

CITY OF NEW PLYMOUTH
COMPREHENSIVE PLAN UPDATE



OUR TOWN. OUR FUTURE.

DRAFT November 4, 2025

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Acknowledgements

City of New Plymouth

Mayor and City Council

Ron Martinez – Mayor

Josh Davis – Council Member

Suzanne Evans – Council Member

Michael Hughes – Council Member

Wayde James – Council Member

Planning and Zoning Commission

Theresa Allen – Chair

Angela Graham – Commissioner

Penny Kovick – Commissioner

Debbie Mills-Smith – Commissioner

Jesse Morales – Commissioner

City Hall

Marianne Gatchell – Planning and Zoning Administrator and Clerk ~~and Treasurer~~

~~Suzanna Culpepper – Deputy Clerk~~

Stephanie Johnson - Treasurer

Beau Ziemer – Public Works Superintendent

Jill Holinka – City Attorney

Consultant Team

Elizabeth Allen – HDR Engineering, Inc.

1 Introduction

IN THIS CHAPTER

- Purpose of a Comprehensive Plan
- Statutory Requirements
- Plan Structure

What is a Comprehensive Plan?

A Comprehensive Plan (the “Plan”) is a long-term planning document that reflects a community’s values, goals, and vision for the future. Developed through public input and detailed research, the Plan serves as a strategic framework for growth and development. Comprehensive Plans are used by cities and towns across Idaho and the United States to assess current conditions and guide future decision-making. As a living document, the Plan provides direction for New Plymouth city staff, Planning and Zoning Commission, City Council, and the broader community, helping ensure that growth aligns with the shared aspirations of residents.

Statutory Requirements

Under the Idaho Constitution (Article 12, Section 2) and the Idaho Local Land Use Planning Act of 1975 (LLUPA) (IC §§ 67-6501 to 67-653), Idaho cities are required to prepare and maintain a current Comprehensive Plan. The Plan is required to consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, and desirable future situations. LLUPA requires the consideration of each of the following components under §67-6508 that have been incorporated into this Plan.

- Property Rights
- Population
- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- Agriculture
- Implementation
- National Interest Electric Transmission Corridors
- Public Airport Facilities

No National Interest Electric Transmission Corridors and Public Airport Facilities are in the planning area and therefore are not discussed in the Plan.

Planning Background and Process

The City of New Plymouth (the “City”) is undergoing a year-long effort to prepare a new Comprehensive Plan. The region and state have undergone significant changes in the twenty-plus years since the city adopted its 2002 Comprehensive Plan. The Plan update

will guide the city in proactively planning for changes in the community over the next 20 years. A visioning survey was launched in January 2025 as part of the kickoff of the Plan update. The survey was open for participation for three months, in both online and paper formats, with paper copies sent out with utility bills and available at City Hall. A total of 68 responses were received. The survey results were used to create the vision statement in Part 3 and to inform the development of goals, policies, and actions outlined in Part 4 of the Plan. The visioning survey results are available for review at New Plymouth City Hall.

Plan Structure

The Plan has been thoughtfully organized into three parts to guide you through its key components:

Part 1 INTRODUCTION

Here, we explain the purpose of the Plan so you can understand its significance.

Part 2 OUR TOWN

This part includes a discussion of both the past and present conditions in New Plymouth, giving you a deeper insight into our community.

Part 3 OUR VISION

This part dives into the details of our public outreach and our vision for our town.

Part 4 OUR FUTURE

This part organizes the Plan elements by theme, highlighting our goals, policies, and actions that will guide New Plymouth toward a bright and promising future.

Alignment with Other Plans and Resources

Several related plans are considered in the local comprehensive planning process and should be utilized in conjunction with the Plan. Related plans are summarized below:

2017 City of New Plymouth Kiwanis Park Master Plan

The City of New Plymouth Kiwanis Park Master Plan identifies strategies and actions for the operation and development of Kiwanis Park, and outlines funding opportunities.

2020 Payette County Multi-Hazard Mitigation Plan and 2021 Payette County Community Wildfire Protection Plan

The 2020 Payette County Multi-Hazard Mitigation Plan and 2021 Payette County Community Wildfire Protection Plan are evaluations and mitigation measures for natural hazards known to occur in Payette County, including the City of New Plymouth.

2022 Master Transportation Plan

The City of New Plymouth 2022 Master Transportation Plan evaluates the existing transportation system and evaluates future transportation needs to accommodate future growth.

2024 Wastewater Facilities Master Plan

The City of New Plymouth 2024 Wastewater Facilities Master Plan is an engineering study of the city's wastewater treatment facility and collection system, including a performance evaluation of the existing facilities to identify and prioritize potential improvements to the wastewater treatment facilities.

2024 Water System Master Plan

The City of New Plymouth 2024 Water System Master Plan is an engineering study of the City's water system to evaluate system deficiencies, including source capacity, treatment, hydraulic capacity, storage capacity, redundancy, operating pressure, substandard fire flows, and undersized and deteriorated piping in portions of the distribution system to meet current and future demands. This WMP comprehensively reviews the City's existing and projected supplies and demands. It includes recommendations for system improvements that are anticipated to be necessary to serve the City's needs for a 20-year design period.

2025 New Plymouth Fire Protection District Impact Fee Study and Capital Improvement Plan Final Report

The City of New Plymouth adopted an ordinance in September 2025 to implement development impact fees in the New Plymouth Fire Protection District. The development impact fees were determined based on the New Plymouth Fire Protection Impact Fee Study

and Capital Improvement Plan Final Report that includes capital improvements, a fee study, methodologies, legal framework, and recommendations of fee amount by land use type.

2 Our Town

IN THIS CHAPTER

- History of New Plymouth
- Existing Conditions

A Unique History

New Plymouth, Idaho, is unique as the only town in the United States planned in a double horseshoe shape before it was settled. It was founded in 1895 by the New Plymouth Society of Chicago, led by irrigation advocate William E. Smythe. The goal was to establish a model colony that promoted irrigation and Western settlement.

After selecting Payette Valley for its abundant water and fertile land, the group formed a colony in 1896. Each settler bought 20 shares at \$30 each, receiving 20 acres and a town lot. The land was cleared and planted, and the town was carefully designed with wide streets and a mile-long, 80-foot-wide grassy boulevard for public use.

The town, first called New Plymouth Farm Village, was incorporated as "New Plymouth" in 1897 and became a village in 1908. Early community life focused on churches and schools. The first public building, a simple wood shack, served both purposes. Multiple denominations held services there, with ministers rotating on a weekly basis. In winter, sagebrush was gathered for fuel, and families relied on kerosene lamps for lighting.

As the population grew, a larger school was built, followed by churches—including a Congregational church in 1902 and a Catholic parish in 1904. Residents took pride in a community built on shared values, cooperation, and the principles of temperance and independence.

Image 1. Historic Aerial Image of New Plymouth.



Existing Conditions

POPULATION AND HOUSING

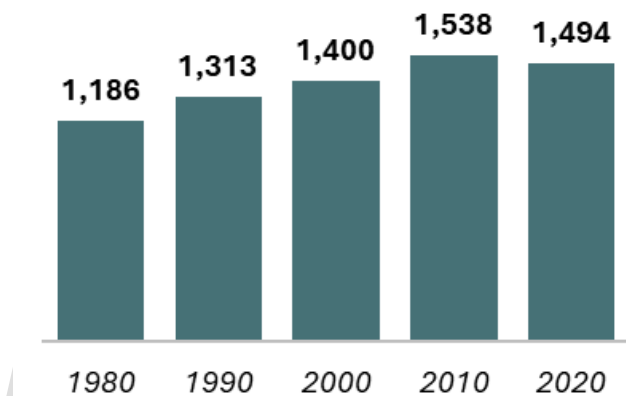
Population

The City has experienced minor demographic shifts over the past decade. The population steadily increased from 1980 to 2010, peaking at 1,538 residents, as shown in Chart 1. Between 2010 and 2020, the population declined slightly to 1,494, a 2.9% decrease, signaling a shift after three decades of gradual growth.

Despite this, the City’s demographic profile has become increasingly youthful. As of 2023, the median age in New Plymouth is 32.4, notably younger than the Payette County median of 40. This suggests a relatively young and potentially more economically active population, with a higher proportion of residents in their prime working years.

Between 2013 and 2023, the age distribution data, as shown in Table 1, shows a clear increase in the 20–34 and 35–54 age groups, rising from 20.7% to 23.1% and from 20.1% to 25.1%, respectively. In contrast, the share of residents under 19 dropped from 32.5% to 29.2%, and those aged 55–74 declined from 20.9% to 17.5%. The proportion of residents aged 75 and older also saw a slight decrease. These trends indicate that New Plymouth has become increasingly dominated by working-age adults, likely attracting young professionals and mid-career individuals.

Chart 1. New Plymouth Population Over Time



Source: U.S. Census Bureau

Table 1. New Plymouth Age Distribution

Age Range	2013	2023	
0 – 19	32.5%	29.2%	-
20 – 34	20.7%	23.1%	+
35 – 54	20.1%	25.1%	+
55 – 74	20.9%	17.5%	-
75+	5.9%	5.2%	-
Median Age	33.7	32.4	-

Source: U.S. Census Bureau

While this age profile may bring economic benefits and labor force stability, the declining percentages of children and older adults raise potential concerns about the long-term

sustainability of community services. A reduced youth population may impact local school enrollment and programming, while fewer seniors could affect the demand and planning for elder care services. Overall, New Plymouth's evolving age structure presents both opportunities and challenges as the city considers its future planning efforts.

Housing

Housing Inventory

According to the 2023 U.S. Census Bureau's five-year American Community Survey estimates, New Plymouth has 801 housing units. The housing inventory is predominantly single-family homes, which comprise 77 percent of all units, consistent with Payette County. Two-family units (duplexes) accounted for 7 percent, multi-family units (tri-plex and greater) accounted for 8 percent of the housing stock, and mobile homes made up 9 percent of the total housing stock. In Payette County, duplexes comprised 2 percent of all units, multi-family housing accounted for 7 percent, and mobile homes comprised 13 percent of the housing stock.¹

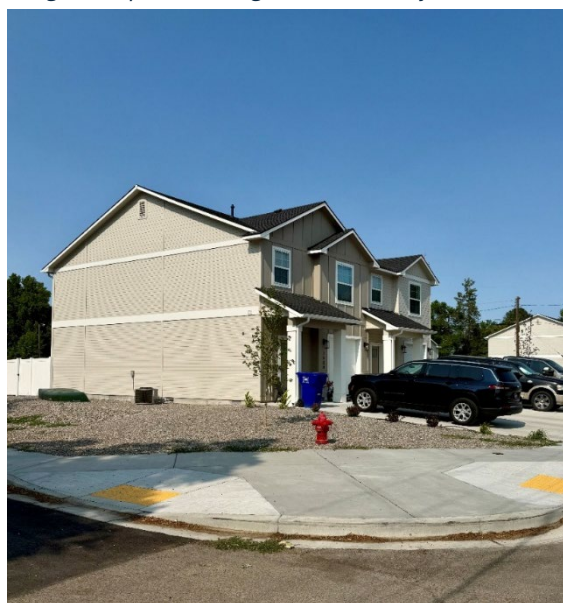
Housing Occupancy

The occupancy rate for housing in New Plymouth is 97 percent, with a 3 percent vacancy rate. This reflects a 4 percent increase in occupied units since 2013. Comparatively, Payette County has an occupancy rate of 95 percent, with a vacancy rate of 5 percent. In 2023, 69 percent of housing units were owner-occupied, lower than Payette County's 75 percent. While owner-occupied units still make up more than half of all housing, renter-occupied units are estimated at 31 percent, a 6 percent

Image 2. Historic single-family residential house in New Plymouth.



Image 3. Duplex dwelling units in New Plymouth.



¹ U.S. Census Bureau, 2023 American Community Survey 5 Year Estimates Subject Table DP05

increase from 2013. While New Plymouth's owner and renter occupied units have increased, Payette County's have remained steady.

Housing Age

As of 2023, New Plymouth's housing stock is notably older, with over half (59 percent) of homes built before 1980, and the remaining homes (41 percent) built between 1980 and 2019.² The most active decades for housing construction were the 1970s and 1939 or earlier. This indicates a relatively aging housing inventory, with minimal construction after 2018. Compared to Payette County, the lack of recent home building suggests that New Plymouth's housing stock is relatively older than that of the broader county.

Table 2. 2023 Total Housing Units by Era

Year Structure Built	New Plymouth	Payette County
2020 or later	0	177
2010 to 2019	59	877
2000 to 2009	96	1,364
1990 to 1999	94	1,425
1980 to 1989	77	726
1970 to 1979	186	1,963
1960 to 1969	48	310
1950 to 1959	45	1,050
1940 to 1949	80	530
1939 or earlier	116	1,520
<i>Total</i>	801	9,942

Source: U.S. Census Bureau

It is important to note that the data in Table 2 is based on self-reported responses from the American Community Survey and should be interpreted as an estimate rather than a precise count.

Table 3. Residential Building Permits

Building Permits	2018	2019	2020	2021	Total
<u>New Plymouth</u>	<u>13</u>	<u>7</u>	<u>6</u>	<u>4</u>	<u>30</u>
<u>Payette County</u>	<u>77</u>	<u>62</u>	<u>88</u>	<u>63</u>	<u>290</u>

Building permit data, Table 3, further illustrates the limited recent residential development New Plymouth, with only 30 permits issued between 2018 and 2020 compared to 290 in Payette County.³

² U.S. Census Bureau, "Selected Housing Characteristics" 2013 and 2023 American Community Survey 5-Year Estimates Subject Table, DP04.

³ TheMettsGroup, "Payette County Comprehensive Plan Update (2021) Socio-Economic Sections".

Housing Value

In May 2025, Redfin, a prominent national real estate research and realty company, reported that the median sale price in New Plymouth was \$328,000, reflecting an increase of 11 percent from the preceding year. In addition, Redfin found that the New Plymouth housing market is somewhat competitive, with homes selling in approximately 48 days. ⁴

EDUCATION

Primary and Secondary Education (K-12)

New Plymouth School District #372 (“school district”) serves the City of New Plymouth and Payette County and includes New Plymouth Elementary School, New Plymouth Middle School, and New Plymouth High School. As of 2024, the school district has 903 students enrolled, representing a 5 percent decrease from 2015, when enrollment was 950. All three schools are operating below capacity, with New Plymouth Elementary School being closest to its 506-student capacity, with 404 students enrolled in 2024, as shown in Table 4.

Table 4. School Capacity & Enrollment

School	Student/Teacher Ratio (2025)		Enrollment		Capacity
	2020	2025	2015	2024	2025
New Plymouth Elementary School	20.3 : 1	18.79 : 1	455	404	506
New Plymouth Middle School	21.45 : 1	17.45 : 1	224	227	486
New Plymouth High School	18.0 : 1	17.0 : 1	271	272	460
Total			950	903	1452

Source: New Plymouth School District #372

The State Department of Education listed the school district's 4-year graduation rate (percentage of students who graduated in 4 years) as 89.2 percent for the 2023-2024 school year.

The school district provides school bus services to all schools with six daily bus routes.

⁴ Redfin. (2025, May), New Plymouth, ID Housing Market. <https://www.redfin.com/city/14753/ID/New-Plymouth/housing-market#demand>

Image 4. New Plymouth High School students



Image 5. New Plymouth Elementary School students and teacher



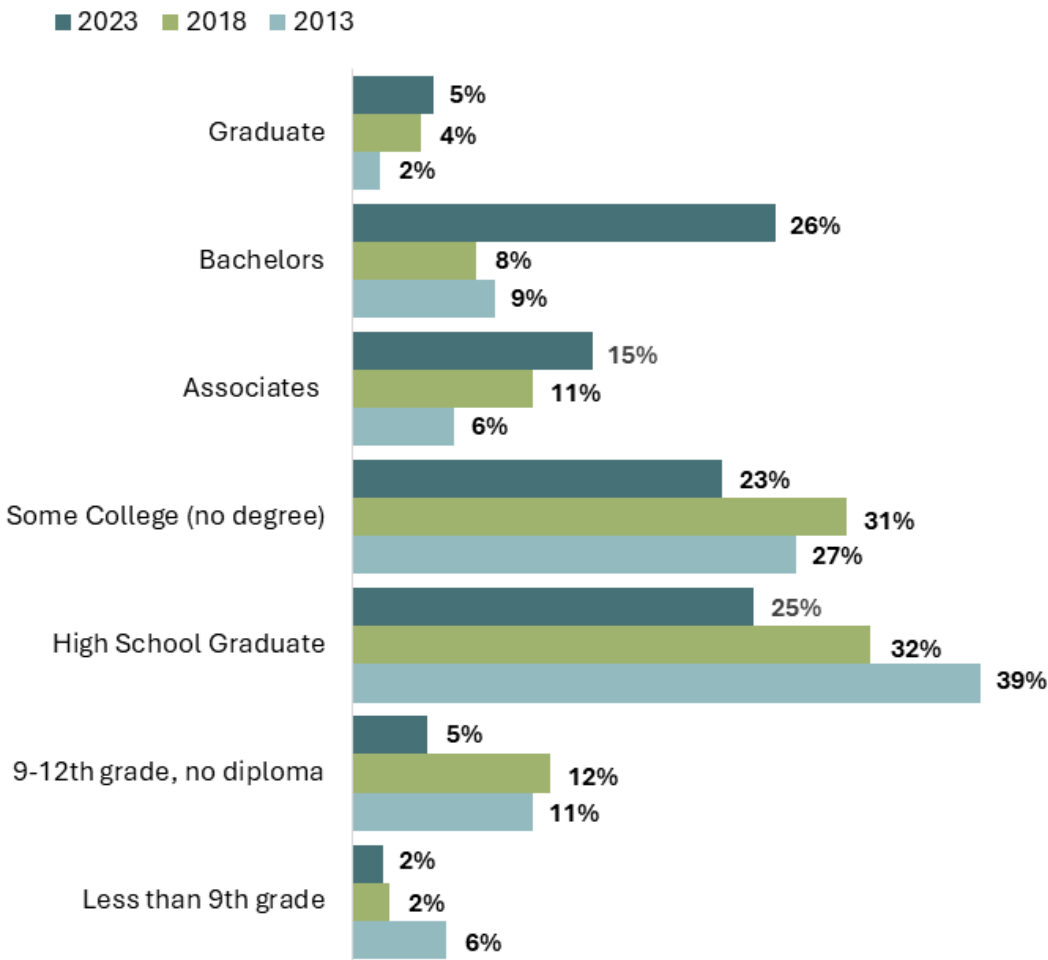
Higher Education

There are no higher education institutions located within the City of New Plymouth or Payette County. The closest community colleges are Treasure Valley Community College, with campuses in Ontario, Oregon and Caldwell, Idaho. Nearby four-year and graduate-level institutions include Eastern Oregon University – Ontario Center and Oregon State University in Ontario, Oregon; the College of Idaho and Northwest Nazarene University in Nampa, Idaho; and Boise State University and the University of Idaho in Boise, Idaho.

Educational Attainment

In 2013, the percentage of adults aged 25 or older in New Plymouth with bachelor's degrees was 9 percent, similar to the 11 percent of those without a high school diploma, suggesting limited access to or pursuit of higher education. By 2023, 26 percent of residents aged 25 or older hold a bachelor's degree, while 5 percent lack a high school diploma, indicating progress in educational attainment and a more educated population overall.

Chart 2. Percent of Residents 25 or Older by Level of Education



Source: U.S. Census Bureau

As shown in Chart 2 the number of higher education students has increased, while the proportion of residents aged 25 and older with a high school diploma has decreased, from 39 percent in 2013 to 25 percent in 2023.⁵

ECONOMIC DEVELOPMENT

Employment

As of 2023, as shown in Table 5, approximately 781 New Plymouth residents were employed, with 15 percent working locally and 85 percent commuting to jobs outside of the city. Residents' employment is primarily concentrated in sales, office, management, business, science, arts, and service sectors. Between 2013 and 2023, New Plymouth saw notable shifts in employment by industry:

⁵ U.S. Census Bureau, "Selected Social Characteristics" 2013 and 2023 American Community Survey 5-Year Estimates Subject Table, DP02.

- Sales & Office jobs made up the largest share in 2023 at 29 percent, increasing by 5 percent over the decade.
- Management, Business, Science, & Arts followed at 27 percent, with a 4 percent increase.
- Service occupations grew the most, rising by 9 percent to comprise 26 percent of jobs.
- Production, Transportation, & Material Moving declined by 14%, now representing 9% of employment.
- Natural Resources, Farming, Construction, & Maintenance also decreased by 4 percent, making up 9 percent of the workforce in 2023.

Table 5. Occupation by Industry and Growth or Decline Since 2013

	Jobs in 2023	Change Since 2013
Sales & Office	29%	+ 5%
Management, Business, Science, & Arts	27%	+ 4%
Service	26%	+ 9%
Production, Transportation, & Material Moving	9%	- 14%
Natural Resources, Farming, Construction, & Maintenance	9%	- 4%

Source: U.S. Census Bureau

These trends indicate a shift toward professional, service-based, and office-based employment, accompanied by a decline in manual labor and production-related roles.

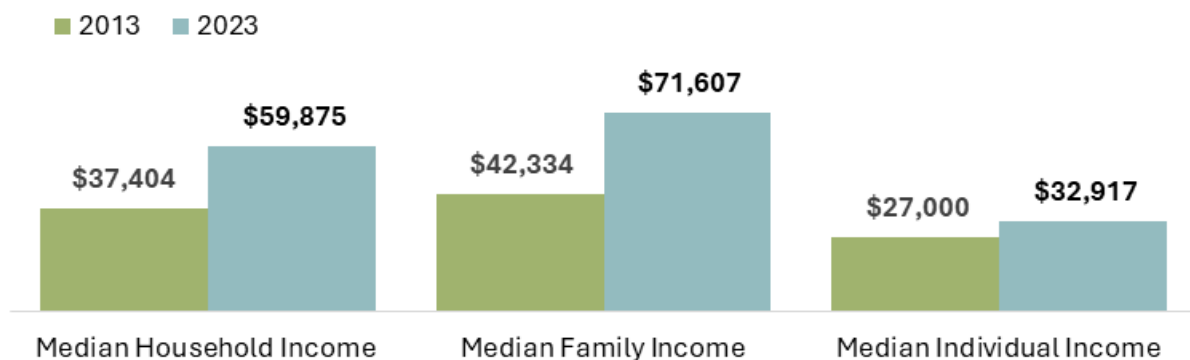
The average commute time for residents traveling to work was 26 minutes. The majority of workers, 92 percent, commuted by driving alone, while 11 percent carpooled, and 4 percent walked. Additionally, 4 percent of residents reported working from home with no commute required.

Income

Between 2013 and 2023, as shown in Chart 3, income levels in New Plymouth have increased across all categories. Median household income increased from \$37,404 to \$59,875 – a 60 percent rise, indicating a significant increase in overall household income over the decade. Meanwhile, median family income rose by 69 percent, from \$42,334 in 2013 to \$71,607 in 2023, suggesting improved economic conditions for family units. Median family income is typically larger than median household income, as larger households often have dual earners. Median individual income experienced a modest increase of 22 percent, rising from \$27,000 in 2013 to \$32,917 in 2023, indicating that while individual earnings have increased, they have not kept pace with household and family incomes.

These trends indicate strong overall economic growth, particularly among families and households, although individual earnings have not kept pace, potentially reflecting a greater reliance on multiple income sources per household.⁶

Chart 3. Income Change Over Time



Source: U.S. Census Bureau

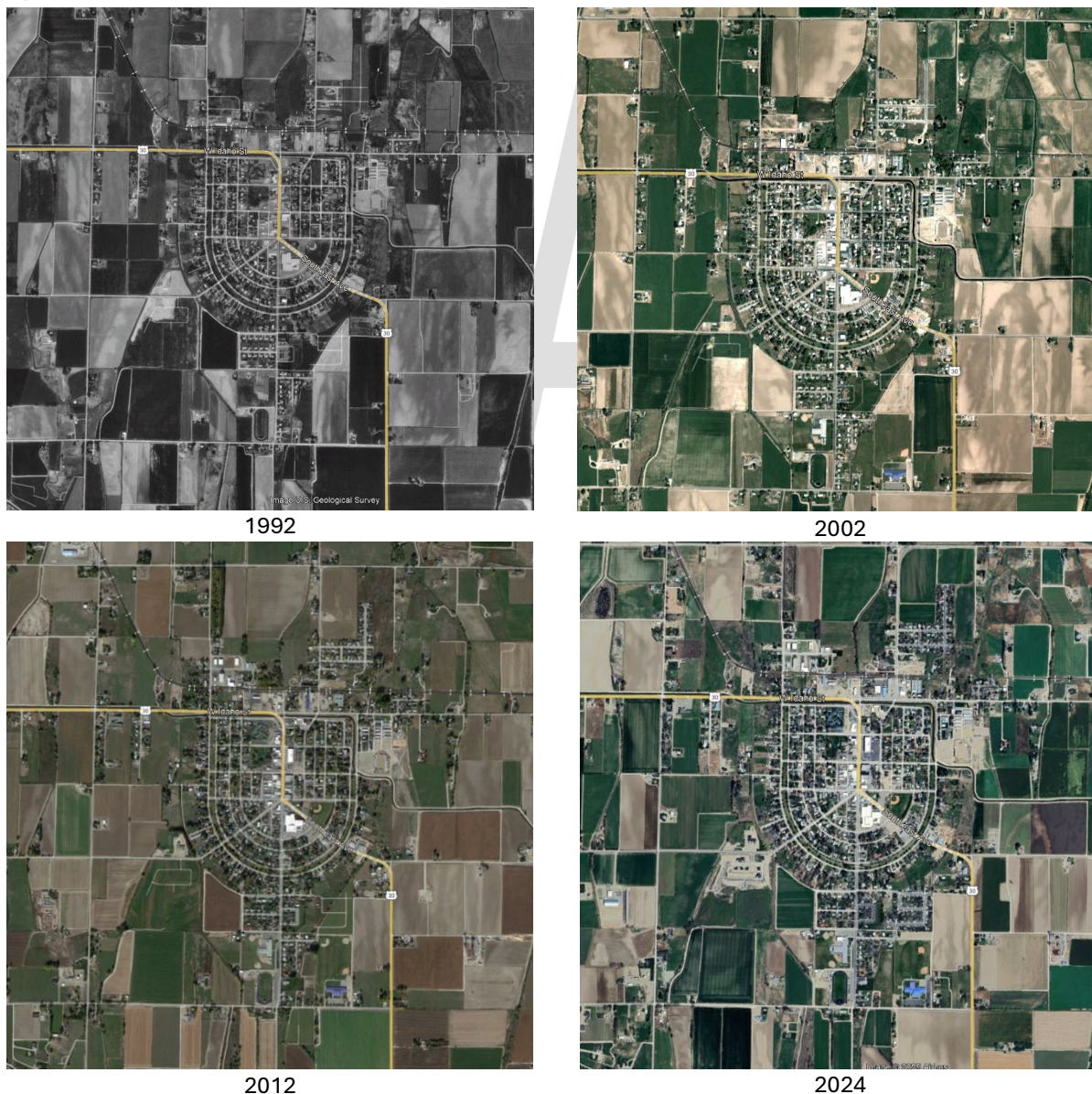
⁶ U.S. Census Bureau, "Selected Economic Characteristics" 2023 American Community Survey 5-Year Estimates Subject Table, DP03.

LAND USE AND COMMUNITY DESIGN

Current Land Uses

As of 2025, the current land uses in New Plymouth largely align with the zoning map (Image 7). Commercial uses are located along Southeast Avenue, North Plymouth Avenue, the northern block of South Plymouth Avenue, and along the northern side of Idaho Street. Industrial uses are located along Southeast Avenue, Idaho Street, and along the northern side of the railroad. The remaining area of city limits consists of residential and civic uses, such as schools and churches, with agricultural uses surrounding the city limits. As shown in Image 6 the built environment has not drastically changed between 1992 and 2025.

Image 6. Built environment over time



Source: Google Earth

Image 7. City of New Plymouth 2024 Zoning Map

CITY OF NEW PLYMOUTH IDAHO ZONING MAP

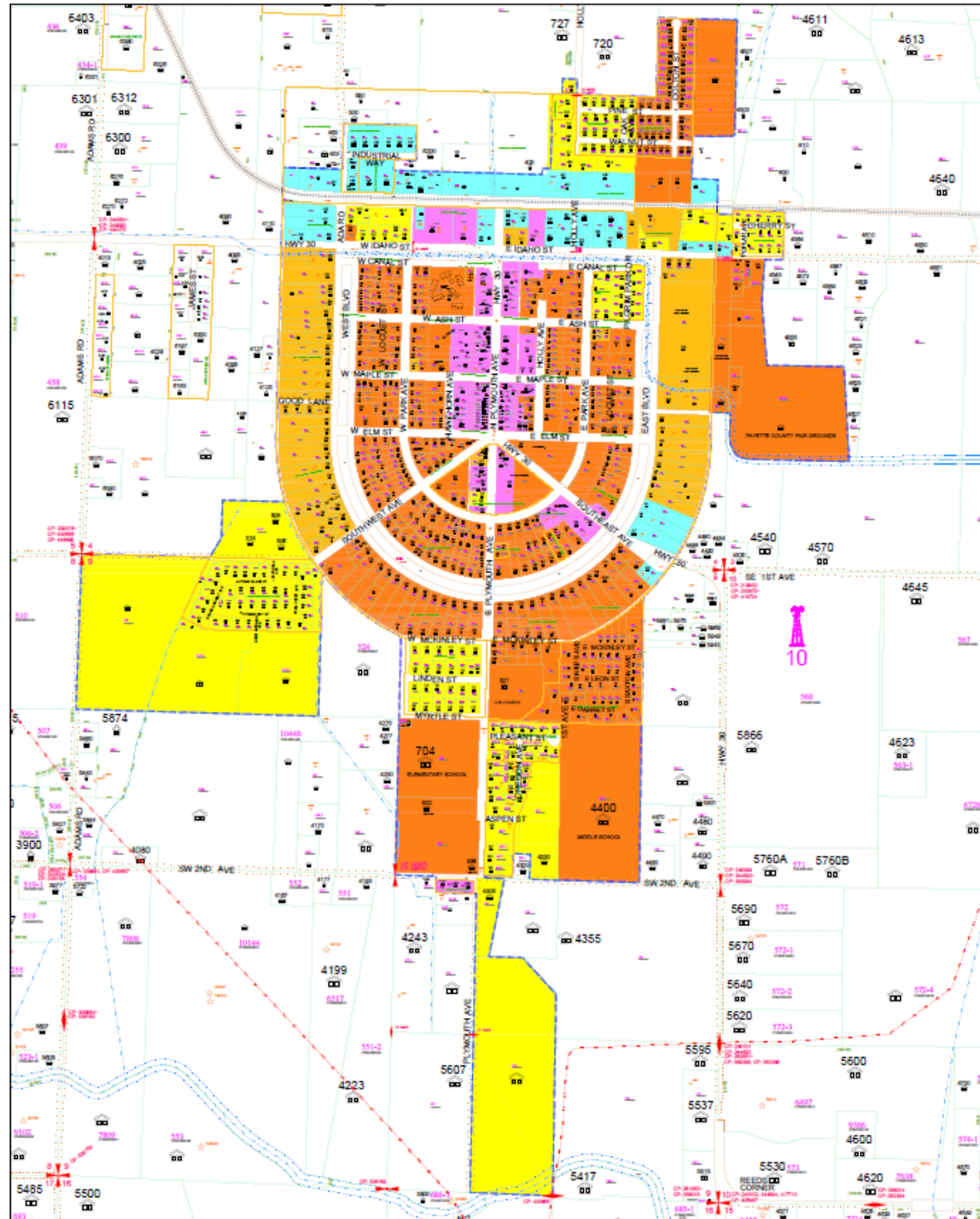
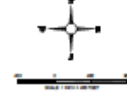
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LEGEND

	DESIGNED RIGHT OF WAY
	PROSCRIPTIVE RIGHT OF WAY
	SECTION LINE
	SECTION QUARTER
	CITY LIMITS
	LOT LINE
	HYDRO CENTERLINE
	HYDRO EDGE
	RAILROAD
	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL A - SF
	RESIDENTIAL B - SF-DUPLEX
	RESIDENTIAL C - SF-DUPLEX-MULTIFAMILY



PUBLIC SERVICES, FACILITIES, AND UTILITIES

Fire Protection

Fire protection services are provided within the City of New Plymouth by the New Plymouth Rural Fire Protection District (“the fire district”). The fire district provides essential public safety services across an approximately 186-square-mile service area that includes the City of New Plymouth and surrounding rural communities. Services include structural and wildland fire suppression, hazardous materials response, rescue operations, and emergency medical services (EMS).

As of 2025, the fire district is staffed by a team comprising:

- 29 volunteer firefighters
- 4 volunteer EMTs (in addition to firefighter/EMTs)
- 1 full-time Fire Chief
- 3 elected Commissioners
- 1 part-time Human Resources and Administrative staff member

In 2024, the fire district responded to 561 calls, an increase from 477 calls in 2023, reflecting growing demand for services.

Facilities and Response Area

The fire district currently operates from a single station located at 328 S. East Avenue in New Plymouth. To enhance service in outlying areas, two parcels of land within Payette County are being donated for the construction of two new stations. These planned facilities will improve response times and coverage, particularly in the district’s more remote rural areas.

Within New Plymouth city limits, the average response time is approximately 8 minutes. Response times are longer in rural areas due to greater distances and dispersed development patterns.

Apparatus and Equipment

The district maintains a fleet of vehicles and equipment to effectively respond to a variety of emergencies, including:

- Chief’s Rig
- Engine
- Tanker
- Brush Truck
- Engine/Pumper
- Additional Tanker
- Additional Brush Truck
- Support Vehicle
- Light Rescue Vehicle
- EMS Basic Life Support unit

Fire Prevention and Community Engagement

In addition to emergency response, the fire district actively promotes fire prevention and public safety through inspections, education, and outreach programs. These efforts include:

- Conducting driveway and new building inspections, daycare center inspections, and residential fire alarm replacements.
- Hosting and participating in community events and educational activities, such as:
 - Payette County Fair booth and dunk tank
 - Annual Chili Feed
 - “Fill the Boot” fundraising events
 - Job fair booth at New Plymouth High School
 - Fire safety presentations at local schools and preschools
 - Homeschool education programs and station tours

It is important that the fire district be able to continue to provide fire protection and basic life support services in spite of future growth. The City has the authority to enter into an intergovernmental agreement with the fire district, as authorized by Idaho Code Section 67-8204A, for the purpose of agreeing to the collection and expenditure of development impact fees to assure that new development pays for its impact on fire district facilities and services. More details about development impact fees can be found in the *New Plymouth Fire Protection District Impact Fee Study and Capital Improvement Plan Final Report*.

Image 8. New Plymouth Fire Protection District fire station. Source: New Plymouth Fire Protection District.



Law Enforcement

The Patrol Division of the Payette County Sheriff's Department serves both the City and Payette County. The Patrol Division comprises ten deputies who are responsible for responding to 911 calls, handling routine service requests, conducting preliminary investigations into criminal activities, and preparing initial reports for these service calls.

City Services

Water

In September 2024, New Plymouth adopted a Water System Master Plan that details the existing water system and identifies future improvement needs. This document should be consulted in conjunction with this Plan.

Domestic Water

The City of New Plymouth owns and operates the public drinking water system. The water system draws from three main groundwater sources. The primary wells are Wells No. 7, 8, and 9, while Well No. 6 is currently inactive, classified by DEQ as an emergency well, and not used for routine production. The City uses an arsenic blending system, two surface storage tanks, and a transmission and distribution network. The total number of water connections is approximately 687, serving approximately 1,494 per capita, with a total of 776 equivalent residential units.

The capacity of the water system is based on the water production capacity of the system with the largest well source out of service, and the per capita flows for maximum day demand conditions determined from the Water Master Plan. The existing Equivalent Dwelling Unit (EDU) totals are based on the number of total accounts per meter size with the City's adopted multipliers for each meter size. This accounts for the larger demand potential that larger meter sizes can place on the system.

To manage system capacity, the City maintains and updates declining balance spreadsheets for water as developments are submitted for platting and approved. These spreadsheets track remaining capacity and are updated as additional information becomes available on demand and services, as well as changes and upgrades to the system. Future permit or rule changes may also impact available capacity. As of 2025, the domestic water system has a remaining capacity of approximately 365 EDUs.

Irrigation

The primary sources of irrigation in New Plymouth are surface water delivered through the Farmers' Cooperative Canal and the Noble Canal. Shallow wells serve as a secondary source of irrigation. New subdivisions are required to install separate pressurized irrigation systems connected to the City's water supply.

Wastewater

In October 2024, New Plymouth adopted a Wastewater Facilities Master Plan, which provides detailed information on the existing wastewater collection and treatment system as well as future improvement needs. This document should be referenced in conjunction with this Plan.

Sanitary Sewer

The City owns and operates a conventional gravity wastewater collection system, which dates back to the 1930s and 1960s, and is composed primarily of gravity-flow collection mains. The sewer mains constructed after the mid-1960s have used polyvinyl chloride (PVC) pipes, while older pipes, constructed of Transite pipe, consist of concrete and asbestos cement. The majority of the original concrete pipe collection system was replaced and/or rehabilitated in 2009. The City has one wastewater pumping station located in Jiano Industrial Park. The sanitary sewer consists of approximately 82,000 feet of piping that primarily utilizes gravity flow to transport wastewater to the wastewater treatment facility. The largest pipe near the wastewater treatment facility can carry over 1 million gallons per day.

Sanitary sewer flows are conveyed to the wastewater treatment facility that occupies approximately 45 acres located northeast of the City limits, where they undergo treatment before being discharged into an unnamed drain that ultimately flows into the Payette River. The facility utilizes a multi-cell facultative lagoon treatment system with an influent screening primary treatment process. The lagoon system comprises four cells (or ponds), covering a total water surface area of approximately 37 acres.

The capacity of the wastewater system is based on the rated wastewater treatment capacity listed in the City's IPDES Permit and the per capita flows for maximum day demand conditions determined from the Wastewater Facility Plan. Wastewater EDU totals are based on the number of total sewer accounts per meter size with the City's adopted multipliers for each meter size.

To manage system capacity, the City maintains and updates declining balance spreadsheets for wastewater as developments are submitted for platting and approved. These spreadsheets track remaining capacity and are updated as additional information becomes available on demands and services, and as changes and upgrades are made to the system. Future permit or rule changes may also impact available capacity.

As of 2025, the wastewater system has a remaining capacity of approximately **548 EDUs**. This estimate is used as a guide for reviewing the system's ability to handle additional services and expansion for growth. It does not imply that no improvements are needed or

that permit or rule violations may not occur. The City continues to address operation and maintenance needs and capital improvement plans as outlined in the Wastewater Facilities Master Plan.

Stormwater

The City storm sewer system consists of numerous localized catch basins and piping networks that generally discharge into stormwater swales, irrigation drains, and canals, which ultimately flow into the Payette River. New developments are required to manage stormwater runoff on-site through containment ponds or infiltration facilities. Additional information about stormwater infrastructure can be found in the City of New Plymouth Wastewater Facilities Master Plan.

Library

Armoral Tuttle Public Library is located one block from City Hall at 301 North Plymouth Avenue. The library offers various services, from material checkout to electronic resources for digital collections and research, story time for ages 3 to 5, all-ages family nights, and other events.

TRANSPORTATION

In 2022, the City of New Plymouth's Master Transportation Plan was updated. The Master Transportation Plan provides information on current conditions of streets and transportation facilities, as well as future transportation needs and requirements, and goals, objectives, and policies to be implemented in conjunction with this Plan.

Roadways

The City of New Plymouth Street Department is responsible for the maintenance, planning, and management of the streets within city limits. There are approximately 7 miles of streets within the city limits. US Highway 30, which runs through the city, is operated and maintained by the Idaho Transportation Department and is classified as a Principal Arterial. Roadways outside of city limits are maintained by Payette County Highway District No.1.

Larger city roadways, such as Major Collectors and Minor Collectors, are outlined below. All other roads are local road.

Major Collectors

- East Idaho Street between North Plymouth Avenue (Highway 30) and Holly Avenue
- Holly Avenue from East Idaho Street to the northern city limit
- South Plymouth Avenue from Elm Street to Southwest 2nd Avenue
- Southwest 2nd Avenue from South Plymouth Avenue to Highway 30

Minor Collector

- Ada Road
- East Elm Street between North Plymouth Avenue (Highway 30) and Holly Avenue

As part of the City's planning process for road management and the growth of the city, New Plymouth has examined the transportation system, identifying the areas that will provide inlets and outlets for the City as growth expands with new residential developments inside and outside of the City limits. As New Plymouth continues to grow, a comprehensive transportation system will be necessary to meet the transportation and safety needs of both community residents and visitors. Functional classification changes may be needed periodically. Changes can be requested by either the Idaho Transportation Department District of the Local Agency. Major Collector additions requested by the City in 2025 are listed below.

Proposed Major Collectors

- East Idaho Street from Holly Avenue to the eastern city limit
- Southwest Avenue from Plymouth Avenue (Highway 30) to Southwest 1st Avenue
- Southwest 1st Avenue from Southwest Avenue to Adams Road
- Southwest 2nd Avenue from South Plymouth Avenue to Adams Road
- Adams Road from Highway 30 to Southwest 2nd Avenue

Sidewalks and Pathways

The City has limited pedestrian and bike pathway systems. A ten-foot-wide multi-use pathway is located from SW 2nd Avenue to Southwest Boulevard. As outlined in the City of New Plymouth's Master Transportation Plan, plans are in place to improve existing sidewalks and the sidewalk and pathway system throughout the city, providing connectivity.

Bus and Public Transportation

Payette Senior Center provides limited on-call transportation services for the Payette Senior Center that travel within city limits and to Ontario, Oregon. No other public transportation options are available.

PARKS AND RECREATION

The City has three public parks – Kiwanis Park, Horseshoe Park, and Co-Op Park.

- Kiwanis Park offers amenities such as picnic areas, skateboarding facilities, a jungle gym, swings, and a bathroom. The 2017 Kiwanis Park Master Plan ("2017 Plan") identifies strategies and actions for the operation and development of the park.

Several improvements are planned for Kiwanis Park, including a splash pad, play area improvements and expansion, bike rack, parking, Tuttle Memorial Pavilion, privacy fence, walking path, pavilion and restroom renovation, new picnic gazebo, parking improvements, additional trees, skating area expansion, and more improvements as discussed in the 2017 Plan.

- Horseshoe Park is an approximately 80-foot pathway park (totaling 11 acres) featuring a multi-use pathway, frisbee golf, and benches. As of 2025, there are plans underway to install 10 new benches along the pathway to provide a comfortable and welcoming space for pathway users. The pathway is planned to extend throughout the entire length of the park.
- Co-Op Park is a pocket park that features grass, landscaping, and two benches.

The Payette County Recreation District offers sports programs for youth and adults in all communities throughout Payette County. Youth programs include girls' and boys' basketball, spring and fall soccer, spring and fall flag football, tackle football, cheerleading, tennis, baseball, softball, t-ball, and whiffle ball. Youth tournaments include the Bobbie Davis Memorial Softball Tournament, the Mesa Invitational (Softball & Baseball), the Payette County Championship Softball and Baseball Tournament, and the Duel on the Diamond Softball and Baseball Tournament. Adult programs include spring coed volleyball and grass volleyball.¹

SPECIAL AREAS AND SITES

The Idaho Local Land Use Planning Act considers special areas and sites as those that have historical, archaeological, architectural, ecological, wildlife, or scenic significance. Special areas and sites in New Plymouth include the following.

Historical Water Wheels

Irrigation played a crucial role in the founding of the City, utilizing multiple wooden water wheels that date back to the 1920s. Some of the water wheels are still in operation along the Noble Irrigation Canal, located off Highway 30, and are a notable feature in New Plymouth.

Tuttle Blacksmith Shop

The Tuttle Blacksmith Shop, located at 116 W. Maple Street, is a historic building dating back to the 1920s. Although the shop is no longer used for blacksmithing, the blacksmith equipment remains in the historic building.

¹ *Leagues and Divisions*. Payette County Recreation District. (2025). <https://www.payettecountyrec.org/home>

New Plymouth Congregational Church

The New Plymouth Congregational Church was built in 1920 and is architecturally significant. In 1983, it was listed in the National Register of Historic Places. The church is a one-and-a-half-story structure designed in the formal Neo-Classical Revival style of architecture.

New Plymouth Interpretative Sign

The history of how irrigation shaped New Plymouth is shared on an interpretative sign located at East Elm Street and Southeast Avenue.

Daughters of Utah Pioneers Historical Monument

The Daughters of Utah Pioneers historical monument, which was erected in 1968, is located in Kiwanis Park. The monument discusses the founding of New Plymouth.

New Plymouth Historical Monument

A historical monument discussing the establishment of New Plymouth as a colony site on May 28, 1894, is located at the intersection of Elm Street and Southwest Avenue. The monument was dedicated in 1981.

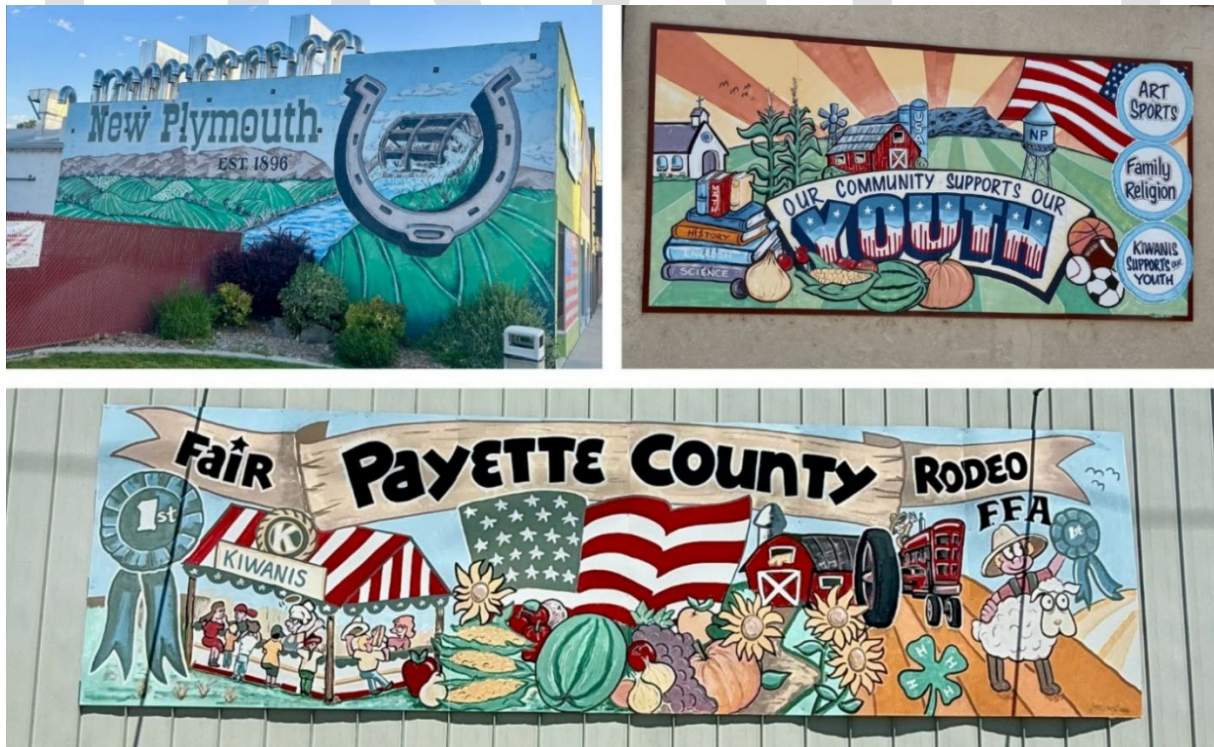


Image 9. New Plymouth murals. Source: City of New Plymouth.

Murals

As of 2025, the City has several murals as shown in Image 9, located on buildings downtown, with one located at the Payette County Fairgrounds, that provide visual interest to residents and visitors.

Payette County Fairgrounds

The Payette County Fairgrounds were created around 1948 and are located at 310 East Boulevard in the northeastern area of New Plymouth and comprise five parcels owned by Payette County. The Payette County Fair and Payette County Rodeo are held annually during the first full week of August. Other events are held throughout the year, such as 4-H and private events (rented). Payette County Fair is working on plans to tear down the fancy work (needlepoint art) building and replace it with a handicapped-accessible structure. Longer-term plans include barn renovations.

AGRICULTURE

Based on the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, roughly 12 percent of soils are rated *prime farmland if irrigated*, and 89 percent of soils are rated *farmland of statewide importance if irrigated*¹. Active agriculture surrounds the existing city limits and encompasses hayfields, rangeland, grain crops, row crops such as sugar beets and onions, as well as orchards.

In 2025, New Plymouth High School opened a new 9,600-square-foot agriculture building that includes office space, a storage room, two classrooms, and a meat-cutting facility used to provide state-of-the-art training to students entering the agricultural workforce.

NATURAL RESOURCES AND HAZARDS

Natural Resources

Climate

New Plymouth sits at an elevation of 2,250 feet above sea level and has an average of 270 sunny days yearly. The community receives approximately 11 inches of rainfall annually and benefits from a minimum of 147 frost-free days—ideal conditions for local agriculture. The average yearly temperature is 49.2°F, and during winter, temperatures rarely fall to zero.²

¹ USDA Natural Resources Conservation Service. (2025). Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

² Northwest Management, Inc (2020) Payette County, Idaho Multi-Hazard Mitigation Plan 2020 Update and Community Wildfire Protection Plan 2021 Update

Surface and Ground Water Resources

The City is situated within the Southwest Hydrologic Basin at the base of the Payette River drainage along Highway 30 in central Payette County and is located approximately 1.5 miles south and west of the Payette River. According to the Idaho Department of Water Resources Water Right Locator, surface water within city limits consists primarily of irrigation flows and perennial streams that drain northward into the Payette River¹. The Noble Canal passes through the northern portion of the city, and irrigation services are provided by two districts: the Farmers' Cooperative Irrigation Company and the Noble Ditch Company.

The City lies within the Payette Valley groundwater system, which is composed of unconsolidated valley fill materials, including sands, gravels, silts, and clays. Groundwater is drawn primarily from aquifers located in the sand and gravel layers, yielding quantities suitable for both agricultural and municipal use. This groundwater system is replenished by runoff from the surrounding mountains, seepage from the Payette River and its tributaries, and infiltration of irrigation water.

Throughout the Payette Valley, groundwater quality is generally considered appropriate for domestic use. However, concentrations of nitrate plus nitrite (as nitrogen) and dissolved fluoride have occasionally exceeded primary drinking water standards. Additionally, levels of dissolved iron, manganese, and total dissolved solids often exceed secondary drinking water standards.²

The City has established a Wellhead Protection Zone that surrounds all sources of water supply for the city's water system to help prevent groundwater contamination. The Wellhead Protection Zone encompasses the entire area within the city limits and the city's impact area. Within the wellhead protection system, uses that involve hazardous or toxic materials are prohibited.

Soils and Ground Cover

The soils in and around New Plymouth consist of loams and silt loams, primarily Greenleaf silt loam, Harpt loam, and Nyssaton silt loam. These fertile soil types are well-suited for row crops, grazing livestock, wildlife, and pasture or forage crops. The natural vegetation cover type is a shrub/steppe, characterized by an annual grass-forb type.³

¹ Idaho Department of Water Resources (2025) Water Right Locator. <https://maps.idwr.idaho.gov/agol/WaterRightLocator/>

² Northwest Management, Inc (2020) Payette County, Idaho Multi-Hazard Mitigation Plan 2020 Update and Community Wildfire Protection Plan 2021 Update

³ United States Department of Agriculture, Natural Resources Conservation Service (2024). Soil Survey Geographic (SSURGO) Database for New Plymouth, Idaho.

Natural Gas

Natural gas resources have been identified in the region within the Western Snake River Plain Petroleum System, an area spanning approximately 2,000 square miles. Situated within the southern part of the City is a natural gas deposit known as Hamilton Field. However, geological studies and current economic conditions indicate that it is not a commercially viable source for supplying natural gas to the Williams pipeline at present market prices.

Hazards

Earthquakes

No fault lines are located in the City. Several fault lines are in the northeast corner of Payette County. The All-Hazard Mitigation Plan ranked the probability of future earthquake events as “unlikely” but acknowledged that earthquakes experienced in the City would likely originate from Sawtooth Mountain in eastern Idaho in the event of a high magnitude event that could cause light damage.¹

Floodplain and Canals

Based on the 2025 Federal Emergency Management Agency (FEMA) National Flood Hazard Maps, no floodplains are near New Plymouth. The nearest floodplain is the Payette River, which is classified as Flood Zone A. FEMA has not mapped the city limits.² Irrigation canals and ditches present a localized flooding hazard. Open canals and ditches also present a hazard to people and pets due to water-related accidents.¹

Severe Weather

The City faces potential risks from severe weather events, including high winds and wildfires. While these hazards are possible, there have been no documented occurrences of such events within the city to date.¹

¹ Northwest Management, Inc (2020) Payette County, Idaho Multi-Hazard Mitigation Plan 2020 Update and Community Wildfire Protection Plan 2021 Update

² Federal Emergency Management Agency (2024)

Nitrate Priority Area

Portions of the east and southern area of the New Plymouth 2025 city limits are located within the Lower Payette Nitrate Priority Area. The Lower Payette Nitrate Priority Area is located to the east, south, and west of New Plymouth, as shown in purple in Image 10¹ and is classified as a Nitrate Priority Area with a moderate to high priority by the Idaho Department of Environmental Quality (IDEQ). High levels of nitrates in drinking water from groundwater sources are associated with adverse health effects.²

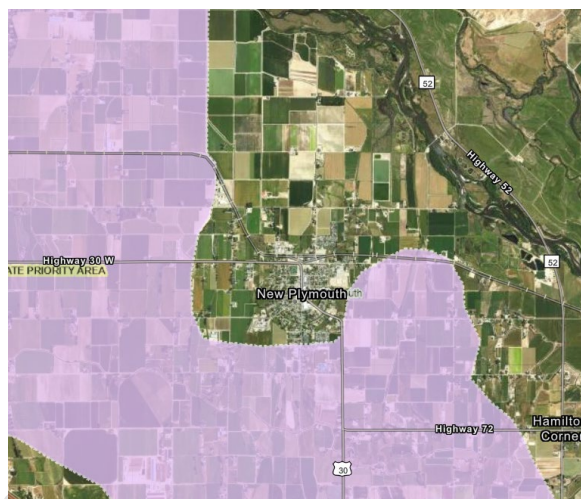


Image 10. IDEQ 2020 Nitrate Priority Area map.

PROPERTY RIGHTS

Idaho Code §67-6508(a) requires the Plan to address private property rights. It essentially required that: “land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property...”. Idaho Code §67-8001 (Idaho Regulatory Taking Act) is concerned with establishing development or land use review procedures that will ensure the concept of due process of law.

These two sections of Idaho Code are intended to protect the fundamental attributes of land ownership. These attributes include the right to possess, exclude others from, and/or dispose of certain property. Local governments are required to utilize the Idaho Attorney General’s Review Checklist, as provided for in Section 67-8001. In doing so, this will protect public health and safety, establish building codes, establish safety standards, and/or sanitary requirements. It will also assist in establishing land use planning and zoning. Its basic provisions are as follows:

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?
2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

¹ Idaho Department of Environmental Quality. 2025. 2020 Nitrate Priority Areas Map.

² Idaho Department of Environmental Quality. 2023. Payette County Groundwater Quality Improvement and Drinking Water Source Protection Plan.

3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action?

An affirmative reply to any of these basic questions does not necessarily equate to an uncompensated deprivation of private property in violation of the State or Federal Constitution. What it does imply, however, is that agency staff should review the matter with the assistance of applicable legal counsel.

DRAFT

3 Our Vision

IN THIS CHAPTER

- Vision Statement

Vision Statement

Through public outreach, the community shared its ideas and aspirations for what New Plymouth should become over the next 20 years. These contributions shaped the development of a vision statement that reflects the community's values, priorities, and hopes for the future.

New Plymouth envisions a future rooted in its agricultural heritage, small-town charm, and strong community spirit. As we plan for the next 20 years, we are committed to preserving our rural character and open spaces while supporting responsible growth that meets the needs of current and future residents. We strive to foster a safe, supportive, and connected community with thriving local businesses, well-maintained infrastructure, accessible schools and amenities that enhance quality of life. Through thoughtful planning and community collaboration, New Plymouth will remain a resilient and vibrant place to live, work, and grow.

4 Our Future

IN THIS CHAPTER

- Introduction
- Prosperity and Opportunity – Economic Development, Education, and Housing
- Form and Function – Land Use and Community Design
- Culture and Identity – Parks and Recreation, and Special Areas and Sites
- Resources and Resilience – Agriculture, Natural Resources, and Hazards
- Mobility and Essential Services – Transportation and Public Services, Facilities, and Utilities
- Property Rights

Our Future – Introduction

This Comprehensive Plan reflects the voices of New Plymouth’s residents, shaped by community input, local data, and a shared vision for the future. The goals, policies, and actions in each section of Part 4 provide clear direction for decision-making and steer future development. While the City will lead, successful implementation relies on strong partnerships with community members, local organizations, and businesses working together to create a vibrant and resilient New Plymouth.

Goals, Policies, and Actions

The following pages outline the framework of the Comprehensive Plan, highlighting the goals and policies that steer the Plan, along with the actions designed to bring these ideas to life.

Table 6. Definition and Purpose of Goal, Policy, and Action

Component	Definition	Purpose
Goal	Visionary long-term outcome	Defines desired future conditions
Policy	Guiding principle supporting the goals	Inform decision-making and planning
Action	Specific step or task	Implement policies to meet goals

The goals, policies, and actions outlined in the following sections work together to shape the community’s future for the next 20 years in a structured and achievable way. The following sections include word clouds with summarized phrases or wording from the public outreach that helped formulate the goals, policies, and actions.

Prosperity and Opportunity

Economic Development, Education, and Housing

This section outlines the goals, policies, and actions that support New Plymouth's vision of a thriving, inclusive, and resilient community, inspired by community input as summarized in Image 11. A strong economy, quality housing options, and excellent educational opportunities are essential to sustaining the community's well-being and ensuring opportunities for current and future residents.

Image 11. Summary of Prosperity and Opportunity topics discussed during public outreach.



The strategies presented in Table 7 aim to foster a vibrant local economy that supports businesses, creates jobs, and attracts investment; to provide diverse and affordable housing choices that meet the needs of all residents; and to strengthen educational resources and partnerships that prepare residents for success and enrich the community.

By planning thoughtfully for economic growth, housing, and education, New Plymouth can build on its strengths to create a prosperous, livable, and connected community for future generations.

Table 7. Prosperity and Opportunity Goals, Policies, and Actions

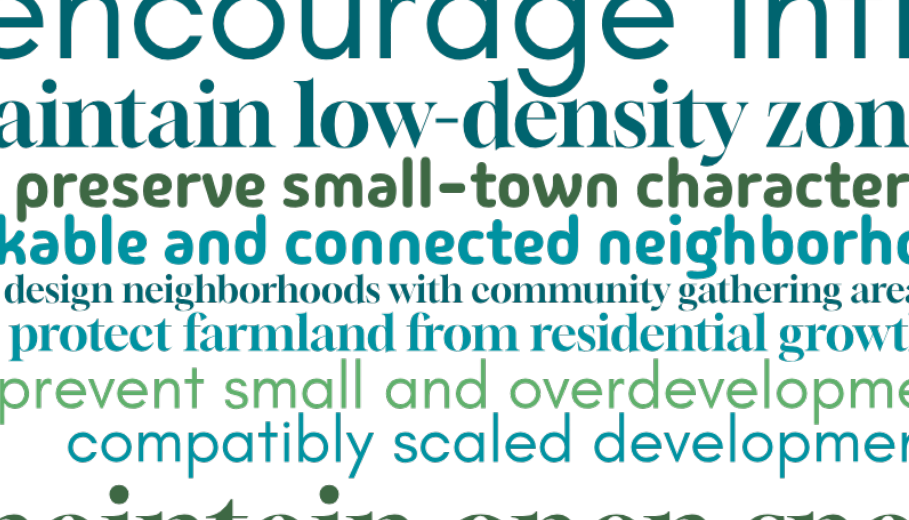
Goal 1	Create a healthy and sustainable economy by retaining, growing, and attracting businesses.
Policy 1.1	Build and maintain collaborative relationships with community and regional partners to proactively support and advance economic development initiatives.
<i>Action 1.1a</i>	<i>Seek grant funding, such as grants available through USDA Rural Development programs, to enhance housing, community development, and business opportunities.</i>
<i>Action 1.1b</i>	<i>Consider creating a “Buy Local” campaign to promote local goods and services.</i>
<i>Action 1.1c</i>	<i>Develop a downtown event strategy to attract foot traffic, incorporating initiatives such as farmers' markets and festivals.</i>
Policy 1.2	Foster a supportive and welcoming environment that encourages businesses to thrive and contribute to economic prosperity.
<i>Action 1.2a</i>	<i>Implement supportive policies and streamlined processes in commercial and industrial zones.</i>
<i>Action 1.2b</i>	<i>Provide incentives and resources for small-scale and local businesses.</i>
<i>Action 1.2c</i>	<i>Improve signage, wayfinding, and parking access, including shared parking agreements, within the commercial zoning district.</i>
Policy 1.3	Maintain a sufficient inventory of properly zoned land to accommodate a diverse range of commercial, light industrial, and office uses.
<i>Action 1.3a</i>	<i>Review zoning and land use regulations to ensure flexibility for diverse employment types.</i>
Policy 1.4	Advance workforce development initiatives and educational partnerships to build a skilled labor pool and foster industry growth.
Policy 1.5	Encourage job creation in sectors such as agriculture, trades, retail, and services.

Goal 2	Strengthen local educational resources and facilities to support student success and lifelong learning.
Policy 2.1	Collaborate with the school district, non-profits, and other community-based organizations to provide a variety of educational opportunities throughout all stages of life.
<i>Action 2.1a</i>	<i>Explore potential public-private partnerships to develop and implement additional health and educational programs.</i>
<i>Action 2.1b</i>	<i>Support transportation opportunities to increase the ability of City residents to access regional higher education opportunities.</i>
Policy 2.2	Encourage shared use of school facilities for community events, youth activities, and recreational programs.
Goal 3	Support long-range planning for education.
Policy 3.1	Continuously engage with New Plymouth School District and other educational institutions to consider the impact land use decisions would have on school facilities, capacity, and infrastructure.
Policy 3.2	Strengthen and expand relationships with the New Plymouth School District to help provide safe routes to school.
<i>Action 3.2a</i>	<i>Collaborate with the New Plymouth School District on future school siting to ensure that schools are sited in town, where safe routes to school can be accommodated.</i>
Goal 4	Provide a mix of housing types throughout the city to meet the needs of all ages and incomes, consistent with land constraints and changing market demographics and preferences.
Policy 4.1	Encourage a diverse range of housing opportunities to meet the housing needs of all economic segments within the community.
Policy 4.2	Expand the variety of housing types to include moderate-density housing types such as cottage homes, townhouses, triplexes, fourplexes, and other housing types that are designed to blend in with the character of the surrounding neighborhood.
<i>Action 4.2a</i>	<i>Identify areas suitable for moderate-density housing types such as cottage homes, townhouses, triplexes, fourplexes, and other housing types. Update the zoning ordinances to provide regulations for these housing types to ensure they are compatible with the existing built environment.</i>
<i>Action 4.2b</i>	<i>Identify opportunities to provide incentives to property owners or developers to improve existing housing.</i>
Policy 4.3	Promote and support affordable housing, senior housing, and accessible rental units.
<i>Action 4.3a</i>	<i>Explore partnerships with housing organizations to develop affordable housing.</i>
<i>Action 4.3b</i>	<i>Identify opportunities for incentives to support the development of affordable housing.</i>
<i>Action 4.3c</i>	<i>Identify and apply for state or federal funding to support affordable housing projects, especially for seniors and low-income households.</i>

Goal 5	Ensure housing growth aligns with infrastructure capacity.
Policy 5.1	New housing developments should demonstrate adequate access to water, sewer, and transportation infrastructure.
<i>Action 5.1a</i>	<i>Create a checklist for developers to ensure infrastructure considerations are addressed in project proposals.</i>
Policy 5.2	Coordinate housing development with phased infrastructure expansion.
<i>Action 5.2a</i>	<i>Implement impact fees for new housing developments to support the expansion of water, sewer, and road systems.</i>

Form and Function

The physical form and character of New Plymouth are deeply rooted in its agricultural heritage, small-town atmosphere, and strong sense of community. As the city continues to grow and evolve, thoughtful land use planning and community design are essential to maintaining these qualities while accommodating new opportunities. The following goals, policies, and actions in Table 8, shaped by public outreach as summarized in Image 12, provide a framework to guide development in a manner that preserves New Plymouth’s rural identity, supports a vibrant and walkable downtown, encourages a mix of land uses, and promotes smart, efficient growth. This section highlights the importance of design compatibility, infrastructure coordination, and inclusive public spaces to ensure that New Plymouth remains a welcoming, well-connected, and livable community for both current and future generations. The future land use map shown in Image 13 outlines the vision for land uses for New Plymouth.



encourage infill
maintain low-density zoning
preserve small-town character
walkable and connected neighborhoods
design neighborhoods with community gathering areas
protect farmland from residential growth
prevent small and overdevelopment
compatibly scaled development
maintain open space

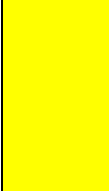
Table 8. Form and Function Goals, Policies, and Actions

Goal 1	Protect New Plymouth’s small-town character and rural identity.
Policy 1.1	Encourage development that is compatible in scale and character with the existing built environment.
<i>Action 1.1a</i>	<i>Create design guidelines that promote architectural compatibility, appropriate scale, and visual cohesiveness.</i>
Goal 2	Encourage a variety of land uses while facilitating smart growth patterns that promote infrastructure efficiencies and enhance the quality of life.
Policy 2.1	Plan for orderly, phased, and contiguous growth within the city’s area of impact
<i>Action 2.1a</i>	<i>Implement the future land use map with appropriate zoning designations as properties develop within defined boundaries.</i>
Policy 2.2	Encourage compact building and development design to increase the efficiency of service delivery.
<i>Action 2.2a</i>	<i>Coordinate land use planning with infrastructure and transportation capacity.</i>
Goal 3	Strengthen downtown New Plymouth as the heart of the community.
Policy 3.1	Enhance and reinvigorate the downtown area to support current businesses and encourage new businesses such as retail, restaurant, and services.
<i>Action 3.1a</i>	<i>Promote adaptive reuse of vacant or underutilized buildings for commercial and community uses.</i>
<i>Action 3.1b</i>	<i>Update the zoning code to encourage mixed-use buildings and provide incentives for businesses to locate downtown.</i>
<i>Action 3.1c</i>	<i>Develop and implement a Downtown Revitalization Plan.</i>
<i>Action 3.1d</i>	<i>Explore opportunities for the City to purchase unused lots downtown for infill development or revitalization.</i>
Goal 4	Enhance community design and livability.
Policy 4.1	Encourage development projects that are walkable, connected, and include open spaces.
<i>Action 4.1a</i>	<i>Incentivize development that includes community gathering spaces, trails, and pedestrian features.</i>
<i>Action 4.1b</i>	<i>Improve the wayfinding system throughout the city.</i>

Future Land Use

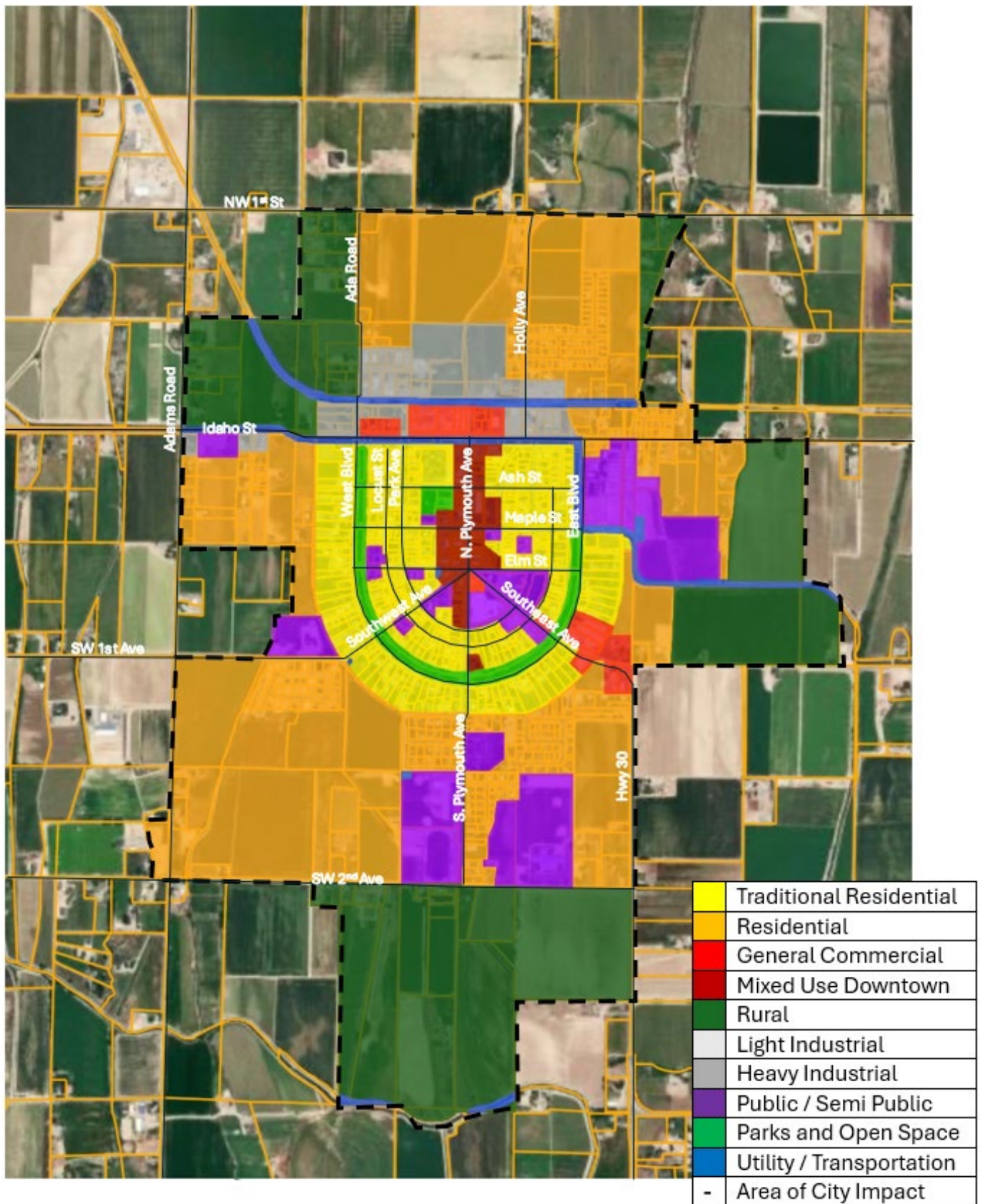
The Comprehensive Plan Future Land Use Map outlines New Plymouth’s long-term vision for growth over the next 20 years. It serves as a guide for future land use decisions, including zoning changes and development proposals. Designations on the future land use map (Image 13) generally align with existing parcel boundaries, roadways, and other natural or man-made features. Table 8 provides a detailed description of each future land use designation.

Table 9. Future land use descriptions

Color	Description
	Rural Rural areas typically encompass larger properties used primarily for farming, such as raising crops or livestock. These properties may include single-family residential, farm-related structures, and farm-related uses.
	Traditional Residential This category includes historic, quasi-historic, and traditional single-family homes located along the inner and outer horseshoe. New dwelling units should be designed to blend in with the existing neighborhood. <i>Zones: Residential A and B</i>
	Residential Residential areas are generally intended to provide space for single-family, duplex, triplex, and fourplex dwelling units. New residential dwelling units should be designed to blend in with the area in which they are proposed. <i>Zones: Residential C</i>
	General Commercial General Commercial areas include uses that serve both nearby residents and non-residents. Appropriate uses in these areas include retail, dining, entertainment, hospitality, services, and offices. General commercial uses should strike a balance between pedestrian and vehicle access, while minimizing the impact of parking through effective site design and landscaping. <i>Zones: Commercial C</i>
	Mixed Use - Downtown Mixed Use - Downtown areas encompass a range of uses that provide goods and services. Local retail, sit-down restaurants, day-to-day services, and small offices are appropriate in this area. Vertical mixed-use developments are encouraged, with upper floors including offices, services, or residential uses. Historical buildings should be preserved as much as possible. <i>Zones: Residential C and Commercial D</i>

	Light Industrial Light industrial areas are intended for manufacturers and industrial uses that do not have a significant impact and can be operated without creating objectionable noise, dust, smoke, gas, fumes, or vapors, such as storage units, warehouses, light manufacturing, and similar uses. <i>Zones: Industrial E</i>
	Heavy Industrial Heavy industrial areas encompass land suitable for manufacturers, concrete plants, mineral extraction, landfill, and other high-intensity industrial uses with significant impacts, such as noise, traffic, odors, and other nuisances, that require special buffering and consideration in the surrounding areas. These uses are generally located near major transportation routes and railroads and should be buffered by other less intense transitional land uses to protect residential and other sensitive land uses. <i>Zones: Industrial E</i>
	Public / Semi-Public and Institutional Community, public, and quasi-public uses, such as those associated with government, non-profit, and utility organizations. <i>Zones: Agriculture R, Residential A, Residential B, Residential C, and Commercial D</i>
	Parks and Open Space Parks include designated areas for active or passive recreation, such as municipal parks, golf courses, pathways, and parks dedicated as part of local subdivisions. <i>Zones: Residential A, Residential B, Residential C, and Commercial D</i>
	Utility / Transportation Utility/transportation areas include land dedicated to the provision of infrastructure. These include rail rights-of-way, water treatment facilities, utility substations, utility corridor rights-of-way, roadway maintenance facilities, and others. <i>Zones: All</i>

Image 13. Future Land Use Map





Culture and Identity

Parks, Recreation, and Special Areas and Sites

This section outlines New Plymouth’s vision for creating a vibrant, welcoming, and connected community through investments in parks, recreation, special areas, and cultural resources. Parks, open spaces, and recreational facilities contribute to residents’ health, well-being, and quality of life by providing places to play, gather, and connect with nature. Expanding and improving these amenities ensures that residents of all ages and abilities have access to diverse and meaningful recreational opportunities.

Image 14. Overview of Culture and Identity topics discussed during public outreach.

fairgrounds water park
sport facilities
multipurpose building
preservation of key landmarks
honor the history
farmers market
splash pad pathways
picnic areas bandstand murals

The goals, policies, and actions in Table 10 that were shaped by public outreach, as summarized in Image 14, also recognize the importance of celebrating and preserving New Plymouth’s unique history, landscapes, and cultural assets. By protecting historic buildings, supporting public art, fostering special areas, and enhancing the Payette County Fairgrounds, the community honors its past while cultivating a sense of place and pride in its future.

Table 10. Culture and Identity Goals, Policies, and Actions

Goal 1	Expand recreational facilities and open space for all ages.
Policy 1.1	Offer a range of recreational facilities that cater to residents of all ages and abilities.
<i>Action 1.1a</i>	<i>Develop and implement a Parks and Recreation Master Plan that identifies future locations for park and recreation facilities.</i>
<i>Action 1.1b</i>	<i>Enhance existing parks and provide future parks with a range of amenities, such as sports fields, playgrounds, splash pad, seating areas, and shaded spaces.</i>
<i>Action 1.1c</i>	<i>Extend the walking path network throughout the city and provide benches, lighting, and other amenities.</i>
<i>Action 1.1d</i>	<i>Identify and pursue grants and partnerships to facilitate and expand access to parks and recreational facilities.</i>
Policy 1.2	Encourage publicly owned and/or privately owned recreation facilities to achieve a citywide distribution of parks and open spaces.
<i>Action 1.2a</i>	<i>Require developers to incorporate pathways, green spaces, and/or parks into their designs.</i>
<i>Action 1.2b</i>	<i>Evaluate opportunities for joint public-private partnerships, endowments, and user fees to support parks, facilities, and programs with high costs or limited usage that may not justify full public funding.</i>
Goal 2	Create a welcoming environment that fosters community connection.
Policy 2.1	Support community gathering spaces by maintaining and enhancing parks, plazas, pathways, and other public spaces as safe, attractive, and functional places for people to meet and interact.
Goal 3	Celebrate New Plymouth’s unique sense of place by preserving its history and landscapes and connecting its rich heritage to a vibrant future.
Policy 3.1	Encourage activities and events that celebrate the history of New Plymouth.
<i>Action 3.1a</i>	<i>Explore partnerships with Payette County Historical Society & Museum and other organizations to facilitate historical-themed activities and events such as walking tours.</i>

Policy 3.2	Promote and preserve New Plymouth’s historic buildings, sites, and resources.
<i>Action 3.2a</i>	<i>Identify historically and culturally significant areas, sites, and structures that warrant recognition and preservation, and create an inventory.</i>
<i>Action 3.2b</i>	<i>Develop and adopt a Historic Preservation Overlay Zone for downtown and other areas or sites with historical significance, protecting and preserving historically significant structures and providing design guidelines, exterior repairs, and renovations. These structures are not required to be registered with the National Register of Historic Places.</i>
<i>Action 3.2c</i>	<i>Identify historic structures or sites that may be eligible to be registered with the National Register of Historic Places.</i>
<i>Action 3.2d</i>	<i>Seek grants, donations, and partnerships with public and private entities to acquire, develop, and maintain designated historic resources and special areas.</i>
Policy 3.3	Encourage adaptive reuse and maintenance of historic or architecturally significant structures.
<i>Action 3.3a</i>	<i>Encourage rehabilitation of existing structures.</i>
<i>Action 3.3b</i>	<i>Discourage “demolition due to neglect” of historic buildings.</i>
<i>Action 3.3c</i>	<i>Explore federal historic tax credits to assist in the preservation of historic structures or sites.</i>
Policy 3.4	Support and foster the growth of the Payette County Fairgrounds.
<i>Action 3.4a</i>	<i>Collaborate with the Payette County Fair Board to plan year-round activities, future improvements and expansions, integrating the fairgrounds into community planning to align with economic and recreational goals.</i>
Policy 3.5	Provide opportunities for the establishment of new special areas or sites.
<i>Action 3.5a</i>	<i>Partner with business owners and other organizations to identify a location to establish a local farmers’ market.</i>
<i>Action 3.5b</i>	<i>Facilitate public input and collaboration with local organizations, property owners, and interest groups to generate ideas and build support for new special areas.</i>
Goal 4	Preserve, enhance, and expand public art.
Policy 4.1	Support and maintain public art by local artists.
<i>Action 4.1a</i>	<i>Identify locations such as walls or open spaces that would be suitable for the installation of murals and sculptures.</i>
<i>Action 4.1b</i>	<i>Establish partnerships with schools, organizations, and businesses to install public art.</i>
<i>Action 4.1c</i>	<i>Seek grants, donations, and partnerships with public and private entities to develop and maintain public art.</i>
Policy 4.2	Encourage the integration of public art as a component of new development.



Resources and Resilience

Agriculture, Natural Resources, and Hazards

This section establishes the community’s vision, summarized in Image 15, for protecting New Plymouth’s natural resources, supporting its agricultural heritage, and enhancing resilience to natural and human-made hazards. Agriculture remains a defining feature of the city’s identity and economy, contributing to its rural character and providing food, employment opportunities, and open spaces. Preserving farmland and managing growth responsibly help sustain these benefits for future generations.

At the same time, New Plymouth’s natural resources—such as water, soil, air, and wildlife habitat—are essential to environmental health, quality of life, and economic vitality. This chapter promotes stewardship of these resources and encourages practices that protect them during development and day-to-day activities.

Ultimately, the goals, policies, and actions in Table 11 recognize the necessity of mitigating the risks associated with hazards, including flooding, wildfires, and severe weather, through proactive planning and collaboration. Together, these strategies reflect the community’s commitment to sustainability, safety, and resilience for all who live, work, and visit here.

Image 15. Overview of resources and resilience topics discussed during public outreach

we love the farms
preserve natural areas
honor the farming community
preserve farmland
water quality

Table 11. Resources and Resilience Goals, Policies, and Actions

Goal 1	Agriculture will continue to be a key part of New Plymouth's identity.
Policy 1.1	Identify areas for preserving agriculture to maintain rural character and provide opportunities for local agricultural products and continued farming operations.
Policy 1.2	Slow the sprawl of the City's limits by discouraging fringe area development and encouraging development of vacant parcels within City Limits or parcels that have city services available.
<i>Action 1.2a</i>	<i>Collaborate with Payette County on the Area of City Impact boundaries to conserve surrounding agricultural areas until city services are available.</i>
Goal 2	Safeguard and steward the community's natural areas and resources to enhance environmental health and quality of life in New Plymouth
Policy 2.1	Ensure clean air, water, and soil through collaborative environmental management efforts.
<i>Action 2.1a</i>	<i>Cooperate with regulatory agencies, including but not limited to the Idaho Department of Environmental Quality, to identify and abate known environmental quality issues within the city.</i>
<i>Action 2.1b</i>	<i>Evaluate and mitigate impacts on natural resources and potential hazards as part of the new development review process.</i>
Policy 2.2	Development actions should not contribute hazardous or toxic waste within the wellhead protection zone.
Policy 2.2	Prioritize the use of irrigation water over groundwater for non-potable applications, where practical.
Policy 2.3	Ensure development activities employ best management practices for stormwater management and treatment to protect groundwater quality and overall health and safety.
Goal 3	Protect the health, safety, and well-being of New Plymouth residents and visitors by minimizing the risks and impacts of natural and human-made hazards.
Policy 3.1	Reduce the threat of loss of life and property from hazards.
<i>Action 3.1a</i>	<i>Work with Payette County Emergency Management on the implementation of the Hazard Mitigation Plan.</i>
<i>Action 3.1b</i>	<i>Evaluate canals and ditches for potential flood or accident hazards, in coordination with applicable irrigation districts.</i>
<i>Action 3.1c</i>	<i>Coordinate with the irrigation district to remediate risks and create opportunities for public education.</i>
<i>Action 3.1d</i>	<i>Coordinate efforts with applicable railroad companies to address and minimize dangers</i>



Mobility and Essential Services

Transportation and Public Services, Facilities, and Utilities

A well-functioning community depends on the strength and reliability of its infrastructure and services. This chapter outlines goals, policies, and actions that guide New Plymouth in advancing a safe, efficient, and future-ready transportation system while ensuring the delivery of high-quality public services and utilities. As the city grows and changes, maintaining safe roadways, reliable emergency services, and well-managed infrastructure is essential to sustaining the quality of life residents expect.

Image 16. Overview of mobility and essential services topics brought up during public outreach.

street lights
safer crosswalks
quick emergency response
improve and maintain roads
maintain and upgrade city facilities
reliable water and sewer for new development
infrastructure needs to keep up with growth
invest in long-term infrastructure planning
expand public safety services
improve stormwater drainage
safety at intersections
more sidewalks

The following goals, policies, and actions in Table 12, shaped by public outreach comments summarized in Image 16, support a balanced approach that prioritizes maintenance and accessibility, coordinates development with infrastructure capacity, and plans for long-term needs through master plans and ongoing assessments. Together, these strategies aim to foster a more connected, resilient, and responsive community.

Table 12. Mobility and Essential Services Goals, Policies, and Actions

Goal 1	Advance a transportation system that balances safety, efficiency, and the evolving needs of the community.
Policy 1.1	Provide a safe, accessible, and efficient circulation system that supports motorized, bicycle, and pedestrian travel throughout the community.
<i>Action 1.1a</i>	<i>Prioritize the repair and maintenance of roads, curbs, and sidewalks throughout New Plymouth.</i>
<i>Action 1.1b</i>	<i>Improve pedestrian connectivity and infrastructure, including street lighting, crosswalks, and ADA accessibility.</i>
<i>Action 1.1c</i>	<i>Address traffic safety concerns through design improvements at intersections and by implementing traffic calming measures.</i>
Policy 1.2	Require new development to provide adequate connectivity to existing transportation networks.
Policy 1.3	Plan the location and development of multi-modal transportation infrastructure to meet both current and future needs.
<i>Action 1.3a</i>	<i>Implement the New Plymouth Master Transportation Plan.</i>
Goal 2	Provide safe, reliable, and efficient public services, facilities, and utilities that are adequate to satisfy the community's needs now and in the future.
Policy 2.1	Ensure that emergency services (fire, police, EMS) can respond effectively to all areas of the city.
<i>Action 2.1a</i>	<i>Foster partnerships with emergency service providers to improve fire and medical response.</i>
Policy 2.2	Coordinate new development with the availability and capacity of public infrastructure.
<i>Action 2.2a</i>	<i>Require that development projects plan for the efficient provision of all public services.</i>
<i>Action 2.2b</i>	<i>Consider the impact on key service providers prior to acting on annexation requests at a public hearing.</i>
<i>Action 2.2c</i>	<i>Establish impact fees from new development to fund the expansion of public services.</i>
<i>Action 2.2d</i>	<i>Conduct regular infrastructure assessments to align land use plans with service capacity</i>

Policy 2.3	Ensure water, sewer, and stormwater systems are operated and maintained to a high standard, with adequate capacity to serve the community's long-term needs.
<i>Action 2.3a</i>	<i>Improve service reliability through preventative maintenance and technology upgrades.</i>
<i>Action 2.3b</i>	<i>Implement the New Plymouth Water System Master Plan and the Wastewater Facilities Master Plan.</i>
Policy 2.4	Continuously improve the overall performance and cost efficiency of the city government.
Policy 2.5	Facilitate inclusive and respectful opportunities for public input in proactive planning and development reviews, supporting informed decisions and a connected community
Goal 3	Provide adequate fire district necessities, including personnel, equipment, and training.
Policy 3.1	Require those who benefit from new growth and development to pay [development impact fees] their Proportionate Share of the costs of new Fire District Public Facilities needed to serve that new growth and development.



Property Rights

Respect for private property rights is a cornerstone of responsible governance and an essential part of maintaining trust between the city and its residents. The City is committed to ensuring that all planning, zoning, and land use decisions strike a balance that is both fair to the community and respectful of individual property owners' rights.

The following goal, policy, and action affirm the City's dedication to upholding due process, adhering to legal standards, and protecting property rights now and for future generations. By following clear procedures and adhering to established legal guidelines, the city fosters transparency, fairness, and confidence in its land-use decisions.

Table 13. Property Rights Goals, Policies, and Actions

Goal 1	Ensure that all planning, zoning, and land use decisions enacted by New Plymouth carefully balance the interests of the community while safeguarding private property rights for both current and future generations.
Policy 1.1	All land use regulations and procedures are reviewed and follow due process of law.
Action 1.1a	<i>Ensure that the reviews of all land use proposals are in accordance with the Attorney General's Idaho Regulatory Takings Action Checklist.</i>