



Boise County Comprehensive Plan

2010 UPDATE

**Adopted May 24, 2010
Boise County Board of Commissioners**

CODE OF THE NEW WEST

Make an educated and informed decision before
purchasing a parcel of land out in the country.
(see the entire pamphlet for more information)

As good citizens of Idaho, we promise to:

1. Appreciate the splendor of Idaho's natural beauty; the opportunity to live here; the quality of life we enjoy.
2. Be a good steward of the land; to take personal responsibility for keeping our land weed free and trash free; recycling.
3. Show respect for our state laws, for wildlife, for the land and for the people.
4. Be goodwill ambassadors, showing friendliness to visitors and our neighbors alike.
5. Take pride in how we maintain our property, our businesses, our communities, and ourselves.
6. Become informed about how things are done in our communities and in the state, so that we fully understand the realities of living in rural Idaho.
7. Take political action: read, vote, become informed, participate when necessary, to preserve and improve the good things we have.
8. Get involved with our communities, to give back some measure of what we received from being a part of the larger family.
9. Work together for the good of the whole—neighborhood, community, county, state, nation and world.

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INTRODUCTION to COMPREHENSIVE PLANNING

This plan sets forth the specific goals, objectives, and guidelines for implementation. This plan reflects many hours of discussion and contemplation on Boise County's future and the desires of the residents and is intended to provide and protect a "quality" standard of living for residents and visitors alike.

It is the intent of the County Commissioners to use the plan to guide future land use decisions that will promote a healthy living environment, an economic climate beneficial to the county, and reflect the character of the county desired by the residents.

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. At least every two years the Planning and Zoning Commission will meet with the public to review and update the plan.

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 and Zoning 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 official local newspaper.
3. The Commission shall make recommended changes to the plan to the Board of County Commissioners.
4. A record of the Commission hearings, findings made, and actions taken by the Commission shall be maintained by the County.
5. The Board of County Commissioners shall hold a public hearing to hear comments on the proposed change as recommended by the Planning and Zoning Commission. They will consider such comments and make a decision on the plan's amendment.
6. No amendment shall be effective unless adopted by an ordinance or resolution by the Board of County Commissioners. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the county clerk.

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 are also needed by the private sector to determine the demand for and location of retail and service uses.

An analysis of population changes in Boise County and comparison to state and national data when relevant; are shown in Table #4 later in this chapter, data was provided by the U.S. Census Bureau and the Idaho Department of Commerce. Total population change within the county, by area, growth and development patterns within Boise County are also discussed. Population characteristics including age and race and Hispanic origin, alternative population forecasts, and the final population forecast for Boise County are included. The forecasts show the county population for 2000, 2005, 2010, 2014, 2015, and 2020. It also divides the 2014 population into age groups and compares it with the current population.

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, and slightly from 2000 to 2009 (Table 1). Population increased by more than 70% from 1970 to 1980, by about 16% from 1980 to 1990, by 90% from 1990 to 2000, and by 16.5% from 2000 to 2009. Boise County population is smaller than its surrounding neighboring counties. The 1990 to 2000 average annual growth rate was about 9.0%. The county's growth rate is considerably more than Idaho's growth rate and the national average.

Table 1: 1960 to 2009 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	6,670	3,161	90.1%
2007	7,571	901	11.9%
2009	7,773	202	2.6%

Sources: U.S. Department of Commerce, Claritas, and from Applied Geographic Solutions

Figure B below shows the relative population growth of Boise County compared to Idaho and the United States. For the thirty-five years from 1970-2005, Boise County's population grew at an average annual rate of 4.1%, which was much faster than Idaho or the United States. In the early 1980's, the nation experienced an economic recession. The blue bars in the Figure B show national recessions. Economists believe the recession of 1981-83 lasted through 1986 in much of America's heartland and that national recovery was only experienced on the coasts. Boise County's population growth flattened during that severe recession. Eighteen counties in Idaho lost population.

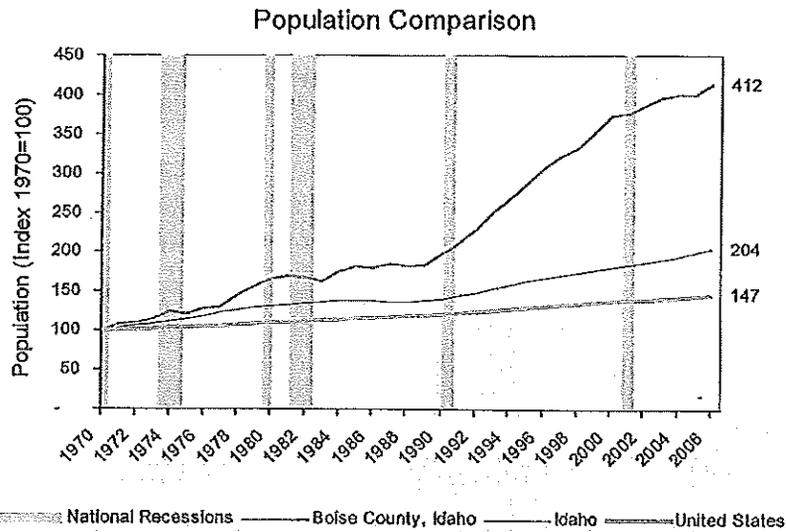


Figure B. Source: Economic Profile system, Headwaters Economics, <http://www.headwaterseconomics.org/eps>, run June 23, 2009 for Boise County

The largest change in Boise County’s population occurred in the unincorporated portion of the county which gained more than 3,840 residents from 1990 to 2009 (Table 2). The unincorporated portions of Boise County contained about 70% of the county’s total population in 1990 and increased to about 81% of the county total in 2009. The population in Crouch grew by 113%, Idaho City grew by 52%; with Horseshoe Bend, and Placerville each decreased by one person.

Table 2: 1990 to 2009 Estimated Population Change by Area

Area*	1990 Population	2000 Population	Numerical Change 1990- 2000	Percentage Change 1990-2000	2009 Estimate	Numerical Change 2000-2009	Percentage Change 2000-2009
Crouch	75	154	79	105.3%	160	6	3.8%
Horseshoe Bend	643	770	127	19.8%	769	-1	
Idaho City	322	458	136	42.2%	490	20	4.4%
Placerville	14	60	46	328.6%	59	-1	
Balance	2,455	5,228	2,773	11.3%	6295	1067	20.4%
Total	3,509	6,670	3,161	90.1%	7,773	1,091	16.3%

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, Centerville, Clear Creek, Garden Valley and Mores Creek areas.

Population Change

Total Population

The past 2003 population estimate included in this plan component was based on figures prepared by The U.S. Department of Commerce. The 2014 population estimate included in this plan component was based on figures prepared by the U.S. Department of Commerce. Below is a table showing the registered voter, by precinct.

Registered Voters in Boise County by Precinct and year

Precinct #		2000	2002	2004	2006	2008
30	Garden Valley	416	474	663	826	1178
40	Horseshoe Bend	399	431	542	658	859
50	Idaho City	256	295	375	514	682
60	Lowman	83	110	131	151	181
70	Mores Creek	417	503	698	878	1197
80	Placerville	111	131	151	188	238
Total		1682	1944	2560	3215	4335
# voter increase			262	616	655	1120
% of voter increase			15.5%	31.7%	25.6%	34.8%

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.

A little over 30 percent of the residential development was located in Mores Creek, the area containing Robie Creek, Wilderness Ranch 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. Fiscal Year 2005 was the peak year for building permits, with steady declines over the next four years.

Table 3: 1990 to 2009 Residential Development by Area

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

Location	2000	2001	2002	2004	2005	2006	2007	2008	2009	2000-2009 TOTAL
Garden Valley	60	35	34	67	69	38	39	15	12	409
Horseshoe Bend***	20	15	20	27	22	23	19	6	3	181
Idaho City	18	16	10	13	17	23	20	10	5	148
Lowman	3	4	3	9	13	4	2	3	3	57
Mores Creek*	20	23	15	25	30	46	33	21	12	258
Placerville**	8	3	9	5	7	8	7	5	4	64
Other										
TOTAL	129	96	91	146	158	142	120	60	39	1117

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.

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 2009, the 50 to 59 age group had the most persons with 18.5% of the county's population. The largest number of population in the age distribution of 2009 was the 40-59 age group with 2,586 persons. Those persons between the ages of 10 and 19 and over 65+ years are both over a thousand each in 2009.

Table 4: 1990 to 2000 Boise County Population by Age

Age Group	1990 Population	2000 Population	Numerical Change 1990 - 2000	Age Group	2009 Population	2014 Population
Under 5	247	440	193	0-4	432	626
5 to 9	285	442	157	5-9	417	443
10 to 14	302	544	242	10-19	1,029	953
15 to 19	243	477	234	20-29	939	1,047
20 to 24	137	206	69	30-39	741	826
25 to 34	501	631	130	40-49	1,149	918
35 to 44	623	1,177	554	50-59	1,437	1,384
45 to 54	422	1,231	809	60-64	590	691
55 to 59	176	464	288	65+	1,039	1,439
60 to 64	189	326	137			
65 to 74	262	466	204			
75 to 84	104	218	114			
85 and Older	18	48	30			
TOTAL	3,509	6,670	3,161		7,773	8,327

Source: U.S. Census Bureau and Idaho Dept. of Commerce

The large number of persons in the potential working age group 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. If there were declines in those age groups it could indicate that persons are leaving the area for more favorable conditions. Of the employed population in Boise County there is a large number of people that commute to work.

Figure L: Where Do Workers Live Who Are Employed In Boise County?

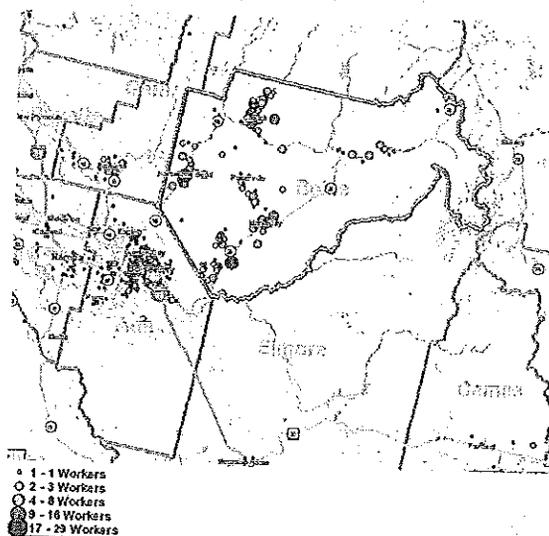


Figure L. Source: US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006) <http://ledmap3.dcd.census.gov/themap3>.

B. Race and Origin

Boise County's 2008 racial composition is still predominately White. This category included 94.5 percent of all residents reported. American Indians were about 1 percent of the total county population. Hispanics represented about 4.4 percent of all Boise County residents.

Alternative Population Forecasts

Idaho Power contributed their population forecast for Boise County and it shows Boise County growing by 886 people between 2005 and 2010. Department of Commerce has their forecast for Boise County's population at 8327 in 2014. (Table 5) These are alternative sets of forecasts based on different methodologies. 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. *By using* that method *it* 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.

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 and furnished by the Department of Commerce were included for comparison. 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 Alternative Forecasts

Year	Idaho Power Forecast	Department of Commerce
2000	6,670	
2005	7,621	
2009		7,773
2010	8,507	
2014		8,327
2015	9,531	
2020	10,756	

Source: Idaho Power and Applied Geographic Solutions

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. However table 7 below has current alternative forecasts contributed by Idaho Power and the Idaho Department of Commerce.

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 original 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. Additionally, the comparison with the current 2009 population and the forecasted 2014 is provided.

Table 7: 2000 to 2020 Boise County Population by Age in the most recent Comprehensive Plan.

Age Group	2000 Population	2020 Population Forecast from 2006 Comprehensive Plan	Age Group **	2009 Population **	2014 Forecasted Population**
Under 5	440	699	0-4	432	626
5 to 9	442	906	5-9	417	443
10 to 14	544	1,005	10-19	1,026	953
15 to 19	477	1,270	20-29	939	1,047
20 to 24	206	1,532	30-39	741	826
25 to 34	631	3,489	40-49	1,149	918
35 to 44	1,177	3,732	50-59	1,437	1,384
45 to 54	1,231	2,837	60-64	590	691
55 to 59	464	947	65+	1,039	1,439
60 to 64	326	823			
65 to 74	466	1,257			
75 to 84	218	740			
85 and Older	48	663			
TOTAL	6,670	19,900		7,773	8,327

Source: Intermountain Demographics and **Applied Geographic Solutions

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 **in accordance with** overall considerations of public health, safety, environment, 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. (*Appendix #A*)
- 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 1,115 students enrolled. In the past 10 years, the three districts have experienced a combined growth of 10%. 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 Boise 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 307 students. A bond to build a new pre-kindergarten through 12th grade facility was passed in 2008. The new facility was completed in 2009 and classes began in the new facility for the 2009-2010 school year. Enrollment for 1997-98, 2004-2005, and 2007-2008 are as follows:

Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count
K	17	19	16	5	20	16	20	9	25	21	22
1	22	16	13	6	25	26	18	10	25	23	22
2	21	20	20	7	28	20	22	11	23	31	21
3	25	16	12	8	31	30	20	12	20	21	19
4	25	23	12								

	1997-1998	2004-2005	2007-2008
Total Student Counts	307	282	237

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 34 students to a total of 439 enrolled for the 2007-2008 year. This district has also incorporated the use of portable classrooms to accommodate growth.

Enrollment for 1997-98, 2004-2005, and 2007-2008 were as follows:

Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count	Grade	1997-1998 Student Count	2004-2005 Student Count	2007-2008 Student Count
Pre			28								
K	26	27	33	5	46	30	29	9	52	50	35
1	25	30	32	6	31	26	33	10	26	39	34
2	49	35	32	7	48	24	22	11	26	43	33
3	34	33	29	8	39	36	29	12	25	32	34
4	46	28	36								

	1997-1998	2004-2005	2007-2008
Total Student Counts	473	433	439

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 7th through 12th 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.

Horseshoe Bend Area -

District #73 is the Horseshoe Bend District with a combined enrollment of 325 students in 2007-2008. 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.

Horseshoe Bend District

Grade	2004-2005 Student Count	2007-2008 Student Count	Grade	2004-2005 Student Count	2007-2008 Student Count	Grade	2004-2005 Student Count	2007-2008 Student Count
Pre		18						
K	27	20	5	16	29	9	29	22
1	22	21	6	20	28	10	38	28
2	27	14	7	29	25	11	16	29
3	19	29	8	29	17	12	17	18
4	24	27						

	2004-2005	2007-2008
Total Student Counts	313	307

Alternative/Charter 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. There is a charter school in the County at this time.

Funding -

Public schools in the county historically have received a substantial amount of funding from the revenue of federal timber sales. As the sale of timber from federal lands has dramatically decreased over the last 15 years, so has the federal contribution to county schools. The Secure Rural Schools and Community Self-Determination act of 2000 (SRS) (Public Law 106-393) was enacted to provide transitional assistance to rural counties affected by the decline in revenue from timber harvests in federal lands. Traditionally, these counties relied on a share of receipts from timber harvests to supplement local funding for school systems and roads. Funding from SRS has been used to support more than 4,400 rural schools and to help maintain county road systems. The SRS is also known as the Craig-Wyden Bill and is intended to be a transitional, non-permanent source of funding for county schools.

In March 2007, the Boise County Board of Commissioners Approved and adopted a School Mitigation Resolution to mitigate the impacts of new development on the county schools.

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. The Horseshoe Bend school administration and school board decided to postpone any school bond election in 2009 for elementary school expansion due to a slow economy, indicating need for expansion in the near future. Meanwhile, the community will proceed in 2010 with year round academics. Enrollment, although temporarily slowed, is predicted to rise as the area is developed.

Garden Valley is one of the fastest growing districts in the area. However, the school district numbers have decreased in the last few years. The housing prices in the area are substantially higher than the rest of the county, perhaps making it unaffordable for young families. The number of jobs has been diminishing and the existing school was in a deteriorated state. The Chamber of Commerce anticipates a very positive effect of the new school to the area.

Likewise, the Basin District will also experience growth. The high school should be able to accommodate students there 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 was built and opened for the 2009 school year 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 impacts the property tax base.

GOAL:

To encourage 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:

1. Explore and determine the impact that alternatives to the current school system, such as charter schools and home schooling, might have on the districts.
2. Research the consolidation of the school districts with a goal to provide more diversity in education.
3. Continue the use of the School Mitigation Resolution so that growth caused by new development can pay for its impact upon the school district.
4. Encourage coordination between the youth, the County, community chambers of commerce and developers.
5. Support and encourage literacy and assist in any way possible to accomplish this in the schools, libraries and the county.
6. Protect schools from incompatible adjacent land uses whenever possible.
7. Coordinate school site planning with county/city plans prior to school site acquisition for cost effect school development.
8. Support the current practice of identifying and giving priority to snow routes and bus routes in transportation maintenance issues.
9. Encourage coordination between the schools and the County.

GUIDELINES FOR IMPLEMENTATION:

1. Developers shall meet with school district to mitigate the effects of their development on the school district.
2. Support the current practice of identifying and giving priority to snow routes and bus routes in transportation maintenance issues through county resolutions.
3. Encourage Developer to participate in enhanced curriculum and alternate educational opportunities.

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 some 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.

Table 1

	1980	1985	1990	1993	2000	2001	2002
Total Employment	1,285	1,241	1,427	1,779	2,259	2,372	2,474
Employment By Type							
-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
Employment By Industry							
-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

Table 1 Continued

BOISE COUNTY DATA: BASED ON NAICS CODES

	2001	2002	2003	2004	2005	2006	2007
Total employment	2,398	2,499	2,524	2,606	2,669	2,796	2,917
Wage and salary employment	1,627	1,698	1,688	1,736	1,746	1,823	1,878
Proprietors employment	771	801	836	870	923	973	1,039
Farm proprietors employment	82	85	83	83	84	84	82
Nonfarm proprietors employment 2/	689	716	753	787	839	889	957
Farm employment	94	97	95	95	95	95	92
Nonfarm employment	2,304	2,402	2,429	2,511	2,574	2,701	2,825
Private employment	1,760	1,837	1,864	1,951	2,026	2,154	2,295
Forestry, fishing, related activities, and other 3/	162	(D)	(D)	(D)	(D)	(D)	104
Mining	0	(D)	(D)	(D)	(D)	(D)	21
Utilities	(L)	(L)	(L)	(L)	(L)	(D)	(D)
Construction	200	213	229	230	268	326	353
Manufacturing	58	67	72	85	80	73	83
Wholesale trade	(D)	(D)	(D)	(D)	56	(D)	(D)
Retail trade	204	213	199	211	235	245	261
Transportation and warehousing	(D)	(D)	(D)	(D)	59	61	82
Information	(D)	(D)	(D)	(D)	23	21	20
Finance and insurance	(D)	17	21	(D)	(D)	(D)	(D)
Real estate and rental and leasing	(D)						
Professional, scientific, and technical services	60	(D)	(D)	79	(D)	(D)	(D)
Management of companies and enterprises	0	0	(D)	(D)	(D)	(D)	(D)
Administrative and waste services	108	121	75	(D)	90	128	167
Educational services	(L)	(D)	(D)	(D)	(D)	(D)	21
Health care and social assistance	95	(D)	(D)	(D)	(D)	(D)	104
Arts, entertainment, and recreation	385	371	385	366	349	395	399
Accommodation and food services	174	177	203	209	211	191	198
Other services, except public administration	110	127	129	128	128	137	134
Government and government enterprises	544	565	565	560	548	547	530
Federal, civilian	166	183	195	184	182	179	154
Military	28	28	29	29	27	29	30
State and local	350	354	341	347	339	339	346
State government	18	18	18	18	17	17	17
Local government	332	336	323	329	322	322	329

Footnotes for Table CA25N

1. The estimates of employment for 2001-2006 are based on the 2002 North American Industry Classification System (NAICS).

The estimates for 2007 are based on the 2007 NAICS.

2. Excludes limited partners.

3. Other consists of the number of jobs held by U.S. residents employed by international organizations and foreign embassies and foreign embassies and consulates in the United States.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

(L) Less than 10 jobs, but the estimates for this item are included in the totals.

Source: Regional Economic Information System, Bureau of Economic Analysis, US Department of Commerce

Regional Economic Information System

Bureau of Economic Analysis

'April 2009'

Last updated: Thursday, August 06, 2009

From a recent Boise County Economic Profile authored by Dr. Dick Gardner, his analysis concluded that any effort to nurture entrepreneurship and assist the self-employed in improving their businesses would be a sound economic development priority for Boise County. Helping existing businesses successfully transition to larger operations is key.

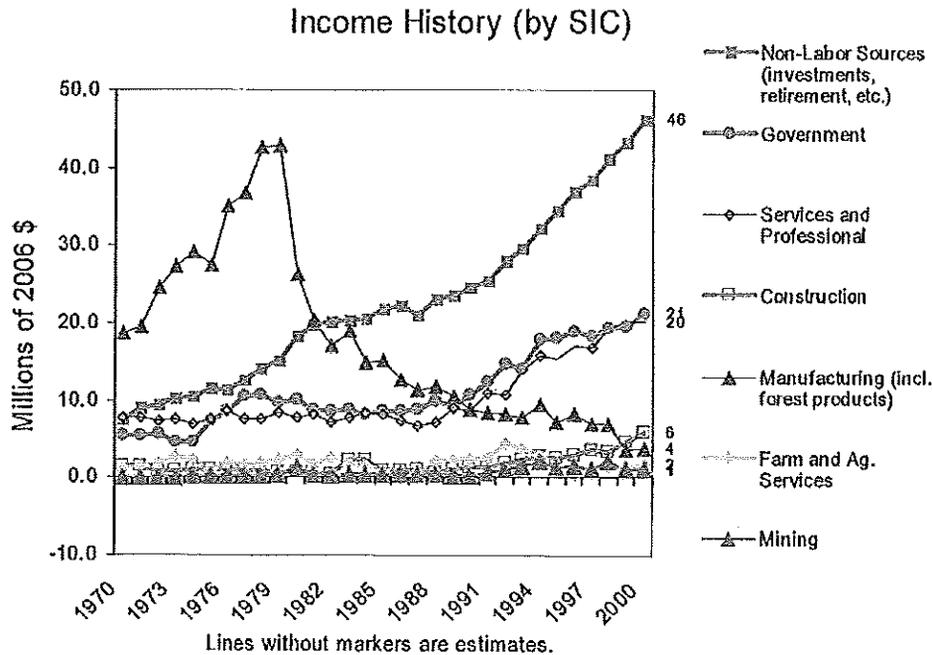


Figure BB. Source: Economic Profile system, Headwaters Economics, <http://www.headwaterseconomics.org/eps>, run June 23, 2009 for Boise County

Economic Base

Timber - Logging has historically played a large role in a county with approximately 80% of the County's land area in forest. Early sawmills provided miners and settlers with lumber and beams as far away as Boise City. There are still several small sawmills operating in the county, but all of the large sawmills in the southwestern Idaho region have closed. Private timber sales near Idaho City, Lowman, and Garden Valley continue to supply the trees and some independent logging outfits continue to survive.

Many of those employed in logging and other forest operations experience seasonal "lay-offs" which can last from two to five months. Some of the people working in the timber industry are temporary residents of Boise County; the economic effect varies and is difficult to measure.

Boise Cascade Corporation sold its vast Boise County holdings in 2005 and those holdings have passed through 3 owners in the past 4 years. Those forestlands, 34,290.18 acres, are now held by Potlatch Forest Holdings, a Real Estate Investment Trust. As such, it can be expected that many of those acres, while being actively managed for timber harvesting receipts, will change ownership again. It is likely that much of that property will 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 Natural Resources Chapter later in this document.

Mining - Boise County has a long history in mineral exploration and mining. There are a large number of patented mining claims which require yearly assessment work, seasonal dredging and recreational panning for gold. In the Boise Basin, during the Gold Rush of 1862, over 250 businesses were established due to the mining activity in the area.

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, with approximately 97 permanent full-time employees, and an additional 162 seasonal employees in the county.

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 has been renewed through 2011.

The annual PILT funds (Payment In Lieu of Tax monies) that 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 PILT monies that the County receives.

Farming and Ranching - Some alfalfa and grass hay is grown on the western side of the county. Horseshoe Bend and, to some extent, Garden Valley, contain areas where cattle ranching have persisted. Limited livestock grazing on leased public lands occurs throughout the county. Individuals raise large family gardens; greenhouses, orchards and farmers markets have started to appear in Boise County. There are people raising poultry and selling eggs. In Garden Valley there is an elk ranch where processed elk meat is available for purchase. Although the recent recession has slowed development; the rise in land values has undermined the historic 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 and farming will disappear altogether from Boise County.

Geothermal – There are private homes in Boise County heated by geothermal springs and natural as well as commercial opportunities exist throughout the county for recreational use. The potential for future geothermal based businesses and energy use exists.

Land Development - The gold rush was the land rush to Boise County. The Population component addresses the rapid growth seen by Boise County since 1990. From 2000 to 2007, Boise County continued to grow with the population increasing 13.5%. As of 2008 the number of residential units was 5,061. In the 1990's, over 1,400 residential units were approved in the county compared to an average of about 50 per year in the 1980's. A list of the platted subdivisions, which is maintained by the Planning and Zoning Department, is shown in Appendix #B. Lots and land within these subdivisions that have not been developed are also listed within Appendix #B. 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 – The data available from the US Census Bureau is from 2002 which shows retail sales to be 11,316,000. This sector of the economy in Boise County has shown 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 –The communities within Boise County continue to grow recreation based businesses for residents to enjoy and attract tourists. Horseshoe Bend has the Thunder Mountain Train, a zipline, rafting and a nice variety of eating establishments. Lowman area has commercial and natural hot springs, motels and cabins for rent, cafes, rafting and camping sites. Garden Valley offers rafting, kayaking, commercial tubing opportunity, ATV and snowmobile rentals, horse trail rides, golf course, commercial and local hot springs, a seasonal theatre, retail specialty shops, cafes, and a day spa. Idaho City and Placerville offer cultural tourists an opportunity to explore the local history with each having a fine museum. Idaho City as the county seat continues to use the historic buildings for conducting county business. There a number of antique stores, retail shops, gold panning opportunities and camping in the area. The local commercial hot springs may be reopening. Most of the communities have snowmobiling, cross country skiing, sledding, fishing, hunting available seasonally. Near the Boise County and Ada County line lie the Arrowrock and Lucky Peak Lakes which offer additional water recreation. Each area in Boise County has many tourism opportunities to offer.

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 U.S. Census Bureau indicate that in 2006 over two-thirds 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 County revenues from 1996 to 2003.

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

County Finances - Table 3 refers to the revenue resources and the history of County revenues from 2004 to 2008

TABLE 3

	2008	2007	2006	2005	2004
Property Taxes	2,729,426	2,638,562	2,498,866	2,351,808	2,205,909
Penalty & Interest	46,959	44,958	49,818	68,659	69,437
Hwy User Fees	875,794	897,976	854,022	836,121	810,409
Fines, Fees, Permits	1,327,268	1,058,580	1,481,419	1,170,992	1,096,846
Interest on Investment	186,180	145,474	179,507	133,842	40,859
Reimbursement	115,801	93,018	84,423	78,550	42,735
Liquor Allocation	45,705	45,951	36,829	34,791	32,574
Sales Tax Allocation	438,003	460,733	434,475	392,696	371,703
Registrations	41,837	35,465	45,116	45,863	42,439
Other Revenues	1,245,291	885,319	798,650	903,408	642,072
Federal Forest Funds	870,011	871,800	863,169	843,762	832,934
Total	\$7,922,275	\$7,177,837	\$7,326,295	\$6,860,493	\$6,187,917

U.S. Forest Service – The operation of the national forest occupying 72% 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.

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 nonexistent 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 wildland fire (especially in the Wildland-Urban Interface), increased recreational use of the forest, water quality, forest road maintenance, uncertainty of the effects of climate change, and decrease funding of the management of the National Forests.

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. No longer can the County depend solely on continued timber management and harvesting, agriculture and grazing operations and mining opportunities. In today's public view of the extractive industries that built Boise County and Idaho itself, environmental impacts and the preservation of water sheds, view sheds and endangered species will continue to challenge the subsistence level of these activities.

Issues that need to be addressed, in supporting continued economic development in Boise County, include:

- 1) The capacity of the infrastructure, such as transportation, utility services (for uninterrupted computer, telephone uses, power, and public TV),
- 2) Banking and other business services, and
- 3) Medical services

Some of the businesses that depend on 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. The county should concentrate on intergovernmental cooperative measures to enhance timber revenue producing industry. In addition, the county should support recreation and tourism development that shows a net benefit to the county.

GOAL:

- To promote a well balanced diversified economy to protect and enhance the quality of life for the citizens of Boise County.

OBJECTIVES:

1. Concentrate economic development efforts in areas that will help to replace lost timber, grazing, and mining activities.
2. Discourage a development scenario that promotes indiscriminate development, particularly commercial development that negatively impacts the quality of life of Boise County residents.
3. Develop an economic development plan which will accomplish the following:
 - a. Any economic development goals must preserve current quality of life.
 - b. 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. 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 off the highway or in population centers.
5. Encourage the private development of elderly facilities which can provide a wide range of community employment and opportunities.

6. Encourage temporary commercial uses, such as produce stands and farmer markets, to continue in the county.
7. Encourage the commercial development of some of the private and public hot springs locations.
8. Encourage development of cell phone coverage and wireless internet coverage for all of Boise County.
9. Work with the industries involved in the use/development of natural resources to promote local employment opportunities and potential revenue sources.
10. Cooperate with cities in attracting appropriate business to relocate or expand in the county.
11. Support the upgrading of electrical power service to reduce outages.

GUIDELINES FOR IMPLEMENTATION:

1. Work with the industries involved in the use and development of natural resources to promote local employment opportunities, recreation and potential revenue sources.
2. Implement a screening and landscaping mitigation process for any development along scenic highways and other travel corridor through the Zoning and Development Ordinance.
3. All new growth should pay for itself. Research ways to make this possible.
4. Support the upgrading of electrical power service to reduce outages.
5. Promote improved phone service including a high speed digital communication system for the county to encourage home businesses and capital improvements.
6. 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.

LAND USE

Introduction

The basic objective of the Land Use section is to identify patterns of current land use and plan patterns of future land use which will preserve and enhance the rural atmosphere and character balanced by a respect for private property rights in regulating development and growth. Additional objectives are set forth in Section 67-6502 of the Idaho Code. This component of the Comprehensive Plan will serve to reduce land use conflicts, 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 227,322 acres of private land. This should not be confused with zoning that is a later step in land use planning. Zoning is based on the land use classifications set forth in the Comprehensive Plan.

Land Use Components -

The Land Use section of the Comprehensive Plan consists of two (2) parts: text and maps. As set forth in the Idaho Local Planning Act, water, sewer, recreation, transportation, park, neighborhood plans or other special detailed plans, may also be adopted as supplements to the Comprehensive Plan.

Maps -

The land use map visually illustrates the land use text and show general land use patterns in Boise County. The land use boundaries shown on this map are only a general guide and are based on four (4) categories: Public Lands: USFS, BLM, and State of Idaho Lands; Private Lands: unplatted private property; Residential: platted subdivision; and City Limits: Crouch, Horseshoe Bend, Idaho City and Placerville. The land use map can develop into more precise boundaries and future land uses and will be determined as ordinances are created in accordance with the various goals and objectives of this comprehensive plan.

Text -

The text portion of the Comprehensive Plan describes the map designations and provides the rationale for the designated county land use patterns.

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 3,000 residents over the next 11 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.

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%.

TABLE 1		
LAND OWNERSHIP – BOISE COUNTY		
	Acres	Percent Total
Federally Managed Land	900,540	*73.9%
BLM	30,697	3.4%
National Forests	867,368	96.3%
Other	2,475	.3%
State Land	88,771	*7.3%
Endowment Land	85,648	96.5%
Fish and Game	3,123	3.5%
Parks and Recreation	0	0.0%
Private Land	227,322	*18.7%
County Land	960	*0.1%
Municipal Land	7	
Total	1,217,600	*100%

Source: Idaho Department of Commerce, 2007 (*totals equal 100%)

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 public land include recreation, timber, mining, grazing, and geothermal activities.

Land Use Ordinance - The Boise County Zoning and Development Ordinance was updated and adopted on March 24, 2003. This ordinance specifies allowed uses, conditional uses, and non-allowed uses in the county. The current 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. In the 2008 General Election an advisory ballot question “Should Boise County amend its current multiple use zoning to allow for alternative types of zoning” was put to the voters. Of the 5,145 total registered voters only 3,576 (69.5%) voted on the ballot question. The results were: Yes 1,837 (51.4%) and No 1,739 (48.6%).

Land Use Issues -

In 1999 and again in 2009, 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 in 1999 and reviewed in 2009, the citizen's committee identified the following types of land use development that could occur within the county

Current Land Uses -

- 1) Natural resources (to include timber, mining and range uses)
- 2) Agriculture
- 3) Rural residential
- 4) Commercial
- 5) Industrial

Natural Resource Land Use - The conservation and management of timber, mining, and range use is important to some citizens of Boise County who base a large portion of their economy on this use. With the primary force of their economy derived from Natural Resource related activities, maintaining viable tracts of prime range, and timberland is a goal for local area leaders. The Natural Resources Land Use is established to monitor and place necessary conditions upon development of other land uses 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, and range operations, single-family homes (including manufactured homes), and any accessory buildings necessary for operation of the timber, or range use.

Owners of Natural Resources lands are primarily federal and state governments, but 206,578 acres of private lands are held for timber growth, mining and rangeland grazing (Assessor's records). These uses are appropriate and are encouraged by the people of Boise County, as income producing activities, as well as a

way of life. Various state and federal laws protect the citizenry from abusive or irresponsible forms of these activities.

The majority of these lands are forested. Although growth rates in Boise County forests are lower than most Idaho forests, they are viable sources of timber, fuel and carbon sequestration. This plan supports the maintenance of healthy forests on all ownerships in the County through active disturbance (harvest, thinning and prescribed fire) designed to maintain tree density to historic and fire-safe levels.

When Natural Resource lands are proposed to be changed to another land use, each piece of land 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):

- 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 (WUI considerations) (Encroachment of development into areas formerly uninhabited - creating new areas of Wildland Urban Interface)
- 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. Development that falls outside traditional use would be required to mitigate negative conditions as part of the P & Z approval process to gain required approvals.

Agricultural Land Use - Agricultural land uses currently exist within the County. Historically, the cultivation of crops, the raising of livestock, single-family dwelling units, open space and the irrigation of land have been the typical land uses.

Agriculture in Boise County primarily relates to producing livestock forages for winter feeding and grazing during the remainder of the year. The private land dedicated to production agriculture falls into the following categories; irrigated cropland (9500 acres), tillable pasture land (3293 acres), non-irrigated cropland (1688 acres) and rangeland (58,511 acres). The operations also use Federal and State range that include approximately 621,355 acres. Livestock operations are cow/calf based with calving grounds located at lower elevations. Most calves are sold at or near weaning time and are finish outside Boise County. Maintaining small numbers of horses or other domestic animals for non-commercial purposes is not considered an agricultural use requiring permitting.

Irrigated cropland has been developed primarily along the Payette River where water is pumped to terraces and applied to the land through sprinkler systems, or water is diverted from tributaries into irrigation systems and applied to land downstream. Cascade and Deadwood Reservoirs provide season long supply of water for many of these systems. The land produces 1 to 3 cuttings of hay with yields from 2 to 6 tons per acre.

Tillable pasture lands are located in Brownlee, Drybuck, Jerusalem, and Garden Valley areas. The land is either flat or gently rolling and allows for seeding or reseeded practices. These are areas in which annual

precipitation (18 to 24 inches) allows Intermediate Wheatgrass, Brome, and Orchard grass to establish productive stands.

Non-irrigated cropland generally lies adjacent to the irrigated valleys in conjunction with the irrigated land. Crops are generally small grains, hay, and grass crops.

Rangeland is the most important component for the County's livestock production, providing spring and summer forage. The producers have done many range management improvements including stock water supply, range seeding, cross fencing, salt distribution, and proper stocking rates to improve the productivity of these lands.

Smaller scale operations occur in many areas of the County as some of these lands are subdivided into smaller home sites with acreage less than 10 acres. Crops include Christmas trees, ornamentals, livestock, seed crops, vegetables, and other minor crops. Agricultural land use produces many intrinsic values that are considered valuable by the non-agricultural population. These products include open space, wildlife habitat, clean watersheds, increased summer river water flows, rural settings, local feedstuffs for their horses, hunting and fishing opportunities, locally grown food, carbon sequestration, wildlife viewing, and economic opportunities. The County is well served to encourage the long term development and persistence of the agricultural land use.

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. Regional planning is in the best interest of the County and may be done by local regional groups.

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. 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. All new development will meet the requirements of the Boise County Wildland Urban Interface Ordinance and all Boise County Ordinances.. This designation is best located near community centers or along major transportation routes with shared common access roads.

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 common use 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 standards required by the Boise County Road Ordinance or the Boise County Wildland Urban Interface Ordinance, depending on which pertains to the developed property.

The tables identifying the status of the approved subdivisions within Boise County as of December 2008 are attached as *Appendix #C*.

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 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. 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 standards required by the Boise County Road Ordinance or the Boise County Wildland Urban Interface Ordinance, depending on which pertains to the developed property. Off street parking shall be adequate to meet the needs of the commercial use. Access to major county roads should be shared whenever possible to lessen road hazards. Commercial users should be required to submit appropriate safety, evacuation, fire or other plans as required by applicable ordinances at time of permit application.

Industrial Land Use - It is the policy of the citizens to encourage such development in the appropriate industrial areas. The citizens should encourage the recruitment of industries that will complement our county. (see Glossary)

Industrial use shall include light industries, small manufacturing plants, processing plants, and other related uses as may be deemed appropriate.

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 current County Road Ordinance standards. Off street parking appropriate to the industrial use shall be required. Access to major county roads should be planned to limit the number of access roads onto county roads.

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

- 1) Recreational & tourism
- 2) City impact areas
- 3) Areas of special concern

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

Single family and multi-family housing may be included in these areas subject to standards of 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 of compliance.

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

City Impact Areas - 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 officials input outside corporate limits. This document provides 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/Hillside Development/Soils - are particularly sensitive to building, erosion and stormwater runoff by poor management practices;
- Surface and Groundwater Protection - Surface water quality of all water sources, rivers, streams and tributaries 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 P&Z 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 will be mitigated.
- Wildfire – Compliance with future the Boise County Wildland Urban Interface Ordinances and Boise County Wildland Fire Mitigation Plans should be required in all unincorporated areas of the county.
- Scenic Highways Corridors

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 and Development Ordinance, except if they endanger public health, safety or the environment.

Comprehensive Plan Map

Current Land Use Map: The existing land use map is a generalized graphic that represents compatible land use associations and patterns within the county as they currently exist.

Future Land Use Map: A future land use map may be prepared showing future development patterns to be determined from a compilation of input and ideas expressed by local leaders and citizens.

GOAL:

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

OBJECTIVES:

1. Manage timber/agricultural/range/mining uses.
2. Protect the quality of life.
3. Manage the natural resources.
4. Manage recreational opportunities.
5. Respect private property rights of landowners.
6. Develop the Comprehensive Plan Map

GUIDELINES FOR IMPLEMENTATION:

1. Ensure the availability of land for all types of development in appropriate settings through specific language in the Zoning and Development Ordinance.
2. Allow for flexibility in clustering development depending upon the land through use of Planned Unit Developments (PUDs) in the Zoning and Development Ordinance and language in the Subdivision Ordinance.
3. Screen all new salvage and junkyards of in the county through specific language in the Zoning and Development Ordinance.
4. Encourage public participation in the planning process through Planning and Zoning Commission meetings as well as updates to the Comprehensive Plan.
5. Encourage and support land use proposals that are consistent with the overall goals of the comprehensive plans of incorporated cities within the county.
6. Discourage development in proximity to water resources including streams, rivers, lakes, and floodplains by identification and implementation of special protection of "Areas of Concern" proposed overlay and the Floodplain Ordinance.
7. Continually update development processing fees and permits charges so that the fees reflect the actual cost of providing the service.
8. Encourage open space in residential developments through specific language in the Zoning and Development Ordinance and the Subdivision Ordinance.
9. Encourage the management of private roadway access for public safety and emergency response through specific language in the Road Ordinance and Subdivision Ordinance.
10. Implement standards to insure safe, healthy, livable structures through the Building Permit issuance and language in the Subdivision Ordinance.
11. Options of development, such as the implementation of Transfer of Development Rights, to aid in providing flexibility and choice in developing land.
12. On public lands, review plans and proposals of state, regional, and federal agencies that could impact the county.
13. Encourage and support coordination between the county and state and federal agencies for the multiple use on publicly owned land.
14. Adopt new zoning changes through soliciting public input and additional specific language in the Zoning and Development Ordinance.
15. Encourage regional planning and development of local land use maps.
16. Encourage and assist cities to update areas of impact to equitably spread the cost of services.
17. Encourage innovative design practices such as residential clustering and open space through specific language in the Zoning and Development Ordinance.
18. Encourage scenic easements for paths, greenbelts, and waterways.

NATURAL RESOURCES AND HAZARDOUS AREAS

Introduction

Natural Resources - The natural resources of Boise County include the climate and geology of mountains and valleys, hydrology of rivers and streams, vegetation of 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 with the Boise County All Hazards Mitigation Plan in November 2005 can be found at the Boise County offices.

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.

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 fugitive dust. The prevailing wind patterns are from the west and southwest and are reflected in ridge top vegetation.

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 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.

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 and 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 faults blocks and make up the flat lands in Boise County.

The 300 square mile area of the Boise Basin is historically known as one of the great gold placer fields of the west. The Boise 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 and 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 ongoing by the county, state, and federal agencies. See *Appendix #1* for vegetation cover information.

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; such as the Canadian gray wolf and grizzly bears, 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 - 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. Prior to the late 1990's timber harvest from federal lands provided payments to the county and school districts to help fund roads, education, and related general expenses. In addition, forest lands enhance the quality of life for Boise County residents, an amenity which is highly valued and that county 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. In 2003, The Boise National Forest revised its Land and Resource Management Plan. The 2003 Boise Forest Plan defined "desired conditions" and goals, objectives, standards

and guidelines for achieving desired conditions. The Boise Forest Plan also includes Management Prescription Categories (MPCs) to guide management practices to obtain multiple use and other goals and objectives. There are 13 MPCs within the Plan.

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, Rabbit Creek 1994); while, others are from past harvesting. Many of these older plantations (planted in the mid 50's) are on a schedule of pre-commercial and/or commercial thinning. Thinning moves the forested stands towards a healthy condition and helps reduce the chances of an uncharacteristic wildfire.

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. 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. Other activities include use of the ATV trails, horse trails and mountain bike trails. 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, however mining for specialty minerals is on the increase.

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.

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 increased development of private land into forested lands, Boise County has developed the Boise County Wildland Urban Interface Ordinance. This document in concert with both the Boise County Wildland Fire Mitigation Plan and the Boise County All Hazards Mitigation Plan prescribe both guidelines and regulation for all type of development in the rural areas of Boise County.

Flooding - Boise County is vulnerable to occasional flooding of its valleys and ravines. 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, February, March, April and May. Most flooding 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 often hitting random areas of the county thought not to be in flood zone areas. 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. Boise County has adopted a Flood Prevention Ordinance.

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. The Banks-Lowman Highway is subject to rock-slides year around with falling rock a constant threat to daily traffic.

A natural phenomenon is the sliding of the old Highway 55 area south of the City of Horseshoe Bend. 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 - Boise County is bisected by many small fault lines and some larger ones. (see fault map - *Appendix #C*). Most of these meet in the Treasure Valley/Boise City area. Two fault lines run north from the Ada County area. One runs west of Horseshoe Bend and continues into Valley County where much recent seismic activity took place in 2004. The second runs from Boise City through the Bogus Basin area, north to the west of Placerville and continuing north through Garden Valley. The more prominent ones with the most recent activity are two parallel legs of the Trans Challis Fault Zone. One leg runs from the Ada County/Lucky Peak area past Idaho City to the east and continuing through the Lowman area into Custer County. The second leg of the Trans Challis Fault Zone passes between Horseshoe Bend and Bogus Basin, to the west of Placerville and east of Garden Valley where it follows the Boise/Valley County line northeast into Custer County. The majority of Boise County is considered High risk for earthquakes, while the northeast portion from approximately Lowman northeast is considered to fall into the Extreme Risk category. While the surrounding counties of Blaine, Custer and Valley have experienced recent seismic activity Boise County hasn't had a great deal of activity since the quake in 1983 which was centered in the Challis area of Custer County.

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; an example of this is mine scarred lands. 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. The Squaw Creek Soil Conservation District may provide technical assistance for soil analysis.

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 are now in place in the form of State and Federal regulations.

Hazardous Material Areas - There are very few known hazardous materials areas in the county.

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 does 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.
- 5) Illegal drug manufacturing.

Emergency Management - The County has an Emergency Management office which prepares plans and is equipped to handle natural and potential known man-made incidents. This office coordinates with the Idaho Bureau of Homeland Security and the Region III and IV HAZMAT Response Teams to provide response to those incidents involving hazardous waste and manufactured substances not within the capability of local fire departments and EMS units. Emergency Management will recommend and coordinate Disaster Declarations to the Boise County Board of Commissioners when the financial cost of any disaster or incident will exceed the capability of the County to incur. Residents or visitors should contact the Boise County Emergency Management office for information about current disaster plans.

The County has a Public Land Use Policy that is available at the Clerk's and Planning and Zoning 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 affected 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. 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 requires orderly and planned development patterns and initiates techniques to control growth through proposed zoning designations.

It remains the responsibility of Boise County, as a community, to protect its natural 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 take legal action as necessary to support multiple sustainable uses of public lands including timber, mining, recreation, and public access.
- To encourage a quality and healthy environment for the county.

- To encourage the protection of 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 identify hazardous areas in the county and consider these when determining development suitability.
- To require, if deemed necessary, proper studies to show that an area to be developed is not hazardous pursuant to Idaho Code 67-6508(g).

OBJECTIVES:

1. To manage natural resources for long term sustainability.
2. To encourage best management practices, as defined by the state, in the utilization of timber, range, and agricultural lands.
3. Any development, including residential, commercial, and industrial should minimize impact upon natural resource areas.
4. To support the County's position that state and federal agencies shall consult and coordinate with the County on use of public lands.
5. To restrict and limit development in hazardous areas in order to protect the public health, safety, and welfare.
6. Encourage clean up of man-made hazards.
7. 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.
8. To give timber uses a high priority in making land use decisions in the county and to protect such uses from detrimental impacts.
9. 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.

GUIDELINES FOR IMPLEMENTATION:

1. Educate city and county residents on the importance of timber and the necessities of timber operations, including the historic and economic importance of timber.
2. Encourage the timber industry to operate under safe and accepted management practices that protect existing county infrastructure, water supplies, and natural resources.
3. To maintain public access to public lands.
4. Actively educate landowners and developers of the requirement to accomplish wildfire fuel mitigation prior to and during development of any type. Pursue continued interaction between the fire departments, Planning & Zoning and the emergency responders in the County during the development process. Complete follow up education with all civic groups and homeowners associations.
5. Educate the public, developers, and realtors, on specific hazardous areas in the county and identify the high wildland fuel areas of the county where mitigation will be required prior to development.
6. Encourage the prevention of contamination to groundwater through land use planning and development guidelines.
7. Encourage the voluntary designation of conservation easements for the preservation of wildlife habitat, agriculture and historic land use.
8. Educate the public and developers of the use of "Leave Early or Stay and Defend" criteria and encourage its integration in home construction, landscaping and personal family emergency planning.

9. Encourage protection of watersheds that provide domestic water.
10. Discourage development in floodplains.

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 289 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 firefighting 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 issues concerning the funding of road repair and maintenance in Boise County. The first involves the use of forest fund revenues paid by the USFS. The Secure Rural Schools and Community Self-Determination Act now is the major source of funding for the road department at this time. This Bill is scheduled to sunset in 2011. If that occurs, the funding for continued upkeep and repairs to the county road system will be in serious jeopardy. Another source of revenue is the highway user fees from the state. The road department continues to actively pursue grants to assist in road improvements.

There is a very high use of the roads by visitors to our county. The existence of the federal and private forests brings in recreational users for hunting, fishing, camping, and other activities, impacting road conditions in Boise County.

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:

- SH 55 (Payette River Scenic Byway), 2-3 lanes from Boise to New Meadows
- SH 52, 2-lane from Horseshoe Bend to Emmett
- SH 21 (Ponderosa Pine Scenic Byway), 2-3 lanes from Boise to Stanley

Local Public Roads - There are no highway districts within Boise County except for Middlefork of the 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), Wildlife Canyon Scenic Byway, 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 (Appendix #D). This program applies to those trails and roads that are on public lands.

Bike/Pedestrian Paths - see under **Alternative Transportation**.

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 air strip. The strip is located on the Banks-Lowman Road east of Garden Valley. This grass strip is 3,850’ long and 125’ wide. There is one small airplane hangar for private use but no other services or lighting is available and it is not maintained during the winter. However, there is a campground and picnic area located there.
- Idaho City – The strip is located on the northwest outskirts of Idaho City and is operated and maintained by the Forest Service. It has no private airplane hangars, services, lighting and is not maintained during the winter. This grass and dirt strip is 3,400’ long and 50’ wide.
- 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 2,850’ long x 50’ wide grass strip is 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.
- Private airstrips exist in the Horseshoe Bend area, Clear Creek area and Placerville 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 state highways and county roads designated for emergency medical 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 County and the Boise National Forest have developed access into the National Forest throughout the county for hikers, cyclists, snowmobilers, horseback riding, four wheelers, dirt bikes, and cross-country skiers. 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 has constructed a 2.6 mile bicycle/pedestrian trail between the communities of Crouch and the Garden Valley area. The City of Idaho City has constructed a paved bicycle/pedestrian path from the city to the new skateboard/ball park complex northeast of downtown.

There are currently limited existing bicycle paths on the State or County roads within the County and there are limited adequate shoulders for the safe passage of bicyclists in most places.

Safe travel ways for pedestrians and bicyclists would provide county residents and visitors alike the opportunity to travel to and from the Treasure Valley area, and or within the communities of the county. Bike/pedestrian paths placed in and around community centers allow an alternative to the increasing congestion of motorized traffic and enhance the opportunity to enjoy the scenic beauty and rural lifestyle of the community. Developers may be encouraged to establish pathways when building new subdivisions that are separate from major roads when deemed feasible.

- 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 Thunder Mountain Line owned by Rio Grande Pacific Corporation. The railroad is used for scenic tours along the Payette River from Horseshoe Bend to Banks.

Future Conditions

The majority of the county's future movement will occur over rights-of-way, whatever the mix of transportation mode. The private motor vehicle will continue to be the primary method 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 the county will be the need to oversee new road construction 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.

GOALS:

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

OBJECTIVES:

1. Give the following priority
 - a. Maintain and upgrade existing roads near community centers and roads that connect community centers throughout the county.
2. Encourage the completion of the mapping of existing recreational trails in Boise County.
3. Encourage the Idaho Transportation Department to retain its current level of maintenance on state highways.
4. Support the current efforts to designate the Banks – Lowman Highway as a state highway.
5. Encourage and support the city's efforts to place a signal in Horseshoe Bend and improve maintenance of the crosswalk.
6. Research public transportation services and options including a commuter service.
7. Trail maintenance should be funded by users. Fees collected should be appropriated to the specific areas of uses.
8. 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.
9. All funds dedicated to road maintenance, including those designated by the state, should remain in the road department for maintenance purposes.
10. Support the continuation of private roads within subdivisions, maintained by property owners, thereby avoiding the burden on the county to maintain these roads.
11. Future subdivisions should be reviewed for public safety issues.
12. Growth should pay for itself. Research ways to make this a possibility including studying the feasibility of impact fees.
13. Encourage development on land already subdivided.
14. Coordinate county and city transportation planning.
15. Encourage the development of off-street pathways for public use during subdivision development.

GUIDELINES FOR IMPLEMENTATION:

1. Give priority to maintenance and upgrade existing roads near communities.
2. Give priority to roads that connect communities throughout the county.
3. Encourage the completion of the mapping of recreational trails in Boise County.
4. Encourage the Idaho Transportation Department to continue improving state highways
5. Set right-of-way and access standards, and have all developments meet them.
6. Require all development to provide adequate on-site parking.

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. 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, is the county seat. Among the State’s forty-four counties, Boise County is fifteenth in size and thirty fourth 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
- Clerk/Auditor/Recorder/Elections
- Sheriff
- Marine Patrol
- District Court
- Emergency Services
- Motor Vehicle Licensing
- Prosecuting Attorney
- Treasurer
- Planning and Zoning
- Community Justice
- Road and Bridge
- Solid Waste
- Noxious Weed Control

Tax Levies - The County collects funds for the following public entities:

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 District
Horseshoe Bend Library District
Garden Valley Library District
Pioneer Cemetery District
Garden Valley Hospital (Clinic) District
Horseshoe Bend Hospital (Clinic) District
East Boise County Ambulance District
 Idaho City Ambulance
 Lowman Ambulance
 Mores Creek Ambulance
 Placerville Ambulance

Mores Creek Rim Ranches Water District

Garden Valley Fire Protection District

 Includes Garden Valley Quick Response Unit (QRU), Extrication and Water Rescue units.

Placerville Fire Protection District

Horseshoe Bend Fire Protection District

Garden Valley Translator District

Garden Valley Recreational District

Wilderness Ranch Fire Protection District

 Includes Wilderness Ranch Quick Response Unit (QRU) and Extrication

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

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.

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.

Also housed in the Public Safety Building are:

Boise County Coroner

Boise County Dispatch - Boise County Dispatch provides dispatch services for the County Sheriff, the Idaho City Police Department, the Horseshoe Bend Police Department ten (10) rural fire departments, interface with State Communications, Idaho State Police and Federal law Enforcement agencies.

Boise County Emergency Management - Emergency Management provides planning for all disasters and emergency conditions that may affect the County. They are the Point of Contact for the Bureau of Homeland Security, Central District Health Department, FEMA and other local, state and federal emergency response agencies. They currently manage the county communication system utilized by all fire and law enforcement agencies.

Libraries - Boise County has three library districts: The Boise Basin District serves Idaho City, Lowman, Placerville, Centerville, Wilderness Ranch, Mores Creek, 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.

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 10 volunteer fire departments work under a Mutual Aid Agreement for mutual aid on state and federal lands in Boise County. The State and Federal agencies have designated zones within the County that are the responsibility of one State or Federal agency no matter who the property belongs to. These same agencies aid the Boise County fire departments in combating fire on rural wildland and forest ground.

Fire Departments - Boise County currently has 10 volunteer fire departments. Four of these are taxing districts and six are purely volunteer subscription districts.

The Fire Protection Districts include:

- Garden Valley Fire Protection District
- Horseshoe Bend Fire Protection District
- Placerville Fire Protection District
- Wilderness Ranch Fire Protection District

The Volunteer Fire Departments include:

- Centerville VFD
- Clear Creek VFD
- Idaho City VFD
- Lowman VFD
- Robie Creek VFD
- Valley of the Pines/Thorn Creek VFD

Other Fire Protection Agencies - The United States Forest Service, Bureau of Land Management and Idaho Department of Lands have completed an agreement that designates specific zones within the State of Idaho. The agency assigned to each zone, no matter the ownership, is the primary agency to respond to their zones.

Boise County falls within zones of each of the 3 agencies. None of the agencies 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. The addition of a common Geographic Information System (GIS) between Planning & Zoning, the Assessor, Road & Bridge, Emergency Management and Boise County Dispatch has greatly contributed to the County's ability to respond to addresses.

Boise County has recognized the Wildland Urban Interface Code and is currently writing its own Ordinance, Boise County Wildland Urban Interface, which will utilize both guidelines and rules to improve the access to homes within the county and the ability of the individual homeowner to survive fires. These guidelines and the new ordinance 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 portions of the 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. The Horseshoe Bend community water system, from the Payette River, is a culinary water system that was upgraded in 1995 to meet the EPA requirements for surface water treatment systems. The distribution method is by pumps with peak load being 750 gallons per minute, and a storage capacity of 450,000 gallons.

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 wastewater treatment systems. The Horseshoe Bend wastewater treatment facility was rehabilitated and renovated in 2004. The Southfork Landing Recreational Water and Sewer District was established as of January 1, 2009 and has a wastewater treatment facility.

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 City (Warm Springs Ridge), Garden Valley (Middle Fork Road) and Lowman (Ten Mile creek/Lowman nature ponds).

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 was approved by the Department of Environmental Quality (DEQ) on February 13, 2009. The county currently operates one Non-Municipal Waste Landfill at Garden Valley, which is limited to Construction and Demolition Debris (C&D). In 2008, 4732 tons of waste and 54 tons of tires were disposed of outside of Boise County and 361 tons of metal were recycled.

In an effort to deal with continued growth throughout the County all facilities are being evaluated. All collection sites are open two days a week with the Garden Valley collection site open three days per week from May to September to handle the additional traffic of residents self-hauling waste. There are four 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.

For any updates visit the Boise County Solid Waste web site at http://www.boisecounty.us/Waste_Management.aspx

Noxious Weeds - Boise County Weed Control Department treats noxious weeds 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 <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
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Counties. The county weed department treats noxious weeds on road right-of-way's, 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 twenty two State designated noxious weeds established in Boise County. They are: Canada Thistle, Dalmatian Toadflax, Diffuse Knapweed, Eurasian Watermilfoil, Field Bindweed, Hoary Alyssum, Hoary Cress(White Top), Houndstongue, Jointed Goatgrass, Leafy Spurge, Mediterranean Sage, Musk Thistle, Orange Hawkweed, Oxeye Daisy, Poison Hemlock, Puncturevine, Purple Loosestrife, Rush Skeletonweed, Scotch Thistle, Spotted Knapweed, Yellow Starthistle and Yellow Toadflax. The State noxious weed list can be viewed at <http://www.agri.state.id.us/Categories/PlantsInsects/NoxiousWeeds/watchlist.php> .

For any updates visit the Boise County Noxious Weed web site at http://www.boisecounty.us/Noxious_Weeds.aspx

Health and Welfare - There are no hospitals or nursing homes in Boise County. The county has one resident doctor in Garden Valley/Horseshoe Bend and part-time dentist's offices in the county. 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.

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. (moved here from next page)

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. (moved here from next page)

Health Clinics - Garden Valley Family Practice 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.

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 physician and a mid-level provider. The physician and mid-level provider rotate operation of the clinic each week as they also operate the Garden Valley Health Clinic. Management of the clinic is by the physician, a volunteer citizen board and an elected 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.

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

Ambulance Service - Boise County has three ambulance services: East Boise County Ambulance District, Crouch Ambulance, and Horseshoe Bend Ambulance, covering all of Boise County. East Boise County Ambulance District consists of four ambulances stationed at Idaho City, Lowman, Mores Creek and Placerville/Star Ranch. One spare ambulance is stationed at Idaho City for use by all units. Idaho City Ambulance and Lowman Ambulance also operate extrication trucks. Wilderness Ranch Fire Protection District also operates a Quick Response Unit within its district. Crouch ambulance service is privately funded. Horseshoe Bend Ambulance Service is a publicly owned service funded by the City of Horseshoe Bend. Lifelight services are provided to Boise County residents by St. Luke's and St. Alphonsus hospitals in Boise.

Emergency Management - Boise County Emergency Management provides planning and preparation for all types of emergency conditions that might affect Boise County. Emergency Management is the point of contact for the Idaho Bureau of Homeland Security, Central District Health Department and other local, State and Federal response agencies. The Emergency Manager oversees the county radio communication system, is the County 911 coordinator and serves as the County Veterans representative. The Emergency Manager works for the Boise County Board of Commissioners.

Veterinary Health Clinic - Cascade Veterinary Clinic, Garden Valley office has opened in the Middlefork area of Garden Valley.

Communications - Traditional hardline 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.

The Cambridge Telephone Company serves 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, Idaho. Cambridge has been declared a Rural Telephone Company and, therefore, not open to competition. Digital Subscriber Line (DSL) is planned to be added to the system in the county, with fiber optics in the near future.

Frontier Telephone serves the Garden Valley and Horseshoe Bend areas on the western and northwestern side of the County.

Qwest serves Idaho City, Placerville, Centerville, Clear Creek and Wilderness Ranch areas to include the entire southeast corner of the County

Cell phone reception can be obtained in most of the immediate Horseshoe Bend area and north on Highway 55 to the Gardena area. There is some cell reception in the Garden Valley Crouch area and Horseshoe Bend, from some mountain-tops. For the most part there is no other reliable cell phone service in Boise County.

Internet access is available via satellite, wireless, DSL and dial up throughout Boise County.

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 western part of Boise County is served out of the Horseshoe Bend substation. One feeder serves north along Highway 55 then east along the South Fork of the Payette River to Lowman. Improvements and upgrades to this line will continue as load demands increase. The other feeder out of the Horseshoe Bend substation serves Horseshoe Bend and the surrounding community. The eastern part of the county is served out of the Eckert substation located on the east end of Boise in the Barber Valley. The majority of this line has been reconstructed in the past 10 years and will continue to be monitored with upgrades made as needed to meet load demands. Idaho Power is committed to providing reliable service to the area and minimizing interruptions caused by an assortment of reasons including trees, birds, weather and equipment.

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.

At Idaho Power, safety is a core value and the safety of their customers and employees is their most important responsibility. The company complies with applicable safety rules, laws, and regulations, including OSHA. The company's facilities are designed to meet or exceed the standards as outlined in the National Electrical Safety Code and are routinely inspected. Facilities are routinely inspected to identify and make repairs to protect the public and ensure a safe and reliable system.

A feeder improvement 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.

For years Idaho Power has trimmed trees to keep power lines clear of branches that may be near overhead power lines. This practice enables them to help maintain safe, reliable service for their customers. When tree branches come in contact with power lines they often cause outages and potential safety risks to the public. That happens most often in windy, stormy weather and occurrences are often times more frequent in mountainous areas similar to those in Boise County.

Idaho Power Electric Line Installation Policies: Rule H is a tariff that specifies charges and credits governing requests for new electric service attachments and distribution line installations, or alterations of Idaho Power distribution facilities. The company has an obligation to serve new loads; however, one of the objectives of the company and the IPUC is that growth pay for itself and to shift the cost of service from general ratepayers to those requesting the service and creating the need for new facilities. New customers requesting service requiring a line installation will fall under the jurisdiction of the Rule H tariff. The tariff can be accessed on the Idaho Power web site www.idahopower.com or the Idaho Public Utilities Commission web site at www.puc.state.id.us.

Maps of the Idaho Power distribution facilities are shown in *Appendix #E* 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; and one propane company has a distributor in the Garden Valley area. The rest of the county depends on deliveries from companies outside of the county. There are several places in Boise County that can fill small propane bottles. 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.

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 are all named "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. The historic part of the cemetery is closed for new internments. The new section is open to all residents and non-residents of the district. The historical section of the cemetery is jointly maintained by the City of Idaho City and the Idaho City Historical Foundation. 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, and rented quarters at Wilderness Ranch and Star Ranch.
- 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 continuing development of the Boise Basin Community Park complex; which includes a rodeo arena, amphitheater, BMX and skate board facility, with disbursed picnic areas, hiking trails, one softball field, RV dump site, bathrooms and pathways. In process and future developments are two more ball fields, wetland and interpretive trails.

Quasi-Public Facilities -

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

GOAL:

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

OBJECTIVES:

1. Research innovative ways to provide services in the county where there may not be county facilities
2. Continue to support law enforcement.
3. 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.
4. Fire protection:
 - a. Encourage further development of fire protection services as funds allow.
 - b. Support the adoption of fire protection guidelines to abate fire hazards in developments, areas of commerce and on public lands.
5. Continued enforcement of health standards

6. Look at a more standardized disposal services for the county (county or private) and research recycling alternatives.
7. Encourage volunteerism for ambulance/fire services and outreach programs.
8. Encourage citizens to become educated on emergency response planning.
9. Encourage Community Education programs on first aid and CPR.
10. 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.
11. 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.
12. Promote a more reliable electrical service and support Idaho Power's efforts in this endeavor.
13. Encourage implementation and enforcement of minimum standards for construction.
14. Follow the policy that new growth shall pay for itself. Encourage the County to research ways to make this possible.
15. Coordinate new development proposals with cities, communities, public service providers, school districts, and state and federal agencies.
16. Encourage development of land compatible with the nearby availability of public services, facilities, and utilities.
17. Provide for review and comment on all proposed subdivisions by the appropriate emergency service agencies to ensure adequate roadway access and availability of water.
18. Prevent contamination from solid waste disposal through appropriate location of collection sites and transfer stations and the enforcement of disposal regulations.
19. Encourage water conservation in new drinking water systems and through drought tolerate native plants in landscaping and new technologies.
20. Encourage new sewage treatment plant technologies whereby discharge may be used for irrigating landscaping.

GUIDELINES FOR IMPLEMENTATION:

1. Identify needs for cemeteries expansion or formation and support efforts to accomplish those goals including supporting the communities of Horseshoe Bend and Idaho City in:
 - a. expanding their current cemetery sites, and
 - b. 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.
2. Priority is support of existing public service facilities and services.
3. Develop fairgrounds in the county.
4. 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.
5. Fire protection:
 - a. Review the costs and benefits of consolidating fire districts; and,
 - b. Support continued coordination between fire districts.
6. Enforcement of health standards through the appropriate health authority.
7. Support Idaho Power's efforts in providing reliable power.
8. Encourage implementation and enforcement of minimum standards for construction.
9. Coordinate new development proposals with cities, communities, public service providers, school districts, and state and federal agencies.
10. Encourage development of land compatible with the nearby availability of public services, facilities, and utilities.
11. Provide for review and comment on all proposed subdivisions by the appropriate emergency service agencies to ensure adequate roadway access and availability of water.

12. Prevent contamination from solid waste disposal through appropriate location of collection sites and transfer stations and the enforcement of disposal regulations.
13. Encourage water conservation through use of drought tolerate native plants and new technologies.
14. Encourage sewage treatment plants treated affluent to be used in landscaping.

HOUSING

Introduction

This component considers the land and the dwelling units where Boise County residents live, and the future projections of housing demand. Definitions, from the U.S. Census, used in this component include: **household** as “one or more persons occupying a housing unit” and **housing unit** is defined as “either an occupied; or, vacant house, apartment, or single room, that is intended as separate living quarters.”

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. 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. In addition, persons are retiring and making their once seasonal home a full-time residence. 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.

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 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. In Boise County there are hundreds of homes with City of Boise addresses. This can cause problems for emergency services, planning and zoning and mail delivery.

As of October 2009 the County Assessor has indicated that there are 4,118 parcels in the county that have residential value; 1,087 parcels with farm value; and 213 parcels with a commercial value. A total of 10,512 parcels have been classified as real property. As of the 2007 Tax Year a total of 2,145 Home Owner Exemptions were allowed.

Housing Units - In 2002 there were 4,495 total housing units in the county of which 83.4% were owner occupied. According to the U.S. Census Bureau housing units in 2007 totaled 5,061; no update was given for the owner occupied data. Since 2002, historic building permit activity data shows a continual increase in construction - primarily residential. From 1990 to 1997, a total of 1,493 residential building permits were issued; and from 1998 to 2008 a total of 1,428 residential building permits were 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 October 2009 there are 6,797 subdivision lots within Boise County. Of these, 3,579 are developed with a remaining 3,218 undeveloped lots owned by private individuals.

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. This represents an average of 2.52 persons per household. Once again, it is believed that the number of permanent residents has grown. This information will be updated after the 2010 Census is complete.

Table 1 Boise County Housing Units

Housing Units, 2007	5,061
Homeownership rate, 2000	83.40%
Housing Units in multi-unit structures, percent, 2000	1.40%
Median value of owner-occupied housing units, 2000	\$126,000
Households, 2000	2,616
Persons per household, 2000	2.52
Median household income, 2007	\$48,991

Source: U.S. Census Bureau

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% 43% of the housing in Boise County was built between 1990 and 2008. (See *Appendix #F*)

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 are affordable housing and how best to deal with the provision of affordable housing is a subject for future discussion among the county residents.

Future Conditions

Housing issues that face the County today will be more pronounced over the planning period including:

- Low income/affordable housing
- Elderly and senior housing (assisted living housing)
- Transitional housing
- Multiple housing units

GOAL:

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:

1. 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.
2. 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.
3. To strictly enforce floodplain building standards discouraging development in an identified floodplain or floodway.
4. To encourage infill into existing undeveloped subdivision lots in the County.
5. To encourage innovation, green building, and creativity in meeting housing needs in Boise County.

GUIDELINES FOR IMPLEMENTATION:

1. 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.
2. Encourage private investment for appropriate housing to meet elderly and/or disabled needs such as assisted living centers.
3. Encourage the practice of fair housing policies in both the sale and rental of housing in Boise County.
4. Encourage implementation of a uniform building code that would meet health and safety standards, plumbing and electrical codes and allow for phased building over a period of time.
5. Encourage all types of housing opportunities, including workforce housing, to meet the desires of those living in the county.

RECREATION AND OPEN SPACE

Introduction

Recreation and open space opportunities are a major interest to the people of Boise County. Historically, recreational mining, sightseeing, 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.

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 Garden Valley Recreation District's Weilmunster Park; Idaho City's Brogan Park, Smokejumpers Park, and Boise Basin Community Park (which includes the 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. 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 used for both day use as well as overnight camping.

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. *Appendix #G* includes an inventory of recreation sites and campgrounds in Boise County.

Trails and Roads - The County has an excellent system of hiking, cross country 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, especially in the Boise Basin, has one of the most popular motorized trail networks in the West. With over 500 miles of trail on State, USFS and Potlatch lands, this trail system serves the rapidly expanding demand for motorized recreation generated by the population in the Treasure Valley. This trails system brings both Recreationists and Tourists to the County. The annual Idaho City 100 enduro event for motorcycles is the single largest tourist draw in the County, bringing 300 competitors from around the world and national attention to Idaho City and the Boise Basin.

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. Public rights of way on federal land within the context of Revised Statute 2477 and other federal access grants and shall be considered to be any road, trail, access or way upon which construction has been carried out to the standard in which public rights of way were built within historic context. These rights of way may include, but not be limited to, horse paths, cattle trails, irrigation canals, waterways, ditches, pipelines or other means of water transmission and their attendant access for maintenance, wagon roads, jeep trails, logging roads, homestead roads, mine to market roads and all other ways. Currently, 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 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.

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 upstream of Gardena) are designated as a recreational river. The Payette River Plan was updated without major changes in the 1999 session.

Lakes and Reservoirs - The County is also home to a portion of Lucky Peak Reservoir (administered by the US Army Corp of Engineers and the Idaho State Parks and Recreation Department) and a portion of 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 - Per the State of Idaho Department of Commerce, Tourism, Idaho had 20,610,000 total trips from out-of-state visitors and 31,700,000 trips where Idahoans traveled inside the state.

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. Instead of trying penalizing tourists or out of county residents, Boise County should focus it’s efforts to increase business presence that will capture out of area visitor’s dollars and therefore flow through the county. (i.e. private camping facilities, restaurants, recreational activities, or amphitheater for music festivals)

Historic Planning -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.

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 the people of Boise County, visitors from Ada and Canyon Counties, as well as 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.

GOAL:

To encourage the development and maintenance of quality facilities to provide for sustainable (where desired) recreational opportunities.

OBJECTIVES:

1. Direct recreationists to appropriate areas in the county that can handle that particular recreational use and traffic.
2. 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.
3. Encourage the state legislature to allow for such methods if not allowed under state law currently.
(moved here)

4. Consider tourism accommodations and services as economic development opportunities but require these industries to pay their share of county services.
5. Encourage the private establishment of trails and open space corridors through subdivision review.

GUIDELINES FOR IMPLEMENTATION:

1. Impose fees to assist in paying for recreation facilities, land maintenance and upkeep, as well as for the county services it requires.
2. Actively and continually educate the users of recreational land as to the appropriate rules, regulations, and courtesies of use.
3. Enforce laws, ordinances, rules and regulations, such as litter laws, whose violations have serious impact upon both public and private property.
4. Increase communication and cooperation about what recreational activities are taking place share ideas, concerns and alternatives with and between Boise County government, residents, United States Forest Service, Bureau of Land Management, Idaho Department of Environmental Quality and U.S. Army Corp of Engineers.
5. Support cooperative agreements between the county's communities, school districts and state and federal agencies for the effective and joint use of recreational facilities.
6. Involve the private sector as much as possible in providing recreational opportunities to the public.
7. Explore opportunities in the development and funding of county recreational facilities where costs are paid through impact and/or user fees.
8. Develop off-street pathways for public use during subdivision development through language in the subdivision ordinance.

CULTURAL, HISTORIC AND SPECIAL AREAS

Introduction

Residents of Boise County are determined individuals.

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 its 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, a short mile up the Middlefork Road from Banks/Lowman Road, established a post office in 1936, was incorporated in 1951 and has long been the center of commerce in the valley. 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. The rustic old wooden town center buildings house a variety of gift and food establishments, as well as the mercantile and commodities shops needed to support the community residents, and provide refreshment and supplies to the numerous visitors to the area. The new City Park is the start of a non-motorized bike and pedestrian path that winds through the park as well as other scenic Garden Valley areas.

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 1989 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 affect 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 December 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 Banks/Lowman Road) and other parts of the county. Discussion has occurred on the best way to preserve these areas while still protecting private property rights.

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 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.

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.

Boise County is a historical repository of valuable information. 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. *Appendix #H* 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.

GOAL:

To recognize the many benefits of Boise County's historical resources, customs, and culture that include areas of historical, cultural, archaeological, architectural, ecological, wildlife, and scenic significance.

OBJECTIVES:

1. Encourage the formation of a countywide historical society to further identify historical sites & provide education.
2. Encourage property owners to recognize the historic value their property might have to the county.
3. Encourage the collection, keeping and recording of records of historical sites.
4. Encourage the collection and recording of oral histories.
5. 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.
6. Encourage the Forest Service and BLM to monitor their land use plans in order to assure that its implementation is coordinated with the county and the county's land use plan for the federally managed lands.

GUIDELINES FOR IMPLEMENTATION:

1. Seek a volunteer or group, who would be willing to serve as county volunteer coordinator to assist in accomplishing objectives.
2. Encourage establishment of an advisory committee to analyze the many historic resources, customs and culture of Boise County.
3. Maintain historical facilities that are under county ownership as historically intact as possible.

COMMUNITY DESIGN

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, and enhancing highway corridors.

Community design is also the process of defining land use and facilities within a community. Each of the four cities is very important to the make-up of Boise County and each city has its own comprehensive plan. The goals here are very general and were typically the result of informal city council discussion. The goals included here apply outside city limits.

Existing Conditions

Highway Corridors - Aesthetically pleasing views from major roadways are an important part of the natural beauty offered in Boise County. In the 1997 survey, the majority of respondents agreed that nature should be preserved and recreation and tourism encouraged, and 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 Byway and has been nominated as a National Scenic Byway. State Highway 55 is designated the Payette River Scenic Byway. Banks/Lowman Road has been designated as the Wildlife Canyon Scenic Byway. 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.

This plan encourages the enhancement of the scenic character of the views from these roads. More extensive landscaping, fewer points of access, and greater concern for building character are considerations. 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 and Development Ordinance** - This ordinance places 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 mitigate negative impacts on the surrounding property (i.e. access and lighting). Signage standards have been adopted as part of the Zoning and Development 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.
- Wildland Urban Interface (WUI) guidelines– The County has adopted the additional guidelines in the development of areas near wildlands and areas exposed to the threat of wildfires.
- Road Standards Ordinance– The County has adopted an ordinance setting forth the policy on road construction standards and road access standards.
- Noxious Weed Ordinance – This ordinance directs the control of noxious weeds within the county.
- Flood Damage Prevention Ordinance—The County has adopted an ordinance setting forth a policy to prevent development of flood hazards.
- Other standards being discussed (but not yet adopted) include the establishment of commercial and industrial landscaping standards.

GOAL:

To protect the health, safety and welfare of County residents and non-residents, and preserve the natural landscape and the scenic views it offers.

OBJECTIVES:

1. Work closely with IDEQ and Central District Health Department to enforce health and safety hazards in the county.
2. Develop driveway standards in conjunction with the Road Ordinance and input from Emergency Services.
3. Manage natural resources through development standards and support the state in their efforts to also manage these valuable resources.
4. Support existing subdivision standards addressing traffic safety issues
5. Encourage citizens to take responsibility for themselves, their property, and their actions.
6. Make existing ordinances more enforceable and seek out funds for enforcement.
7. Develop public safety information to be considered for subdivision approval.

GUIDELINES FOR IMPLEMENTATION:

1. Set nuisance standards for such things as:
 - a. Abandoned vehicles
 - b. Junk yards (including keeping from view with sight barriers)
 - c. Rubbish and litter
 - d. Animal control
 - e. Old appliances
2. Encourage the implementation and enforcement of minimum standards for building construction.
3. Set standards for development taking place outside of subdivisions through language in the Zoning and Development Ordinance.

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. Each chapter of this Comprehensive Plan includes specific goals, objectives and guidelines for implementation.

Policies of Plan Implementation

- Update the zoning and land use ordinances to be in conformance with the updates in the adopted Comprehensive Plan
- The County Commissioners will have the responsibility to oversee and encourage the implementation of the goals, objectives, and guidelines of the Comprehensive Plan.
- The Planning and Zoning Commission will be the responsible party for a 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.

Appendix #A Idaho Attorney General Questions

CHECKLIST FOR REVIEWING THE POTENTIAL IMPACT OF REGULATORY OR ADMINISTRATIVE ACTIONS UPON SPECIFIC PROPERTY

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in permanent or temporary occupation of all or a portion of private property will generally constitute a taking. For example, a regulation that required landlords to allow installation of cable television boxes in their apartments was found to constitute a "taking". (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [1982].)

2. Does the regulation or action require a property to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to represent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a "taking." (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property. (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

Unlike 1 and 2 above, it is important to analyze the regulation's impact on the property as a whole, and not just the impact on a portion whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable users of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner's economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking" a severe reduction in the property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any developmental rights of the owner. As with 3, above, these economic factors are normally applied to the property owner as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership--including the right to possess, exclude other and dispose of all or a portion of the property - are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a "taking." In finding this to be a "taking," the Court stated:

The city never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. [T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property."

Dolan v. City of Tigard, 114 U.S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a "taking." *Hodel v. Irving*, 481 U.S. 704 (1987).

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?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (*Nollan v. California Coastal Commission*, 107 S. CT. 3141 [1987]; *Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

In *Nollan*, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The court found that since there was not an indication that the *Nollan's* house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

APPENDIX #B CURRENT SUBDIVISION LIST-Boise County

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
ADDY	4C1	2	0	2	12/31/2003	194631
ALDER CREEK MEADOWS	5D3B	3	2	1	5/16/1997	164446
ALLEN RANCH	4B7	1	0	1	5/20/1998	168746
ALLEN RANCH MINOR SUB. #2	4B7	4	2	2	9/24/2003	193053
ARCHIE CREEK ESTATES	8D1	4	3	1	1/12/2009	222000
ARTHAUD, DAVID (FAMILY SPLIT)	4H1	2	0	2	6/7/2005	202465
ASHTON PLACE	4C3	5	2	3	6/5/1991	139856
AUDETTE RECORD OF SURVEY	4C2/4C1	7	7	0	5/17/2001	181158
AUSTIN PLACE	7B1	14	0	14	6/5/1991	54315
AUZZIE WOODS	4B5	3	2	1	12/5/2005	205903
BAKER FAMILY SPLIT	5B	4	4	0	2/16/2007	212398
BARTON ESTATES	5D2	2	1	1	7/19/1994	152592
BASARI ESTATES	5D1	6	6	0	10/10/2008	220838
BATES MINOR SUB	4C4	2	0	2	7/19/2000	177740
BAVARIAN VILLAGE #1 AMED	7A2A	24	16	8	1/25/1982	103425
BAVARIAN VILLAGE #2	7A2A	25	10	15	1/25/1982	103421
BEAR CREEK SUMMER HOMES	8G1	7	0	7	No Plat	*****
BEN DOVER POINT SUB	5A3	2	1	1	5/9/1994	151655
BLACK BEAR	AAA	0	0	0	11/15/2001	97430
BLATTMANCHR ROS	5A6	3	0	3	11/15/2001	183545
BODILY SEG. SUBDIVISION	4C3	5	4	1	2/6/1990	135637
BOGUS BASIN REC ASSOC.	3D	1	0	1	2/1/2006	206714
BOISE HOLCOMB #1 AMED	4E2	17	3	14	10/19/1976	85200
BOISE HOLCOMB #2	4E2	30	11	19	9/29/1997	82542
BOISE HOLCOMB #3	4E02/04	84	41	43	10/26/1981	103512
BONNIE STEVENS RS	7B4	3	0	3	11/13/2001	183508
BOWERS ESTATES	3B1	3	0	3	3/28/1994	143110
BOWERS SEG. SUBDIVISION	3B1	1	0	1	4/6/1992	151035
BRANCH ESTATES	3B5	12	1	11	2/6/1995	154954
BRANSON'S EIGHTMILE SUB	8A7	56	28	28	3/1/1964	69114
BREAD LOAF VALLEY #2	3A	3	2	1	1/11/2006	206441
BRIGG'S SUBDIVISION	5A2	2	0	2	9/11/1991	141033
BROKEN ARROW	2A2	2	0	2	10/26/2000	178934
BROKEN OAR SUB #1	5A5	3	1	2	10/8/1997	166288
BROKEN OAR SUB #2	5A5	2	0	2	7/29/1999	173888
BROOK VIEW	5B	4	3	1	1/12/2004	194754
BROWNLEE RIDGE SUB	1B	2	0	2	4/5/1995	155606
BURKHOLDER SEG.	4B7	2	1	1	11/15/1993	149685
BURNETT SEG. SUB.	7A5	1	0	1	10/12/1985	157915
CANYON CREEK RANCH	4B7	34	26	8	10/3/2005	204809
CANYON VIEW SUB NO 2	8A7	4	3	1	1/26/2005	200523
CANYON VIEW SUB.	8A7	2	1	1	7/1/1999	173576
CARPENTIER FAMILY SPLIT	5D5	2	1	1	12/3/2008	221555
CASEY'S J W BAR EST NO 2	5A2	4	3	1	12/19/2002	188662
CASEY'S JW BAR EST NO 3	5A2	3	3	0	8/26/2004	198052
CASEY'S SUB.	5A2	4	2	2	8/24/1992	144751

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
CASTLE MOUNTAIN CREEK #1	5A5C	38	13	25	5/16/1977	86167
CASTLE MOUNTAIN CREEK #2	5A5C	50	13	37	9/9/1977	87097
CASTLE MOUNTAIN CREEK #3	5A5C	39	16	23	9/9/1977	87098
CASTLE MOUNTAIN CREEK #4	5A5C	55	25	30	2/13/1978	88248
CASTLE MOUNTAIN CREEK #5	5A5C	40	13	27	9/13/1978	90172
CENTERVILLE HEIGHTS	6A4	53	28	25	9/13/1972	71782
CHAPMAN-MARCUS	4F	2	0	2	2/6/1998	167552
CHARTER MOUNTAIN RANCH SUB	5D3	0	0	0	2/1/1984	Vacated
CHURCH OF LDS	7A3	1	0	1	7/7/1992	145031
CIELO VISTA	3A	1	0	1	7/10/2003	191582
CLEAR CREEK ESTATES #1	4E1	37	7	30	6/23/1967	72029
CLEAR CREEK ESTATES #10	4E1	24	15	9	4/9/1973	79036
CLEAR CREEK ESTATES #11	4E1	21	7	14	9/8/1975	82760
CLEAR CREEK ESTATES #12	4E1	31	23	8	9/8/1975	82761
CLEAR CREEK ESTATES #13	4E1/4E2	30	12	18	9/8/1975	82762
CLEAR CREEK ESTATES #2	4E1	35	18	17	6/8/1970	75303
CLEAR CREEK ESTATES #3	4E2	35	18	17	5/11/1970	75224
CLEAR CREEK ESTATES #4	4E2	25	9	16	5/11/1970	75225
CLEAR CREEK ESTATES #5	4E1	29	15	14	9/14/1970	75757
CLEAR CREEK ESTATES #6	4E1	41	23	18	9/14/1970	75758
CLEAR CREEK ESTATES #7	4E1	20	5	15	9/14/1970	75759
CLEAR CREEK ESTATES #8	4E1	33	19	14	3/13/1972	77516
CLEAR CREEK ESTATES #9	4E1	25	16	9	3/13/1972	77517
CLOUSE/KASTEN PART OF PINE TREE # 11	5A4	2	2	0	9/8/1975	196727
COCHRANE RIVER EST	3B2	7	2	5	10/28/1991	141660
COOPER'S CANYON VIEW EST. #2	6D4	27	8	19	8/9/1972	78498
COOPER'S CANYON VIEW EST.#1	6D4	28	10	18	3/4/1968	72768
COTTONWOOD CRK. EST.	4A	17	16	1	8/27/1979	92813
COTTONWOOD SUMMIT EST.	3A	15	7	8	10/29/1979	93879
COUNTRY SQUARE CONDOS	5B	1	0	1	9/21/1981	102027
CRAIG CREEK	5C1	4	1	3	11/15/2002	188213
CRAZY WOMAN SUB	4C3A	31	27	4	4/30/1976	84024
CREEKSIDE AT CROSSTIMBER	5D3A	23	19	4	10/25/2000	178921
CROSS FAMILY SPLIT	4I	2	1	1	2/15/2008	217922
CROSSTIMBER RANCH #1	5D3A	22	15	7	8/8/1996	169147
CROSSTIMBER RANCH #2	5D3A	9	6	3	6/25/1998	169148
CROSSTIMBER RANCH #3	5D3A	12	7	5	1/11/2002	175841
CROSSTIMBER RANCH #4	5D3A	21	19	2	10/4/2001	150254
D&B SEG. SUB.	4C4	1	1	0	8/9/1999	148366
D&J SUB	5C3	4	2	2	12/18/1998	171378
DALLY-HAILEY SUBD	2A2	2	0	2	5/23/2002	185842
DAVID KING	3B3	2	1	1	2/25/1991	139064
DAVIS SUB.	5A6	3	0	3	9/18/2002	187293
DENTS FOREST	4C1	3	1	2	8/15/1996	161618
DEROUIN SEG.	4I	2	0	2	5/17/1993	147262
DIAMOND NICKLE EST.	2A2	3	0	3	6/19/1997	164814
DILIGENCE COVE	4C1	3	1	2	7/8/1996	161123

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
DON HESS	3B3	1	0	1	4/25/1991	
DON SELLARS SUB.	5A2	1	0	1	1/4/1998	126444
DOOLITTLE SEG. SUB.	4B7	2	0	2	1/5/1994	150254
DOOMS FAMILY SEG. SUB	3B4	3	0	3	11/21/1994	154135
DORED PINES #1	4C4	18	13	5	5/17/1973	79174
DORED PINES #2	4C4	18	14	4	12/29/1979	94102
DRAKE FAMILY SPLIT AMENDED	2B	3	2	1	9/26/2005	204552
DRAKE ISLAND CROSSING #1	2B	4	3	1	9/3/2006	210265
DRAKE ISLAND CROSSING #2	2B	4	4	0	9/3/2006	210266
DRAKE ISLAND CROSSING #3	2B	4	4	0	9/3/2006	210267
DUNNIGAN CREEK #1 AMED	4B7	14	3	11	10/8/2004	90963/144032
DUNNIGAN CREEK #2	4B7	27	27	0	4/30/1981	100108
DUQUETTE PINES #1	7D1	31	5	26	4/20/1971	76381
DUQUETTE PINES #2	7D1	34	3	31	9/11/1978	86072/90161
DUQUETTE PINES #3	7D1	34	16	18	4/26/1979	91626
DUQUETTE PINES #4	7D1	70	49	21	12/27/2001	184014
EAGLE RIDGE	4G	4	3	1	5/27/2008	219190
ELK CREEK SEG. SUB	7B4	1	0	1	12/23/1992	146051
ELK CREEK SUBDIVISION	7B4	18	0	18	8/8/1996	161527
ELK HAVEN	4E4	4	1	3	8/5/2003	192042
ELK HAVEN SUB PHASE 2	4E4	4	3	1	8/11/2004	197724
ELK HAVEN SUB PHASE 3 PARTIAL AMENDMENT	4E4	0	0	0	AMENDED	207018
ELK RUN SUBDIVISION	7A2	46	44	2	8/31/2007	215597
ENCHANTED VALLEY #1 AMED	8D1	34	21	13	4/18/1985	115988
ENCHANTED VALLEY #2	8D1	0	0	0	2/5/1985	116705
ENCHANTED VALLEY #3	8D1	22	18	4	8/9/1976	84660
ENCHANTED VIEW EST.	8D1	9	3	6	8/30/1976	84901
ENCINUS & CASTELLO	5D4	2	0	2	12/11/2002	188531
FAULL RANCH ESTATES #1	2A1	11	1	10	8/7/1995	169803
FAULL RANCH ESTATES #2	2A1	3	1	2	6/29/2004	197053
FAULL RANCH ESTATES #3	2A1	7	7	0	8/29/2008	220374
FAULL RANCH EASTSIDE	2A1	3	0	3	6/8/2001	181453
FAULL RANCH NORTHSIDE	2A1	3	0	3	8/13/1998	169803
FAULL RANCH RIVERSIDE	2A1	1	0	1	8/10/1995	157055
FIDDLERS GROVE SUB	4C4	9	6	3	11/2/1972	78539
FLOWING SPRINGS RANCH	4C1	13	8	5	3/22/1993	146752
FOREST HIGHLANDS SUB	4E3A	29	20	9	12/19/2002	188668
FOWLER FAMILY SPLIT	5D1	2	0	2	6/9/2008	21922
FRANK FAMILY SPLIT	4I	2	2	0	10/9/2007	216393
FRY PORTER CREEK EST.	2A1	4	0	4	8/1/1997	165389
FRY SEGREGATION	5C1	1	0	1	9/4/1997	165885
GARDEN SPRINGS EST. #1 & #2	6D4	41	32	9	6/26/1972	77913
GARDEN VALLEY ESTATES #1	5A2	24	7	17	11/9/1983	111322
GARDEN VALLEY ESTATES #2	5A1	44	12	32	1/29/1980	74261
GARDEN VALLEY HEALTH CNTR SEG. SUB	5D1	2	0	2	12/17/1997	167079
GARDEN VALLEY RANCH, LTD	AAA	0	0	0	VACATED	94570

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
GARDEN VALLEY RANCHETTES	5D2	42	14	28	10/14/1975	83034
G V SUMMER HOMESITES #1	5C3	51	40	11	2/11/1974	80245
G V SUMMER HOMESITES #2	5C3	37	32	5	2/11/1974	80246
G V SUMMER HOMESITES #3	5C3	27	25	2	2/11/1974	80246
GARDNER FAMILY SPLIT	7A1	3	0	3	3/12/1992	142803
GEE FAMILY SPLIT	2A2	4	3	1	10/13/2006	210726
GIRON SUBDIVISION	6C1	3	1	2	1/5/1999	171578
GLEN EDEN SUB.	5D4	4	3	1	11/5/2001	183424
GLEN FOREST SUB.	7A7	15	12	3	8/5/1982	146870
GOLD HILL SUB	7B4	15	0	15	8/25/1987	75756
GOLDEN TRAILS SUB	4E1	18	13	5	7/14/1975	82332
GORDON SEG. SUB.	8D1	3	2	1	11/2/1989	134506
GRAMKOW FAMILY SPLIT	2A2	1	0	1	3/10/2004	195389
GRANITE RIDGE	4E3	3	1	2	8/11/1999	174081
GRANITES HEIGHTS SEG.	5D4	3	1	2	5/26/1994	151866
GRIFFIN FAMILY SPLIT	3B4	2	0	2	12/3/2004	199810
HANGING VALLEY RANCH	8F1	37	20	17	10/4/1967	72457
HANSEN SUB.	3A	4	2	2	8/11/1995	157081
HANSON'S RIVER VIEW	2B	13	8	5	8/3/1965	70247
HANSON'S RIVER VIEW #2	2B	4	3	1	1/25/2006	206595
HARROLD SPLIT	5D2	2	0	2	1/30/2007	212133
HELM HILL SEG. SUB	3B	4	0	4	6/28/1994	152314
HENRICKSON SUB. AMED	4C3	7	4	3	2/23/1976	81261
HIGH CORRAL SUB #1	4F	14	4	10	11/1/1978	90554
HIGH CORRAL SUB #2	4F	29	23	6	6/27/1980	95943
HIGH COUNTRY ESTATES	4C3A	43	24	19	6/19/1980	116059
HORSESHOE BEND COL SITE	3C	1	0	1	7/20/1995	156808
HORSESHU VUE RANCH SUB	3A1	25	6	19	6/7/1994	152003
HUSTON ACRES	5D2	2	0	2	11/30/1995	158433
IDAHO CITY CEMETERY 2 ND ADD	7B3	1	0	1	5/13/2002	185701
IDAHO CITY ESTATES	7A5	6	5	1	6/6/2002	185986
JAMES BROTHERS SEG	6C1	2	1	1	10/10/2002	187648
JARDINE, JIM	1B	2	2	0	10/13/2005	204998
JARVIS SEG	5A5C	3	0	3	7/11/1988	128898
JENNIFER & KELLI SUB	3B	2	1	1	5/18/2005	202064
JERUSALEM HILLS	2A1	4	2	2	4/2/2001	180586
JERUSALEM VALLEY	2A2	9	9	0	8/15/2008	220170
JOANNA SEG. SUB.	4B1	2	1	1	9/19/1995	157631
JOE LEWIS SUB	8A4	0	0	0	7/11/1957	63347
JOE LEWIS SUB AMENDED	8A4	41	24	17	3/9/1967	74796
JOHNSON FAMILY SPLIT	6C1	3	1	2	2/16/2007	212393
K.C HILL SUBDIVISION	4E4	3	1	2	11/22/2006	211371
KARNEY LAKES	4C4	30	0	30	NO PLAT	*****
KENNEDY, JIM	3B/3C	1	0	1	4/21/2005	201602
KENNETH BAKER	5A6	16	7	9	2/28/1972	77465
KROUSCH FAMILY SPLIT	1B	1	0	1	8/8/2003	192094
LAZY J RANCH SUB.	5C3	21	20	1	6/28/1966	71045

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
LESLIE FAMILY SPLIT	5B	2	0	2	11/6/2007	216786
LIGHTNING CREEK	5A1	83	26	57	11/26/1990	138465
LIVINGSTON ESTATES #1	5A5C	4	1	3	1/6/1987	122911
LIVINGSTON ESTATES #2	5A5	2	1	1	10/5/1987	125706
LIVINGSTON ESTATES #3	5A6	3	3	0	9/1/1989	133835
LIVINGSTON ESTATES #4	5A5	2	0	2	6/24/1994	152254
LLOYD BERINES SEG.	4C1	1	0	1	11/2/1988	130730
LOIS LANE SUB	2A2	4	2	2	10/7/2005	204931
LONG CRK SUMMER HOMESITES	8B1	10	0	10	NO PLAT	145690
LONGDON SEG.	4E4	2	0	2	11/9/1992	145690
LOWMAN INN #2	8A1	15	10	5	5/10/1971	76428
LOWMAN INN RIVER FRONT HOMESITES	8A1	22	6	16	8/11/1961	
LOWMAN INN UPPER PASTURE	8A1	2	2	0	9/16/1993	148939
LOWMAN SCHOOL SITE	8A1	3	1	2	8/17/1995	157164
LOWMAN SUMMER HOMESITES	8A1	3	0	3	NO PLAT	*****
MARKS SEG.	4E4	1	0	1	12/23/1992	146050
MATT MURREY	7A1	2	1	1	7/26/2004	197437
MCGAVIN SUB	4C2	5	1	4	2/6/1984	80228
MCPHERSON SEG	6D2	1	0	1	7/21/1993	148092
MCREYNOLDS PLAT	3B2	6	0	6	2/15/1996	159324
MEADOW CREEK SUB.	6A3	38	12	26	11/21/1979	94070
MIDDLE FORK SUB.	5A1	18	7	11	6/18/1962	
MIDDLEFORK MEADOWS	5A5	50	26	24	2/13/1978	88247
MIDDLEFORK MESA	5A5B	11	6	5	9/2/1981	101810
MIDDLEFORK RIDGE ESTATES	5A5B	10	5	5	12/13/1976	85459
MIKYLAR MINOR SUB.	3B	2	1	1	10/30/1998	170818
MILLARD SEG.	4E1	2	0	2	6/12/1996	160817
MILLER FAMILY SPLIT	2A2	4	3	1	5/31/2007	213980
MILLER'S PINWOOD EST. AMDED	8A1	24	14	10	9/13/1988	81388/130166
MILLS MOUNTAIN VIEW #1	5D2	12	5	7	1/13/1970	74989
MILLS MOUNTAIN VIEW #2 AMDED	5D2	7	0	7	4/27/1992	82552
MILLS MOUNTAIN VIEW #3	5D2	7	6	1	12/10/1979	94203
MILLS MOUNTAIN VIEW #4	5D2	6	3	3	10/11/1983	111034
MINOUX FAMILY SPLIT	5A5	2	0	2	4/24/2006	20776
MITTEN SECOND SUB	5A5	3	1	2	10/13/2004	19829
MITTEN SUB	5A5	1	0	1	5/23/2002	185841
MORES CREEK ACRES #1	4I	19	11	8	11/19/1975	83244
MORES CREEK ACRES #2	4H1	12	7	5	1/21/1976	83494
MORES CREEK CROSSING	7A4	49	36	13	3/21/1983	108450
MORES CREEK HEIGHTS	4F	34	28	6	5/7/1980	95549
MORES CREEK RIM RANCHES #1-3	4B1	80	14	66	1/24/1980	86585
MOUGHAMIAN SEG.	7A2A	3	0	3	8/24/1993	148624
MOUNTAIN MEADOW #1	7A3	15	7	8	12/8/1975	83324
MOUNTAIN MEADOW #2	7A3	18	12	6	7/19/1993	83678
MOUNTAIN SHADOWS #1	5C1	28	13	15	6/25/1999	173499
MOUNTAIN SHADOWS #2	5C1	25	16	9	6/25/1999	173500
MOUNTAIN SHADOWS #3	5C1	35	31	4	7/12/2006	209057

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
MOUNTAIN VALLEY SUB	3B1	16	6	10	6/12/1998	169037
MOUNTAIN VIEW SUB	5B	59	13	46	10/29/1980	97464
MURREY FAMILY SPLIT	4I	2	2	0	7/26/2004	197437
NAPIAS	4H1	28	28	0	10/10/2008	220839
NICHOLSON LAND EXCHANGE	7A8	1	1	0		
NORTH FACE MINOR SEG.	5B	3	0	3	8/20/1998	169874
NW HES NO. 405 MINOR SUB	5D5	2	0	2	7/15/1998	169416
O & D PARTNERSHIP RS	2A1	4	2	2	8/22/2001	182414
O.B. SUBDIVISION #1	6A3	1	0	1	10/26/1987	125908
O.B. SUBDIVISION #2	6A3	2	2	0	10/26/1987	125909
O.B. SUBDIVISION #3	6D4	2	0	2	12/10/1999	175526
O.B. SUBDIVISION #4	6D4	2	2	0	11/28/2001	183706
OLD POWER PLANT	3C	1	0	1	11/28/1989	
OLYMPIA KNOLL SUB	5D1	3	0	3	10/30/1991	141723
OSPREY #1	4F	43	16	27	10/3/2000	178682
OSPREY #2	4F	31	14	17	11/9/2001	183480
OSPREY #3	4F	4	4	0	1/16/2004	194797
OSTERMAN SEG.	4B5	2	0	2	8/5/1996	163533
OWEN FAMILY SPLIT	5D2	2	0	2	2/7/2008	217818
PACKER JOHN MTN SETTLEMENT	N/A	0	0	0	VACATED	108865
PALO VERDE SUB	4C3	13	8	5	8/12/1968	73318
PARADISE COVE SUB.	5A2	3	1	2	2/25/1993	146553
PAYETTE PLATEAU	8A4	20	15	5	1/18/1980	94466
PAYETTE RIVER HEIGHTS	5D7	25	24	1	8/12/1974	80976
PAYETTE RIVER HOT SPRINGS	5D6	37	24	13	8/20/1976	87473
PAYETTE RIVER RANCHETTES #1	1A1	28	21	7	10/14/1980	97227
PAYETTE RIVER RANCHETTES #2	1A1	86	64	22	10/10/1980	97237
PEARL'S POINT	6A3	8	4	4	11/21/1979	94072
PEBBLE ESTATES AMDED	7A3	6	0	6	12/19/1995	1470641/160383
PHILLIPS ACRES	4C3	2	1	1	12/3/1993	147064
PHILLIPS CREEK SEG.	1A	2	0	2	10/29/1998	107794
PINE BEACH ESTATES	5A5	4	3	1	11/21/1994	15413
PINE GAP R-O-S	1B	8	3	5	8/22/1996	161733
PINE TOP ESTATES	7A2	23	9	14	4/14/1975	81964
PINE TREE PRIMITIVE AREA	5A3	6	3	3	5/24/1995	194357
PINE TREE RANCH #1	5A3	59	18	41	12/10/1973	80068
PINE TREE RANCH #11	5A4	28	11	17	8/29/1980	96842
PINE TREE RANCH #12	5A4	4	1	3	6/11/1991	139922
PINE TREE RANCH #2	5A3	41	24	17	2/14/1971	85752
PINE TREE RANCH #3	5A3	34	8	26	2/13/1978	88250
PINE TREE RANCH #4	5A4	20	0	20	2/13/1978	88251
PINE TREE RANCH #5	5A4	33	8	25	2/13/1978	88252
PINE TREE RANCH #6	5A4	22	20	2	2/13/1978	88253
PINE TREE RANCH #7	5A3	18	11	7	5/15/1978	88855
PINE TREE RANCH #8	5A3	13	8	5	7/10/1978	89387
PINE TREE RANCH #9 & 10	5A4	44	17	27	5/19/1982	101061
PINE VIEW	4C5	24	21	3	1/5/1994	51012

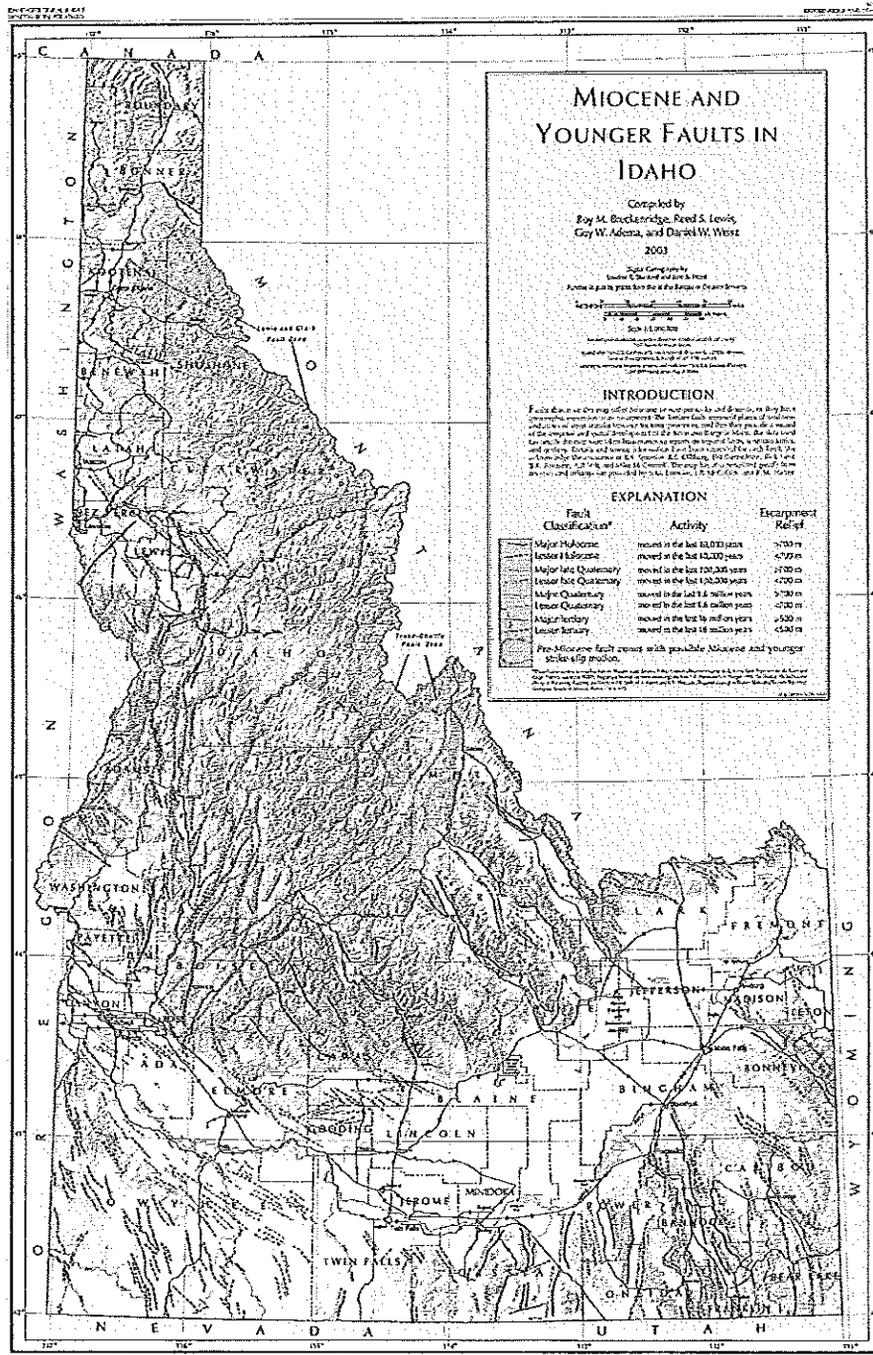
SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
PINES, THE	4C4	25	11	14	10/26/1967	72507
PONDEROSA PINES	4E2	17	14	3	10/15/1974	82786
PORTER CREEK ADDITION	2A2	4	2	2	10/12/2000	178811
PORTER CREEK ADDITION #2	2A2	1	0	1	8/8/2002	186802
QUAIL MEADOWS	5A5	8	2	6	7/1/1991	140144
QUAIL VALLEY RANCH	3B5	13	4	9	6/3/1996	147493
RANCH #1 AMDED	4C1	13	1	12	9/9/1974	80002
RANCH #2 AMDED	4C1	13	5	8	9/9/1975	80873
RANCH #3 AMDED	4C1	4	1	3	9/9/1972	80874
REINHART SUB	7D1	2	2	0	2/14/2002	184664
RENFRO, MIKE	3B5	1	0	1	8/20/2001	182373
RENFRO, TODD	3B5	1	0	1	8/20/2001	182369
RENNISON FAMILY SPLIT	3A2	4	4	0	6/3/2008	219276
RESEDA RIDGE ESTATES	5A6	4	1	3	2/2/2009	222209
RIFFLE SEG. SUB.	5A2	2	0	2	6/30/1992	144104
RIMVIEW SUB #1	4D	34	13	21	6/26/1972	77914
RIMVIEW SUB #2	4D	31	19	12	11/16/1972	78562
RIVER BEND RANCH	3B	1	0	1	3/22/1994	150976
RIVER PARK MEADOWS #1	5A2	19	8	11	7/30/1992	144390
RIVER PARK MEADOWS #2 AMED	5A2	9	5	4	8/4/1998	169646
RIVER RANCH SUB	5A2	22	12	10	11/18/1991	141883
RIVER RIDGE SUB #1	1C	4	3	1	6/16/2004	196847
RIVER RIDGE SUB #2	1C	18	16	2	9/6/2007	215635
RIVERS POINT #1 AMDED	5C2	61	16	45	1/28/1985	74366
RIVERS POINT #2	AAA	0	0	0	VACATED	99804
RIVERSIDE ESTATE	5A1	4	4	0	12/31/2003	194630
RIVER TERRACE	3C	29	28	1	9/17/2008	220583
ROBIE SPRINGS	4C1	16	15	1	1/28/1998	167439
RODWELL CREEK	4B5	5	2	3	2/2/1987	123097
RUBLE FAMILY SPLIT	5A5	4	3	1	11/15/2007	216880
RUSTY RIVER SUB	5A2	2	2	0	11/28/2001	183698
SCENIC PROPERTIES #1	8A6	45	19	26	7/16/1969	74367
SCENIC PROPERTIES #2	8A6	64	27	37	8/11/1969	74441
SCENIC PROPERTIES #3	8A6	80	40	40	12/14/1970	76049
SCENIC VALLEY #1,	8A6	40	26	14	9/17/1986	89388
SCENIC VALLEY #2	8A6	1	1	0	7/21/1987	124758
SCENIC VALLEY #3	8A6	0	0	0	9/17/1986	124759
SCENIC VIEW SUB	3B1	23	0	23	8/11/1969	74440
SCHIELL ACRES	5A6	2	0	2	9/7/1994	153272
SCOTT MOUNTAIN #1	5A2	23	4	19	3/17/1992	71993
SCOTT MOUNTAIN #2	5A2	17	14	3	4/10/1972	77609
SERENITY MOUNTAIN	4H	2	2	0	7/13/2007	214776
SELLERS	5A1	1	0	1	1/4/1988	126444
SEVEN NORTH ADDITION #1	3B1	8	0	8	6/26/1979	92041
SEVEN NORTH ADDITION #2	3B1	8	0	8	7/17/1991	140317
SEVEN NORTH ADDITION #3	3B1	10	0	10	1/7/1993	146185
SEVEN NORTH ADDITION #4	3B1	9	0	9	9/7/2006	210150
SHAME LES SUB	5B	3	0	3	6/24/1994	152252

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SHELLABERGER SUB	8A4	19	5	14	8/13/1956	62504
SHILO RANCH ESTATES	5A6	57	26	31	12/31/1980	98391
SILVERADO PINES	5A5	56	56	0	11/24/2008	221405
SILVER STAR SEG.	5C3	1	0	1	6/24/1994	152253
SIX-B SUB	4B2	12	6	6	6/6/1964	69155
SMITH FAMILY SEG.	3B1	3	1	2	6/14/1995	156357
SMITH FAMILY SPILT	5A2	2	1	1	11/1/2006	211015
SOMMERS SUMMIT	5A5A	4	4	0	4/15/2005	201557
SOUTH MOUNTAIN	1B	3	0	3	6/30/2006	20883
SOUTHFORK LANDING PHASE 1	5D3	218	212	6	10/15/2007	216477
S.FORK LODGE FOREST HOMESITES #1	8A1	21	11	10	6/1/1971	126296
S.FORK LODGE FOREST HOMESITES #2	8A1	13	1	12	5/15/1957	
S.FORK LODGE RIVER FRONT	8A1	8	0	8	5/20/1958	102888
SOUTHFORK PAYETTE HOMES	5D4	10	0	10	10/2/1986	69751/122112
SPANISH FORK MINOR SUB	7C1	4	3	1	12/7/2001	183794
SPOOKY HOLLOW MINOR SUB	4G	1	1	0	8/20/1998	169875
STAR RANCH SUBS #1	6C1	39	15	24	8/31/1970	75444
STAR RANCH SUBS #2	6C1	47	11	36	3/24/1972	77559
STAR RANCH SUBS #3	6C1	7	4	3	3/24/1972	77560
STAR RANCH SUBS #4	6C1	35	12	23	3/12/1973	78932
STAR RANCH SUBS #5	6C1	60	18	42	4/14/1975	81965
STAR RANCH SUBS #6	6C1	7	3	4	6/9/1975	82184
STAR RANCH SUBS #7	6C1	10	0	10	10/24/1980	97412
STAR RANCH SUBS #8	6C1	4	3	1	10/24/1980	97413
STAUBER, ARTHUR ROS	4C1	5	1	4	10/11/1989	134282
STEPHENSON'S ADDITION	3B2	17	0	17	7/11/1963	68378
STERLING SECOND	5B	7	1	6	5/5/2004	196200
STERLING SUB	5B	4	2	2	4/23/2003	190427
STEWART, JOE SEG.	4B7	4	0	4	10/15/1990	138079
STEWART'S , JACK SEG	4B7	2	0	2	5/30/1991	139817
STIERMAN RANCH SUB.	4G	1	0	1	10/15/1990	138077
STUMP RANCH	5A1	20	4	16	4/17/1985	116666
SUMMIT RIDGE RANCH #1	3A	14	8	6	12/10/1999	175527
SUMMIT RIDGE RANCH #2	3A	7	3	4	10/10/2002	175527
SUMMIT RIDGE RANCH #3	3A	4	2	2	9/8/2005	204350
SUMMIT VIEW	4E4	8	8	0	8/20/2007	215286
SUNRISE MEADOWS #1	2A2	2	1	1	9/30/1998	170475
SUNRISE MEADOWS #2	2A2	2	0	2	3/31/2005	201351
SUNRISE MEADOWS #3	2A2	3	1	2	5/1/2006	207901
SUNRISE MEADOWS #4	2A2	9	9	0	7/10/2008	219707
TEN AX #1	8E1	47	16	31	6/16/1969	74294
TEN AX #2	8E1	34	22	12	7/19/1978	89498
TEN MILE SUMMER HOMES	7A8	5	0	5	NO PLAT	*****
TERRACE LAKES #1	5A5A	13	1	12	3/13/1972	77519
TERRACE LAKES #10	5A5A	45	16	29	7/13/1979	89622
TERRACE LAKES #11	5A5B	65	3	62	7/13/1979	92575/113815
TERRACE LAKES #12	5A5A	38	9	29	7/30/1994	97615
TERRACE LAKES #13	5A5A	17	6	11	11/13/1980	111351
TERRACE LAKES #2	5A5A	34	2	32	3/13/1972	77520
TERRACE LAKES #3	5A5B	36	4	32	10/10/1972	78460

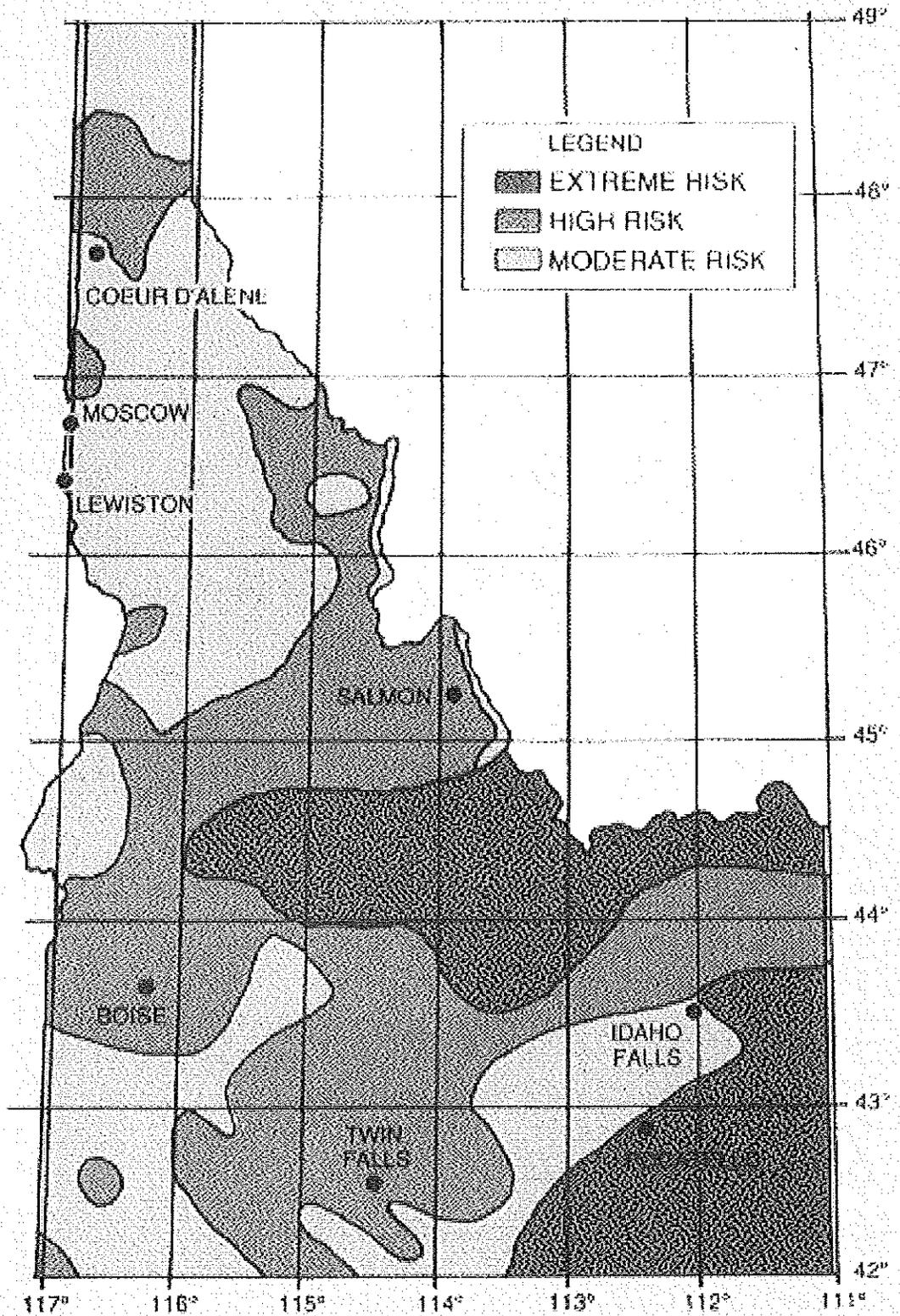
SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
TERRACE LAKES #4	5A5B	37	14	23	10/10/1972	78463
TERRACE LAKES #5	5A5A	36	18	18	9/3/1985	79788
TERRACE LAKES #6	5A5B	28	4	24	11/13/1973	80003
TERRACE LAKES #7	5A5B	15	6	9	11/25/1974	81525
TERRACE LAKES #8	5A5B	44	11	33	11/25/1974	81526
TERRACE LAKES #9	5A5B/C	33	9	24	11/25/1974	81527
TERRACE LAKES MINOR SUB	5A5A	1	0	1	1/22/2001	179833
THE MEADOWS	5B	4	4	0	1/29/2009	22169
THEIS SUB	8A4	6	5	1	2/14/1977	85755
THOMPSON SUB	8A3	4	2	2	9/2/1998	170402
THREE ISLAND CROSSING	5A6	4	2	2	6/22/2005	202720
TIMBER MOUNTAIN #1	4E04	5	1	4	2/26/1990	135789
TIMBER MOUNTAIN #2	4E03	0	0	0	12/26/1990	138726
TIMBER MOUNTAIN #3	4E04	3	2	1	1/27/1992	142512
TIMBER MOUNTAIN #4	4E3/4	5	1	4	1/25/1993	146332
TIMBER MOUNTAIN #5	4E03	5	2	3	5/11/1995	155832
TIMBER MOUNTAIN #6	4E03	5	1	4	1/24/1996	159089
TIMBERS 1 DENSITY REDUCTION	5A5A	2	0	2	9/10/2003	192705
TIMBERS ONE	5A5A	13	7	6	10/11/1983	111032
TOM NELSON SEG,	7A2	2	0	2	4/4/1997	163910
TOWLE SUB	7A6	18	16	2	1/25/1982	103424
TRAVIS SUB	5A2	4	3	1	11/30/2000	179352
TURNER'S SUB #1 AMENDED	4E1	15	3	12	6/7/2002	78459
TURNER'S SUB #2	4E1	13	10	3	12/13/1976	85460
TWO FORKS AT HARIS CREEK	3B5A	13	8	5	7/9/2002	186369
TWO RAVENS AT TALL PINES	8E1	34	27	7	8/2/1983	93804/93958
VALLEY HI ESTATES #1	5A6	29	10	19	9/8/1975	82763
VALLEY HI ESTATES #2	5A6	34	12	22	12/11/1978	86198
VALLEY HI ESTATES #3	5A6	29	11	18	9/8/1975	90825
VALLEY OF THE PINES	4H2	48	16	32	11/13/1973	80001
VALLEY VIEW CENTER	3B1	14	12	2	9/13/1999	71380
VANVALKENBURGH FAMILY SPLIT	5A6	1	0	1	4/25/2007	213404
VILLAGE AT TERRACE LAKES	AAA	0	0	0	6/14/1996	160823
VILLAGE AT TERRACE LAKES #1	5A5A	24	11	13	5/17/2000	177038
VISCONTY	6A2	2	0	2	5/17/2000	163641
W.VIEW ADD. TO PLACERVILLE	6A1	32	15	17	11/14/1967	72561
WAGGONER EST MINOR	1B	1	0	1	2/20/1997	189540
WAPITI CRK SUMMER HOMES	8G1	19	0	19	2/20/2003	*****
WARM SPRINGS ESTATES #1	5A5C	32	6	26	1/13/1977	80177/85591
WATERS FAMILY SPLIT	4I	2	1	1	10/31/2005	205324
WEBSTER RANCH NO 1	3A2	1	0	1	9/10/2004	198292/198217
WEBSTER RANCH NO 2	3A2	1	0	1	10/10/2004	198668
WEBSTER RANCH NO 3	3A2	21	16	5	10/20/2004	198933
WEBSTER RANCH NO 4	3A2	6	6	0	11/1/2004	199164
WHISPERING PINES	6A2	2	0	2	2/12/2003	189426
WHITTAKER SUB	4B5	3	1	2	10/7/1999	174826
WILDERNESS RANCH #1	4B5	61	6	55	9/22/1980	97070
WILDERNESS RANCH #2	4B5	58	21	37	2/13/1981	99330
WILDERNESS RANCH #3	4B2	51	6	45	8/13/1981	101397
WILDERNESS RANCH #4	4B2	71	21	50	6/3/1982	104893

SUBDIVISION	MAP	# LOTS	# VAC	# OCC	RECORDED	Plat Inst #
WILDERNESS RANCH #5	4B3/4	71	22	49	1/22/1982	112319
WILDERNESS RANCH SEG.	4B7	2	2	0	12/8/1994	149203
WILDERNESS RIDGE SEG.	4B3	3	3	0	7/15/1998	169417
WILL SELLMAN	8A3	21	8	13	1/26/1996	75760
WIN HEDRICK SUB	5A6	1	0	1	8/18/1992	144595
WOLSLEBEN FAMILY SPLIT	1C	2	0	2	11/17/2003	194014
WOODED RIVER	5A2	7	1	6	9/27/1990	137910
YOUREN DIVISION II	5B	8	4	4	10/8/1998	170577
ZURRIN SUB	5A5	2	0	2	6/12/1995	156322

APPENDIX #C EARTHQUAKE FAULTS AND RISK MAP map A



APPENDIX #C EARTHQUAKE FAULTS AND RISK MAP map B



APPENDIX #D RS2477 ASSERTIONS

RS 2477 Rights of Way

Instrument#153346 recorded
9-16-94

all references are to the Boise Meridian (BM)

	Name	Commencing In	Terminating In
1	Trail	S8, T6N, R13E BM	S33, T6N, R12E BM
2	Trail to Spangle Lakes	County Line, S10, T7N, R12E	Road End S16, T9N, R9E
3	Trail to Trail Creek Grandjean to Stanley Lake via Trail Creek	S3, T9N, R11E	County Line S19, T10N, R12E
4	Telephone and/or electrical lines	Grandjean RS S31, T10N, R11E	Idaho City S26, T6N, R5E
5	Trail	Hot Springs S7, T4N, R7E	Dead Man Cabin S26, T9N, R11E
6	Trail	County Line S34, T8N, R10E	Road End S12, T8N, R8E
7	Trail Spangle Lakes	Road End S16, T9N, R10E	County Line S10, T7N, R12E
8	Trail to Cape Horn, Custer County	Warm Springs RS S6, T9N, R10E	County Line S4, T11N, R10E
9	Trail	Deer Park RS S28, T7N, R9E	Road S23, T8N, R8E
10	Trail	S5, T7N R9E	S6, T7N, R8E
11	Trail	S1, T8N, R8E	S34, T8N, R10E
12	Trail	Road End S16, T9N, R9E	County Line S10, T8N, R11E
13	Trail	S17, T9N, R9E	S9, T9N, R9E
14	Trail	S16, T9N, R9E	S14, T9N, R9E
15	Trail	S 15, T9N, R9E	S27, T9N, R9E

RS 2477 Rights of Way

Instrument#153346 recorded
9-16-94
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Meridian (BM)

16	Name	Commencing In	Terminating In
	S6, T5N, R8E		S23, T8N, R10E
17	Telephone and/or electrical power lines	S8, T5N, R7E	Idaho City S26, T6N, R5E
18	Trail	S32, T6N, R8E	S12, T7N, R6E
19	Trail	S29, T6N, R8E	S3, T6N, R9E
20	Trail	S17, T6N, R8E	S1, T7N, R7E
21	Trail	S6, T7N, R8E	S12, T7N, R7E
22	Trail	S6, T7N, R8E	S5, T7N, R9E
23	Trail	S13, T7N, R8E	S11, T7N, R8E
24	Trail	S24, T7N, R8E	S5, T7N, R9E
25	Road	S26, T6N, R5E	S12, T8N, R8E
26	Telephone and/or electrical power lines	Idaho City S26, T6N, R5E	Banner Mine S17, T8N, R8E
27	Road	S31, T8N, R8E	S12, T8N, R8E
28	Road	Idaho City S26, T6N, R5E	Banner Mine S16, T8N, R8E
29	Trail	S16, T8N, R8E	S1, T8N, R8E
30	Road	S17, T8N, R8E	S8, T8N, R8E
31	Road	S17, T8N, R8E	S4, T8N, R8E
32	Trail	S8, T8N, R8E	S8, T8N, R8E
33	Road	Banks S29, T9N, R3E	Road end-trail starts S16, T9N, R9E

RS 2477 Rights of Way

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	Name	Commencing In	Terminating In
34	Trail	S32, T9N, R8E	Prospect Hole S17, T9N, R8E
35	Trail	S35, T9N, R7E	S17, T9N, R8E
36	Trail	S25, T9N, R7E	S8, T9N, R9E
37	Trail	S17, T9N, R7E	S4, T9N, R8E
38	Road	Lowman S27, T9N, R7E	County Line S34, T11N, R8E
39	Trail	S17, T10N, R8E	S7, T10N, R8E
40	Trail	S18, T10N, R8E	S8, T10N, R8E
41	Trail	S16, T10N, R8E	S6, T10N, R9E
42	Trail	S2, T10N, R8E	S29, T11N, R9E
43	Telephone and/or electrical power lines	County line S16, T3N, R4E	County line S4, T4N, R7E
44		Slide Gulch Bridge S28, T4N, R6E	County line S7, T4N, R7E
45	Trail	S7, T4N, R6E	County line S7, T4N, R7E
46	Trail	S5, T4N, R6E	S12, T5N, R6E
47	Trail	S30, T5N, R7E	S14, T4N, R5E
48	Trail	S16, T5N, R7E	S10, T4N, R6E
49	Telephone and/or electrical power lines	Idaho City S26, T6N, R5E	S8, T5N, R7E
50	Road	S25, T7N, R6E	Hayfork Mine S31, T7N, R7E
51	Road	More's Creek Road S26, T6N, R5E	S6, T8N, R9E

RS 2477 Rights of Way

Instrument#153346 recorded
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Name	Commencing In	Terminating In
52 Telephone and/or electrical power lines	Sunset Mtn Lookout S32, T7N, R7E	S19, T7N, R7E
53 Telephone and/or electrical power lines	S19, T7N, R7E	Pilot Peak Lookout S12, T7N, R6E
54 Trail	S10, T7N, R7E	S1, T7N, R7E
55 Trail	S11, T7N, R7E	S2, T7N, R7E
56 Trail	S1, T7N, R7E	S2, T7N, R7E
57 Trail	S10, T7N, R7E	S3, T7N, R7E
58 Loop roads	Loop road is in S11, 4, 3 &10	T7N, R7E
59 Telephone and/or electrical power lines	S2, T7N, R7E	S27, T9N, R7E
60 Road	S2, T7N, R7E	S27, T9N, R7E
61 Trail	S2, T7N, R7E	S26, T8N, R7E
62 Trail	S28, T8N, R7E	S11, T7N, R6E
63 Trail	S28, T8N, R7E	S30, T8N, R7E
64 Stub Road	S11, T8N, R7E	S14, T8N, R7E
65 Road	S13, T8N, R7E	S17, T8N, R8E
66 Trail	S36, T9N, R6E	County line S5, T10N, R7E
67 Road	Lowman S27, T9N, R7E	County line S34, T11N, R8E
68 Stub Road	S33, T9N, R7E	S29, T9N, R7E
69 Road, telephone and/or electrical lines	T4N, R6E	End at Ada County line should be covered from T5N R7E

RS 2477 Rights of Way

Instrument#153346 recorded
9-16-94
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	Name	Commencing In	Terminating In
70	Trail	S23, T4N, R6E	Idaho City S26, T6N, R5E
71	Trail	S13, T4N, R6E	S33, T5N, R6E
72	Trail	Thorn Creek Butte Lookout S28, T5N, R6E	Troutdale RS S5, T4N, R7E
73	Trail	S28, T5N, R6E	S14, T4N, R5E
74	Trail	S28, T5N, R6E	S1, T4N, R5E
75	Road	S6, T4N, R6E	S1, T4N, R5E
76	Stub Road	S6, T4N, R6E	S31, T5N, R6E
77	Trail	S21, T5N, R6E	S28, T6N, R6E
78	Trail	S10, T5N, R6E	S16, T5N, R7E
79	Trail	S11, T5N, R6E	S26, T6N, R6E
80	Trail	S8, T5N, R6E	S36, T6N, R5E
81	Trail	S21, T6N, R6E	S19, T6N, R7E
82	Road	S19, T6N, R6E	S29, T6N, R6E
83	Road	S19, T6N, R6E	S24, T6N, R5E
84	Road	S19, T6N, R6E	S6, T6N, R6E
85	Road	S19, T6N, R6E	S8, T6N, R6E
86	Road	S8, T6N, R6E	S32, T7N, R6E
87	Stub Road	S17, T6N, R6E	S18, T6N, R6E
88	Trail	S18, T6N, R6E	S16, T6N, R6E
89	Trail	S17, T6N, R6E	S16, T6N, R6E
90	Road	S9, T6N, R6E	S33, T6N, R6E

RS 2477 Rights of Way

Instrument#153346 recorded
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	Name	Commencing In	Terminating In
91	Trail	S18, T6N, R6E	S20, T6N, R6E
92	Road	S16, T7N, R6E	S23, T6N, R5E
93	Road	S20, T7N, R6E	S18, T7N, R6E
94	Trail	S32, T7N, R6E	S29, T7N, R6E
95	Trail	S32, T7N, R6E	S28, T9N, R7E
96	Road	S25, T7N, R6E	S31, T7N, R7E
97	Trail	S11, T7N, R6E	S28, T8N, R6E
98	Trail	S35, T7N, R5E	S34, T8N, R6E
99	Trail	S4, T7N, R6E ONLY	
100	Trail	S35, T8N, R5E	S13, T8N, R6E
101	Trail	S28, T8N, R6E	S7, T8N, R6E
102	Trail	S7, T8N, R6e	S16, T8N, R6E
103	Trail	S16, T8N, R6E	S12, T8N, R5E
104	Trail	S24, T8N, R6E	S26, T8N, R6E
105	Trail	S33, T9N, R6E	County line S2, T10N, R6E
106	Trail	S2, T8N, R5E	S7, T9N, R6E
107	Trail	S36, T9N, R4E	S28, T10N, R6E
108	Trail	S12, T9N, R6E	S35, T10N, R6E
109	Trail	S13, T9N, R4E	County line S1, T10N, R6E
110	Telephone and/or electrical power lines	S19, T10N, R6E	S27, T10N, R6E

RS 2477 Rights of Way

Instrument#153346 recorded
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Meridian (BM)

	Name	Commencing In	Terminating In
111	Telephone and/or electrical	S31, T9N, R6E	County line S1, T10N, R6E
112	Road	S12, T3N, R4E	S31, T4N, R5E
113	Road	S35, T4N, R5E	S14, T4N, R5E
114	Trail and telephone and/or power lines	S14, T4N, R5E	S28, T5N, R6E
115	Trail	S26, T4N, R5E	S13, T4N, R4E
116	Trail	S20, T4N, R5E	S29, T4N, R5E
117	Trail	S23, T4N, R5E	S24, T4N, R4E
118	Telephone and/or electrical	County line S16, T3N, R4E	S26, T6N, R5E
119	Road	County line S17, T3N, R4E	S26, T6N, R5E
120	Road	Idaho City via New Centerville	S10, T8N, R5E
121	Road	S26, T6N, R5E	Centerville S29, T7N, R5E
122	Road	S6, T6N, R5E	S4, T6N, R5E
123	Road	Elk Creek Road S23, T6N, R5E	S16, T7N, R6E
124	Road	S23, T6N, R5E	S19, T6N, R6E
125	Road	S25, T6N, R5E	S24, T6N, R5E
126	Telephone and/or electrical	S26, T6N, R5E	S29, T7N, R5E
127	Railroad	Ada County Line S17, T3N, R4E	New Centerville S6, T6N, R5E
128	Road	S6, T6N, R5E	Horseshoe Bend S27, T7N, R2E

RS 2477 Rights of Way

Instrument#153346 recorded
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Meridian (BM)

Name	Commencing In	Terminating In
129 Road/telephone and/or electrical power lines	S6, T6N, R5E	S34, T6N, R4E
130 Road	S31, T7N, R5E	S19, T7N, R5E
131 Road	S30, T7N, R5E	S25, T7N, R4E
132 Road	S29, T7N, R5E	S30, T7N, R5E
133 Road	S33, T7N, R5E	S35, T7N, R5E
134 Telephone and/or electrical power lines	S29, T7N, R5E	County line S3, T9N, R4E
135 Telephone and/or electrical power lines	S29, T7N, R5E	S1, T8N, R4E
136 Trail	S20, T7N, R5E	S18, T7N, R5E
137 Trail	S24, T7N, R5E	S2, T7N, R5E
138 Pioneerville Road Network	S1,2,3,4,5,6,9,10,11,&12	
139 Road	Centerville via Ophir Creek S29, T7N, R5E	to Pioneerville S3, T7N, R5E
140 Road	S23, T8N, R5E	S7, T8N, R6E
141 Road	S23, T8N, R5E	S24, T8N, R5E
142 Road	South side South Fork of Payette S10, T8N, R5E	S35, T9N, R4E
143 Road	North side South Fork of Payette T9N, R3E	Bankds to dead end T9N, R9E
144 Trail	S36, T9N, R5E	S15, T8N, R6E
145 Trail	S9, T8N, R5E vis S21 to S10	all in T8N, R5E
146 Trail	S8, T8N, R5E	S19, T8N, R5E

RS 2477 Rights of Way

Instrument#153346 recorded
9-16-94
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Meridian (BM)

	Name	Commencing In	Terminating In
147	Trail	S19, T8N, R5E	S1, T8N, R4E
148	Road	S9, T8N, R5E	S33, T9N, R5E
149	Trail	S36, T9N, R4E	County line S1, T10N, R6E
150	Trail	S4, T8N, R5E	S3, T8N, R5E
151	Trail	S12, T9N, R4E	S27, T10N, R6E
152	Trail	County line S18, T10N, R5E	County line S1, T10N, R5E
153	Road	County line--Deer Creek S12, T3N, R4E	S31, T4N, R5E
154	Old Toll Road	S16, T3N, R4E	S26, T6N, R5E
155	Road	S16, T3N, R4E	S4, T4N, R7E
156	Road	County line S1, T3N, R3E	S31, T4N, R4E
157	Road	S35, T3N, R3E Cottonwood Creek	S32, T4N, R4E
158	Stub Road	S4, T3N, R4E	
159	Road	S4, T3N, R4E	S30, T5N, R4E
160	Road	County line S16, T4N, R3E	S12, T4N, R3E
161	Stub Road	S16, T4N, R3E	S9, T4N, R3E
162	Stub Road	S10, T4N, R3E	S9, T4N, R3E
163	Road	S7, T4N, R3E	S3, T4N, R3E
164	Stub Road	S30, T4N, R4E	S19, T4N, R4E

RS 2477 Rights of Way

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Name	Commencing In	Terminating In
165 Stub Road	S30, T4N, R4E	S25, T4N, R3E
166 Stub Road	S24, T4N, R3E	S18, T4N, R4E
167 Cutoff and Circle Roads	S22, T4N, R4E	S15, T4N, R4E
168 Roads	S16, T4N, R4E	S21, T4N, R4E
169 3 Stub Roads	S16, T4N, R4E	
170 Road	S20, T4N, R4E	S29, T5N, R4E
171 Branch Road	S8, T4N, R4E	S22, T5N, R4E
172 Stub Road	S6, T4N, R4E	S2, T4N, R3E
173 Stub Road	S11, T4N, R4E	S13, T4N, R4E
174 Trail	S13, T4N, R4E	S26, T4N, R5E
175 Stub Road	N-1/2, S2, T4N, R4E	S1, T4N, R4E
176 Stub Road	S-1/2, S2, T4N, R4E	S1, T4N, R4E
177 Stub Road	S35, T5N, R4E	S3, T4N, R4E
178 Cutoff Road	S35, T5N, R4E	S26, T5N, R4E
179 Road	S25, T5N, R4E	Idaho City S26, T6N, R5E
180 Road and Trail	S25, T5N, R4E	S6, T6N, R5E
181 Stub Road	S16, T5N, R4E	S9, T5N, R4E
182 Stub Road	S13, T6N, R4E	S24, T6N, R4E
183 Stub Road	S1, T6N, R4E	S32, T7N, R4E
184 Stub Road	S1, T6N, R4E	S6, T6N, R5E
185 Road	S13, T7N, R4E	Jerusalem Valley S12, T7N, R2E

RS 2477 Rights of Way

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Name	Commencing In	Terminating In
186 Quartzburg Roads	S9, T7N, R4E	
187 Placerville Roads	S14, T7N, R4E	
188	On South Bank of South Fork S35, T9N, R4E	of Payette S10, T8N, R5E
189 Road	S36, T9N, R4E	County line S3, T9N, R4E
190 Telephone and/or electrical power lines	S21, T9N, R4E	S13, T9N, R4E
191 Road	County line S7, T4N, R3E	S3, T4N, R3E
192 Road	County line S1, T4N, R2E and S6, T4N, R3E	Horseshoe Bend S27, T7N, R2E
193 Trail Boise Road	S30, T5N, R3E Lewiston - Boise via Shafer Butte	S15, T5N, R3E
194 Road	S15, T5N, R2E	S30, T5N, R3E
195 Road	S15, T5N, R2E	S18, T5N, R3E
196 Trail	S6, T5N, R3E	S33, T6N, R3E
197 Road	S24, T6N, R2E	S21, T6N, R3E
198 Stub Road	S8, T6N, R3E	S16, T6N, R3E
199 Road	S12, T7N, R2E	S18, T8N, R3E
200 Road	S2, T7N, R2E	S6, T7N, R3E
201 Road	S16, T8N, R3E	S8, T8N, R3E
202 Short line road	Horseshoe Bend S27, T7N, R2E	County line S1, T9N, R3E

RS 2477 Rights of Way

Instrument#153346 recorded
9-16-94
all references are to the Boise
Meridian (BM)

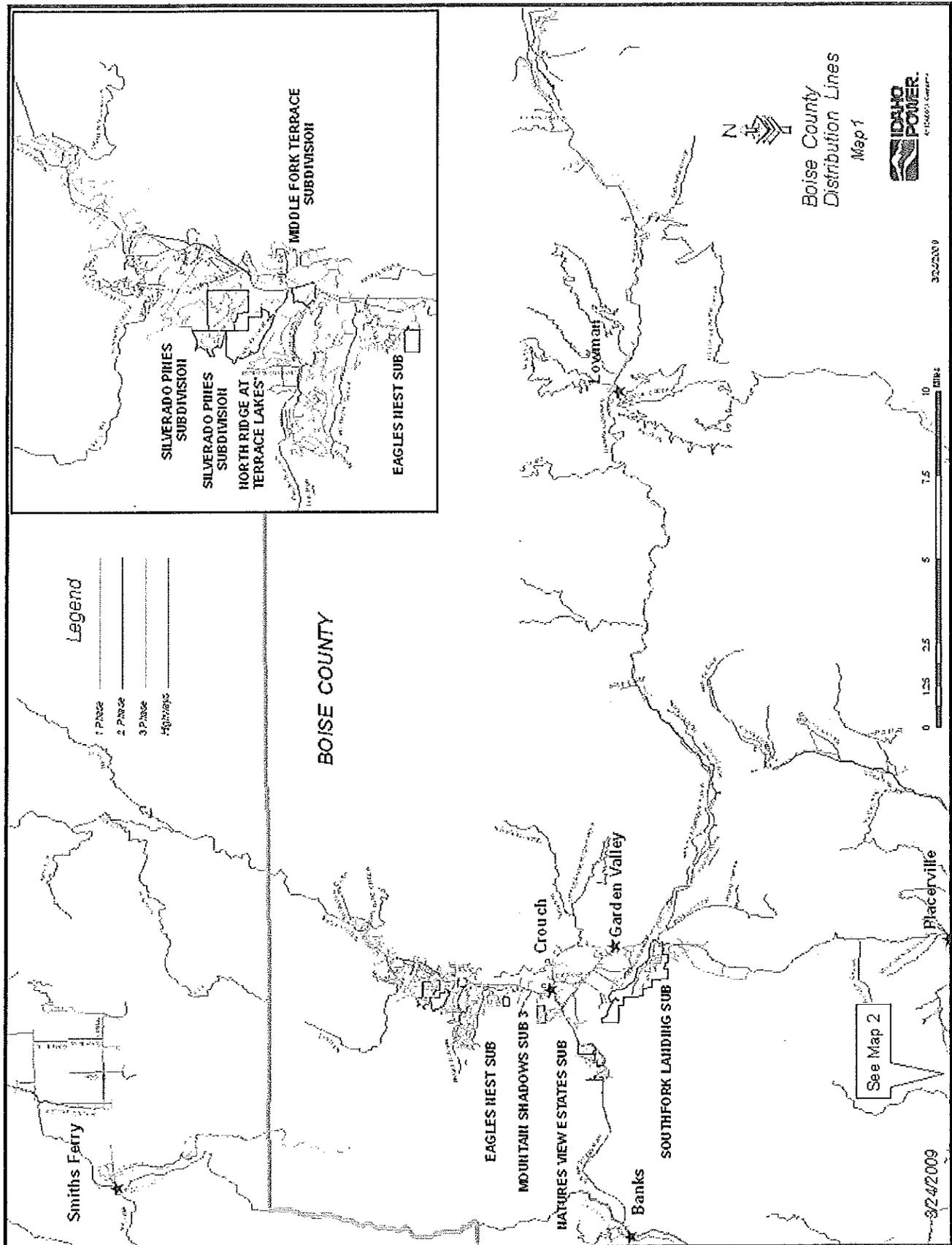
	Name	Commencing In	Terminating In
203	Road	Gardena S35, T8N, R2E	S25, T9N, R3E
204	Railroad	County line S30, T7N, R2E	S4, T9N, R3E
205	Road	S30, T7N, R2E	S4, T9N, R3E
206	Road	S31, T7N, R2E	S26, T7N, R3E
207	Road	S29, T9N, R3E	S16, T9N, R9E
208	Road	S29, T9N, R3E	S36, T9N, R2E
219	Road	S31, T9N, R3E	S36, T9N, R2E
220	Road	S32, T9N, R3E	S36, T9N, R2E
221	Trail	County line S5, T9N, R3E	S7, T9N, R3E
222	Trail	S6, T9N, R3E	S20, T9N, R3E
223	Road	County line S21, T5N, R2E	S36, T6N, R2E
224	Road	S21, T5N, R2E	County line
225	Road	S16, T5N, R2E	County line
226	Road	County line S7, T5N, R2E	S31, T6N, R2E
227	Road	S2, T5N, R2E	S36, T6N, R2E
228	Road	County line S31, T6N, R2E	S35, T7N, R2E
229	Trail	S31, T6N, R2E	S28, T6N, R2E
230	Trail	County line S7, T6N, R2E	S17, T6N, R2E

RS 2477 Rights of Way

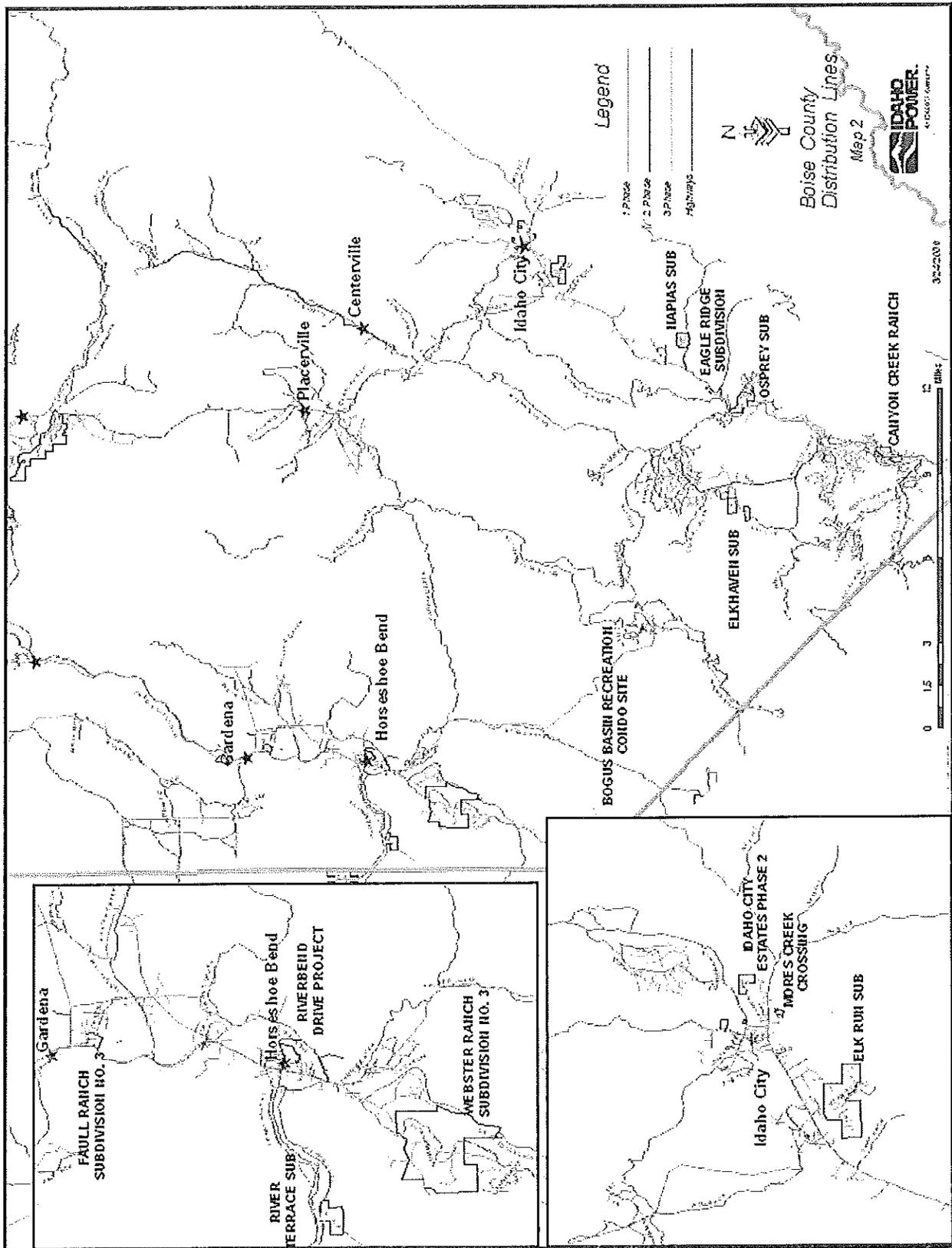
Instrument#153346 recorded
 9-16-94
 all references are to the Boise
 Meridian (BM)

	Name	Commencing In	Terminating In
231	Trail	S17, T6N, R2E	S18, T6N, R2E
232	Trail	S8, T6N, R2E	S6, T6N, R2E
233	Trail	S19, T6N, R2E through S20, S29, &S30 to S19	
234	Road	S34, T8N, R2E	County line S7, T9N, R2E
235	Road	S19, T8N, R2E	S32, T9N, R3E
236	Roads in Brownlee	S17 & S20, T8N, R2E	
237	Road	S16, T8N, R2E	County line S18, T8N, R2E
238	Road	S9, T8N, R2E	S18, T9N, R2E
239	Road	County line S19, T8N, R2E	S32, T9N, R3E
240	Road	S34, T9N, R2E	County line S1, T9N, R2E
241	Stub Road	S34, T9N, R2E	S3, T8N, R2E
242	Stub Road	S23, T9N, R2E	S27, T9N, R2E
243	Road	County line S6, T9N, R2E	S4, T9N, R2E

APPENDIX #E IDAHO POWER DISTRIBUTION LINES Map A



APPENDIX #E IDAHO POWER DISTRIBUTION LINES Map B



APPENDIX #F HOUSING CONDITIONS IN BOISE COUNTY

BOISE COUNTY AGE OF HOUSING

Total Housing Units (updated 2007)		5,061
Year Structure Built	2003-2007	566
	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

Source: U.S. Census Bureau

Appendix #G United States Forest Service Campgrounds and Trails

Idaho City Ranger District Sites

Atlanta Cabin
 Bad Bear Campground
 Bald Mountain Campground
 Barber Flat Cabin
 Beaver Creek Cabin
 Beaver Creek Group Campground
 Black Rock Campground
 Camp Ea Da How
 Deer Park Cabin
 Dutch Creek Cabin
 Dutch Creek Guard Station
 Edna Creek Campground
 Graham Bridge Campground
 Graham Cabin
 Grayback Gulch Campground
 Hayfork Campground
 Johnson Creek Campground
 Neimeyer Campground
 North Fork Tract
 Power Plant Campground
 Queen's River Campground
 Riverside Campground
 Ten Mile Campground
 Whoop-em-up Equestrian Campground
 Willow Creek Campground

Emmett Ranger District Sites

Antelope Annex Campground
 Antelope Campground
 Big Eddy Campground
 Boiling Springs Cabin
 Boiling Springs Campground
 Canyon Creek Campground
 Cartwright Ridge Campground
 Cold Springs Campground
 Deadwood Lookout Cabin
 Eastside Campground
 Hardscrabble Campground
 Hollywood Campground
 Hot Springs Campground
 Rattlesnake Campground
 Sagehen Creek Campground

Idaho City Ranger District Trails

Bayhouse
 Bear River Trail
 Beaver Creek
 Buena Vista
 Cottonwood
 Coulter Summit
 Crooked River Trail
 Grand Mountain Trail
 Grimes Creek
 Haga Creek
 Hungarian Ridge
 Jenny Lake Trail
 Johnson Creek Trail
 Lamar Creek
 Mores Mountain
 North Fork Boise River Trail
 Rabbit Creek
 Short Creek
 Wet Gulch

Emmett Ranger District Trails

605 ATV Trail
 Airline Trail
 Airline Trail
 Alley Trail
 Antelope Trail
 Bear Wallow Trail
 Bitter Creek Trail
 Bull Creek Trail
 Gabe's Peak Trail
 Greenfield Flat Trail
 Joe's Creek Trail
 Lightning Basin Trail
 Lightning Ridge
 Middle Fork Payette Trail
 Monumental Trail
 Renwyck Creek Trail
 Sagehen Nature Trail
 Sagehen Reservoir Trail
 Scott Mountain Trail
 Silver Creek Summit Trail
 Station Creek Trail
 Stratton Creek Trail
 Tripod Peak Trail
 West Mountain Trail
 Wetfoot Trail
 Wilson Corrals Trail

Appendix #G United States Forest Service Campgrounds and Trails

Emmett Ranger District Trails

Sagehen Dam Picnic Area
 Silver Creek Campground
 Swinging Bridge Campground
 Third Fork Cabin
 Tie Creek Campground
 Trail Creek Campground

Lowman District Sites

Barney's Campground
 Bear Valley Campground
 Bonneville Campground
 Bull Trout Lake Campground
 Cozy Cove Campground
 Deadwood Campground
 Deer Flat Campground
 Elk Creek Cabin No. 1
 Elk Creek Cabin No. 2
 Grandjean Campground
 Helende Campground
 Howers Campground
 Kirkham Hot Springs
 Mountain View Campground
 Park Creek Campground
 Pine Flats Campground
 Riverside Campground
 Warms Springs Cabin

Mountain Home District Sites

Arrowrock
 Badger Creek Campground
 Bogus Basin
 Big Roaring River Lake Campground
 Big Trinity Cabin
 Big Trinity Lake Campground
 Castle Creek Campground
 Cottonwood Campground
 Curlew Creek Campground
 Dog Creek Campground
 Elks Flat Campground
 Elks Flat Group Site Campground
 Evans Creek Campground
 Ice Springs Campground
 Little Roaring River Lake Campground
 Pine Campground
 Shafer Butte Campground

Emmett Ranger District Sites

Nellies Basin
 One Spoon Trail
 Onion Valley Trail
 Peace Creek Trail
 Poison Creek Trail
 Rattlesnake Trail

Lowman District Trails

Bitter Creek Trail (Lowman)
 Blue Jay Trail
 Catpaw Lake Trail
 Clear Creek Summit Trail
 Deadwood Ridge Trail
 Gates Creek Trail
 Habit Creek Trail
 Jackson Peak Trail
 Julie Creek Trail
 Kirkham Ridge Trail
 Lightning Ridge Trail
 Link Trail
 Long Creek Trail
 Lost Lake Trail
 Nellie's Basin Trail
 Porter Creek Trail
 Red Mountain Trail
 Stevens Point Trail

Mountain Home District Trails

Bear Hole Trail
 Camp Creek Trail
 Cayuse Creek Lower Trail
 Cayuse Creek Trail
 Corral Creek Trail
 Cottonwood Trail
 Crosscut Trail
 Danskin Mountain OHV Trail
 Deer Creek Ridge Trail
 Devil's Creek Trail
 Elk Creek Trail
 Green Creek Trail
 Lava Mountain Trail
 Lime Creek Trail
 Little Deer Creek Trail
 Mores Mountain Trail
 Plantation Creek Trail

Stratton Trail
 Switchback Trail
 Ten Mile Ridge Trail
 Tranquil Basin Trail
 Wapiti Creek Trail
 Warm Springs Trail
 Westside Trail
 Wyoming-Fir Creek Trail

Trinity Creek Trail
 Trinity Lookout Trail
 Wm H. Pogue Trail
 Wood Creek-Cotton Trail

Appendix #G United States Forest Service Campgrounds and Trails

Mountain Home District Sites

Shafer Butte Campground-Group
Spillway Campground
Tailwaters Campground
Troutdale Campground
Willow Creek Campground

Mountain Home District Trails

Rainbow Basin Trail
Rattlesnake Basin Trail
Roaring River Trail
Sheep Mountain Trail
Slickear Trail
Snowslide Trail
South Fork Deer Creek Trail
Sproule Flat Trail
Three Forks Trail
Trail Creek Trail

APPENDIX #H HISTORIC SITES in BOISE COUNTY

- 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 Civilian Conservation Corps (CCC) Camps
Idaho City, Horseshoe Bend, Gardena, Gallager, Centerville, Morris Creek(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 Kirkham Hot Springs
- 40 Deer Park Guard Station

APPENDIX #H HISTORIC SITES in BOISE COUNTY page 2
APPENDIX #H HISTORIC SITES in BOISE COUNTY page 2

- 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

APPENDIX #I 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	63,810
	579,530
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.