

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

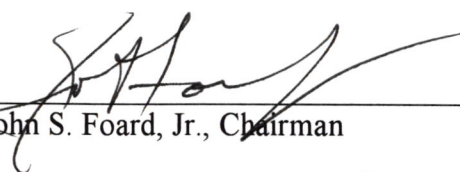
WHEREAS, public notice and hearings have been held within the county in compliance with the provisions of the Local Planning Act; and

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BE IT RESOLVED by the Boise County Board of Commissioners that the Comprehensive Plan, as adopted Resolution #94-7, be repealed and that the revised Comprehensive Plan dated November 1999 be adopted.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

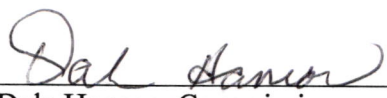
BOISE COUNTY BOARD OF COMMISSIONERS



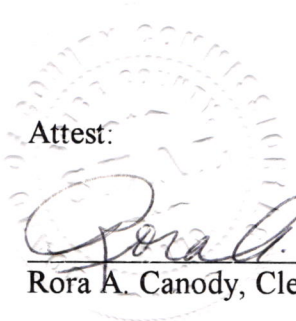
John S. Foard, Jr., Chairman



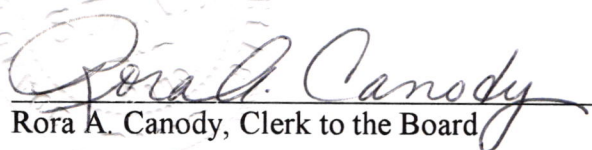
John N. Dyer, Commissioner



Dale Hanson, Commissioner

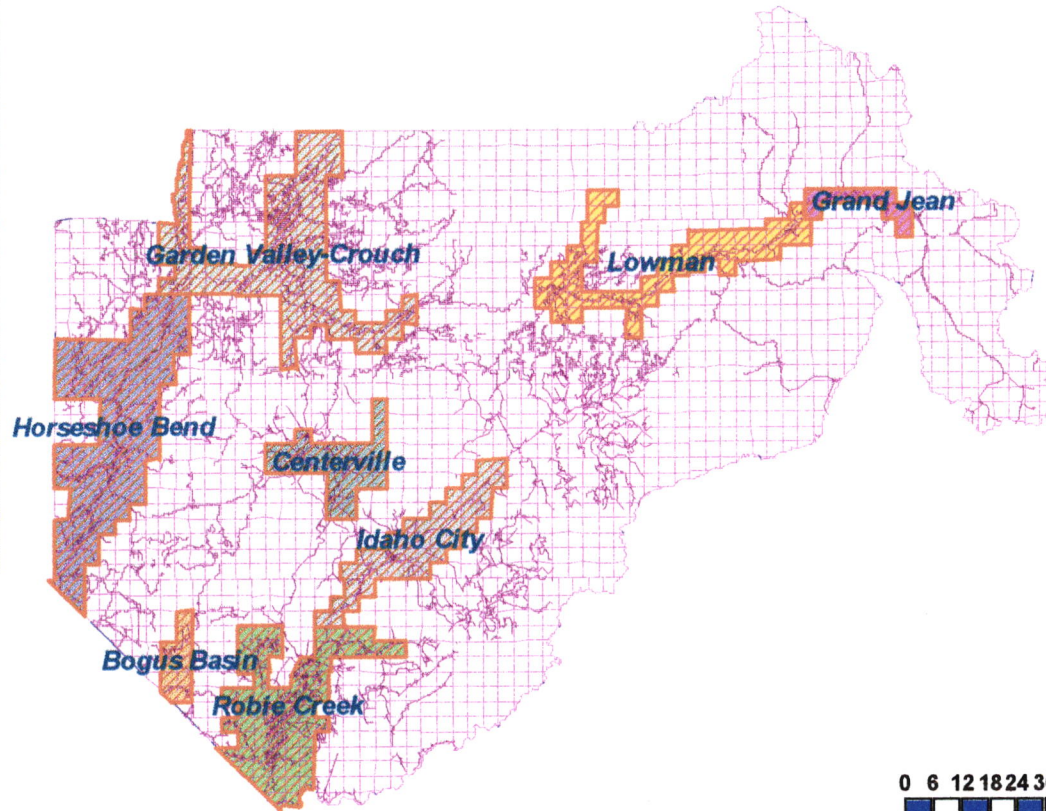
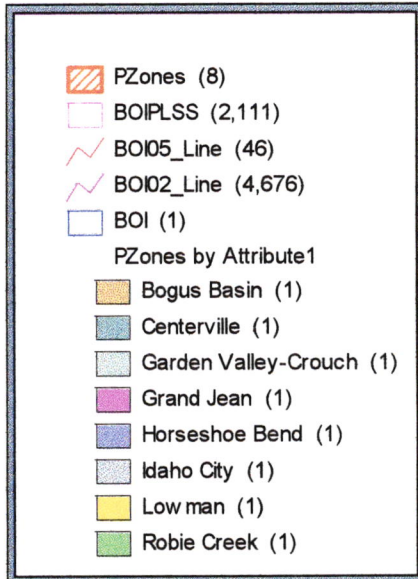


Attest:



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.