

Payette Comp Plan Meeting #2 Notes

Comprehensive Plan Elements – Jerome Mapp reviewed in some detail the 17 elements of a comprehensive plan required by state law. (see handout)

Population Questions – Dale Rosebrock presented his preliminary population projections (see handout). He then posed several questions to the Advisory Committee:

1. The Census Bureau says Payette lost population from 2010 – 2015. Dale doubts this. Does the Committee feel Payette lost population during this period? Answer: No
2. The Census indicates that Payette's Hispanic population increased by over 300 persons from 2010 – 2014. Is that trend real? Answer: Yes. The growth appears to be among younger adults with growing families.

Housing Questions – Similarly, Dale had Questions to help him frame the housing section.

3. Can the Committee comments on housing vacancy rates, especially in the rental market? Answer: Rental vacancy rates appear to be going down. There is a need for housing of low/moderate affordability, especially for two or more bedroom units. This fits with the increase of younger Hispanic families.
4. Are there any proposed developments in the works in Payette?
Answer: Yes. The City has been approached by multiple developers. Note that Payette tends to have lower rents than Fruitland.

Attitude Toward Growth - *Do you want Payette to grow?*

- Yes...if the growth rate is manageable.
- The population could reach as high as 15,000 by 2025. (Note this is far faster growth than Dale expects by 2045.)
- The quality of the school system could be a drawback.

Community Economic Profile – Dr. Dick Gardner then presented a compilation of data for both the City of Payette and Payette County on many socio-economic aspects of the community. (see handout with slides)

Advisory Committee Roster – The group thought that a school administrator would be a good addition to the committee to reflect their expectations of student enrollment as well as education issues.