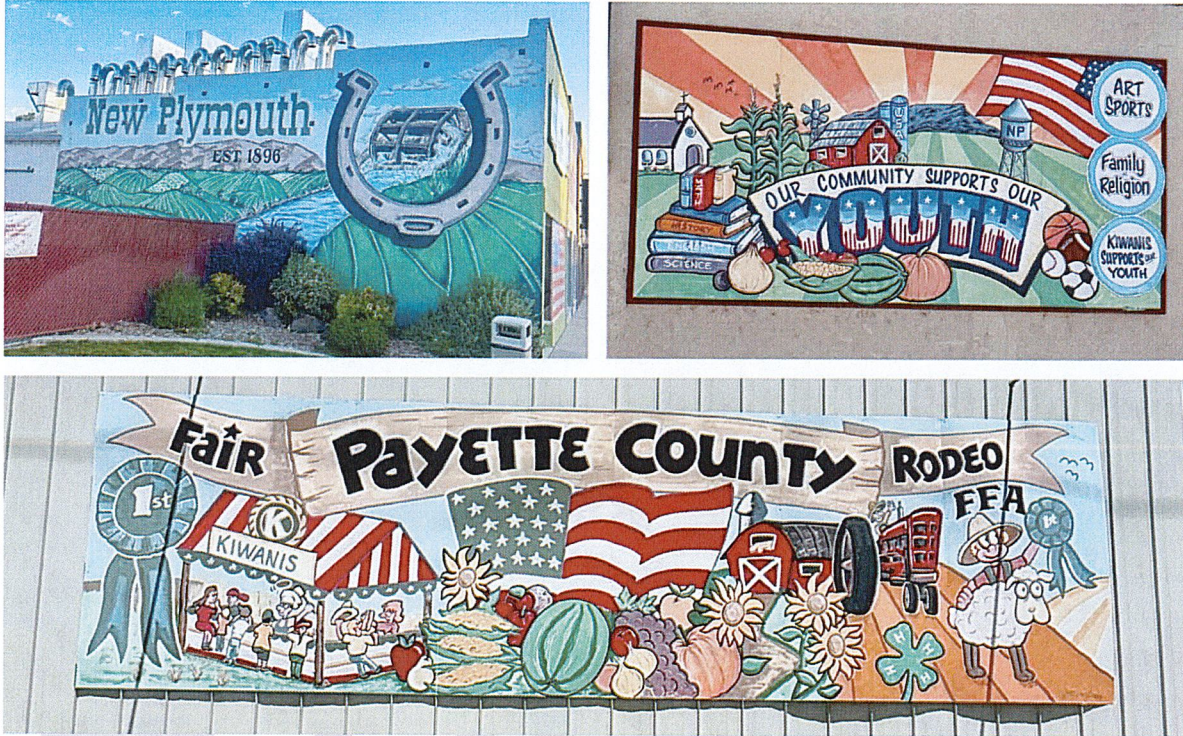


Image 9. New Plymouth murals. Source: City of New Plymouth.



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

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

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.¹

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 River². 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

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

² Idaho Department of Water Resources (2025) Water Right Locator. <https://maps.idwr.idaho.gov/agol/WaterRightLocator/>

of dissolved iron, manganese, and total dissolved solids often exceed secondary drinking water standards.¹

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.²

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.³

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,

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

² United States Department of Agriculture, Natural Resources Conservation Service (2024). Soil Survey Geographic (SSURGO) Database for New Plymouth, Idaho.

³ Northwest Management, Inc (2020) Payette County, Idaho Multi-Hazard Mitigation Plan 2020 Update and Community Wildfire Protection Plan 2021 Update

which is classified as Flood Zone A. FEMA has not mapped the city limits.¹ 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

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 10² 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.³

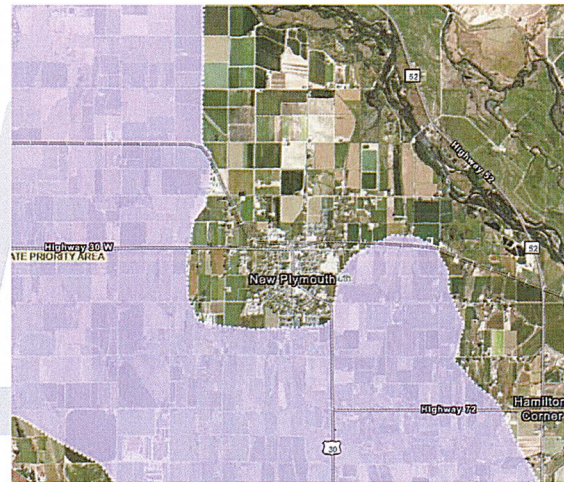


Image 10. IDEQ 2020 Nitrate Priority Area map.

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

¹ Federal Emergency Management Agency (2024)

² Idaho Department of Environmental Quality. 2025. 2020 Nitrate Priority Areas Map.

³ Idaho Department of Environmental Quality. 2023. Payette County Groundwater Quality Improvement and Drinking Water Source Protection Plan.

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?
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.

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 5. Definition and Purpose of Goal, Policy, and Action

Component	Definition	Purpose
<i>Goal</i>	Visionary long-term outcome	Defines desired future conditions
<i>Policy</i>	Guiding principle supporting the goals	Inform decision-making and planning
<i>Action</i>	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.

A word cloud summarizing community input. The words are arranged in a dense, overlapping manner. The most prominent words are 'small town housing', 'diversify the local economy', 'after-school programs for youth', 'vocational and technical training', 'support our local schools', and 'support local businesses'. Other visible words include 'student success', 'controlled growth', 'housing variety', 'first-time buyers', 'encourage business-friendly policies', 'adult learning', 'invest in school facilities and teachers', 'affordable housing', 'access to college classes or job training', 'keep small businesses alive', 'local jobs', 'senior housing', 'rentals', and 'more restaurants and retail'. The colors of the words vary, with shades of green, blue, and brown.

small town housing
student success
grow our job base
controlled growth
housing variety
diversify the local economy
first-time buyers
support job training
revitalize downtown
encourage business-friendly policies
adult learning
after-school programs for youth
vocational and technical training
invest in school facilities and teachers
affordable housing
access to college classes or job training
keep small businesses alive
local jobs
senior housing
support our local schools
support local businesses
rentals
more restaurants and retail

The strategies presented in Table 6 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.

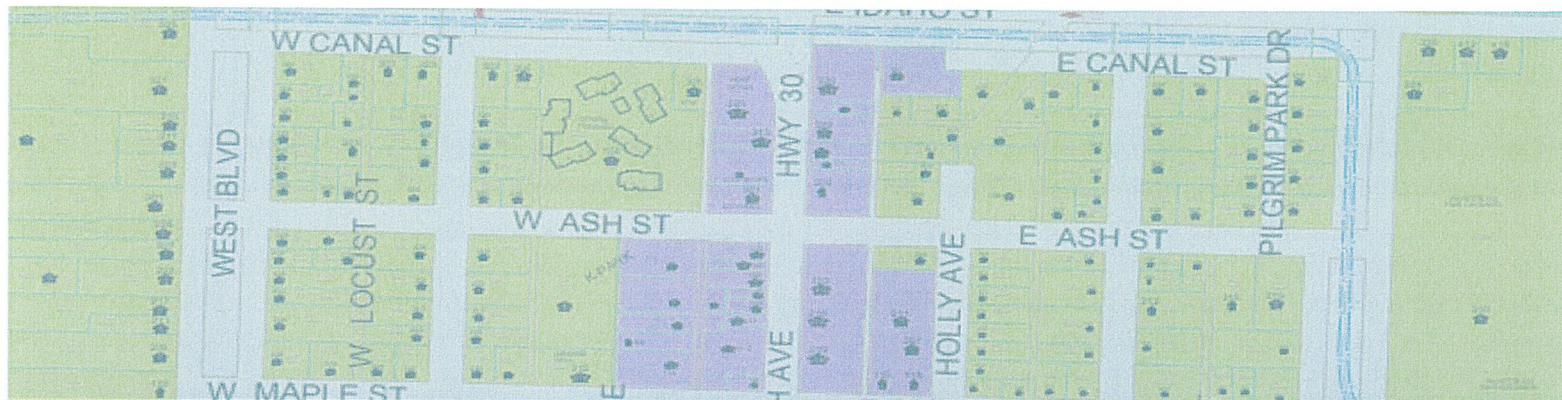
By planning thoughtfully for economic growth, housing, and education, New Plymouth can build on its strengths to create a prosperous, livable, and connected community for future generations.

Table 6. 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

Land Use and Community Design

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 7, 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.

Image 12. Summary of Form and Function topics discussed during public outreach.

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 7. 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 8. 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>