



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
- JoAnne 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, paralegal for the USDOJ
- 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 proximately 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!