



City of Weiser Comprehensive Plan

DRAFT 08.15.2023



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Table of Contents

Acknowledgements	4
Photo Credits	4
Council Resolution	5
Executive Summary	6
Preface	6
Project Timeline	7
Plan Implementation & Prioritized Projects.....	10
Chapter Organization	11
Document Organization.....	12
Chapter 1: Population and Growth.....	13
Overview	13
Population	13
Land Use.....	16
Housing	18
Property Rights	19
Chapter 2: Recreation and Open Space.....	21
Recreation	21
Special Areas and Sites	23
Chapter 3: Sustainability	26
Natural Resources.....	26
Community and Sustainable Design	29
Hazardous Areas	31
Chapter 4: Economic Vitality	35
Overview	35
Economic Development	36
Chapter 5: Transportation	39
Overview	39
Transportation.....	39
Public Air Facilities	41

Chapter 6: Public Services	42
Overview	42
School Facilities and Transportation	42
Public Services, Facilities and Utilities	43
National Electric Transmission Corridors	44
Chapter 7: Good Governance	45
Overview	45
Citizen Involvement	45
Sustainable and Transparent Financial Budgeting	46
Appendices	47
Appendix A: Future Land Use Map	48
Appendix B: Weiser Zoning Map	49
Appendix C: Attorney General Checklist	50
Appendix D: Weiser Demographic Profile	51
Appendix E: Stakeholder Engagement Results	59

List of Figures

Figure 1: Weiser and Washington County Population 2010 to 2020	13
Figure 2 Weiser Population Projections to 2030	14
Figure 3: Community Profile Highlights	15
Figure 4: Weiser and Washington County Housing Inventory 2010-2020	18
Figure 5: City of Weiser, All Jobs by Industry (Private and Public Sector)	35

Acknowledgements

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Photo Credits

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Council Resolution

To be inserted at the end of the planning process upon adoption.

Executive Summary

Preface

The Weiser Comprehensive Plan is a document that aims to guide future actions, policies, and investments in the City of Weiser. It presents a vision of the future, with short-term and long-range goals and strategies for implementation. This comprehensive plan and vision of the community was developed with input from a technical advisory committee, City of Weiser staff, City Council and the Planning and Zoning commission and was heavily influenced by the comments received by Weiser's citizens throughout the course of the planning process (see appendix E for a summary of public input received throughout this process).

A Comprehensive Plan is a document that cities are required to adopt and utilize for land use development within their area of jurisdiction according to Idaho State Statute. The Local Land Use and Planning Act: Idaho Code §67-6508i provides:

“It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the Plan. The Plan shall include all land within the jurisdiction of the governing board. The Plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The Plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the Plan specifies reasons why a particular component is unneeded.”

The Plan is legally intended to be a guide for governmental bodies; although it is not a law that must be adhered to in the most stringent sense.

The Plan is a statement of long-range public intent; whereas zoning is an exercise of police power which, in the long run, should be consistent with that intent.” (Idaho Supreme Court)

This plan is general in character. The goals and policies included in it should guide the community's general planning concepts. An important feature of the plan is the Comprehensive Future Land Use Map (FLUM) that graphically displays the community's envisioned land uses in a broad sense (see Appendix A for the current FLUM). The map and the relevant text should be amended for each update of this plan.

This Weiser Comprehensive Plan is the official policy document that identifies the policies to guide future development within city limits, the Area of City Impact (ACI) and the planning area for a period of 20 years. The Plan is the primary tool a city has available to ensure future decision-making reflects and implements the community's vision. The City Council (Council) and Planning and Zoning Commission (Commission) use the Plan to make on-going decisions about the community's future.

This plan is comprised of text, tables, maps and figures and supersedes in its entirety the City's previously adopted comprehensive plan.

Project timeline

The development of the Comprehensive Plan took place from August of 2021 through December 2022 and included many touchpoints with the public, stakeholders, and city officials.



Vision Statement

Weiser is a safe and livable community that is welcoming to a diverse range of individuals, is attractive to families and businesses, and celebrates Weiser's unique history, heritage, and small-town feel.



Goal Areas and Key Priorities

Weiser's vision is supported by the creating and implementation of the following Comprehensive Plan goal areas. These goal areas represent broad directions that the city will strive to implement. Within each of the goal areas there are related objectives and policy recommendations as well as a set of projects and actions that can be used to further advance the goals and the City's vision.

Weiser's comprehensive plan sets the foundation for community development and continued prosperity. **Four main priority areas were identified in this process and are described below.**

1. **Continue to enhance and foster a community that is attractive and affordable for people in all stages of life.**
2. **Foster a community that has a diverse and rich economy that supports Weiser's residents, visitors, and neighboring communities.**
3. **Enhance active and vibrant community spaces and activity centers that serve a diversity of interests.**
4. **Improve upon systems of governance to smoothly implement this plan along with other policies and projects citywide over the next ten to twenty years.**

Goal Area 1: Population and Growth

- Goal 1.A Continue to support a diverse population of City residents.
- Goal 1.B Land Use and Development continue to support a diversity of interests and populations.
- Goal 1.C Encourage the development of a diverse housing inventory and strong neighborhoods, while maintaining the historic architecturally significant core areas of the city.
- Goal 1.D Weiser will respect and protect private property rights.

Goal Area 2: Recreation and Open Space

- Goal 2.A Improve and maintain the range of recreational sites, facilities, and opportunities.
- Goal 2.B Expand the City's existing base of available sites, facilities, and services concurrent with population growth.
- Goal 2.C Support the development and improvement of pathways and open spaces.

Goal Area 3: Sustainability

- Goal 3.A Ensure Weiser's clean air, water, and soil through natural resource management.
- Goal 3.B Preserve and enhance the unique character of Weiser.
- Goal 3.C Ensure the highest level of safety and security for City residents that is reasonably practicable by means of thorough and accurate identification and elimination of potential hazards.

Goal Area 4: Economic Vitality

- Goal 4.A Align land uses and zoning to support economic development.
- Goal 4.B Support the development and retention of Weiser's workforce.
- Goal 4.C Support existing business and industry and attract new industry and investment that supports the Weiser local workforce.
- Goal 4.D Continue to encourage agri-business within Weiser to support the regional agricultural economy.

Goal Area 5: Transportation

- Goal 5.A Continue to design, maintain, and improve Weiser's transportation network that connects people and places and supports industrial uses and shipping.
- Goal 5.B Support the continued operation and development of the Weiser Municipal Airport



Goal Area 6: Public Service

- Goal 6.A Coordinate with the Weiser School District and private schools to plan for future growth.
- Goal 6.B Provide adequate services, including safety and emergency services, which benefit the community's needs.
- Goal 6.C Ensure that all residents and businesses have access to adequate water, sewer, and irrigation services.
- Goal 6.D Support the Weiser Ambulance District
- Goal 6.F Consider National Interest Electric Transmission Corridors (NIETC) and gas transmission corridors in land use planning decisions to minimize the adverse impacts.

Goal Area 7: Good Governance

- Goal 7.A: Engage Weiser residents and incorporate public feedback into decisions regarding Weiser's future.
- Goal 7.B: Create and maintain strong regional partnerships.
- Goal 7.C: Continue to proactively manage city budgets, seek additional revenue sources, and create transparent financial operations.

Plan Implementation & Prioritized Projects

Implementation of this plan will take place through specific projects and actions identified throughout this document and through the everyday work of City of Weiser Staff, City Council and the Planning and Zoning Commission. Specific implementation policies are identified in Chapter 7: Good Governance. The following list represents the top ten priority projects as identified through the public workshop and through conversations with key stakeholders and city officials.

1. Encourage the thoughtful development of entryway corridors through the implementation of overlay districts with a particular focus on highlighting downtown Weiser and commercial centers (*Goal Area 1: Population and Growth*)
2. Devise and Adopt design review guidelines for specific area development (*Goal Area 2: Recreation and Open Space*)
3. Continue to improve and maintain park spaces and recreational amenities throughout the City of Weiser (*Goal Area 2: Recreation and Open Space*)
4. Develop and Implement a Historic Preservation Plan, partnering with Washington County's Historic Preservation Commission and the Weiser Historic Preservation Commission (*Goal Area 2: Recreation and Open Space*)
5. Continue to work with and support efforts to protect Weiser's air, water, and soil quality with a particular focus on minimizing the potential impacts of new development. (*Goal Area 3: Sustainability*)
6. Create a vibrant and strong economy in Downtown Weiser through the exploration of a business improvement district and other means to encourage revitalization efforts, investment and placemaking and utilization of the historic commercial core (*Goal Area 4: Economic Vitality*)
7. Research and consider the development of a Weiser Business and Retention Plan (*Goal Area 4: Economic Vitality*)
8. Apply for Idaho Department of Recreation Trails Program funding and other grants to further expand pathways and pedestrian corridors that create connectivity to the Weiser River Trail and other recreational amenities (*Goal Area 5: Transportation*)
9. Incorporate walkability and bikeable community improvements throughout Weiser by evaluating current conditions, upgrading and expanding the sidewalk network, encouraging property owners to construct, improve and repair existing sidewalks, and through implementing new pedestrian pathways and possibly bike lanes. (*Goal Area 5: Transportation*)
10. Consider the creation and implementation of design standards as future development occurs to encourage pedestrian-friendly environments and maintain and improve Weiser's built environment and community aesthetic (*Goal Area 5: Transportation*)

These projects represent the priorities identified throughout this planning process and are intended to be the focus for plan implementation for the next one to three years. These projects are more immediately actionable, are feasible given available resources and are designed to help the City of Weiser achieve the goals and values articulated by the community.

Chapter Organization

Each Chapter is laid out in the following manner.

- Overview – provides basic information about what is in the chapter and identifies existing conditions relevant to the goals, objectives, and policies.
- Goals – represent the purpose statement of a topic area in a way that is measurable and consistent.
- Objective – specific statements that represent steps needed to achieve a goal.
- Policies – represent the specific items associated with an objective.
- Implementation table – shows the specific projects and actions that the City can take to implement their policies.



Document Organization

The City of Weiser Comprehensive Plan was written to meet all the requirements set forth by Idaho State Code §67-6508i while simultaneously providing city staff and members of the public an easy to navigate document. The goals, objectives and suggested policies described in this report will serve as a tool for the future development and management of Weiser. The table below highlights the topics covered throughout each chapter of the plan and identifies which of the State requirements it fulfills.

Document Organization and Chapter Content

Idaho Code Component	Chapter 1: Population and Growth	Chapter 2: Recreation and Open Space	Chapter 3: Sustainability	Chapter 4: Economic Vitality	Chapter 5: Transportation	Chapter 6: Public Service	Chapter 7: Good Governance
Property Rights	X						
Population	X						
School Facilities						X	
Economic Development				X			
Land Use	X						
Natural Resources			X				
Hazardous Areas			X				
Public Services, Facilities and Utilities						X	
Transportation					X		
Recreation		X					
Special Areas and Sites		X		X			
Housing	X						
Community Design			X				
Agriculture		X		X			
Implementation	X	X	X	X	X	X	X
National Interest Electric Transmission						X	
Public Air Facilities					X		

Chapter 1: Population and Growth

Overview

This chapter provides community level information about the City of Weiser in the past, present, and future. This demographic information helps inform the broader goals, strategies and actions reported in this comprehensive plan and provides the framework for evaluating the success of policies and implementation plans. Data reported in this section reflects the most up to date information as of July 2020 and contains data from the Census, American Community Survey, Housing and Urban Development, the Idaho Department of labor and the Center for Economic studies.

In addition to population level information, this chapter provides updated information regarding land use and housing to provide a more complete picture of the community landscape in Weiser Idaho. Property rights are also discussed in this section as they are closely intertwined with the issues of growth and development.

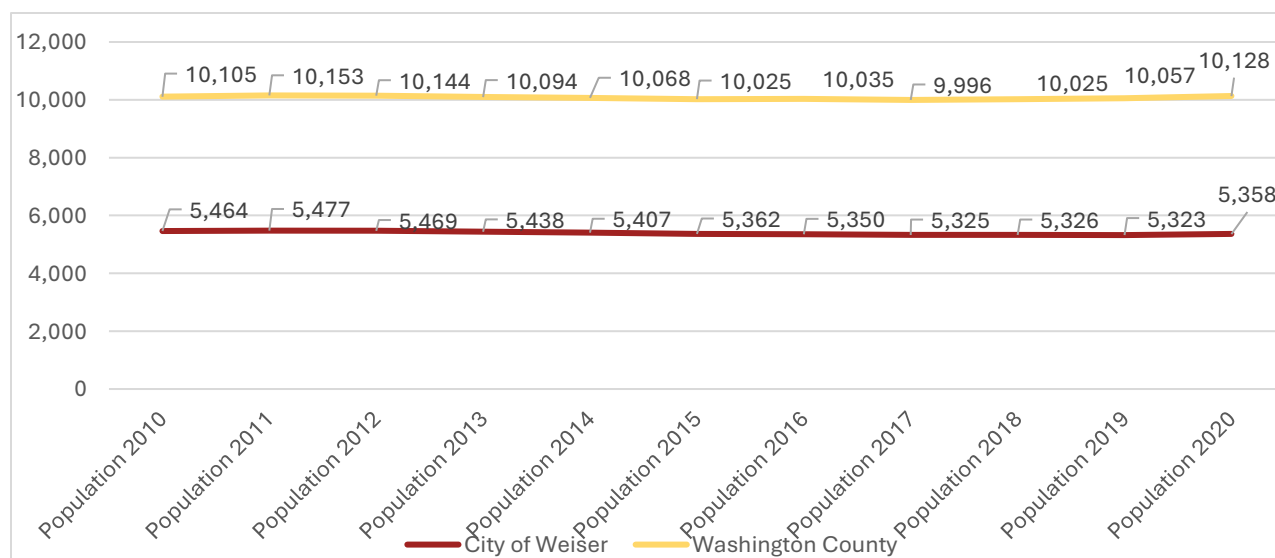
Appendix D highlights a larger demographic report for the City Weiser with updated population, economic and housing related data.

Population

Population Trends

Population numbers in the City of Weiser have remained very stable over the last ten years with a reported 3% decrease in population from 5,464 in 2010 to 5,358 in 2020. This matches overall growth trends in Washington County during the same period, which experienced a net gain of only twenty-three individuals since 2010.

Figure 1: Weiser and Washington County Population 2010 to 2020



Population Projections

Population in the Southwestern region of Idaho is expected to grow by approximately 1.4% annually out to 2030. It is likely that with intentional planning Weiser could capture a proportional amount of that population growth which could put Weiser's population to around 6,143 in 2030. Alternatively, if Weiser continued to experience population reductions comparable to the past 10-years, then population could drop just under 5,300 people by 2030.

Figure 2 Weiser Population Projections to 2030

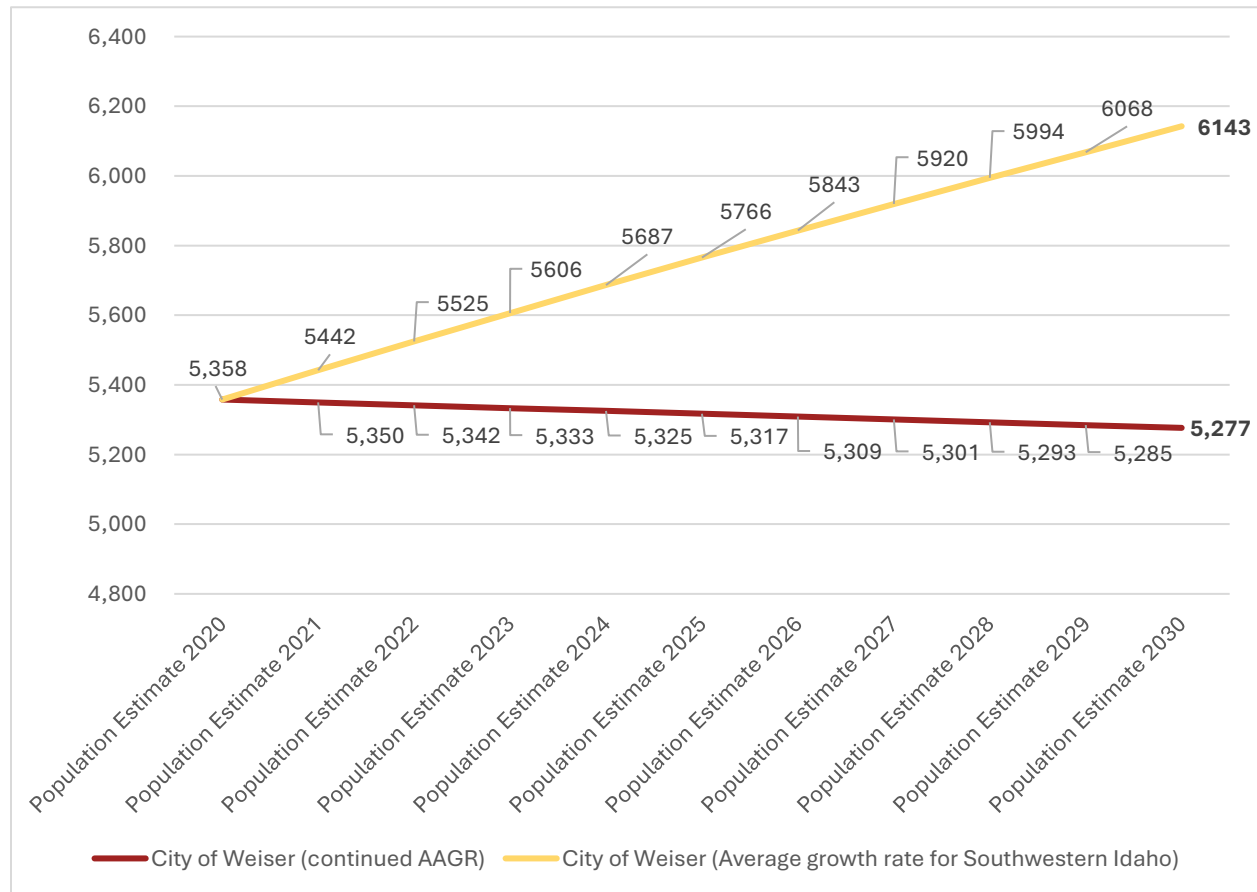
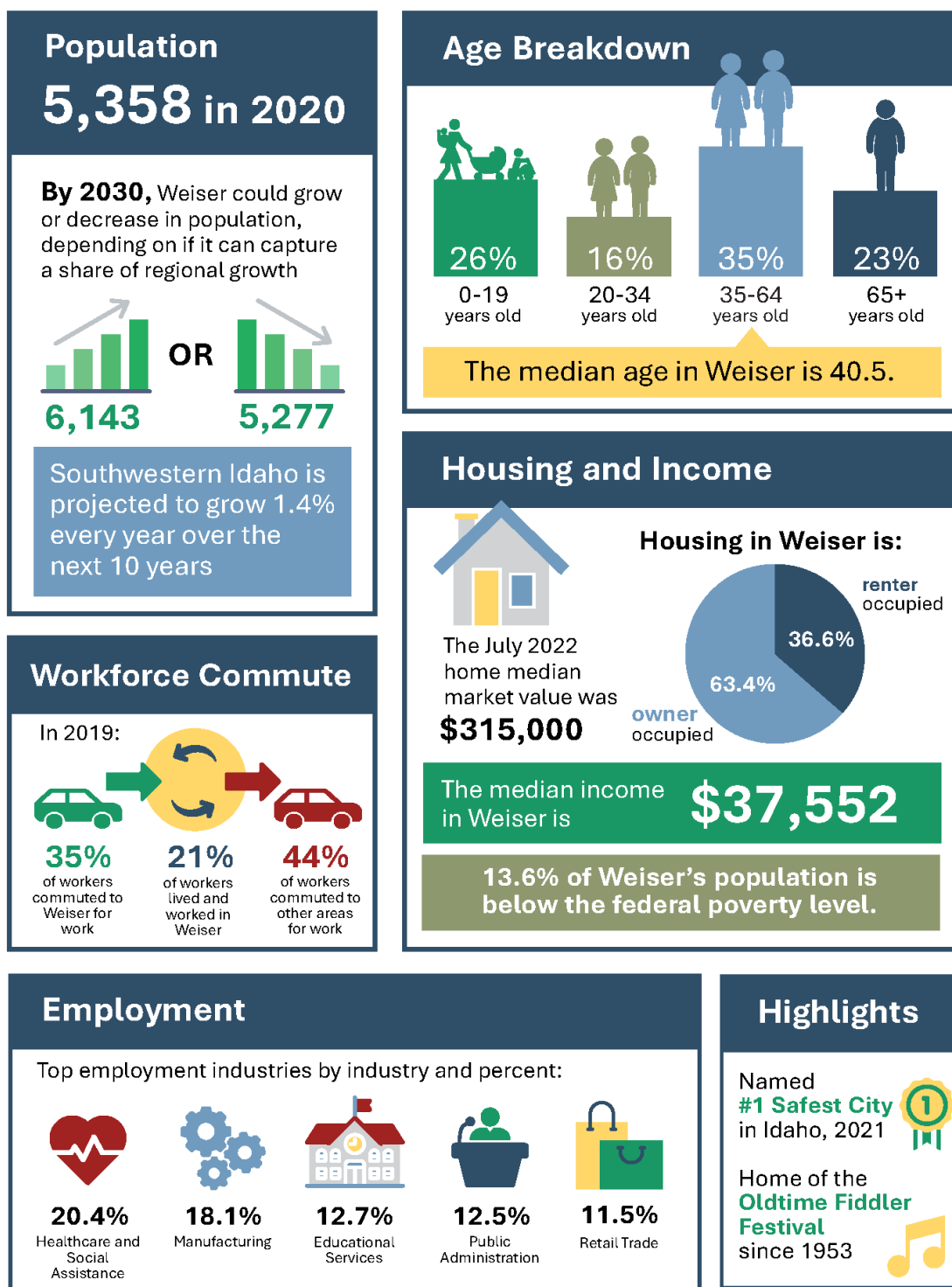


Figure 3: Community Profile Highlights

1

Weiser's Community Profile



¹ Idaho Department of Labor, American Community Survey Five Years estimates 2010-2020, US Bureau – Center for Economic Studies, LEHD: MLS data, Safewise.com

Goal 1.A Continue to support a diverse population of City residents.

Objective 1.A.1 Ensure that Weiser provides services and programming that meet the needs of a diversity of social and economic interests.

Policies

- **1.A.1.a** Regularly monitor and update City population demographic reports to adjust services as populations needs change over time.
- **1.A.1.b** Support and create programming, employment opportunities and partner with organizations that attract a diversity of people in all stages of life.
- **1.A.1.c** Create and support vibrant community spaces and events that encourage the development of neighbor relationships and a welcoming community.

Objective 1.A.2 Guide city development and policy in a way that encourages slow population growth to support Weiser’s economic and social needs without sacrificing the beloved feel of the community, the historic nature of the downtown commercial core and surrounding residential neighborhoods.

Policies

- **1.A.2.a** Continue to promote residential and commercial construction by keeping the costs of development low by keeping fees and associated costs down.
- **1.A.2.b** Evaluate the zoning code to ensure that new housing development matches the desired character of the community with smaller lots near downtown and larger lot requirements as you move further away from the center of town.

Land Use

Land Use in Weiser is characterized by rural, recreational, and low density residential with a commercially driven downtown and highway 95 corridor. In recent years there has been tension between the transition of once agricultural and open space areas into very low-density residential uses (5 acre lots or larger) both within the city and in nearby County lands. The goals and policies listed in this section attempt to guide land use decisions in a manner that is consistent with the public’s desire for the preservation of the rural character of Weiser, while also identifying opportunities for development that support the community and economic opportunity.

Goal 1.B Land use and development continue to support a diversity of interests and populations.

Objective 1.B.1 Implement the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses and achieve good community design.

Policies

- **1.B.1.a** Concentrate higher density residential, commercial, and mixed-use areas in and around downtown Weiser while protecting the historic nature of the architecture.

- **1.B.1.b** Concentrate new commercial, mixed use and multifamily development near the Highway 95 corridor while encouraging the utilization and enhancement of the downtown historic commercial core.
- **1.B.1.c** Evaluate the impact of industrial use areas regarding resident access and enjoyment of natural water resources.
- **1.B.1.d** Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales in both urban/suburban areas and create policy that supports agriculturally based activities.
- **1.B.1.e** Conduct a thorough review of the future land use map and current zoning every few years to ensure that development is occurring in a way that matches the needs and interests of Weiser residents.

Objective 1.B.2 Ensure that new development meets and/or implements applicable adopted city standards, policies, master plans and regional collaborations.

Policies

- **1.B.2.a** Collaborate with developers to ensure that new development bears the costs associated with providing services to the new development.
- **1.B.2.b** Evaluate and update city fee structures to ensure that levels of service are maintained and are equal throughout the city.

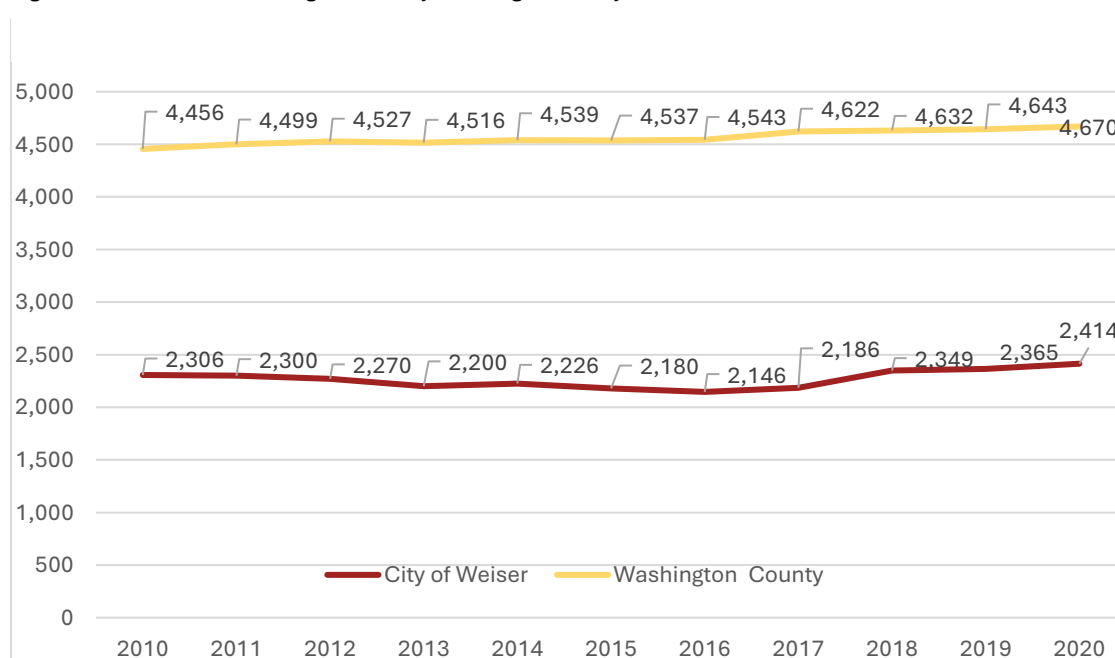
Housing

Housing is a vital part of creating a thriving community. Housing needs to be available for a diversity of individuals of all ages, incomes, and lifestyles. The goals and policies in this chapter of the comprehensive plan attempt to set the stage for building and retaining a housing inventory that supports the population Weiser hopes to see in their community over the next ten to twenty years.

Much like the population trends in Weiser and Washington County, housing inventory has remained stable since 2010. There are currently an estimated 2,414 housing units within the City of Weiser, representing an average household size of 2.2 individuals per household. Figure 4 shows the housing inventory from 2010 to 2020.

Weiser currently has a housing vacancy rate of 4% which represents a good balance between individuals seeking housing and replacement inventory coming into the market.

Figure 4: Weiser and Washington County Housing Inventory 2010-2020



Housing affordability is a core component of the housing environment in the City of Weiser. In recent years overall home values have risen 37% since 2014. Current median market listings in the summer of 2022 were around \$315,000 or around \$217 per/sqft. This median listing cost pushes many lower earning wage workers out of homeownership possibility.

Goal 1.C Encourage the development of a diverse housing inventory and strong neighborhoods.

Objective 1.C.1 Encourage the development of housing options for all citizens in Weiser.

Policies

- **1.C.1.a:** Encourage preservation and development of housing that meets the demand for household sizes, lifestyles, and settings.
- **1.C.1.b:** Encourage a scale of housing development that allows Weiser’s citizens to age-in-place with walkable neighborhood design and easy access to community amenities and healthcare.
- **1.C.1.c:** Develop housing policies and relationships with developers to encourage the creation and preservation of housing for households earning less than 120% of the area median income, with a particular focus on creating incentives for the development of units for individuals earning 60-80% of the area median income.
- **1.C.1.d:** Continue to track population and economic trends to adapt housing strategies and housing needs over the next ten years.
- **1.C.1.e:** Work with community partners to ensure that housing services are readily available in Weiser including homelessness prevention, eviction prevention assistance and rapid re-housing programs.

Objective 1.C.2 Promote and enhance the quality and appearance of housing units in Weiser to create cohesive neighborhoods with strong character.

Policies

- **1.C.2.a:** Maintain small block patterns with sidewalks and streetscaping in and around downtown to sustain and support development of walkable neighborhoods.
- **1.C.2.b:** Develop tools that allow and encourage neighborhoods to invest in placemaking and character-building. Strategies and tools could include historic preservation districts, character conservation districts, neighborhood investment funds for small projects, and requirements for developers to include neighborhood amenities such as public spaces, landscaping, and public art with new development.
- **1.C.2.c:** Regularly evaluate and update development standards to match community interests and new development trends.

Property Rights

Provisions for the protection of property rights are predicated on Sections 67-6508(a) and 67-8001 of the Idaho Code and is mandated at the federal level. These mandates require that local land use regulations and policies do not adversely impact property values or create unnecessary technical limitations to the use of property and analysis as prescribed under the declaration of purpose established in Chapter 80, Title 67 of Idaho State Code.

The City of Weiser Comprehensive Plan was developed with an understanding of State and Federal law and the importance of protecting private property rights. This plan strives to balance the needs

of the community with the private interests of individuals. For more detailed information regarding the provisions of Idaho Code and what constitutes a “taking”, please review Section 67-8001 of the Idaho Code.

Goal 1.D Weiser will respect and protect private property rights.

Objective 1.D.1 Ensure land use policies, restrictions and fees do not violate private property rights.

Policies

- **1.D.1.a:** Create and apply a consistent review process for actions and decisions that may result in private property “takings”.
- **1.D.1.b:** Conduct a periodic review of all applicable land use regulations and ordinances to ensure no private property rights are violated and continue to maintain the health, safety, and welfare of the community.
- **1.D.1.c:** Ensure that all reviews of development and/or land use proposals are in accordance with the Attorney General Checklist (see Appendix C).
- **1.D.1.d:** Consult with legal counsel in the event of a potential property rights transgression.

Table 1: Implementation – Population and Growth

Projects and Actions	Timing	Lead Department
Create and implement design standards to encourage pedestrian-friendly environments and maintain and improve Weiser’s built environment while retaining their historic nature.	Intermediate (1 to 3 years)	City Staff, Planning and Zoning
Implement overlay districts along entryway corridors particularly around downtown and commercial centers.	Intermediate (1 to 3 years)	City staff, Planning and Zoning
Annually review Weiser’s zoning code to ensure that it matches the intent of the Comprehensive Plan and future land use map.	Ongoing (annually)	City staff, City Council, Planning and Zoning
Identify and implement agricultural preservation mechanisms and create policies that support agriculture.	Intermediate (1 to 3 years)	City staff
Evaluate and revise Weiser’s zoning code to ensure they allow for traditional neighborhood development patterns in the downtown core and other future mixed-use areas.	Intermediate (1 to 3 years)	City staff
Conduct a housing needs analysis to better identify future housing demand and strategies to ensure there is housing for a diversity of individuals.	Intermediate (1 to 3 years)	City staff

Chapter 2: Recreation and Open Space

Recreation

Weiser attributes the value that recreation and open space provides for its residents. The scope of recreational amenities is not limited to parks and playgrounds; it also encompasses undeveloped open space as well as the full range of activities and programming that are available to a city's residents.

This element of the Plan seeks to identify and discuss the existing services and amenities available in Weiser. This will enable the city to define future needs and other considerations which relate to recreation.

The city currently has approximately 21 acres of developed parks which include City Park, Heritage Park, the historic train depot, Lions Park, Memorial Park, Times Square Park, Veterans Park, and Weiser Fishing Pond. Additionally, the city has a 13-acre athletic field complex and another nine acres that are undeveloped. The City of Weiser's Recreation Department also provides community programs for youth and adults and includes basketball, softball, football, dance, and other activities.

Current City Owned and Operated Parks and Assets Inventory

Park Asset	Approximate Acreage	Description and Use
City Park	2.5 acres	Outdoor recreational space, grassy areas and shade trees, playground structures, restroom facility. City Park can be reserved for events and gatherings. Home to the Community Farmer's Market.
Memorial Park	11.0 acres	Outdoor recreational space, grassy areas and shade trees, playground structures, restroom facility – home to City's swim pool, community football field, community baseball field, and tennis courts. Memorial Park can be reserved for events and gatherings.
Lions Park	1.0 acres	
Veterans Park	0.3 acres	Grassy area and shade trees, plaza space.
Time Square Park	0.2 acres	Grassy area and shade trees, plaza space.
Weiser Fishing Pond	10 acres (including pond area and open space)	Public natural space with wildlife viewing, walking, picnic area and fishing. The pond is stocked by Idaho Fish and Game.
Heritage Park	0.2 acres	Grassy area and shade trees.
Historic Train Depot & Park	0.7 acres (full site)	The renovated historic train depot can be rented for public and private events. The Train Depot represents a successful historic preservation initiative in Weiser that has helped to improve the overall economic vitality in the area.

Goal 2.A Improve and maintain the range of recreational sites, facilities, and opportunities.

Objective 2.A.1 Develop a long-range master plan for recreation goals and define supporting strategies.

Policies

- **2.A.1.a:** Utilize a parks master plan process to establish standards, policies, and costs for all Weiser parks, facilities, and programs.
- **2.A.1.b:** Develop a strategic plan for recreation to identify, prioritize, schedule, and fund proposed land acquisitions.
- **2.A.1.c:** Ensure administrative, maintenance, and operating positions are adequately staffed.
- **2.A.1.d:** Establish and implement definite standards as requirements of functional open space or park lands within all new applicable developments.
- **2.A.1.e:** Utilize flexible zoning options such as conservation design, density transfers, and or a revised PUD ordinance to preserve open space and park areas.
- **2.A.1.f:** Continue to maintain the parks general fund and revise annual budgets to better support recreational priorities.
- **2.A.1.g:** Update user fees to help offset operating and capital improvement budgets.

Goal 2.B Expand the City's existing base of available sites, facilities, and services concurrent with population growth.

Objective 2.B.1 Coordinate any recreation planning documents and agencies for expansion of recreational services.

Policies

- **2.B.1.a** Collaborate with recreational partners providing programming to develop a clear, streamlined permit process for available facilities.
- **2.B.1.b** Combine or grow recreation programming into already existing city events.
- **2.B.1.c** Continue joint ventures with the school district to expand available recreational sites.
- **2.B.1.d** Continue cooperative efforts with applicable County, State and/or Federal agencies to expand locations and activities for recreation opportunities.

Objective 2.B.2 Ensure all city recreation resources are publicly available and meet community needs.

Policies

- **2.B.2.a** Inform residents and visitors of available recreation opportunities and programming.
- **2.B.2.b** Evaluate participation in existing City recreation programming and promote, change, or expand that programming based on regular assessments.

- **2.B.2.c** Seek diverse funding sources for recreation programming, facility maintenance, and capital investments.

Goal 2.C Support the development and improvement of pathways and open spaces.

Objective 2.C.1 Develop a strategic plan to establish an integrated network of parks, trails, and open spaces.

Policies

- **2.C.1.a** Connect all existing and future parks and open spaces to a pedestrian or biking system with appropriate wayfinding signage.
- **2.C.1.b** Consider the use of communal gardens and pocket parks to increase park areas.

Special Areas and Sites

The Special Areas and Sites section focuses on identifying and inventorying certain assets within the community to ensure that they are given appropriate consideration with respect to building and development. There is an abundance of such areas within the City of Weiser and highlight its historical and natural value.

Historical: Because the City of Weiser experienced a building boom in the early 20th century, there are many residential homes and commercial spaces that date back to this period. The Idaho Historic Preservation Office has noted that several buildings are of cultural significance, among these are several historic homes and some longstanding churches.

Idaho Historic Preservation Office:

- | | |
|---------------------------------------|-------------------------------------------|
| ○ A.G. Butterfield House | ○ Knights of Pythias Lodge Hall |
| ○ Anderson-Elwell House | ○ Kurtz-Van Sicklin House |
| ○ Baptist Church (Advent Christian) | ○ Mary Elizabeth Sommercamp House |
| ○ Benjamin Watlington House | ○ Morris Sommer House |
| ○ B.S. Varian House | ○ Star Theatre |
| ○ Colonel C.F. Drake Residence | ○ St. Agnes Catholic Church |
| ○ Dr. J.R. Numbers House | ○ St. Luke's Episcopal Church |
| ○ G.V. Nesbit House | ○ Thomas C. Galloway House |
| ○ Herman Haas House | ○ Washington County Courthouse |
| ○ Institute Canal Company Pump House | ○ Weiser Oregon Short Line Railroad Depot |
| ○ Intermountain Institute and Grounds | ○ Weiser Post Office |
| ○ James M. Fisher House | |

Archeological: The Adams County Historic Preservation Commission partnered with the Idaho State Historical Society in 2014 to develop an archeological survey of private lands throughout Washington (and Adams) Counties. One area of archeological significance was identified just outside of City limits where native American artifacts were uncovered in 19XX

Natural Features: Adjacent to major rivers and other natural amenities, Weiser intends to preserve these natural spaces. Among these are the Snake River, Weiser River, and Monroe Creek Floodplains which are low-lying vegetative areas. To maintain the integrity of Indian Head Mountain, located west of town, there should be limited development and use of vehicles. In proximity of Indian Head Mountain, are the local sand dunes which are located further west.

Other areas of interest near Weiser City are the Northerly Skylane Foothills, Buttermilk Slough, Mann Creek Area, Brownlee Reservoir, Weiser River Trail, Mercury Mines, and Farewell Bend State Recreation Area.

Goal 2.D Enhance and maintain the quality and contributions of the City's special areas and sites through preservation and smart management.

Objective 2.D.1 Evaluate additional sites and historical areas to be included on the National Register of Historic Places.

Policies

- **2.D.1.a** Continue to support the historical preservation commission and apply for available grant money to better facilitate preservation efforts.
- **2.D.1.b** Evaluate existing design review guidelines for development that is proposed in the proximity of historic places.

Objective 2.D.2 Whenever possible protect sites of archaeological significance, scenic viewsheds and critical ecological habitats through development review and proactive site identification.

Policies

- **2.D.2.a** Regularly review ordinances to ensure provisions that address archaeological sites and include environmental impact assessments in all special development areas.
- **2.D.2.b** Utilize special development guidelines to include environmental impact assessment, during review of development proposed in these areas.
- **2.D.2.c** Conduct a bi-annual assessment of sites of significance to evaluate and expand the list of areas that should receive special development considerations.

Table 2: Implementation – Recreation and Open Space

Projects and Actions	Timing	Lead Department
Develop a City of Weiser Parks, Trails, and Open Spaces Plan.	Long Term (3 to 5 years)	City staff, Parks, and Recreation Department
Develop and Implement a Historic Preservation Plan, partnering with Washington County’s historic preservation commissioner.	Intermediate (1 to 3 years)	City Staff, Weiser Historic Preservation Commission, WAPC, Planning and Zoning, City Council
Devise and adopt design review guidelines for special development areas.	Ongoing	City staff
Continue to implement the City’s capital improvements plan for parks and recreational facilities, re-evaluating priorities annually.	Ongoing	City staff
Seek opportunities for assistance and funding in placemaking and recreational development efforts.	Ongoing	City staff
Consider sites for community gardens and pocket parks to increase park spaces.	Ongoing	City staff
Consider adding naturalized spaces and pollinator friendly areas in existing and future park spaces.	Ongoing	City staff
Ensure that park spaces and recreational amenities are well maintained and continue to meet safety standards.	Ongoing	City staff

Chapter 3: Sustainability

Natural Resources

Natural resource areas within the City’s jurisdiction need to be taken into consideration with respect to continued urban growth and development. These areas provide renewable and nonrenewable resources and perform important ecological functions. These natural resources provide scenic and economic benefits to the area and increase opportunities for tourism. By understanding the areas’ various natural resources, the city can make prudent, long-term planning decisions.

Air quality

While the City of Weiser’s air quality is considered good, the area has been identified as having poor dispersion characteristics for accumulated pollutants; this is due to the City’s topography and proximity to the nearby mountains. This propensity to accumulate pollutants should be considered for both local and regional air pollution control measures.

Water resources

Surface water:

The city itself is bordered to the south and southeast by the Snake and Weiser Rivers, respectively, and both serve as the primary sources for domestic water.

Groundwater:

Weiser lies directly over one of Idaho’s major groundwater systems. A principal aquifer is located southwest to northeast across Washington County with the flow running south. Aquifer recharge is accomplished by infiltration of surface water runoff. In southern Idaho, a significant source of recharge occurs through irrigation seepage. Seasonally, aquifer discharge varies only slightly; highest flows occur in the fall season as a result of the cumulative effects of recharge by surface water irrigation, while lower flows occur in the late spring before the effects of the new irrigation season become significant. Groundwater quality is influenced by physical and chemical composition of an area’s soils. As precipitation or surface water runoff percolates into the subsurface, the soil will dissolve any soluble minerals that are present.

Weiser lies on a nitrate priority area as designated by the Idaho Department of Environmental Quality in their 2022 “Ground Water Quality Improvement and Drinking Water Source Protection Plan”. Nitrate is water soluble, can pass through soil to the groundwater, and can leech into groundwater through agriculture practices, animal feeding operations, industrial and municipal wastewater land application, groundwater and surface water interaction, storm water disposal, and high septic densities.

Geothermal resources:

Heat generated by natural processes beneath the earth's surface are referred to as geothermal resources. In certain areas, where molten rock has risen closer to the earth's surface, underground deposits of dry steam, wet steam, or hot water can be accessed through passive fractures in the crust. The energy obtained from these deposits can be used to heat space and water, generate electricity, and drive industrial processes.

Based on IDWR's Geothermal Database, there are approximately two dozen geothermal sites within the Washington County area. Within this overall area, there are two well-known subareas which contain thermal water (Crane Creek and Weiser Hot Springs, located twelve miles east of town and five miles northwest of town, respectively).

Wildlife resources

Weiser and its area of impact are characterized by flat, low-lying terrain to the south and central portions of the city, with a gradual increase in the variety and elevation of topography to the north. While much of the undeveloped land in the area of impact is used for agricultural purposes, wildlife habitat is available along the Snake and Weiser Rivers, Monroe Creek, and the hilly, mountainous areas to the north and northwest of town.

Wildlife in both the vegetated river areas and the bare mountainous areas include deer, foxes, beaver, racoons, badgers, skunks, muskrats, cottontails, jack rabbits, and squirrels. Among the wide variety of songbirds and upland game birds are significant populations of duck, pheasant, and geese. There are also several species of fish inhabiting the local rivers and other surface waters.

Climate precipitation and temperature

The hottest and coldest months for Weiser are July (75°F average) and January (28°F average), respectively. Weiser's annual precipitation averages to about 12.07".

Goal 3.A Ensure the continuation of Weiser's clean air, water, and soil through natural resource management.

Objective 3.A.1 Promote and encourage clean energy sources and reduce the number of emissions and waste produced in Weiser.

Policies

- **3.A.1.a** Encourage research of the area's available geothermal, solar, wind, and other renewable energy sources to scope viability of energy alternatives for the City of Weiser and pursue all viable options.
- **3.A.1.b** Work with partner agencies to develop waste reduction programs such as a city-wide compost program, improved recycling, or energy efficiency incentives.
- **3.A.1.c** Encourage non-motorized forms of transportation to improve Weiser air quality.

Objective 3.A.2 Improve and protect the quality of Weiser’s groundwater and surface water resources.

Policies

- **3.A.2.a** Continue to implement a stormwater runoff collection and treatment system prior to discharging in rivers.
- **3.A.2.b** Support the Idaho DEQ Total Maximum Daily Load Allocation for Stream Segment process on a local and regional basis.
- **3.A.2.c** Support IDEQ’s groundwater monitoring program and consider special well construction techniques where needed to protect groundwater.
- **3.A.2.d** Require best management practices for stormwater in all development proposals.

Objective 3.A.3 Ensure development and business activities do not negatively impact natural resources, wildlife, open spaces, and agricultural lands.

Policies

- **3.A.3.a** Ensure city code and ordinances protect potentially environmentally sensitive lands through overlay districts, restricted development, and additional review processes.
- **3.A.3.b Collaborate** with partner agencies and private entities to minimize human-caused alterations to natural habitats.
- **3.A.3.c** Encourage sustainable building practices for all new construction and rehabilitation of buildings and other sites.
- **3.A.3.d** Educate the public about waste reduction strategies and promote citywide programming to minimize waste.

Objective 3.A.4 Protect wildlife habitats and maintain healthy populations of native species.

Policies

- **3.A.4.a** Encourage design and site plans that minimize impact on plant and wildlife species.
- **3.A.4.b** Designate riparian habitats and use planning techniques to protect those spaces.
- **3.A.4.c** Work with partner agencies to monitor the populations of native wildlife and plant species and assess the impact of the built environment and strategies to reduce harm.
- **3.A.4.d** Require environmental evaluations as necessary to address drainage, erosion, sedimentation, and other soil concerns.
- **3.A.4.e** Require lighting plans comply with dark sky principles that minimize light pollution and impact on wildlife.
- **3.A.4.f Create** habitat connectivity, preservation of wildlife corridors, and prevent ecosystem fragmentation.
- **3.A.4.g** Ensure recreational uses are designed to be compatible with natural resource management.

Objective 3.A.5 Ensure citizens are informed and engaged in decisions related to natural resources.

Policies

- **3.A.5.a** Promote community educational opportunities regarding sustainability and the preservation of natural resources and open spaces.

Community and Sustainable Design

The Community and Sustainable Design Element provides fundamental guidelines which will serve to manage and direct growth consistent with the City's overall plan for development. This elements focus should provide the basic design criteria that will enable the city to preserve and enhance its look, character, and feel corresponding with the city's development plan.

The City of Weiser is proud of its historic legacy, especially that of its downtown buildings, historic homes, and the history of the surrounding area. This element focuses on the protection of these unique structures and areas within the City as well as the ongoing maintenance of the city's heritage and culture which significantly contributes to the appeal of the city. Weiser has the second oldest private non-profit historic preservation organization (WAPC) in the State of Idaho, and the Weiser Historic Preservation Commission, part of the city government, was established in 1987.

Guidelines for the City's Future Development Pattern:

The establishment of these guidelines intends to avoid the segregation of land uses and disassociation of residents that are typical of low-density sprawl. This goal prioritizes the promotion of community, providing a sense of place and belonging, promoting a way of life, and fostering a diversity of people.

The following principles shall be followed in effort to create the city's desired development plan:

- Refrain from distinct separation of land uses. Instead, promote a variety of mixed uses near each other facilitating a diverse, and walkable community.
- Eliminate commercial strip development and instead seek to create small-scale individually identifiable communities within the context of the larger city.
- Promote a gradual transition of land-use types within a given community and between different communities within the city.
- Reemphasize public spaces and buildings as focal points for the community's development.

Goal 3.B Preserve and enhance the unique character of Weiser.

Objective 3.B.1 Identify significant visual corridors, areas, districts, or structures.

Policies

- **3.B.1.a** Continue to support revitalization efforts downtown and along access corridors with historical markers and signage added to point out the unique character of Weiser.

Objective 3.B.2 Engage in placemaking activities that enhance Weiser's culture and character.

Policies

- **3.B.2.a** Develop citywide branding elements including logos, public art, or other features. Integrate into city signage.
- **3.B.2.b** Activate underutilized spaces like parking lots or low-traffic areas with events, temporary uses, and installations.

Objective 3.B.3 Encourage aesthetically pleasing elements throughout the city that contribute to livability.

Policies

- **3.B.3.a** Utilize flower boxes, banners, and public art throughout the city.
- **3.B.3.b** Use historical markers to indicate significant sites of importance and provide insight into Weiser's past.

Hazardous Areas

This section supplements the sustainability element by enabling the best decision-making with respect to the City's future growth and development. This inventory specifically deals with areas that are either known to be or could potentially be hazardous.

Floodplain The most significant hazard that is most likely to impact the City of Weiser is flooding. Weiser was established on low land at the confluence of the Snake and Weiser Rivers; the City is bordered by designated floodplain areas to its south, southeast, and southwest. An additional floodplain traverses north to south, through the city's eastern portion.

- **Snake River Floodplain:** Situated along the southwestern portion of the city, the Snake River's floods have typically been caused by spring snowmelt augmented by rainstorms.
- **Weiser River Floodplain:** Running westerly past the southeast and southern portions of the city, the Weiser River's flooding is generally caused by late winter to early spring rainfall combined with rapid snowmelt. This river is also susceptible to ice jam flooding from spring break-up type ice jams during December, January, and February.
- **Monroe Creek Floodplain:** Running northeast (from the area of impact) to southwest, where it joins the Weiser River, its peak flow results in moderate flooding that is caused by rainstorms and snowmelt.

Steep-Sloped and Soil-Limited Areas The combination of floodplains with steep-sloped and soil-limited areas seen throughout the Weiser area can amplify hazard risk with respect to building and development. Located in the northern and eastern central portions of the city's area of impact are notably some areas that are steep sloped.

Human-caused Hazards To supplement this section, human-caused hazards that pose a threat to the health, safety, and welfare of Weiser's citizens are listed below.

- **Ditches and Canals:** Not only can open canals and ditches present localized flooding hazards, but they can also pose other problems. As the areas along the canals are used additionally for recreational purposes, people, especially children, could be susceptible to accidents. The city should coordinate efforts with appropriate irrigation or drainage districts to install fencing, signing, or covering to increase public safety.
- **Railroad Crossings and Tracks:** Railroad crossings that are not gated present a potential hazard to both vehicles and pedestrians. The Idaho Transportation Department should be consulted with respect to the city's level of exposure and possible steps for any needed mitigation. The city should additionally investigate fencing or barring alternatives with railroad companies.
- **Bridges:** A number of bridges throughout the city, appurtenant to rivers, canals, ditches, and railroad tracks, may present potential hazard if their access, transit, or exposure are not adequately safe guarded. An inventory and survey of the city's bridges should be completed to identify any needed action.

- **Agricultural Practices:** Some common agricultural practices such as the use of fertilizers, pesticides, and burning can present a number of short- and long-term hazards by way of soil, water, and air contamination. The city should coordinate with appropriate partners to educate both farmers and the public and disseminate information with respect to agricultural hazards.

Goal 3.C Ensure the highest level of safety and security for city residents that is reasonably practicable by means of thorough and accurate identification and elimination of potential hazards.

Objective 3.E.1 Ensure adequate protection or mitigation measures in the event of flooding.

Policies

- **3.E.1.a** Review the current floodplain development ordinance to update with more restrictive language, prohibiting all development within a floodway, mandatory setbacks from floodway boundaries, increased elevation requirements in a floodplain and continued protection of riparian areas.
- **3.E.1.b** Consider that all floodplain areas are designated as special development areas, which shall be subject to the more restrictive floodplain ordinance. Consider the use of a floating overlay zone for areas most susceptible to flooding.



Willow plantings in Weiser's riparian area to help prevent erosion.

Objective 3.E.2 Minimize development hazards within steep-sloped and soil-limited areas.

Policies

- **3.E.2.a** Update the current zoning ordinance map to designate steep-sloped or soil-limited areas as hazardous.
- **3.E.2.b** Designate these areas as special development areas which shall be subject to more comprehensive development requirements.
- **3.E.2.c** Develop and adopt siting and construction criteria for building within this type of special development area.

Objective 3.E.3 Complete inventories and actions as necessary to address human-caused hazards.

Policies

- **3.E.3.a** Evaluate ditches and canals for potential flood or accident hazards. Additionally, coordinate with applicable districts to remediate any identified risks.
- **3.E.3.b** Evaluate railroad crossings and tracks which could pose a threat. Implement safety improvements and coordinate with ITD and applicable railroad companies to try and mitigate dangers.
- **3.E.3.c** Evaluate all bridges within the city’s jurisdiction to improve safety.
- **3.E.3.d** Evaluate applicable street and highway crossings to determine locations and appropriate actions to improve public safety.
- **3.E.3.e** Continue to modify and improve the emergency response plan with respect to the transport of hazardous materials by rail or vehicle.
- **3.E.3.f** Identify and inventory all additional sites and areas which could pose hazardous and take appropriate steps to remediate.

Objective 3.E.4 Establish a public information database to assist in identification of hazardous areas or potentially hazardous conditions.

Policies

- **3.E.4.a** Educate residents and businesses on FEMA’s NFIP and availability of flood insurance.
- **3.E.4.b** Communicate with the public the best practices during hazardous events like flooding, earthquakes, or fire.
- **3.E.4.c** Provide public access to digital local hazardous areas maps.
- **3.E.4.d** Review hazardous area maps with proposed developments to ensure appropriate mitigation measures and permitting requirements are met.

Table 3: Sustainability projects and actions

Projects and Actions	Timing	Lead Department
Conduct an environmental conditions assessment and develop a protected areas map.	Intermediate	City staff, Public Works
Continue to work with and support efforts of state and federal agencies to protect Weiser's air, water, and soil quality.	Ongoing, whenever possible	City staff
Adopt Stormwater management practices and continue to use and improve stormwater runoff collection and treatment systems.	Intermediate	City staff, Public Works
Encourage new development to include sustainable stormwater infrastructure such as semi-permeable pavement, bioswales and strategically placed vegetation and landscaping elements.	Ongoing	City staff, Public Works
Consider the use of conservation districts to enhance and preserve natural spaces and habitats in key locations in Weiser.	Intermediate (1 to 3 years)	City staff, Planning and Zoning Commission, City Council
Identify and update the hazardous sites inventory	Ongoing	City staff, Public Works
Regularly evaluate and if necessary, update the current floodplain development ordinance with more restrictive language to ensure public safety and to negate damage.	Ongoing	City staff, Public Works
Continue to work with FEMA to update the NFIP for the City of Weiser	Ongoing	City staff, Public Works
Ensure that the existing zoning code and future land use map limit or prohibit development in hazardous areas including steep-slope or soil-limited areas.	Ongoing	City staff, Planning and Zoning Commission
Regularly evaluate the efficacy of Weiser's emergency response plan and update to ensure continued public safety.	Ongoing	Fire Department, Public Works
Continue to identify, preserve, and enhance areas, districts and structures that typify the unique character of Weiser	Ongoing	Weiser Historic Preservation Commission, City Staff

Chapter 4: Economic Vitality

Overview

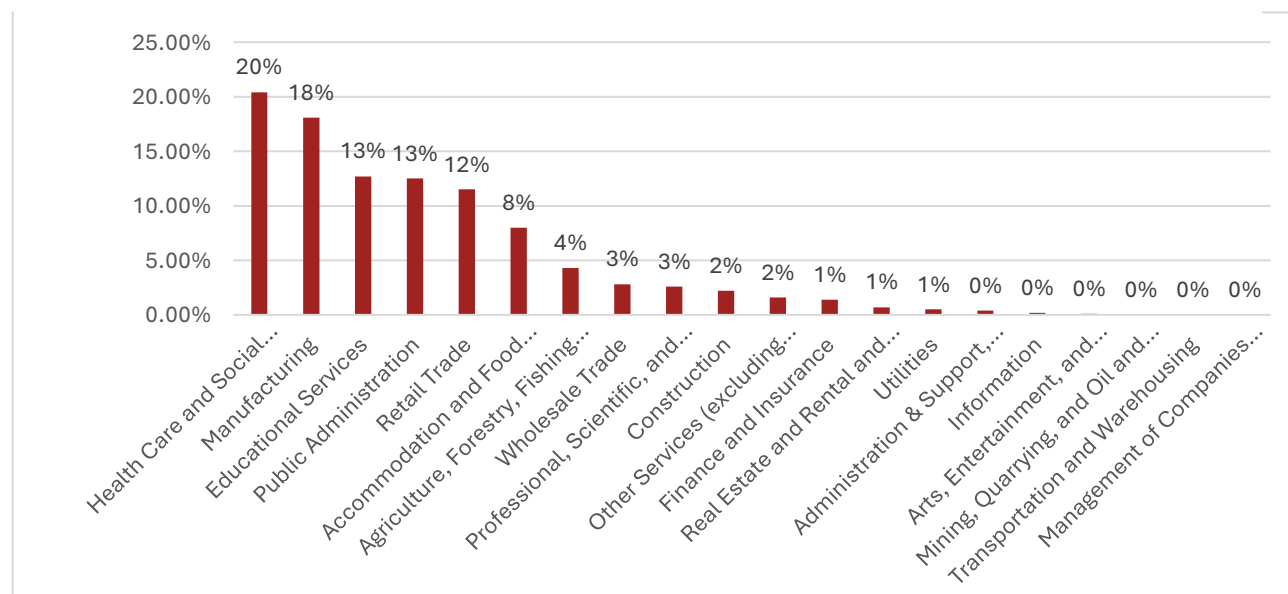
This chapter provides information and policies related to the economic development of the City of Weiser and focuses on the following core topics:

- The creation and attraction of jobs and investment.
- The environment for businesses to develop and grow.
- Workforce development, education, and training.
- Allocation of land use to support commercial and industrial activity.
- Creating a resilient and adaptable economy.
- Recognition of the historic buildings as a cultural and economic asset.

Planning for the future of Weiser’s economy and workforce necessitates a proactive approach that allows the city to adapt to mitigate potential threats and disruptions, while simultaneously attracting new economic investments and entrepreneurs.

As of today, Weiser has a median household income of \$37,552, which is less than the median household income in Washington County of \$42,126². Weiser’s median household income is only 63% of the median household income across the State of Idaho (\$58,915), which indicates that there are opportunities to develop additional economic supports in the areas to keep wages competitive and to attract new residents. Approximately 60% of Weiser’s active labor force commutes out of Weiser for work opportunities, with most employees going to Boise, Nampa, Payette, Median and Fruitland.

Figure 5: City of Weiser, all jobs by industry (private and public sector)



² U.S. Census Bureau 2020 Community Survey

Economic Development

Creating a thriving local economy requires the interface and strategic planning of many aspects of the community. The region needs to offer attractive opportunities in terms of land use, regulation, workforce capacity as well as amenities for employees including housing, recreation, and community. The goals and policies in this section attempt to create an environment that will enable economic development to occur naturally and in a pattern that maintains the beloved small-town feel of Weiser.

Goal 4.A Align land uses and zoning to support economic development.

Objective 4.A.1 Develop downtown Weiser as an active center of commerce and community.

Policies

- **4.A.1.a** Continue to work with Main Street America to create actionable improvements that will attract businesses and draw activity from residents and visitors to downtown Weiser. *(Main Street America is an outgrowth of the “Mainstreet” Program developed by the National Trust for Historic Preservation).*
- **4.A.1.b:** Encourage the creation of businesses focused on entertainment, dining, and recreational uses to attract and keep visitors downtown.
- **4.A.1.c:** Seek funding and investments to revitalize building facades, create new public amenities and incorporate art downtown.
- **4.A.1.d** Update the city’s zoning code to allow for higher density housing and mixed-use development as part of a revitalization strategy and to promote a livable/walkable downtown.
- **4.A.1.e** Establish visual elements along Main Street and W. Idaho St that create a welcoming downtown corridor.
- **4.A.1.d:** Evaluate the possibility of establishing a downtown business improvement district (BID) or community infrastructure district (CID) to encourage additional investment downtown.

Objective 4.A.2 Strategically use industrial land use designations to expand industrial investment opportunities.

- **4.A.2.a** Conduct a market analysis to identify possible industrial investments and designate enough land for these anticipated uses.
- **4.A.2.b** Work with the Union Pacific railroad to identify and market potential industrial uses along the rail line and encourage investment along the rail spur.
- **4.A.2.c** Inventory parcels for industrial development and get them ready for development and ensure infrastructure is sufficient to attract investors.

Goal 4.B Support the development and retention of Weiser’s workforce.

Objective 4.B.1 Support the development of Weiser’s workforce through access to training and educational opportunities.

- **4.B.1.a** Partner with the Weiser School District and local businesses to create career training and employment opportunities.
- **4.B.2.b** Work with the Idaho Department of Labor to increase access to workforce development training funds.
- **4.B.2.c** Communicate regularly with employers in Weiser to ensure that resources and training opportunities are in line with the needs of local businesses and larger regional employers.

Goal 4.C Support existing business and industry and attract new industry and investment that supports the Weiser local workforce.

Objective 4.C.1 Ensure that Weiser’s infrastructure and workforce support the type of investment that would strengthen Weiser’s overall economy.

- **4.C.1.a** Diversify and expand the city’s job base, with a focus on attracting higher paying jobs, to allow people to both work and live in the community.
- **4.C.1.b** Whenever appropriate support recreation, tourism, cultural tourism, and outdoor oriented businesses in the region.
- **4.C.1.c** Actively recruit new business investments using public private partnerships and regional grant funding opportunities.
- **4.C.1.d** Support and partner with the Weiser Chamber of Commerce to continue business retention and attraction efforts.

Goal 4.D Continue to encourage agri-business within Weiser to support the regional agricultural economy.

Objective 4.D.1 Develop strategies to protect opportunities for agri-business in and around the City of Weiser.

- **4.D.1.a** Consider the impact on agriculturally adjacent businesses (fertilizer production, food processing, shipping, etc.) when reviewing new annexations and development applications.
- **4.D.1.b** Evaluate opportunities to take advantage of regional agriculturally based tourism by creating and marketing connections from local farms to restaurants, breweries, and retail operations in the City of Weiser.
- **4.D.1.c** Work collaboratively with Washington County and other nearby jurisdictions to preserve and enhance the region’s agricultural vitality and protect the open spaces that define the character of the area.

Table 4: Economic Vitality Projects and Actions

Projects and Actions	Timing	Lead Department
Seek and apply for funding for downtown Weiser improvements and projects	Ongoing	City staff
Educate city staff, Council members and the planning and zoning commission on the use of business improvement districts and other tools to encourage downtown revitalization	Short-term	City staff
Work with WAPC/WHPC and SHIPO to educate City staff, Council and Planning and Zoning on the value of historic structures to economy	Short-term	City Staff, WAPC, Weiser Historic Preservation Commission
Conduct an annual analysis of Weiser's workforce, regional industry needs, and supportive transportation and communications infrastructure.	Ongoing	City staff
Develop a Weiser Business retention and attraction plan	Intermediate	City staff
Encourage the establishment of a Downtown Historic District.	Intermediate	City staff, Weiser Historic Preservation Commission
Work with Washington County to create a regional Comprehensive Economic Development Strategy (CEDS).	Long-term	City staff
Work with regional partners to create a regional priority investments list to guide long-term economic expansion	Long-term	City staff

Chapter 5: Transportation

Overview

This chapter will review the present conditions and future needs of transportation within the City of Weiser and the area of city impact and addresses a range of transportation and mobility options including automotive, public transportation and non-motorized transportation and connectivity.

Weiser's existing transportation system provides a focal point for transportation in the region with good access to Highway 84 (I-84) creating a South-West Corridor and Highway 95, which cuts through the middle of town creating a North-South Corridor. Weiser has a low-volume easy to use system of roads that provide easy access to amenities and destinations within the city.

In addition to the roadway system, Weiser has bicycle and pedestrian pathways and a limited bus service that is provided by the Weiser Senior Citizen Center and local shuttle services.

The Union Pacific railroad company operates the main line tracks between Salt Lake City and Seattle, which runs along the southwest portion of the city, which has been a spur for local businesses who can benefit from access to that infrastructure.

The city maintains a 5-year streets improvement plan, which should be utilized when considering the ongoing maintenance of infrastructure as well as anytime there are significant upgrades or improvements to roads or other transportation facilities.

Transportation

Goal 5.A Maintain, improve, and expand where applicable a highly functional transportation network that connects people, places, and supports industrial uses and shipping.

Objective 5.A.1 Work internally and collaboratively with partnering and neighboring jurisdictions to maintain an efficient and safe local and regional transportation system.

Policies

- **5.A.1.a** Participate in transportation planning processes with the Weiser Valley Highway District, the Washington County Road Department, the Idaho and Oregon Transportation Departments (ITD and ODOT) and other regional partners.
- **5.A.1.b** Develop regional partnerships to access grant funding for regional transportation improvements
- **5.A.1.c** Continue to update and maintain the Weiser 5-year streets improvement plan and identify priority improvements on an annual basis.
- **5.A.1.d** Evaluate ways to increase safety within development projects and capital improvement plans.

Objective 5.A.2 Ensure that roadway systems meet applicable standards for current and future needs.

Policies

- **5.A.2.a** Design roadways to meet the safety and access needs of current and future traffic conditions.
- **5.A.2.b** Actively seek various types of transportation grant funding and other available sources to upgrade the roadway system in the city.
- **5.A.2.c** Consider impacts to wildlife corridors and habitat areas when transportation projects are implemented.

Objective 5.A.3 Integrate land use and transportation planning when reviewing future development to ensure that it aligns with City transportation goals.

- **5.A.3.a** Ensure that roads meet safety, circulation, access, and stormwater needs of current and future traffic as well as agricultural needs.
- **5.A.3.b** Ensure that new development dedicates appropriate right-of-way to allow for current or future pathway and sidewalk development.

Objective 5.A.4 Explore and enhance opportunities for public transportation options, vanpooling and ride share within the community.

- **5.A.4.a** Evaluate public transportation needs with all new land use decisions and applications, particularly if they are related to medical facilities, hospitals, education and workforce development and access to recreation and community activity centers.
- **5.A.4.b** Continue to support and enhance senior center transportation services and whenever possible, help local agencies seek additional funding for expanded services.

Objective 5.A.5 Support the expansion and use of alternative (non-singular occupancy vehicle) transportation facilities to encourage walking, biking and public transportation use throughout the city and impact area.

- **5.A.5.a** Plan for and invest in bicycle and pedestrian facilities in roadway improvements and capital projects.
- **5.A.5.b** Increase pedestrian walkability and bike-ability whenever possible through upgrading existing sidewalks and bike facilities and expanding the network of pathways and bike lanes throughout Weiser.
- **5.A.5.c** Encourage developers to incorporate pedestrian and bicycle facilities and connections when new commercial or residential developments are approved.

Public Air Facilities

Weiser owns and operates the Weiser Municipal Airport, a general aviation airport located south of the city that serves light aircraft (less than 12,000 lbs.) that mostly serves agricultural use planes and hobbyist flights. This airport facility does not provide transportation services for the public looking to travel in or out of Weiser. Residents seeking this type of service can find limited commercial services in Ontario, or a full-service commercial airport in Boise.

Goal 5.B Support the continued operation and development of the Weiser Municipal Airport

Objective 5.B.1 Support the preservation, expansion and addition of new and existing airstrips and heliports at the Weiser Municipal Airport

Policies

- **5.B.1.a** Evaluate the needs and feasibility of preserving and/or expanding airport facility services for both industrial and agricultural use, and for future commercial services if supported by population demands and interest.
- **5.B.1.b** Work with emergency service agencies to identify if additional airport services are needed to support their operations.

Table 5: Transportation Projects and Actions

Projects and Actions	Timing	Lead Department
Continue to update and implement the 2019 Roadway Capital Improvement Plan Update	Ongoing	City staff
Incorporate walkability and bikeable community improvements throughout Weiser through evaluating current conditions, upgrading and adding to the sidewalk network, installing new pedestrian pathways and connections and repainting bike lanes.	Short-Term and Ongoing (1 to 3 years)	City staff
Create a list of long-range priority transportation improvements to supplement the Roadway Capital Improvements Plan	Short-Term (1 to 3 years)	City staff
Update city roadway design standards as needed to improve safety, improve commercial shipping routes, and freight movement and to protect the quiet character of Weiser.	Intermediate (3 to 5 years)	City staff
Conduct a roadway safety assessment and consider implementing a Vision Zero strategy	Intermediate (3 to 5 years)	City staff
Apply for Idaho Department of Parks and Recreation Trails Program funding and other grants to further expand pathways and pedestrian corridors that create connectivity to the Weiser River Trail and other recreational amenities.	Intermediate (3 to 5 years)	City staff
Implement updated wayfinding signage throughout Weiser to improve accessibility to downtown, parks and other special sites.	Short-Term (1 to 3 years)	City staff
Provide transit information on the City of Weiser webpage outlining transit and mobility options.	Short-Term (1 to 3 years)	City staff
Work with the Weiser Senior Center to improve mobility and transportation for Weiser's senior population.	Ongoing	City staff

Chapter 6: Public Services

Overview

This section of the Plan presents more information on Weiser's available services that meet the general public's needs and are not normally provided by individuals. The provision, location, and efficiency of public facilities form the foundation which contributes to the quality of life and development in the City planning area. This element details the school facilities and related transportation, domestic water system, wastewater collection and treatment, fire, police, utilities, and national electric transmission corridors.

School Facilities and Transportation

Weiser is home to the Weiser School District which consists of five schools (Pioneer Primary, Park Intermediate, Weiser Middle School, Weiser High School, and Indianhead Academy) representing two elementary schools and three secondary schools in Washington County. Additionally, Weiser has two head start programs (El Venadito and Weiser Head Start).

The Weiser School District had an enrollment of 1,482 students in 2021 and the 2022 District General Fund budget was \$10,155,962. The Weiser School District owns 79.98 acres.

Goal 6.A Coordinate with the Weiser School District and private schools to plan for future growth.

Objective 6.A.1 Collaborate with the Weiser School District and private schools to plan for new facilities to meet a growing population's needs.

Policies

- **6.A.1.a** Support the Weiser School District in planning for present and future enrollment capacity through regular data sharing.
- **6.A.1.b** Work with the Weiser School District to meet future program and facility needs.

Public Services, Facilities and Utilities

The City of Weiser offers several public services to its community. Because of low to no population growth expected, the demand on wastewater collection programming is not expected to increase. Below are the various public services that Weiser is able to provide its residents:

Water & Wastewater: The City sources its water from the Snake and Weiser Rivers.

Power: The City buys its power from Bonneville Power Administration.

Fire: Weiser has a fire protection Class 4 rating and is served by a combination of full-time and paid-per-call employees. Weiser currently houses three fire engines, one 110-foot light tip ladder truck, one rescue and rehab truck and one brush truck. Weiser's fire department currently responds to approximately 100 fire related calls each year.

Police: Weiser participates in a joint dispatch agreement with Washington County to provide 911 services and both jurisdictions share a facility. Weiser police facilities are adjoining with the County Sheriff's office.

Garbage: The City provides both residential and commercial garbage pickup five days a week with a twice a week pick-up schedule.

Irrigation: The Galloway and Mill Ditches supply irrigation water to six water districts throughout the planning area.

Other services:

- U.S. Postal Service
- City of Weiser Library
- Hospital and EMS/ambulance services

Goal 6.B Weiser residents have access to a full suite of public services that meet community needs and safety requirements.

Objective 6.B.1 Provide adequate services, including safety and emergency services, which benefit the community's needs.

Policies

- **6.B.1.a** The city should coordinate service planning with Washington County to maximize efficiency of service delivery.
- **6.B.1.b** The city should discourage developments that create hazards to the public safety and/or create law enforcement problems.
- **6.B.1.c** The city building inspector should continue to enforce IBC, UFC, and City Codes.
- **6.B.1.d** The city should consider developing revised codes to deal with historical buildings and facilities on a as needed basis.

Goal 6.C Ensure that all residents and businesses have access to adequate water, sewer, and irrigation services.

Objective 6.C.1 Plan for a water system that is able to expand concurrent with City growth and provide safe drinking water, and a wastewater treatment facility.

- **6.C.1.a** The city should continue to develop wastewater projects, replacements, and repairs that appropriately respond to any increased demand for services.

Goal 6.D Support the Weiser Ambulance District

Objective 6.D.1 Continue to provide mutual support in emergency situations through partnerships with Washington County to serve the medical needs of area residents.

Policies

- **6.D.1.a** The city should encourage the county to fund the district to allow for personnel and equipment upgrades as needed.

National Electric Transmission Corridors

Weiser lies in an area that is classified as a Northern Tier Transmission Group (NTTG), and according to the Annual U.S. Transmission Data Review, there are no designated national interest electric corridors within Weiser City limits.

Goal 6.E Consider National Interest Electric Transmission Corridors (NIETC) and gas transmission corridors in land use planning decisions to minimize the adverse impacts.

Objective 6.E.1 Consider location of future electric transmission corridors as a part of land use planning decisions.

Policies

- **6.E.1.a** Comply with Idaho State Code regarding NIETC planning.

Table 6: Public Services Projects and Actions

Projects and Actions	Timing	Lead Department
Work with the Weiser School District to annually assess student transportation safety, including roadway assessments of pedestrian traffic near school facilities.	Short-Term, ongoing	City staff
Work with the Weiser School District to identify future program and facility needs	Ongoing, as needed	City staff
Seek or establish joint ventures between the city and the Weiser School district to provide technical education opportunities and interface with local businesses.	Short-Term	City staff
Assess the current and future demand for fire protection and response and make any necessary adjustments to improve public safety	Short-Term	City staff
Continue to enforce the I.B.C and U.F.C. to ensure that development does not create hazards to public safety and the Fire Department	Ongoing	Fire Department
Assess water, sewer, storm water, irrigation and solid waste systems demands and assess if any capital improvements are needed.	Short-Term	City staff, Public works

Chapter 7: Good Governance

Overview

Governance encompasses the principles by which city decisions are made, and how processes and projects are implemented. This chapter provides suggestions to improve processes and operations, develop meaningful partnerships and engage the citizens of Weiser.

Citizen Involvement

Goal 7.A: Engage Weiser residents and incorporate public feedback into decisions regarding Weiser's future.

Policies

- **7.A.1.a** Whenever possible, incorporate public engagement into decision making processes.
- **7.A.1.b** Develop and maintain communication standards that apply to all city departments to consistently engage the public.
- **7.A.1.c** Maintain the City of Weiser webpage that includes a calendar of events, email sign-ups and information about ongoing processes and city departments.
- **7.A.1.d** Seek opportunities to engage demographics and groups who are traditionally less likely to participate in planning processes including youth and minorities.

Goal 7.B: Create and maintain strong regional partnerships.

Policies

- **7.B.1.a** Work with Washington County, other neighboring jurisdictions, and governmental agencies to respond to regional and citywide needs including but not limited to transportation and mobility, emergency preparedness and response, school facilities and workforce development, water resources and sustainability and public land management.
- **7.B.1.b** When appropriate send city representatives to participate in meetings and committees that benefit the region and nearby communities.

Sustainable and Transparent Financial Budgeting

Goal 7.C: Proactively manage city budgets, seek additional revenue sources, and create transparent financial operations.

Objective 7.D.1 Evaluate new forms of revenue to provide expansion of essential services and community improvements.

Policies

- **7.C.1.a** Develop funding strategies, mechanisms, and revenue sources in advance of anticipated service demands.
- **7.C.1.b** Establish a rational, equitable basis for calculating the type of exaction or the amount of any impact fee
- **7.C.1.c** Create transparent financial planning and budgetary processes and collect citizen input on financial operations.

Table 7: Good Governance Projects and Actions

Projects and Actions	Timing	Lead Department
Host an annual “how to interpret and use the comprehensive plan” training for all new commissioners and council members (open to the public)	Ongoing	City staff, Planning and Zoning Commission
Conduct a bi-annual citizen survey to gauge citizen satisfaction with budget decisions and expenditures.	Short-term and ongoing	City staff
Create a plan evaluation committee to monitor plan implementation.	Short-term	City staff
Create a set of metrics to gauge successful implementation of this comprehensive plan	Short-term and ongoing	City staff

Appendices

Appendix A: Future Land Use Map

Appendix B: Current Zoning Map

Appendix C: Attorney General Checklist

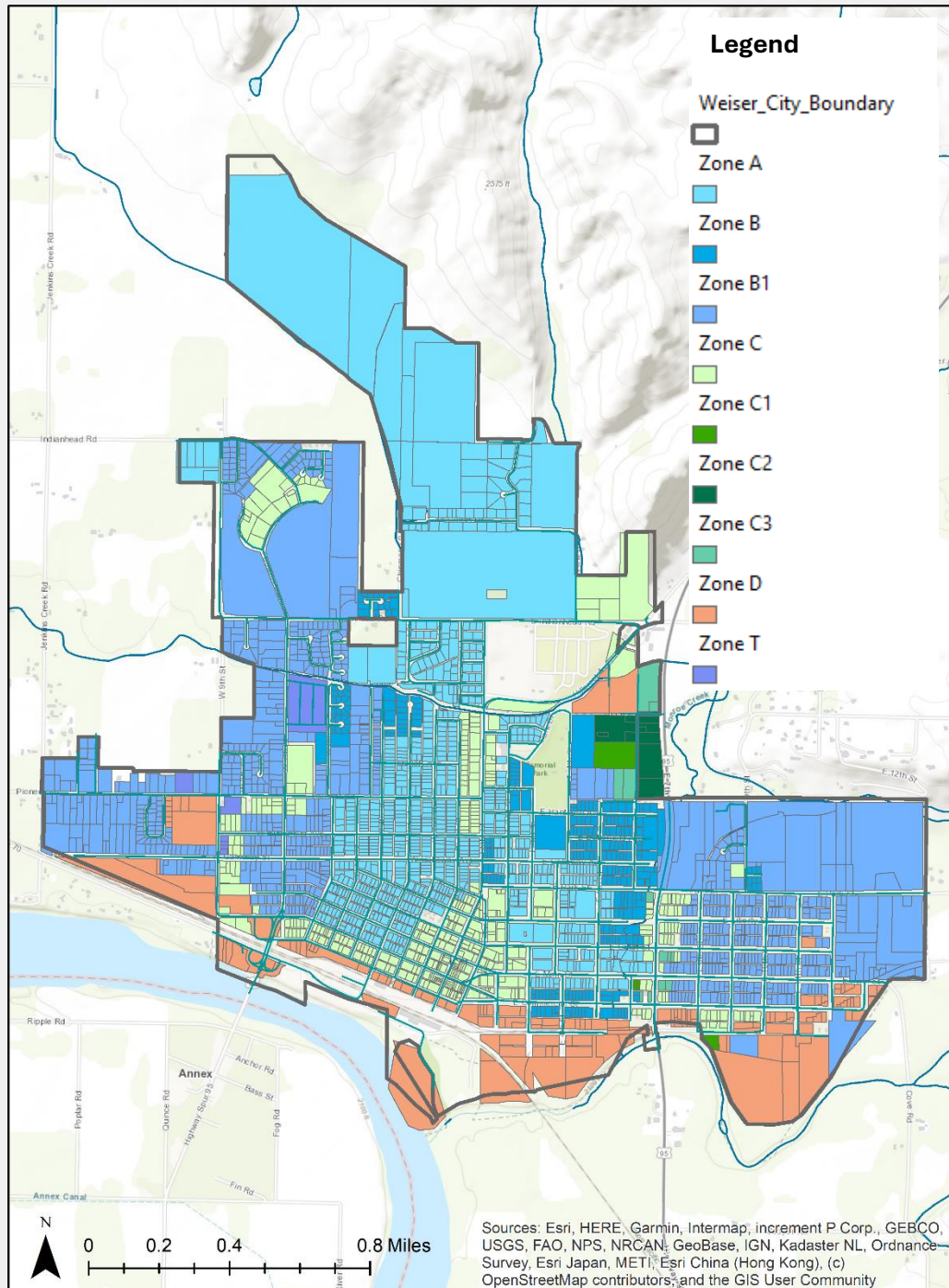
Appendix D: Community Profile and Demographics Update

Appendix E: Public Engagement Summary

The City's Future Land Use map helps guide long-term development and provides the foundation for decision makers to view proposed changes, zoning updates, and annexations. Weiser's Future Land Use Map identifies low density residential development as the primary use in the Northern part of the City's Area of Impact and identifies mixed use development along key corridors including Highway 95, Park Dr., East Commercial Drive, and W. Galloway.



Appendix B: Weiser Zoning Map



Appendix C: Attorney General Checklist

State of Idaho Office of the Attorney General Regulatory Takings Checklist		
	Yes	No
1 Does the Regulation or Action Result in Either a Permanent or Temporary Physical Occupation of Private Property?	_____	_____
2 Does the Regulation or Action Require a Property Owner to Either 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 (a) Does the Regulation Serve the Same Purpose That Would Be Served by Directly Prohibiting the Use or Action?	_____	_____
(b) Does the Condition Imposed Substantially Advance That Purpose?	_____	_____
<p>Remember: Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that proposed action should be carefully reviewed with legal counsel.</p>		

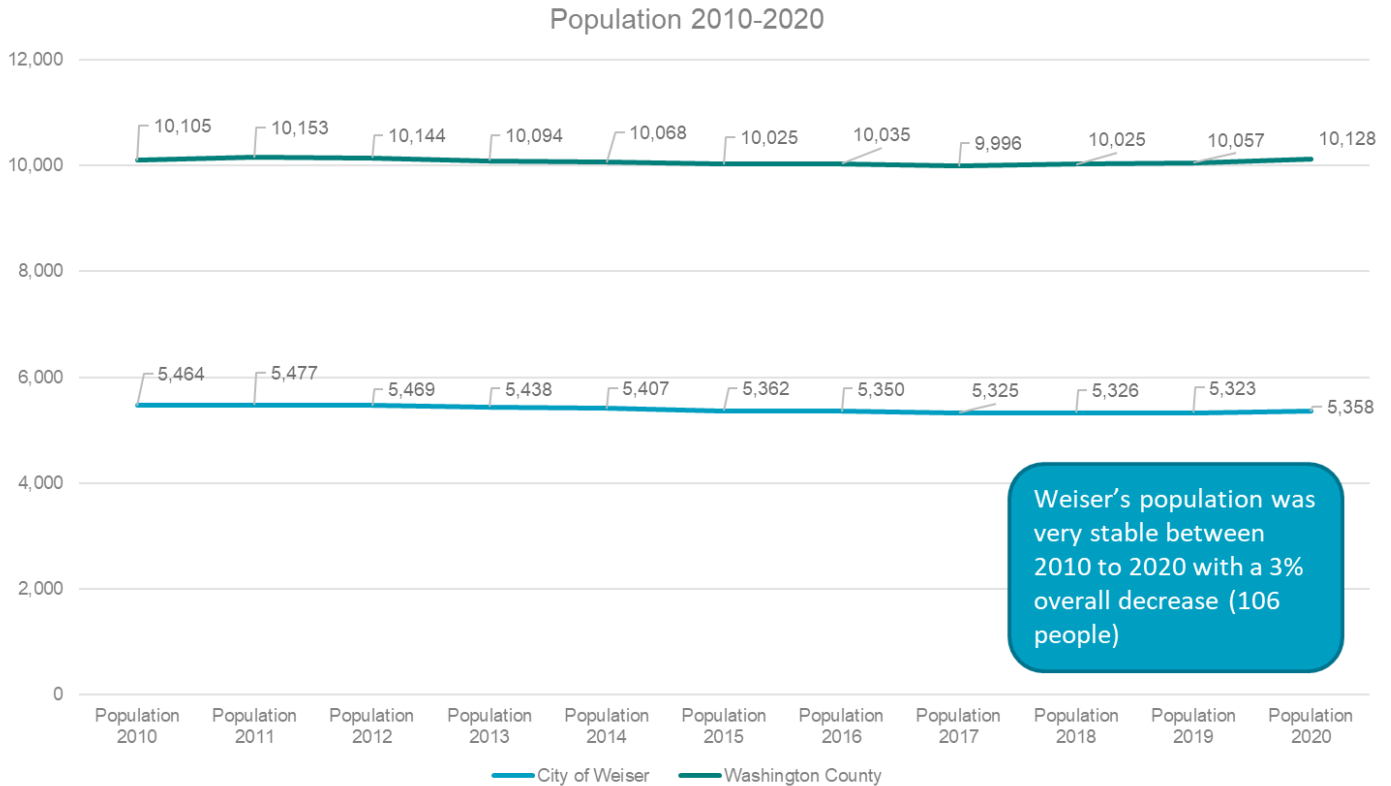
This checklist should be included with a requested analysis pursuant to Idaho Code § 67-8003(2)

Idaho Regulatory Takings Act Guidelines

Appendix D: Weiser Demographic Profile

Population and Growth

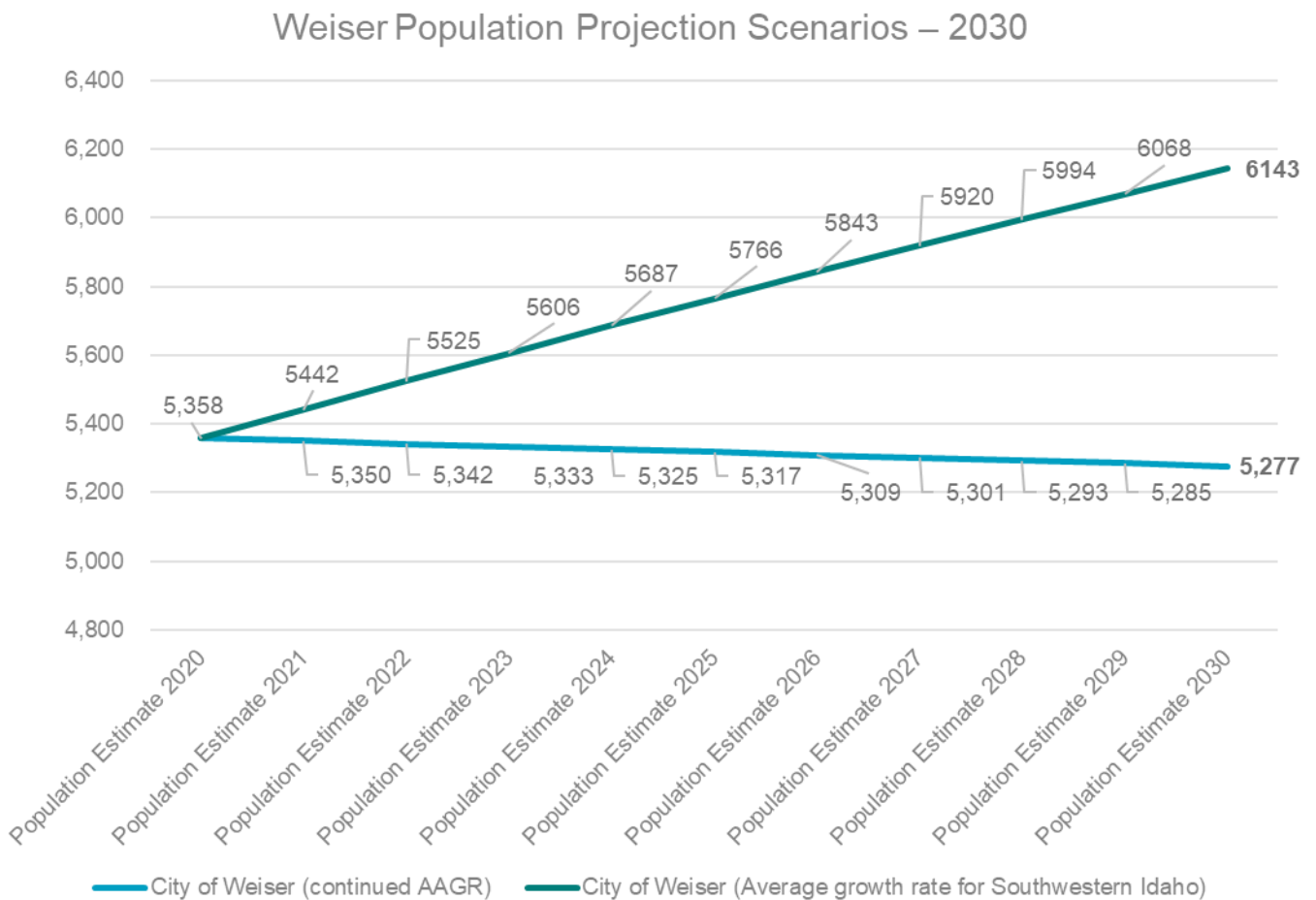
Over the period of 2010 to 2020, the City of Weiser and Washington County experienced very stable populations. Weiser shows a 3% overall decrease between 2010 and 2020, representing a loss of 106 individuals over a period of ten years. Weiser's population in 2020 is estimated to be 5,358, which represents approximately 53% of the overall population in Washington County.³



³ Source: American Community Survey Five Year Estimates, 2010-2020

Population Projection – Scenarios

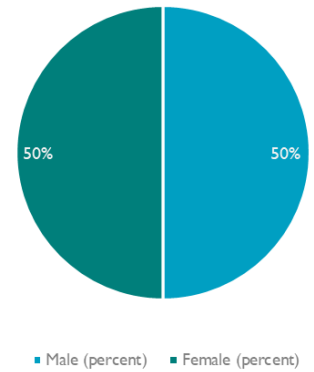
Weiser’s population could continue to experience relative stagnation through 2030 (as applied through an extrapolation of average annual growth rates over the past 10-years), which would result in an estimated population of just under 5,300 individuals. This is the population scenario unless action is taken to both provide additional housing options and actively attract a larger percentage of the expected population growth in the region. If Weiser were able to capture an equal share of regional growth, it could reach 6,143 people by 2030.



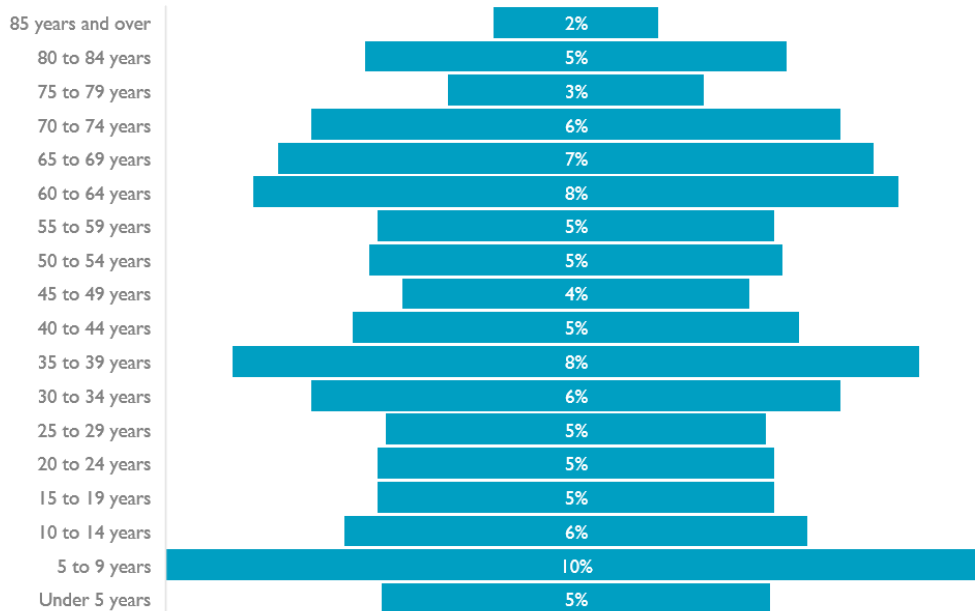
Sex and Age

Weiser has a 50-50 split of population sex and a median age of 40.5 years old, which is slightly higher than the average median age of 36.6 statewide. The 2020 age pyramid shown below highlights the snapshot of age distribution in 2020. This population pyramid reveals a large youth demographic with 26% of the population under the age of 19, and a larger than average population over the age of 65 (23%). Having large populations of both youth and older individuals reveals potential challenges in providing an adequate labor force for current and future industry in Weiser.

Weiser Sex – 2020

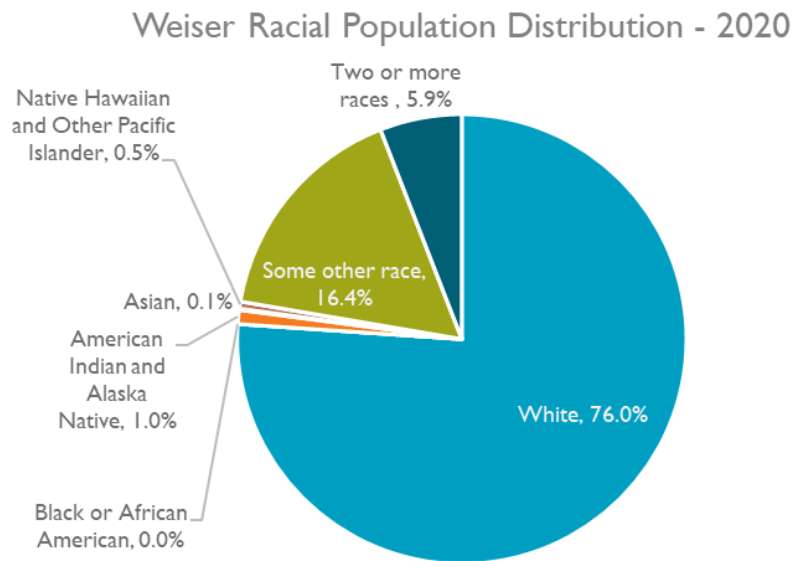


Weiser Age Pyramid - 2020

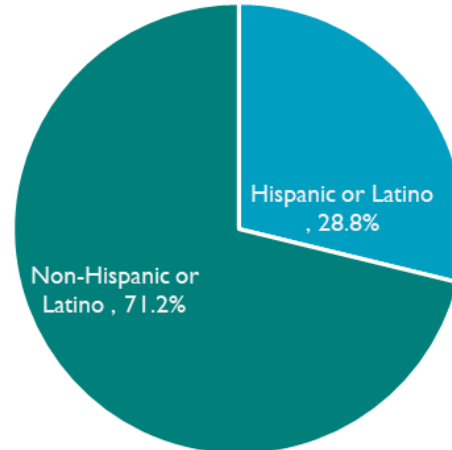


Racial Distribution

Weiser has the majority white population (76%) and a large population identifying as some other race (16.4%). Weiser is also home to a large Hispanic and Latino population with 28.8% of the population identifying as Hispanic.

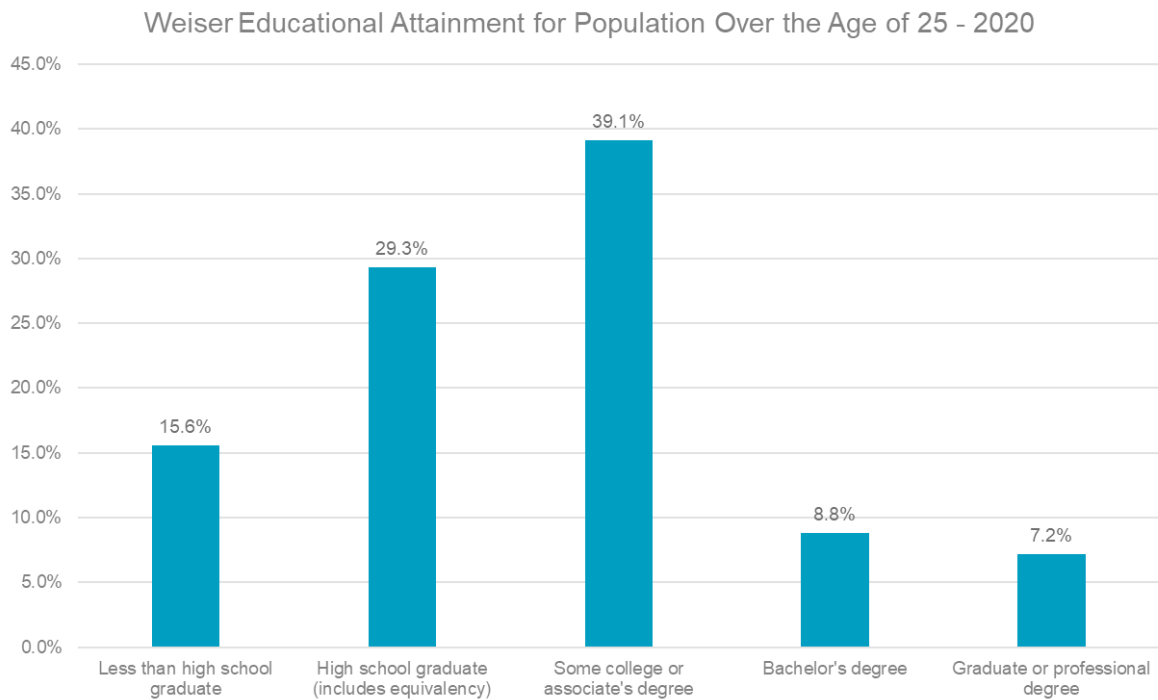


Weiser Hispanic Population Distribution - 2020



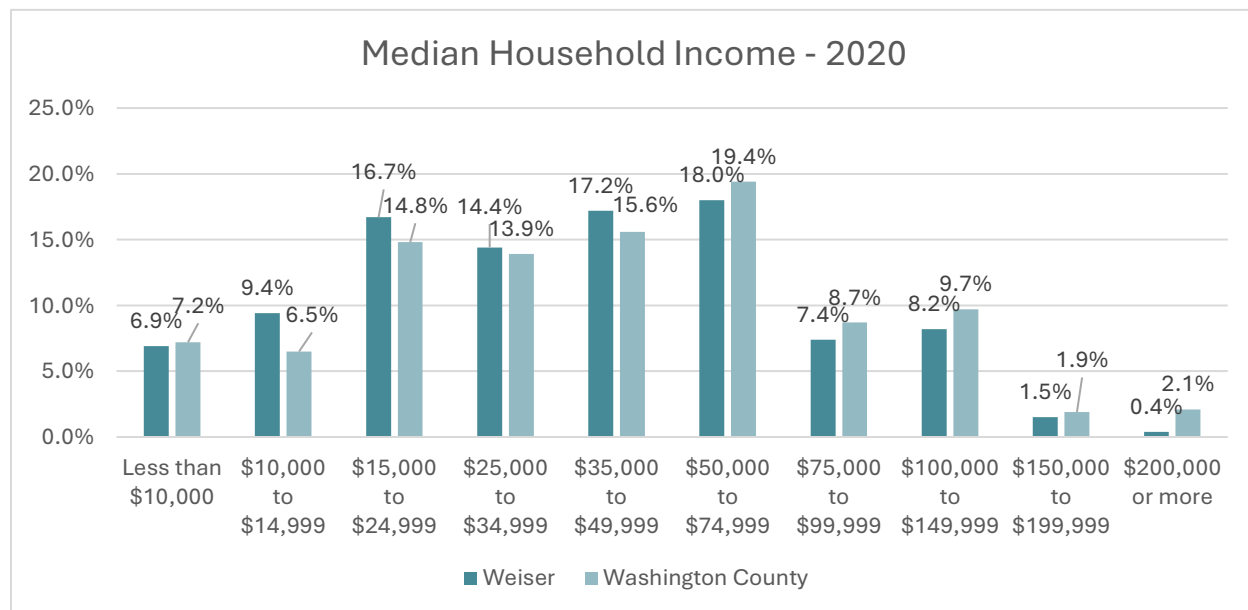
Educational Attainment

Sixty-eight percent of Weiser's workforce over the age of twenty-five has attained either a high school degree or some college as their highest level of educational attainment, while 16% of the workforce has attained either a bachelor's degree or higher. This will influence the type of employment Weiser's labor force will be trying to attain and what industries might be interested in moving to the area.

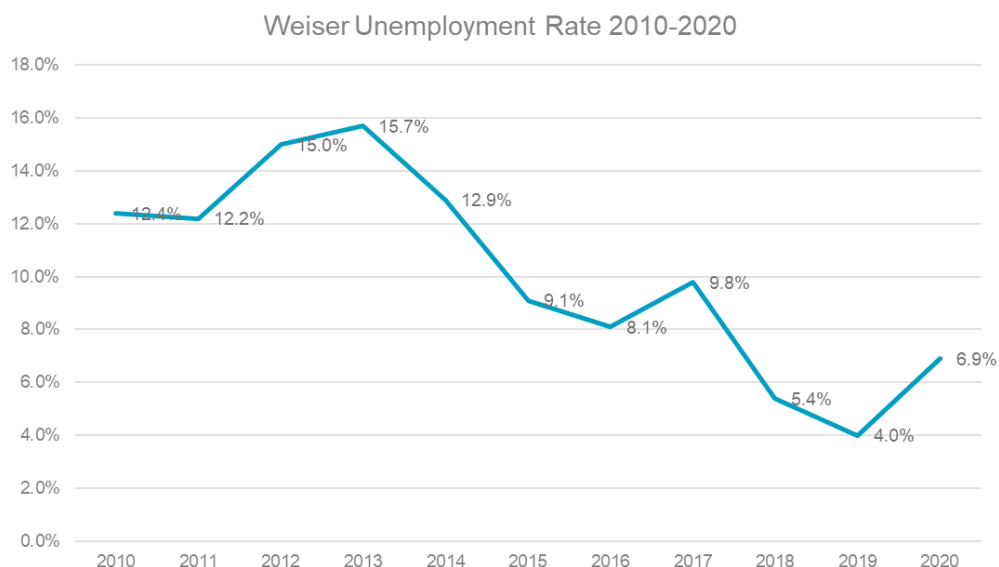


Income and Employment

In 2020, Weiser had a median household income of \$37,552 and a median family income of \$50,011. Approximately 13.6% of Weiser's population are currently earning annual wages lower than the Federal poverty line. The chart below highlights the distribution of median household incomes for Weiser and Washington County. Forty-seven percent of Weiser households earn under \$34,999 per year and 10% of households earn over \$100,000 annually.

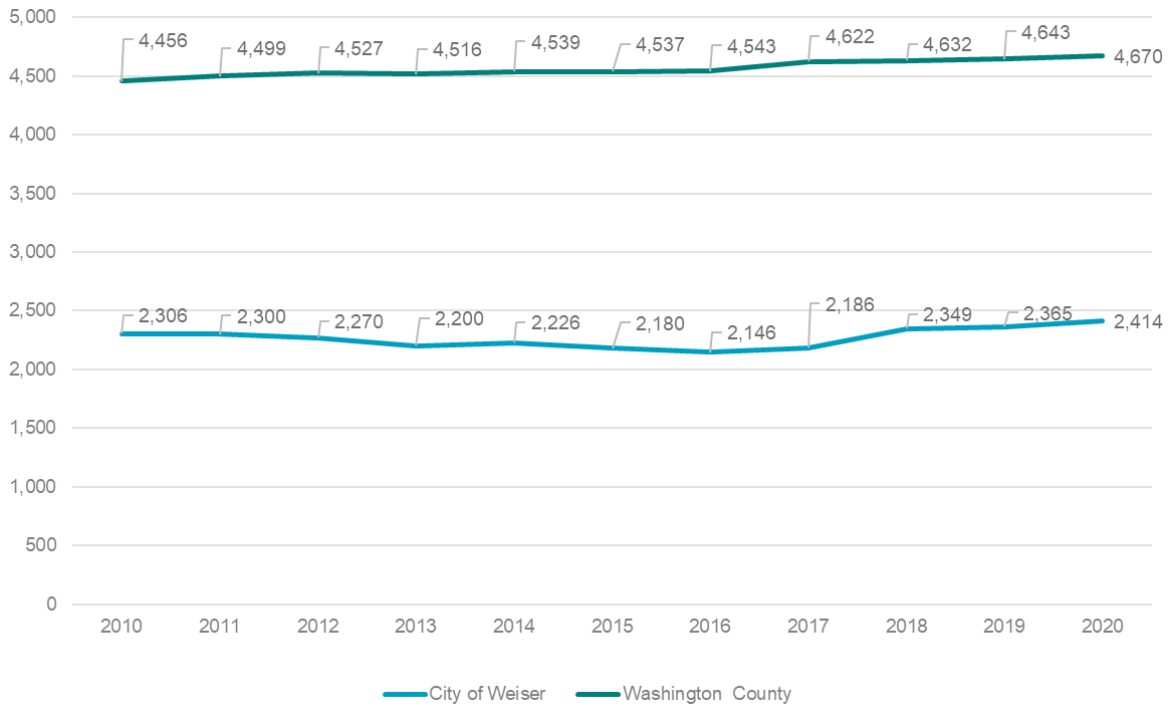


Weiser's unemployment rate has dropped from 12.4% in 2010, to 6.9% in 2020. This follows general unemployment trends across Idaho and the United States. Unemployment dropped significantly after the 2012 economic recession and has begun to spike in correlation with the 2020 COVID-19 Pandemic.

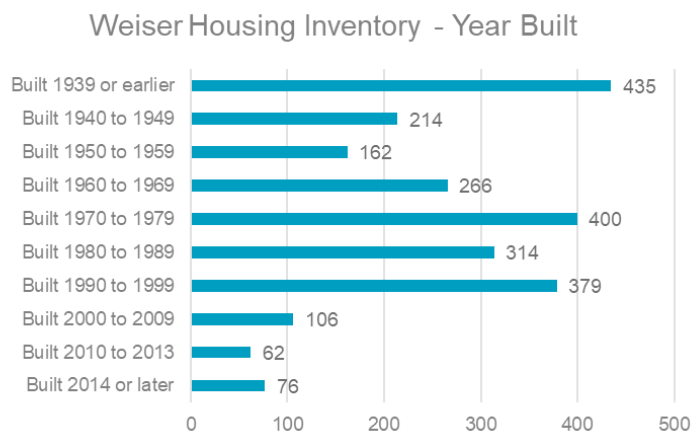


Housing Inventory and Characteristics

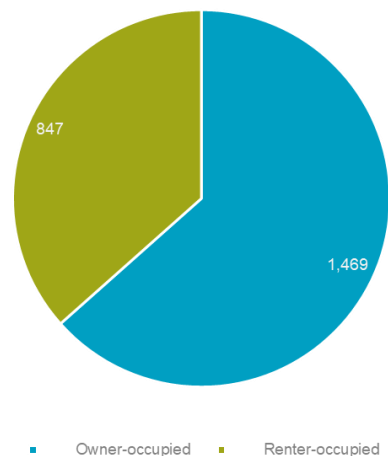
Weiser's housing inventory has remained stable since 2010 at about 2,400 housing units. According to building permit data sixty-two new single-family units and 4-multifamily units were constructed between 2011 and 2020.



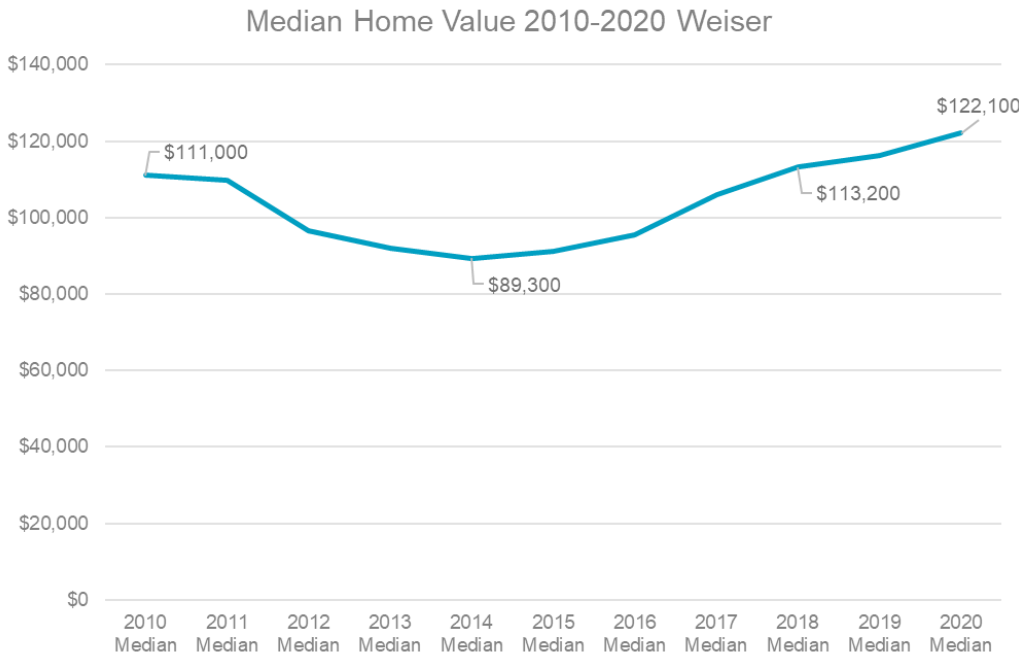
Approximately 64% of Weiser's occupied housing units are owner occupied and 36% are renter occupied. The average household size in Weiser is 2.45 for the owner-occupied properties and 1.94 for renter occupied units.



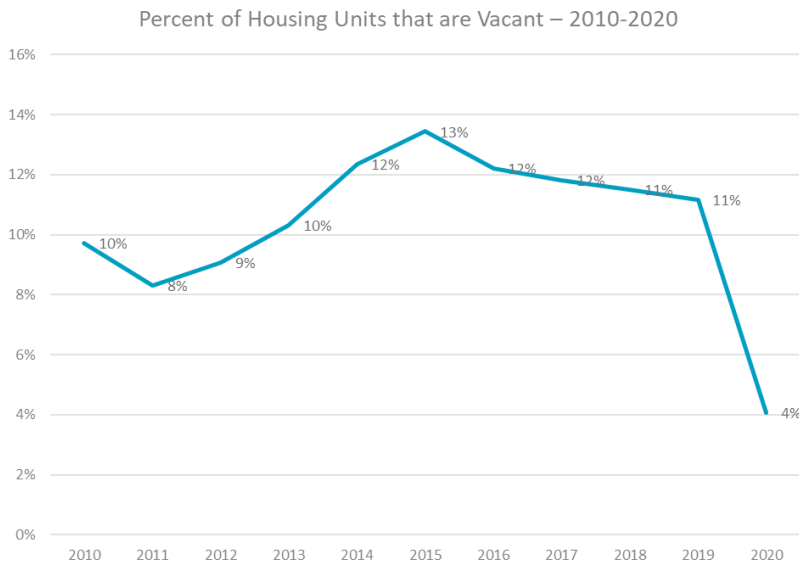
Housing Tenure - Weiser 2020



The median home value reported by the U.S. Census Bureau for the City of Weiser was \$122,100 in 2020. Census data often reflect much lower home values compared to existing market conditions, which show the average home value for units on the market in July of 2022 at \$315,000 or approximately \$217 per square foot. In July there were fifty-one active listings in Weiser ranging in list price from \$30,000 to \$2.7 million.



Housing vacancies in Weiser have dropped to around 4% compared to the annual average of about 10% over the past nine years.



Appendix E: Stakeholder Engagement Results

Kick-off Advisory Group Meeting

Below is a summary of meeting highlights from the Advisory Group meeting that was held on September 16th, 2021.

What Do You Love Most About Weiser Today?

Below is a visual representation of what meeting participants **love** about Weiser today.



Weiser in 10 years... What would you like to see?

- More young families are moving to the area.
- Modest growth that maintains the “vibe” of Weiser.
- Growth is managed and maintained by the private and public sector.
- Living wages that support the entire economy.
- School District resource development that matches the need of the community as it continues to grow.
- Growth in recreational opportunities:
 - More year-round opportunities (pool, splashpads, etc.)
 - Park equipment/play infrastructure.
 - Skatepark
 - Riverfront activity that is more accessible for public use. (Huge draw for tourism)
 - Work with the Weiser River Trail system to make the trails more accessible.
 - Marketed activities.
- Commercial development that serves residents and visitors. Ensure that commercial development along the highway does not feel like a large strip-mall.
- Revitalization of the Downtown business core
 - Less services and more retail and restaurant spaces – bring in activity.
- A local workforce that meets that demand for labor from local businesses.
- Affordable housing for everyone in the community. A variety of housing options that match community demand.
- Infrastructural growth that supports growth and future development.
 - Sewer improvements
 - Communications
 - Roadways
- Emergency services that match the needs of the community.
- Strong events and activities – Fiddle Festival, community celebrations.
- Historic places are celebrated and preserved.
- Development in the city impact area, preserving agricultural lands in the County.
- A strong comprehensive plan that is easy to use and understand and supports the community.

Strengths and Opportunities

Strengths

- A strong sense of place and community
- A safe community
- Community assets such as the Weiser Little Theater, museums, parks, recreational facilities (golf course, trails, etc.) and places for people to have fun.
- A very strong hospital system that serves as a community anchor.
- A strong school system.
- Weiser Airport.
- Above average communications infrastructure
- Historical buildings re-used for strong community spaces.

Opportunities

- Investment into infrastructure that supports regional growth.
- Additional recreational facilities that serve families and youth – swimming pool, trail system, better access to the river.
- Explore options for community funding through urban renewal and business improvement districts.
- Improvements to the housing inventory – a greater diversity of inventory of affordable units that support people in all stages of life. More rentals that better accommodate market demand.
- Downtown revitalization could change the current use and activity in the downtown core.
- Improvements and maintenance of old and historic buildings. Adaptive re-use of historic downtown locations, like the Knights of Pythias Lodge Hall (Pythias Castle).
- Additional overnight accommodation to better serve the tourism and events industry.

The following pages show a summation of responses from the January 2022 Public Visioning Survey. The survey was completed by 150 residents of Weiser and included a diversity of respondent demographics in terms of age and incomes. The survey was distributed to the community via direct email communications, inserts into community utility billings and as paper copies throughout the community.

Past	Present	Future
<ul style="list-style-type: none"> • Small-town feel • Slow living • Friendly and welcoming • Family oriented • Quiet and quaint • Artistic • Booming economically • Agriculturally oriented 	<ul style="list-style-type: none"> • Small-town feel but growing • Safe and welcoming • Great retirement community • Quiet and quaint • Fading, but holding onto the old town spirit • Stagnating economy (particularly retail) • Growing community division – less neighborly 	<ul style="list-style-type: none"> • Stable small-town growth • Vibrant downtown • More dining and retail community wide • Social events and gathering spaces • Safe • Family oriented – desirable to young families • Peaceful and charming • Revitalized

- Small-town community
- People take care of each other and still say hello on the streets.
- Supportive to local arts, business, and families
- Community events – Fiddle Fest, rodeos, school sports
- State of the art hospital
- Safe and clean
- Lower cost of living compared to other places.
- Access to outdoor recreation
- Community pool and library



- Managing growth to maintain Weiser's character and still bring in employment and services.
- Economic development and employment that provides a living wage.
- Increasing retail locations so Weiser's residents do not need to leave the community to get necessities.
- Revitalizing downtown
- Spaces for socializing
- Providing opportunities for young people to want to stay in Weiser.
- Ensuring that housing is affordable.
- Addressing droughts and environmental changes



Respondents were asked to identify their level of agreement with the statements shown in the table below. The higher the weighted number the greater the overall level of agreement.

Reason	Score
Weiser is a safe place to live	4.35
Weiser is a great place to live	4.3
It is easy to get to wherever I want to go in Weiser	4.28
Weiser has a charming small-town character	4.25
Weiser provides ample access to outdoor recreation opportunities	3.99
Agricultural opportunities are a high priority in the region	3.95
Weiser is an affordable place to live	3.21
There are strong business and economic opportunities in Weiser	2.67
Weiser has a diversity of housing choices	2.5
Weiser has all of the retail and commercial services I want	2.34