

Payette Comp Plan Meeting #4 Notes

Attending – Danny Gabiola, Duane Vaughn, Tim Gerdes, Jessica Lowry, Sue York, Markita Williams, Kathy Patrick, Cleo Thompson, and Mayor Jeff Williams. Staff included Matea Gabiola, Jerome Mapp, Jim Birdsall, and Dick Gardner. A new committee roster was distributed.

City Council Work Session – Mayor Jeff Williams and Jim Birdsall described a work session scheduled with the **Payette City Council on March 20 from 5:30 to 7:00 PM**. This session will feature a discussion of the Community Potential Matrix approach to economic development planning used by Dr. Dick Gardner and Jim Birdsall. Mayor Williams encouraged all Com Plan Committee members to attend.

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- *Which parts of old plan feel outdated or need revision?*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?*

Transportation (Section 9) – Mayor Williams reviewed the recommended Capital Improvements projects from 2002 in the old plan. Projects 1, 2, 3, 4a, 4c, and 5 were completed, Project 6 was in progress, and Projects 4 and 4b were not done. He listed two projects in progress:

- **Center & Iowa** streets – likely done in spring
- **River Street** (3rd Ave N to 10th Ave N) – in process

The City will provide an updated project list. They have a Transportation Plan, but it may be a bit dated.

Other issues and points raised:

1. The greenbelt is susceptible to flooding
2. COMPASS prepared a Communities in Motion long range plan. It includes Payette County, but is not clear how communication takes place.
3. North 9th – used as an alternate traffic flow, concerned about pedestrian safety in the narrow street
4. NE 16th, Iowa to Pilots Landing, is the direction of new growth and that should be planned for
5. There is a Greenway Activity Plan
6. The committee is skeptical whether the Indian Valley highway will ever get built.
 - a. *Jerome will check with ITD (Idaho Department of Transportation)*
7. Airport (belongs in another chapter)
 - a. An airport runway extension was added
 - b. The existing Master Plan may be near the end of its life cycle.
 - c. Airport now has fuel services. May need to increase their tank size.

8. Bus & other Transport Services
 - a. Greyhound thought to stop at Pilot station and Malheur Council on Aging in Ontario
 - b. Uber serves Payette
 - c. Al's taxi works out of Ontario
 - d. 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. *Jerome will contact Treasure Valley Transit.*
 - e. Senior Center has a bus for limited services, e.g. MWF to hot meal, Thurs for doc appts, Tues for fun trips
 - f. Veterans' bus is available but little used because it commits one to all day ride to return.
9. Transit to specialist doctors is underserved and difficult to make happen without a car. (Medicaid may pay under certain circumstances.)
10. Transit to homeless services similarly difficult.
11. Union Pacific railroad is freight only, but used to move ag products like onions.
12. UPS and Fed Ex are available in Payette.
13. May Trucking is a large firm and there are numerous smaller firms.
14. Commuteride is available for commutes into Nampa or Boise. Based out of Pilot station.
15. We need to pay attention to the impact that oil & gas development may have on transportation. Especially when trucking products prior to pipeline development. (This needs more discussion, around contributions to road wear by industry equipment and trucks.)

Land Use (Section 6) – Here are the major discussion points:

1. Current areas of city impact of Payette & Fruitland meet at the Payette River.
2. State Hwy 52 crossing the Snake River and extending to I-84
3. Comp plan can help guide downtown re-development.
4. Lots of discussion about how to incentivize mixed use downtown with more housing units to increase foot traffic & vitality.
5. The lack of multi-bedroom apartment rentals again raised.
6. Are parks & open space required as conditions for large sub-divisions? E.g. NE 16th
7. Washoe Development Reserve may be moved to Parks & Rec chapter

National Interest Electrical Transportation Corridors (New) – Since the Gateway West transmission line passes south of Payette, this chapter likely to be very short. *Jerome will engage with Idaho Power to learn of their long range plans.*

Public Services, Facilities and Utilities (Section 8) – Here are the points discussed by the Committee:

1. City Hall and Shop are mostly the same
2. The library is very good. High amount of usage and serves most of Payette County. It participates in interlibrary loans, expanding possible resources.
3. Senior Center
 - a. Has a janitor instead of a contract cleaning crew
 - b. Open 9-3 *Need to know days of week Center is open.*
 - c. No other group meeting there at present,
 - d. Added honeycomb insulating window blinds and ADA compliant auto-open doors
 - e. Mezzanine used for pool, etc.

- f. *Kathy Patrick will re-write the Senior Center section*
4. *Jerome and Matea will update utilities and services, e.g. two new water wells have been added, and the base rate for sewer water and trash is now \$37.13.*
 5. Payette could use an ambulance based within the City. Note the Payette Fire Dept also responds to emergencies and has an EMT.
 6. Need to include the cell tower ordinance under utilities.
 7. Is underground power a requirement within the City?
 8. CableOne, CenturyLink, and Farmers Mutual all provide broadband service.
 9. List of hospitals, clinics and nursing homes needs revision.
 - a. The number of nursing homes and assisted living homes has increased
 - b. Focus more on Payette and Payette County facilities
 10. Quasi-Public Facilities
 - a. Drop churches
 - b. Prefer city-only list, perhaps including area of city impact.

Public Airport Facilities (New) – Discussed earlier, but needs to be moved to its own required new chapter.

Agriculture (New) – The 2012 Census of Ag summary of Payette County was passed out. Local ag is more livestock than crop-based. This means lots of workers caring for livestock, and perhaps choosing to live within the City. The Committee had a long talk about the close interconnection between City and nearby agriculture. Large food processing plants within the City are an example, as is the growing Hispanic population and the need for more multi-bedroom rentals.

Agricultural issues:

- a. Some agricultural lands may be seen as retirement
- b. Traffic concerns of slow-moving vehicles
- c. Transitional land uses
- d. How are agricultural land impacted by residential land uses?
- e. Livestock in residential zone.
- f. Providing options of approved land use in agricultural land use areas.

Matea's To-Get List:

- # of transportation dept. employees
- # of miles of improved roads maintained by City
- Any new collector roads added?
- Current length of airport runway
- Check age of airport master plan
- Share details of façade improvement plan with committee.
- Update master plan info on facilities
- Cell tower ordinance.

Next Meeting – Thursday April 13 from 1:30 – 4:00 pm.

Homework: *Review Sections 4, 10, and 12 of the 2005 comp plan.* In addition, we will discuss one new chapter to be added: Cultural and Historic Sites. Members are encouraged to attend March 20, 5:30 pm meeting of City Council on Econ Dev.