

ORIGINAL

RESOLUTION #2000-02

RESOLUTION ADOPTING BOISE COUNTY
COMPREHENSIVE PLAN AS IT HAS BEEN REVISED,
REPEALING RESOLUTION #94-7

WHEREAS, Idaho Local Planning Act, Idaho Code title 67, Chapter 65, allows for the amendment of the comprehensive plan; and

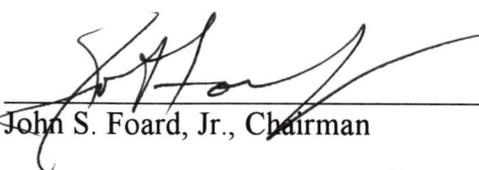
WHEREAS, public notice and hearings have been held within the county in compliance with the provisions of the Local Planning Act; and

WHEREAS, voluntary citizens committees have assisted in the update, enabling the Planning and Zoning Commission and the Boise County Board of Commissioners to complete the revisions and update of the Comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED by the Boise County Board of Commissioners that the Comprehensive Plan, as adopted Resolution #94-7, be repealed and that the revised Comprehensive Plan dated November 1999 be adopted.

APPROVED AND ADOPTED by the Boise County Board of Commissioners in open session on the 22nd day of November 1999.

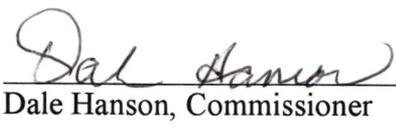
BOISE COUNTY BOARD OF COMMISSIONERS



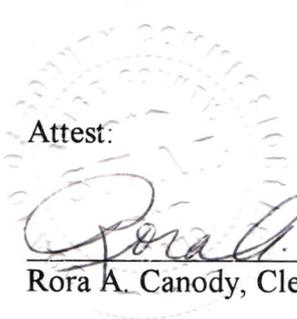
John S. Foard, Jr., Chairman



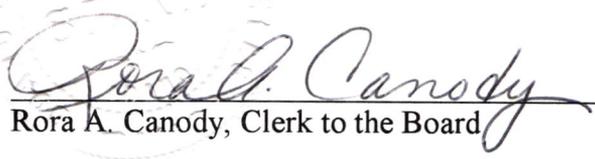
John N. Dyer, Commissioner



Dale Hanson, Commissioner

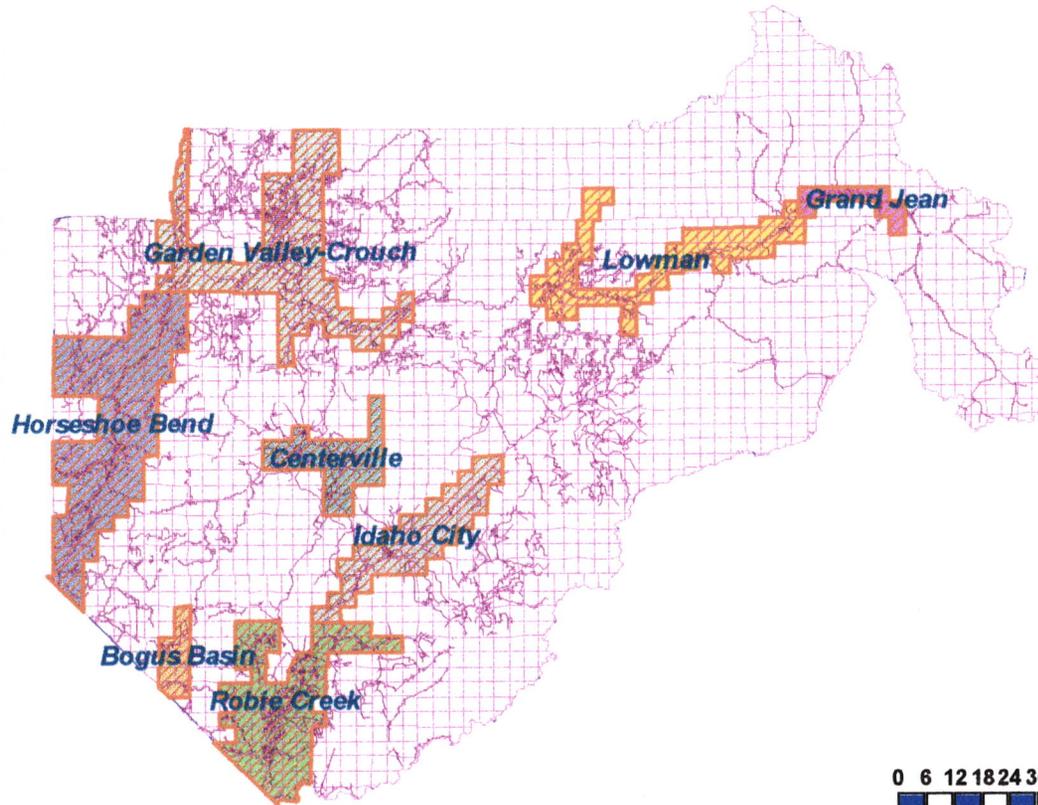
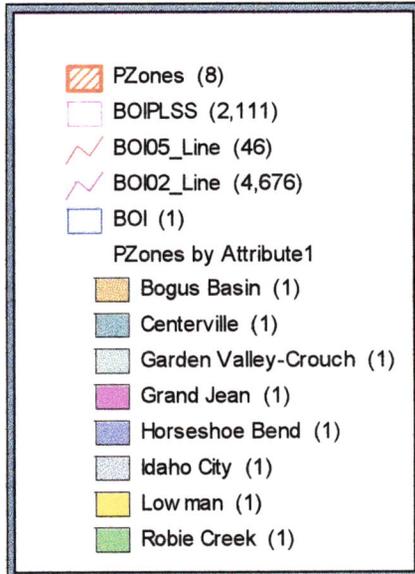


Attest:



Rora A. Canody, Clerk to the Board

BOISE COUNTY GENERALIZED LAND USE MAP



Boise County
Comprehensive Plan

Adopted
November, 1999

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INTRODUCTION

COMPREHENSIVE PLANNING

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

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

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

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

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

POPULATION

Purpose and Introduction

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

Section II begins with an analysis of past trends in Boise County. Comparisons are made to state and national data when relevant. That section also shows population changes within the county. The next discussion in Section III is of some current aspects of the population such as population changes from 1990 to 1998 and growth patterns within Boise County. Population characteristics including age and race and Hispanic origin are presented in Section IV. Alternative population forecasts are presented in Section V. Section VI presents the final population forecast for Boise County. That forecasts shows the county population for 2000, 2005, 2010, 2015, and 2020. It also divides the 2020 population into age groups and compares it with the current population. Goals, objectives, and policies form the conclusion of the population component.

Past Trends in Boise County Population

Boise County's population increased slightly from 1960 to 1970 but increased significantly from 1970 to 1990 (Table 1). Population increased by more than 70 percent from 1970 to 1980 and by about 16 percent from 1980 to 1990. It had the tenth smallest population of all Idaho counties. The 1980 to 1990 average annual growth rate was about 2.0 percent. The growth rate is nearly the same as Idaho's growth rate of about two percent and approximately double the national average of slightly less than one percent. The 1980 to 1990 population change consisted of 433 births, 205 deaths, and a net in-migration of almost 300 persons. The population increase due to in-migration in Boise County contrasted most cities and counties in Idaho that experienced an out-migration of residents.

Table 1: 1960 to 1990 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%

Sources: Intermountain Demographics and U.S. Department of Commerce

The largest change in Boise County's population occurred in the unincorporated portion of the county which gained more than 500 residents from 1980 to 1990 (Table 3). The unincorporated portion of Boise County contained about two-thirds of the county's total population in 1980 and increased to about 70 percent of the county total in 1990. The population in Crouch and Idaho City each increased by about eight percent. Both Horseshoe Bend and Placerville lost population.

Table 2: 1980 to 1990 Population Change by Area

Area*	1980 Population	1990 Population	Numerical Change	Percentage Change
Crouch	69	75	6	8.7%
Horseshoe Bend	700	643	(57)	(8.1)
Idaho City	300	322	22	7.3%
Placerville	20	14	(6)	(30.0%)
Balance	1,931	2,455	524	27.1%
Total	3,020	3,509	489	16.2%

Sources: Intermountain Demographics
U.S. Department of Commerce

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

III. 1980 to 1998 POPULATION CHANGE

Total Population

Boise County officials were concerned that the current U.S. Census Bureau population of 5,026 as of July 1997 underestimated the county population. Their administrative records including voter registration and school enrollment indicated that the census bureau figures were a conservative estimate of total county population. Preparing an updated population estimate for 1998 was the starting point for the remainder of the population analysis.

The 1998 population estimate included in this plan component was based on current Boise County voter registration records and residential building activity occurring from 1990 through 1997. The 1990 ratio of registered voters to the 1990 population over 21 years of age was applied to the number of 1998 registered voters to produce an estimate of the 1998 population aged 21 and older. The number of persons under 21 years old in 1998 was determined by using the cohort-survival population forecasting technique for population in the younger age groups from the 1990 census. Additional persons under 21 were added to allow for net in-migration. The resultant estimated population was 6,165 as of April 1998. The updated estimate compared favorably with estimates based on residential building permit activity occurring during that same time.

Residential and Development Patterns

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

Table 3: 1990 to 1998 Residential Development by Area

Location	1990	1991	1992	1993	1994	1995	1996	1997	TOTAL
Garden Valley	17	29	51	47	85	70	56	74	429
Horseshoe Bend	5	3	20	20	31	30	31	60	200
Idaho City	5	9	10	22	33	47	33	59	218
Lowman	5	3	3	4	11	14	17	16	73
Mores Creek*	0	25	38	57	90	71	68	118	467
Placerville	27	3	0	9	11	20	8	21	99
Other	3	1	2	0	1	0	0	0	7
TOTAL	62	73	124	159	262	252	213	348	1,493

Sources: Intermountain Demographics
Boise County Planning and Zoning

*Included Wilderness Ranch and Robie Creek areas.

Nearly one-third of the residential development was in Mores Creek, the area containing Robie Creek and Clear Creek, in the 1990 to 1997 time frame. About 30 percent of all residential development took place in Garden Valley. Horseshoe Bend and Idaho City each had about 15 percent of total residential development activity.

Current Population Characteristics

A. Age

The largest concentrations of Boise County's 1998 population was found in the 10 to 15, 30 to 34, 35 to 39, and 40 to 44 year old age groups with each segment containing about nine percent of total population (Table 4). Boise County's median age was 35.6 in 1990, above both the state and nation median ages.

By 1998, the 20 to 24 age group had the most persons with slightly more than 10 percent of the county's population. Also, the 20-24 age group had the largest gain in population increasing by nearly 500 persons from 1990 to 1998. Those persons between the ages of 25 and 29 contained the next largest concentration of persons and was the second fastest growing in the 1990 to 1998 time frame. Increases in those age groups is a positive sign for Boise County because persons of those ages are the most mobile and will move to areas where economic conditions are most favorable. Declines in those age groups indicate that persons are leaving the area for more favorable conditions.

Table 4: 1990 to 1998 Boise County Population by Age

Age Group	1990 Population	1998 Population	Numerical Change	Percentage Change
Under 5	247	347	100	40%
5 to 9	285	446	161	57%
10 to 14	302	435	133	44%
15 to 19	243	467	224	92%
20 to 24	137	620	483	353%
25 to 29	198	545	347	175%
30 to 34	303	509	206	68%
35 to 39	319	512	193	60%
40 to 44	304	471	167	55%
45 to 49	240	407	167	70%
50 to 54	182	324	142	78%
55 to 59	176	246	70	40%
60 to 64	189	212	23	12%
65 to 69	152	211	59	39%
70 to 74	110	170	60	54%
75 to 79	75	124	49	66%
80 to 84	29	87	58	200%
85 and Older	18	33	15	81%
TOTAL	3,509	6,165	2,656	76%

Source: Intermountain Demographics

B. Race and Hispanic Origin

Boise County's 1990 racial composition was predominately White. This category included more than 96 percent of all residents. American Indians were about one percent of the total county population. Hispanics represented about two percent of all Boise County residents. That racial composition remained constant through 1997.

Alternative Population Forecasts

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

The first step in the forecasting process was estimating a year 2000 population for Boise County. That estimate was 7,392 residents and was a continuation of the 1990 to 1998 trend. Using that method produced a population estimate for 2000 that is more than double the county's 1990 population of 3,510.

The next step in the forecasting process was to prepare eight population forecasts. Each forecast was used a different set of assumptions about the future in Boise County. The forecasts in the existing comprehensive plan and those prepared by Idaho Power Company were included for comparison (Table 5).

Table 5: 2000 to 2020 Boise County Population Forecasts

Source	1998	2000	2005	2010	2015	2020
Existing Plan	-	5,415	5,979	6,283	-	-
Idaho Power Company	5,129	5,315	5,790	6,407	6,933	-
Methodology I	6,165	7,392	7,806	8,187	8,537	8,834
Methodology II	6,165	7,392	8,003	8,664	9,379	10,154
Methodology III	6,165	7,392	8,907	10,733	12,934	15,585
Methodology IV	6,165	7,392	9,613	11,796	13,938	16,016
Methodology V	6,165	7,392	11,374	13,705	16,515	19,900
Methodology VI	6,165	7,392	11,374	17,500	21,087	25,410
Methodology VII	6,165	7,392	10,956	16,857	21,331	25,704
Methodology VIII	6,165	7,392	11,637	18,319	28,839	45,399

Source: Intermountain Demographics

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

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

In Methodology III, the 1960 to 1990 growth rate was assumed to apply to the future. That long-term growth rate was 3.8 percent annually.

The cohort-survival technique also was used in Methodology IV. However, migration was factored in for this alternative. In-migration from 2000 to 2020 was assumed to be similar to net in-migration occurring annually from 1990 to 1998 in Boise County.

Methodology V used a combination of the short-term growth rate from 1990 to 1998 and the long-range rate from 1960 to 1990. It was assumed that the short-term rate of 9.5 percent annually would apply until 2005. From 2005 through 2020, the average annual long-range rate of 3.8 percent would be applicable.

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

In Methodology VII the 1970 to 1990 average annual growth rate was used to estimate future population. It was assumed that Boise County's population would increase 5.0 percent annually from 2000 to 2020.

The 1990 to 1998 average growth rate was applied to the 2000 to 2020 population in Methodology VIII. It was assumed that Boise County's population would increase by slightly less than 10 percent annually in that 20 year period. This population estimate was included to illustrate what the future population would be if the current growth rate applied to all future years. It is highly unlikely that an average annual growth rate of nearly 10 percent would be maintained for that extended period of time.

2020 Boise County Population Forecast

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.

Table 6: 1998 to 2020 Boise County Population Forecast

Year	Boise County Population
1998	6,165
2000	7,392
2005	11,374
2010	13,705
2015	16,515
2020	19,900

Source: Intermountain Demographics

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

Table 7: 1998 to 2020 Boise County Population by Age

Age Group	1998 Population	2020 Population	Numerical Change
Under 5	347	699	352
5 to 9	446	906	460
10 to 14	435	1,005	570
15 to 19	467	1,270	803
20 to 24	620	1,532	912
25 to 29	545	1,654	1,109
30 to 34	509	1,835	1,326
35 to 39	512	1,862	1,350
40 to 44	471	1,870	1,399
45 to 49	407	1,635	1,228
50 to 54	324	1,202	878
55 to 59	246	947	701
60 to 64	212	823	611
65 to 69	211	698	487
70 to 74	170	559	389
75 to 79	124	419	295
80 to 84	87	321	234
85 and Older	33	663	630
TOTAL	6,165	19,900	13,735

Source: Intermountain Demographics

PRIVATE PROPERTY RIGHTS

Introduction

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

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

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

GOAL:

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

OBJECTIVES:

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

- To notify appropriate Federal and State Agencies about Boise County's private property rights standards and expect them to comply with such.
- Follow the private property rights legislation at the state level and determine the potential impact on Boise County.

EDUCATION

Introduction

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

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

Existing Conditions

Public Schools

Garden Valley Area:

District #71 is the Garden Valley District that includes Lowman. Since 1985, the district has experienced continued increase in student enrollment. Presently, there are 317 students in facilities designed for 134 students which has resulted in overcrowded conditions in some elementary and secondary classes. Enrollment for 1997-98 was as follows:

Grade	Number of Students	Grade	Number of Students	Grade	Number of Students
K	17	5	20 Total=140	9	25
1	22	6	25	10	25
2	21	7	28	11	23
3	25	8	31 Total=84	12	20 total=93
4	25				

Overall Total=317

The district has incorporated the use of portable classrooms to help accommodate the growth. There is a need for new school facilities to be constructed as soon as possible. Current school facilities are in poor shape. A recent school bond for a new K-12 building failed with 51% of the votes for a bond and 49% against (a 66% majority is needed).

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

Basin Area:

District #72 is the Basin District. There were 473 students enrolled in kindergarten through 12 grade for the 1997-98 school year. This district has also incorporated the use of portable classrooms to accommodate growth. Enrollment for 1997-98 was as follows:

Grade	Number of Students	Grade	Number of Students	Grade	Number of Students
K	26	5	46	9	52
1	25	6	31 Total=257	10	26
2	49	7	48	11	26
3	34	8	39	12	25 Total=216
4	46				

Overall Total=473

It is anticipated the 1999-2000 enrollment will be 485 students for grades K through 12, with 202 students in grades K through 5 and 283 students in grand 6 through 12.

On September 9, 1993, the voters passed a \$3.9 million bond, with a 68.8% passing margin, allowing the construction of the first high school in the district. The high school 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.

The Basin School District has nine bus routes with a tenth being considered (Duquette Pines subdivision – county road maintenance is in dispute). Of these routes, two are highway only; while, the other seven utilize both the highway and county roads as part of their route. There is also one student, in lieu of payment, providing his own transportation. The district is required to serve all students residing on county, state, or Forest Service roads.

Horseshoe Bend Area:

District #73 is the Horseshoe Bend District with a combined enrollment of 306 students. Growth is occurring in the district especially in the elementary classes. In March 1994, a bond election failed to approve plans for five classrooms and an elementary library. In 1989, the district opened its first high school which also accommodates students from the Basin District. These Basin students began attending the new high school in Idaho City in the fall of 1995 reducing the impact on the Horseshoe Bend High School.

The present elementary facility is too small for the number of classrooms needed. District enrollment projections indicate the number of elementary students will increase through the year 2003. Current enrollment is as follows:

Grade	Number of Students	Grade	Number of Students	Grade	Number of Students
K	21	5	28	9	22
1	28	6	20 Total=159	10	24
2	21	7	31	11	21
3	24	8	36	12	13 Total=147
4	17				

Overall Total=306

The district has successfully passed several bonds. The most recent bond was for a new middle school which is now completed. The bonds represent almost \$3 million, total.

The district has three bus routes and logs almost 4,200 miles per month. There are three "in lieu of payments" students who provide their own transportation.

Alternative Schools:

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

Funding:

All of the public school districts receive federal funds through the Forest Service from timber sales receipts. These funds have been exponentially decreasing, on an annual basis, throughout the last decade. Once again, these funds are not guaranteed (see Economic Development component), and loss of such funding will place burdens upon the county residents who will have to choose to reduce services or increase taxes and other revenues.

Private Schools

Project Patch School is a licensed treatment facility for grades 7 and 8. Project Patch also teaches ages 14-17 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 25 students in 1997 and an average of 26 students in 1998.

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 ~~not an~~ 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 about ten more years. Enrollment is predicted to rise from the present 146 students to 261 students by 2003. Garden Valley is one of the fastest growing school districts in the state. Based on the 38% growth rate of the last five years, Garden Valley could have 947 students by 2012. With a slower growth rate, it can be assumed that the enrollment will reach at least 600 by 2012. Likewise, the Basin District will also experience major growth. The new high school will accommodate growth for the next several years.

Forecast Needs

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

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

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

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

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

GOAL:

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

OBJECTIVES:

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

ECONOMIC DEVELOPMENT

Introduction

Similar to many rural areas in the United States, Boise County has, in the past, relied heavily upon a natural resource-based economy. Primarily, this reliance has been on timber, mining, and agriculture. In fact, public timberlands provided over five hundred thousand dollars in revenues to Boise County government in 1998; a trend discussed below under a more in-depth look at the USFS impacts upon Boise County.

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

Existing Conditions

Employment - Boise County's total employment increased by almost 500 jobs from 1980 to 1995. Significant increases were seen in the construction, retail trade, services, and government areas. Decreases were experienced in the manufacturing area (mining and the sawmill) and in logging over this same period. See Table 1 for an analysis of employment in Boise County.

In 1998, Boise Cascade announced the closing of the sawmill in Horseshoe Bend. This took away over 40 jobs from within the county; although, one-quarter of the laid-off workers retired with full retirement benefits. The impact of this closure has resulted in a substantial shift from commercial to residential property taxes. This could mean a 10% increase on property taxes in this district. The overall effect on the local economy continues to play itself out with the end result yet to be determined.

	1980	1985	1990	1993
Total Employment	1,285	1,241	1,427	1,779
Employment By Type	1980	1985	1990	1993
Wage & Salary Employment	1,080	920	967	1,270
Farm Proprietors	66	78	68	64
Non-Farm Proprietors	139	243	392	445
Employment By Industry	1980	1985	1990	1993
Farm	89	102	92	90
Ag. Serv., Forest., Fish. & Other	41	63	91	69
Manufacturing	427	283	242	211
Mining	23	12	(L)	(L)
Construction	27	49	87	135
Transport., Comm., & Pub. Util.'s	38	48	53	71
Wholesale Trade	(L)	(L)	(L)	(D)
Retail Trade	122	118	210	273
Finance, Insur., & Real Estate	16	40	26	(D)
Services	194	256	288	474
Federal Civilian	134	84	118	138
Federal Military	20	19	23	25
State & Local Government	153	166	183	232

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

Economic Base -

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

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

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

Government Support - The U.S. Forest Service influence in Boise County has increased over the years. Initially providing employment for a small number of persons as fire lookouts and for trail maintenance, the agency is now a major part of the Boise County economy. The United States Forest Service pays apportionments to counties based on 25% of the gross income from timber cut or "stumpage" revenues. These funds have decreased steadily over the last decade forcing Boise County to look elsewhere for revenues.

In recent years, Congress has appropriated at 50 % of the authorized level for PILT Funds. The annual P.I.L.T. (payment in lieu of tax monies) funds the Federal government pays the county are meant to compensate for losses in property tax revenues. Even at authorized levels funding would represent a national average of \$0.22 per acre versus the national average of \$1.48 per acre of local property taxes.

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

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

Land Development - The gold rush is now the land rush to Boise County. The Population component addresses the rapid growth seen by Boise County since 1990. In the 1990's, over 1,400 residential units have been approved in the county compared to an average of about 50 per year in the 1980's. Attached is a recent survey by the Planning and Zoning Department which lists all platted subdivisions. Lots and land within these subdivisions that have not been developed are also within them (see Table 3). Boise County's attraction to the Ada and Canyon County area residents for permanent and vacation housing is growing. Within reasonable

commute time to these two counties' population centers and scenic mountain living enhance the attraction. Consequently, property taxes will become an increasing primary revenue source for the county.

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

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

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

County Finances - Table 2 refers to the revenue resources and the history of these revenues since 1990.

TABLE 2

	1997	1996	1995	1994	1993	1992	1991	1990
PROPERTY TAXES	1,779,375	1,549,331	1,451,104	1,319,561	1,140,626	1,107,784	740,995	703,584
PENALTY & INTEREST	28,854	25,983	27,253	25,943	43,277	24,413	18,895	17,058
HWY USER FEES	558,552	553,838	516,759	534,945	462,783	460,207	340,791	345,488
FINES, FEES, PERMITS	165,004	186,189	216,460	174,809	121,187	118,889	102,128	123,939
INTEREST ON INVESTMNT	143,554	132,768	147,499	61,964	27,769	36,834	61,660	77,000
REIMBURSEMENTS	44,033	41,887	104,472	33,586	23,588	69,783	72,465	29,781
LIQUOR ALLOCATION	17,759	16,104	19,709	19,505	9,882	13,449	11,851	10,135
SALES TAX ALLOCATION	250,876	241,036	227,851	211,580	184,774	168,609	127,962	151,261
REGISTRATIONS	27,878	35,435	32,751	36,491	36,917	30,902	33,298	32,220
OTHER REVENUE	2,686,642	348,683	333,692	66,368	227,140	1,137,660	162,536	142,948
FEDERAL FOREST FUNDS	1,057,180	498,563	1,548,394	975,574	1,547,619	359,898	390,043	328,602
TOTAL	6,759,707	3,629,817	4,625,944	3,460,326	3,825,562	3,528,428	2,062,624	1,962,016

U.S. Forest Service – The operation of the national forest occupying much of Boise County has significant impact upon the county. A good portion of the county's revenue, as well as jobs provided by the forest, are dependent upon the management practices of the USFS, the market for timber, and environmental factors and policies (usually set at the federal or state level) controlling the use of the forest. The Forest Service, while providing a similar level of income in Boise County as that received in the late 1980's, has had less timber harvested. Timber sales revenues were the highest in 1993 and 1994 due to the fire and the price of lumber. As the price of lumber decreases, even if the harvest does not, the revenues will be reduced. The trend seems to be warning Boise County to expect a dramatically decreasing level of revenue as the decade ends.

Revenues from the Forest Service have varied in the past. The highest amounts received were during the years 1992-96 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.

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

The Forest Service is currently working on several budget alternatives that could lead to a minimum PILT (Payment in Lieu of Taxes) to the County. Such a payment may help to assure the County and stabilize that portion of the budget traditionally funded by USFS timber sales, but this is not policy yet.

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 and service opportunities; and maintaining an attractive mountain environment which attracts residential development for both the seasonal and permanent residents.

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

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

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

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

GOAL:

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

OBJECTIVES:

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

- Cooperate with cities in attracting appropriate business to relocate or expand in the county.
- Support the upgrading of electrical power service to reduce outages.
- Promote improved phone service including a fiber optic system for the county to encourage home businesses.
- Study options for alternative funding sources for capital improvements (local option sales tax, impact fees, user fees), and support those deemed most compatible with the county's philosophies.
- Consider privatization of public services when deemed to be in the public interest.

LAND USE

Introduction

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

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

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

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

Existing Conditions

Land Characteristics

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

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

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

Land Management and Ownership

The United States Forest Service, Bureau of Land Management, and State of Idaho manage 1,019,000 acres of public land within the county. Primary uses of land include recreation, timber, mining, grazing, and geothermal activities. Boise Cascade Company controls approximately 100 sections (37,000 acres) of land that is utilized for timber products. Private homes, farms, and ranches utilize nearly 70,000 acres, leaving 63,000 acres in unspecified uses.

Land Use Ordinance

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

Demand for Rural Environment

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

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

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

Land Use Issues

In 1998, through the process of updating the Comprehensive Plan, the following land use issues were identified:

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

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

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

Natural Resource Land Use:

The conservation and management of historical and customary timber, agricultural, mining, and range use is important to the citizens of Boise County who base a large portion of their economy on this use. With the primary force of their economy derived from timber and agriculturally related activities, maintaining viable tracts of prime agricultural, range, and timberland is a goal for local area leaders. The Natural Resources Land use is established to monitor and place necessary conditions upon urban development (non-agricultural and high density residential) occurring on or near timberland in Boise County in order to protect this important economic resource.

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

Because of the wide range of soils, conditions, and production rates in the county, each piece of land is unique and should be considered on a case by case basis. The county will set up a system to rate lands for development other than natural resource based uses. That rating system will be based upon the following factors (not in order of priority):

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

Proposed development that falls outside traditional natural resources land uses would have to demonstrate (through the above conditions) that such development would have minimal impact upon the surrounding natural resource uses. These standards would be developed through the Land Evaluation Site Assessment System (LESA) which promotes citizen involvement. Such conditions would be given points, and points falling within certain ranges would indicate whether the type of development being proposed would be appropriate and have minimal impact upon the area in which it is proposed. Mitigation of impact would be possible to reach the point level necessary for a proposed use.

It is intended that the majority of Boise County will be designated under the Natural Resource land use. The following land use types would be allowed only upon the demonstration that such development will conserve and protect the current quality of life in Boise County and will have no impact or have a positive impact upon areas around it.

Rural Residential Land Use:

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

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

Other uses allowed under rural residential land use include appropriate agricultural and forest uses, public or semi-public facilities compatible to the agricultural and residential use, and necessary utility installations. Densities greater than one home per platted or recorded lot shall be allowed only after the submission of a special use permit for hardship situations and the review and approval of the County Planning and Zoning Commission. Densities on lots platted after adoption of this plan will not exceed those required for a sufficient septic system.

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

The table on the following three pages identifies the status of the approved subdivisions within Boise County as of January 1999.

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
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7 North Addition	27	9	18	27	0
Alder Creek Meadows	3	3	0	0	3
Amend. Terrace Lakes #1	25	22	3	17	8
Ashton Place Sub.	5	4	1	1	4
Austin Sub.	16	8	8	16	0
Barton Estates	2	2	0	0	2
Bavarian Village 1 & 2	50	35	15	44	6
Bear Crk. Summer Homes	5	0	5	51 R'S	0
Ben Dover Sub.	2	2	0	2	0
Biggers Rec of Survey	7	5	2	3	4
Bodily Seg. Sub.	5	4	1	5	0
Boise Holcomb Sub. 1-3	133	81	52	133	0
Branch Estates	12	6	6	8	4
Branson's Eightmile Sub.	58	33	25	58	0
Briggs Sub.	3	1	2	2	1
Broken Oar Sub.	3	2	1	1	2
Browlee Ridge Seg.	2	0	2	2	0
Burkholder Seg. Sub.	2	1	1	1	1
Cassey's Sub.	4	4	0	0	4
Castle Mtn. Crk. Sub 1-5	235	121	114	234	1
Centerville Heights	73	49	24	73	0
Chapman Marcus Sub.	2	1	1	0	2
Charter Mtn. Ranch Sub.	9	9	0	0	9
Clear Crk. Est. 1-13	383	197	186	383	0
Coopers Canyon 1 & 2	58	27	31	50	8
Cottonwood Crk. Est.	21	20	1	1	20
Cottonwood Summit Est.	14	10	4	4	10
Crazy Woman Sub.	32	28	4	32	0
Cross Timber Ranch 1 & 2	28	27	1	5	23
Dents Forest	3	2	1	3	0

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
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Derouin Seg.	2	0	2	2	0
Diamond Nicklo Est.	4	0	4	4	0
Diligence Cove	3	1	2	2	1
Don Sellars Sub.	1	0	1	1	0
Doolittle Seg. Sub.	2	1	1	1	1
Dooms Family Seg. Sub.	3	1	2	2	1
Dored Pines sub. 1 & 2	38	31	7	36	2
Dunnigan Crk. 1 & 2	52	52	0	0	52
Duquette Pines 1-3	104	55	49	68	36
Earl Westmark Rec. Survey	26	17	9	26	0
Elk Creek Sub.	18	16	2	5	13
Enchanted Valley 1-3	60	44	16	60	0
Enchanted View Est.	10	10	0	4	6
Fault Ranch At Riverside	1	0	1	1	0
Fault Ranch Est. #1	11	7	4	6	5
Fiddlers Grove Sub.	11	9	2	7	4
Flowing Springs Ranch	13	6	7	7	6
Fry Porter Crk. Est.	4	1	3	3	1
Garden Springs Sub.	49	44	5	43	6
Garden Valley Est. 1 & 2	74	28	46	66	8
Garden Valley Ranchette	41	21	20	41	0
Garden Valley Summer Home Sites 1-3	125	111	14	122	3
Glen Forest Sub.	15	15	0	15	0
Gold Hill Sub.	21	6	15	21	0
Golden Trails Sub.	18	16	2	15	3
Gordon Seg.	3	2	1	1	2
Granite Heights Seg.	3	3	0	0	3
Hanging Valley Ranch	44	32	12	44	0
Hansons River	13	8	5	10	3

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
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Hansons Sub.	4	4	0	1	3
Harmon Rec of Survey	3	2	1	3	0
Henrickson Sub.	7	3	4	6	1
High Corral Sub 1 & 2	55	51	4	8	47
High Country Est.	46	33	13	46	0
Horseshoe Vue Ranch Sub.	23	9	14	17	6
Huston Acres	2	1	1	1	1
Jack Stewart Sub.	4	2	2	2	2
Jarvis Segregation	3	0	3	3	0
Joanna Seg. Sub.	3	2	1	1	2
Joe Lewis Sub.	54	26	28	54	0
Kenneth Baker Sub # 1	8	3	5	8	0
Lazy J Ranch Sub.	21	20	1	3	18
Lightning crk. Sub.	74	21	53	74	0
Livingston Est. 1-4	8	2	6	8	0
Long Crk. Summer Home Sites	10	0	10	101 R'S	0
Longdon Seg. Sub.	2	1	1	1	1
Lowman Inn Sub # 2	47	28	19	47	0
Lowman Summer Home Sites	3	0	3	3	0
McGavin Sub.	5	1	4	5	0
Meadow Crk. Sub.	37	17	20	34	3
Middlefork Sub.	27	17	10	27	0
Middlefork Meadows	49	31	18	49	0
Middlefork Mesa Sub.	10	9	1	2	8
Middlefork Ridge Est.	9	4	5	9	0
Millard Sub.	2	1	1	1	1
Millers Pinewood Est.	24	15	9	22	2
Mills Mtn. View Sub 1-4	35	18	17	35	0
Mores Crk Ac.	36	23	13	36	0

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
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Mores Crk Crossing	49	48	1	2	47
Mores Crk. Heights	35	32	3	35	0
Mores Crk Rim Ranches 1-3	106	42	64	106	0
Moughamian Seg. Sub.	3	2	1	1	2
Mtn. Meadow Sub. 1 & 2	32	21	11	11	21
Mtn. Valley	16	16	0	0	16
Mtn. View Sub.	57	36	21	21	36
O B. Sub.	3	2	1	1	2
Olsen Addition	60	37	23	60	0
Olympia Knoll Sub.	3	1	2	3	0
Osterman Seg.	2	0	2	2	0
Palo Verde Sub.	13	8	5	7	6
Paradise Cove Sub.	3	2	1	1	3
Payette Plateau	20	17	3	20	0
Payette River Heights	25	24	1	7	18
Payette River Hot Springs	34	23	11	25	9
Payette River Ranchettes	107	99	8	79	28
Pearls Point Sub.	9	6	3	3	6
Phillips Acres	2	1	1	2	0
Pine Beach Estates	4	3	1	2	2
Pine Top Estates	23	12	11	23	0
Pine Tree Ranch 1-12	402	270	132	377	25
Pine View Sub.	28	24	4	28	0
Ponderosa Pines #1	16	13	3	3	13
Quail Meadows Sub.	8	6	2	6	2
Quail Valley Ranch	10	5	5	10	0
Ranch Sub. 1-3	27	4	23	27	0
Rifle Seg.	2	1	1	1	1
Rimview Sub.	67	41	26	67	0
Riverbend Ranch Seg.	4	3	1	1	3
River Park Meadows 1&2	26	22	4	21	5
Rivers Point	64	21	43	64	0
River Ranch Sub.	20	16	4	20	0

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
Robie Springs	20	20	0	0	20
Rodwell Crk. Sub	4	1	3	4	0
Scenic Properties 1-3	212	129	81	212	0
Scenic Valley Sub	44	31	13	44	0
Scenic View Sub.	24	1	23	24	0
Schiell Acres	2	0	2	2	0
Scott Mtn. Sub 1 & 2	43	21	22	33	10
Shamless Sub	4	1	3	4	0
Shellabarger Sub.	19	7	12	14	5
Shilo Ranch Estates	57	40	17	57	0
Six B Sub	12	5	7	12	0
South Fork Forest Home Sites #1	21	12	9	8	13
South Fork Lodge Homes 1 & 4	21	1	20	21	0
South Fork Payette Homes Sub	10	0	10	10	0
Star Ranches 1- 8	205	93	112	205	0
Stephenson Addition	26	7	19	26	0
Stump Ranch	19	5	14	19	0
Ten Ax Sub.	81	43	38	66	15
Ten Mile Summer Homes	9	4	5	9 I.R.'S	0
Terrace Lakes Sub. 1-13	443	157	286	433	10
Theis Sub	6	5	1	1	5
The Pines Sub.	25	13	12	25	0
Timber Mtn. Sub 1 - 6	21	11	10	17	4
Timber One Sub.	24	21	3	18	6
Tom Nelson Seg. Sub	2	0	2	2	0
Towle Sub	18	16	2	18	0
Turners Sub. 1 & 2	30	16	14	30	0
Two Ravens At Tall Pines	33	32	1	1	32
Valley Of The Pines	48	20	28	41	7

BOISE COUNTY SUBDIVISIONS

SUBDIVISION	#LOTS TOTAL	NUMBER VACANT	NUMBER OCCUPIED	NUMBER PVT. OWN	NUMBER DEV. OWN
Valley High Est. 1-3	97	57	40	85	12
Visconty Sub.	2	1	1	1	1
Wapiti Crk. Summer Homes	19	0	19	19 I.R.'S	0
Warm Springs Est. #1	35	6	29	35	0
Wilderness Ranch Sub 1-5	352	160	192	332	20
Wilderness Ridge Sub.	4	3	1	1	3
Wooded River Sub.	7	3	4	7	0
Zurrin Sub	3	1	2	2	1
T. H. R2H. Rec. Of Survey	8	3	5	8	0
Totals For Each Column	5915	3409	2506	5142	773

DEV=Developer Owned Property
PVT=Privately Owned Property
I.R.'S= Leased Property from Government or Forest Service

Idaho City - Hwy 21 Area has a total of 66 Subdivisions for a total of 2513 lots with 1480 of these lots being vacant and 1033 of them are occupied, with 2129 privately owned and 384 developer owned.

Horseshoe Bend - Hwy 55 Area has 21 Subdivisions for a total of 355 lots with 221 of them being vacant and 134 occupied, 280 of the lots are privately owned and 75 are developer owned.

Garden Valley / Crouch Area / Banks Lowman Rd. Area has 52 Subdivisions for a total of 2225 lots with 1198 of these lots being vacant and 1027 of them occupied, 1988 of the lots are privately owned and 237 are developer owned.

Lowman / Grand Jean Area has 22 Subdivisions for a total of 815 lots with 477 of them being vacant and 338 of them occupied, 729 of the lots are privately owned and 86 are developer owned.

Commercial Land Use:

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

Commercial may be defined as retail or wholesale establishments, or those establishments that provide a service for a fee. Such uses should be those that are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels, and other related businesses. Commercial use may also be neighborhood-related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses may be allowed through the permitting process.

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

Industrial:

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

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

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

Overlay Land Uses:

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

Recreation:

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

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

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

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

Areas of City Impact

- In compliance with Idaho State law, Boise County has negotiated impact boundaries and terms with Horseshoe Bend, Placerville, and Crouch. Areas of city impact agreements are required to accord city authority outside corporate limits. This document is to provide cities and counties a negotiated settlement for the disposition of land areas that may be part of the city's trade area or may be subject to annexation by the city at a future date.

Areas of Special Concern

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

- River Banks/Slopes - are particularly sensitive to building and to degradation by poor management practices;
- Surface and Groundwater Protection - Surface water quality of the South Fork and Middle Fork of the Payette River plays a large role in the Boise County economy. Groundwater 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; and
- Floodplains - are identified along waterways on Federal Emergency Management Agency (FEMA) maps found at the county offices. Development should comply with the Boise County Floodplain Ordinance in these areas.
- Wildlife - areas sensitive to wildlife feeding and migration needs should be protected from over-development. Any development within these areas should show how impact of that development would be mitigated.
- Wildfire - Concerns of wildfire hazards are high with Boise County. Urban-Wildland Interface guidelines are being drafted to provide information for consideration in high-risk areas.

Existing Uses

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

1997 Citizen's Survey

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

- 1) Public safety information is required for subdivision approval.

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

Comprehensive Plan Map

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

GOAL:

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

OBJECTIVES:

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

TIMBER

Introduction

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

Boise National Forest

The Boise National Forest manages 964,000 acres of land within the county. Of that total, 579,530 acres are covered with forest vegetation. Timber removed from Forest Service land (through timber harvest) has always been important to Boise County as 25% of the forest timber receipts come back to the county for roads and school funds. The high point for those receipts was from 1993 through 1995 as salvage timber was removed from the Foothills and Idaho City complex fires.

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

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

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

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

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

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

GOAL:

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

OBJECTIVES:

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

Boise County Vegetation Cover Information

Total Land Area:	1,219,690
Total Area in forest vegetation cover types:	737,730
Total Area in non-forest cover types:	481,960
* Total Non-National Forest Timberland Area:	158,200
Net Cubic Foot Vol. not including National Forest lands (m cu.ft.):	215,270
Net Board Foot Vol. not including National Forest lands (mbf):	920,807
Net Annual Growth - not including National Forest lands (m cu.ft./ac/year):	4,291
Net Annual Growth - not including National Forest lands (mbf/ac/year):	26,181
Estimate Non-National Forest non-forest vegetation cover type area:	97,490
Gross National Forest Lands Area:	964,000
National Forest non-forest cover type area:	384,470
National Forest, forest vegetation cover type area:	
ponderosa pine	121,220
Douglas-fir	103,100
Douglas-fir/ponderosa pine	134,120
grand fir	660
lodgepole pine	53,440
Douglas-fir/lodgepole pine	14,450
Douglas-fir/grand fir	1,320
subalpine fir	160
whitebark pine	5,660
mixed high elevation (subalpine fir/whitebark pine)	81,590
other minor cover types	63,810
TOTAL	579,530
Area in recent burns -- all severity classes (National Forest lands) 1988 - 1996	210,000
National Forest Wilderness Area (Sawtooth NRA)	66,800
Estimated net vol. per acre, all cover types (board feet) (National Forest lands):	9,800
Estimated potential timber productivity (cu.ft./ac/year) (National Forest lands):	64

All units are in acres unless otherwise noted.

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

Notes:

- Acres by cover type are from draft landsat imagery. The acres by cover type are not final.
- Cover type acres include areas within designated wilderness.
- The total acres by cover type do not add up to 964,000 acres (total NF land within Boise County). This is partly caused by including wilderness areas in the tabulation of forest cover types.

NATURAL RESOURCES AND HAZARDOUS AREAS

Introduction

Natural Resources

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

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

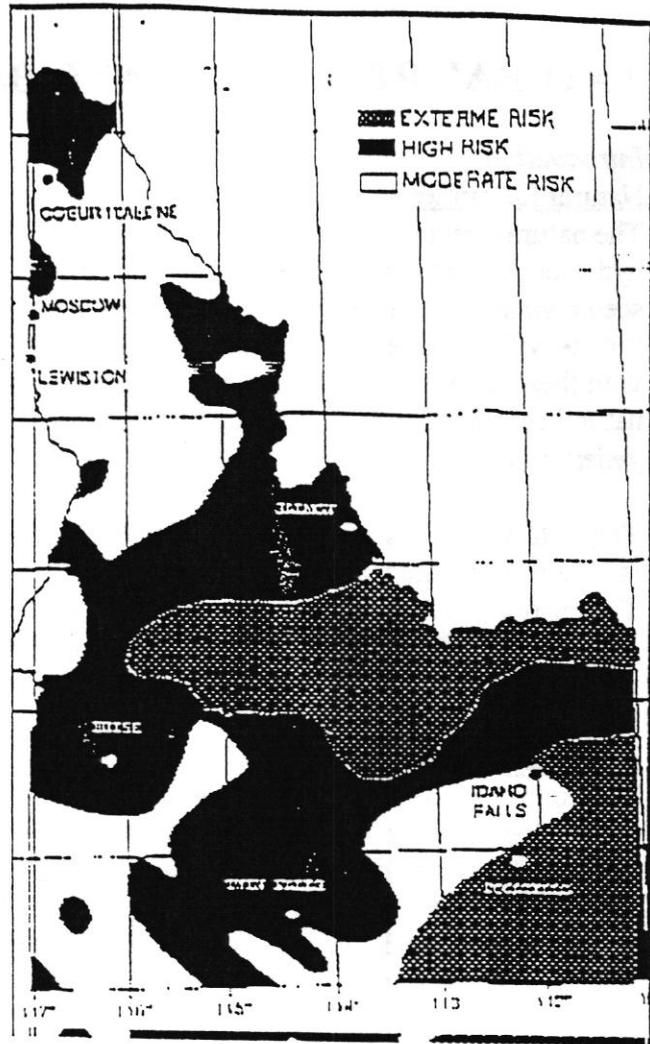
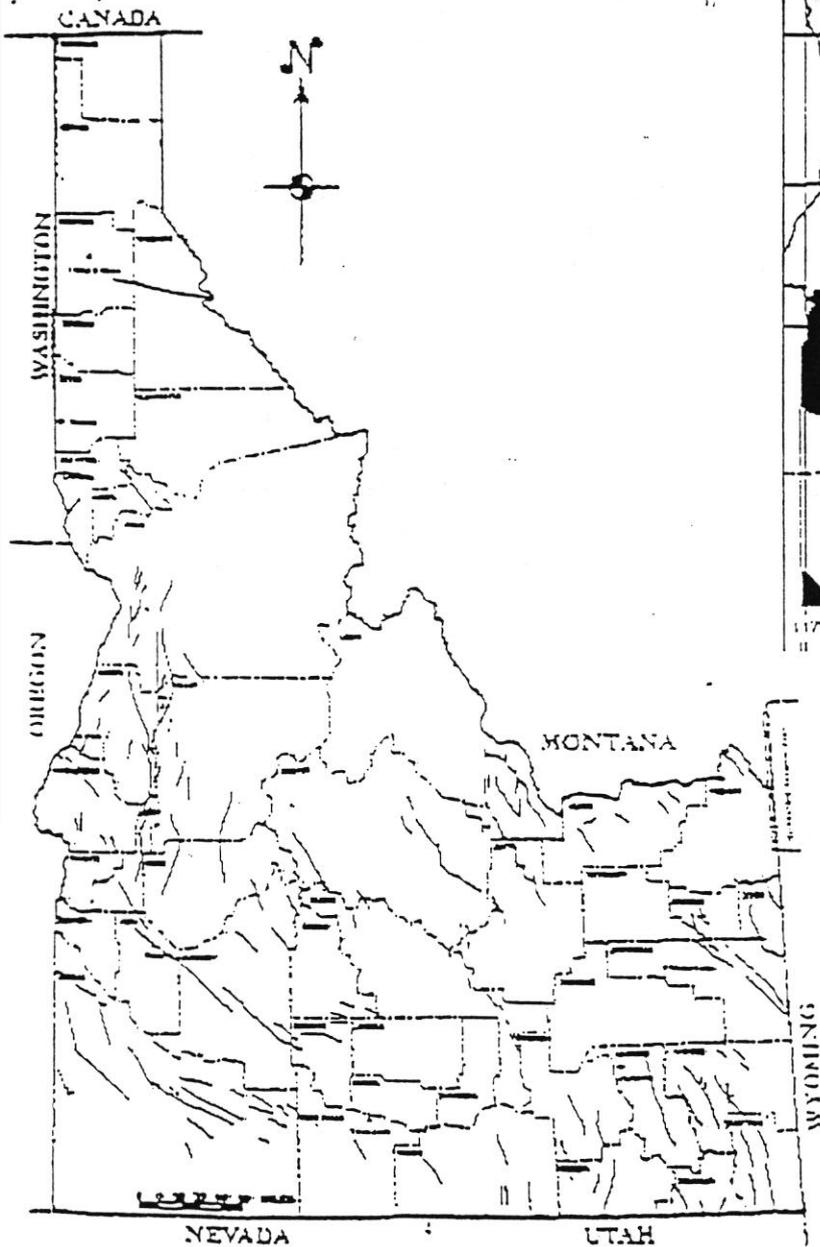
Hazardous Areas

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

Fault Map of Idaho - 1997 Update
small scale version

R.M. Brockmire, R.S. Lewis, G.W. Adams
Idaho Geological Survey
385 - 4002
and

R.F. Spryke
University of Idaho



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

Existing Conditions

Natural Resources

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

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

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

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

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

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

The second factor is a more aggressive approach on the part of the Forest Service to prescribed burning. This could have significant impact on the county's air quality during certain months of the year (spring and fall). Agencies are working together to minimize the impact upon county residents.

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

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

Garden Valley is the county's largest basin. The canyons of the South Fork of the Payette River were incised after the stream breached the fault block. The 300 square mile area of the Basin is historically known as one of the great gold placer fields of the west. The Basin is underlain chiefly by granitic rock that is cut by dikes of porphyry belts which comprise zones of ore deposits. Similar geology is found in the Pearl-Horseshoe Bend gold belt located southwest of Horseshoe Bend.

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

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

Today, the water quality in Boise County watersheds is a subject of primary concern. In the Payette and Boise River basins, water provides the lifeblood for irrigated agriculture and the energy for hydropower sites in Boise County. As part of the Clean Water Act, the county must comply with State of Idaho water quality standards. Individual subsurface sewage disposal systems can pose a threat, in terms of groundwater pollution, unless properly located and designed. However current degradation of current 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 now being prepared by the USDA Natural Resource Conservation Service (NRCS). Surface soils are typically moderate and coarse sands weathered from granite. These sandy loams of the Idaho Batholith have little cohesion; therefore, monitoring of sedimentation will be useful in mitigating such effect where practicable. Likewise, river and stream banks have moderate to severe limitations due to steep slopes.

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

Vegetation is influenced by topographic and soil drainage conditions. Boise County is dominantly a forested area with the principle trees being Ponderosa pine, Douglas fir, Englemann spruce, Subalpine fir, Grand fir, and Lodgepole pine. Ground cover and shrubs

include bunchgrass, cheatgrass, bluebunch wheatgrass, arrowleaf, balsam root, snow brush, dogbane, bracken fern, and bitterbrush. Other vegetation includes pine grass, elksedge, wild strawberry, bitter cherry, pink spirea, Oregon grape snowberry, nineberry, sarvice berry, and syringa. The existence of many varieties of noxious weeds causes problems within the county. Enforcement of the eradication of these varieties is on going by the county, state, and federal agencies.

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

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

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

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

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

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

Hazardous Areas

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

Due to the threat to and from development, the county is in the process of drafting Urban-Wildland Interface Guidelines which will set voluntary guidelines for development in or near wildland areas. These guidelines encourage the protection of both the development, as well as the prevention of fire in the forested and grassy areas.

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

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

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

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

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

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

Soils: Areas where soils analysis has indicated severe limitations for subsurface sewage disposal should be considered hazardous areas. This is especially critical in areas where ground water contamination is a potential problem. Thus, any development in these areas that will not have public sewers may be required to take measures to mitigate any adverse conditions that

could lead to surface or underground contamination. At the present time, regulation of septic systems is administered by the Central District Health Department which determines septic suitability on a case by case basis.

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

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

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

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

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

Disaster Services

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

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

Future Conditions

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

Orderly development patterns and encouragement of development within the county's cities will protect the groundwater resources. It is imperative that the ground water resources be protected by adequate sanitary sewer service and appropriate spacing of septic tank drainfields so contamination of the groundwater does not occur. This is particularly important in the Crouch area of Garden Valley. This area has neither central water or sewer systems. A cooperative

effort with local government entities and a coordinated effort with federal and state agencies will preserve the current standards of water quality.

Forecast Needs

All property owners of the county must take an increased active role in preserving the quality of life desired. The county can require orderly and planned development patterns and initiate techniques to contain growth within manageable boundaries which will greatly assist in protecting resources while maintaining a stable and diverse economy through job creation and stabilization.

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

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

GOALS:

To encourage a high quality environment for the county.

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

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

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

OBJECTIVES:

- To manage natural resources for long term sustainability.
- To encourage best management practices, as defined by the state, in the utilization of timber, range, and agricultural lands.
- Any development, including residential, commercial, and industrial should minimize impact upon natural resource areas and will be environmentally sound and promote sustainability.
- To support the County's position that state and federal agencies shall consult and coordinate with the County on use of public lands.
- To maintain public access to public lands.
- Identify hazardous areas in the county and consider these when determining development suitability.
- Encourage clean up of man-made hazards.
- Actively educate landowners on the value of the clean up of fire hazards in residential areas.
- Educate the public, including residents, developers, and realtors, on hazardous areas in the county.

- Encourage the development of an inventory and history of mining in the county including education of property owners and land managers to identify and take proper precautions around old mining sites.
- Encourage the prevention of threats of contamination to groundwater through land use planning and development guidelines.
- Encourage the adoption of the Resource Management easement- a tool to notify new landowners of the agricultural, timber, and range uses in the county.
- Encourage the voluntary designation of conservation easements for the preservation of wildlife habitat.
- Minimize waste disposal in the county by encouraging private and commercial recycling ventures, encouraging programs to clean up and remove waste by individuals, and encouraging the use of biodegradable materials.
- Encourage development to incorporate design elements that limit fire hazards and ~~that~~ limit water use including the use of native and low water species in landscaping.
- Encourage protection of watersheds that provide domestic water.
- Discourage development of floodplains. Encourage updating of floodplain designation maps as needed.
- Require, if deemed necessary, proper studies to show that an area to be developed is not hazardous as defined in Idaho Code 67-6508(f).

TRANSPORTATION

Introduction

According to the 1993 Property Owners 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 286 miles of roads. Road funds come largely from state and federal sources augmented by timber revenues paid by Boise National Forest. Generally, both the state and Forest Service review road development plans with the county.

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

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

There are several funding issues concerning the financing of road repair and maintenance in Boise County. The first involves the use of the 25% forest funds revenues paid by the USFS. Prior to 1997 the majority of the anticipated money spent to maintain roads came from this federal source. It is anticipated that by Fiscal Year 2000 budget these funds will be less than 5% of the revenue. Fiscal Year 2000 budget is 40% less than it was in 1997.

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

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

State Highways

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

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

Local Public Roads

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

Forest Service Roads

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

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

Airport Facilities

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

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

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

Alternative Transportation

- Public Transportation - There are few forms of public transportation in Boise County, and their services are limited. The primary public transit service being offered at this time is the buses operated by the senior centers in Idaho City and Horseshoe Bend. These services are available for transporting seniors, at their request, to the senior center and back. By federal law, the service is also available, upon request, to disabled persons even if they are not seniors. There has been discussion in the county of the development of other services such as a Park and Commute parking areas or a commuter van service into Ada County.
- Vanpooling might provide an effective alternative to the single occupancy vehicle commuters traveling to the Treasure Valley. This will not prove viable until population centers in Boise County can economically support the service.
- Bike/Pedestrian Network - Boise National Forest has developed access into the National Forest throughout the county for hikers, cyclists, snowmobilers, horseback riding four wheelers, dirt bikes, and cross-county skiers. (See Recreation, Parks, Open space component).

During subdivision development and review, connecting off-street pathways could be considered for recreation and reduced dependence on motor vehicles.

- Snowmobilers – There are two active grooming programs in the county. One out of Garden Valley and the other Idaho City. There are approximately 500 miles of groomed trails presently within the county.

Rail Service

The only railroad is the Nampa-Cascade branch (that follows the Payette River) owned by Rio Grande Pacific Corporation. The railroad is used for transporting lumber.

Future Conditions

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

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

To address this, the county has begun the process of developing a Transportation Master Plan, beginning in 1999 and expected to be 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.

An outline of work for this plan includes:

- 1) Developing a map inventory of county and private roads
- 2) Identify general areas of future development potential by land use
- 3) Conduct transportation and road needs survey
- 4) Conduct inventory for evaluation in a road management system
- 5) Conduct inventory of construction needs to bring potential collector roads to current county standards
- 6) Define criteria for new collector/public roads
- 7) Identify a system of roads to serve areas of increased use
- 8) Provide cost estimates
- 9) Review funding options for development of a Capital Improvements Plan
- 10) Conduct public workshops
- 11) Develop a priority list and policy statement for decision makers

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

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

GOAL:

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

OBJECTIVES:

- Give the following priority
 1. to maintenance and upgrade existing roads near community centers
 2. roads that connect community centers throughout the county.
- Encourage the completion of the mapping of existing recreational trails in Boise County.
- Encourage the Idaho Transportation Department to retain its current level of maintenance on state highways.
- Support the current efforts to designate the Banks – Lowman Hwy as a state highway.
- Encourage and support the city's efforts to place a signal in Horseshoe Bend and improve maintenance of the crosswalk.
- Find ways to have out-of-county users help pay for services/transportation. Encourage the state legislature to look at options and changes in the state law to allow the county to do so.
- Research public transportation services and options including a commuter service.
- Trail maintenance should be funded by users (snowmobile facilities, trails should be encouraged). Fees collected should be appropriated to areas of recreational uses.
- County might research building trail facilities if fees can be charged to support these costs. Research other funding options such as use of "vendors"
- Encourage the upgrading of existing county roads, and set a policy that all new roads in the county should meet County road standards, whether in a subdivision (private road) or not. Provide for the capability to require off-site improvements for subdivisions should their development impact off-site county roads or facilities.

- Research funding options for transportation.
- Set right-of-way and access standards, and have all developments meet them.
- Identify transportation corridors that need to be preserved for future transportation development and methods in which they can be preserved without the violation of private property rights.
- Maintain existing roads before county builds new roads (supporting existing policy).
- Property tax and other funds, including those designated by the state, should remain in the road department for maintenance purposes.
- Support the continuation of private roads within subdivisions, maintained by property owners, thereby avoiding the burden on the county to maintain these roads.
- Future subdivisions should be reviewed for public safety issues.
- Growth should pay for itself. Research ways to make this a possibility including studying the feasibility of impact fees.
- Encourage development on land already subdivided.
- Coordinate county and city transportation planning where they exist.
- Require all development to provide adequate on-site parking.

PUBLIC SERVICES AND UTILITIES

Introduction

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

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

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

Existing Conditions

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

Idaho City, first known as Bannock, was the county seat. Among the State's forty-four counties, it is fifteenth in size and forty-second in both wealth and 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
- District Court
- Emergency Services
- Motor Vehicle Licensing
- Prosecuting Attorney
- Treasurer

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

Tax Levies:

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

School Districts:

Garden Valley #71

Idaho City #72

Horseshoe Bend #73

Ada County and Gem County School Districts

Cities:

Horseshoe Bend

Idaho City

Placerville

Crouch

Special Services:

Boise Basin Library

Horseshoe Bend Library

Garden Valley Library

Pioneer Cemetery

Garden Valley Hospital (Clinic)

Horseshoe Bend Hospital (Clinic)

East Boise County Ambulance District

Placerville Fire District

Horseshoe Bend Fire District

Garden Valley TU District

Sheriff: The Boise County Sheriff's Department provides police protection throughout the county. The Sheriff's office is located in Idaho City on Highway 21. Inside the office, you will find: Driver's License Services, Civil Division, Dispatch, Administrative Offices, as well as a six (6) bed Holding Facility and a Work Release Facility.

As of 1999 the sheriff's office serves the county with:

8 Patrol Deputies and a Patrol Commander

1 Trained K-9 handler w/ certified drug detection K-9

16 Reserve Deputies

9 Jail Deputies

4 Dispatchers

1 Civil Deputy

1 Jail Commander/Administrative Supervisor

11 Four wheel drive patrol vehicles

1 Two wheel Drive Patrol Vehicle

1 Prisoner transport van

- 4 Snowmobiles
- 1 Drug prevention vehicle
- 3 Patrol vehicles belonging to the reserve deputies
- 1 Mobile Command Station
- 2 Marine Patrol vessel

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

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

The sheriff's office provides dispatch services for the Idaho City Police Department, Horseshoe Bend Police Department, City of Crouch and the ten (10) individual fire departments within the county.

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

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

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

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

Over 2,200 people utilize the Garden Valley Library. The library houses 12,000 items including print materials, cassette tapes, and videos. In 1980, the library became a tax-supported district. The library is a member of the Southwest Library Books on Tape Circuit. It is open 30 hours per week and run by three part-time employees.

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

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

Fire Departments

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

1. Robie Creek Volunteer Fire Department is funded by subscription and fundraisers.

Members = 9
Engines = 6 x 6, 500 gal 500 GPM
6 x 6 1250 gal, 200 GPM
4 x 4 150 gal, 75 GPM
4 x 2 250 gal

2. Wilderness Ranch Volunteer Fire Department is funded by monthly dues and fundraisers.

Members = 22
Engines = 6 x 6 500 gal, 500 GPM
6 x 6, 500 gal, 500 GPM
6 x 4, 900 gal 75 GPM
10 x 8, 3,000 gal, 40 GPM
4 x 4, 150 gal 7.5 GPM
4 x 4 Cascade extrication unit (County)

3. Clear Creek Volunteer Fire Department is funded by fundraisers

Members = 12
Engines = 6 x 6, 500 gal 50 GPM
6 x 6, 2,000 gal 75 GPM
4 x 2, 500 gal 50 GPM

4. Placerville Fire Protection District is funded by taxes and fundraisers.

Members = 10
Engines = 6 x 6, 1200 gal 300 GPM
4 x 2, 4,000 gal 50 GPM
4 x 4, 800 gal 50 GPM
Honda Pump

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

Members = 20
Engines = 6 x 6, 400 gal 750 GPM
6 x 6, 1200 gal 250 GPM
4 x 2, 500 gal 500 GPM
4 x 4, 300 GPM

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

Members = 4
 Engine = 4 x 4 75 gal 75 GPM
 Mark III Pump

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

Members = 20
 Engines = 4 x 2, 650 gal 1000 GPM
 4 x 4, 350 gal 110 GPM
 4 x 4, 325 gal 110 GPM
 4 x 4, 250 gal 110 GPM
 4 x 2 1500 gal 50 GPM
 4 x 2 300 gal 110 GPM

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

Members = 20
 Engines = 4 x 2, 500 gal 250 GPM
 4 x 4 1000 GPM
 4 x 4, 200 gal 75 GPM
 6 x 6 1200 gal 250 GPM

10. Valley of the Pines Volunteer Fire Department is funded by fundraisers.

Members = 10
 Engines = 300 gal, 75 GPM
 10 H.P Pump with hose

11. Centerville

Members = 8
 Engine = 6 x 6 1350 gal 450 GPM
 250 gal brush tank with pump
 portable spider pump
 500 gal 750 GPM

Other Fire Protection Agencies

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

Other fire protection and emergency service issues include water availability, and 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.

Currently, Boise County is in the process of developing an Urban-Wildland Interface Guidelines. These guidelines address fire protection issues such as lack of water supply, access to buildings and dwellings, and other issues that hamper good fire protection services.

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

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

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

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

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

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

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

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

Solid Waste: Due to the rate of collection being less than 20 ton/day, the Warm Springs landfill is currently exempt from closure under the "subtitle D" EPA regulations which forces counties to close or upgrade all landfills that receive an excess of 20 tons/day. In addition to the landfill, Boise County has collection sites located in Lowman, Garden Valley, and Horseshoe Bend.

At the current 1998 population of 6,165 and using a 4.5 lb. per person per day ratio the landfill is currently receiving 13.87 tons of waste per day. If the population continues at the estimated rate of growth, in approximately the year 2002 or when the county population reaches 9,000, the daily waste will exceed 20 tons per day, therefore, falling under the "Subtitle D" EPA regulations.

In preparation, Boise County engineers are currently designing a transfer station for collection and transfer of Solid Waste out of the county.

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

Health Clinics

Garden Valley Health Clinic 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; physician supervision is by an out-of-county physician with a medical practice in the Treasure Valley. The physician visits the clinic two times a month. Management of the clinic is by a volunteer citizen board, and an appointed taxing district board to supervise tax receipts. The clinic is a member of the Mountain Health Clinics of Payette to facilitate continued acquisition of Federal Community Health grants. The clinic's funding source is the taxing receipts and patient receipts. As a condition of Federal funding, the clinic offers a sliding fee scale based on patients' ability to pay. The clinic is a Rural Health clinic - a Federal designation for clinics. Hours are Monday through Friday.

Horseshoe Bend Health Clinic is a primary care family practice clinic. Services include primary care, urgent care, and limited pharmacy services. Services are provided by a mid-level provider; physician supervision is by an out of county physician with a medical practice in the Treasure

Valley. The physician visits the clinic two times a month. Management of the clinic is by a volunteer citizen board and an appointed taxing district board to supervise tax receipts. The clinic is a member of the Mountain Health Clinics who has a cooperative agreement with Valley Family Health Clinics of Payette to facilitate continued acquisition of Federal Community Health grants. The clinic's funding source is the taxing receipts and patient receipts. As a condition of Federal funding the clinic offers a sliding fee scale based on the patients' ability to pay. The clinic is a Rural Health Clinic, a Federal designation for clinics. Office hours are Monday through Friday.

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, physician supervision is by an out-of-county physician with a medical practice in the Treasure Valley. The physician visits the clinic one time a month. Management of the clinic is by a sole proprietor. The clinic's funding source is patient receipts and a retail operation providing over-the-counter medications, office supplies, cards and wrapping paper, and copy and fax services. The facility includes a commercial kitchen and conference room. Rural Health Clinic designation is pending application. Office hours are daily except Thursday.

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

Ambulance Service

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

Services

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

Disaster Services

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

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

Seniors

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

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

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

The western side of Boise County is served by Citizens Communications of Idaho. All of the Garden Valley and Horseshoe Bend exchanges, as well as a small portion of the Sweet exchange, is located in Boise County. The Garden Valley exchange has approximately 1,050 lines served by a remote switch that operates off of the Horseshoe Bend host. The Horseshoe Bend exchange, which includes the Banks area, has approximately 650 lines. Citizens installed fiber optic cables linking Garden Valley, Horseshoe Bend, and Sweet to U.S. West's fiber optic network in Emmett in 1995. In 1998, these cables were linked this with a fiber optic line to Cascade and McCall. Citizens also maintains a microwave link to Deer Point that can be used to carry traffic out of the area in case the fiber route is disrupted.

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

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

Wireless service is spotty in Boise County. A wireless telecommunications tower has been installed just North of Horseshoe Bend providing reasonable coverage along Highway 55 from the top of Horseshoe Bend hill to Gardena. Other areas with line-of-sight access to the tower outside Horseshoe Bend or the tower at Bogus Basin also have acceptable wireless reception. However, reception is spotty, at best, along Highway 21, the Banks-Lowman Highway, and Highway 55 above Gardena. If the newer versions of satellite based wireless service become more affordable, as expected, they may provide an additional communication option for many Boise county activities.

Internet access through a local dial-up number is available throughout Boise County. Cambridge Telephone operates a CyberHighway franchise in the Lowman area. Micron

Internet Services provides local dial-up access in Horseshoe Bend toll free. U.S. West customers have toll-free access to numerous Internet service providers in the Boise area.

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

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

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

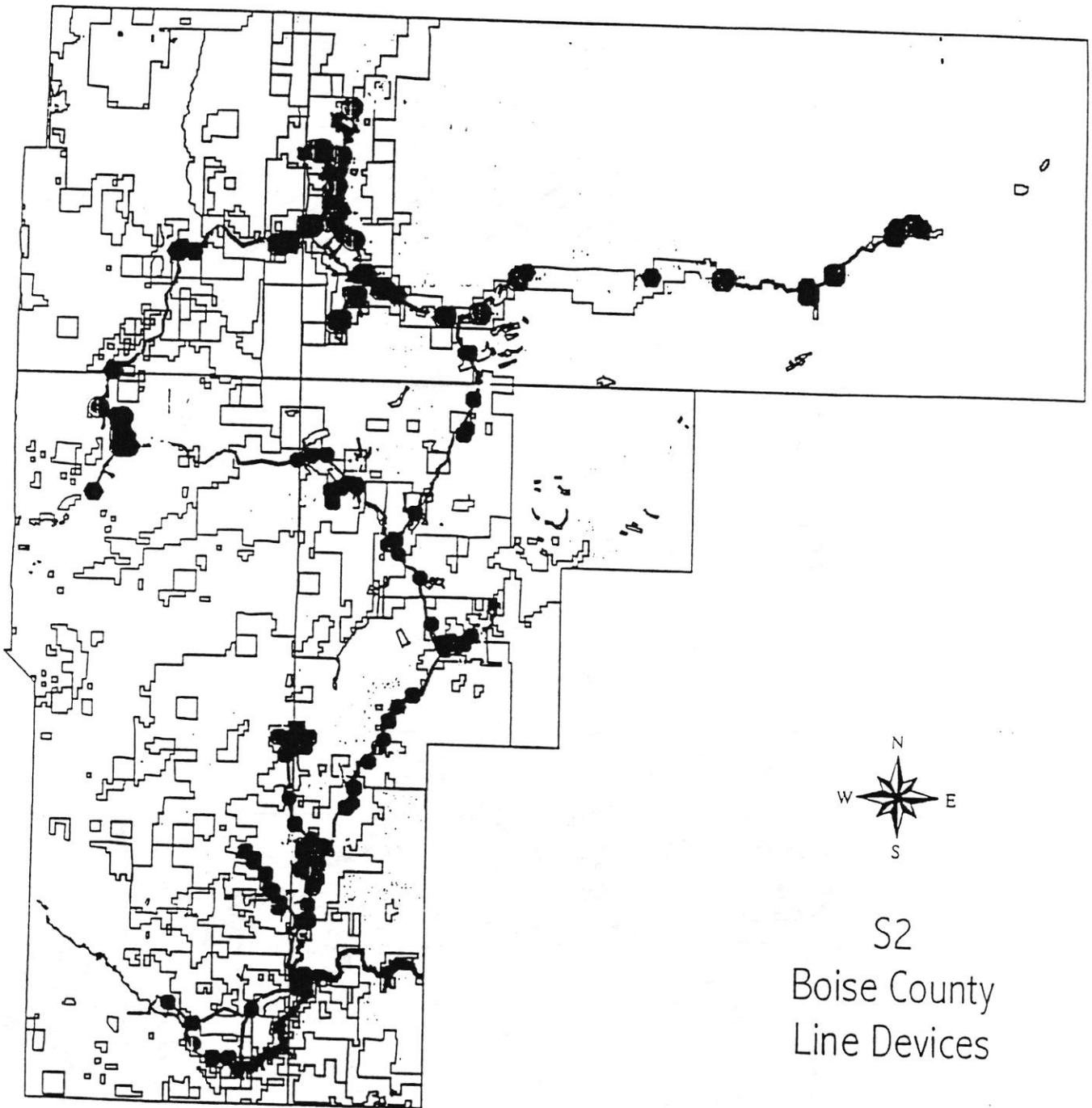
Idaho Power Company has reported that 60% of local reliability problems are caused by trees. Tree removal and trimming programs on company rights-of-way have helped the problem. Additionally, education of property owners on the importance of planting power-line friendly trees has helped.

In 1999, Idaho Power met with the County Commissioners and held a series of public meetings to receive public comments on the development of a plan to enhance service to the county. The plan, currently being implemented, called for new technology such as sectionalizing the systems, improved switching devices and fault location devices, new monitoring equipment, larger lines, a new fusing system, remote control, and outage detectors. The short-term objectives of the plan were to:

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

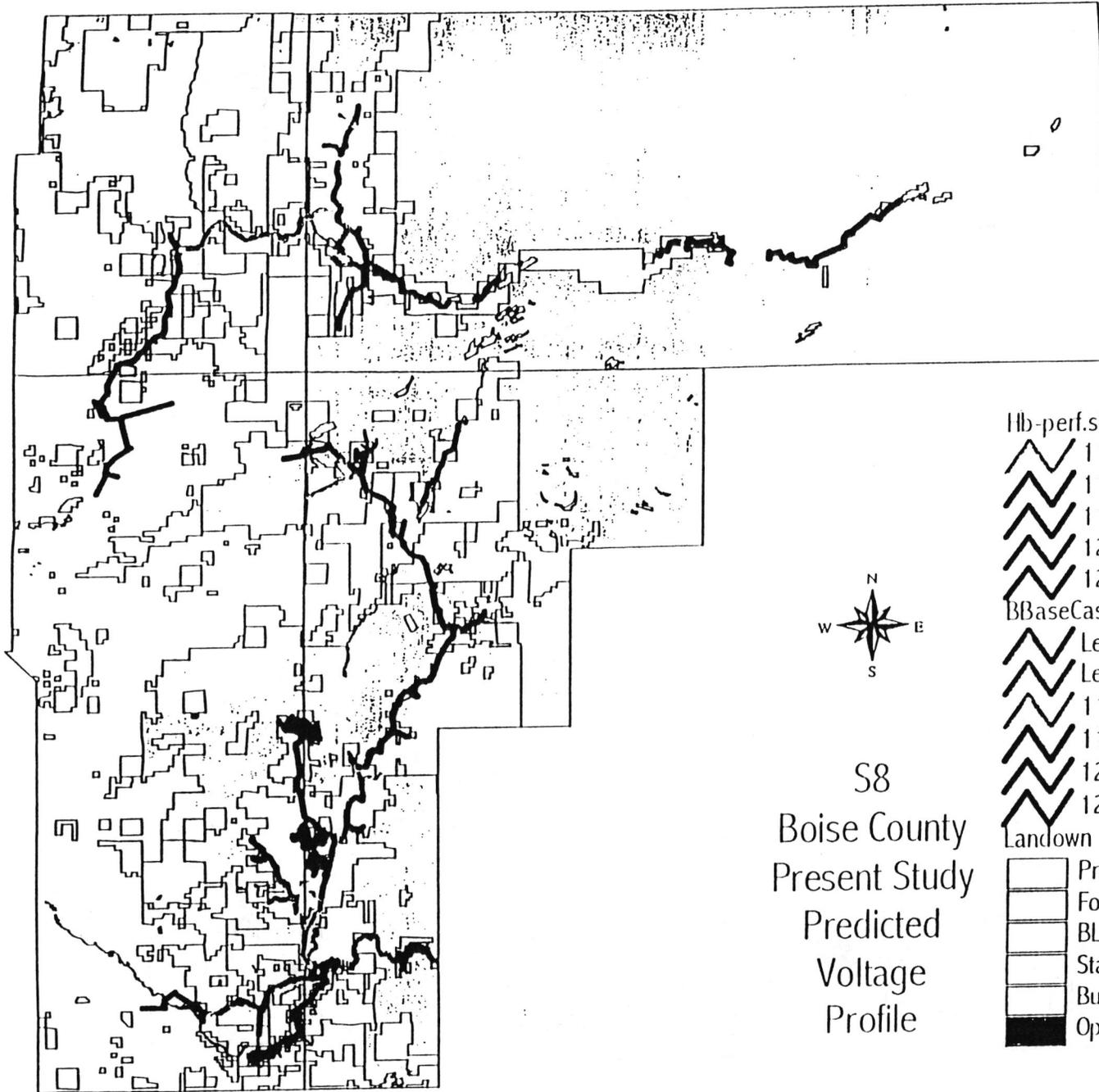
Long term objectives to the plan cited several scheduled improvements to increase the reliability of the service, provide for the growing need (load), and try to reduce maintenance requirements for the area.

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



S2
Boise County
Line Devices

- | | | |
|--------------|---|----|
| MB_devic.shp | ● | F |
| | ● | R |
| | ● | RG |
| | ● | T |
| | ● | TX |
| | ● | X |
- | | | |
|-------------|---|----|
| EDevice.shp | ● | F |
| | ● | R |
| | ● | RG |
| | ● | T |
| | ● | TX |
| | ● | X |
- | | | |
|--------------|---|---------|
| Bohm-041.shp | ⚡ | 1 Phase |
| | ⚡ | 1 Phase |
| | ⚡ | 2 Phase |
| | ⚡ | 2 Phase |
| | ⚡ | 3 Phase |
| | ⚡ | 3 Phase |
| | ⚡ | 3 Phase |
- | | | |
|----------|---|----------|
| PLANDATA | ▨ | 1 Ph 1-4 |
| | ▨ | 1 Ph 1-7 |
| | ▨ | 1 Ph 1-7 |
| | ▨ | 2 Ph 2-5 |
| | ▨ | 2 Ph 3-7 |
| | ▨ | 3 Ph 2-7 |
| | ▨ | 3 Ph 3-7 |
- | | | |
|-----------|---|-----------|
| OWNERSHIP | □ | Private |
| | ▨ | Forest S |
| | ▨ | B.L.M. |
| | ▨ | State of |
| | ▨ | Bureau of |
| | ▨ | Open W. |



S8
Boise County
Present Study
Predicted
Voltage
Profile

- Ilb-perf.shp
- 113.6 - 116.9
- 116.9 - 119.1
- 119.1 - 120.8
- 120.8 - 122.3
- 122.3 - 124.7
- BBaseCase
- Less than 114
- Less than 114
- 113.9 - 117.1
- 117.1 - 120.8
- 120.8 - 124.5
- 124.5 - 133.1
- Landown

- Private
- Forest Service
- BLM
- State of Idaho
- Bureau of Reclamation
- Open Water



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

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

Employees of the court include clerks, one part-time bailiff, and a juvenile officer. Court is held at the county courthouse in Idaho City and the courthouse annex at Horseshoe Bend. There has been some discussion of the need for a second courthouse annex to be located in Garden Valley to serve that end of the county.

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

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

Horseshoe Bend Pioneer Cemetery.

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

Idaho City Pioneer Cemetery

The cemetery is owned and operated by the City of Idaho City. The city owns approximately 30 acres around the current pioneer cemetery. The historic part of the cemetery is closed for new internments. In 1999, the City of Idaho City is planning to open three more acres with 100 plots. The historical section of the cemetery is jointly maintained by the City of Idaho City and the Idaho City Historical Foundation. There are no restrictions for internment. Internment fees are set by the City Council. The City Clerk is the contact person for internment.

Placerville Pioneer Cemetery

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

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

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

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

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

- County Shop complex located in Idaho City, Garden Valley, and Gardena
- Ambulance locations at Lowman, Idaho City, Robie Creek and Placerville

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

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

Quasi-Public Facilities:

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

GOAL:

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

OBJECTIVES:

- Identify needs for cemeteries expansion or formation and support efforts to ~~meet~~ accomplish those goals including supporting the communities of Horseshoe Bend and Idaho City in:
 1. expanding their current cemetery sites, and
 2. working with community members in Garden Valley to acquire land, and form a community cemetery either through formation of a district or part of a governmental entity.
- Maintenance of existing public service facilities and services is a priority.
- Continue research into developing fairgrounds in the county, including how to accomplish this, where it should be located, and possible funding sources.
- Research innovative ways to provide services in the county where there may not be county facilities
- To work towards all areas of the county having a Boise County mailing address (rather than a Boise City mailing address) so that residents can identify geographically with the county.

- Encourage county commissioners to recognize geographic differences in the county, even within their own districts, in providing services and making decisions.
- Continue to publicly support law enforcement.
- Research and implement options (such as fines, user fees, and local options) for outside users of county services to assist with the costs for those services.
- To work with the state legislature to spread costs in a statewide system to deal with catastrophic criminal cases and the court system costs attributed to out-of-county residents.
- Fire protection:
 - 1) Review the costs and benefits of consolidating fire districts.
 - 2) Support continued coordination between fire districts through such methods as the Fire Association and the Fire Services Coordinator position.
 - 3) Encourage further development of fire protection services as funds allow.
 - 4) Support the adoption of fire protection guidelines to abate fire hazards both in developments and near public lands.
- Continued enforcement of health standards
- Look at a more standardized disposal services for the county (county or private) and research recycling alternatives.
- Encourage volunteerism for ambulance/fire services.
- Encourage citizens to become educated on disaster services and what they can do.
- Support the Garden Valley Senior Center effort to construct their own building.
- Support efforts for seniors' education on services available, to encourage services and programs designed to enable seniors to continue to live in their personal residences.
- Encourage the availability of up-to-date technology for county residents while developing policies on the placement of facilities to bring those services to the county (such as the placement of cellular towers).
- Encourage improved television services including the ability to get local stations and news.
- Promote a more reliable electrical service and support Idaho Power's efforts in this endeavor.
- Encourage implementation and enforcement of minimum standards for construction.
- Follow the policy that new growth shall pay for itself. Encourage the County to research ways to make this possible.
- Coordinate new development proposals with cities, communities, public service providers, school districts, and state and federal agencies.
- Encourage development of land compatible with the nearby availability of public services, facilities, and utilities.
- Provide for review and comment on all proposed subdivisions by the appropriate emergency service agencies to ensure adequate roadway access and availability of water.
- Prevent contamination from solid waste disposal through appropriate location of collection sites and transfer stations and the enforcement of disposal regulations.

HOUSING

Introduction

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

Canyon and Ada County growth has heavily impacted Adams, Valley, Washington, Payette, Gem, Elmore, Owyhee, and Boise Counties. Records indicate a 139% increase in the number of housing units between 1970-1990 in the county. As costs have risen in Boise, families have moved farther from the employment centers to the smaller communities within the region. These communities have, in turn, been faced with growth pressures, lagging infrastructure, and ineffective regulations.

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

Housing policies will focus on:

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

Existing Conditions

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

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

In 1997, a rural addressing system was put into place. This system will hopefully allow for better tracking of existing homes and provide a means to provide better county services- from emergency services to planning and zoning responses. One of Boise County's problems in providing these services is that much of the south part of the county had City of Boise addresses even though they are located 30 miles from Boise.

The County Assessor has indicated there are a total of 3,011 households in Boise County. Of these, 1,723 claim the Homeowners Exemption leaving 1,278 (or over 42%) as rentals or non-resident, seasonal homes.

Housing Units - In 1990, there were 2,894 total housing units in the county of which 79.5% were owner occupied. Since 1990, historic building permit activity data shows a continual increase in construction - primarily residential. From 1990 to 1997, 1,493 building permits have been issued in the county (this does not include those issued within city limits). Updated building permit numbers are available in the Population component.

As of January 1999, 5,915 subdivision lots within Boise County. Of these, 2,506 are developed with a remaining 2,636 undeveloped lots owned by private individuals. There are 773 lots currently under developer ownership and, presumably, available for development.

Residents - In 1993, a survey of Boise County property owners was completed. The 1993 survey indicated the following conclusions:

- Less than one-third of the property owners in Boise County live full-time in the county.
- Fifty-seven percent of the non-residents reside in Boise City or Garden City.

More recent figures show that a higher percentage of people are choosing to make Boise County their permanent residence home. Now, at least 58% of all households are occupied by year-round residents (this does not include year-round residents living on rental property). 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).

The 1996 County Profiles, issued by the Idaho Department of Commerce, shows that 19% of the people living in Boise County lived in another county in 1985 and 16.6% lived in another state.

Households - In 1990, there were 1,357 full-time households in Boise County. The U.S. Census defines household as "one or more persons occupying a housing unit." A housing unit is defined as "either an occupied or vacant house, apartment, or single room that is intended as separate living quarters." This represents an average of 2.59 persons per household. Once again, it is believed that the number of permanent residents has grown.

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

Housing Conditions

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

Table 4 – US 1990 Census Housing Figures

HOUSEHOLDS BY TYPE	
Total Households	1,357
Family Households (families)	985
Married-Couple Families	879
Percent of Total Households	64.8%
Other Family, Male Householder	36
Other Family, Female Householder	70
Non family Households	372
Percent of Total Households	27.4%
Householder Living Alone	305
Householder 65 Years and Over	85
Persons Living in Households	3,509
Persons per Household	2.59

Units in Structure	
1-unit detached	2,093
1-unit attached	20
2-4 units	28
5-9 units	3
10 units or more	3
Mobile home, trailer, other	747

BOISE COUNTY AGE OF HOUSING		
Total Housing Units		2,894
Year Structure Built	1989 -3/1990	170
	1985-1988	192
	1980-1984	515
	1970-1979	1,086
	1960-1969	369
	1950-1959	219
	1940-1949	62
	1939 or earlier	281
source: U.S. Census, 1990		

Housing Demand/Affordability

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

Housing Value

The 1990 Census information in Table 4 provides housing values and rents which gives a glimpse of Boise County housing compared to Ada County and the state of Idaho.

Future Conditions

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

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

GOAL:

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

OBJECTIVES:

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

- To strictly enforce floodplain building standards discouraging development in an identified floodplain.
- Encourage future residential development, as much as possible, into existing undeveloped subdivision lots in the County.
- Encourage the use of flexible land development standards to assist in innovation and creativity in meeting housing needs in Boise County.

RECREATION AND OPEN SPACE

Introduction

Recreation and open space opportunities are a major interest to the people of Boise County. Historically, recreational mining, sight seeing, and fishing have been the primary recreational activities in the county. The 1993 Boise County Planning Survey, as well as the 1997 Survey, found that property owners rated the greatest assets of the county as openness, natural beauty, clean air, uncrowded 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.

Boating includes rafting, kayaking, tubing, 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, 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 uncrowded conditions makes the county extremely inviting. Access is now easier with highway improvements to Horseshoe Bend Hill, the Banks-Lowman Road, and the Highway 21 connector from Interstate 84. Growth in adjacent Ada and Canyon Counties, as well as unprecedented growth in Boise County, will place additional demands on the county for recreational opportunities.

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

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

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

Existing Conditions

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

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

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

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

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

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

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

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

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

Impacts

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

Planning Survey -1997

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

Future Conditions

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

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

Hydroelectric developers have identified the North Fork and South Fork of the Payette River as potential hydroelectric resources. The Payette River Plan, adopted by the Idaho Water Resource Board February 1, 1991 and enacted by the Idaho Legislature, designated the South Fork of the Payette River from the SNRA to its confluence with the Middle Fork Payette River as a recreational river. Likewise, the North Fork of the Payette River from Cabarton Bridge to its confluence with the South Fork Payette River and the Payette River from the confluence of the North and South Forks of the Payette River to Beehive Bend (2.5 miles up stream of Gardena) are designated as a recreational rivers. The Payette River Plan was updated without major changes in the 1999 session.

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

Forecast Needs

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

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

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

ID	SITE NAME	REG	OWNER	MANAGED BY	AGENCY
909	ROBIE CREEK	3	Federal		US COE
872	G. V. GUEST RANCH	3	Private		
871	TERRACE LAKES	3	Private		
874	WARM SPRINGS RESORT	3	Private		
1194	Granite Creek Snowpark	3	Private		
873	SAWTOOTH LODGE	3	Private		
883	PINE TAP YOUTH CAMP	3	Private		LDS CHURCH
879	WARM SPRINGS CREEK	3	State		ID Div Aero
878	G. V. AIRPORT REC AREA	3	State		ID Div Area
877	PINE CREEK	3	State		ID DOL
876	SOUTH FORK PAYETTE AIR STRIP	3	State		ID DOL
881	HORSESHOE BEND POND	3	State		ID F&G
882	GRIMES CREEK DREDGE POND	3	State		ID F&G
1208	Rifle Range	3	State		ID F&G
880	ALDER CREEK	3	State		ID F&G
1206	Pine Flat Sportsman Access	3	State		ID F&G
1209	Middle Fork	3	State		ID F&G
1205	Danskin Sportsman Access	3	State		ID F&G
1207	Gardena - Horseshoe Bend	3	State		ID F&G
1195	The Ponderosa	3	Private		
875	IVYDALE YOUTH CAMP	3	Private		Church of Christ
1196	Southfork Lodge	3	Private		
4994	Arrowrock	3	Federal	USFS Boise	USFS Boise
4995	Badger Creek	3	Federal	USFS Boise	USFS Boise
5000	Brown's Creek	3	Federal	USFS Boise	USFS Boise
5004	Cottonwood	3	Federal	USFS Boise	USFS Boise
5022	Shafer Butte	3	Federal	USFS Boise	USFS Boise
5028	Willow Creek	3	Federal	USFS Boise	USFS Boise
5030	Bad Bear	3	Federal	USFS Boise	USFS Boise
5031	Bald Mountain	3	Federal	USFS Boise	USFS Boise
5032	Banner Ridge	3	Federal	USFS Boise	USFS Boise
5034	Bear River	3	Federal	USFS Boise	USFS Boise
5035	Black Rock	3	Federal	USFS Boise	USFS Boise
5037	Buean Vista Ski	3	Federal	USFS Boise	USFS Boise
5039	Cottonwood	3	Federal	USFS Boise	USFS Boise
5040	Crooked River	3	Federal	USFS Boise	USFS Boise
5043	Edna Creek	3	Federal	USFS Boise	USFS Boise
5045	Gold Fork	3	Federal	USFS Boise	USFS Boise
5046	Graham Bridge	3	Federal	USFS Boise	USFS Boise
5047	Granite Creek	3	Federal	USFS Boise	USFS Boise
5048	Grayback Gulch	3	Federal	USFS Boise	USFS Boise
5051	Hayfork	3	Federal	USFS Boise	USFS Boise
5053	Jenny Lake	3	Federal	USFS Boise	USFS Boise
5061	Ten Mile	3	Federal	USFS Boise	USFS Boise
5063	Whoop-Um-Up	3	Federal	USFS Boise	USFS Boise
5064	Willow Creek	3	Federal	USFS Boise	USFS Boise
5067	Bench Creek	3	Federal	USFS Boise	USFS Boise
5068	Blu Bunch Marsh Creek	3	Federal	USFS Boise	USFS Boise
5069	Blue Jay	3	Federal	USFS Boise	USFS Boise
5070	Bonneville	3	Federal	USFS Boise	USFS Boise

5072 Bull Trout	3 Federal	USFS Boise	USFS Boise
5076 Deadwood	3 Federal	USFS Boise	USFS Boise
5079 East Jordan Bridge	3 Federal	USFS Boise	USFS Boise
5082 Helende	3 Federal	USFS Boise	USFS Boise
5083 Julie Creek	3 Federal	USFS	USFS Boise
5084 Julie Creek	3 Federal	USFS	USFS Boise
5085 Howers	3 Federal	USFS	USFS Boise
5086 Julie Creek	3 Federal	USFS	USFS Boise
5087 Kirkham	3 Federal	USFS	USFS Boise
5088 Kirkham Ridge	3 Federal	L & L	USFS Boise
5090 Mountain View	3 Federal	USFS	USFS Boise
5091 Park Creek	3 Federal	L & L	USFS Boise
5092 Pine Flats	3 Federal	L & L	USFS Boise
5094 Red Mountain	3 Federal	L & L	USFS Boise
5095 Red Mountain	3 Federal	USFS	USFS Boise
5098 Ten Mile	3 Federal	USFS	USFS Boise
5099 Wapiti	3 Federal	USFS	USFS Boise
5100 Warm Springs Creek	3 Federal	USFS	USFS Boise
5101 Warm Springs	3 Federal	USFS	USFS Boise
5102 Warm Springs	3 Federal	USFS	USFS Boise
5106 Artillery Dome	3 Federal	USFS	USFS Boise
5174 Airline	3 Federal	USFS	USFS Boise
5177 Banks	3 Federal	USFS	USFS Boise
5178 Banks Put In	3 Federal	L & L	USFS Boise
5179 Big Eddy	3 Federal	L & L	USFS Boise
5182 Canyon	3 Federal	L & L	USFS Boise
5183 Cold Springs	3 Federal	USFS	USFS Boise
5184 Danskin Takeout	3 Federal	L & L	USFS Boise
5190 Hot Springs	3 Federal	USFS	USFS Boise
5200 Sagehen Dam	3 Federal	L & L	USFS Boise
5204 Swinging Bridge	3 Federal	L & L	USFS Boise
5345 Deer Creek	3 Federal	L & L	USFS Boise
5355 Porter Creek Play area	3 Federal	BLM	BLM
5361 South Fork Payette Campground	3 Federal	BLM	BLM
5362 Confluence Boat Launch	3 Federal	BLM	BLM
5398 Beehive Bend Takeout	3 Federal	BLM	BLM
5402 Chief Parrish picnic Site	3 Federal	BLM	BLM

GOAL:

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

OBJECTIVES:

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

CULTURAL AND HISTORIC RESOURCES

Introduction

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

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

History

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

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

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

Placerville

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

Idaho City

In 1863, Idaho City had grown to 6000 people and had 250 places of business. Idaho City was the central rendezvous of miners, speculators, and gamblers. Idaho City was also favored for 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 is the major source of employment in Horseshoe Bend. Boise Cascade Corporation purchased the lumber mill in 1975 and closed it in late 1998.

Garden Valley

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

Grimes Pass

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

Crouch

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

Lowman

Long before it was given the name Lowman, Indians, Hudson Bay trappers, miners, and stockmen penetrated the vastness of the upper Payette's south fork region. The Old Lemhi-Snake River Indian Trail from the Bitter Root Mountains to the Snake River came over the

divide from the Stanley Basin, followed the Payette for a few miles crossing near Kirkham Hot Springs, and climbed over the hill to the Boise watershed. Lowman was named after homesteader Nathaniel Lowman- who became its first postmaster. Many summer camps and residences have been built in the area. Local resident Emma Edwards Green designed the Idaho State Seal.

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

Grandjean

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

Agriculture

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

Forestry

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

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

Flooding

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

Scenic Areas

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

Existing Conditions

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

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

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

Historic Sites – TABLE 1

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

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

GOAL:

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

OBJECTIVES:

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

COMMUNITY DESIGN AND SPECIAL AREAS

Introduction

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

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

Existing Conditions

Highway Corridors - Aesthetically pleasing views from major roadways are an important part of the natural beauty offered in Boise County. The Boise County 1993 Planning Questionnaire found that 88% of respondents favored having a policy that would encourage keeping the corridors (such as Highway 21 and 55 and the Banks/Lowman Road) in their natural and scenic appearance. Other questions found that 74% of the property owners favored the preservation of as much open space as possible; while, 86% favored a policy that would encourage the disposal of junk vehicles, equipment and appliances in established salvage yards. In 1997, another survey was also completed. In this survey, the majority of respondents agreed that nature should be preserved and recreation and tourism encouraged all supporting the need for preservation of the scenic byways.

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

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

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

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

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

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

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

GOAL:

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

OBJECTIVES:

- Set standards for development taking place outside of subdivisions, to include many of the same standards imposed upon subdivision such as erosion control, access standards, road construction, and appropriate design standards and improvements.
- Set and continue to enforce nuisance standards for such things as:
 - Abandoned vehicles
 - Junk yards (including keeping from view with sight barriers)
 - Rubbish/litter
 - Leaking fuel storage
 - Animal control
 - Old appliances
- Work with DEQ and the Health District more closely to enforce health and safety hazards in the county, particularly if the violation degrades the value of surrounding property.
- Develop driveway standards (emergency vehicles, approach & access standards)
- Manage natural resources/springs through development standards and support the state in their efforts to also manage this valuable resource.
- Support existing subdivision standards addressing traffic safety issues
- Encourage citizens take responsibility for themselves, their property, and their actions.
- Make existing ordinances more enforceable and seek out funds for enforcement.
- Encourage the implementation and enforcement of minimum standards for building construction.
- Encourage the provision of public safety information to be needed for subdivision approval.

IMPLEMENTATION

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

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

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

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

Policies

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