

Payette Comp Plan Meeting #11 Notes

From October 12, 2017

Attending – Tim Gerdes, Duane Vaughn, Maria Ibarra, Markita Williams, Kathy Patrick and Luis Munguia.

Ad hoc attendees: Absent

Staff: Mary Cordova, Mairel Rodriguez, Jerome Mapp (via speakerphone), Jim Birdsall, and Dick Gardner.

Welcome and Introductions: Dr. Dick Gardner opened the meeting and welcomed everyone. The group introduced themselves. Our subject matter experts on information technology and utilities were absent, but expected to provide written answers to the questions we had posed. Jerome Mapp explained that the purposes of today's meeting were then to begin reviewing draft comprehensive plan chapters, focusing on Goals, Objectives, and Action Strategies.

Dick Gardner then noted that each committee member should have an agenda, meeting notes from last month, and draft chapters for housing and agriculture.

Housing

Here are the committee's comments on the draft Housing chapter:

1. Just add a % Change from 2010 column to the right and eliminate Exhibit 1.1
2. Exhibit 3... 25% of housing in Payette built from the 1970s
 - a. Also 70% were built before 1980
3. Growth has slowed in 2010-2015 period, but has picked up in the last two years. 1.5 – 2.0% increase per year. Some in-fill plus new subdivision.
4. 3.3.4 Value has increased in the last two years.
5. Exhibit 8 one-half of renters paying more than 30% of income on housing. One-third pay more than 35%.
6. Exhibit 9 (affordable housing) Median household income in Payette around \$45,000.
7. 3.5 Exhibit 11 – Add a column for % growth in 5 year increments.
8. A concern is that manufactured houses devalue faster than traditional "stick-built" homes
9. Need to provide the number of units in each of the existing mobile home parks.
10. Group homes in Payette, add:
 - a. Cottages (assisted living)
 - b. Nursing home at 3rd Ave S (Genesis?)
 - c. Beverly Hills Drive (6 patient)
 - d. Royal Villa assisted living
 - e. Louise Garden is senior housing
11. Need more multiple bedroom affordable units in Payette for families and seniors
12. 3.9 Payette does have some chronic homelessness (Senior center knows of 3-4 chronic homeless individuals. Lack of local services and facilities for homeless.

Schools classify 100 kids as homeless if they don't live with parents. All are in school.

13. 3.11 Housing Types
 - a. "Granny flats" could be an asset. If there are barriers now, look to the future at a policy change. They need to be regulated though.
14. 3.15
 - a. Objective 1, Policy 1 – Add increase the number of 2 & 3 bedroom units.
 - b. Objective 4 – add home ownership
 - c. Combine or separate Objectives 4 & 5 (Objective 4 could focus on rentals.)
15. **Do the current City boundaries accommodate the projected 1,500 new homes in the next 30 years?** (Keep this in mind when looking at the infrastructure chapter, land use maps, etc. This is a key question.)

Agriculture *(Added)*

- a) 14.0 What is Prime Farmland (new title)
See 14.0 - Agriculture Chapter
- b) Do we know how many farms are locally owned vs absentee landlords?
No.
- c) Does the State planning act promote the "protection" of farm lands?
See Idaho Code: Title 67 attached
- d) Do we want to encourage agriculture and ag processing? If so, how...?
Need to Discuss
- e) Policies that address Ag/commercial development in the City and public safety (roads, sidewalks, etc.)
Need to Discuss
- f) Recognize the tension between protecting prime ag land and the need for development/housing growth in the Impact Area.
Need to Discuss

Future Meetings

Thursday, November 9, 1:30 – 4:00 pm

Review Draft Chapters – Airport and Natural Resources

Thursday, December 14, 1:30 – 4:00 pm

Review Draft Chapters - School Facilities and Transportation, Hazardous Areas, Community Design

The meeting was adjourned at 3:45 pm.