

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 no new construction after 2020. Compared to Payette County, the lack of recent home building indicates that New Plymouth's housing stock is older relative to 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

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.³

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

³ Redfin. (2025, May), New Plymouth, ID Housing Market. <https://www.redfin.com/city/14753/ID/New-Plymouth/housing-market#demand>

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 3.

Table 3. School Capacity & Enrollment

School	Capacity	Enrollment	
		2015	2024
New Plymouth Elementary School	506	455	404
New Plymouth Middle School	486	224	227
New Plymouth High School	460	271	272
Total	1452	950	903

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.

Image 4. New Plymouth High School students



Image 5. New Plymouth Elementary School students and teacher



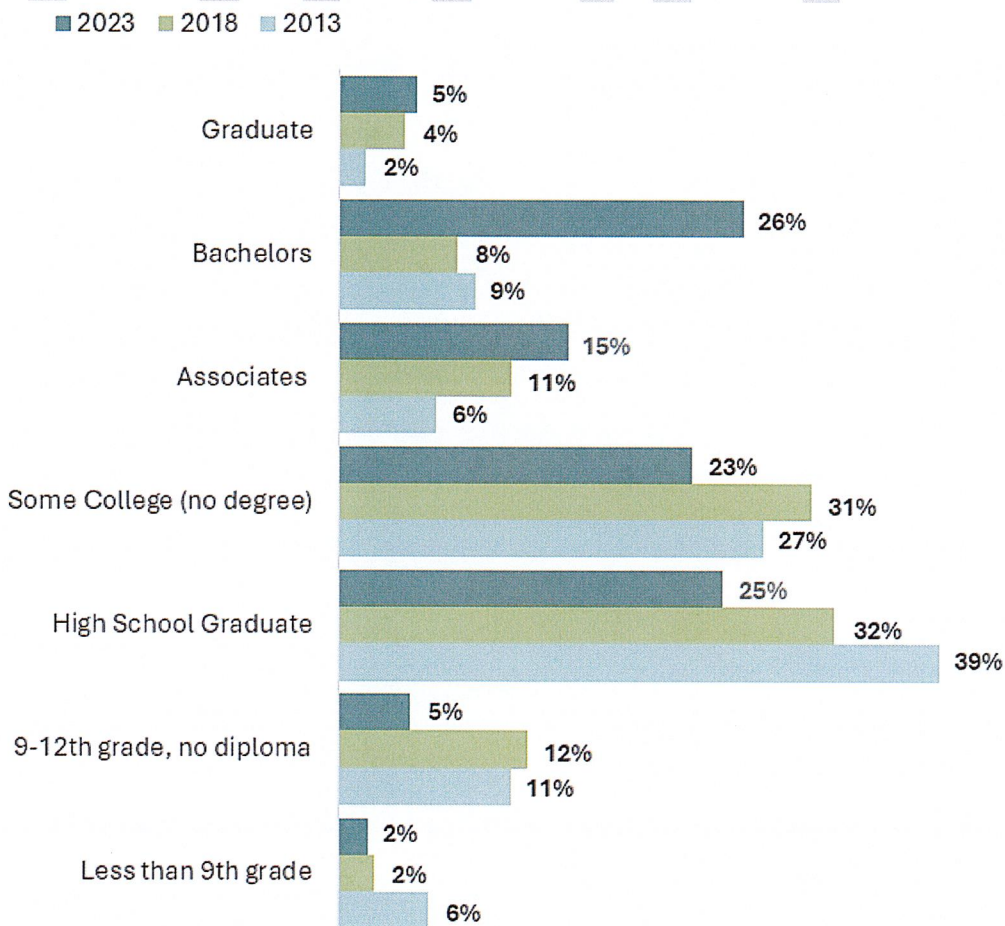
Higher Education

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 2023.⁴

ECONOMIC DEVELOPMENT

Employment

As of 2023, as shown in Table 4, 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:

- 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 4. 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.

⁴ U.S. Census Bureau, "Selected Social Characteristics" 2013 and 2023 American Community Survey 5-Year Estimates Subject Table, DP02.

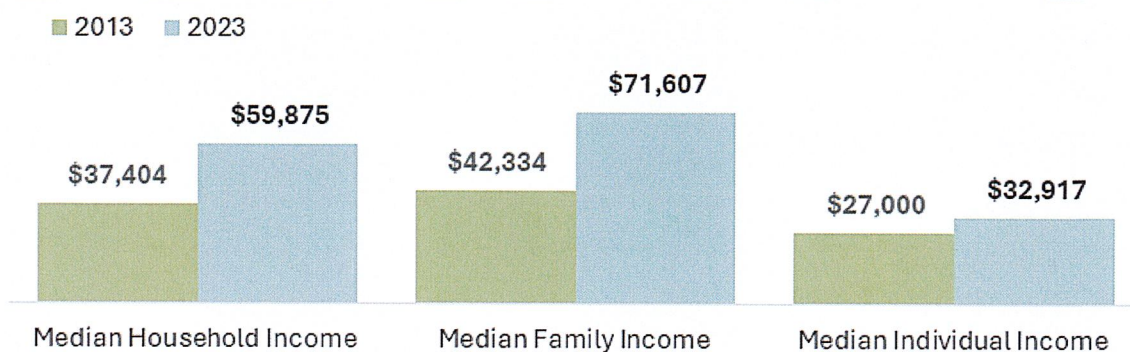
The average commute time for residents traveling to work was 26 minutes. The majority of workers, 92 percent, commuted by driving alone, while 11 percent carpoolled, and 4 percent walked. Additionally, 4 percent of residents reported working from home with no commute required.

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.⁵

Chart 3. Income Change Over Time



Source: U.S. Census Bureau

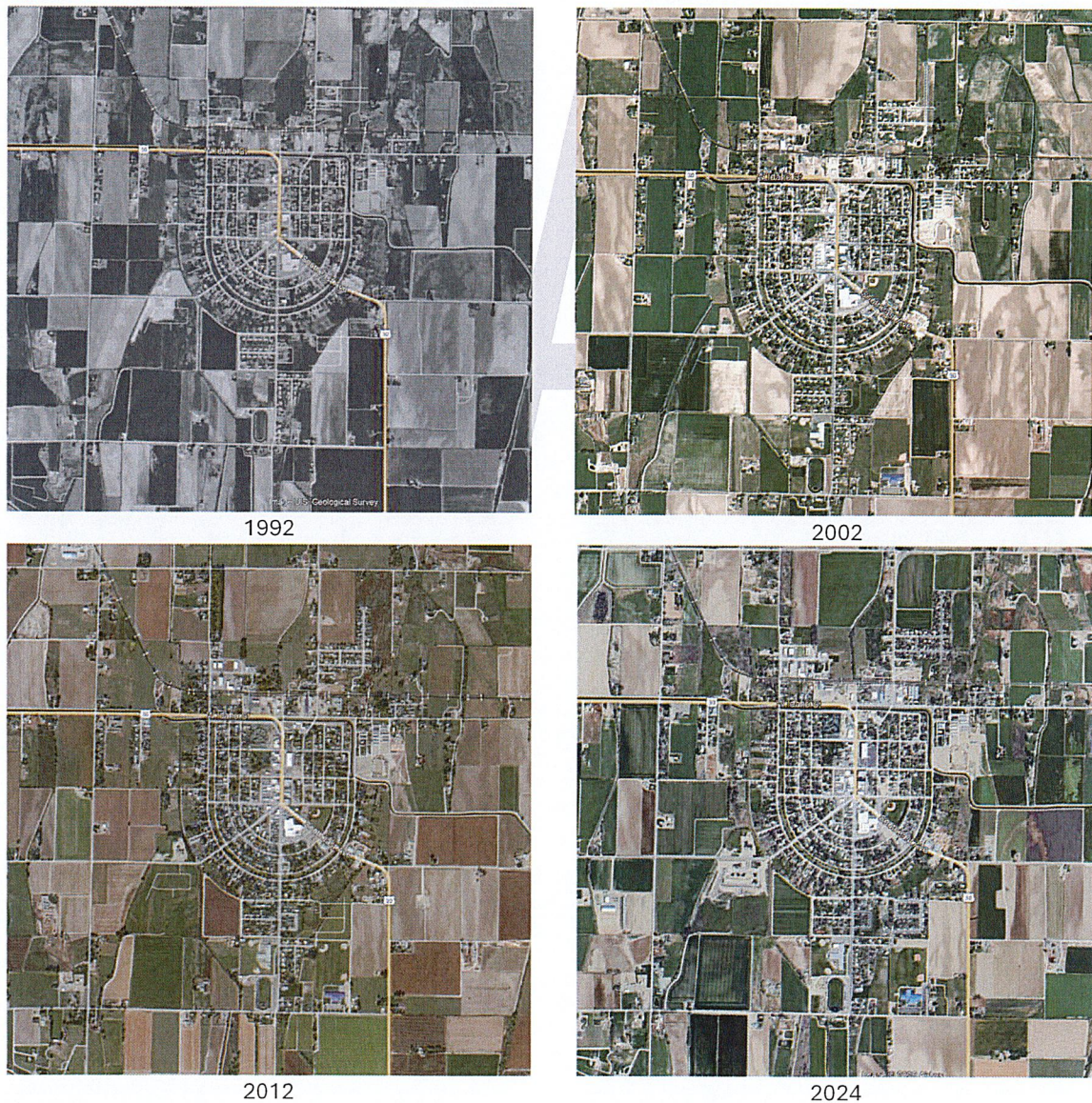
⁵ U.S. Census Bureau, "Selected Economic Characteristics" 2023 American Community Survey 5-Year Estimates Subject Table, DP03.

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

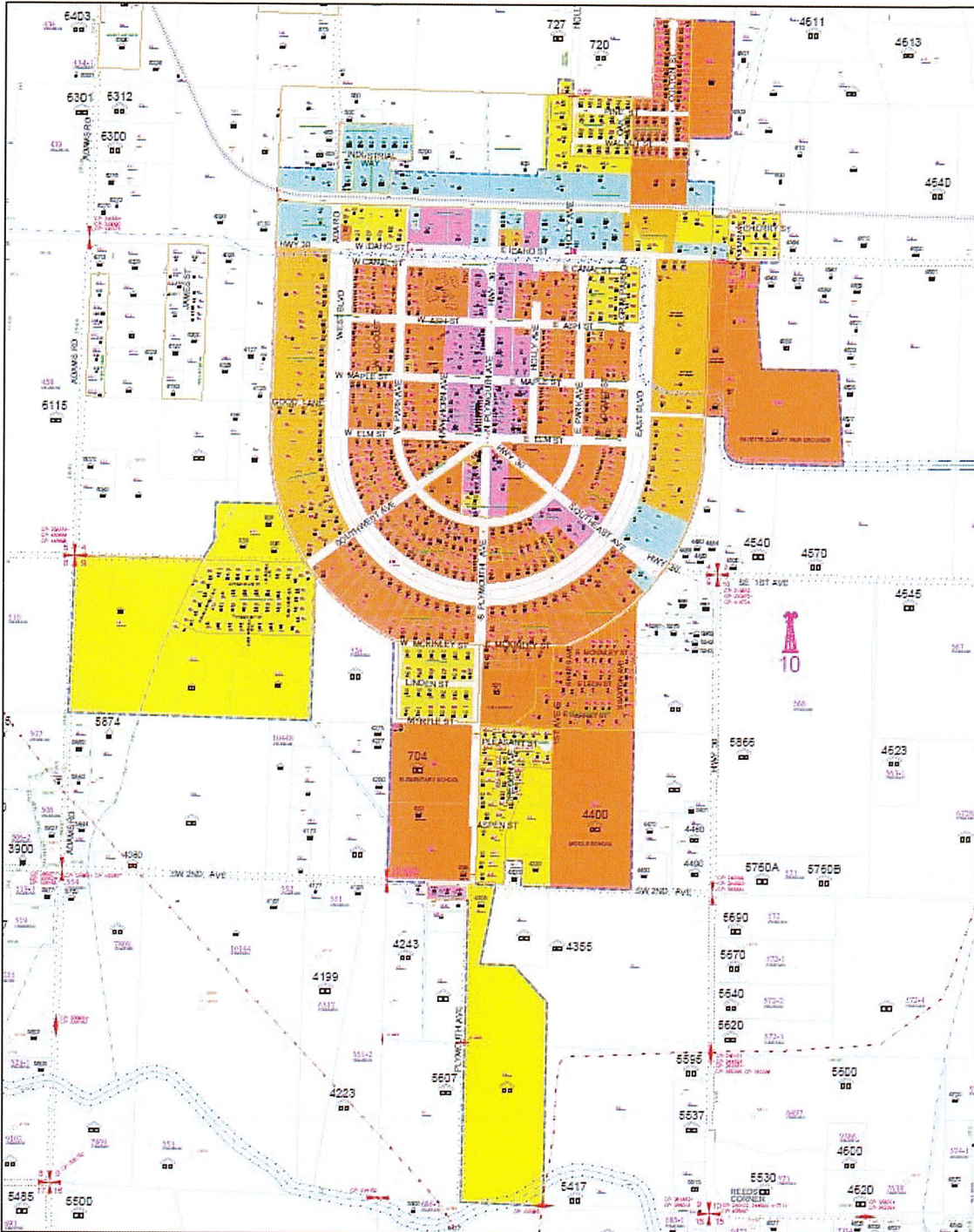
Version 24.43 October 2024

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LEGEND

	ESSEX RIGHT OF WAY
	PROSPECTIVE RIGHT OF WAY
	SECTION LINE
	QUAD CENTER
	CITY LIMITS
	LOT LINE
	HYDRO CENTERLINE
	HYDRO ROAD
	RAILROAD
	COMMERCIAL
	RESIDENTIAL
	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 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.

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.

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.

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.

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

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.

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.

Murals

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