

NOTICE IS HEREBY GIVEN, by the City of New Plymouth, Idaho, that the New Plymouth Planning and Zoning Commission will hold a public hearing at 6:00 p.m., on Monday, October 27, 2025. The purpose of the hearing is to consider the following:

Repeal the City of New Plymouth 2002 Comprehensive Plan and adopt the proposed 2045 New Plymouth Comprehensive Plan "Our Town. Our Future." and corresponding Future Land Use Map. The Plan includes four (4) parts that incorporate the seventeen (17) required Comprehensive Plan components of Idaho Code 67-6508, specifically, property rights, population, school facilities and transportation, economic development, land use, natural resources, hazardous areas, public services/utilities/facilities, transportation, recreation, special areas and sites, housing, community design, agriculture, implementation, national interest electronic transmission corridors, and public airport facilities as applicable.

The Planning and Zoning Commission Memorandum and Draft Plan are attached to this notice. The draft plan is also available for review online at www.npidaho.com or at City Hall, located at 215 N. Plymouth Avenue, New Plymouth, Idaho 83655. Any written testimony to be considered at this hearing must be mailed to or dropped off at City Hall, 215 N. Plymouth Avenue, PO Box 158, New Plymouth, Idaho, 83655, or by email to clerk@npidaho.com before 5:00 p.m. on October 23, 2025.

This notice has been sent to all political subdivisions providing services within the planning jurisdiction in accordance with Idaho Code 67-6509.

Following the Planning and Zoning Commission hearing, a recommendation will be forwarded to the City Council for final consideration. The City County will hold an additional public hearing.



Memo

Date: Friday, October 10, 2025

Project: City of New Plymouth Comprehensive Plan Update

To: City of New Plymouth Planning and Zoning Commission

From: Elizabeth Allen, HDR Engineering

Subject: **Draft Comprehensive Plan**

Introduction

In December 2024, the City of New Plymouth (City) initiated an update to its 2002 Comprehensive Plan. A comprehensive plan is a long-range, forward-thinking, strategic planning document that guides the community's future. The updated 2045 Comprehensive Plan, "Our Town, Our Future," provides a 20-year planning horizon for New Plymouth, incorporating new data and policies that will proactively guide the City into the future. This vision, along with the goals, policies, and actions, was shaped by a visioning survey conducted at the beginning of 2025.

Periodic Update

Within Idaho's planning framework, the Local Land Use Planning Act (LLUPA) requires that comprehensive plans be reviewed and updated periodically, but no specific time interval is mandated. Therefore, the frequency is left to the discretion of each local jurisdiction. In addition to annual reviews, the best practice is to conduct periodic reviews and updates every 4 to 5 years for comprehensive plans to remain current and useful. This allows cities and counties to proactively plan for the future. These updates can range from minor to significant and may include items such as extending the planning horizon; addressing new state laws or city policies; and updating visions, goals, policies, and actions, among others. This update to the comprehensive plan is the first for New Plymouth since March 2002.

Inputs to Plan Update

The 2045 Comprehensive Plan update involves a nearly complete rewriting of the 2002 Comprehensive Plan. Only a few items related to property rights were carried over from the 2002 plan. The updated 2045 Comprehensive Plan has a new format that includes four parts, whereas the 2002 plan consisted of 16 chapters. This new format is more user-friendly, allowing readers to locate goals and policies in one section, rather than flipping between 16 chapters. The new format is outlined below.

- **Part 1 – Introduction:** Provides an overview of the plan's legal purpose and its structure. The legal purpose was not included in the 2002 plan. Also included are details about other plans the City adopted such as the 2022 Master Transportation Plan and the 2024 Water System Master Plan, which should be used in conjunction with the 2045 Comprehensive Plan.



- **Part 2 – Our Town:** Provides a brief history of New Plymouth and details about existing conditions.
- **Part 3 – Our Vision:** Presents the vision statement, which was developed based on input from the visioning survey conducted in from January 10 to March 31, 2025. The vision statement is a crucial component of the comprehensive plan, as it articulates the community's long-term aspirations and its desired future over the next 20 years. The 2002 plan did not include a vision statement.
- **Part 4 – Our Future:** Provides goals, policies, and actions for each element outlined in the LLUPA. Goals and policies are essential during decision-making to determine if a proposal or action the City is taking aligns with the comprehensive plan. Actions are steps that the City or the community can take to implement the goals and policies outlined in the comprehensive plan. Goals, policies, and actions should be regularly reviewed for progress tracking and accountability. Many communities in Idaho provide an analysis of the goals and policies in staff reports and discussions for projects that are going through the public hearing process. Part 4 of the comprehensive plan is most commonly used and referenced for planning purposes.

LLUPA Components

The 2045 Comprehensive Plan has been drafted to comply with Idaho Code §67-6508, as summarized below:

Property Rights (§67-6508(a))

The updated comprehensive plan features a specific section on Property Rights in Part 2 and Part 4, referencing §67-6508(a) and §67-8001 (Regulatory Takings Act). It presents the Attorney General's checklist and confirms protections for due process. The language included in the 2045 Comprehensive Plan was carried over from the 2002 plan, with some minor changes made for improved readability.

Population (§67-6508(b))

Part 2 of the updated comprehensive plan, under Population and Housing, includes a detailed demographic analysis, including age distribution, trends, and projections. Part 4 does not include a specific population section since it is addressed under the goals, policies, and actions in Prosperity and Opportunity (economic development, education, and housing), Form and Function (land use and community design), Culture and Identity (Parks, Recreation, and Special Areas and Sites), and Mobility and Essential Services (Transportation and Public Services, Facilities, and Utilities). Each of these sections includes goals, policies, and actions that support the existing and future population.

School Facilities and Transportation (§67-6508(c))

Part 2 of the updated comprehensive plan includes an analysis of primary and secondary education, focusing on school capacity, enrollment trends, the 4-year graduation rate, and school transportation services. This section also includes details on nearby higher education institutions and educational attainment between 2013 and 2023. Education goals, policies, and actions are outlined in Part 4 under Prosperity and Opportunity, focusing on strengthening and supporting educational resources, facilities, and safe routes to school.



Economic Development (§67-6508(d))

Part 2 of the updated comprehensive plan includes an analysis of employment trends, commuting patterns, and income data. Economic development goals, policies, and actions are outlined in Part 4, under Prosperity and Opportunity, focusing on creating a healthy and sustainable economy by retaining existing businesses and attracting new businesses to locate in New Plymouth.

Land Use (§67-6508(e))

Part 2 of the updated comprehensive plan includes an analysis of the current zoning designations and land uses. Land use goals, policies, and actions are included in Part 4 under Form and Function. The goals, policies, and actions focus on preserving New Plymouth's small-town character while promoting a diverse range of land uses that foster smart growth patterns, ensuring the city's long-term sustainability. Part 4 also includes a future land use map with new designations to provide clearer guidance for future land uses.

Natural Resources (§67-6508(f))

Natural resources are discussed in Part 2 of the updated comprehensive plan, including an analysis of climate, surface and groundwater, soils and ground cover, and natural gas. Part 4 of includes natural resources goals, policies, and actions that focus on protecting natural areas and resources.

Hazardous Areas (§67-6508(g))

Part 2 of the updated comprehensive plan includes details about earthquakes, floodplains, canals, severe weather, and nitrate priority areas. The goals, policies, and actions outlined in Part 4, under Resources and Resilience, focus on protecting New Plymouth from natural and human-made hazards. The hazards in New Plymouth are primarily limited to canal and railroad hazards.

Public Services, Facilities, and Utilities (§67-6508(h))

Part 2 of the updated comprehensive plan covers an analysis of fire protection services, law enforcement, water, wastewater, stormwater, and library services. Under Mobility and Essential Services, Part 4 outlines goals, policies, and actions for public services, facilities, and utilities, focusing on ensuring safe and reliable services that meet the needs of both the current and future community.

Transportation (§67-6508(i))

Part 2 of the updated comprehensive plan analyzes road classifications, pedestrian infrastructure, and public transit. Under Mobility and Essential Services, Part 4 outlines transportation goals, policies, and actions aimed at ensuring safe and reliable transportation for motorized vehicles, bicycles, and pedestrians throughout the City.

Recreation (§67-6508(j))

Parks and recreation facilities are analyzed in Part 2 of the updated comprehensive plan, including details about Kiwanis Park, Horseshoe Park, and Co-Op Park, as well as information on sports programs offered by Payette County Recreation District. Under Culture and Identity, Part 4 outlines parks and recreation goals, policies, and actions aimed at expanding recreational facilities and open spaces for all ages.



Special Areas or Sites (§67-6508(k))

Part 2 of the updated comprehensive plan includes an analysis of special areas and sites, such as the historic water wheels, Tuttle Blacksmith Shop, New Plymouth Congregational Church, Payette County Fairgrounds, interpretive signs, historical monuments, and murals located throughout New Plymouth. Under Culture and Identity, Part 4 outlines goals, policies, and actions for specific areas and sites dedicated to preserving the history of New Plymouth through various activities, events, and the conservation of historic buildings, sites, and resources.

Housing (§67-6508(l))

Part 2 of the updated comprehensive plan includes an analysis of housing inventory, occupancy, age, and value compared to Payette County. Part 4 outlines goals, policies, and actions that focus on diversifying housing types, supporting affordable and senior housing, aligning housing growth with infrastructure development, and enhancing existing housing.

Community Design (§67-6508(m))

Community design is addressed in Part 2 of the updated comprehensive plan under Land Use and Community Design, Special Areas, and Transportation. Community design goals, policies, and actions, which focus on design guidelines, downtown revitalization, and walkability, are included in Part 4 under Form and Function.

Agriculture (§67-6508(n))

In Part 2 of the updated comprehensive plan, agriculture is analyzed with details about prime farmland, farmland of statewide importance, crops, and agricultural education. Under Resources and Resilience in Part 4, a goal, policies, and an action have been included, recognizing the importance of agriculture as part of New Plymouth's identity.

Implementation (§67-6508(o))

Implementation is included throughout Part 4 of the updated comprehensive plan, encompassing 39 action items across the five themes.

National Interest Electric Transmission Corridors (§67-6508(p))

No such corridors exist in New Plymouth; therefore, this component is not included in the updated comprehensive plan, which is mentioned in Part 1.

Public Airport Facilities (§67-6508(q))

No public airport facilities exist in or near New Plymouth; therefore, this component is not included in the updated comprehensive plan, which is mentioned in Part 1.

Source, Quantity, and Quality of Ground Water (§67-6508(r))

Groundwater is discussed in Part 2 of the updated comprehensive plan. Under Resources and Resilience, Part 4 outlines policies that prioritize the importance of groundwater.

Comprehensive Plan Update

The City of New Plymouth 2045 Our Town, Our Future Comprehensive Plan Update is attached as Exhibit A.

EXHIBIT A
CITY OF NEW PLYMOUTH
COMPREHENSIVE PLAN UPDATE



OUR TOWN. OUR FUTURE.

DRAFT October 10, 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

Planning and Zoning Commission

Theresa Allen – Chair

Angela Graham – Commissioner

Penny Kovick – Commissioner

Debbie Mills-Smith – Commissioner

Jess Morales – Commissioner

City Hall

Marianne Gatchell – Clerk and Treasurer

Suzanna Culpepper – Deputy Clerk

Beau Ziemer – Public Works Superintendent

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

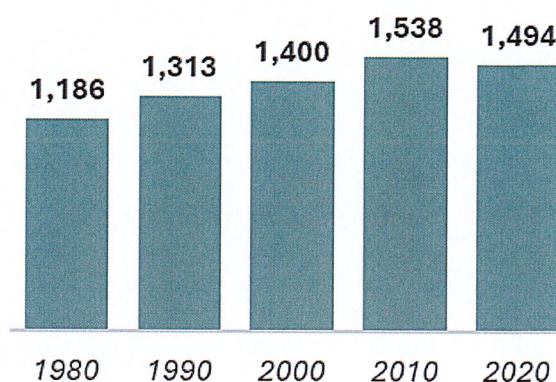
Population

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