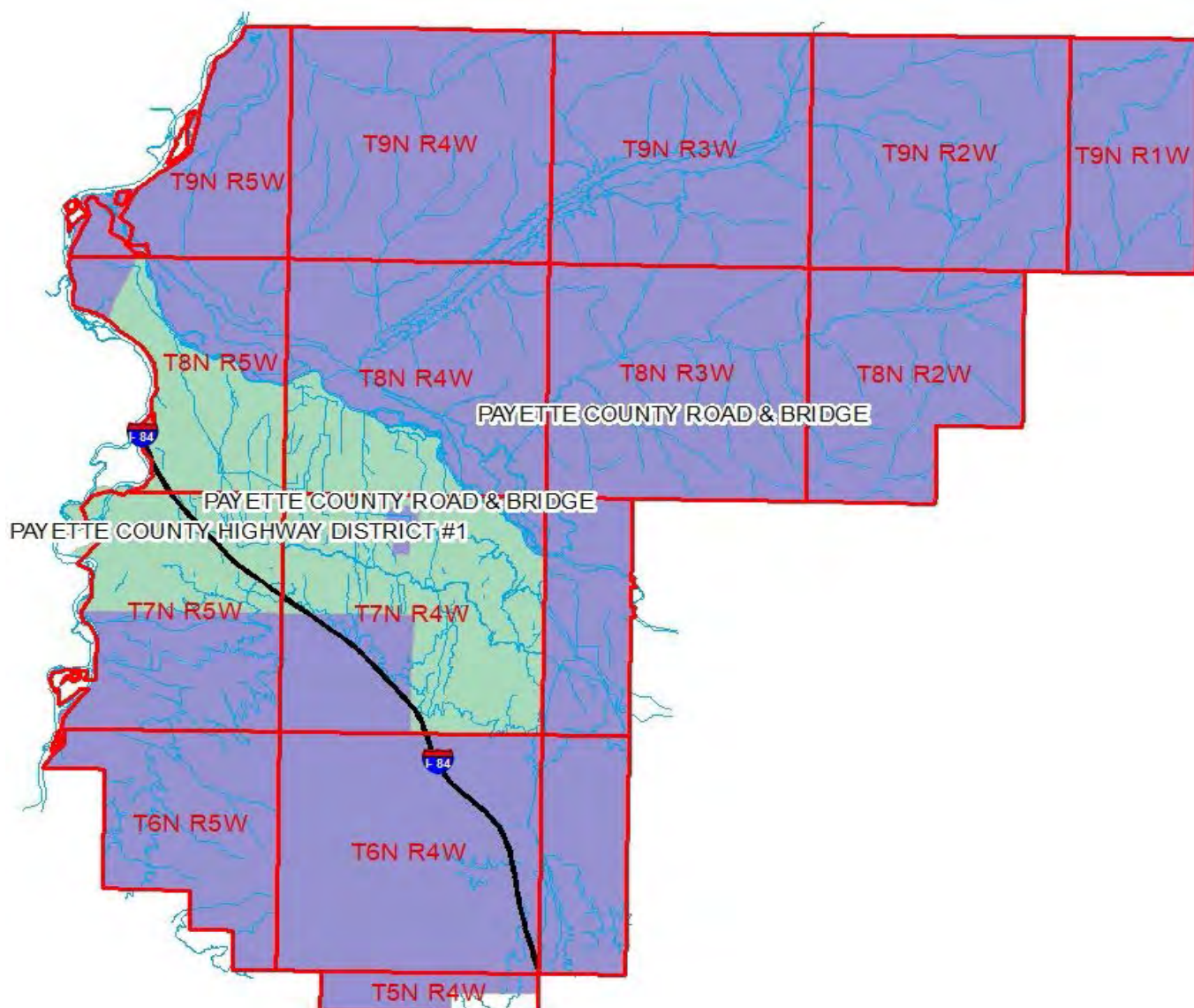
The minimum width of right-of-way for each classification is as follows:

Type of Roadway	Minimum Width of Right-of-Way
Arterials	80-100 feet
Collectors	60-80 feet
Local Roads and Streets	60 feet
Half-Street	30 feet

Additional widths may be required for accommodation of cut or fill sections. For the purpose of future planning, all section and quarter section line roads or boundaries are considered as potential arterials or collector highways. Some other roads may also be similarly designated. Presently, these roads, where established, serve as farm-to-market and/or commuter routes. The Agencies desire to preserve the integrity of these routes by so designating them as potential arterials or collectors, and for this reason, it is also deemed advisable to restrict the number of access points (driveways, etc.) In order to reduce safety problems and allow traffic to flow expeditiously and unimpeded.

<https://www.payettecounty.org/pdf/RoadBridge/RoadwayStandards.pdf>
Comprehensive Plan 2006

Road District Map



ALTERNATIVE TRANSPORTATION SERVICES

Vanpool/Carpool Programs

The ACHD Commute ride Van provides van services for those who work in Ada and Canyon County. Currently, this service is for residents who work in the Boise area, but not for those seeking single rides. Pick-up is on 3rd Avenue North in Payette, Monday - Friday, to 343 S. Americana, in Boise and returns daily.

Treasure Valley Transit

Snake River Transit (called Treasure Valley Transit in Idaho) – has a fixed route based out of the Walmart in Ontario, but loops through Fruitland and out to Payette.

Senior Bus

The senior bus provided by the Payette Senior Center is available to transport senior or disabled citizens in and around Payette five days a week. The bus has limited services, e.g. Monday, Wednesday and Friday to deliver hot meals and for senior events. Thursday transit is available to doctors' appointments and Tuesdays for fun trips.

In addition:

- A new van was purchased in 2017.
- Growth in the number of seniors is projected to require a second van in coming (8- 10) years to meet demand for use.
- 75-80% of those served by the Senior Center are low income.
- Funding is from some state and federal programs plus local communities and donations.

Greyhound Bus

Greyhound Bus, located in Caldwell (about 20 miles to the east), serves Payette County. In addition, Greyhound stops at the Pilot station and the Malheur Council on Aging in Ontario.

Veterans' Bus

The Veterans Administration bus also transports veterans to Boise for services, but it's seldom used because it leaves once in the morning and returns once in the evening.

Taxi and Ride Share Services

Local taxi service out of Ontario is available. Uber and Lyft also serves the Payette County Area.

City Of Payette Comprehensive Plan Chapter Seven – Transportation

AIRPORT

Local

Payette was the first community to participate in the state's Airport Building Program established in the 1930s. The City airport is located two miles northeast of Payette at an elevation of 2,228 feet. The Payette Municipal Airport provides a variety of aviation uses and activities and is an important part of the community. The airport predominantly serves small single-engine aircraft with occasional use by small multi-engine aircraft and light aircraft. The airport has one asphalt-paved runway, approximately 3,060 feet long by 50 feet wide, which is in fair condition. Some private hangars are available.

The airport also includes:

- Airport apron tie-downs
- Tee hangar
- Airport roadside access
- Gravel automobile parking and ground transportation

The airport is owned, operated and managed by the City of Payette and is sited on 260 acres. A six-member Airport Board oversees the administrative functions of the airport and formulates recommendations regarding airport policy and directions. During the daylight hours, the gates are open to all visitors and it is asked that people stay off the taxi runway and stay alert, remembering that aircraft have the right of way.

City of Payette Comprehensive Plan

Ontario, Oregon located west, across the river from Payette County has a 4,531-foot runway to accommodate jet landings and take-off. The Ontario airport is equipped with a Visual Approach Slope Indicator (VASI) and Automatic Direction Finder (ADF) navigational aids and air to ground communications. They offer mechanical facilities, flight instruction, hangars and fuel service.

Regional

The Boise Air Terminal is an international airport, located approximately 45 miles east of Payette County, offering customer, customs, and airfreight services. The Boise Air Terminal offers a wide variety of commercial air carriers with convenient daily schedules to and from major cities and large market areas throughout the western U.S.

Shuttle Services

Taxi services offer transportation to the Ontario Municipal Airport. The Diamond Express Airport Shuttle, based in Payette, provides transportation to and from the Boise Airport and other locations in Boise. They also offer charters for business and personal use.

City of Payette Comprehensive Plan

BIKE LANES

Payette County

Currently the county roads do not have bike lanes.

Fruitland

Currently, there are dedicated bike lanes in Fruitland along sections of S. Pennsylvania Avenue, SW 4th Street, and Allen Avenue. Widened shoulders along some roads are also frequently used by bicyclists on many major roads, including US-95, US-30, and SW 3rd Street. There are two existing multi-use pathways within the Fruitland Area of Impact. One is located adjacent to and runs along the east side of US-95 between Palisades Corner and the Gayway Junction. A second pedestrian access tunnel crosses under US-95 near SW 7th Street.

https://www.fruitland.org/Master_Transportation_Plan.pdf

Payette

Currently there are no bike lanes in the City of Payette. According to their Comprehensive Plan, the City intends to adopt the City of Payette Activity Connectivity Plan, which includes recommendations to address bicycle and pedestrian connectivity in the city.

City of Payette Comprehensive Plan

New Plymouth

The City has constructed shared sidewalks of 10 ft. width to accommodate pedestrians and bicyclists from SW 2nd Avenue to Southwest Boulevard in three phases with local funds and the Idaho Safe Routes to School program funds.

https://www.npidaho.com/documents/54/New_Plymouth_Idaho_Master_Transportation_Plan.pdf

Currently the first two phases have been completed. (Rick York – Mayor)

RAILROAD

Idaho Northern and Pacific Railroad

The Idaho Northern and Pacific Railroad, headquartered in Emmett, operates the branch line between Payette, Fruitland, New Plymouth, and Emmett. One round-trip freight train travels the line each day.

Comprehensive plan 2006

Union Pacific Railroad

The City of Payette is served by the Union Pacific Railroad, with tracks located on the southwest side of the community. Union Pacific railroad is freight only, but in the past was used to move agricultural products such as onions. It provides spur lines to serve the industrial uses along the tracks. There is no passenger service available from Payette or the surrounding area.

Comprehensive Plan City of Payette