

# INTRODUCTION

## COMPREHENSIVE PLANNING

This plan sets forth the goals and objectives determined by the citizens of Boise County to guide their communities in future growth and development decisions. These carefully conceived goals reflect many hours of discussion and contemplation on Boise County's future and the desires of the residents. They are intended to provide and protect a "quality" standard of living for residents and visitors alike and set tasks to be accomplished to achieve this.

It is the intent of the County Commissioners to use the plan as a framework that will promote sound land development, a safe and healthy living environment, and a successful economic climate.

Therefore, the plan will be used as a "working" document referred to in each land use and growth decision made. It will be responsive to the ever-changing environment of the community and will be subject to amendment to address those changes. It will continue to be a truly public document, requiring full public participation in its continued use and future changes. At least every two years the Planning and Zoning Commission will review the plan and update it as necessary to meet the needs of the county.

Amendments to the plan will follow the guidelines set in Idaho Code 67-6509:

- 1) The plan may be amended at any time upon recommendation of the planning commission. The land use map may only be amended once every six months.
- 2) Upon any request to amend or repeal the plan, the Planning and Zoning Commission shall set a public hearing, giving at least 15 days public notice in the local newspaper or by mail.
- 3) The County Commission may hold the public hearing to hear comments on the proposed change. They will consider such comments and make a decision on the plan's amendment.
- 4) No amendment shall be effective unless adopted by an ordinance or resolution, of which three copies shall be on file at the Courthouse.

# POPULATION

## *Purpose and Introduction*

The purpose of the population component of the comprehensive plan is to identify past trends, analyze current conditions, and forecast the future population in Boise County. Population forecasts are needed to provide adequate levels of public services and facilities to accommodate all residents. Forecasts also are needed by the private sector to determine the demand for and location of retail and service uses.

Section II begins with an analysis of past trends in Boise County. Comparisons are made to state and national data when relevant. That section also shows population changes within the county. The next discussion in Section III is of some current aspects of the population such as population changes from 1990 to 2003 and growth patterns within Boise County. Population characteristics including age and race and Hispanic origin are presented in Section IV. Alternative population forecasts are presented in Section V. Section VI presents the final population forecast for Boise County. That forecasts shows the county population for 2000, 2005, 2010, 2015, and 2020. It also divides the 2020 population into age groups and compares it with the current population. Goals, objectives, and policies form the conclusion of the population component.

## *Past Trends in Boise County Population*

Boise County's population increased slightly from 1960 to 1970, increased significantly from 1970 to 1990 and from 1990 to 2000 (Table 1). Population increased by more than 70 percent from 1970 to 1980, by about 16 percent from 1980 to 1990, and by 90% from 1990 to 2000. It had the twelfth smallest population of all Idaho counties. The 1990 to 2000 average annual growth rate was about 9.0 percent. The county's growth rate is considerably more than Idaho's growth rate of about 2.9%. and the national average of slightly more than one percent.

Table 1: 1960 to 2000 Boise County Total Population Change

Year	Population	Numerical Change	Percentage Change
1960	1,646	-	-
1970	1,763	117	7.1%
1980	3,020	1,257	71.3%
1990	3,509	489	16.2%
2000	6670	3161	90.1%

Sources: U.S. Department of Commerce

The largest change in Boise County's population occurred in the unincorporated portion of the county which gained more than 2,773 residents from 1990 to 2000 (Table 3). The unincorporated portions of Boise County contained about 70 percent of the county's total population in 1990 and increased to about 78 percent of the county total in 2000. The population in Crouch grew by 105.30 percent, Idaho City grew by 42.20 percent, Horseshoe Bend grew by 19.80 percent, and Placerville grew by 328.60 percent population.

Table 2: 1990 to 2000 and 2003 Estimated Population Change by Area

Area*	1990 Population	2000 Population	Numerical Change 1990- 2000	Percentage Change 1990-2000	2003 Estimate	Numerical Change 2000-2003	Percentage Change 2000-2003
Crouch	75	154	79	105.3%	165	11	7.1%
Horseshoe Bend	643	770	127	19.8%	829	59	7.7%
Idaho City	322	458	136	42.2%	494	36	7.9%
Placerville	14	60	46	328.6%	61	1	1.7%
Balance	2,455	5,228	2,773	11.3%	5,687	459	8.8%
Total	3,509	6,670	3,161	90.1%	7,236	566	8.5%

Sources: U.S. Department of Commerce

Areas listed in Table 2 represent incorporated cities within the county. Other community centers include Wilderness Ranch, Robie Creek, Star Ranch, Garden Valley and Mores Creek areas.

### III. POPULATION CHANGE

#### *Total Population*

The 2003 population estimate included in this plan component was based on figures prepared by The U.S. Department of Commerce and compared with current Boise County voter registration records and residential building activity occurring from 2000 through 2003. The 2000 ratio of registered voters to the 2000 population over 21 years of age was applied to the number of 2003 registered voters to produce an estimate of the 2003 population aged 21 and older. The number of persons under 21 years old in 2003 was determined by using the cohort-survival population forecasting technique for population in the younger age groups from the 2000 census. Additional persons under 21 were added to allow for net in-migration. The resultant estimated population was 7,236 as of April 2003. The updated estimate compared favorably with estimates based on residential building permit activity occurring during that same time.

#### *Residential and Development Patterns*

Development patterns were identified by the location and date of residential building permits (Table 3). Residential development activity was relatively slow in the early 1990's when fewer than 100 permits were issued in 1990 and 1991. Activity began to increase in 1992 and 1993 when more than 100 permits were issued each year. Residential development continued to increase in the mid 1990's when more than 200 permits per year were issued from 1994 through 1996. Building permit activity peaked in 1997 when nearly 350 housing units were authorized. Nearly 25 percent of all residential growth from 1990 through 1997, as measured by building permit activity, occurred in 1997.

Table 3: 1990 to 2004 Residential Development by Area

Location	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	TOTAL
Garden Valley	17	29	51	47	85	70	56	74	42	61	532
Horseshoe Bend***	5	3	20	20	31	30	31	60	23	37	260
Idaho City	5	9	10	22	33	47	33	59	12	31	261
Lowman	5	3	3	4	11	14	17	16	13	12	98
Mores Creek*	15	25	38	57	90	71	68	118	39	51	572
Placerville**	27	3	0	9	11	20	8	21	9	20	128
Other	3	1	2	0	1	0	0	0			7
<b>TOTAL</b>	<b>77</b>	<b>73</b>	<b>124</b>	<b>159</b>	<b>262</b>	<b>252</b>	<b>213</b>	<b>348</b>	<b>138</b>	<b>212</b>	<b>1,858</b>

Location	2000	2001	2002	2003	2004	TOTAL
Garden Valley	60	35	34	40	67	236
Horseshoe Bend***	20	15	20	26	27	108
Idaho City	18	16	10	16	13	73
Lowman	3	4	3	13	9	32
Mores Creek*	20	23	15	33	25	116
Placerville**	8	3	9	8	5	33
Other						
<b>TOTAL</b>	<b>129</b>	<b>96</b>	<b>91</b>	<b>136</b>	<b>146</b>	<b>598</b>

Sources: Boise County Planning and Zoning

\*Included Wilderness Ranch, Robie Creek, and Clear Creek areas.

\*\*Included Centerville and Star Ranch areas.

\*\*\*Included Bogus Basin area

A little over 30 percent of the residential development was located in Mores Creek, the area containing Robie Creek and Clear Creek. While the Garden Valley area was a close second with 28 percent in the 1990 thru 1999 time frame (10 years). Horseshoe Bend and Idaho City each had about 14 percent of total residential development activity.

The 2000 to 2004 time frame shows that residential development in the Garden Valley area grew by 39 percent while the Mores Creek and Horseshoe Bend areas grew by about 19 percent.

### *Current Population Characteristics*

#### A. Age

The largest concentration of Boise County's 2000 population was found in the 35 to 44 and 45 to 54 year old age groups with each segment containing about eighteen percent of total population (Table 4). Boise County's median age was 35.6 in 1990 and 40.4 in 2000, slightly above both the state and nation median ages of 33.2 and 35.3 respectively.

By 2000, the 45 to 54 age group had the most persons with 18.5 percent of the county's population. Also, the 45-54 age group had the largest gain in population increasing by over 800 persons from 1990 to 2000. Those persons between the ages of 35 and 44 experienced almost

the same percentage increase having 17.6 percent with an increase of over 550 persons. Increases in the age groups from 25 to 54 accounted for 45.6 percent of the total growth from 1990 to 2000. Those age groups increase is a positive sign for Boise County because persons of those ages are the most mobile and will move to areas where economic conditions are most favorable. Declines in those age groups indicate that persons are leaving the area for more favorable conditions.

Table 4: 1990 to 2000 Boise County Population by Age

Age Group	1990 Population	2000 Population	Numerical Change 1990 - 2000	Percentage Change
Under 5	247	440	193	78.1%
5 to 9	285	442	157	55.1%
10 to 14	302	544	242	80.1%
15 to 19	243	477	234	96.3%
20 to 24	137	206	69	50.4%
25 to 34	501	631	130	25.9%
35 to 44	623	1,177	554	88.9%
45 to 54	422	1,231	809	191.7%
55 to 59	176	464	288	163.6%
60 to 64	189	326	137	72.5%
65 to 74	262	466	204	77.9%
75 to 84	104	218	114	109.6%
85 and Older	18	48	30	166.37
TOTAL	3,509	6,670	3,161	90.1%

Source: U.S. Census Bureau

#### B. Race and Hispanic Origin

Boise County's 2000 racial composition was predominately White. This category included more than 95 percent of all residents. American Indians were about 1 percent of the total county population. Hispanics represented about 3.4 percent of all Boise County residents.

#### *Alternative Population Forecasts*

The overall methodology for forecasting population for Boise County was to prepare alternative sets of forecasts based on different methodologies, present those forecasts to local officials with a recommended alternative, have alternative forecasts selected by the planning team, and prepare age specific forecasts based on the recommended alternative.

The first step in the forecasting process was estimating a year 2000 population for Boise County. That estimate was 7,392 residents and was a continuation of the 1990 to 1998 trend. Using that method produced a population estimate for 2000 that is more than double the county's 1990 population of 3,510. The 2000 Census has been reported at a slightly smaller increase of 6,670 persons, a 722 difference. The Census Bureau has reported an estimated population of 7,236 for

2003, which is closer to the forecasts that were prepared in 1997. Perhaps this is an indication that growth may be leveling out and will not be as dynamic as it has been in the past.

The next step in the forecasting process was to prepare eight population forecasts. Each forecast used was a different set of assumptions about the future in Boise County. The forecasts in the existing comprehensive plan and those prepared by Idaho Power Company were included for comparison (Table 5). Boise County has added the known 2000 Census population and adjusted each methodology to relate to this new starting point.

Table 5: 2000 to 2020 Boise County Population Forecasts  
(this table has been adjusted to reflect the 2000 census numbers as the base)

Source	2000	2005	2010	2015	2020
Idaho Power Company	6,670	7,621	8,507	9,531	10,756
Methodology I	6,670	7,070	7,423	7,720	7,952
Methodology II	6,670	7,221	7,817	8,462	9,158
Methodology III	6,670	8,358	10,473	13,124	16,489
Methodology IV	6,670	9,613	11,796	13,938	16,016
Methodology V	6,670	10,261	12,846	16,083	20,135
Methodology VI	6,670	10,261	15,785	19,763	24,744
Methodology VII	6,670	8,640	11,193	14,502	18,790
Methodology VIII	6,670	10,261	15,785	24,288	37,371

Source: Original from Intermountain Demographics, Updated by Boise County

In Methodology I the cohort -survival technique, without migration, was used to forecast population from 2000 to 2020. That method produced the lowest set of population forecasts. It is unlikely that the future population would be less than this estimate unless there would be a significant out-migration of residents from Boise County.

In Methodology II it was assumed that Boise County's 1980 to 1990 growth rate would be applicable to the future. That method used an average annual growth rate of 1.6 percent to forecast future population. In comparison, Idaho's population was forecast to increase by about 2.0 percent annually.

In Methodology III, the 1960 to 2000 growth rate was assumed to apply to the future. That long-term growth rate was 4.62 percent annually.

The cohort-survival technique also was used in Methodology IV. However, migration was factored in for this alternative. In-migration from 2000 to 2020 was assumed to be similar to net in-migration occurring annually from 1990 to 2000 in Boise County.

Methodology V used a combination of the short-term growth rate from 1990 to 2000 and the long-range rate from 1960 to 2000. It was assumed that the short-term rate of 9.0 percent annually would apply until 2005. From 2005 through 2020, the average annual long-range rate of 4.62 percent would be applicable.

Methodology VI was similar to Methodology V using a combination of short term and long range growth rates. In this methodology the short-term rate was used from 2000 to 2010 and the long-range rate was used from 2010 to 2020.

In Methodology VII the 1980 to 2000 average annual growth rate was used to estimate future population. It was assumed that Boise County’s population would increase 5.32 percent annually from 2000 to 2020.

The 1990 to 2000 average growth rate was applied to the 2000 to 2020 population in Methodology VIII. It was assumed that Boise County’s population would increase by 9.01 percent annually in that 20 year period. This population estimate was included to illustrate what the future population would be if the current growth rate applied to all future years. It is highly unlikely that an average annual growth rate of 9 percent would be maintained for that extended period of time.

*2020 Boise County Population Forecast*

In 1997, after reviewing the assumptions in all the population forecast methodologies, the comprehensive planning committee selected Alternative V as the long range forecast for Boise County (Table 6). Boise County’s population was forecast to increase from 6,165 persons in 1998 to 19,900 by 2020. That forecast has not been adjusted and remains the same as it did at the inception of this portion of the Plan.

Table 6: 2000 to 2020 Boise County Population Forecast

Year	Boise County Population
2000	6670
2005	11,374
2010	13,705
2015	16,515
2020	19,900

Source: Intermountain Demographics

The 2020 Boise County population forecast was divided into five-year age groups using the cohort survival technique and using age specific data for in-migrants (Table 7). The 30 to 34, 35 to 39, and 40 to 45 age groups contained the largest concentration of future population. Each of these three age groups accounted for slightly more than nine percent of the total population. These same age groups were forecast to have the largest population increase with a gain of more than 1,300 persons in each age group. The elderly age groups were forecast to contain the fewest residents.

Table 7: 2000 to 2020 Boise County Population by Age

Age Group	2000 Population	2020 Population	Numerical Change
Under 5	440	699	259
5 to 9	442	906	464
10 to 14	544	1,005	461
15 to 19	477	1,270	793
20 to 24	206	1,532	1,326
25 to 34	631	3,489	2,858
35 to 44	1,177	3,732	2,555
45 to 54	1,231	2,837	1,606
55 to 59	464	947	483
60 to 64	326	823	497
65 to 74	466	1,257	791
75 to 84	218	740	522
85 and Older	48	663	615
<b>TOTAL</b>	<b>6,670</b>	<b>19,900</b>	<b>13,230</b>

Source: Intermountain Demographics

# PRIVATE PROPERTY RIGHTS

## *Introduction*

Boise County wishes to insure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact private property values, or create unnecessary technical limitations upon the use of the property which will constitute an unconstitutional taking of private property rights.

In order to evaluate each related action, the County will ask the following questions of that action:

- 1) Does the regulation or action result in the permanent or temporary physical occupation of the property?
- 2) Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
- 3) Does the regulation deprive the owner of all economically viable uses of the property?
- 4) Does the regulation have a significant impact on the landowner's economic interest?
- 5) Does the regulation deny a fundamental attribute of ownership?
- 6) Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

## **GOAL:**

It shall be the policy of the County to balance private property rights with community planning, public health and the environment, and safety needs within the accepted confines of the national, state, and local laws. Land use policies should be designed to protect private property rights and enhance property values in accordance with overall considerations of public health and environment, safety, and general welfare.

## **OBJECTIVES:**

- To review all land use decisions, policies, procedures, and ordinances with the County's policy, as stated above, in mind.
- To adopt the Attorney General's checklist, asking and answering six questions (as stated above), to insure that all actions concerning private property are within the confines of the law.
- To recognize that property owners have responsibility in that ownership and should not negatively impact the value of property around them.
- To protect the accepted, lawful, and safe historical uses, customs, and culture and consider their precedence if there is a conflict.

- Land use regulation should not be confiscatory. Zoning or other county regulations shall not be used as an indirect means of acquiring private property for public purpose.
- To notify appropriate Federal and State Agencies about Boise County's private property rights standards and expect them to comply with such.
- Follow the private property rights legislation at the state level and determine the potential impact on Boise County.

# EDUCATION

## *Introduction*

Boise County has three school districts with approximately 1,096 students enrolled. In the past 10 years, the three districts have experienced a combined growth of over 25%. All three districts are experiencing overcrowding due to population growth. In addition to the three school districts in Boise County, tax collections are made for schools districts in Ada and Gem County. Both of these districts have small amounts of land within the county including the Ola and Sweet areas.

Students are the future, and county residents have the responsibility to foster student development in such a way that they become productive, contributing citizens in a democratic society. It is the school district's duty to provide students with a curriculum and activity program that will help students achieve their fullest potential in intellect, character, and mental and physical well being.

## *Existing Conditions*

### Public Schools

#### **Garden Valley Area:**

District #71 is the Garden Valley District that includes Lowman. Since 1985, the district has experienced increases in student enrollment that led to the 1997-1998 population of 317 students. Current enrollment for the 2004-2005 school year is 282 students. The area has repeatedly attempted to pass a school bond to upgrade or replace the current facilities that were designed for 134 students, which has resulted in overcrowded conditions in some elementary and secondary classes. Enrollment for 1997-98 and 2004-2005 was as follows:

Grade	1997-1998 Student Count	2004-2005 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count
<b>K</b>	17	<b>19</b>	<b>5</b>	20	<b>16</b>	<b>9</b>	25	21
<b>1</b>	22	<b>16</b>	<b>6</b>	25	<b>26</b>	<b>10</b>	25	23
<b>2</b>	21	<b>20</b>	<b>7</b>	28	<b>20</b>	<b>11</b>	23	31
<b>3</b>	25	<b>16</b>	<b>8</b>	31	<b>30</b>	<b>12</b>	20	21
<b>4</b>	25	<b>23</b>						

Overall Total 2004-2005 =282

The district has incorporated the use of portable classrooms to help accommodate the growth. There is a need for new school facilities to be constructed as soon as possible.-Current school facilities are in poor shape. .

The Garden Valley School site has two satellite receiver dishes, and all classrooms are capable of receiving satellite transmissions. Currently, foreign language classes are offered at the high school via satellite.

#### **Basin Area:**

District #72 is the Basin School District. There were 473 students enrolled in kindergarten through 12th grade for the 1997-98 year. The enrollment has decreased by 50 students to a total

of 433 enrolled for the 2004-2005 year. This district has also incorporated the use of portable classrooms to accommodate growth. Enrollment for 1997-98 and 2004-2005 was as follows:

Grade	1997-1998 Student Count	2004-2005 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count
<b>K</b>	26	27	<b>5</b>	46	30	<b>9</b>	52	50
<b>1</b>	25	30	<b>6</b>	31	26	<b>10</b>	26	39
<b>2</b>	49	35	<b>7</b>	48	24	<b>11</b>	26	43
<b>3</b>	34	33	<b>8</b>	39	36	<b>12</b>	25	32
<b>4</b>	46	28						

Overall Total 2004-2005=433

The high school was built in 1995 and is located adjacent to the elementary school in Idaho City. The capacity of the new school is 400 students and accommodates through grades. The school opened in the fall of 1995 with its first graduating class in 1996. The new school is a positive economic and cultural impact to the Basin. It is anticipated that the new high school will attract new permanent residents to the county.

The Basin School District currently has six bus routes. Of these routes, one is highway only; while, the other five utilize both the highway and county roads as part of their route. The district is required to serve all students residing on county, state, or Forest Service roads.

**Horseshoe Bend Area:**

District #73 is the Horseshoe Bend District with a combined enrollment of 313 students. Growth is occurring in the district especially in the elementary classes.

The district has successfully passed several bonds. The most recent bond was for a new middle school which was completed in 1998.

Grade	Number of Students	Grade	Number of Students	Grade	Number of Students
<b>K</b>	27	<b>5</b>	16	<b>9</b>	29
<b>1</b>	22	<b>6</b>	20	<b>10</b>	38
<b>2</b>	27	<b>7</b>	29	<b>11</b>	16
<b>3</b>	19	<b>8</b>	29	<b>12</b>	17
<b>4</b>	24				

Overall Total 2004-2005=313

**Alternative Schools:**

A recent change in Idaho State Law allows for each district to form a charter school. This concept allows for a school to have voluntary enrollment and a curriculum controlled by the parents of the students.

**Funding:**

All of the public school districts receive federal funds through the Forest Service from timber sales receipts. These funds have been exponentially decreasing, on annual basis, throughout the last decade. Once again, these funds are not guaranteed (see Economic Development

component), and loss of such funding will place burdens upon the county residents who will have to choose to reduce services or increase taxes and other revenues.

### Private Schools

Project Patch School is a licensed treatment facility for 12 to 18 year old students. They also teach by home schooling and correspondence programs. The facility is located at Garden Valley Ranch on the South Fork of the Payette River between Garden Valley and Crouch. The school maintained an average of 30 to 32 students per year from 1999 to present.

There are also students being home schooled throughout the county. The laws of the State of Idaho allow for a child to be home schooled, still allowing the child to participate in extracurricular and sports activities within their own district. Currently, there is no estimate on the number of children receiving their education at home in Boise County.

### *Future Conditions*

Population forecasts indicate a continuing growth of new residents each year (see Population component). These comparative figures clearly indicate significant growth in Boise County.

The Horseshoe Bend High School building has adequate space for a few more years. Enrollment is predicted to rise considerably as the area is developed. Garden Valley is one of the fastest growing districts in the area. Likewise, the Basin District will also experience major growth. The new high school will accommodate growth for the next several years.

### *Forecast Needs*

Boise County citizens have indicated that education is a critical component of the county's quality of life. The three school districts have actively supported long-range planning to identify growth needs and school facilities.

Based on population growth in Boise County, new and renovated school facilities will be necessary to accommodate the increasing enrollments. A new junior and senior high school is currently needed in Garden Valley, and new elementary classrooms are needed in Horseshoe Bend.

As Boise County's School Districts are located in remote areas, field visits to other facilities are difficult. It is important to have excellent telecommunications systems. This requires upgrading library media centers and establishing telecommunication networks in all classrooms.

The challenge for the county's small districts will be to provide the financial support necessary to give students the best possible tools and skills for this technological age. The districts will need to seek a combination of funding sources including local, state, national, corporate, and private.

The districts will also need to join the county in carefully monitoring application of the funding formula enacted by the Idaho Legislature, the status of the state endowment lands, and management of the federally managed land which impact the property tax base.

### **GOAL:**

To provide a superior education which will prepare each student to be a productive citizen and to provide a physical environment in which quality teaching and learning can thrive.

**OBJECTIVES:**

- Explore and determine the impact that alternatives to the current school system, such as charter schools and home schooling, might have on the districts.
- Encourage a curriculum that will produce good citizens.
- Research the consolidation of the high school system with a goal to provide more diversity in education.
- Encourage the state legislature to address impact fees for schools so that growth caused by new development can pay for its impact upon the school district.
- Research “mitigation” fees as discussed in Idaho Code, Title 67, Chapter 65. The implementation of such fees, if used, would mitigate impact of growth upon the school district.
- Support the current practice of identifying and giving priority to snow routes and bus routes in transportation maintenance issues.
- Encourage coordination between the schools and the County.
- To require a developer to notify and receive a written response from the schools on all development applications concerning the impacts on the school district. To require a mitigation plan from the developer if the school responds that the impacts upon the district of that development will be serious.
- Support and encourage literacy and assist in any way possible to accomplish this in the schools and the county.
- Protect schools from incompatible adjacent land uses whenever possible.
- Coordinate school site planning with county/city plans prior to school site acquisition for cost effect school development.
- Encourage utilizing available technology to expand the curriculum and expose students to a rich learning experience.

# ECONOMIC DEVELOPMENT

## *Introduction*

Similar to many rural areas in the United States, Boise County has, in the past, relied heavily upon a natural resource-based economy. Primarily, this reliance has been on timber, mining, and agriculture. In fact, public timberlands provided the majority of funding for Boise County's Road and Bridge System; a trend discussed below under a more in-depth look at the USFS impacts upon Boise County.

At the same time, growth in the tourism and recreation sector is being felt throughout the county. While eastern portions of the county embrace this new economy, it is also true that visitors to the county are a drain on fire, police, legal, emergency, and road services. To date, feasible methods to recapture these costs have not been identified. It is a two-fold economic challenge of preserving and maintaining natural resources and revenues from those resources while maintaining and managing tourism which the county must address.

## *Existing Conditions*

**Employment** - Boise County's total employment increased by almost 1,200 jobs from 1980 to 2003. Significant increases were seen in the construction, retail trade, services, and government areas. Decreases were experienced in the manufacturing area (mining and sawmill) and in logging over this same period. See Table 1 for an analysis of employment in Boise County.

The overall effect on the local economy of Boise Cascade's decision to close all of its operations in the Horseshoe Bend area continues to play itself out with the end result yet to be determined.

	<b>1980</b>	<b>1985</b>	<b>1990</b>	<b>1993</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
<b>Total Employment</b>	1,285	1,241	1,427	1,779	2,259	2,372	2,474
<b>Employment By Type</b>							
-Wage & Salary	1,080	920	967	1,270	1,538	1,629	1,701
-Farm Proprietors	66	78	68	64	83	80	80
-Non-Farm Proprietors	139	243	392	445	638	663	693
<b>Employment By Industry</b>							
-Farm	89	102	92	90	96	92	92
-Ag., Serv., Forest., Fish. & Other	41	63	91	69	106	161	(D)
-Manufacturing	427	283	242	211	113	54	63
-Mining	23	12	(D)	(D)	(D)	12	(D)
-Construction	27	49	87	135	188	207	215
-Transport., Comm., & Pub. Utility	36	48	53	71	67	(D)	(D)
-Wholesale Trade	(D)						
-Retail Trade	122	118	210	273	321	197	201
-Finance, Insurance, Real estate	16	40	26	(D)	(D)	(D)	19
-Pro, Tech, Admin, Waste, Services						285	230
-Hlth Care, Arts, Rec, Enter, Food Serv	194	256	288	474	752	653	557
-Federal Civilian	134	84	118	138	147	166	183
-Federal Military	20	19	23	25	27	27	25
-State & Local Govt	153	166	183	232	340	350	354

Source: U.S. Bureau of Economic Analysis; (D) = Not Shown to avoid disclosure of confidential material; (L) = Less than 10; (N) = Data not available for this year

## Economic Base -

**Timber** - Logging has always played a large role in a county with approximately 80% of the land area in forest. Early sawmills provided miners and settlers with logs as far away as Boise City. There are small sawmills operating in the county. Private timber sales near Idaho City, Lowman, and Garden Valley continue to supply the trees and some independent logging outfits continue to survive. A statewide study of timber resources indicates that available timber supplies from non-National Forest lands may decrease in the future, thus, placing greater demands on National Forest resources.

Many of those employed in logging and other forest operations experience seasonal “lay offs” which can last from two to five months. As many of those involved are temporary residents of the county, the economic effect varies and is difficult to measure. With the closing of the Boise-Cascade sawmill, logging industry jobs are fewer than before.

Boise Cascade has sold a great deal of its holdings that have historically been timber investments. Some of these properties have now become available for development.

A more detailed look at the impact of the timber and logging industry upon Boise County can be found in the Timber component later in this document.

**Government Support** - The U.S. Forest Service influence in Boise County has increased over the years. Initially providing employment for a small number of persons as fire lookouts and for trail maintenance, the agency is now a major part of the Boise County economy.

On October 30, 2000, Congress signed Public Law 106-393 titled the “Secure Rural School and Community Self-Determination Act of 2000.” The law is known as the “Craig-Wyden” Bill. The Act is to address the decline in revenue from timber harvest on Federal Lands which typically goes to Schools and Roads within the county. The funds are earmarked as Title I, Title II, and Title III monies, which designates what the funds may be used for. This Bill sunsets in 2006.

The annual P.I.L.T. (payment in lieu of tax monies) funds the Federal government pays the county are meant to compensate for losses in property tax revenues. Even at authorized levels funding would represent a national average of \$0.22 per acre versus the national average of \$1.48 per acre of local property taxes. Currently the Craig-Wyden Bill has decreased the amount of monies that the County receives which has historically been used to fund the County Road and Bridge Department.

**Farming and Ranching** - Much of Boise County is unsuitable for cattle ranching and farming. Other than the raising of some alfalfa hay in the western side of the county, there is little farming in Boise County. Horseshoe Bend and, to some extent, Garden Valley, contain areas where cattle ranching has persisted. Limited livestock grazing on leased public lands occurs throughout the county. In recent years, the rise in land values has undermined the cattle and farming businesses.

Bare land is appreciating at a rate that has made subdivision of large land ranches very attractive. Fortunately, profit and loss are not the only considerations in businesses which have such tradition. Given this tradition, it is doubtful that ranching will disappear altogether from Boise County.

**Land Development** - The gold rush is now the land rush to Boise County. The Population component addresses the rapid growth seen by Boise County since 1990. In the 1990's, over 1,400 residential units have been approved in the county compared to an average of about 50 per year in the 1980's. Attached is a listing of the platted subdivisions which is maintained by the Planning and Zoning Department. Lots and land within these subdivisions that have not been developed are also within them (see Table 3). Boise County's attraction to the Ada and Canyon County area residents for permanent and vacation housing is growing. Within reasonable commute time to these two counties' population centers and scenic mountain living enhance the attraction. Consequently, property taxes will become an increasing primary revenue source for the county.

**Retail and Services** – This sector of the economy in Boise County has shown significant growth. Retail opportunities have been made possible through the increase in population and the recreationalists that come to and through the County. This is an area where economic development efforts might be focused in the future. In addition, the encouragement of home-based businesses or cottage industries, under certain conditions, is another option in the diversification of the county's economy.

**Tourism** – Travel, convention room sales, and tax receipts indicate the size and trends of the tourist and travel industry in Idaho. Hotels, motels, and private campgrounds collect a two-percent tax on room and campground rentals. Tax receipts are placed in a dedicated fund for promoting the travel industry in Idaho.

**Commuting** – Statistics provided by the Idaho Department of Commerce indicate that over one-third of the employed people in Boise County are commuting to places outside of the county. There are concerns that if this trend continues, without the development of other options such as diversification and the provision of jobs within the county itself, the area will end up as a “bedroom community” to the Treasure Valley.

County Finances - Table 2 refers to the revenue resources and the history of these revenues since 1996.

**TABLE 2**

	2003	2002	2001	2000	1999	1998	1997	1996
Property Taxes	2,644,979	2,549,785	2,416,373	4,420,295	4,254,113	4,043,025	1,779,375	1,549,331
Penalty & Interest	51,349	38,684	36,913	62,243	67,019	51,581	28,854	25,983
Hwy User Fees	792,528	807,907	854,353	805,955	794,026	704,953	558,552	563,838
Fines, Fees, Permits	1,323,196	1,256,278	1,304,097	1,399,515	1,424,483	878,447	165,004	186,189
Interest on Investment	68,246	51,468	178,840	178,962	110,942	140,506	143,554	132,768
Reimbursement	59,296	140,169	253,357	195,476	31,629	69,253	44,033	41,887
Liquor Allocation	26,858	22,591	15,457	19,251	19,986	16,337	17,759	16,104
Sales Tax Allocation	360,327	344,277	323,727	347,661	333,378	301,737	250,876	241,036
Registrations	45,385	39,534	36,776	425,894	349,278	308,522	27,878	35,435
Other Revenues	712,496	1,097,729	747,869	2,049,548	970,312	1,956,865	2,686,642	348,683
Federal Forest Funds	834,176	816,525	290,979	381,160	447,393	938,128	1,057,180	498,563
Total	\$6,918,841	\$7,164,951	\$6,458,745	\$10,285,965	\$8,802,563	\$9,411,358	\$6,759,707	\$3,629,817

U.S. Forest Service – The operation of the national forest occupying much of Boise County has significant impact upon the county. A good portion of the county's revenue, as well as jobs provided by the forest, are dependent upon the management practices of the USFS, the market for timber, and environmental factors and policies (usually set at the federal or state level)

controlling the use of the forest. The Forest Service, while providing a similar level of income in Boise County as that received in the late 1980's, has had less timber harvested. The trend seems to be warning Boise County to expect a dramatically decreasing level of revenue. The impact could be catastrophic if the Craig-Wyden Bill is allowed to sunset in 2006 without further legislation to assist those counties with large Forest Service Land holdings.

Revenues from the Forest Service have varied in the past. The highest amounts received were during the years 1993-97 following a series of devastating fires. Well over \$1 million in revenues were received by the county. Revenues were increased due to fire salvage operations. Prior to that, the revenues were about \$400,000 a year. The school districts in the county receive about 30% of the revenue generated each year. The Craig-Wyden Bill has provided the counties with a continuous income averaging what was received in the past. The timber funds would be virtually non-existent without this funding tool to assist the rural counties and school districts that have depended so greatly on logging.

Issues affecting the future of the Boise National Forest and Boise County include the Endangered Species Act and its revisions, water quality issues, and the Interior Columbia Basin Ecosystem Management Project. In addition, the percentage of revenues that the Forest Service is reinvesting in the creation and maintenance of recreational facilities is decreasing. Any increases in use fees have been used to offset the increases in the costs of maintaining the existing recreational facilities and roads.

#### *Future Conditions*

The future of Boise County's economy lies in continued timber management and harvesting; positive support for agriculture and grazing operations; mining opportunities; continued diversification in the economy for retail, light industrial, and service opportunities; and maintaining an attractive mountain environment which attracts residential development for both the seasonal and permanent residents.

Other issues that need to be addressed, in continued economic development in Boise County, include:

- 1) the capacity of the infrastructure, such as transportation, utility services (for uninterrupted computer and telephone uses),
- 2) banking services, and
- 3) other business services such as overnight express and freight shipping capacities.

Some of the businesses that depend on the supply and demand within small communities will benefit from increased tourism. Horseshoe Bend, Idaho City and Lowman lie on well-traveled routes to major points of interest. Crouch and Garden Valley provide supplies and food for visitors, sightseers, kayakers, hikers, hunters, fisherman, etc.

Natural resources development needs the county's full support whether working with the Forest Service, other federal and state agencies, or private landowners. Because it is timber which will be the primary focus in the near and long term future, the county should concentrate on intergovernmental cooperative measures to enhance this revenue producing industry. In addition, the county should support recreation and tourism development that shows a net benefit to the county. The county also needs to promote sustainable communities in whatever way it can.

**GOAL:**

To promote a well balanced, diversified economy to protect and enhance the quality of life for all people.

**OBJECTIVES:**

- Promote job creation within the county while protecting the current quality of life. Seek out commercial and industrial opportunities that will be compatible with the rural, slower paced life currently enjoyed by the residents of the county and provide employment for those who live in the county.
- Concentrate economic development efforts in areas that will help to replace lost timber, grazing, and mining activities.
- Encourage a lively economy that will reflect and be compatible with the positive attitude and outlook for the county.
- Discourage a development scenario that promotes high and indiscriminate development, particularly commercial development that negatively impacts the quality of life of Boise County residents. Recognize that not all commercial or industrial development is good.
- Develop an economic development plan which will accomplish the following:
  - 1) Any economic development goals must preserve current quality of life.
  - 2) The agency should be proactive rather than reactive and fully aware of any options.
  - 3) The plan should be based upon the needs, wants, and concerns of individual areas in the county (one size does not fit all in Boise County).
  - 4) Allow people who want to stay and work in the County to have the means to stay.
- Work with the other public agencies in the county to participate in the development of an economic development plan for the county, and to follow that plan once adopted.
- Channel economic development within already established population centers; unless, such development is not wanted in that area. Channel economic development opportunities where they are determined to be needed and wanted.
- Encourage appropriate home based businesses (including logging). Provide a definition of a home occupation that is acceptable to the residents of the county.
- Discourage strip development, particularly, along scenic highways or other natural areas that are identified as important to the county. Encourage the clustering of commercial uses in appropriate areas along the highway or in population centers.
- Encourage value added development, particularly, with natural resource products.
- Encourage the private development of elderly facilities which can provide a wide range of community employment and opportunities.
- Encourage businesses that can help to serve current needs of the residents.
- Encourage temporary commercial uses, such as produce stands, to continue in the county.
- Encourage the commercial development of some of the private and public hot springs locations.
- Encourage the development of a tourist train utilizing some of the old railway tracks.
- All new growth should pay for itself. Research ways to make this possible.

- Consider tourism accommodations and services as economic development opportunities. However, tourism and recreation industries must pay their share of the county services required to serve those participants.
- Work with the industries involved in the use/development of natural resources to promote local employment opportunities and potential revenue sources.
- Work with state and federal agencies to promote mining, grazing, and timber industries.
- Discourage residential and commercial land use on lands that are important agricultural, mining, grazing, and timber by providing adequate residential and commercial land near population centers to accomplish economic development goals within the policies of the land use component and map.
- Cooperate with cities in attracting appropriate business to relocate or expand in the county.
- Support the upgrading of electrical power service to reduce outages.
- Promote improved phone service including a fiber optic system for the county to encourage home businesses.
- Study options for alternative funding sources for capital improvements (local option sales tax, impact fees, user fees), and support those deemed most compatible with the county's philosophies.
- Consider privatization of public services when deemed to be in the public interest.

# LAND USE

## *Introduction*

The purpose of this land use planning component is to reduce land use conflicts, reduce costs of providing services, and reduce environmental degradation that development may cause to this scenic and rural county of 1,217,600 acres. Broad land use categories have been used to indicate desired general land uses for the 197,234 acres of private land. This should not be confused with zoning that is a later step in land use planning.

The land use policies found in this chapter have been developed to further the “quality of rural life” character while balancing the need for a potential increase of up to 13,000 residents over the next 20 years. This land use component addresses policies and assigns land use categories for private land only. Joint coordination with the many public agencies in Boise County appears to be among the most promising approach to resolving public land issues.

The land use component of this plan is based upon the following objectives:

- 1) Recognizing the importance of maintaining a variety of land uses that are compatible and complementary to each other and protect the rural areas of the county perpetuating the quality of life shared by county residents.
- 2) Identifying land for residential, commercial, and industrial expansion in appropriate areas.
- 3) Respecting the rights of land ownership while also recognizing property owner’s responsibilities.
- 4) Managing natural resources for long term sustainability.
- 5) Optimizing the value of agricultural, recreational, mining, and forestry land uses to the economy.

## *Existing Conditions*

### Land Characteristics

Boise County is an area of general ruggedness, high, wooded mountains, and deep canyons. The Middle Fork and North Fork of the Payette River traverse the western side; the South Fork of the Payette River and its tributaries drain to the south. From the center of the county, Grimes and Mores Creeks join the Boise River at the southern county boundary that forms the south boundary line with Elmore County. To the northeast and east is the Sawtooth Range, which forms the boundary between Boise and Custer Counties. Elevations range from 3,000 feet in the west to over 10,000 in the east.

Over 1,200,000 acres in size, Boise County has a number of landowners - the least of which is the county. It is a county which has an abundance of natural resources that exist on private land and on federally and state managed lands. In fact, within Boise County, the cities and county control minimal areas. As Table 1 indicates, public land management approaches 84%; while, private land ownership is about 16%.

<b>TABLE 1</b>		
<b>LAND OWNERSHIP – BOISE COUNTY</b>		
	Acres	Percent Total
<b>Federally Managed Land</b>	934,274	76.7%
BLM	31,744	2.6%
National Forests	872,055	71.6%
Other	30,475	2.5%
<b>State Land</b>	85,132	7.0%
Endowment Land	82,442	6.8%
Fish and Game	2,690	0.2%
Parks and Recreation	0	0.0%
<b>Private Land</b>	197,234	16.2%
<b>County Land</b>	960	0.1%
<b>Total</b>	1,217,600	100%
Source: Idaho Department of Commerce, U.S. Census, 1990		

#### Land Management and Ownership

The United States Forest Service, Bureau of Land Management, and State of Idaho manage 1,019,000 acres of public land within the county. Primary uses of land include recreation, timber, mining, grazing, and geothermal activities. Boise Cascade Company has been selling off their 100+ sections (37,000 acres) of land that has historically been utilized for timber products. Residential development has begun on some of this property as of the date of this publication. Private homes, farms, and ranches utilize nearly 70,000 acres, leaving 63,000 acres in unspecified uses.

#### Land Use Ordinance

The “Boise County Zoning and Development Ordinance” was adopted on March 24, 1997. This ordinance specifies allowed uses, conditional uses, and non-allowed uses in the county. The zoning map contains only one zoning classification. The result has been that most uses other than single family residential are considered conditional uses and go to the Planning and Zoning Commission for review and approval or denial. Because conditions for individual uses are not specified in the ordinance, oftentimes, it has been difficult to judge the impact of a proposed use upon the county.

#### Demand for Rural Environment

It is accepted that as urban areas become more densely populated and suffer from pollution, crime, and traffic, people seek a simpler, less complex lifestyle in an attractive setting. Boise County offers this opportunity “to escape” to Ada/Canyon County residents and limited out-of-state property owners. Other important components of the growing demand for residential land are the easy commute to Boise, low land costs, and inexpensive land development fees. With Ada and Canyon Counties expected to grow by over 150,000 residents from 1992 to 2010 and the development of Tamarack in Valley County, the pressure for new residential development in Boise County is imminent.

Consistent with this trend (and already apparent), will be increased use of the county for recreational opportunities and the increased land areas devoted to retail services designed to feed, lodge, and outfit these visitors.

Another nationwide trend is the increasing ability of people, through computers and telecommunications, to work and live at home - which will increase the ability of workers to live wherever they wish including remote areas of Boise County.

#### *Land Use Issues*

In 1999, through the process of updating the Comprehensive Plan, the following land use issues were identified:

- 1) Conservation and management of timber uses (historical and customary).
- 2) Conservation and protection of quality of life issues. Quality of life issues were identified as including:
  - Maintaining low population
  - Creation of appropriate growth standards
  - Maintaining open space
  - Maintaining privacy
  - Maintaining wildlife
  - No excessive traffic
  - Quiet environment
  - Maintaining low taxes
  - Accessibility to government officials
  - Natural resources
  - Recreation
  - Opportunities to make a living
  - Opportunities to retain individuality/independence
  - Encouraging as few regulations as possible to accomplish the above
- 3) Conservation and management of natural resources
- 4) Conservation and management of recreational opportunities
- 5) Flexibility in land development as long as it accomplishes the above
- 6) Availability of land for all types of development in appropriate settings
- 7) Flexibility in clustering development

In identifying these land use issues, the citizen's committee identified the following types of land use development that could occur within the county:

- 1) Natural resources (to include timber, agricultural and range uses)
- 2) City impact areas
- 3) Rural residential development
- 4) Commercial
- 5) Industrial
- 6) Recreational
- 7) Areas of special concern

#### Natural Resource Land Use:

The conservation and management of historical and customary timber, agricultural, mining, and range use is important to the citizens of Boise County who base a large portion of their economy on this use. With the primary force of their economy derived from timber and agriculturally related activities, maintaining viable tracts of prime agricultural, range, and timberland is a goal

for local area leaders. The Natural Resources Land use is established to monitor and place necessary conditions upon urban development (non-agricultural and high density residential) occurring on or near timberland in Boise County in order to protect this important economic resource.

The Natural Resources land use is suitable for all types of timber, agricultural, and range operations, single-family homes (including manufactured homes), and any accessory buildings necessary for operation of the timber, agricultural, or range use.

Because of the wide range of soils, conditions, and production rates in the county, each piece of land is unique and should be considered on a case by case basis. The county will keep in mind the following factors when making land use decisions (not in order of priority):

- The production of the land (timber, range, agricultural) and whether is prime or marginal based
- Geology, soil types (stable, can handle septic), slope
- Water resources (wells)
- Availability of public services
- Nearness to transportation routes
- Impact of surrounding, existing uses
- Impact to the environment (streams, rivers, lakes, groundwater, wildlife, slide areas, erosion, seismic, etc)
- Impact on the economy
- Need for this type of development in this area (are there other areas already developed for this type of use?)
- Fire hazard considerations
- Impact on schools

Proposed development that falls outside traditional natural resources land uses would have to demonstrate (through the above conditions) that such development would have minimal impact upon the surrounding natural resource uses.

The following land use types would be allowed upon demonstration that such development will conserve and protect the current quality of life in Boise County and will have very little or no impact or have a positive impact upon areas around it.

#### Rural Residential Land Use:

The rural residential land use is created to provide a transition between those areas in the county that are natural resource based and those areas that may be suitable for other types of development, yet, still dependent and respectful of the natural resource uses. This designation should pertain to all residential subdivisions whether minor or major.

The rural residential land use is suitable for single family residential living and rural subdivisions including manufactured homes meeting certain siting requirements. One purpose is to provide opportunities for the development of residential neighborhoods in rural settings to meet the demands of the population - preferably on land that is less desirable for timber/agricultural use. All developments shall meet the health and safety regulations set by district health and the state regarding the installation of water and sewer systems on sufficient lot sizes. This designation is best located near community centers or along major transportation routes.

Other uses allowed under rural residential land use include appropriate agricultural and forest uses, public or semi-public facilities compatible to the agricultural and residential use, and necessary utility installations. Densities greater than one home per platted or recorded lot shall not exceed those required for a sufficient septic and water system.

No lot will be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should access or driveway not be improved to established standards, it shall be the responsibility of the property owner whose property is being developed to improve it to County standards.

The table on the following pages identifies the status of the approved subdivisions within Boise County as of March 2005.

**SUBDIVISION LOT COUNT REPORT**

<b>SUBDIVISIONS</b>	<b>MAP</b>	<b>TOTAL</b>	<b>VACANT</b>	<b>OCC</b>	<b>PVT OWNED</b>	<b>DEV OWNED</b>	<b>DATE</b>
							<b>OF RECORD</b>
ADDY	4C1	2	1	1	1	1	12/31/2003
AUDETTE RECORD OF SURVEY		7	7	0	0	7	5/17/2001
ALDER CREEK MEADOWS	5D3B	3	2	1	3	0	5/16/1997
ALLEN RANCH MINOR SUB #2	4B7	4	4	0	0	4	9/24/2003
ASHTON PLACE	4C3	5	3	2	5	0	6/5/1991
BARTON ESTATES M	5D2	2	1	1	1	1	7/19/1994
BATES MINOR SUB	4C4	2	0	2	2	0	7/19/2000
BAVARIANVILLAGE#1 AME	7A2A	25	18	7	16	9	1/25/1982
BAVARIAN VILLAGE #2	7A2A	25	10	15	24	1	1/25/1982
BEAR CREEK SUMMER HOMES	8G1	6	0	6	6	0	
BEN DOVER POINT SUB	5A3	2	2	0	2	0	5/9/1994
BLATTMANCHR ROS		8					11/15/2001
BODILY SEG. SUB	4C3	3	2	1	3	0	2/6/1990
BONNIE STEVENS ROS		3	1	2	3	0	11/13/2001
BOISE HOLCOMB #1 AMED	4E2	15	2	13	15	0	10/19/1976
BOISE HOLCOMB #2	4E2	30	14	16	30	0	9/29/1977
BOISEHOLBOMB #3	4E2	83	51	32	80	3	10/26/1981
BOWERS ESTATES	3B1	4	0	4	4	0	3/28/1994
BOWERS SEG. SUB	3B1	1	0	1	1	0	4/6/1992
BRANCH ESTATES	3B5	12	3	9	12	0	2/6/1995
BRANSON'S EIGHTMILE	8A7	58	33	25	58	0	3/1/1964
BRIGG'S SUB	5A2	3	0	3	2	1	9/11/1991
BROKEN ARROW	2A2	2	0	2	2	0	10/26/2000
BROKEN OAR SUB #1	5A5	3	1	2	3	0	10/8/1997
BROKEN OAR SUB #2	5A5	2	0	2	2	0	7/29/1999
BROOK VIEW	5B	4	4	0	0	4	1/12/2004
BROWNLEE RIDGE SUB	1B	2	0	2	2	0	4/5/1995
BURKHOLDER SUB	4B7	2	0	2	2	0	11/15/1993
BURNETT SEG. SUB	7A5	1	0	1	1	0	10/12/1985
CANYON VIEW SUB	8A7	2	0	2	2	0	7/1/1999
CANYON VIEW SUB NO. 2	8A7	4	4	0	0	4	1/26/2005
CASEY'S SUB	5A2	4	2	2	4	0	8/24/1992
CASEY'S JW BAR EST NO 2	5A2	4	3	1	3	1	12/19/2002
CASEY'S JW BAREST NO 3	5A2	3	3	0			8/26/2004

CASTLE MOUNTAIN CREEK #1	5A5C	39	13	26	39	0	5/16/1977
CASTLE MOUNTAIN CREEK #2	5A5C	54	21	33	53	1	9/9/1977
CASTLE MOUNTAIN CREEK #3	5A5C	39	21	18	39	0	9/9/1977
CASTLE MOUNTAIN CREEK #4	5A5C	57	30	27	57	0	2/13/1978
CASTLE MOUNTAIN CREEK #5	5A5C	41	16	25	41	0	9/13/1978
CEILO VISTA	3A	2	2	0	1	1	7/10/2003
CENTERVILLE HEIGHTS	6A4	73	43	30	71	2	9/13/1972
CHAP-MARCUS	4F	2	0	2	1	1	2/6/1998
CHARTER MOUNTAIN RANCH SUB	5D3B	4	2	2	4	0	2/1/1984
CHURCH OF LDS	7A3	2	0	2	2	0	7/7/1992
CLEAR CREEK ESTATES #1	4E1	38	9	29	38	0	6/23/1967
CLEAR CREEK ESTATES #2	4E1	36	19	17	36	0	6/8/1970
CLEAR CREEK ESTATES #3		35	18	17	32	3	5/11/1970
CLEAR CREEK ESTATES #4		26	14	12	25	1	5/11/1970
CLEAR CREEK ESTATES #5		34	20	14	33	1	9/14/1970
CLEAR CREEK ESTATES #6		42	24	18	39	3	9/14/1970
CLEAR CREEK ESTATES #7		18	5	13	17	1	9/14/1970
CLEAR CREEK ESTATES #8		32	18	14	31	1	3/13/1972
CLEAR CREEK ESTATES #9		24	15	9	24	0	3/13/1972
CLEAR CREEK ESTATES #10		25	16	9	24	1	4/9/1973
CLEAR CREEK ESTATES #11		20	7	13	18	2	9/3/1975
CLEAR CREEK ESTATES #12		31	23	8	26	5	9/8/1975
CLEAR CREEK ESTATES #13		31	17	14	27	4	9/8/1975
CLOUSE/KASTEN (PINE TREE 11)	5A4	2	2	0	2	0	6/9/2004
COCHRANE RIVER EST	3B2	9	4	5	6	3	10/28/1991
COOPER CANYON VIEW EST. #1	6D4	31	16	15	31	0	3/4/1968
COOPER'S CANYON VIEW EST. #2	6D4	28	10	18	28	0	8/9/1972
COTTONWOOD CRK EST	4A	22	20	2	22	0	8/27/1979
COTTONWOOD SUMMIT EST	3A	14	8	6	14	0	10/29/1979
COUNTRY SQUARE CONDOS	5B	4	0	4	4	0	9/21/1981
CRAIG CREEK	5C1	4	0	4	3	1	11/15/2002
CRAZY WOMAN SUB	4C3A	31	28	3	27	4	4/30/1976
CREEKSIDE AT CROSSTIMBER	5D3A	37	33	4	11	26	10/25/2000
CROSSTIMBER RANCH #1	5D3A	22	16	6	22	0	8/8/1996
CROSSTIMBER RANCH #2	5D3A	11	9	2	5	6	6/25/1998
CROSSTIMBER RANCH #3	5D3A	14	13	1	1	13	1/11/2002
CROSSTIMBER RANCH #4	5D3A	16	15	1	5	11	10/4/2001
DALLY-HAILEY SUB	2A2	2	0	2	1	1	5/23/2002
DAVID KING	3B3	2	0	2	2	0	2/25/1991
DAVIS SUB	5A5	4	1	3	1	3	9/18/2002
D & B SEG. SUB	4C4	1	1	0	1	0	8/9/1999
D & J SUB	5C3	4	2	2	4	0	12/18/1998
DENTS FOREST	4C1	3	0	3	3	0	8/15/1996
DEROUIN SEG	4I	2	0	2	2	0	5/17/1993
DIAMOND NICKLE EST	2A2	3	0	3	3	0	6/19/1997
DILIGENCE COVE	4C1	3	1	2	3	0	7/8/1996
DON HESS	3B3	1	0	1	1	0	4/25/1991
DON SELLARS SUB	5A2	1	0	1	1	0	1/4/1998
DOOLITTLE SEG SUB	4B7	2	1	1	2	0	1/5/1994
DOOMS FAMILY SEG SUB	3B4	3	0	3	3	0	11/21/1994
DORED PINES #1	4C4	18	14	4	18	0	5/17/1973

DORED PINES #2	4C4	21	18	3	19	2	11/29/1979
DUNNIGAN CREEK #1 AMED)	4B7	16	16	1	3	13	10/8/2004
DUNNIGAN CREEK #2	4B7	30	30	0	0	30	4/30/1981
DUQUETTE PINES #1	7D1	31	5	26	30	1	4/20/1971
DUQUETTE PINES #2	7D1	34	5	29	34	0	9/11/1978
DUQUETTE PINES #3	7D1	35	31	4	32	3	8/9/1976
DUQUETTE PINES #4	7D1	69	60	9	37	32	12/27/2001
ELK CREEK SEG. SUB	7B4	1	0	1	1	0	12/23/1992
ELK CREEK SUB	7B4	18	0	18	18	0	8/8/1996
ELK HAVEN		4	3	1	2	2	8/5/2003
ELK HAVEN SUB PHASE 2		4	4	0	0	4	8/11/2004
ENCINUS & CASTELLO	5D4	2	1	1	1	1	12/11/2002
ENCHANTED VALLEY #1 AMED	8D1	23	14	9	23	0	4/18/1985
ENCHANTED VALLEY #2	8D1	10	7	3	10	0	2/5/1985
ENCHANTED VALLEY #3	8D1	23	19	4	20	3	8/9/1976
ENCHANTED VIEW EST	8D1	10	8	2	6	4	8/30/1976
FAUL RANCH ESTATES #1	2A1	11	3	8	11	0	8/7/1995
FAUL RANCH ESTATES #2	2A1	4	4	0	1	3	6/29/2004
FAUL RANCH EASTSIDE	2A1	3	0	3	3	0	6/8/2001
FAUL RANCH NORTHSIDE	2A1	4	2	2	4	0	8/13/1998
FAUL RANCH RIVERSIDE	2A1	1	0	1	1	0	8/10/1995
FIDDLERS GROVE SUB	4C4	9	6	3	6	3	4/2/1972
FLOWING SPRINGS RANCH	4C1	13	7	6	11	2	3/22/1993
FOREST HIGHLANDS SUB	4E3A	25	22	3	6	19	12/19/2002
FRY PORTER CREEK EST	2A1	4	0	4	4	0	8/1/1997
FRY SEG	5C1	1	0	1	1	0	9/4/1997
GARDEN SPRINGS EST. #1 & 2	6D4	44	37	7	44	0	6/26/1972
GARDEN VALLEY ESTATES #1	5A2	24	9	15	24	0	11/9/1983
GARDEN VALLEY ESTATES #2	5A1	50	16	34	50	0	1/29/1980
GARDEN VALLEY HEALTH CNTR SEG	5D1	2	0	2	2	0	12/17/1997
GARDEN VALLEY RANCHETTES	5D2	39	13	26	39	0	10/14/1975
GARDEN VALLEY SUMMER HOMESITES #1	5C3	47	37	10	47	0	2/11/1974
GARDEN VALLEY SUMMER HOMESITES #2	5C3	36	32	4	36	0	2/11/1974
GARDEN VALLEY SUMMER HOMESITES #3	5C3	27	25	2	27	0	2/11/1974
GARDNER FAMILY SPLIT	7A1	3	0	3	3	0	3/12/1992
GIRON SUB	6C1	3	1	2	3	0	1/5/1999
GLEN EDEN SUB	5D4	4	3	1	3	1	11/5/2001
GLEN FOREST SUB	7A7	15	14	1	15	0	8/5/1982
GOLD HILL SUB	7B4	16	0	16	16	0	8/25/1987
GOLDEN TRAILS SUB		18	16	2	18	0	7/14/1975
GORDON SEG. SUB	8D1	3	2	1	1	2	11/2/1989
GRAMKOW FAMILY SPLIT		1	0	1	1	0	3/10/2004
GRANITES HEIGHTS SEG	5D4	3	1	2	3	0	5/26/1994
GRIFFIN, ROBERT T & SHARON	3B4	2	1	1	2	0	12/3/2004
GRANITE RIDGE		3	1	2	3	0	8/11/1999
HANGING VALLEY RANCH	8F1	43	28	15	43	0	10/4/1967
HANSEN SUB	3A	4	2	2	2	2	8/11/1995
HANSON'S RIVER VIEW	2B	13	8	5	10	3	8/3/1965
HELM HILL SEG SUB	3B	4	1	3	4	0	6/28/1994
HENRICKSON SUB	4C3	7	3	4	6	1	2/23/1976
HESS DON SEG	3B3	1	0	1	1	0	7/15/1998

HIGH CORRAL SUB	4F	15	6	9	13	2	11/1/1978
HIGH CORRAL SUB #2	4F	40	40	0	0	40	6/27/1980
HIGH COUNTRY ESTATES	4C3A	44	29	15	44	0	6/19/1980
HORSESHU VUE RANCH SUB	3A1	21	6	15	18	3	6/7/1994
HUSTON ACRES	5D2	2	0	2	2	0	11/30/1995
IDAHO CITY ESTATES	7A5	5	3	2	3	2	6/6/2002
JAMES BROTHERS SEG	6C1	2	1	1	2	0	10/10/2002
JARVIS SEG	5A5C	3	0	3	3	0	7/11/1988
JERUSALEM HILLS	2A1	4	3	2	4	0	4/2/2001
JOANNA SEG SUB	4B1	3	2	1	1	2	9/19/1995
JOE LEWIS SUB	8A4	10	3	7	10	0	7/11/1957
JOE LEWIS SUB AMED	8A4	43	26	17	43	0	3/9/1967
KARENY LAKES		29	0	29	29	0	
KENNETH BAKER	5A6	8	0	8	8	0	2/28/1972
KROUSH FAMILY SPLIT		1	0	1	1	0	8/8/2003
LAZY J RANCH SUB	5C3	21	20	1	21	0	6/28/1966
LIGHTNING CREEK(	5A1	74	19	55	74	0	11/26/1990
LIVINGSTON ESTATES #1	5A5C	4	1	3	4	0	1/6/1987
LIVINGSTON ESTATES #2	5A5	2	1	1	2	0	10/5/1987
LIVINGSTON ESTATES #3	5A6	3	0	3	3	0	9/1/1989
LIVINGSTON ESTATES #4	5A5	2	0	2	2	0	6/24/1994
LLOYD BERINES SEG	4C1	2	0	2	2	0	11/2/1988
LONG CRK SUMMER HOMESITES	8B1	10	0	10	10	0	
LONGDON SEG		2	0	2	2	0	11/9/1992
LOWMAN INN #2	8A1	16	13	3	16	0	5/10/1971
LOWMAN RIVER FRONT HOMESITES	8A1	20	4	16	20	0	
LOWMAN INN UPPER PASTURE	8A1	2	1	1	1	1	9/16/1993
LOWMAN SCHOOL SITE	8A1	3	1	2	3	0	8/17/1995
LOWMAN SUMMER HOMESITES	8A1	3	0	3	3	0	
MARKS SEG		1	0	1	1	0	12/23/1992
MCGAVIN SUB	4C2	5	2	3	5	0	2/6/1974
MCPHERSON SEG	6D2	1	0	1	1	0	7/21/1993
MCREYNOLDS PLAT	3B2	7	3	4	7	0	2/15/1996
MEADOW CREEK SUB	6A3	40	18	22	36	4	11/21/1979
MIDDLEFORK MEADOWS	5A5	49	27	22	46	3	2/13/1978
MIDDLEFORK MESA	5A5B	11	9	2	10	1	9/2/1981
MIDDLEFORK RIDGE ESTATES	5A5B	9	4	5	9	0	12/12/1976
MIDDLEFORK SUB	5A1	20	9	11	20	0	6/18/1962
MIKYLAR SUB	3B	2	2	0	0	2	10/30/1998
MILLARD SEG	4E1	2	0	2	2	0	6/12/1996
MILLER'S PINWOOD EST AMD	8A1	24	10	14	24	0	9/13/1988
MILLS MOUNTAIN VIEW 1	5D2	11	5	6	11	0	
MILLS MOUNTAIN VIEW 2	5D2	7	0	7	7	0	4/27/1992
MILLS MOUNTAIN VIEW 3	5D2	7	7	0	5	2	12/10/1979
MILLS MOUNTAIN VIEW 4	5D2	6	2	4	6	0	10/11/1983
MITTEN SUB	5A5	4	1	3	2	2	5/23/2002
MITTEN SECOND	5A5	4	2	2	1	3	10/13/2004
MORES CREEK ACRES 1	4I	19	11	8	19	0	11/19/1975
MORES CREEK ACRES 2	4H1	15	10	5	15	0	1/21/1976
MORES CREEK CROSSING	7A4	49	42	7	8	41	3/21/1983
MORES CREEK HEIGHTS	4F	37	30	7	36	1	5/7/1980

MORES CREEK RIM RANCHES#1-3	4B1	109	36	73	103	6	1/24/1980
MOUGHAMIAN SEG	7A2A	3	0	3	3	0	8/24/1993
MOUNTAIN MEADOW 1	7A3	16	8	8	10	6	12/8/1975
MOUNTAIN MEADOW 2	7A3	16	12	4	9	7	7/19/1993
MOUNTAIN SHADOW 1	5C1	25	16	9	15	10	6/25/1999
MOUNTAIN SHADOW 2	5C1	25	17	8	15	10	6/25/1999
MOUNTAIN VALLEY SUB	3B1	16	6	10	10	6	6/12/1998
MOUNTAIN VIEW SUB	5B	56	23	33	56	0	10/29/1980
NORTH FACE SUB	5B	3	0	3	3	0	8/20/1998
NW HES NO 405 MINOR SUB	5D5	2	0	2	2	0	7/15/1998
O.B. SUB 1	6A3	1	0	1	1	0	10/26/1987
O.B. SUB 2	6A3	2	2	0	2	0	10/26/1987
O.B. SUB 3	6D4	2	0	2	2	0	12/10/1999
O.B. SUB 4	6D4	2	2	0	0	2	11/28/2001
O&D PARTNERSHIP RS	2A1	4	2	2	4	0	8/22/2001
OLYMPIA KNOLL SUB	5D1	3	1	2	3	0	10/30/1991
OSPREY 1		43	3	40	20	23	10/3/2000
OSPREY 2	4F	28	25	3	13	15	11/9/2001
OSPREY 3	4F	4	4	0	0	4	1/16/2004
OSTERMAN SEG	4B5	2	0	2	2	0	8/8/1996
PALO VERDE SUB	4C3	12	7	5	12	0	8/12/1968
PARADIE COVE	5A2	3	1	2	2	1	2/25/1993
PAYETTE PLATEAU	8A4	19	13	6	19	0	1/18/1980
PAYETTE RIVER HEIGHTS	5D7	25	24	1	25	0	8/12/1974
PAYETTE RIVER HOT SPRINGS	5D6	35	22	13	34	1	8/20/1976
PAYETTE RIVER RANCHETTES 1	1A1	29	22	7	29	0	10/14/1980
PAYETTE RIVER RANCHETTES 2	1A1	76	56	20	76	0	10/10/1980
PEARL'S POINT	6A3	9	5	4	9	0	11/21/1979
PEBBLE ESTATES AMD	7A3	6	0	6	6	0	12/19/1995
PHILLIPS ACRES	4C3	2	1	1	2	0	12/3/1993
PHILLIPS CREEK SEG	1A1	2	0	2	2	0	10/29/1998
PINES, THE	4C4	26	14	12	26	0	10/26/1967
PINE BEACH EST	5A5	4	3	1	4	0	11/21/1994
PINE GAP RS	1B	8	3	5	7	1	8/22/1996
PINE TOP EST	7A2A	23	10	13	23	0	4/14/1975
PINE TREE RANCH 1	5A3	64	29	35	64	0	12/10/1973
PINE TREE RANCH 2	5A3	41	27	14	41	0	2/14/1971
PINE TREE RANCH 3	5A3	45	21	24	45	0	2/12/1978
PINE TREE RANCH 4	5A4	24	4	20	24	0	2/13/1978
PINE TREE RANCH 5	5A4	36	6	30	36	0	2/13/1978
PINE TREE RANCH 6	5S4	29	27	2	29	0	2/13/1978
PINE TREE RANCH 7	5A3	18	13	5	118	100	5/15/1978
PINE TREE RANCH 8	5A3	13	11	2	11	2	7/10/1978
PINE TREE RANCH 910 AMD	5A4	44	16	28	44	0	5/19/1982
PINE TREE RANCH 11	5A4	26	11	15	26	0	8/29/1980
PINE TREE RANCH 12	5A4	4	1	3	4	0	6/11/1991
PINE TREE PRIMITIVE AREA	5A3	6	4	2	6	0	5/24/1995
PINE TREE PRIMITIVE AREA AMEND LOT 5	5A3	1	1	0	1	0	12/10/2003
PINE VIEW	4C5	24	21	3	24	0	1/5/1994
PONDEROSA PINES	4E2	16	13	3	10	6	10/15/1974
PORTER CREEK ADDITION	2A2	4	4	0	0	4	10/12/2000

PORTER CREEK ADDITION 2	2A2	1	0	1	1	0	8/8/2002
QUAIL MEADOWS	5A5	8	4	4	8	0	7/1/1991
QUAIL VALLEY RANCH	3B5	10	2	8	10	0	6/3/1993
RANCH 1 AMDED	4C1	13	3	10	13	0	9/9/1974
RANCH 2amded	4C1	11	2	9	11	0	9/9/1975
RANCH 3 AMDED	4C1	4	1	3	4	0	9/9/1975
RENFRO AG SPLIT		1	0	1	1	0	8/20/2001
RENFRO, MIKE	3B5	1	0	1	1	0	8/20/2001
RENFRO, TODD	3B5	1	0	1	1	0	8/20/2001
REINHART SUB	7D1	2	2	0	1	1	2/14/2002
RIFFLE SEG	5A2	2	0	2	2	0	6/30/1993
RIMVIEW SUB 1	4D	34	2	32	34	0	6/26/1972
RIMVIEW SUB 2	4D	31	16	15	31	0	11/16/1972
RIVER BEND RANCH	3B	3	1	2	3	0	3/22/1994
RIVER PARK MEADOWS 1	5A2	19	10	9	19	0	7/30/1992
RIVER PARK MEADOWS 2	5A2	6	2	4	5	1	8/4/1998
RIVER RANCH SUB	5A2	19	14	5	19	0	11/18/1991
RIVER RIDGE 1	1C	4	4	0	0	4	6/16/2004
RIVER'S POINT 1 AMD	5C2	62	18	44	61	1	1/28/1985
RIVERSIDE EST	5A1	4	4	0	3	1	12/31/2003
ROBIE SPRINGS	4C1	19	18	1	0	19	1/28/1998
RODWELL CREEK	4B5	4	1	3	4	0	2/2/1987
RUSTY RIVER SUB	5A2	2	2	0	0	2	11/28/2001
SCENIC PROPERTIES 1	8A6	48	25	23	48	0	7/16/1969
SCENIC PROPERTIES 2	8A6	68	31	37	68	0	8/11/1969
SCENIC PROPERTIES 3	8A6	83	45	38	83	0	12/14/1970
SCENIC VALLEY #1	8A6	38	27	11	38	0	7/10/1978
SCENIC VALLEY #2	8A6	3	2	1	3	0	7/21/1987
SCENIC VALLEY #3	8A6	2	2	0	2	0	9/17/1986
SCENIC VIEW SUB		21	0	21	21	0	8/11/1969
SCHIELL ACRES	5A6	2	0	2	2	0	9/7/1994
SCOTT MOUNTAIN #1 AMDED	5A2	23	0	23	23	0	3/17/1992
SCOTT MOUNTAIN #2	5A2	19	17	2	19	0	4/10/1972
SEVEN NORTH ADDITION #1	3B1	15	1	14	15	0	6/26/1979
SEVEN NORTH ADDITION #2	3B1	3	0	3	3	0	7/17/1991
SEVEN NORTH ADDITION #3	3B1	8	0	8	8	0	1/7/1993
SHAME LES SUB	5B	4	0	4	4	0	6/24/1994
SHELLABERGER SUB	8A4	19	6	13	19	0	8/13/1956
SHILO RANCH ESTATES	5A6	55	31	24	55	0	12/31/1980
SILVER STAR SEG	5C3	1	0	1	1	0	6/24/1994
SIX-B SUB	4B2	12	5	7	12	0	6/6/1964
SMITH FAMILY SEG	3B1	3	1	2	2	1	6/14/1995
SOUTHFORK LODGE FOREST HOMESITE #1	8A1	21	11	10	21	0	
SOUTHFORK LODGE FOREST HOMESITES #2		13	1	12	13	0	
SOUTHFORK LODGE RIVER FRONT HOMESITES	8A1	8	0	8	8	0	
SOUTHFORK PAYETTE HOMES	5D4	10	0	10	10	0	
SOUTHFORK PAYETTE HOMES AMED	5D4	4	0	4	4	0	10/2/1986
SPANISH FORK MINOR SUB	7C	4	3	1	2	2	12/7/2001
SPOOKY HOLLOW MINOR SUB	4E4	1	1	0	1	0	8/20/1998
STAR RANCH SUB #1	6C1	38	18	20	38	0	8/31/1970
STAR RANCH SUB #2	6C1	48	17	31	48	0	3/24/1972

STAR RANCH SUB #3	6C1	6	3	3	6	0	3/24/1972
STAR RANCH SUB #4	6C1	34	12	22	33	1	3/12/1973
STAR RANCH SUB #5	6C1	55	15	40	55	0	4/14/1975
STAR RANCH SUB #6	6C1	7	3	4	7	0	6/9/1975
STAR RANCH SUB #7	6C1	10	1	9	10	0	10/24/1980
STAR RANCH SUB #8	6C1	4	3	1	4	0	10/24/1980
STEPHENSON'S ADDITION	3B2	27	8	19	27	0	7/11/1963
STERLING SUB	5B	3	2	1	2	1	4/23/2003
STERLING SECOND	5B	7	7	0	0	7	5/5/2004
STEWART, JOE SEG	4B7	4	1	3	4	0	10/15/1990
STEWART'S, JACK SEG.	4B7	2	0	2	2	0	5/30/1991
STIERMAN RANCH SUB	4G	1	0	1	1	0	10/15/1990
STUMP RANCH	5A1	19	3	16	19	0	4/17/1985
SUMMIT RIDGE RANCH #1	3A	13	8	5	12	1	12/10/1999
SUMMIT RIDGE RANCH#2	3A	6	4	2	2	4	10/10/2002
SUNRISE MEADOWS	2A2	2	0	2	2	0	9/30/1998
TEN AX #1	8E1	47	18	29	46	1	6/16/1969
TEN AX #2	8E1	34	23	11	32	2	7/19/1978
TEN MILE SUMMER HOMES	7A8	9	4	5	5	4	
TERRACE LAKES #1	5A5A	13	1	12	13	0	3/13/1972
TERRACE LAKES #2	5A5A	34	3	31	34	0	3/13/1972
TERRACE LAKES #3	5A5B	36	3	33	36	0	10/10/1972
TERRACE LAKES #4	5A5B	37	15	22	37	0	10/10/1972
TERRACE LAKES #5	5A5A	35	17	18	35	0	9/3/1985
TERRACE LAKES #6	5A5B	28	3	25	27	1	11/13/1973
TERRACE LAKES #7	5A5B	13	4	9	13	0	11/25/1974
TERRACE LAKES #8	5A5B	44	8	36	44	0	11/25/1974
TERRACE LAKES #9	5A5B	34	12	22	34	0	11/25/1974
TERRACE LAKES #10	5A5A	41	17	24	41	0	7/31/1979
TERRACE LAKES #11	5A5A	65	4	61	65	0	7/30/1994
TERRACE LAKES #12	5A5B	38	12	26	37	1	11/13/1980
TERRACE LAKES #13	5A5A	18	8	10	18	0	11/14/1983
TERRACE LAKES MINOR SUB	5A5A	1	0	1	1	0	1/22/2001
THEIS SUB	8A4	6	5	1	6	0	2/14/1977
THOMPSON SUB	8A3	4	2	2	4	0	9/28/1998
TIMBER MOUNTAIN #1	4E4	5	3	2	4	1	2/26/1990
TIMBER MOUNTAIN #2	4E3	1	0	1	1	0	12/26/1990
TIMBER MOUNTAIN #3	4E4	2	1	1	2	0	1/27/1992
TIMBER MOUNTAIN #4	4E4	4	2	2	4	0	1/25/1993
TIMBER MOUNTAIN #5	4E3	5	1	4	5	0	5/1/1995
TIMBER MOUNTAIN #6	4E3	5	2	3	5	0	1/24/1996
TIMBERS ONE	5A5A	13	5	8	13	0	10/11/1983
TIMBERS ONE DENSITY REDUCTION	5A5A	2	0	2	2	0	9/10/2003
TOM NELSON SEG	7A2	2	0	2	2	0	4/4/1997
TOWLE SUB	7A6	18	16	2	18	0	1/25/1982
TRAVIS SUB	5A2	4	3	1	0	4	11/30/2000
TWO FORKS AT HARRIS CREEK	3B5A	13	8	5	8	5	7/9/2002
TWO RAVENS AT TALL PINES	8E1	32	27	5	32	0	8/2/1983
TURNER'S SUB #1 AMENDED	4E1	18	7	11	18	0	5/7/2002
TURNER'S SUB #2	4E3	11	10	1	11	0	12/13/1976
VALLEY HIGH ESTATES #1	5A6	28	11	17	28	0	9/8/1975

VALLEY HIGH ESTATES #2	5A6	36	16	20	36	0	12/11/1978
VALLEY HIGH ESTATES #3	5A6	31	17	14	31	0	9/8/1975
VALLEY OF THE PINES	4h2	48	13	35	43	5	
VALLEY VIEW CENTER	3B1	14	12	2	13	1	9/13/1999
VILLAGE AT TERRACE LAKES	5A5A	20	11	9	20	0	5/17/2000
VISCONTY	6A2	2	0	2	2	0	5/17/2000
WAGGONER ESTMINOR	1B	1	1	0	1	0	2/20/1992
WAPITI CREEK SUMMER HOMES	8G1	19	0	19	19	0	2/20/2003
WARM SPRINGS ESTATES #1 &AMD	5A5C	39	10	29	39	0	1/13/1977
WEBSTER RANCH NO 1		1	0	1	1	0	9/10/2004
WEBSTER RANCH NO 2		1	0	1	1	0	10/10/2004
WEBSTER RANCH NO 3		28	0	28	0	28	10/20/2004
WEBSTER RANCH NO 4		6	6	0	6	0	11/1/2004
WEST VIEW ADDITION TO PLACERVILLE	6A1	33	16	17	31	2	
WHISPERING PINES	1B	3	2	1	1	2	2/12/2003
WHITTAKER SUB	4B5	2	0	2	2	0	10/7/1999
WILDERNESS RANCH #1	4B5	70	10	60	70	0	9/22/1980
WILDERNESS RANCH #2	4B5	56	15	41	55	1	2/13/1981
WILDERNESS RANCH #3	4B2	56	10	46	54	2	8/13/1981
WILDERNESS RANCH #4	4B2	95	47	48	88	7	6/3/1982
WILDERNESS RANCH #5	4B3/4B4	83	24	59	76	7	1/22/1987
WILDERNESS RANCH SEG	4B7	2	2	0	2	0	12/8/1994
WILDERNESS RIDGE SEG	4B3	4	4	0	4	0	7/15/1998
WILL SELLMAN	8A3	21	9	12	21	0	1/26/1996
WIN HEDRICK SUB		1	0	1	1	0	8/18/1992
WOODED RIVER	5A2	1	0	1	1	0	9/27/1990
YOUREN DIVISION II	5B	8	0	8	8	0	10/8/1998
ZURRIN SUB	5A5	4	3	1	3	1	6/12/1995

6,333      3,056    3,271      5,826      496

DEV = Developer Owned Property

PVT = Privately Owned Property

LR'S = Leased Property from Government or Forest Service

Commercial Land Use:

Commercial use in Boise County has traditionally been located along the state highways and in the community centers with the primary uses serving travelers through the area, serving the consumer needs of the residents, and serving agricultural needs. It is the desire of the citizens of Boise County to continue such uses along or within the area of the highway corridors and community centers (where they might be needed and desired by those residents), but to cluster these endeavors throughout the county to avoid a "strip" commercial type of development from occurring or encourage further commercial development within the city limits and areas of impact. This practice will encourage the protection of scenic highways and other open space areas.

Commercial may be defined as retail or wholesale establishments, or those establishments that provide a service for a fee. Such uses should be those that are highway related, such as gas

stations, convenience stores, restaurants and lounges, grocery stores, motels, and other related businesses. Commercial use may also be neighborhood-related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses may be allowed through the permitting process.

No commercial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it should be the responsibility of the property owner of the property being developed to improve the street or road to County standards. Off street parking shall be adequate to meet the needs of the commercial use. Access to major county roads should be limited.

#### Industrial:

It is the policy of the citizens to encourage such development in the appropriate industrial areas. The citizens should encourage the recruitment of clean industries that will complement our county.

Industrial use shall include light industries, small manufacturing plants, processing plants, and other related uses, such as feed lots, which are deemed compatible to the county's other uses.

No industrial lot shall be developed without the proper access to a public street or road. Should such street or road not be improved, it should be the responsibility of the owner of the property being developed to improve the street or road to County standards. Off street parking appropriate to the industrial use shall be required. Access to major county roads should be limited.

#### Overlay Land Uses:

The following land use types represent overlay land uses. These land uses are “overlaid” on top of the underlying land use and indicate areas where special developments might be allowed, or special development conditions might be required:

#### Recreation:

The creation of a recreation overlay will identify unique destination areas that provide recreational or tourism activities. Development of these areas must protect and enhance wildlife, the environment, and aesthetic features.

Single family and multi-family housing may be included in these areas subject to standards compliance. Central water and sewer systems may be required if proposed housing exceeds the capacity of the land to provide for separate systems.

Special commercial uses might also be allowed subject to standards compliance.

This overlay area is intended to allow for more flexibility in developments that meet the needs of the tourist or recreationalist.

#### Areas of City Impact

- In compliance with Idaho State law, Boise County has negotiated impact boundaries and terms with Idaho City, Horseshoe Bend, Placerville, and Crouch. Areas of city impact agreements are required to provide city authority input outside corporate limits. This document is to provide cities and counties a negotiated settlement for the disposition of land

areas that may be part of the city's trade area or may be subject to annexation by the city at a future date.

### Areas of Special Concern

These areas are of special concern and additional studies may be required when development involves any of the following areas:

- River Banks/Slopes - are particularly sensitive to building and to degradation by poor management practices;
- Surface and Groundwater Protection - Surface water quality of the South Fork and Middle Fork of the Payette River play a large role in the Boise County economy. Groundwater and surface water supplies the domestic drinking water to city and county residents that could be jeopardized by poor management of this resource. Eventually, the county may wish to restrict development from specific, identified areas which are critical to the health and welfare of all residents;
- Floodplains - are identified along waterways on Federal Emergency Management Agency (FEMA) maps found at the county offices. Development should comply with the Boise County Floodplain Ordinance in these areas.
- Wildlife – areas sensitive to wildlife feeding and migration needs should be protected from over-development. Any development within these areas should show how impact of that development would be mitigated.
- Wildfire – Concerns of wildfire hazards are high with Boise County. Urban-Wildland Interface guidelines are being drafted to provide information for consideration in high-risk areas.

### *Existing Uses*

It is recognized that certain conforming uses have existed, prior to the establishment of land uses, which may not conform to the requirements of that land use. Such uses shall be allowed to continue to exist, under the conditions set forth in the County Zoning Ordinance, except if they endanger public health and safety or the environment.

### *1997 Citizen's Survey*

In 1997, a citizen's survey was undertaken. In an excellent response rate, the following priorities were noted:

- 1) Public safety information is required for subdivision approval.
- 2) Growth should pay for the services it requires.
- 3) Minimum standards for building construction are desired.
- 4) Junk should be kept from view with fence or vegetation.
- 5) Encourage the development of land already subdivided.
- 6) Educate private landowners on the preservation of deer/elk habitat on private land.

### *Comprehensive Plan Map*

The proposed future land use delineation for the study areas are shown on the future land use map (see map pocket). The map is a generalized graphic that does not follow specific property lines, yet, represents compatible land use associations and patterns within the county. The map also represents a compilation of input and ideas expressed by local leaders, citizens, and the advisory committee.

**GOAL:**

To provide for the planned and orderly use of land within the county in a manner which recognizes and maintains natural resources uses and the rural lifestyle of Boise County.

**OBJECTIVES:**

- To conserve and manage timber/agricultural/range/mining uses (historical and customary).
- To conserve and protect the quality of life, as defined by the residents, in Boise County.
- To conserve and manage the natural resources.
- To conserve and manage recreational opportunities.
- To insure the availability of land for all types of development in appropriate settings
- To allow for flexibility in clustering development depending upon the land
- To develop the LESA system to provide more direction and protection within the Boise County Zoning ordinance. To do this with citizen input and involvement.
- Flexibility in land development as long as it preserves the above.
- Respect private property rights of landowners.
- Screen all salvage and junkyards of the county.
- Encourage public participation in the planning process.
- Encourage and support land use proposals that are consistent with the overall goals of the comprehensive plans of incorporated cities within the county.
- To discourage development in proximity to water resources including streams, rivers, lakes, and floodplains.
- To continually update development processing fees and permits charges so that the fees reflect the actual cost of providing the service.
- Encourage open space in residential developments.
- Encourage the management of private roadway access for public safety.
- To implement and enforce the building and fire code construction standards to insure safe, healthy, livable structures.
- Research development options , such as the implementation of TDR's (Transfer of Development Rights), to aid in providing flexibility and choice in developing land
- Public Land Goals:
  - To monitor plans and proposals of state, regional, and federal agencies that could impact the county.
  - Encourage and support coordination between the county and state and federal agencies for the multiple use of the open and natural spaces on publicly owned land.

# TIMBER

## *Introduction*

The presence of timber as a natural resource in Boise County has helped to shape its past, the present, and will continue to shape its future. Timber has provided a number of benefits to the county from economic development in the form timber harvests to the recreational opportunities it affords. In the past, its presence has provided Forest Service payments to the county and school districts to help pay for roads, education, and related general expenses. It has provided a quality of life to the Boise County residents which is much sought after and that the residents have sought to protect.

## *Boise National Forest*

The Boise National Forest manages 964,000 acres of land within the county. Of that total, 579,530 acres are covered with forest vegetation. Timber removed from Forest Service land (through timber harvest) had always been important to Boise County as 25% of the forest timber receipts came back to the county for roads and school funds. Presently the Craig-Wyden Bill provides the replacement of those lost funds due to the shut down of the logging on National Forests.

Over 210,000 acres of Boise National Forest land have burned since 1988 in large fires that have occurred in 1988, 1989, 1992 and 1994. There are over 75,000 acres of plantations on the Boise National Forest. In Boise County, most of these plantations were planted following large fires (Quartzburg 1931, Charter Mountain 1966); while, others are from past harvesting. Most of these older plantations (planted in the mid 50's) are getting close to needing a commercial thinning. Thinning is done to keep those stands in a healthy condition and help reduce the chances of a catastrophic fire which will wipe them out before they can reach final harvest in another 40 to 50 years.

The potential timber productivity (what the forest can produce) is 64 cubic feet per acre per year. Stand examination in Boise County shows that the forest is only realizing 8 cubic feet per year of growth. Too many trees per acre in the forest causes this large gap between potential and actual productivity. In addition, some trees are dying and others are growing slowly because of the competition. To correct this situation, most stands need to have an intermediate harvest to reduce the growing stock to what can be carried by the land. This will allow the forest to produce close to what its maximum potential should be.

Recreation is another major use of the forest. Currently, 66,800 acres of the 964,000 acres of the Boise National Forest are in recreational uses. In the Sawtooth Wilderness area, there are numerous designated campsites on the forest. These are along the major drainages throughout the county. Besides designated campgrounds, there are also many dispersed sites that have no improvements which people like to use for recreation. Most of the recreation is along the rivers and streams and includes water-based uses such as fishing, recreational mining, kayaking, rafting, and limited jet boating. The winter activities of snowmobiling and cross-country skiing are popular. The Bogus Basin Ski area is also in Boise County; although, the major access comes out of Ada County.

Other major uses of the forest are for grazing and mining. Both of these activities have been larger and more active in the past than they are currently.

Wildlife wintering areas exist on the forest as well as private land. The Forest Service is trying to improve winter range conditions through the use of prescribed fire burning to draw more wintering animals back from private land. This will most likely work in light snow years but in heavy snow years most of the open winter range is at a lower elevation than the National Forest lands.

Many of the subdivisions in the county are next to or interspersed with the forest. This causes problems for the private individuals trying to protect their property from wildfire as well as for the Forest Service trying to protect the wildlands from fire coming from private lands. This causes conflict between private landholders and the Forest Service regarding fire protection. Private land holders are concerned about wild fire (and fire potential) from public forests effecting their property. Likewise, the Forest Service is concerned about fires (and fire potential) on private property impacting USFS land. Guidelines for the Urban-Wildland Interface have been adopted by the County.

**GOAL:**

It shall be the responsibility of Boise County to promote, defend and to take legal action as necessary to support multiple sustainable uses of public lands including timber, mining, recreation, and public access.

**OBJECTIVES:**

- To encourage higher density residential or commercial growth to locate within the community centers.
- To educate city and county residents on the importance of timber and the necessities of timber operations, including the historic and economic importance of timber.
- To give timber uses a high priority in making land use decisions in the county and to protect such uses from detrimental impacts.
- To set design standards that provide for minimal impact on timberland by rural residential subdivisions, and require that developers pay for the cost associated with such impact.
- To encourage the timber industry to operate under safe and accepted management practices that protect existing county infrastructure, water supplies, and natural resources.

**Boise County  
Vegetation Cover Information**

Total Land Area:	1,219,690
Total Area in forest vegetation cover types:	737,730
Total Area in non-forest cover types:	481,960
*Total Non-National Forest Timberland Area:	158,200
Net Cubic Foot Vol. not including National Forest lands (m cu.ft.):	215,270
Net Board Foot Vol. not including National Forest lands (mbf):	920,807
Net Annual Growth – not including National Forest lands (m cu.ft./ac/year):	4,291
Net Annual Growth – not including National Forest lands (mbf/ac/year):	26,181
Estimate Non-National Forest non-forest vegetation cover type area:	97,490
Gross National Forest Lands Area:	964,000
National Forest non-forest cover type area:	384,470
National Forest, forest vegetation cover type area:	
Ponderosa Pine	121,220
Douglas Fir	103,100
Douglas Fir/Ponderosa Pine	134,120
Grand Fir	660
Lodgepole Pine	53,440
Douglas Fir/Lodgepole Pine	14,450
Douglas Fir/Grand Fir	1,320
Subalpine Fir	160
Whitebark Pine	5,660
Mixed High Elevation (Subalpine Fir/Whitebark Pine)	81,590
Other minor cover types	<u>63,810</u>
	<b>579,530</b>
Area in recent burns—all severity classes (National Forest lands) 1988-1996	210,000
National Forest Wilderness Area (Sawtooth NRA)	66800
Estimated net vol. per acre, all cover types (board feet) (National Forest lands):	9,800
Estimated potential timber productivity (cu.ft./ac/year) (National Forest lands):	64

All units are in acres unless otherwise noted.

\*Data for non National Forest Lands comes from Intermountain Research Station, Resource Bulletin INT\_RB\_82, Southern Idaho's Forest Land outside National Forests, 1991. (INT-RB-82, May 1995).

Notes:

- Acres by cover type are from draft landsat imagery. The acres by cover type are not final.
- Cover type acres include areas within designated wilderness.

- The total acres by cover type do not add up to 964,000 acres (total NF land within Boise County). This is partly caused by including wilderness areas in the tabulation of forest cover types.

# **NATURAL RESOURCES AND HAZARDOUS AREAS**

## *Introduction*

### Natural Resources

The natural resources of Boise County include the climate and geology (mountains and valleys), hydrology (rivers and streams), soils vegetation (forests), wildlife (fisheries, game and aviaries), scenic vistas, and clean air. Residents value the beauty of their surroundings; the mountains, forests, valleys, rivers, streams and clean air. They value living in an area that is in harmony with these natural beauties and seek to build the future with this in mind. Boise County's natural resources require management for the benefit and enjoyment of present and future generations.

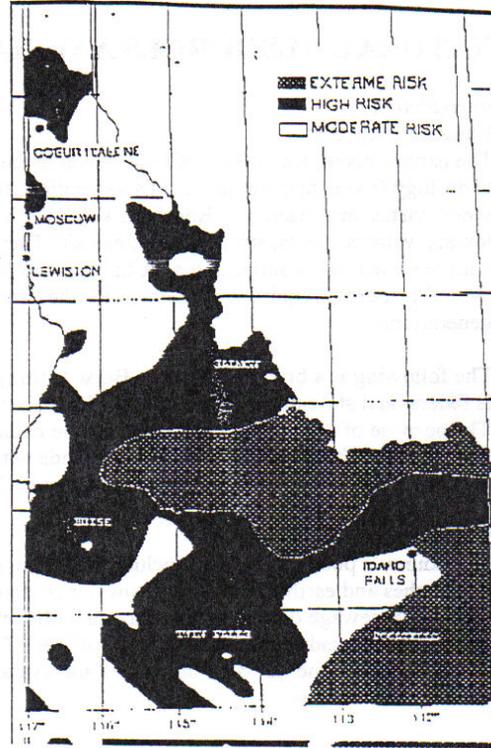
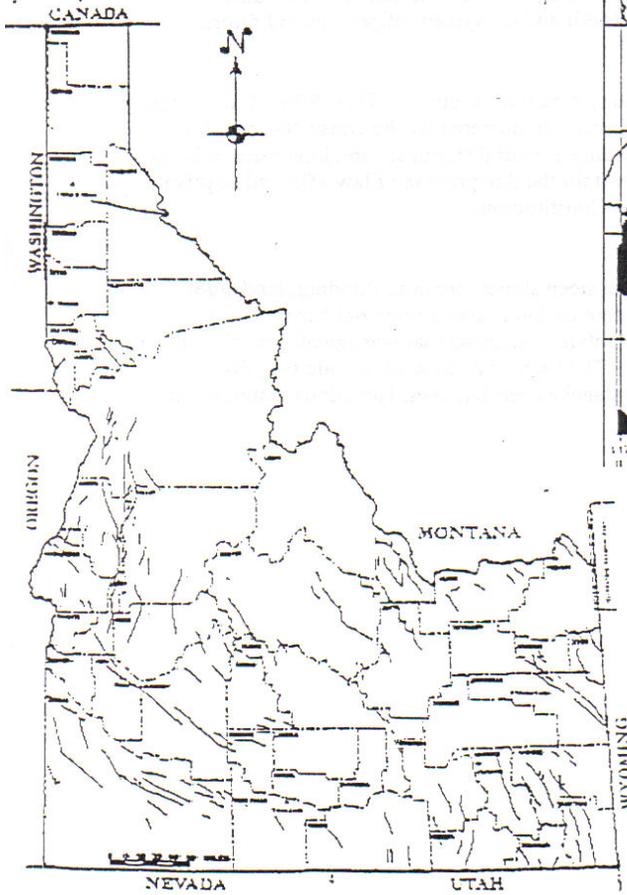
The following is a brief summary of Boise County's natural resources. Over 80% of the county is federal and state managed lands with the majority administered by the Boise National Forest. The purpose of this element is to identify the county's natural resources and long-term policies for managing those amenities on private lands within the due process of law afforded to private property holders by the Idaho and United States Constitutions.

### Hazardous Areas

The county's potential hazards include wildfires, steep slopes, erosion, flooding, landslides, avalanches and earthquakes. Groundwater contamination is also a potential hazard due to subsurface sewage disposal. The Hazard Vulnerability Analysis that was updated as of October 1996 can be found at the Boise County offices. The hazards addressed include fire, flood, severe storms, wind damage, landslides and avalanches, earthquakes, hazardous materials, and radiological hazards.

Fault Map of Idaho - 1997 Update  
small scale version

R.M. Breckenridge, R.S. Lewis, G.W. Adams  
Idaho Geological Survey  
385 - 400 2  
and  
K.F. Sprengle  
University of Idaho



This map is a simplified version of the 1:500,000 scale version of the Fault Map of Idaho - 1997 Update, which shows all known and suspected late Cenozoic faults Update in Idaho. Many Miocene-Pliocene faults remain on the map because Miocene volcanism was widespread in Idaho and there has been little mapping of Quaternary units. The older structures may represent planes of weakness and zones of stress transfer between tectonic provinces

## *Existing Conditions*

### Natural Resources

**Climate:** Boise County's elevation ranges from 2,694 feet at Horseshoe Bend, 3,100 feet at Garden Valley, 4,100 to 4,500 in the Boise Basin to numerous peaks ranging from 7,000 to 8,000 feet. At the east end of the county, Thompson Peak, the highest peak in the rugged Sawtooth Range reaches 10,830 feet.

In the summer, days are warm, and nights are cool. Occasional light showers bring considerable lightning and danger of forest fires. By early September, the nights are approaching the freezing mark. The first snow generally occurs by mid-October. Winters bring heavy snowfalls which usually melt by mid-May. Annual precipitation at Garden Valley is 24 inches and Idaho City has 21.29 inches.

The County's mountain peaks receive some of the heaviest precipitation in Idaho. Area records show that 43% of the moisture is received in winter, 25% in spring, 9% in summer and 23% in autumn. Snow makes up 30 percent of the annual moisture at Garden Valley. Seasonal snowfall averages 71 inches at Garden Valley and exceeds 300 inches in areas above 6,500 feet.

The warmest month is August with average highs of 86 degrees F and lows from 48 to 52 degrees F. The coldest month is January with average high temperatures of 35 degrees and lows of 21 degrees. The frost-free season averages 92 days at Garden Valley.

**Air Quality:** Air quality in Boise County is, generally, excellent. The greatest sources of air pollution from non-beneficial uses include smoke from wildfires and dust. The prevailing wind patterns are from the west and southwest and are reflected in ridgetop vegetation. Emissions from the Treasure Valley are already affecting Boise County's airshed.

Two factors could impact Boise County's air quality in the future. The first is the intermittent non-attainment status of areas of the Treasure Valley. The problems experienced in that valley, as it grows, could spread to the higher elevations.

The second factor is a more aggressive approach on the part of the Forest Service to prescribed burning. This is having a significant impact on the county's air quality during certain months of the year (spring and fall).

**Geology:** Boise County lands are within the Idaho Batholith - a granitic intrusion of the late Cretaceous period. A mountainous landscape has developed through uplift, faulting, and subsequent dissection by stream cutting action. A mass of granitic rocks covers most of the county. Rock composition ranges from quartz gabbro to granite with the most common rocks being granodiorite and quartz monzonite. The county is, generally, an area of valleys and ridges. On the southwestern side of the county is the elongated Boise Ridge. Faults occur along the Boise Ridge Fault created by uplifted blocks resulting from normal Pleistocene faults.

Valleys were created where major streams were obstructed by the fault blocks. Alluvial deposits accumulated behind these fault blocks and make up the flat lands in Garden Valley and Lowman. Little of the county is level.

Garden Valley is the county's largest basin. The canyons of the South Fork of the Payette River were incised after the stream breached the fault block. The 300 square mile area of the Basin is

historically known as one of the great gold placer fields of the west. The Basin is underlain chiefly by granitic rock that is cut by dikes of porphyry belts which comprise zones of ore deposits. Similar geology is found in the Pearl-Horseshoe Bend gold belt located southwest of Horseshoe Bend.

Approximately 75% of Boise County has slopes steeper than 40%. On the northeast and east is the Sawtooth Range forming the boundary between Boise and Custer Counties. This rugged range has a number of peaks above 10,000 feet. Numerous other distinct peaks make up the mountainous county. Additional significant geologic areas include the Payette River and the Boise River.

**Surface and Ground Water:** The Middle Fork of the Payette is a tributary of the South Fork; the South Fork of the Payette River and its tributaries drain to the north; while, the North Fork of the Payette River traverses the western side. The largest tributaries of the Payette River drainage system include Deadwood River, Clear Creek, and Alder Creek. Rising in the center of the county and flowing south, are Grimes and Mores Creeks which join the Boise River at the southern boundary. Elk Creek is the principal tributary joining Mores Creek. Granite and Clear Creeks are the principal tributaries of Grimes Creek. The North Fork of the Boise River and its tributaries drain southern Boise County. Twelve geothermal springs originate in the county.

Today, the water quality in Boise County watersheds is a subject of primary concern. In the Payette and Boise River basins, water provides the lifeblood for irrigated agriculture and the energy for hydropower sites in Boise County. As part of the Clean Water Act, the county must comply with State of Idaho water quality standards. Individual subsurface sewage disposal systems can pose a threat, in terms of groundwater pollution, unless properly located and designed. However current degradation of water quality standards is due to sediment in our rivers and streams.

**Soils:** An understanding of soil properties makes it possible to predict suitability or limitations for present and future uses. Boise County primarily has granitic rock with either a thin sandy loam over fractured bedrock or bare rock.

There are a wide variety of soil series found at different elevations and slopes throughout the county. Portions of Garden Valley, Horseshoe Bend and the Boise Basin have productive agricultural land and rangelands. Detailed information on soils can be found in the Soil Survey of Boise County which has been prepared by the USDA Natural Resource Conservation Service (NRCS). Surface soils are typically moderate and coarse sands weathered from granite. These sandy loams of the Idaho Batholith have little cohesion; therefore, monitoring of sedimentation will be useful in mitigating such effect where practicable. Likewise, river and stream banks have moderate to severe limitations due to steep slopes.

**Vegetation:** Vegetation can help prevent soil erosion, stabilize slopes, modify microclimates, improve aesthetics, and reduce noise.

Vegetation is influenced by topographic and soil drainage conditions. Boise County is dominantly a forested area with the principle trees being Ponderosa pine, Douglas fir, Englemann spruce, Subalpine fir, Grand fir, and Lodgepole pine. Ground cover and shrubs include bunchgrass, cheatgrass, bluebunch wheatgrass, arrowleaf, balsam root, snow brush, dogbane, bracken fern, and bitterbrush. Other vegetation includes pine grass, elksedge, wild

strawberry, bitter cherry, pink spirea, Oregon grape snowberry, nineberry, sarvice berry, and syringa. The existence of many varieties of noxious weeds causes problems within the county. Enforcement of the eradication of these varieties is on going by the county, state, and federal agencies.

Fire has had an important role in the development of all vegetation in the county. Development associated with increased urbanization must attempt to mitigate losses of vegetation and wildlife habitat.

**Wildlife:** Boise County contains a wide variety of habitats and wildlife species. Approximately 210 species of birds, 70 species of mammals, and 24 species of reptiles and amphibians reside in Boise County year round or at some time during their life cycle. The United States Forest Service is, primarily, responsible for wildlife habitat; while, the Idaho Department of Fish and Game manages wildlife populations. Major big game species include mule deer, elk, mountain goat, black bear, and mountain lion. Coyote, bobcat, lynx, wolverine, moose, and other large mammals are found in Boise County.

Major, small and upland game bird species are the blue grouse, spruce grouse, chukar partridge, gray (Hungarian) partridge, California quail, and mountain quail. Important raptor species include the golden eagle, osprey, goshawk, prairie falcon, red-tailed hawk, and wintering bald eagles along the South Fork of the Payette River. Because there are no lakes or large ponds, waterfowl habitat is limited to the county rivers and streams. Waterfowl include the Canada goose, mallard, gadwall, and common merganser as well as a few goldeneye and rufflehead which nest at high elevations. Other common birds and mammals are the flicker, woodpecker, raven hairy woodpecker, stellar's jay, dipper, snowshoe hare, cottontail rabbit, badger, beaver, porcupine, skunk, northern water shear, pine marten, and big brown bat.

Boise County's streams and reservoirs provide diverse aquatic habitats and support a variety of fish species including cutthroat, rainbow, brook and bull trout, steelhead trout, and northern squawfish and sculpins. Trout thrive in the cold, clear streams of the Boise and Payette River drainages.

The introduction of dangerous species in Boise County has been identified as a concern. The county has an ordinance to protect the citizens of Boise County from the reintroduction of dangerous species.

**Timber:** A separate section on timber, due to its economic importance to the county, has been included. Please refer to this component for detailed information on timber issues.

#### Hazardous Areas

**Wildfires:** 84% of Boise County is State or Federally managed, which consists mostly of forestland, and is highly susceptible to wildfires during the hot summer months. During the past few years, there has been building in or near forestlands which makes the possibility of loss of life or property much greater. Given the right conditions, any fire or group of fires may explode and extend beyond immediate control of any protection agency. The county has endured many such incidents, some of considerable size, throughout its history.

Due to the threat to and from development, the county has prepared Urban-Wildland Interface Guidelines which has set voluntary guidelines for development in or near wildland areas. These

guidelines encourage the protection of both the development, as well as the prevention of fire in the forested and grassy areas.

**Flooding:** Boise County's vulnerability to flooding is unique. Although it consists mainly of mountainous terrain, it remains subject to occasional flooding of its valleys and ravines. The most severe and destructive flooding will normally take place during the months of December, January, and February and is brought on by a situation of a large snow pack, warm temperatures, and intense rainfall. Flash flooding from intense thunderstorm activity is also possible throughout the rest of the year. The combination of steep walled mountains and canyons with heavy rains create an extremely heavy runoff of water and/or which turns normally placid streams and rivers into raging torrents of water. As stream capacities are quickly exceeded, culverts, roads, bridges, houses, utility poles, or anything standing in the path of the wall of water and associated debris are subject to wash out or destruction. Property damage is often quite significant.

Flood plain maps of Boise County dated April 5, 1988 were prepared from a study made possible by a Federal Emergency Management Agency Grant. These maps can be obtained from the Planning and Zoning Department.

**Landslides and Avalanches:** Snow slide, rock, and mud slides are a constant threat to many parts of the county during the winter and spring seasons. These slides often cause extensive damage to public roads and highways. Highway 21 is often closed for short periods due to avalanches.

An interesting natural phenomenon is the sliding of the old Highway 55 area in the Cartwright Canyon quadrangle. This movement can be caused by creating cuts in the earth that steepen the slopes, resulting in a reduced resistance to shearing because of a "lubricating" effect of the water. This earth creep will be aggravated by the addition of more water and cuts in the canyon slopes.

**Earthquakes:** It is now generally believed that Boise County does not have major faults located within its boundaries that could bring about an earthquake of catastrophic proportions. However, several noteworthy fault lines which run in a general northwest direction across the county have been identified as potential sources of light to moderate seismic activity. Due to these circumstances, Boise County is located in an area rated "High Risk" for earthquakes by the Bureau of Disaster Services. Several minor faults go through the area (a copy of the fault map is included above in this section).

According to studies, unreinforced masonry buildings suffer the most damage and cause the most loss of life. Wood frame buildings may be damaged but have the lowest incidence of injury or death.

**Soils:** Areas where soils analysis has indicated severe limitations for subsurface sewage disposal should be considered hazardous areas. This is especially critical in areas where ground water contamination is a potential problem. Thus, any development in these areas that will not have public sewers may be required to take measures to mitigate any adverse conditions that could lead to surface or underground contamination. At the present time, regulation of septic systems is administered by the Central District Health Department which determines septic suitability on a case by case basis.

**Erosion:** Erosion along the county's stream and riverbanks is a major watershed problem. Monitoring of sedimentation in stream bottoms may be useful in determining whether efforts in mitigation are practicable and should be undertaken.

**Stormwater:** Runoff will become a more important issue as the US Environmental Protection Agency becomes more involved with rules and regulations. Runoff from man-made endeavors will be of most concern - especially roads, parking areas, and buildings. Policies to deal with this issue may become a necessity in the future.

**Hazardous Material Areas:** There are very few known hazardous materials areas in the county. One such area involving the removal of uranium materials was near Lowman and was a former Superfund clean-up site.

Manmade Hazards - Potential man-made hazards in the county come from the following sources:

- 1) Underground and above ground storage tanks that have not been removed or do not meet the new federal requirements to prevent leakage/contamination into the groundwater.
- 2) Storage and use of chemicals in residential, commercial, or industrial operations.
- 3) Hazardous material transported on trucks or the railroad coming through the county.
- 4) Chemical use at city treatment plants.

#### Disaster Services

The County has an emergency response office that provides training for response to both natural and man-made disasters. Funding for this office is essential to continue to keep the county prepared. The plan can be found on file at the County Courthouse.

The County has a Public Land Use Policy that is available at the County offices in Idaho City. This policy addresses federal and state land management issues directly and is intended to be used as a positive guide for federal and state land management agencies in their development and implementation of land use plans and management actions in Boise County.

#### *Future Conditions*

The County's natural resources will be negatively effected unless land uses are compatible with the existing natural environment. The riverbanks, slopes, river drainage systems, and scenic characteristics are some of the county's most sensitive natural resources that must be monitored. Comprehensive evaluation criteria should address the impact of all development on the natural resources.

Orderly development patterns and encouragement of development within the county's cities will protect the groundwater resources. It is imperative that the ground water resources be protected by adequate sanitary sewer service and appropriate spacing of septic tank drainfields so contamination of the groundwater does not occur. This is particularly important in the Crouch area of Garden Valley. This area has neither central water nor sewer systems. A cooperative effort with local government entities and a coordinated effort with federal and state agencies will preserve the current standards of water quality.

#### *Forecast Needs*

All property owners of the county must take an increased active role in preserving the quality of life desired. The county can require orderly and planned development patterns and initiate

techniques to contain growth within manageable boundaries which will greatly assist in protecting resources while maintaining a stable and diverse economy through job creation and stabilization.

It remains the responsibility of Boise County, as a community, to protect its precious resources (e.g., river, water, air, soil, vegetation, and wildlife) from irreversible harm. Recognition of the importance of natural resources in Boise County will help to ensure that future development is compatible with its natural environment.

These natural resources are the very reason why the majority of the people want to visit, invest in development, and live in the county.

### **GOALS:**

To encourage a high quality environment for the county.

To encourage the protection of high quality standards for the county ground and surface waters.

To receive the diverse benefits of the streams and rivers flowing within Boise County, promote their multiple use, and manage and protect the rivers, streams, and shorelines as valuable resources.

To restrict and limit development in hazardous areas in order to protect the public health, safety, and welfare.

### **OBJECTIVES:**

- To manage natural resources for long term sustainability.
- To encourage best management practices, as defined by the state, in the utilization of timber, range, and agricultural lands.
- Any development, including residential, commercial, and industrial should minimize impact upon natural resource areas and will be environmentally sound and promote sustainability.
- To support the County's position that state and federal agencies shall consult and coordinate with the County on use of public lands.
- To maintain public access to public lands.
- Identify hazardous areas in the county and consider these when determining development suitability.
- Encourage clean up of man-made hazards.
- Actively educate landowners on the value of the clean up of fire hazards in residential areas.
- Educate the public, including residents, developers, and realtors, on hazardous areas in the county.
- Encourage the development of an inventory and history of mining in the county including education of property owners and land managers to identify and take proper precautions around old mining sites.
- Encourage the prevention of threats of contamination to groundwater through land use planning and development guidelines.
- Encourage the adoption of the Resource Management easement- a tool to notify new landowners of the agricultural, timber, and range uses in the county.

- Encourage the voluntary designation of conservation easements for the preservation of wildlife habitat.
- Minimize waste disposal in the county by encouraging private and commercial recycling ventures, encouraging programs to clean up and remove waste by individuals, and encouraging the use of biodegradable materials.
- Encourage development to incorporate design elements that limit fire hazards and ~~that~~ limit water use including the use of native and low water species in landscaping.
- Encourage protection of watersheds that provide domestic water.
- Discourage development of floodplains. Encourage updating of floodplain designation maps as needed.
- Require, if deemed necessary, proper studies to show that an area to be developed is not hazardous as defined in Idaho Code 67-6508(f).

# TRANSPORTATION

## *Introduction*

According to a previous Survey, a majority (64.6%) rated the county road system as “good” or “adequate”. At the same time, county residents indicated road improvements as the #1 priority for investment of county capital funds.

The timing, location, and expansion of the transportation network are important issues affecting future access and development within Boise County. For its large area of over 1.2-million acres, Boise County has very limited improved roadways. However, considering its small population, the road system (composed of U.S. Forest Service roads and state highways, county roads and city streets, and private roads) serves the county remarkably well.

## *Existing Conditions*

### Roadway System

The county road department is responsible for the maintenance, or construction of 288.69 miles of roads. Road funds come largely from state and federal sources augmented by timber revenues paid by Boise National Forest. Generally, both the state and Forest Service review road development plans with the county.

Many roads within the county are privately owned by landowners, and the county will not assume responsibility for maintenance. Early residential developments were often built with little attention (or requirements) for fire fighting or emergency access. New subdivision standards require private and public road design to comply with approved county engineering standards. These standards are being strictly enforced.

Other issues affecting transportation on county roads concern the development of safety and access standards.

There are several funding issues concerning the financing of road repair and maintenance in Boise County. The first involves the use of forest fund revenues paid by the USFS. The Craig-Wyden Bill now is the major source of funding for the road department at this time. This Bill is scheduled to sunset in 2006. If that occurs, the funding for continued upkeep and repairs to the county road system will be in serious jeopardy. The only other source of revenue is the highway user fees from the state. The road department is actively pursuing grants to assist in road improvements.

The local problem is compounded by the very high use of the roads by out-of-county users. The existence of the federal and private forests brings in recreational users for hunting, fishing, camping, and other activities, deteriorating road conditions in Boise County. These users utilize a great portion of Boise County services (including the roads) and do not pay any fees to the county for that use. In essence, county residents end up subsidizing the use of those roads by non-residents.

A road supervisor and staff handle snow removal, construction, and maintenance in the county. Streets and roads within the incorporated areas of Idaho City, Horseshoe Bend, and Placerville are maintained by the respective cities.

### State Highways

Idaho Transportation Department (ITD) maintains the following main thoroughfares within Boise County:

- SH55 (Scenic Highway Route), 2-5 lanes from Boise to McCall
- SH 52, 2-lane from Horseshoe Bend to Emmett
- SH21 (Ponderosa Pine Scenic Route), 2-5 lanes from Boise to Stanley

### Local Public Roads

There are no highway districts within Boise County except for Middlefork of Boise River Road which is maintained by the Atlanta Highway District in Elmore County. The County Road and Bridge Department maintain all county roads. Banks-Lowman Road (Old Highway 17) provides excellent access to the northeast portion of the county. This has become a Boise County road that may ultimately be a state highway.

### Forest Service Roads

The Forest Service has built and maintains numerous roads throughout the county for logging, mining, and recreational access.

Currently, one issue that is of concern in Boise County at this time is public access to federal lands. The County has been paying close attention to the preservation of public access, concerning the “customary and historic use of public highways,” as mentioned in Public Law RS 2477. The rights-of-way of these historic trails and roads have been mapped to provide a record for their preservation. This program applies to those trails and roads that are on public lands.

### Airport Facilities

Boise County has three general aviation landing strips used by the public and the Forest Service

- Garden Valley –The Idaho Transportation Department (Division of Aeronautics) maintains this airport. The strip is located on the Banks-Lowman Road east of Garden Valley. It is approximately one mile long and is grass. There is one small airplane hanger for private use but no other services available. However, there is a campground and picnic area located there.
- Idaho City – The strip is located on the outskirts of Idaho City and is operated and maintained by the Forest Service. It has no private airplane hangers and is a gravel landing strip that is approximately one mile long. There are no other services available and it is a daylight only landing area.
- Warm Springs (Lowman) – Lowman has an airstrip located in the Warm Springs area used for emergency purposes. There are no other services and no night landing facilities. The strip is grass and not maintained during the winter months. The ITD Division of Aeronautics assists in the maintenance of this field. The Lowman Ranger Station does have a heliport for limited uses.
- A private airstrip exists in the Horseshoe Bend area.
- A private airstrip exists in the Clear Creek area.

The airports are used primarily for small private operations and government use. Emergency medical transport and use by recreationalists is a secondary use. In addition to the airports for emergency use, there are several marked areas along the highways designated for helicopter landings.

### Alternative Transportation

- **Public Transportation** -There are few forms of public transportation in Boise County, and their services are limited. The primary public transit service being offered at this time is the buses operated by the senior centers in Idaho City and Horseshoe Bend. These services are available for transporting seniors, at their request, to the senior center and back. By federal law, the service is also available, upon request, to disabled persons even if they are not seniors. There has been discussion in the county of the development of other services such as a Park and Commute parking areas or a commuter van service into Ada County.
- **Vanpooling** might provide an effective alternative to the single occupancy vehicle commuters traveling to the Treasure Valley. This will not prove viable until population centers in Boise County can economically support the service.
- **Bike/Pedestrian Network** - Boise National Forest has developed access into the National Forest throughout the county for hikers, cyclists, snowmobilers, horseback riding, four wheelers, dirt bikes, and cross-county skiers. (See Recreation, Parks, Open space component). During subdivision development and review, connecting off-street pathways should be considered for recreation and reduced dependence on motor vehicles. The Garden Valley Recreation District is constructing a 2.6 mile bicycle/pedestrian trail between the communities of Crouch and Garden Valley.
- **Snowmobilers** – There are two active grooming programs in the county. One out of Garden Valley and the other Idaho City. There are approximately 500 miles of groomed trails presently within the county.

### Rail Service

The only railroad is the Nampa-Cascade branch (that follows the Payette River) owned by Rio Grande Pacific Corporation. The railroad is used for transporting lumber as well as scenic tours along the Payette River from Emmett to Cascade.

### *Future Conditions*

The majority of the county's future movement will occur over rights-of-way whatever the mix of transportation modes. The private motor vehicle will continue to be the primary mode of transportation over the planning period.

As long as the roads remain usable and passable, it is not cost effective or desirable to pave all the county roads. The county has a very diligent road department that has prioritized strategic improvements for the next few years. In keeping with the rural, remote, mountain atmosphere of the scenic county, it could prove detrimental to the lifestyle and economy to make the county extremely accessible. However, a major concern of county decision makers will be the need to oversee new road construction that respects the many areas of special concern and the health, safety, and welfare of all travelers and residents.

The county has begun the process of updating the Transportation Master Plan that was completed in 2000. This plan will address all of the transportation alternatives in Boise County but will concentrate on the road/highway issues. It will address and make recommendations as to the use of county roads, the private road issues, inventorying all roads, and road conditions and their uses including public access roads.

From this Boise County can continue a systematic maintenance and operations policy that will improve their overall road system.

The Boise County Road and Bridge Department produces an annual report for the County Commissioners delineating a summary of projects for the previous year and a proposed five year schedule of transportation projects. This report gives a snapshot view of this department's accomplishments and future plans.

**GOAL:**

To facilitate the safe, efficient, economical movement of people and commerce within the county while recognizing the unique rural environment and lifestyle.

**OBJECTIVES:**

- Give the following priority
  1. to maintenance and upgrade existing roads near community centers
  2. roads that connect community centers throughout the county.
- Encourage the completion of the mapping of existing recreational trails in Boise County.
- Encourage the Idaho Transportation Department to retain its current level of maintenance on state highways.
- Support the current efforts to designate the Banks – Lowman Hwy as a state highway.
- Encourage and support the city's efforts to place a signal in Horseshoe Bend and improve maintenance of the crosswalk.
- Find ways to have out-of-county users help pay for services/transportation. Encourage the state legislature to look at options and changes in the state law to allow the county to do so.
- Research public transportation services and options including a commuter service.
- Trail maintenance should be funded by users (snowmobile facilities, trails should be encouraged). Fees collected should be appropriated to areas of recreational uses.
- County might research building trail facilities if fees can be charged to support these costs. Research other funding options such as use of "vendors"
- Encourage the upgrading of existing county roads, and set a policy that all new roads in the county should meet County road standards, whether in a subdivision (private road) or not. Provide for the capability to require off-site improvements for subdivisions should their development impact off-site county roads or facilities.
- Research funding options for transportation.
- Set right-of-way and access standards, and have all developments meet them.
- Identify transportation corridors that need to be preserved for future transportation development and methods in which they can be preserved without the violation of private property rights.
- Maintain existing roads before county builds new roads (supporting existing policy).
- Property tax and other funds, including those designated by the state, should remain in the road department for maintenance purposes.

- Support the continuation of private roads within subdivisions, maintained by property owners, thereby avoiding the burden on the county to maintain these roads.
- Future subdivisions should be reviewed for public safety issues.
- Growth should pay for itself. Research ways to make this a possibility including studying the feasibility of impact fees.
- Encourage development on land already subdivided.
- Coordinate county and city transportation planning where they exist.
- Require all development to provide adequate on-site parking.
- Develop off-street pathways for public use during subdivision development.

# PUBLIC SERVICES AND UTILITIES

## *Introduction*

The projected population and development growth in Boise County will require a corresponding expansion of public facilities and services. The adequate provision of public services is an important component in the “quality of life” enjoyed by the citizens. All land use planning decisions should evaluate the effects of new development on the delivery of public services. Since development in the outlying areas of the county can be more costly to serve than development adjacent to areas of existing development, land use decisions should consider costs and benefits of any new development.

In 1994, Boise County adopted their first Comprehensive Plan. Since that time, the growth rate has far exceeded estimates and placed many burdens upon county and other public services. The increase of out-of-county users, who utilize public service but do not pay for them in any way, has been another factor challenging the County’s ability to maintain quality service levels.

Many of the services in Boise County are provided through special service agencies or districts. The county is not directly responsible for the planning and provision of these services; they coordinate and maintain communication with these important service providers.

## *Existing Conditions*

Government Management: Boise County was incorporated on January 17, 1917. It was one of the seven counties defined and created by the First Territorial Legislature of Idaho in 1864. Originally, the county included the present counties of Boise, Ada, Canyon, Payette, and portions of Washington and Valley Counties.

Idaho City, first known as Bannock, was the county seat. Among the State’s forty-four counties, it is fifteenth in size and thirty third in population.

Idaho law requires the fiscal year of counties to start on October 1 and end on September 30 of every year. As specified by Idaho law, the county operates under a commissioner form of government. Three elected commissioners represent specific districts but are elected on a countywide basis.

Boise County provides residents with a variety of administration, maintenance, justice, welfare, and public safety services including:

- Assessor
- Coroner
- County Commissioner
- Sheriff
- Marine Patrol
- District Court
- Emergency Services
- Motor Vehicle Licensing
- Prosecuting Attorney
- Treasurer

Planning and Zoning  
Community Justice  
Road and Bridge  
Solid Waste  
Weed Control

Tax Levies:

The county collects funds for the following public entities and services:

School Districts:

Garden Valley #71  
Idaho City #72  
Horseshoe Bend #73  
Ada County and Gem County School Districts

Cities:

Horseshoe Bend  
Idaho City  
Placerville  
Crouch

Special Services:

Boise Basin Library  
Horseshoe Bend Library  
Garden Valley Library  
Pioneer Cemetery  
Garden Valley Hospital (Clinic)  
Horseshoe Bend Hospital (Clinic)  
East Boise County Ambulance District  
Mores Creek Rim Ranches Water District  
Garden Valley Fire District  
Placerville Fire District  
Horseshoe Bend Fire District  
Garden Valley TU District  
Garden Valley Recreational District  
Wilderness Ranch Fire District

Sheriff: The Boise County Sheriff's Department provides law enforcement related services for Boise County. The Sheriff's Department office is located at 3851 Highway 21 in Idaho City. Services housed in the office include driver's license's, concealed weapons permits, the Civil Division, Dispatch, Disaster Services, booking and the Sheriff's Department administrative offices.

As of 2005 the sheriff's office serves the county with:

The Sheriff, A Chief Deputy, a Patrol Commander, Two Sergeants and eight Patrol Deputies  
Nineteen Reserve Deputies  
One Dispatch Supervisor and five Dispatchers  
One Civil Deputy

Ten 4-wheel drive patrol vehicles, two 2-wheel drive patrol vehicles, one prisoner transport van, one reserve 2-wheel drive patrol vehicle, and one mobile command vehicle.

Two snowmobiles

One all-terrain motorcycle

Two marine patrol vehicles

These resources and staff are utilized throughout the year by the sheriff's office to provide safety and security to the residents of Boise County. In addition to the normal patrols of the county, the sheriff's office has joined in cooperative agreements with the Forest Service, Corp of Engineers, Bureau of Land Management, Parks and Recreation Department, as well as several surrounding counties to provide extra coverage in remote areas.

During the summer months, the Sheriff's Department Marine Deputies patrol the shores and waters of Lucky Peak and Arrowrock Reservoirs on foot and by boat, respectively.

The Sheriff's Office provides dispatch services for the Idaho City Police Department, Horseshoe Bend Police Department, City of Crouch and the twelve (12) rural fire departments within the county.

Over the years, the sheriff's office has maintained a strong working relationship with the Idaho State Police and the Forest Service Law Enforcement Officers. The individual city police departments also work in cooperation with County Law Enforcement to provide coverage of all areas.

Libraries: Boise County has three library districts: The Boise Basin District serves Idaho City, Lowman, Placerville, Centerville, Robie Creek and Grimes Creek; the Horseshoe Bend District serves Horseshoe Bend and Banks; and the Garden Valley District serves Crouch and the Garden Valley area. All libraries are supported through tax levies.

The Boise Basin Library serves about 1,100 registered borrowers. The library houses nearly 12,000 items including books, videos, books on tape, CD-ROMs, and periodicals. The library provides free Internet access as well. The facility, located in Idaho City, is open 32 hours a week and is staffed by one full-time and two part-time staff members. The library also operates a Bookmobile that runs to Lowman and other areas within its district. The District has purchased a larger building and have plans to utilize it in the near future.

The Horseshoe Bend Library serves a population of approximately 1,200. The library houses nearly 10,600 items including print materials and videos. The library is a member of the Southwest Library Video Circuit. It is open 35 hours per week and is staffed by two part-time employees.

Over 16,985 people utilize the Garden Valley Library in 2005. The library houses 16,000 items including print materials, cassette tapes, and videos. In 1980, the library became a tax-supported district. The library is a member of the Southwest Library Books on Tape Circuit. It is open 46 hours per week and run by eight part-time employees.

All of the libraries in Boise County report being short-staffed and lacking adequate space. Increased demand for information assistance will continue in the future exacerbating the demand for more "urban-type" library facilities.

Fire Protection: Fire protection is an important public service particularly in a county with high forest interface. In Boise County, fire protection services are provided through a number of different entities (principally, fire protection departments and districts for structures, vehicles, and wildland within their jurisdiction). The Forest Service, Idaho Department of Lands, and the Bureau of Land Management control all wildfires on their own public lands.

### **Fire Departments**

As of January 1999, Boise County has ten volunteer fire departments that are important service providers:

1. Robie Creek Volunteer Fire Department is funded by subscription and fundraisers.  
Members = 11  
Engines = Structure pumper, 450 gal, 300 GPM  
2 – tenders, 1200 gal  
Brush truck, 200 gal, 60 GPM  
Heavy brush truck, 200 gal, 250 GPM
  
2. Wilderness Ranch Volunteer Fire Department is funded by monthly dues and fundraisers.  
Members = 29  
Engines = Structure engine 4X4, 500 gal, 1000 GPM  
6X6, 2,000 gal tender, 360 GPM  
6 x 4, 900 gal, 75 GPM  
10 x 8, 3,000 gal, 40 GPM  
4 x 4, 150 gal 7.5 GPM  
4X4, 220 gal, 260GPM  
Chevy extrication unit
  
3. Clear Creek Volunteer Fire Department is funded by fundraisers  
  
Members = 21  
Engines = 6x6 500 gal, 500 GMP  
2x4 500 gal, 1200 GMP  
4x4 brush, 100 gal, 50 GMP  
6x6 brush, 1200 gal, 50 GMP  
6 x6 brush, 750 gal, 50 GPM
  
4. Placerville Fire Protection District is funded by taxes and fundraisers.  
  
Members = 10  
Engines = 6 x 6, 1200 gal 300 GPM  
4 x 2, 4,000 gal 50 GPM  
4 x 4, 800 gal 50 GPM  
Honda Pump  
Structure engine/tanker

5. Idaho City Volunteer Fire Department is funded by taxes.

Members = 20  
Engines = (2) 6 x 6, 500 gal 750 GPM Engine  
6 x 6, 1200 gal 250 GPM Water Engine  
4 x 2, 500 gal 500 GPM Ladder Engine  
4 x 4, 300 GPM  
4x4, pickup chase truck

6. Lowman Volunteer Fire Department is funded by subscription, donations, and fundraisers.

Members= 10  
Engine= structure, 750 gal, 500 GPM  
Structure, 800 gal, 750 GPM  
Tanker 1500 gal  
Tanker, 1000  
Brush truck 125

7. GrandJean Volunteer Fire Department is funded by self-support (Summer/Fall Only)

Members =  
Engine = 4 x 4 75 gal 75 GPM  
Mark III Pump  
500 gal structure engine

8. Garden Valley Volunteer Fire Department is funded by a subscription district and fundraisers

Members = 20  
Engines = 4 x4, 1000 gal, 1250 GPM  
2 x 4, 750 gal, 1000 GPM  
4 x 4, 600 gal, 500 GPM  
5800 gal tender, 500 GPM  
6 x 6, 1400 gal, 150 GPM  
Rescue raft, swift water trained, rope rescue techs  
Extrication equipment and personnel

9. Horseshoe Bend Fire Protection District is funded by taxes and fundraisers.

Members = 16  
Engines = 4 x 2, 500 gal 250 GPM  
4 x 4 1000 GPM  
4 x 4, 200 gal 75 GPM  
6 x 6 1200 gal 250 GPM  
Quick Response extrication equipment, 300 gal  
4X4, 750 gal, 40 gallon foam  
Structure snorkel truck with 50 ft. ladder  
6X6, tender, 2500 gal

10. Valley of the Pines Volunteer Fire Department is funded by fundraisers.
  - Members = 10
  - Engines = 300 gal, 75 GPM
    - 200 gal wildland tk, 80 GPM
    - 500 gal wildland tk, 80 GPM
    - Structure tk 500 gal, 150 gpm
    - 2 portable pumps for stream drafting
  
11. Centerville Fire District Inc. – A non-profit organization is funded by subscriptions
  - Members = 20
  - Engine = 6 x 6 1350 gal 450 GPM
    - 250 gal brush tank with pump
    - portable spider pump
    - 500 gal 750 GPM
    - 1,300 gal, 300 GPM
    - 750 gal, 750 GPM
    - Structure, 500 gal, 1,000 GPM
    - Structure/wildland engine

**Other Fire Protection Agencies**

The U.S. Forest Service has fire equipment in the county and will respond to wildland fires in the summertime. The Idaho Department of Lands brings in equipment in the summer and responds to fires within their jurisdiction. Neither jurisdiction will respond to structural fires unless that fire is threatening the forest. The fire departments in the county have mutual aid agreements with each other, the Idaho State Department of Lands, and the U.S. Forest Service. All the departments and districts have radio capabilities to communicate with each other and the Boise County Sheriff’s dispatch.

Other fire protection and emergency service issues include water availability, poor access to sites, and lack of defensible space. Access for emergency service vehicles is very difficult in areas where private roads and driveways are too narrow for the safe operation of the fire equipment. Access becomes an even greater problem during the winter due to poor weather conditions, unplowed roads, and steep driveways. Poor accessibility can delay fire suppression equipment which jeopardizes homes and lives. Lack of sufficient water and inadequate water pressure to suppress fires is a serious concern that requires cooperation of the county, the cities, the fire departments, and the various property owners.

Currently, the addressing system in Boise County has been completed and enhances fire protection throughout the county by eliminating confusing road names and addresses or by assigning addresses where none have existed.

Boise County has adopted Urban-Wildland Interface Guidelines which is currently being presented as guidelines and recommendations. These guidelines address fire protection issues such as lack of water supply, access to buildings and dwellings, fire safe landscaping, and other issues that hamper good fire protection services.

Water Supply: Within the unincorporated county, all water for homes and businesses is obtained from individual groundwater wells and surface springs. Central District Health Department approves the location of septic drainfields in relationship to well locations on individual sites. A very small number of rural subdivisions have installed private water systems. Those homes using a spring box must show beneficial use to obtain a license to use the surface water as well as have a water right on that spring or river.

The cities of Horseshoe Bend and Idaho City have their own community water systems. Horseshoe Bend gets its water from the Payette River. Presently, the city is attempting to construct improvements to its water treatment plant in order to meet the new Environmental Protection Agency (EPA) Surface Water Treatment Rule. Elk Creek provides Idaho City with its municipal water supply, and the city has recently added a filter system to bring the design up to EPA standards. Idaho City constructed a water treatment plant in 1994-1995. Both communities have metered water.

Well Water: The Federal Safe Drinking Water Act Amendments of 1986 require all states to develop a wellhead protection program. Idaho has developed a voluntary program to manage land use activities in the zone of well water contribution around the wellhead. The Idaho Wellhead Protection Program is relevant to both public and non-public drinking water supplies; although, the emphasis is on education for private systems.

Generally, wells are not metered and they are only maintained when they fail. Users do not have a water-use index to serve as a guide for conservation; consequently, there are insufficient means to monitor conservation and water usage. As a result, there is no way to manage the sewer flow rates. As the county continues to develop, water conservation and sewage will be important issues.

Both public and private wells are monitored by the Idaho Department of Water Resources. All public wells are tested quarterly, but private wells are only tested at the discretion of the property owner unless a health problem arises.

Sewage Facilities: Boise County does not provide any sewer service. Typically, septic tanks and drainfields comprise the sewage systems on individual lots. Public Health District IV provides contract services responsible for reviewing and inspecting these on-site sewage disposal services. The cities of Horseshoe Bend and Idaho City have municipal sewage systems.

At issue will be safe drinking water mandates and the difficulty and expense of sewage treatment in mountainous, rural areas.

Boise County has adopted standards for public health facilities within their subdivision ordinance. This sets minimum standards for septic tanks and potable water supply. Further development of Boise County is dependent upon the safe supply of water and protection from pollution from waste systems.

**Solid Waste:**

Boise County contracts solid waste disposal for waste generated in the county. Currently disposal is conducted by Idaho Waste Systems (IWS) at their Simco Road Landfill in Elmore County. IWS operates one solid waste transfer station at Horseshoe Bend and Boise County

operates three collection sites. Sites are located at Idaho Coty (Warm Springs Ridge), Garden Valley (Middlefork Road) and Lowman (Ten Mile Bridge).

The Warm Springs Ridge Landfill was closed in September 2001 as the county neared the 20 tons per day limit on exempt landfills. The final closure is pending as the cover layer of soil is under going engineering evaluation and acceptance by the Idaho Department of Environmental Quality (DEQ). The county currently operates two Non-Municipal Waste Landfills, at Idaho City and Garden Valley, which are limited to Construction and Demolition Debris (C&D). In 2004, 4011 tons of wastes were disposed of outside Boise County and 136 tons of metal were recycled.

In an effort to deal with continued growth throughout the County all facilities are being evaluated for enlargement and a second transfer station is planned for construction in Idaho City. The Garden Valley Collection Site is open three days per week from May to September to handle the additional traffic of residents self-hauling waste. There are three licensed solid waste haulers in Boise County providing residential and commercial pick-up of refuse. It is estimated that the residential solid waste generation rate is 4.5 lbs per day per person and new construction generates 4.38 lbs per square foot.

**Noxious Weeds:** Boise County Weed Control Department treats noxious weed on over 2 million acres of public and private land. The Idaho Weed Law, Title 22, Chapter 24, states under Landowner and Citizen Duties that “It shall be the duty and responsibility of all landowners to control Noxious weeds on their land and property.” The entire weed law can be viewed at [://www3.state.id.us.idstat/TOC/22024KTOC.html](http://www3.state.id.us.idstat/TOC/22024KTOC.html) . The Boise County Board of Commissioners is the county weed control authority. The County Weed Superintendent may use enforcement powers under the weed law to enter and treat weeds if landowners are unwilling to comply with instructions.

Boise County is a cooperator in two Cooperative Weed Management Areas (CWMA), The Upper Payette and Boise Basin. These CWMA’s encompass all of Boise County and portions of Gem, Valley and Elmore Counties. The county weed department treats noxious weeds on road right-of-way, public lands administered by the US Forest Service, Bureau of Land Management and Idaho Department of Lands and private land by request of the owner. The property owners or administrators are responsible for the cost incurred by treatments.

There are currently eighteen state designated noxious weed established in Boise County. They are: Canada Thistle, Dalmatian Toadflax, Diffuse Knapweed, Eurasian Watermilfoil, Field Bindweed, Hoary Cress(White Top), Jointed Goatgrass, Leafy Spurge, Musk Thistle, Orange Hawkweed, Poison Hemlock, Puncturevine, Purple Loosestrife, Rush Skeletonweed, Scotch Thistle, Spotted Knapweed, Yellow Starthistle, Yellow Toadflax.

Health and Welfare: There are no hospitals or nursing homes in Boise County. Although the county has no resident doctors, dentists, several doctors do have offices in the county on a part-time basis. There are two tax supported health clinics in the county; Garden Valley Health Center and Horseshoe Bend Health Center. There is also one private clinic in Idaho City as well.

#### Veterinary Health Clinic

Cascade Veterinary Clinic, Garden Valley office has opened in the Middlefork area of Garden Valley. Their office hours are 8 to 5 Monday through Thursday.

## **Health Clinics**

Garden Valley Family Practice, owned by Dr. Michael Koenig who resides in the county, is a primary care family practice clinic. Services include primary care, urgent care, x-ray, and limited pharmacy services. Services are provided by a mid-level provider and the Physician. The clinic's funding source is the taxing receipts and patient receipts. The clinic offers a sliding fee scale based on patients' ability to pay. The clinic is a Rural Health clinic - a Federal designation for clinics. Hours are Monday through Friday.

Horseshoe Bend Health Clinic is a primary care family practice clinic. Services include primary care, urgent care, and limited pharmacy services. Services are provided by a mid-level provider, physician supervision is by an out of county physician with a medical practice in the Treasure Valley. The physician visits the clinic two times a month. Management of the clinic is by a volunteer citizen board and an appointed taxing district board to supervise tax receipts. The clinic's funding source is the taxing receipts and patient receipts. The clinic is a Rural Health Clinic, a Federal designation for clinics. Office hours are Monday through Thursday, 8 to 6.

Basin Community Health Center is a primary care family practice clinic located in Idaho City. Services include primary care, urgent care, X-ray, counseling, mental health, prenatal care, substance abuse counseling and limited pharmacy services. Services are provided by a mid-level provider. Management of the clinic is by a sole proprietor. The clinic's funding source is patient receipts and a retail operation providing over-the-counter medications, office supplies, cards and wrapping paper, and copy and fax services. The facility includes a commercial kitchen and conference room. Rural Health Clinic designation is pending application. Office hours are daily except Thursday.

The facility provides space for chiropractic, dental practice and holistic health care providers.

## **Ambulance Service**

Boise County has three ambulance services: East Boise County, Crouch, and Horseshoe Bend covering all of Boise County. East Boise County Ambulance District, with three extrication units to back up the ambulances, is tax supported and consists of Idaho City, Lowman, Robie Creek, and Star Ranch/Centerville area/Placerville with ambulances housed in Mores Creek, Star Ranch/Placerville, Idaho City and Lowman. Crouch ambulance service is privately funded. Horseshoe Bend Ambulance Service is a publicly owned service funded by the City of Horseshoe Bend. Lifeflight services are provided to Boise County residents by St. Luke's and St. Alphonsus hospitals in Boise. On the ground, the Northwest Paramedics and Ada County Paramedics provide advanced life support.

## **Services**

Boise County has a welfare department that offers limited medical and financial assistance. For other community services citizens must travel to the Idaho State Health and Welfare office in Boise and Emmett.

## Disaster Services

Boise County Department of Disaster Services prepares for disasters and emergencies as required by the Idaho State Disaster Preparedness Office. The Boise County Disaster Coordinator is hired by and works for the county board of commissioners. Approximately 50% of its budget is received from the Federal Emergency Management Agency.

The Fire Services Coordinator works for the Disaster Coordinator and is responsible for coordinating all fire services within the county.

### Seniors

There are three senior citizen groups in Boise County that can offer help to seniors. Western Idaho Community Action distributes commodities from time to time. The Senior Centers are located in Horseshoe Bend, Crouch, and Idaho City.

Communications: Traditional wireline telephone service in Boise County is provided by three telephone companies. All have fully digital switches that are capable of offering a full complement of advanced services and quality voice and data transmission. While the service areas of two of the companies are open to competition, no competitors have yet installed any facilities or aggressively sought customers.

The Cambridge Telephone Company services approximately 250 lines in the Lowman area. Service is provided by a fully electronic digital switch- a remote that is served from the Company's host switch in Cambridge. Calls out of the area are carried via microwave to Jackson Peak, then to Snowbank, then to Cambridge. Cambridge doubled the microwave capacity in 1997. Cambridge has been declared a Rural Telephone Company and, therefore, not open to competition. DSL is planned to be added to the system in the county, with fiber optics in the near future.

The western side of Boise County is served by Frontier, a Citizens Company. All of the Garden Valley and Horseshoe Bend exchanges, as well as a small portion of the Sweet exchange, is located in Boise County. The Garden Valley exchange has approximately 1,850 lines served by a remote switch that operates off of the Horseshoe Bend host. The Horseshoe Bend exchange, which includes the Banks area, has approximately 850 lines. Citizens installed fiber optic cables linking Garden Valley, Horseshoe Bend, and Sweet to QWest's fiber optic network in Emmett. These cables were linked with a fiber optic line to Cascade and McCall. High speed internet is offered in Horseshoe Bend and Garden Valley exchanges.

Idaho City, Placerville, and the southeast corner of the County are served by QWest. The Idaho City exchange includes most of this area including Placerville, Centerville, and as far south as Grimes Creek. The area below Grimes Creek is part of the Boise exchange and is served out of the Boise Main switch. The Idaho City office is a digital remote, operating off of the Boise Main Host, via a digital radio loop. Calls outside the area are microwave to Deer Point then to the Boise Main.

All of Qwest's customers have toll free access to the entire Qwest Treasure Valley calling region. Frontier has implemented an optional calling plan that, for an additional charge, provides its customers with toll-free access to Qwest's treasure valley calling area. For a separate, additional fee, Frontier and Qwest's customers can also receive toll-free calling to the Lowman exchange.

Wireless service is spotty in Boise County. Several wireless telecommunications tower been installed providing reasonable coverage along Highway 55 to Gardena. Other areas with line-of-sight access to the towers outside Horseshoe Bend or the tower at Bogus Basin also have acceptable wireless reception. Areas of Garden Valley have access, however, reception is spotty,

at best, along Highway 21, the Banks-Lowman Highway, and Highway 55 above Gardena. If the newer versions of satellite based wireless service become more affordable, as expected, they may provide an additional communication option for many Boise county activities.

Internet access through a local dial-up number is available throughout Boise County. Frontier Telephone operates a Cyber Highway franchise in the Lowman area. Qwest customers have toll-free access to numerous Internet service providers in the Boise area.

Boise County's only general circulation newspaper is the Idaho World. It is the legal newspaper of all the units of government and the schools within Boise County. It focuses on events and news from throughout Boise County and is published weekly. The Payette River Journal, a monthly "advertiser" is published in Garden Valley. Other "advertiser" or free distribution guides and newsletters are also published periodically. The daily Idaho Statesman, published in Boise, is also circulated throughout Boise County.

Electricity: Electric services in Boise County are provided by the Idaho Power Company. The eastern part of the county is serviced from Boise and the western part of the county is serviced from Emmett. Rates are set by the Idaho Public Utilities Commission. There are some privately owned power generating plants in the county. There is also a substation located west of Horseshoe Bend.

The Horseshoe Bend electric distribution feeder line from the Horseshoe Bend substation supplies the area along the south Fork of the Payette River to Lowman with electricity. Idaho Power will continue its work on upgrading the Highway 21 line and Idaho City lines to 34.5 kv. The combination of the two projects will greatly increase power reliability and quality in the Boise Basin.

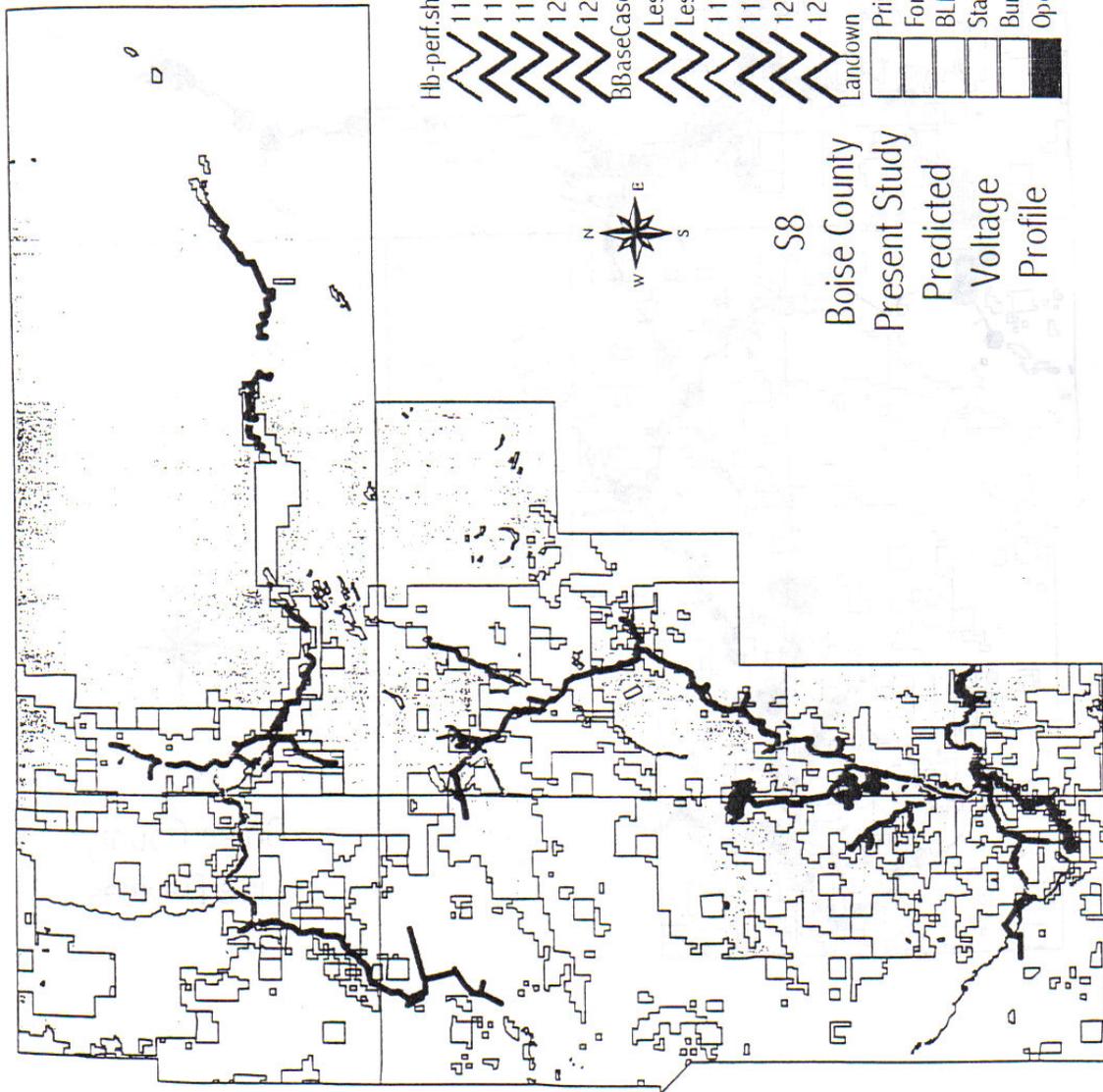
Idaho Power Company has reported that 60% of local reliability problems are caused by trees. Tree removal and trimming programs on company rights-of-way have helped the problem. Additionally, education of property owners on the importance of planting power-line friendly trees has helped.

A plan was prepared after several meetings with the Board of Commissioners and the public. Implementation of the Plan began in 2000, which called for new technology such as sectionalizing the systems, improved switching devices and fault location devices, new monitoring equipment, larger lines, a new fusing system, remote control, and outage detectors. The short-term objectives of the plan were to:

- 1) Reduce the impact of events.
- 2) Minimize outage areas.
- 3) Reduce time needed to find and correct problems.
- 4) Restore service as quickly as possible.

Long term objectives to the plan cited several scheduled improvements to increase the reliability of the service, provide for the growing need (load), and try to reduce maintenance requirements for the area.

Maps of the Idaho Power distribution facilities are shown below with this component to encourage corridor preservation and to help eliminate rights-of-way encroachment, therefore, minimizing outages.



Heating Fuel: Natural gas is not available in Boise County. Two companies deliver heating oil to Boise County in both Idaho City and Garden Valley. The rest of the county depends on deliveries from companies outside of the county. No company in Boise County makes deliveries of liquid gas (propane). All must depend on companies outside of the county for delivery to Boise County. There are several places in Boise County that can fill small bottles. There are no large quantities of fuel oil or propane stored in the county. A major heating source in Boise County is wood through the use of wood stoves, pellet stoves, and fireplaces.

Criminal Justice: The criminal justice system in Boise County is under the jurisdiction of the Fourth Judicial District of the State of Idaho. An elected judge serves as a magistrate for the Fourth District. The court jurisdiction includes all misdemeanors, juvenile cases, probate cases, preliminary hearings on felonies, and civil cases up to \$10,000. Other legal matters are presided over by a Fourth District Judge who travels to Boise County as the need arises. A majority of cases handled by this court involve out-of-county residents.

Employees of the court include clerks, one part-time bailiff, and Juvenile Justice staff. Court is held at the county courthouse in Idaho City and the courthouse annex at Horseshoe Bend. Juvenile Justice is housed in the Ambulance Shed in Idaho City and an annex building at the county facilities in Horseshoe Bend. There has been some discussion of the need for a second courthouse annex to be located in Garden Valley to serve that end of the county.

Cemeteries: A unique discovery in researching the cemeteries in Boise County is the fact they have all named them "Pioneer Cemetery".

Garden Valley currently has no public cemeteries. The most recent, Mills family pioneer cemetery, has been closed.

Horseshoe Bend Pioneer Cemetery.

The cemetery is owned and operated by the Pioneer Cemetery District. The district has three elected community board members with a clerk and a contractual maintenance person. Internment fees are differentiated as pioneer families, residents of the district, and non-residents of the district. The district is in the process of acquiring more land adjacent to the current location for expansion of the current cemetery. The current available lots are approximately 200. The Cemetery District Clerk is the contact person for internment.

Idaho City Pioneer Cemetery

The cemetery is owned and operated by the City of Idaho City. The city owns approximately 30 acres around the current pioneer cemetery. The historic part of the cemetery is closed for new internments. The City of Idaho City has opened three more acres with 100 plots. The historical section of the cemetery is jointly maintained by the City of Idaho City and the Idaho City Historical Foundation. There are no restrictions for internment. Internment fees are set by the City Council. The City Clerk is the contact person for internment.

### Placerville Pioneer Cemetery

The cemetery is owned and operated by the City of Placerville. The city maintains the cemetery. The cemetery is near capacity with less than 100 plots left. There are no future plans to expand. Internments, by custom, are limited to residents of Boise County with historical ties to the Boise Basin. Internment fees are set by the City Council. The City Clerk is the contact person for internment.

### Lowman Cemetery

The Cemetery is owned and operated by the Lowman Community Church and is a private cemetery which can be used by the Lowman community. It operates on donations only. Internments are subject to approval by the Cemetery Committee.

There are several family cemeteries on private property. The family cemetery plot is subject to state code regulating cemeteries. There are several small abandoned cemetery areas around the county- especially around those areas where there were early settlements in the county.

Finally, there are two cemeteries located on BLM land, both in Centerville, on both sides of the road. Neither receives maintenance at this time,

The county has no ordinance regarding private scattering of cremation remains whether on public or private property.

Other County Facilities: The county owns other public facilities including:

- County Shop complex located in Idaho City, Garden Valley, and Gardena
- Ambulance locations at Lowman, Idaho City, Robie Creek and Placerville
- Solid Waste/Noxious Weed general offices and transfer site, Horseshoe Bend
- Juvenile Justice Building in Horseshoe Bend at the Courthouse Annex

The county does not own a fairgrounds facility but does contribute to the Gem County Fair so that its residents might participate in those activities. There currently exists an effort to research means to build a county fairgrounds site.

The City of Idaho City is in the process of developing a park complex. The twenty year plan includes a Rodeo Arena, Amphitheater, BMX Facility with disbursed picnic areas, hiking trails, two softball fields, three parking areas, two expo buildings, public gathering space, winter sports parking, wetlands and interpretive trails.

Quasi-Public Facilities:

- Various churches throughout the county
- Community Halls
- Ladies Improvement Club

### **GOAL:**

To promote the social and economic needs of the county by identifying and providing adequate infrastructure and services to meet those needs.

### **OBJECTIVES:**

- Identify needs for cemeteries expansion or formation and support efforts to ~~meet~~ accomplish those goals including supporting the communities of Horseshoe Bend and Idaho City in:

1. expanding their current cemetery sites, and
  2. working with community members in Garden Valley to acquire land, and form a community cemetery either through formation of a district or part of a governmental entity.
- Maintenance of existing public service facilities and services is a priority.
  - Continue research into developing fairgrounds in the county, including how to accomplish this, where it should be located, and possible funding sources.
  - Research innovative ways to provide services in the county where there may not be county facilities
  - To work towards all areas of the county having a Boise County mailing address (rather than a Boise City mailing address) so that residents can identify geographically with the county.
  - Encourage county commissioners to recognize geographic differences in the county, even within their own districts, in providing services and making decisions.
  - Continue to publicly support law enforcement.
  - Research and implement options (such as fines, user fees, and local options) for outside users of county services to assist with the costs for those services.
  - To work with the state legislature to spread costs in a statewide system to deal with catastrophic criminal cases and the court system costs attributed to out-of-county residents.
  - Fire protection:
    - 1) Review the costs and benefits of consolidating fire districts.
    - 2) Support continued coordination between fire districts through such methods as the Fire Association and the Fire Services Coordinator position.
    - 3) Encourage further development of fire protection services as funds allow.
    - 4) Support the adoption of fire protection guidelines to abate fire hazards both in developments and near public lands.
  - Continued enforcement of health standards
  - Look at a more standardized disposal services for the county (county or private) and research recycling alternatives.
  - Encourage volunteerism for ambulance/fire services.
  - Encourage citizens to become educated on disaster services and what they can do.
  - Support efforts for seniors' education on services available, to encourage services and programs designed to enable seniors to continue to live in their personal residences.
  - Encourage the availability of up-to-date technology for county residents while developing policies on the placement of facilities to bring those services to the county (such as the placement of cellular towers).
  - Encourage improved television services including the ability to get local stations and news.
  - Promote a more reliable electrical service and support Idaho Power's efforts in this endeavor.
  - Encourage implementation and enforcement of minimum standards for construction.
  - Follow the policy that new growth shall pay for itself. Encourage the County to research ways to make this possible.
  - Coordinate new development proposals with cities, communities, public service providers, school districts, and state and federal agencies.
  - Encourage development of land compatible with the nearby availability of public services, facilities, and utilities.
  - Provide for review and comment on all proposed subdivisions by the appropriate emergency service agencies to ensure adequate roadway access and availability of water.
  - Prevent contamination from solid waste disposal through appropriate location of collection sites and transfer stations and the enforcement of disposal regulations.

# HOUSING

## *Introduction*

This component considers the land and the dwelling units where Boise County residents live, and the future projections of housing demand.

Canyon and Ada County growth has heavily impacted Adams, Valley, Washington, Payette, Gem, Elmore, Owyhee, and Boise Counties. Records indicate a 278% increase in the number of housing units between 1980-2005 in the county. As costs have risen in Boise, families have moved farther from the employment centers to the smaller communities within the region. These communities have, in turn, been faced with growth pressures, lagging infrastructure, and ineffective regulations.

This section examines the existing housing characteristics and future housing demand within the county.

Housing policies will focus on:

- Ensuring that adequate land is available for future housing demands that are in harmony with the land use policies of the comprehensive plan.
- Encouraging innovative development compatible with natural features and resources.

## *Existing Conditions*

General Overview – Boise County has experienced significant growth during the past decade. Much of this is due to the increase in people willing to make the drive from Boise County to the population centers in Treasure Valley. Also, lesser-priced housing available in Boise County has contributed to the growth. Local realtors have attributed that much of the growth to first time homebuyers who are purchasing homes under \$100,000. In addition, persons are retiring and making their, once seasonal, home a full-time home. Finally, there seems to be professionals moving in who often telecommute to work and only drive into the Treasure Valley once or twice a week.

New arrivals' income levels vary from working families in the moderate-income range to working professionals and retired persons with higher incomes. Development in the county reflects this income variation with new housing ranging from the low to high-income depending upon the area.

The County's addressing system has helped track existing homes and provide a means to plan for better county services- from emergency services to planning and zoning responses. One of Boise County's problems in providing these services is that much of the south part of the county has City of Boise addresses even though they are located 30 miles from Boise.

The County Assessor has indicated there are a total of 5,684 households in Boise County. Of these, 2,968 claim the Homeowners Exemption leaving 2,716(or over 48%) as rentals or non-resident, seasonal homes.

**Housing Units** - In 2002, there were 4,495 total housing units in the county of which 83.4% were owner occupied. Since 2002, historic building permit activity data shows a continual

increase in construction - primarily residential. From 1990 to 1997, 1,493 building permits have been issued in the county (this does not include those issued within city limits). Updated building permit numbers are available in the Population component.

As of November 2005 there are 6,356 subdivision lots within Boise County. Of these, 3,302 are developed with a remaining 3,066 undeveloped lots owned by private individuals. There are 579 lots currently under developer ownership and, presumably, available for development.

**Residents** - In 2002 the census bureau showed a housing unit total of 4,495 with 2,616 occupied. It also stated that 1,442 were units used for seasonal, recreational or occasional use. These figures show that a higher percentage of people are choosing to make Boise County their permanent residence home. The majority of those non-residents are still found to come from the City of Boise/Garden City area.

As commuting has become a more accepted practice and the roads from Idaho City and Horseshoe Bend have been improved, it is believed that more and more residents, who were once seasonal, have made the choice to live in Boise County on a year round basis. This has benefits and impacts; namely, these people will become more interested in the day-to day decisions of the county and how these might affect them. However, it places more burden on county services (as these services are now needed year-round, rather than only during the few months the home was previously occupied).

**Households** - In 2000, there were 2,616 full-time households in Boise County. The U.S. Census defines household as "one or more persons occupying a housing unit." A housing unit is defined as "either an occupied or vacant house, apartment, or single room that is intended as separate living quarters." This represents an average of 2.52 persons per household. Once again, it is believed that the number of permanent residents has grown.

**Housing Assessment** - Although, a detailed housing study is not available for Boise County, a review of U.S. Census data reveals the predominance of single family dwellings and mobile homes. In 1995 and 1998, state law required that Boise County address the use of mobile and manufactured homes within its county. These homes are allowed and considered the same as site-built homes as long as they can be shown to meet the same safety and siting standards as required for site-built homes within the county.

### **Housing Conditions**

The age of the county's existing housing stock is a demonstration of overall housing conditions. Nearly 40% of the housing in Boise County was built between 1970-1979.

**Table 4 – US 2000 Census Housing Figures**

<b>HOUSEHOLDS BY TYPE</b>	
<b>Total Households</b>	<b>2,616</b>
<b>Family Households (families)</b>	<b>1,899</b>
Married – Couple Families	802
Percent of Total Households	72.6%
Other Family, Female Householder	151
<b>Non Family Households</b>	<b>717</b>
Percent of Total Households	27.4%
Householder Living Alone	571
Householder 65 Years and Older	159
Persons Living in Households	
Other Family, Female Householder	151
<b>Average Household Size</b>	<b>2.52</b>

Source: U.S. Census, 2000

<b>BOISE COUNTY AGE OF HOUSING</b>		
Total Housing Units (updated 2002)		4,495
Year Structure Built	1990-2002	1,601
	1989-3/1990	170
	1985-1988	192
	1980-1984	515
	1970-1979	1,086
	1960-1969	369
	1950-1959	219
	?-1949	343

**Housing Demand/Affordability**

The current lack of multi-family dwellings in the county does not provide a clear picture of demand. The county’s nature encourages single family housing development with mobile home parks and small apartments in the community centers to fill the demand. Mobile homes probably provide the only “affordable” housing at this time. The issues of what is affordable housing and how best to deal with the provision of affordable housing is a subject for future discussion among the county residents.

**Housing Value**

The 2000 Census information in Table 4 provides housing values and rents which gives a glimpse of Boise County housing compared to Ada County and the state of Idaho.

### *Future Conditions*

Growth is expected to be most noticeable in the moderate to upper income housing. Residents will likely continue to live in the county and commute to places of business in the Treasure Valley. Demand for housing rentals will be dependent upon the economic growth of the county. Housing issues that face urban areas today will be more pronounced over the planning period including:

- Low income/affordable housing
- Elderly and senior housing (currently there is none available)
- Transitional housing

### **GOAL:**

To continue to assess and make provisions for housing demands and needs, including safe, adequate and affordable housing, through land use planning in accordance with the land use policies set forth in this plan.

### **OBJECTIVES:**

- To continue to allow for the placement of mobile homes (built prior to July 1, 1976) on single family lots as long as they meet the requirement of “rehabilitation” as directed in state law.
- Research opportunities and methods to protect low/moderate housing from rising taxes due to nearby new development. To direct the County Commissioners to address state law requirements in accomplishing this objective.
- To research and implement ways to ensure that new development, particularly rural subdivisions, pays its share of the costs for providing county and school services.
- To encourage private investment for appropriate housing to meet elderly and/or disabled needs such as assisted living centers.
- To encourage the practice of fair housing policies in both the sale and rental of housing in Boise County.
- To encourage a “residential” building standard that would allow for the accomplishment of the American Dream – a standard that would meet health and safety standards, plumbing and electrical codes and allow for phased building over a period of time.
- To encourage all types of housing opportunities, to meet the desires of those living in the county, within the direction of the land use policies.
- Encourage education of the buyer about county regulations and requirements
- To strictly enforce floodplain building standards discouraging development in an identified floodplain.
- Encourage future residential development, as much as possible, into existing undeveloped subdivision lots in the County.
- Encourage the use of flexible land development standards to assist in innovation and creativity in meeting housing needs in Boise County.

## RECREATION AND OPEN SPACE

### *Introduction*

Recreation and open space opportunities are a major interest to the people of Boise County. Historically, recreational mining, sight seeing, and fishing have been the primary recreational activities in the county. The 1997 Boise County Planning Survey as well as the citizens committee working on this plan, found that property owners rated the greatest assets of the county as openness, natural beauty, clean air, un-crowded conditions, recreational opportunities, and its rivers and streams. These special features are significant factors contributing to the county's overall quality of life.

As a rural county, with 84% in publicly managed lands, a diverse number of outdoor recreation opportunities are available. Activities include sightseeing, picnicking, hiking, recreational mining, fishing, hunting, camping, horseback riding, backpacking, bike riding, swimming, cross-country skiing, downhill skiing, snowmobiling, ATV use, and motorcycle touring. There are also several areas in the county with natural hot springs.

Boating includes rafting, kayaking, tubing, white water float trips, and jet boating on the county's rivers as well as use of Lucky Peak and Arrowrock Reservoirs. Other activities include driving for pleasure, photography, nature study (game herds), exploring historic and natural places, and gathering forest products such as berries, firewood, and mushrooms.

However, the heavy usage of these recreational areas places a financial burden on the county. Recreational use creates increased demands on law enforcement, the court system, waste management, search and rescue, emergency medical services, and road maintenance. Although county services such as those provided by the sheriff's office are impacted by recreation users, there is dis-proportionally minimal economic support of such services generated by recreational use. The planning of recreational management areas and facilities must consider time and cost impacts on county services and must provide for economic or other mitigation of such impacts.

With the state's largest urban population located adjacent to Boise County, the county offers distinctly different recreation experiences within an hour's drive. The appeal of clean air, scenic beauty, friendly people, and un-crowded conditions makes the county extremely inviting. Access is now easier with highway improvements to Horseshoe Bend Hill, the Banks-Lowman Road, and the Highway 21 connector from Interstate 84. Growth in adjacent Ada and Canyon Counties, as well as unprecedented growth in Boise County, will place additional demands on the county for recreational opportunities.

Recreation is also one of the primary reasons that people own property in Boise County. Over one-third of the Boise County private property owners live outside the county. The majority of these property owners come to Boise County to recreate and enjoy the beauty and peacefulness of the open lands on weekends or summer vacations.

The citizens of Boise County make a distinction between the tourist and the recreationist. The tourist is a person to whom Boise County is a destination point, and they come to see a historical, archaeological, or other special sites as part of their travel plans. The tourist most often spends his money in the hotels, restaurants, gas stations, and retail stores in the county as part of their trip. The recreationist comes to recreate, usually, in the public forestlands and rivers. They come self-contained and often do not even stop to get gas in the county. They spend very little

money but utilize the county's roads and services while here. The tourist contributes more to the economy (for the dollars they spend stay in the community and help to pay for the services they use). The recreationist doesn't contribute and, more often than not, does not begin to pay for the services he receives.

### *Existing Conditions*

#### **Garden Valley Recreation District**

The Garden Valley Recreation District was formed by citizen initiative in May of 2000. The District's jurisdiction extends over 200,000 acres in northwest Boise County. The first priority was for the public entity to purchase, develop and manage a community park. The Idaho Foundation for Parks and Lands was able to finance and protect the park parcel for the community.

After formation, Garden Valley Recreation District residents broadened the park vision to include a trails system in a Long Range Plan. During the planning process the public identified the need for non-motorized trails for access and the safety of school aged children. In 2002, the Idaho Transportation Department encouraged and helped develop funding which has now been allocated for the Garden Valley Trail. In 2005, the park was transferred into public ownership. The development of the Community Park is a prime objective throughout the Long Range Plan, as funds, volunteer labor and material become available.

The Board established the following as the Mission of the Garden Valley Recreation District: "To enhance the quality of life for district residents by working in partnership to foster and enrich healthy community environments, protect recreational access and promote activities."

The Board of Directors is an elected, policy setting body with legal authority as provided by Idaho Code Title 31 Chapter 43. They are primarily responsible for the overall direction and management of the District, any personnel and services that are delivered by the District. The Board currently consists of five directors.

Due to limited funds, the District employs no staff, relying on the Board, volunteers, contract labor and professional services to implement any programs, services or projects. The Board has developed relationships with a variety of other public and private organizations to assist the District in carrying out its mission and providing facilities and services to District residents.

Parks - In Boise County, public agencies play an important role in providing recreation opportunities. Currently, the county has no parks and recreation department. Instead they rely on the vast recreation resources of the U.S. Forest Service, Bureau of Land Management, and Bureau of Reclamation which, together, manage 1,020,000 acres of the land area of Boise County.

Small city parks include Idaho City's Brogan Park, Smokejumpers Park, Idaho City Rodeo Grounds, Placerville Park Square, and Horseshoe Bend's City Park.

Recreation Sites - Boise County has a number of private resorts and recreation sites including Bogus Basin Ski Area, Terrace Lakes Resort, Sawtooth Lodge in Grandjean. Developed recreation sites include campgrounds, picnic areas, boating sites, ski areas, and a network of trails. The county has over thirty-one campgrounds operated by the Forest Service with a total of 327 units. The Forest Service and Bureau of land management have a number of undeveloped dispersed areas/sites in the county used for both day use as well as overnight camping in.

Recreation is the primary activity of the eastern part of the county with access, through Grandjean, to the pristine wilderness of the Sawtooth National Recreation Area (SNRA). The SNRA is one of the West's most breathtaking scenic areas. The rugged Sawtooth Mountains provide sightseeing and high elevation lake fishing for hikers and backpackers, mountain biking, water based recreation, motorized trails and equestrian activities. Tables 1 and 2 include an inventory of recreation sites and campgrounds in Boise County.

There are some concerns shared by County residents on recreation. The first involves the use of private land for recreational purposes without permission of the property owner. Many recreational users do not seem concerned about trespassing upon private land in the pursuit of their hunting, fishing, or other types of uses. A second concern is that many organized recreational sites are having their traditional uses changed. An example is the changing of campgrounds into kayaking areas which further reduces general public use and potentially forces users onto private lands. Finally, there is a concern about the increasing lack of respect shown by some users of public lands. Litter is left behind, and rules are not followed which leaves county residents to cope with the mess.

Trails and Roads - The County has an excellent system of hiking, cross county skiing, snowmobile, and equestrian trails and trailheads offering a wide variety of distances and skills. Groomed cross-country trails include Whoop-Em-Up, Gold Fork, and Banner Ridge loop trails. These trails are maintained by the Idaho Department of Parks and Recreation under the Park-N-Ski permit program. Boise County has outstanding snowmobile conditions and a network of groomed trails overseen by the Boise County Snowmobile Advisory Committee. Granite Creek Snow Park is the primary trailhead, with snowmobile trails connecting Placerville, Centerville, Idaho City, Lowman, Bear Valley, and Stanley. The county also provides an extensive trail network of hiking and equestrian trails-most open from late spring to mid-fall.

The County has been paying close attention to the preservation of public access, concerning the "customary and historic use of public highways," as mentioned in Public Law RS 2477. Currently, the rights-of-way of these historic trails and roads are being mapped to provide a record for their preservation. This program applies to those trails and roads that may be currently on public or private land but were once public property.

River Recreation - The County's rivers provide a high quality fishery and floating experience. On the Payette River, river-oriented recreation activities have expanded dramatically in recent years. Recreational mining, sightseeing, and fishing have been the primary historic recreation activities.

Lakes and Reservoirs - The County is also home to the Lucky Peak Reservoir (administered by the US Army Corp of Engineers and the Idaho State Parks and Recreation Department) and Arrowrock Reservoir (administered by the Bureau of Reclamation and the Forest Service). The County Sheriff provides marine patrols for safety on each of these bodies of water.

### *Impacts*

About 7.5 million people, including 5.0 million out-of-state tourists visited Idaho's scenic attractions; undoubtedly, many stopped in Boise County. According to federal and state parks and recreational personnel, impacts are everywhere: traffic jams, parking problems, trampled vegetation, and littered camps and trails - to name only a few. Boise County has experienced these annoying problems, and the future only points to more tourists. The long-term plan for public lands suggests user limits and encouraging people to utilize less-known and less used areas in the state. This does not relieve Boise County from taking a very proactive approach to recapturing costs associated with these outdoor activities and creatively managing recreation and tourism impacts.

### *Planning Survey -1997*

The 1997 Planning Survey showed that 82% of the county residents favored the promotion of tourism and recreation as long as it pays for itself. Seventy-four percent encouraged the preservation of the natural surroundings and fewer people. Almost 58% encouraged the preservation of private land for wildlife use. This compares to the 1993 survey of property owners that found that 58% supported more recreation development provided it pays its way. Regarding public lands, 43% support current levels of recreation and 39% believe more recreation should be encouraged. Seventy-four percent of private property owners favor land use policies that preserve as much open space as possible. Fifty-two percent did not support the development of a large "all seasons" resort within the county.

### *Future Conditions*

Population forecasts indicate that Boise County will continue to expand which will create an increased demand for facilities and recreation programs. Likewise, the Boise National Forest will continue to attract more visitors. Boise County's appeal as uncrowded, featuring beautiful scenery, and unlimited recreation opportunities, will encourage more vacation use, as well as increased daily outdoor recreation use, and the development of second homes. Many times, as past trends have shown, these part time residents become permanent homes, with an increased need for county services. Recreation and fitness trends indicate more time devoted to leisure and health.

A local, county, state, and federal debate will continue about the appropriate balance for recreation, watershed, timber, and growth in Boise County. The county strongly opposes designation of any waterway within its boundaries as "wild and scenic" as defined by the federal government. This opposition applies to portions of the North Fork Payette River, the South Fork Payette River, the North Fork Boise River, Crooked River, and Deadwood River. While the county wishes to keep these areas as natural and scenic as possible, they believe that control should be at the local level of government.

Hydroelectric developers have identified the North Fork and South Fork of the Payette River as potential hydroelectric resources. The Payette River Plan, adopted by the Idaho Water Resource Board February 1, 1991 and enacted by the Idaho Legislature, designated the South Fork of the Payette River from the SNRA to its confluence with the Middle Fork Payette River as a

recreational river. Likewise, the North Fork of the Payette River from Cabarton Bridge to its confluence with the South Fork Payette River and the Payette River from the confluence of the North and South Forks of the Payette River to Beehive Bend (2.5 miles up stream of Gardena) are designated as a recreational river. The Payette River Plan was updated without major changes in the 1999 session.

Where possible, park facilities should be clustered with schools to maximize their use, reduce operating expenses, and improve opportunities for supervision of activities.

*Forecast Needs*

There will be an increasing demand for quality leisure and recreational opportunities expected by

- 1) the people of Boise County, and
- 2) visitors from Ada and Canyon Counties, as well as
- 3) out-of-state tourists.

As recreation and tourism continue to play an expanding role in Boise County, the county will need to work closely with the Forest Service, BLM, and State Parks and Recreation Department to manage and balance the demand for outdoor experiences versus county benefit. Special attention is required to address new revenue sources (permit fees, license fees, etc.) that can help to support county services impacted by the number of tourist and recreationists and to replace property tax money expended for such services.

ID	SITE NAME	REG	OWNER	MANAGED BY	AGENCY
909	ROBIE CREEK	3	FEDERAL		US COE
872	GARDEN VALLEY GUEST RANCH	3	PRIVATE		
871	TERRACE LAKES	3	PRIVATE		
1194	GRANITE CREEK SNOW PARK	3	PRIVATE		
873	SAWTOOTH LODGE	3	PRIVATE		
879	PINE TOP YOUTH CAMP	3	PRIVATE		
878	WARM SPRINGS CREEK	3	STATE		
877	GARDEN VALLEY AIRPORT REC AREA	3	STATE		
876	SOUTH FORK PAYETTE AIR STRIP	3	STATE		
881	HORSESHOE BEND POND	3	STATE		
882	GRIMES CREEK DREDGE POND	3	STATE		
1208	RIFLE RANGE	3	STATE		
880	ALDER CREEK	3	STATE		
1206	PINE FLAT SPORTSMAN ACCESS	3	STATE		
1209	MIDDLE FORK	3	STATE		
1205	DANSKIN SPORTSMAN ACCESS	3	STATE		
1207	GARDENA-HORSESHOE BEND	3	STATE		
1195	THE PONDEROSA	3	PRIVATE		
875	IVYDALE YOUTH CAMP	3	PRIVATE		
1196	SOUTHFORK LODGE	3	PRIVATE		
4994	ARROWROCK	3	FEDERAL		
4995	BADGER CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5000	GROWN'S CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5004	COTTONWOOD	3	FEDERAL	USFS BOISE	USFS BOISE

5022	SHAFFER BUTTE	3	FEDERAL	USFS BOISE	USFS BOISE
5028	WILLOEW CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
2030	BAD BEAR	3	FEDERAL	USFS BOISE	USFS BOISE
5031	BALD MOUNTAIN	3	FEDERAL	USFS BOISE	USFS BOISE
5032	BANNER RIDGE	3	FEDERAL	USFS BOISE	USFS BOISE
5034	BEAR RIVER	3	FEDERAL	USFS BOISE	USFS BOISE
5035	BLACK ROACK	3	FEDERAL	USFS BOISE	USFS BOISE
5037	BUENO VISTA SKI	3	FEDERAL	USFS BOISE	USFS BOISE
5039	COTTONWOOD	3	FEDERAL	USFS BOISE	USFS BOISE
5040	CROOKED RIVER	3	FEDERAL	USFS BOISE	USFS BOISE
5043	EDNA CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5045	GOLD FORK	3	FEDERAL	USFS BOISE	USFS BOISE
5046	GRAHAM BRIDGE	3	FEDERAL	USFS BOISE	USFS BOISE
5047	GRANITE CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5048	GRAYBECK GULCH	3	FEDERAL	USFS BOISE	USFS BOISE
5051	HAYFORK	3	FEDERAL	USFS BOISE	USFS BOISE
5053	JENNY LAKE	3	FEDERAL	USFS BOISE	USFS BOISE
5061	TEN MILE	3	FEDERAL	USFS BOISE	USFS BOISE
5063	TEN MILE	3	FEDERAL	USFS BOISE	USFS BOISE
5064	WHOOOP-YM-UP	3	FEDERAL	USFS BOISE	USFS BOISE
5067	WILLOW CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5068	BENCH CREEK	3	FEDERAL	USFS BOISE	USFS BOISE
5069	BLUE JAY	3	FEDERAL	USFS BOISE	USFS BOISE
5070	BONNEVILLE	3	FEDERAL	USFS BOISE	USFS BOISE
5072	BULL TROUT	3	FEDERAL	USFS BOISE	USFS BOISE
5076	DEADWOOD	3	FEDERAL	USFS BOISE	USFS BOISE
5079	EAST JORDAN BRIDGE	3	FEDERAL	USFS BOISE	USFS

					BOISE
5082	HELENDE	3	FEDERAL	USFS BOISE	USFS BOISE
5083	JULIE CREEK	3	FEDERAL	USFS	USFS BOISE
5084	JULIE CREEK	3	FEDERAL	USFS	USFS BOISE
5085	HOWERS	3	FEDERAL	USFS	USFS BOISE
5086	JULIE CREEK	3	FEDERAL	USFS	USFS BOISE
5087	KIRKHAM	3	FEDERAL	L&L	USFS BOISE
5088	KIRKHAM RIDGE	3	FEDERAL	USFS	USFS BOISE
5090	MOUNTAIN VIEW	3	FEDERAL	L&L	USFS BOISE
5091	PARK CREEK	3	FEDERAL	L&L	USFS BOISE
5092	PINE FLATS	3	FEDERAL	L&L	USFS BOISE
5094	RED MOUNTAIN	3	FEDERAL	USFS	USFS BOISE
5095	RED MOUNTAIN	3	FEDERAL	USFS	USFS BOISE
5098	TEN MILE	3	FEDERAL	USFS	USFS BOISE
5099	WAPITI	3	FEDERAL	USFS	USFS BOISE
5100	WARM SPRINGS CREEK	3	FEDERAL	USFS	USFS BOISE
5101	WARM SPRINGS	3	FEDERAL	USFS	USFS BOISE
5102	WARM SPRINGS	3	FEDERAL	USFS	USFS BOISE
5106	ARTILLERY DOME	3	FEDERAL	USFS	USFS BOISE
5174	AIRLINE	3	FEDERAL	USFS	USFS BOISE
5177	BANKS	3	FEDERAL	L&L	USFS BOISE
5178	BANKS PUT IN	3	FEDERAL	L&L	USFS BOISE
5179	BIG EDDY	3	FEDERAL	L&L	USFS BOISE
5182	CANYON	3	FEDERAL	USFS	USFS BOISE
5183	COLD SPRINGS	3	FEDERAL	L&L	USFS BOISE
5184	DANSKIN TAKEOUT	3	FEDERAL	USFS	USFS BOISE
5190	HOT SPRINGS	3	FEDERAL	L&L	USFS BOISE

5200	SAGEHEN DAM	3	FEDERAL	L&L	USFS BOISE
5204	SWINGING BRIDGE	3	FEDERAL	L&L	USFS BOISE
5345	DEER CREEK	3	FEDERAL	BLM	BLM
5355	PORTER CREEK PLAY AREA	3	FEDERAL	BLM	BLM
5361	SOUTH FORK PAYETTE CAMPGROUND	3	FEDERAL	BLM	BLM
5362	CONFLUENCE BOAT LAUNCH	3	FEDERAL	BLM	BLM
5398	BEEHIVE BEND TAKEOUT	3	FEDERAL	BLM	BLM
5402	CHIEF PARRISH PICNIC SITE	3	FEDERAL	BLM	BLM

**GOAL:**

To encourage the maintenance of recreational facilities and locations in as pristine a manner as possible.

**OBJECTIVES:**

- Do careful land use planning to direct recreationists to appropriate areas in the county that can handle that particular recreational use and traffic
- Actively and continually educate the users of recreational land as to the appropriate rules, regulations, and courtesies of use. Enforce laws, ordinances, rules and regulations, such as litter laws, whose violations have serious impact upon both public and private property.
- Where appropriate (and within a reasonable amount) research the imposition of fees to assist in paying for recreation facilities, land maintenance and upkeep, as well as for the county services it requires.
- Involve the private sector as much as possible in providing recreational opportunities to the public.
- Continue to support the county in the maintenance of trails and other facilities as long as fees and other revenues can be collected to offset the costs.
- To identify, address, and find solutions to land use and quality of life issues when there is too much recreational use in an area (saturation). Monitor commercial recreational uses versus individual uses and research methods (such as permit fees and licensing) to assist with controlling use and help with the costs and impacts of such uses. Encourage the state legislature to allow for such methods if not allowed under state law currently.
- Keep communications open between Forest Service, BLM, Corp of Engineers, the county citizens, and the County Government over concerns of recreational use. Research the possibilities of limiting use of some areas/facilities that have reached a saturation point. Increase communication and cooperation about what recreational activities are taking place - share ideas and alternatives.
- Research innovative ways to get more revenues, benefits, and control of the use of recreational facilities in the county- such as providing toll parking lots in high use areas.
- Consider tourism accommodations and services as economic development opportunities. However, tourism and recreation industries must pay their share of the county services required to serve those participants.
- Support cooperative agreements between the county's communities, school districts, and state and federal agencies for the effective and joint use of recreational facilities.
- Encourage the private establishment of trails and open space corridors through subdivision review.

- Explore opportunities in the development and funding of county recreational facilities- where costs are paid through impact and/or user fees.
- Develop off-street pathways for public use during subdivision development.

# CULTURAL AND HISTORIC RESOURCES

## *Introduction*

Residents of Boise County are determined individuals- people who willingly choose more difficult lifestyles. Severe winters, bad roads, isolation, and lack of services is “status quo”.

Boise County has a rich historic legacy worth preserving. It is the comprehensive plan’s vision to sustain those elements of the county’s heritage, custom, and culture that contribute to its appeal to both residents and visitors.

## *History*

Boise County was created by the First Territorial Legislature on February 4, 1864. During its early mining rush, the population of Boise County exceeded the population of the rest of the Idaho Territory. The county originally extended to the Snake River on the south and Idaho County on the north. The area included the present Counties of Boise, Ada, Canyon, Payette and parts of Washington, Gem and Valley Counties. Idaho City was selected the county seat in 1864.

It was the 1862 gold rush to the Boise Basin that began the development of the State of Idaho. Originally, people traveled by steamer up the Columbia River to Umatilla Washington, departing from Umatilla by stage lines, and finally, by pack-trail, up the Payette River through what is now Horseshoe Bend to the Boise Basin. A toll road was built at Harris Creek.

The Basin’s population swelled to 25,000 during the height of mining development that occurred during 1863-1869. The mining proved extensive and the gold was distributed throughout the Basin. Sawmills ran continuously with rough lumber building up Basin cities like Idaho City, Placerville, Quartzburg, Centerville, New Centerville, Pioneerville, Buena Vista, Gold Hill, and Granite City.

## Placerville

Placerville, unlike the usual haphazard mining camp, was planned with a central town square complete with a community well. Today, a few colorful historic buildings still face the grassy park square.

## Idaho City

In 1863, Idaho City had grown to 6000 people and had 250 places of business. Idaho City was the central rendezvous of miners, speculators, and gamblers. Idaho City was also favored for it’s never failing water supply. By 1864, wagon roads were built to haul goods into the Basin.

The Basin attracted families as it offered special appeal to those seeking homes. More children and women were in evidence here than in most other mining camps. Two early schools were in operation as well as a lending library.

Any holiday was a time of special festivity in the Basin. Fourth of July was celebrated with picnics and parades. Saint Patrick’s Day brought supper and speeches- especially in Pioneerville that was chiefly Irish and referred to as new Dublin.

By 1867 the area declined as rich gold fields were considered “panned out” because most readily accessible streams had been worked. Many sold out to Chinese miners who were able, through industrious work, to make the mines pay. The 1870 Census lists 1700 Chinese in Boise County; although, this number is probably inaccurate due to the method of counting the Chinese during that time period. The influence of the Chinese upon history was notable and several books have been written documenting this. Mining techniques changed from sluicing to hydraulics- carving out vast hillsides under water pressure. Quartz mining prospered in the 1870’s with a number of stamp mills in operation. Dredge mining began in 1889 and continued till the 1950’s.

Another major factor contributing to the economic decline of the Basin was the high loss caused by destructive fires. Fires hit Idaho City in 1865, 1867, 1868, and 1871. Fires continued their rampage and wiped out Quartzburg in 1931. Throughout the county’s history, the rampages caused by fires, both within the community centers and in the forest, have been considerable. For more information on forest fires, refer to the natural Resources and Hazardous Areas component.

### Horseshoe Bend

Horseshoe Bend, originally called Warrinersville, was a natural place for settlers as they left the declining gold fields. Cattle ranching has persisted as a few ranches have carried ranching from generation to generation. The lumber industry was the major source of employment in Horseshoe Bend until the mill closed in 1988.

### Garden Valley

Garden Valley with its open meadow also appealed to settlers. The river valley, surrounded by rolling hills, was conducive to grazing, and homesteads dotted the river all along the fertile valley. A post office was established in 1875, and the name Garden Valley replaced the former name of Upper Payette Valley. Garden Valley’s residents prided themselves on hospitality; it was not uncommon for a ranch owner to have their own dance hall in the barn’s loft. One of the Valley’s earliest residents was Charles L. Ostner, who carved the George Washington Equestrian Statue, now located in the rotunda of the statehouse.

### Grimes Pass

In 1908, R.W. Eastbrook constructed a hydroelectric plant on the Payette River about three miles north of Grimes Pass. Transmission lines to run a dredge were built to Idaho City, Centerville, and Quartzburg. This led to a small bustling community in the Grimes Pass area and a post office in 1912. Mining, timber, scattered ranches, and construction and maintenance of the Grimes Pass Power Dam provided the economic base for the community.

### Crouch

The settlement of Crouch established a post office in 1936 and incorporated in 1951. The name for Crouch was chosen for Bill Crouch who had originally homesteaded the area. The “Y” shaped city center served over 200 men from the CCC camp located at Tie Camp, north of Crouch.

### Lowman

Long before it was given the name Lowman, Indians, Hudson Bay trappers, miners, and stockmen penetrated the vastness of the upper Payette’s south fork region. The Old Lemhi-Snake River Indian Trail from the Bitter Root Mountains to the Snake River came over the divide from the Stanley Basin, followed the Payette for a few miles crossing near Kirkham Hot

Springs, and climbed over the hill to the Boise watershed. Lowman was named after homesteader Nathaniel Lowman- who became its first postmaster. Many summer camps and residences have been built in the area. Local resident Emma Edwards Green designed the Idaho State Seal.

A significant forest fire in 1994 caused much damage to this area. Many thousands of acres were burned with loss of homes and structures. The area will spend many years recuperating their economy and environment. For more information about this and other significant fires, please refer to the Natural Resources and Hazardous Areas component.

### Grandjean

The nearby community of Grandjean was named after Emil Grandjean, who came to the area in 1883 to mine, hunt, and trap. He became a professional forester and supervisor of the Boise National Forest from 1906-1922.

### Agriculture

Agricultural development in the valleys along the Payette River kept pace with the progress made in the Basin and owed its existence to these mining camps which furnished an excellent market for all farm products. Cultivation of farming land along the county's rivers and streams continued with Horseshoe Bend and Garden Valley becoming the predominant agricultural areas. In 1912, the Oregon Short Line Railroad completed a branch following the Payette River. This gave agriculture, fruit growing, and stock raising a new impetus. The railroad stations of Horseshoe Bend, Gardena, and Banks were the principal shipping points for the agricultural district of the Payette Valley.

### Forestry

Boise County is predominantly forestland and logging has always played a major role in the economy. Sawmills sprung up from the very beginning as settlers needed shelter and logs were plentiful. In 1915, Boise Payette Lumber Company built the Intermountain Railway from Arrowrock Junction to New Centerville. Logs were hauled by train from New Centerville to the Barber Mill near Boise. The railway was liquidated in 1934. Timber sales near Idaho City, Lowman, and Garden Valley continue to supply trees which are now transported by truck.

The influence of the U.S. Forest Service in Boise County has increased through the years and has become an integral part of the economy. Initially, the Forest Service provided employment for a small number of persons for fire lookouts and trail maintenance. That responsibility has grown with the Forest Service managing public timber sales which effect those employed as independent logging businesses as well as larger companies. As caretakers of the forest, the Forest Service also regulates mining activities and the subsequent impact to the environment. Employment within the Forest Service has accounted for temporary population surges as each summer workers hired as timber markers, firefighters, and reforestation personnel join the ranks.

### Flooding

Flooding caused by the Payette River has had historical impact upon the county. The most recent occurrence was in 1996 with the flooding near Banks, Idaho, located along Highway 55. The result was the elimination of an entire small community as the decision was made not to allow rebuilding.

### Scenic Areas

Many portions of Boise County provide a scenic quality not found easily in other parts of the nation. Much of this is found along the scenic byways (Highways 21 and 55) and other parts of the county. Discussion has occurred on the best way to preserve these areas while still protecting private property rights.

### *Existing Conditions*

The major task in preserving sites of historic or archeological interest lies in identifying such sites. Significant historic buildings exist in Idaho City and Placerville, but over the years, many of the county's historic buildings either burned or were demolished. Even though Boise Basin has one of the state's most significant collections of historic buildings, too often, this remarkable history is overshadowed by unsympathetic new development or poor remodeling which detracts from the character and charm of the community.

Boise County is an historical repository of valuable information that needs to be studied in greater detail. Much of the information about the miners, Chinese, and homesteaders was not well documented. Museums in the county include the Boise Basin Historical Museum in Idaho city and the Henrietta Penrod Museum in Placerville. Idaho City was placed on the National Register of Historic Places in 1975. Table 1 is an inventory of some of Boise County sites representative of the county's historic development. Other sites may also exist within the county.

Boise County has a number of architecturally and historically significant buildings and sites. It is important to preserve and enhance this mixture of architectural styles to maintain a sense of historic continuity. The rehabilitation of Boise County's historic buildings will require public support combined with private efforts. As the county continues to grow, it is important to protect those sites and areas that are valuable to the county's heritage and its character. Unless historically significant structures within the county and its cities are identified and preserved, they may be subject to insensitive renovation or demolition.

### *Historic Sites – TABLE 1*

- 1) Jerusalem School
- 2) Diana Mines School District
- 3) Osburn Mine
- 4) Black Pearl Mine – Pearl
- 5) Belshazzar Mine
- 6) Banner Mine
- 7) Horseshoe Bend Livery Barn
- 8) Gold Hill
- 9) Horseshoe Bend Hotel (Pick and Hammer) and horse trough
- 10) CCC Camps
  - Horseshoe Bend
  - Gardena
  - Gallager
  - Centerville
  - Idaho City
  - Morris Creek Road (spring fountain before Robie Creek)
- 11) Smidts' Store – Horseshoe Bend
- 12) Meyer's Store

- 13) Horseshoe Bend Mix Castile
- 14) Coralsah Railroad and Depot – Horseshoe Bend
- 15) Miner’s Ditch
- 16) Fleming’s Mill
- 17) Shafer Creek Post Office
- 18) Grimes Pass
- 19) Granite Creek Catholic Church
- 20) Ribbon Tree – Hwy 21
- 21) Grimes Creek Railroad line and depot – Grimes Creek and Placerville Roads
- 22) Chinese Joss Houses – Placerville, Centerville and Idaho City
- 23) George Grimes Grave
- 24) Idaho City Historic District
- 25) Placerville Historic District
- 26) Old Toll Road – Centerville to Boise
- 27) Harris Creek Toll Road and Monument
- 28) Arrowrock Dam
- 29) Garden Valley Catholic Church
- 30) Lowman School House (moved)
- 31) Charles L. Ostner Monument
- 32) Garden Valley Pioneer Cemetery
- 33) Banner Townsite
- 34) Quartzburg Townsite
- 35) Centerville Townsite
- 36) Pioneerville Townsite
- 37) Deadwood Historic Mining District
- 38) Payette River Archaeological District
- 39) Kirkam Hot Springs
- 40) Deer Park Guard Station
- 41) Deadwood Lookout
- 42) Hawley Mountain Lookout
- 43) Observation Peak Lookout
- 44) Red Mountain Lookout
- 45) Scott Mountain Lookout
- 46) Shafer Butte Lookout
- 47) Sunset Mountain Lookout
- 48) Thorn Creek/Bald Mountain Lookout
- 49) Horseshoe Bend Power Plant
- 50) Bonneville Hot Springs
- 51) Foster’s Millsite on 5 Mile
- 52) Warm Springs Guard Station
- 53) Lowman Ranger Station
- 54) Lowman Power Plant
- 55) House and Barn at Hanging Valley
- 56) Penrod Homestead site and Warm Springs
- 57) Banks Townsite and Railroad Buildings

**GOAL:**

To recognize the many benefits of its historical resources and “custom and culture” including areas of historical, cultural, archaeological, architectural, ecological, wildlife, and scenic significance.

**OBJECTIVES:**

- Encourage the formation of a countywide historical society to further identify historical sites & provide education.
- To encourage property owners to recognize the historic value their property might have to the county.
- Encourage the collection, keeping, and recording of records of historical sites.
- Encourage the collection and recording of oral histories.
- To maintain historical facilities under county ownership as historically intact as possible.
- To seek out a volunteer or group who would be willing to serve as a county volunteer coordinator to assist in the accomplishment of the above stated objectives.
- To encourage tourism to the county’s historical sites, but to also encourage ways to have the costs associated with tourists (services and facilities) paid for from those tourism revenues.
- Establish an advisory committee to analyze the many historic resources and “customs and cultures” within the county.

# COMMUNITY DESIGN AND SPECIAL AREAS

## *Introduction*

This element concerns itself with Boise County's identity. Maintaining and enhancing the livability of the county relies on conserving the area's natural and historic features, protecting its scenic vistas, enhancing highway corridors, and ongoing efforts to upgrade unique areas of the county.

Community design is also the process of defining land use and facilities within a community. Because each of the four cities is very important to the make-up of Boise County and current comprehensive plan policies were not available, a separate community plan with goals for each city has been incorporated into the Boise County Comprehensive Plan. These goals are very general and were typically the result of informal city council discussion. In fact, these goals are intended to be replaced by locally adopted comprehensive plan goals and policies.

## *Existing Conditions*

Highway Corridors - Aesthetically pleasing views from major roadways are an important part of the natural beauty offered in Boise County. In 1997, a survey was completed. In this survey, the majority of respondents agreed that nature should be preserved and recreation and tourism encouraged all supporting the need for preservation of the scenic byways.

Special care is necessary in protecting the rural atmosphere of Boise County. This requires conserving natural vegetation, open space, and significant topographic features that exist in the county. To maintain these characteristics requires careful consideration of the visual impact of all new development.

There are a variety of amenities that shape the rural environment of Boise County. One of the most important characteristics of the county is the attractive views seen from highway corridors. State Highway 21 has been designated by the state as the Ponderosa Pine Scenic Route and has been nominated as a National Scenic Byway. State Highway 55 is designated the Payette River Scenic Route. Banks/Lowman Road has been designated as a Scenic Route. The Middle Fork Payette River Road also provides a high quality visual resource. Likewise, the Payette River system is another visual corridor enjoyed by citizens and visitors.

All uses of the river system including recreation and tourism should be planned and monitored so as to maintain the uniqueness of this visual corridor.

The plan encourages the enhancement of the scenic character of the views from these roads. More extensive landscaping, fewer points of access, or greater concern for building character are considerations. Conversely, the project review process will afford the opportunity to address the special features of each property and facility on a case-by-case basis.

Development Standards – The County has adopted several development standards to assure quality development and an aesthetically pleasing community. These include the adoption of:

- Zoning Ordinance - This ordinance places some direction on the types of development that may occur in the county, placement of such development, and allows for the imposition of

certain conditions on the development to assure that it will not negatively impact the surrounding property owners. Signage standards have been adopted as part of the zoning ordinance to place aesthetic and safety standards upon signs being placed upon private property and in the public right of way.

- Subdivision Ordinance – This ordinance places conditions upon the development of subdivisions in the county- from design and construction of public amenities to lot sizes. Again, the purpose is to prevent the development from having negative impacts upon surrounding, existing property owners and to closely control the impact, financial or otherwise, that the development might have upon county services.
- Area of City Impact Agreements – Boise County has adopted an agreement with each of the incorporated cities within the county (Horseshoe Bend, Placerville and Crouch) with the exception of Idaho City, to establish a set of development guidelines for agreed upon areas outside of city limits.
- Urban-Wildland Interface guidelines– Boise County is considering the adoption of additional guidelines in the development of areas near wildlands and areas exposed to the threat of wildfires.
- Road Standards – The County has adopted a policy on road construction standards.
- Noxious Weed Ordinance – This ordinance directs the control of noxious weeds within the county.
- Other standards being discussed (but not yet adopted) include the establishment of commercial and industrial landscaping standards and road access standards to further protect the health, safety, welfare and aesthetics of Boise County.

Special Areas - Special areas of the county include its individual cities, the Boise National Forest, the county's river systems, its trail network, Bogus Basin Ski Resort, and highway corridors. Open space areas are reviewed in the Recreation and Open space section. Likewise, historic sites are reviewed in the Cultural and Historic Resources section. The Land and Resource Management Plan for the Boise National Forest guides all natural resource management activities and establishes management standards for the Boise National Forest. The plan, prepared by the Forest Service, was completed in 1990 and proposes management activities for the next ten years. The Forest Service plan must be monitored in order to assure that its implementation is coordinated with the county and the county's land use plan for the federally managed lands.

**GOAL:**

To provide an aesthetically pleasing appearance of the county to residents and non-residents, alike, preserving the natural landscape and the scenic views it offers.

**OBJECTIVES:**

- Set standards for development taking place outside of subdivisions, to include many of the same standards imposed upon subdivision such as erosion control, access standards, road construction, and appropriate design standards and improvements.
- Set and continue to enforce nuisance standards for such things as:
  - Abandoned vehicles
  - Junk yards (including keeping from view with sight barriers)
  - Rubbish/litter

- Leaking fuel storage
- Animal control
- Old appliances
- Work with DEQ and the Health District more closely to enforce health and safety hazards in the county, particularly if the violation degrades the value of surrounding property.
- Develop driveway standards (emergency vehicles, approach & access standards)
- Manage natural resources/springs through development standards and support the state in their efforts to also manage this valuable resource.
- Support existing subdivision standards addressing traffic safety issues
- Encourage citizens take responsibility for themselves, their property, and their actions.
- Make existing ordinances more enforceable and seek out funds for enforcement.
- Encourage the implementation and enforcement of minimum standards for building construction.
- Encourage the provision of public safety information to be needed for subdivision approval.

# IMPLEMENTATION

The Boise County Comprehensive Plan anticipates events ten to fifteen years into the future. This allows time for implementing land use patterns, transportation networks, and facility plans.

Implementation is the phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Boise County will take these actions to help implement the Comprehensive Plan and encourage citizen participation in community development:

1. Coordinate local plans with the regional planning efforts of federal and state agencies and area cities.
2. Review and monitor land uses.
3. Evaluate development costs and benefits as related to land uses.
4. Provide information regarding environmental issues and hazard areas to citizens.
5. Encourage quality commercial development in the commercial land use areas.
6. Investigate alternative administrative approaches to reduce tax burdens and streamline government costs.

## **Policies**

- Update the zoning and land use ordinances to be in conformance with the adopted Comprehensive Plan
- The County Commissioners with the responsibility oversee and encourage the implementation actions, goals and objectives of the Comprehensive Plan.
- Charge Planning Commission as the responsible party for review of the Comprehensive Plan at least once every two years.
- Require that the Comprehensive Plan be reviewed when land use decisions dictate and include public hearings on the proposed plan changes.

Boise County  
Comprehensive Plan

**MARCH 2006**

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