

Payette Comp Plan Meeting #3 Notes

New Members – The group welcomed four new members of the committee, three juniors at Payette High School and a school administrator. A new committee roster is forthcoming.

Comprehensive Plan Elements – Jerome Mapp again reviewed the 17 elements of a comprehensive plan required by state law. (see handout) The group then began to review chapters of the 2005 comp plan, using the following questions:

- *What you like least?*
- *What issues, problems, or opportunities are missing?*
- *Which parts of old plan feel outdated or need revision?*
- *Are there parts of the old plan that should be retained?*
- *Are there new solution options we should consider?*
- *Have your mapping needs changed?*

Private Property Rights (Section 2 in old plan) – Jerome provided background to this element. In addition, he stated that it is believed that when the legislature adopted this new element, they placed this element first in the list of elements to emphasize its importance.

A question was asked how and why the property rights chapter is important to the development of the comprehensive plan?

The comprehensive plan is a land use document adopted by the Mayor and City Council by resolution. The legislature's purpose of adding this element to the Local Land Use Planning Act was to help evaluate the impact of proposed regulatory or administrative actions on private property owners and due process.

When land use decisions, such as an annexation, zoning change or annexation, variance or a condition or special use permit is issued for example, are made by elected or appointed officials, these decisions may effect property rights. A process needed to evaluate these decisions, as needed. The Attorney General for the State of Idaho established "Idaho Regulatory Takings Guidelines" to assist in conducting these evaluations.

Population and Growth (Section 3) – The group quickly reviewed the projections Dale Rosebrock provided at the last meeting. Dick noted that the amount of growth Dale projects (3,816 more people in 30 years) is significantly lower than the amount of growth in the 2005 plan (5,300 new residents in 25 years) Jerome pointed out that the rate of growth among people of Hispanic origin in the City of Payette was faster than the overall growth rate or the Hispanic growth rate in the County.

Housing (Section 11) – Dale Rosebrock joined the meeting by speaker phone to discuss his housing projections. They are obviously directly connected to the population projections. Here are some issues that Dale identified or the group discussed:

- Median House Value for Owner-Occupied single family homes = \$102,500. Note that this is a self-identified value given in the Census for 2015. Because Idaho requires property assessments at 100% of value, it may be possible to get another estimate from the assessor's office.
- Issue #1 – 49% of renters are paying 30%+ of their household income on rent. Thirty percent of income is the upper limit recommended by financial experts. When paying more, rent may limit the ability to pay other items in a household budget, e.g. child care or car maintenance.
- Issue #2 – 34% of occupied homes were built before 1960. This means they may have major maintenance problems that have been deferred over time.
- Issue #3 – Payette needs 40-50 new housing units (single or multiple) to be built per year to keep up with population forecasts. This is much more construction than the City has seen in recent years. This is a metric that the city can monitor via the number of building permits issued.
- Issue #4 – The group noted that new construction must meet code and have curb, gutter, and sidewalks. If done sporadically, the sidewalks may not match up. A Local Improvement District (LID) may be a way to get consistent curb, gutter, and sidewalks built.

Dale asked the group, *What kind of housing is needed most?* The response was senior housing units that are smaller than family homes, but of good quality and with low maintenance, e.g. a four-plex or connected "garden" homes with maintenance of the grounds provided. Someone mentioned that many seniors were buying small homes, but only living there part-year as snowbirds.

The group discussed the value of a city code change to allow granny flats or accessory buildings to be added to homes within the City. This type of growth tends to be more efficient in terms of the use of public infrastructure, but there was no consensus on the overall merits of such a change.

Dale will check on:

1. Do renters have less income than homeowners?
2. What is the age of mobile homes in Payette?
3. Can we get data on the assessed value of city housing units from the county assessor?
4. Can we get similar county data on the types of housing units in Payette?

Economic Development (Section 5) – Here are some responses and observations to this chapter:

- We need to get data on the number of businesses and the number of retail businesses in the City.
- Payette has a grant for downtown façade improvements that is still open. It pays 50%, up to \$5,000 for storefront improvements.
- There are many absentee landlords of downtown properties.
- It would be useful to create opportunities for seniors to shop downtown, especially given the demographics of an increasing senior population.

- It is hard to compete with both the big-box size of Ontario retail businesses and the fact that there is no sales tax there. Must build loyal customers with a location advantage or high quality of service.
- There will be a new City website in the near future.
- The City already has a Facebook page.
- Econ Dev Players
 - The Payette Econ Dev Task Force no longer exists, but there is a strategic planning process on-going currently.
 - SREDA (Snake River Economic Development Alliance) serves the region (Kit Camo is the director.).
 - Sage Community Resources no longer exists.
 - Commerce & Labor is now the Idaho Department of Commerce.
 - The Payette Industrial Corporation still exists. Someone observed that a land parcel it owns is too far outside of Payette. There are no services to it now.
 - Payette does not have a logo. It does have a motto: “*What home feels like.*”
 - In Progress – Directional signs on Highway 95 pointing to downtown.
 - There was some support for rescinding the City’s impact fees for businesses coming to Payette, in order to become more competitive with other locations.

Natural Resources (Section 7) - Here are some needs for the update on this topic:

- Climate data table for the City of Payette.
- Soils map from USDA - NRCS (US Department of Agriculture, Natural Resources Conservation Service) or Soil Conservation District.
- Map of natural attractions nearby (except for your favorite fishing hole ☺)
- Land type map, e.g. forest, range, cropland

Hazardous Areas (Section 7) –

- Clearly, floodplains are an issue for a town located at the junction of the Payette and Snake rivers. Need a map
- There has been no seismic activity in Payette.
- The City has passed a Source Water Protection ordinance.
- Snow may or may not be an issue. The December 2016 – January 2017 storms were highly unusual. The snowfall has caused a financial loss estimated to be over \$300 million.

Next Meeting – Thursday March 9 from 1:30 – 4:00 pm.

Homework: Review Sections 6, 8, and 9 of the 2005 comp plan. In addition, we will discuss three new chapters to be added: Agriculture, Public Airport Facilities, and National Interest Electrical Transportation Corridors.