



2010 Canyon County
COMPREHENSIVE PLAN

Adopted by the Board of Commissioners
of Canyon County, Idaho
October 20, 2005



PREFACE

The purpose of the Local Land Use Planning Act shall be to promote the health, safety and general welfare of the people of the state of Idaho as follows:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the state and localities is protected and enhanced.
- (d) To ensure that the important environmental features of the state and localities are protected and enhanced.
- (e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fibre and minerals.
- (f) To encourage urban and urban-type development within incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development of land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife, and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

See Local Land Use Planning Act, Purpose, Idaho Code § 67-6502

It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement and review and update a comprehensive plan, hereafter referred to as the “Plan”. The Plan shall include all land within jurisdiction of the governing board. The Plan shall consider previous and existing conditions, trends, desirable goals, and objectives or desirable future situations for each planning component. See Local Land Use Planning Act, Planning Duties, Idaho Code § 67-6508



Steam Shovel at Dam 1906



Dam Construction Deer Flat Reservoir

ACKNOWLEDGMENTS
CANYON COUNTY

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Chuck Pavelka - Building Inspector
Dave Freelove - Building Inspector
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Tim Woodard - Building Inspector
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Merry Freelove - Senior Customer Service Specialist
Connie Aebischer - Senior Customer Service Specialist
Kathy Holt - Lead Administrative Specialist
Diana Dyas - Senior Specialist (Admin.)

COUNTY LEGAL COUNSEL

David L. Young - Prosecuting Attorney
Charles L. Saari - Chief Civil Deputy P. A.
Scott D. Spears - Civil Deputy P.A.

COUNTY ENGINEERS

Keller and Associates
Earl Mason & Stanfield

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Shawn O'Dell

Photos courtesy of Canyon County Development Services Department
and Canyon County Historical Society



Canyon County Orchards

**Political Subdivisions-Agencies-Departments
Districts**

Caldwell City Hall
City of Nampa
City of Melba
City of Middleton
City of Notus
City of Parma
City of Wilder
City of Greenleaf

Nampa Highway District # 1
Notus-Parma Highway District # 2
Golden Gate Highway District # 3
Canyon Highway District # 4

Caldwell Rural Fire Protection District
Homedale Rural Fire Protection District
Kuna Rural Fire District
Marsing Rural Fire District
Melba Rural Fire District (Melba Rural Fire Protection District)
Middleton Rural Fire District
Nampa Fire Protection District
Parma Rural Fire District
Star Rural Fire District
Upper Deer Flat Rural Fire District
Wilder Rural Fire District

Canyon County Paramedics/Ambulance

Fairview Cemetery District
Greenleaf Cemetery District
Kuna Cemetery District
Lower Boise Cemetery District
Melba Cemetery District
Parma Cemetery District
Roswell Cemetery District
Wilder Cemetery District

Meridian School District # 2 J
Kuna School District # 3 J
Nampa School District # 131
Caldwell School District # 132
Wilder School District # 133
Middleton School District # 134
Notus School District # 135
Melba School District # 136
Parma School District # 137
Vallivue School District # 139
Marsing School District # 363
Homedale School District # 370

Melba Gopher District
Weed Control
Mosquito Abatement District

Flood District # 10
Flood District # 11
Drain District # 2
Drain District # 3
Drain District # 4
Drain District # 6

Boise Project Board of Control
Boise-Kuna Irrigation District
Black Canyon Irrigation District
Eureka Irrigation District
Farmers Cooperative Ditch Co.
Lower Center Point Ditch Co.
Middleton Irrigation District
Nampa Meridian Irrigation District
Pioneer Co-operative Ditch Co.
Pioneer Irrigation District
Pioneer Dixie Ditch
Wilder Irrigation District

Kuna Library
Wilder Library District
Lizard Butte Library

Farm Services USDA Service Center
Agricultural Department of USDA Service Center

Canyon County Parks & Recreation
Deer Flat National Wildlife Refuge
Department of Environmental Quality
Idaho Transportation Department
State of Idaho Department of Fish & Game
State of Idaho Department of Water Resources
Southwest District Health Department
U.S. Department of Interior US Fish & Wildlife Service
U.S. Department of Interior Bureau of Reclamation Central Snake Projects Office



Agriculture South of Lake Lowell

CANYON COUNTY HISTORY

During the Boise Basin and Owyhee gold rushes of 1862 and 1863, Canyon County provided highways to and from the mines. Its earliest permanent communities, founded along the Snake and Boise Rivers in the 1860's, were farming centers developed to feed the mining population. Arrival of the Oregon Short Line Railroad in the 1883 stimulated the growth of the cities of Nampa, Caldwell, Parma, and Melba and soon became the territory's most densely populated area. The urban areas of Canyon County have continued to grow with expansion of agriculture, business and industry. The City of Caldwell is the county seat. Within the county there are 54 local taxing jurisdictions, including four highway districts.



Homesteaders

Canyon County was named after the Snake River Canyon on the county's southwesterly edge. The county was created from a portion of Ada County by act of the legislature on March 7, 1891. Located in southwest Idaho, Canyon County has the Snake River at its western and southern boundary. Owyhee County lies to the south and west, Ada County to the east, Payette and Gem counties to the north, and the State of Oregon to the west.

Canyon County is comprised of 578.3 square miles (371,200 acres). The topography is generally level with some rolling and bench terrain. The elevation ranges from 2,200 feet near where the Boise River flows into the Snake River to 3,083 feet at Pickles Butte. Most cultivated soils are at an elevation of 2,200 to 2,700 feet. The sun shines about 300 days a year and the average temperature ranges from 29.9 Fahrenheit in January to 74.6 degrees Fahrenheit in July. Annual precipitation is 8-11 inches. The frost-free season ranges from 140 to 165 days.

The indigenous vegetation in most of the county is mainly big sagebrush, bluebunch wheatgrass, sandberg bluegrass, and giant wildrye. The favorable growing situation, caused by climate, typography, soils, water storage lakes/reservoirs, and extensive man-made canal and ditch systems constructed for irrigation, supports an agricultural economy of diversified seeds and crops, dairies and feedlots.



Homesteading in 1887



Buffalo in Canyon County

OBJECTIVE

The Canyon County Comprehensive Plan (“Plan”) indicates, in a general way, how the county, outside city limits, should develop in the next 5 years. The Plan serves as the county’s planning tool; and the zoning ordinance contains the day-to-day operating standards for land use decisions.

People moving into Canyon County expect to find suitable roads, emergency services, schools, and a variety of places to live, work, and recreate. Residents of the county desire to maintain a good quality of life and improve the efficiency of transportation, school, business and recreational services. We all desire clean air, clean water, and reasonable taxes.

The ability to provide clean water and air, efficient transportation and school sitting is impacted by limited financial resources. This Plan is intended to show community values and guide efforts to make the most of these limited resources when making land use decisions in Canyon County.

PURPOSES

The purposes of the Plan are to meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.

- The Plan should be used by all individuals and government agencies whose duties, responsibilities or activities relate to matters covered by the Plan.
- The Plan is not intended to, and does not, rezone any parcels or lots, take any land for public purposes, cloud the title to any property, or require any land to be transferred to any person or entity.
- The Plan is not precise and merely shows the general location, character, and extent of land use patterns. Specific consideration and determinations are made by established laws, ordinances, and procedures.

The Plan is to be used as a planning tool to assist governing bodies in moving in the direction that the community has determined is the most orderly and beneficial. See Idaho Code § 67-6508. A zoning ordinance, unlike the Plan, is a detailed list, by zone category, of allowed uses not requiring permits and other uses that require permits. See Idaho Code § 67-6511, as amended.

LAND USE AREAS

The ability to manage and control the use of one’s property as well as privacy and enjoyment of land, without unreasonable interference from another landowner’s activities, are the values that the Canyon County community was built on. Even though the population and urbanization in the unincorporated county are increasing rapidly, the county adopts the following land use areas in an effort to promote community values for the benefit of future generations.

The county seeks to locate commercial areas near residential customers and to buffer residential areas from mineral resource and industrial areas, locating agricultural and natural resources areas between them.

LAND USE AREAS

- **URBAN GROWTH AND IMPACT AREAS** - areas used for residential living, for businesses that buy, sell, and/or distribute merchandise, and for processing, generating, and manufacturing businesses.
- **AGRICULTURAL** - areas where land is used to cultivate soil, produce crops, and raise livestock.

The county seeks to support the property rights of each landowner.

COMPREHENSIVE PLAN GOALS

- **GOAL** statements are expressions of desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.
- **POLICY** statements are expressions of principles that, when followed, will achieve a goal.
- **RATIONALE** statements are expressions of intent and reason.
- **IMPLEMENTATION ACTIVITIES** are a non-exhaustive description of suggestions that may be used to implement various components of the Plan.

COMPONENTS

As required by the Local Land Use Planning Act, the Plan includes provisions resulting from analysis and discussion of information, data and trends pertaining to the following components:

- Property Rights
- Population
- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- Implementation

IMPLEMENTATION STATEMENT

Some Plan components address convenience or comfort, while other components address naturally-occurring conditions. Some Plan components are more important than others when making land use decisions. The Board, Commission, or Hearing Examiner may exercise discretion when making land use decisions. Maintaining a good quality of life in the county should be a priority when making land use decisions. The implementation activities for various policies of each component of the Plan are found in Section XIII of the Plan. The implementation activities are not binding on the county as the county may consider modifying, deleting, or creating new implementation activities.

GOALS, POLICIES, RATIONALE AND IMPLEMENTATION ACTIVITIES

I. PROPERTY RIGHTS

Goal
In the 1994 Legislative Session, the Idaho Regulatory Takings Act was enacted to better enable “state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law.” Idaho Code § 67-8001. It is the policy of the county to comply with the requirements of the Idaho Code.

Policy No. 1: Land use decisions, restrictions, and/or conditions should not constitute a legal taking of private property under federal and state law without just compensation.

Policy No. 2: Encourage the protection of the property rights of landowners to the extent reasonably possible.

II. POPULATION

Goal
Consider population growth trends when making land use decisions.

Policy No. 1: Provide the planning base for an anticipated population of 167,141 by the year 2005, and 189,513 by the year 2010.

Rationale: This policy estimates and anticipates an annual increase of approximately 5.5 percent between 2000 and 2010. This policy also recognizes that planning policies, combined with the past trends, can anticipate the location of the expected population increase and that the intent of the Plan is to forecast and plan for the needs of population growth areas in terms of future facilities, infrastructure and services.

Policy No. 2: Encourage future high-density development to locate within incorporated cities and/or areas of city impact.

Policy No. 3: Encourage future population in areas outside of “best suited” and “moderately suited” agricultural soil designated areas.

Forecasts

Year	Population	AGR	Type
2000	131,441		Historical
2002	152,422		Historical
2005	167,141		Forecast
2010	189,530	1.8%	Forecast
2015	207,019	1.2%	Forecast
2020	219,214	1.0%	Forecast
2025	230,701	0.9%	Forecast
2030	241,322	0.9%	Forecast

Source: COMPASS Estimate August, 2005
AGR: Average Growth Rate

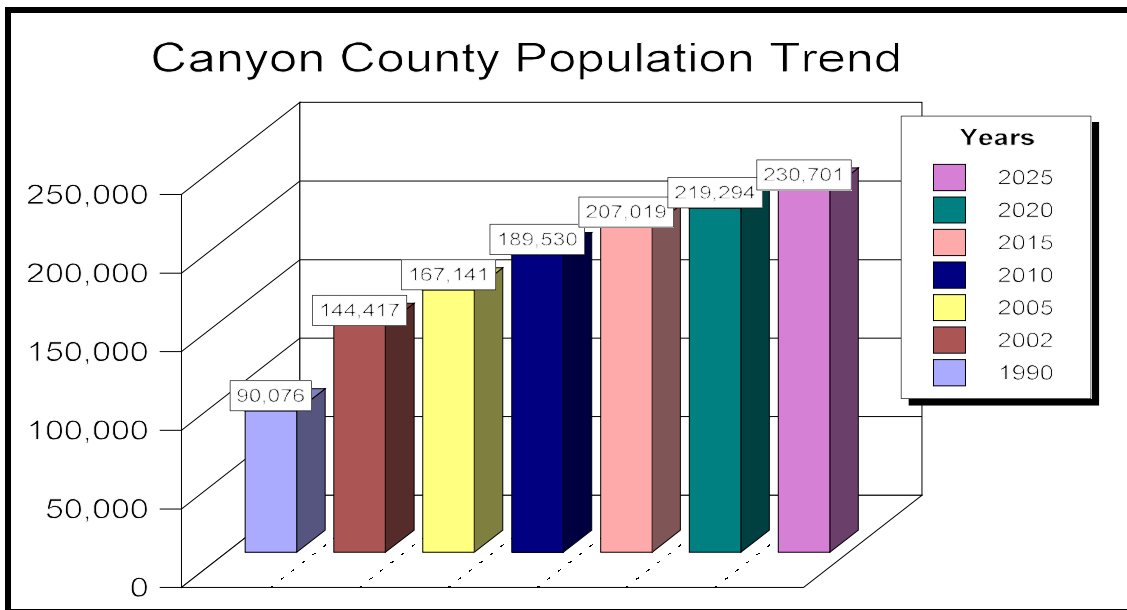


Canyon County Development

Population in Nampa, Caldwell, and Other County Areas

<u>Year</u>	<u>Canyon County</u>	<u>Nampa</u>	<u>Caldwell</u>	<u>Balance of County</u>
1990	90,076	23,365	18,586	43,125
2002	144,417	58,952	28,857	56,608
2005	167,141	79,942	37,912	49,287
2010	189,530	80,661	40,892	67,977
2015	207,019	86,538	44,434	76,047
2020	219,294	90,830	47,750	80,714
2025	230,701	89,803	52,985	87,913

Source: COMPASS, March 2004 Estimate, August, 2005



Source: COMPASS, March 2004 Estimate, August, 2005

CANYON COUNTY AND IDAHO AGE GROUPS, 2000

Age Groups	Canyon County People	Percent	State of Idaho People	Percent
Under 5	11,986	9.1%	97,643	7.5%
5-9	11,570	8.8%	100,756	7.8%
10-14	10,676	8.1%	104,608	8.1%
15-19	10,590	8.1%	110,858	8.6%
20-24	9,927	7.6%	93,994	7.3%
25-34	19,035	14.5%	169,433	13.1%
35-44	18,141	13.8%	192,968	14.9%
45-54	15,175	11.5%	170,248	13.2%
55-59	5,590	4.3%	60,024	4.6%
60-64	4,290	3.3%	47,505	3.7%
65-74	7,170	5.5%	75,970	5.9%
75-84	5,346	4.1%	51,889	4.0%
Over 85	1,945	1.5%	18,057	1.4%
Total	131,441	100.0%	1,293,953	100.0%

III. SCHOOL FACILITIES AND TRANSPORTATION

Goal
Encourage the timely and orderly delivery of educational services to meet demand and address transportation issues.

Policy No. 1: Provide information on comprehensive planning as requested between school districts and the Canyon County Development Services Department.

Policy No. 2: Encourage multiple use of school physical facilities, according to school district policies.

Rationale: This policy recognizes the high cost of acquisition, construction and maintenance of physical facilities.

Policy No. 3: Encourage the integration of school sites with land use, transportation systems, parks and recreation sites and other elements of the Plan so that schools can function as neighborhood centers of activity in safe, efficient and attractive settings.

Rationale: This policy recognizes that education is an important economic factor in the area

The following tabulation provides data on enrollment and capacities pertaining to school districts that are located totally or at least partly in Canyon County. There are twelve separate districts involved and some of these districts cover cities, as well as overlap into Owyhee County and Ada County.

CAPACITIES REPORTED FOR ALL SCHOOLS INCLUDE PORTABLE UNITS AS WELL AS PRIMARY FACILITIES (The following tables and notes are provided by the listed school districts)

Caldwell School District No. 132 (2004-2005)

School	Enrollment	Capacity
Sacajawea Elementary School	545	650
Lincoln Elementary School	535	575
Washington Elementary School	529	625
Van Buren Elementary School	447	600
Wilson Elementary School	487	775
Lewis & Clark Elementary School	452	725
Syringa Middle School	716	850
Jefferson Junior High School	717	800
Canyon Springs High School	81	100
Caldwell High School	1368	1400

Canyon/Owyhee School System

This school is specifically established for deaf students and is independently operated.

Homedale School District No. 370 (2004-2005)

School	Enrollment	Capacity
Homedale Elementary School	545	650
Homedale Middle School	535	575
Homedale High School	529	625

Kuna Joint School District No. 3 (2004-2005)

School	Enrollment	Capacity
Hubbard Elementary School	605	500
Indian Creek Elementary School	418	400
Ross Elementary School	414	450
Teed Elementary School	464	500
Kuna Middle School (junior high)	905	900
Kuna High School	1003	1100

Marsing School District No. 363 (2004-2005)

School	Enrollment	Capacity
Marsing Elementary School	372	400
Marsing Mid High School	214	230
Marsing High School	183	234

Melba School District 136 (2004-2005)

School	Enrollment	Capacity
Elementary School	286	320
Middle School	173	150
High School	236	250

Meridian School District No. 2 (2004-2005)

School	Enrollment	Capacity
Peregrine Elementary School	589	604
Ponderosa Elementary School	889	600
Star Elementary School	436	380
Chaparral Elementary School	646	600
Sawtooth Middle School	973	1200
Meridian Middle School	1131	1250
Eagle Middle School	1210	1200
Meridian High School	1734	2160
Eagle High School	1832	1800
Mt. View High School	2000	1800

Middleton School District No. 134 (2004-2005)

School	Enrollment	Capacity
Mill Creek Elementary	439	560
Heights Elementary	326	418
Purple Sage Elementary	377	560
Middle School	629	600
Transitional Alternative	13	20
High School	734	680

Nampa School District No. 131 (2004-2005)

School	Enrollment	Capacity
Parkview Early Childhood (Preschool)	150	121
Centennial Elementary	650	495
Central Elementary	485	371
Greenhurst Elementary	600	583
Iowa Elementary	725	563
Lincoln Elementary	375	331
Owyhee Elementary	725	710
Park Ridge Elementary	725	679
Ronald Reagan Elementary	725	691
Franklin D. Roosevelt	725	852
Sherman Elementary	725	525
Snake River Elementary	650	494
Sunny Ridge Elementary	650	590
South Middle School	1150	951
West Middle School	1050	963
East Valley Middle School	1150	914
Nampa High School	1475	1548
Skyview High School	1525	1748
Ridgecrest High School (Alt)	110	45
Teen Parent (Alt)	60	49
Alpha One (Alt)	100	80

Notus School District No. 135 (2004-2005)

School	Enrollment	Capacity
Elementary	162	250
Junior/Senior High	236	250

Parma School District No. 137 (2004-2005)

School	Enrollment	Capacity
Maxine Johnson Elementary School	471	580
Parma Middle School	262	300
Parma High School	278	400

Wilder School District No. 133 (2004-2005)

School	Enrollment	Capacity
Holmes Elementary School	234	250-275
Wilder Junior/Senior High School	219	340

Charter Schools

School	Enrollment	Capacity
Victory Charter School	239	400
Liberty Charter School	403	388
Thomas Jefferson Charter School	236	230

Vallivue School District No. 139 (2004-2005)

School	Enrollment	Capacity
Central Canyon Elementary School	670	700
East Canyon Elementary School	670	725
West Canyon Elementary School	425	600
Birch Elementary School	690	750
Vallivue Middle School	1100	1100
Vallivue High School	1290	1600

IV. ECONOMIC DEVELOPMENT

Goal

Encourage economic growth that creates employment and encourages investment, commercial, industrial, agricultural and high tech opportunities in Canyon County, Idaho.

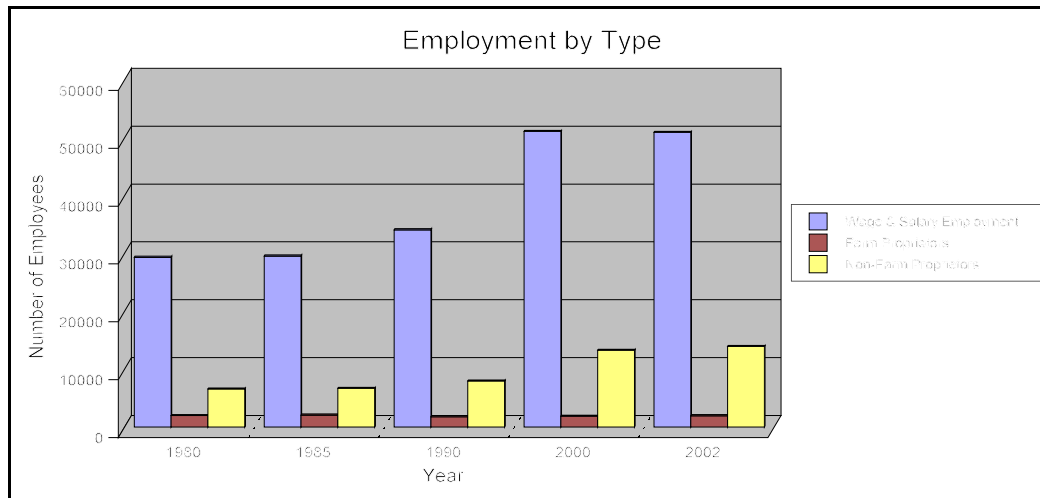
- Policy No. 1:** Encourage economic development that is consistent with and supports county attributes such as the character, lifestyle and agricultural industry of Canyon County.

- Policy No. 2:** Encourage efforts that provide for increases in income and that enable citizens to remain ahead of the national inflation rate.

- Policy No. 3:** Encourage economic development that meets standards of applicable regulatory agencies and provides local employment for county residents.

- Policy No. 4:** Encourage high infrastructure-impact business and industry to locate where adequate water and sewer systems are available.

- Policy No. 5:** Consider commercial and industrial development outside the impact areas, when located along major roadways or transportation infrastructure and with approval from the appropriate regulatory agencies concerning sewer and water.



Number of Employees by Type	1980	1985	1990	2000	2002
Wage & Salary Employment	29,319	29,556	34,087	51,079	50,939
Farm Proprietors	1,979	2,072	1,786	1,881	1,940
Non-Farm Proprietors	6,562	6,696	7,946	13,248	13,934

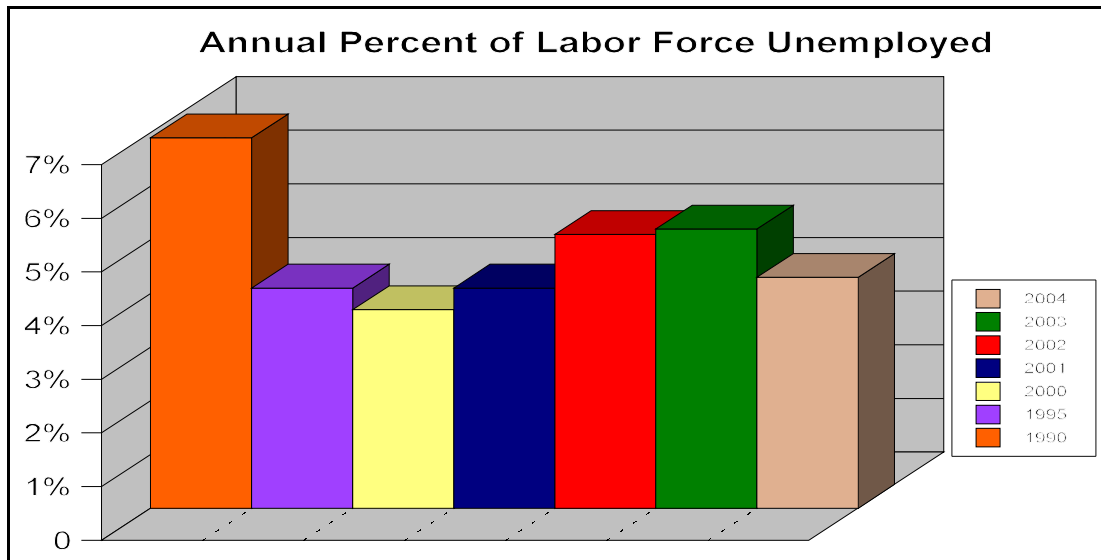
Source: U. S. Bureau of Economic Analysis May 2004



Industry



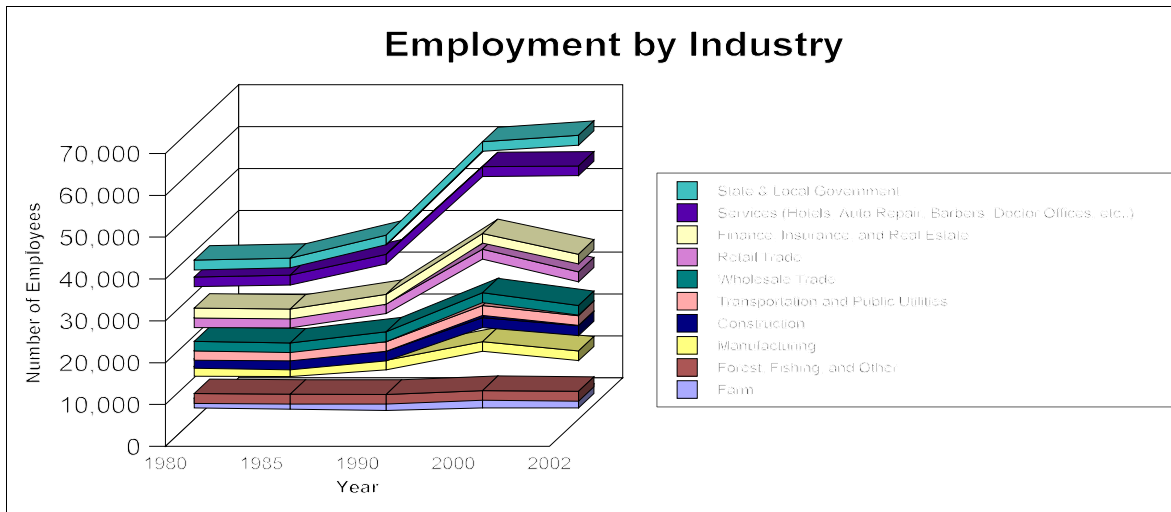
Agriculture



Annual Percent of Labor Force Unemployed

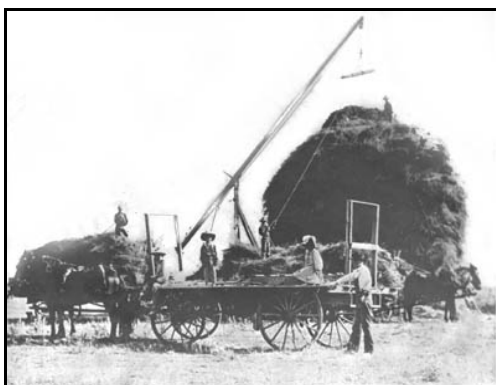
1990	1995	2000	2001	2002	2003	2004
6.9%	4.1%	3.7%	4.1%	5.1%	5.2%	4.3%

Source: US Department of Labor, Bureau of Labor Statistics



NUMBER OF EMPLOYEES BY INDUSTRY*	1980	1985	1990	2000	2002
Farm	3,924	3,589	3,336	3,906	3,877
Forest, Fishing and Other	1,059	1,256	1,478	1,834	1,649
Manufacturing	6,499	6,539	8,156	11,656	9,661
Construction	1,883	1,664	2,165	5,730	5,994
Transportation and Public Utilities	1,891	2,076	2,312	2,904	2,441
Wholesale Trade	2,261	1,990	2,300	3,054	2,445
Retail Trade	5,619	5,897	6,691	10,407	7,978
Finance, Insurance and Real Estate	2,294	2,173	2,255	3,758	4,265
Services (Hotels, Auto Repair, Barbers, Doctor Offices, etc.)	7,432	8,108	9,625	15,985	21,079
State & Local Government	4,028	4,065	4,550	5,978	6,413
TOTAL	36,890	37,357	42,868	65,212	65,802

**Source: U.S. Bureau of Economic Analysis May 2004*



Hay Derrick and Wagon



Construction of Phyllis Canal 1915

Actual Canyon County Employment 1980-2005

Year	1980	1990	2000	2001	2002	2003	2004*	2005**
Total Employment*	37,860	43,819	66,304	n/a	n/a	n/a	73,744	78,237
Total Personal Income								
Per Capita Personal Income	\$7,490	\$13,738	\$19,712	\$19,764	\$19,588	\$19,304	n/a	n/a
Percent of National Average	73.6%	70.2%	66.7%	65.0%	64.0%	61.0%	n/a	n/a
Percent of State Average	85.8%	86.6%	82.0%	79.7%	77.0%	75.0%	n/a	n/a
<i>Source: U.S. Bureau of Economic Analysis, Regional Economic Accts, Idaho Commerce & Labor</i> <i>*as of June, 2004</i> <i>** as of June, 2005</i> <i>n/a - not available</i>								

2004 Canyon County Acreages		
Total acres in Canyon County (396,283 taxable acres; excludes exempt acres)	396,283	100%
Total acres outside city limits (rural)	363,360	93%
Total acres outside city limits (urban)	26,626	7%
Irrigated (surface and well) row crop and orchard	248,985	62.8%
Irrigated pasture	65,058	26.1%
Dry grazing	22,302	5.6%
<i>Source: Canyon County Assessor's Office</i>		

V. OVERALL LAND USE POLICIES

Goals	
1.	To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
2.	Use appropriate techniques to buffer incompatible land uses.
3.	To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands.
4.	To encourage livability, creativity and excellence in the design of all future residential developments.
5.	To encourage development in those areas of the county which provide the most favorable conditions for future community services.
6.	Consider adjacent county land uses when reviewing county-line development proposals.

AGRICULTURAL

Policy No. 1: Encourage the protection of prime agricultural land for the production of food.

Rationale: The county's policy is to encourage the use of these lands for agriculture and agriculturally-related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development balanced against competing development needs. The county recognizes that agricultural uses contribute to our economic base, and that the retention of prime agricultural land should be encouraged. Canyon County recognizes that dust, farm implement and aerial applicator noise, pesticide/herbicide/fungicide spray, and animal waste and odors associated with agricultural activities are normal and expected in agricultural areas, even when best management practices are used.

Policy No. 2: Consider the use of voluntary mechanisms for the protection of prime agricultural land.

Policy No. 3: Canyon County supports Idaho's "Right to Farm" laws (Idaho Code §§ 22-4501-22-4504), as amended.

Policy No. 4: Recognize that confined animal feeding operations ("CAFOs") may be more suitable in some areas of the county than in other areas of the county.

RESIDENTIAL

Policy No. 1: Encourage more dense development in areas of city impact.

Rationale: This policy recognizes that population growth and the resulting high-density development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.

Policy No. 2: Encourage residential development in areas where agricultural uses are not viable.

Policy No. 3: Encourage compatible residential areas, zones and development contiguous to existing county or city residential areas, zones or development so that public services

and facilities may be extended and provided in the most economical and efficient manner.

AREA OF CITY IMPACT

Policy No. 1: The county recognizes that each city in the county has its individual identity and development plan. Expand or reduce areas of city impact according to each city’s trade area, geographic factors, water and sewer service areas, and “areas that can reasonably be expected to be annexed to the city in the future.” Idaho Code § 67-6526(b).

COMMERCIAL AND INDUSTRIAL

Policy No. 1: Encourage commercial and industrial development in areas of city impact, or where adequate water and sewer are available or may be made available.

Policy No. 2: Encourage commercial and industrial development where there is adequate access to the following services, if applicable:

- a. sufficient water;
- b. a system to discharge used water;
- c. power;
- d. transportation.

Policy No. 3: Encourage industrial development that minimizes adverse impacts on adjacent non-industrial land uses.

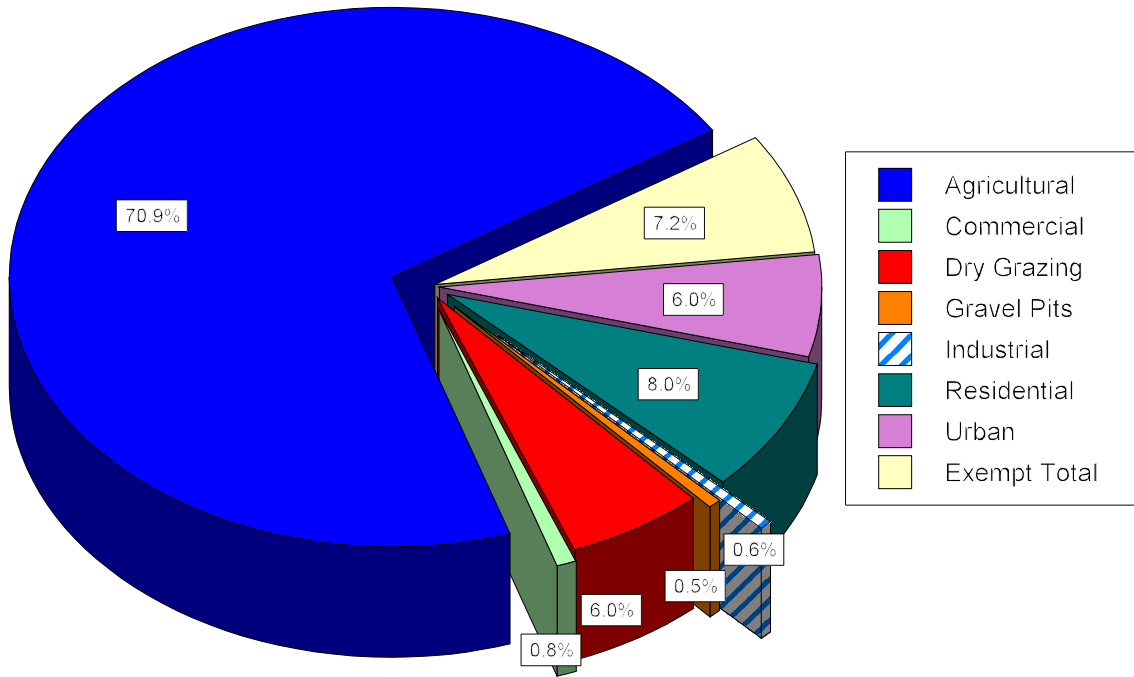
Policy No. 4: Recognize that confined animal feeding operations (“CAFOs”) may be more suitable in some areas of the county than in other areas of the county.

Policy No. 5: Consider commercial and industrial development outside the impact areas, when located along major roadways or transportation infrastructure and with approval from the appropriate regulatory agencies concerning sewer and water.



Industry

Existing Land Use in Canyon County 2004-2005



Existing Land Use in Canyon County 2004-2005*	Acres	Percent Total
Agricultural (irrigated agriculture and pasture)	262,587	70.9%
Commercial	3,110	.8%
Dry Grazing	22,302	6%
Gravel Pits	1,814	.5%
Industrial	2,312	.6%
Residential	29,725	8.0%
Urban (in city limits)	22,082	6%
Exempt Lands	26,347	7.2%
Total	370,279	100.00%

**Source: Canyon County Assessor's Office*

AGRICULTURE				
INVENTORY: Farms, Cropland, & Livestock	1987	1992	1997	2002
Total Number, All Farms	2,009	1,873	1,898	2,233
Total Acres in Farms	327,869	391,050	354,919	271,992
Average Farm Size (Acres)	163	209	187	122
Total Farms in Crops	1,783	1,644	1,632	1,627
Total Acres in Crops	247,966	245,963	235,077	203,192
Cattle & Calves Inventory	130,677	130,789	144,366	121,718
Number of Irrigated Farms	1,745	1,645	1,684	1,946
Number of Irrigated Acres	213,013	215,279	221,051	262,561
<i>Source: Idaho Department of Commerce</i>				



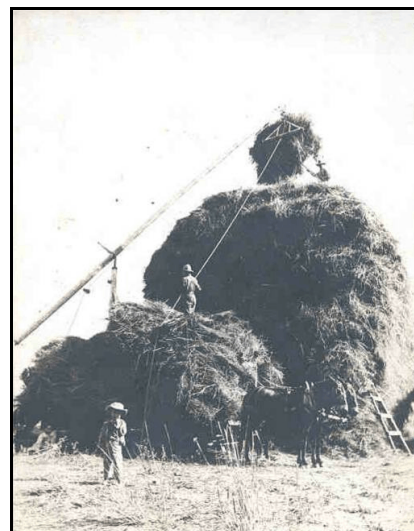
Threshing Grain



Orchards

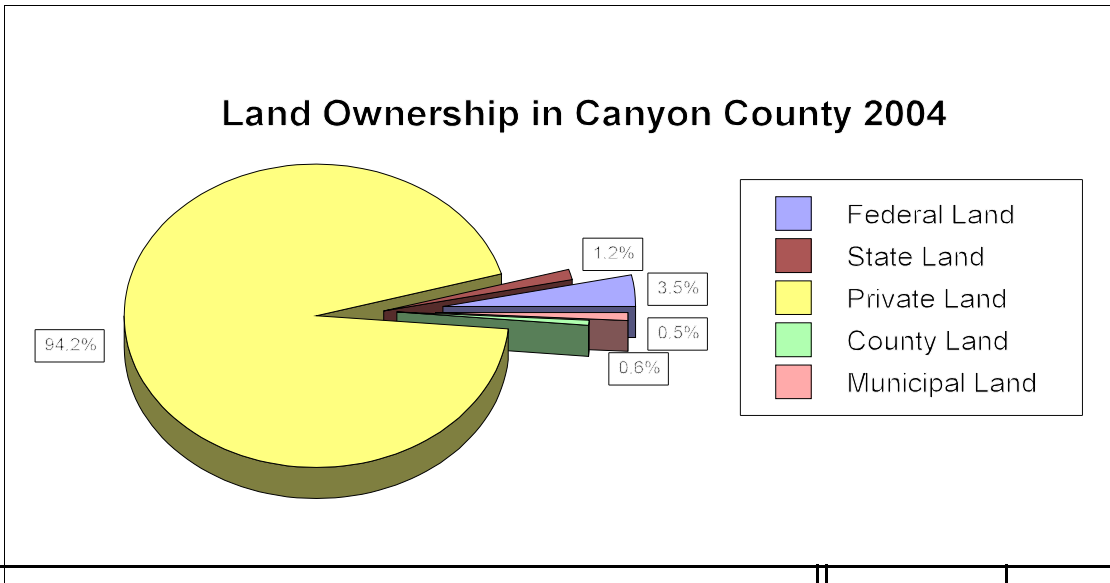


Jackson Fork and Mules Haying



Haying in Deer Flat 1898

Land Ownership in Canyon County 2004



Land Ownership in Canyon County 2004		
	Acres	Percent Total
Federal Land	13,517	3.5%
State Land	4,585	1.2%
Private Land	372,984	94.2%
County Land	2,315	0.6%
Municipal Land	2,882	0.5%
Total	396,283	100%
<i>Source: Canyon County Assessor's Office</i>		

VI. NATURAL RESOURCES

Goal
Encourage the protection of prime agricultural land, wildlife, clean water and air, and native vegetation for use by future generations.

This Plan recognizes the attributes of agricultural land as natural resources in the county. An important planning challenge in development of land is balancing natural resources against the impacts of population growth.

A. AGRICULTURAL LAND

Policy No. 1: Support the fact that present agricultural activities in “best suited” and “moderately suited” agricultural soil designated areas of Canyon County represent “development” by definition.

B. FISH AND WILDLIFE HABITAT

Policy No. 1: Encourage the protection of natural resources such as, but not limited to, the Snake River, Boise River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Boise Wildlife Management Area.

Policy No. 2: Encourage the protection of desirable species of indigenous animals and plants in Canyon County.

Policy No. 3: Encourage wildlife habitat areas.

C. WATER

Policy No. 1: Encourage the protection of groundwater and surface water quality.

Policy No. 2: Recognize the importance of surface water and groundwater resources of the county, in accordance with the Article XV, Section 3, of the Idaho Constitution.

D. AIR

Policy No. 1: Consider land use and transportation issues as important factors in the reduction of air pollution.

E. MINERAL RESOURCES

The Plan recognizes sand and gravel as a valuable mineral resource in Canyon County. It is important that the environmental impacts, aesthetics, wildlife, and water quality be addressed in the decision-making process.

Policy No. 1: Sand and gravel mining operations should be located to avoid intruding on the river channel.

Policy No. 2: Encourage measures to provide for future use of an excavated site such as, but not limited to industrial, commercial, and residential development.

Policy No. 3: Encourage mineral-extraction site design and operation so as to minimize noise, dust and increased truck traffic to the extent reasonably practical.

Policy No. 4: Consideration should be given, but not limited to the following impacts: economic value of the ground, access to the ground, compatibility with surroundings, noise, traffic, visual aesthetics and flooding.

VII. HAZARDOUS AREAS

Goal
Carefully consider limiting development in hazardous areas.

Property owners constructing residences in flood, flash-flood, steep areas, or where no fire districts exist do so at their own risk. Responsibility for their own personal property should not be at the expense of county taxpayers.

Policy No. 1: Carefully consider requests to place structures in floodplain areas.

Rationale: Land use changes have the potential to significantly affect floodplain conveyance and floodplain storage. Development in the floodplain can affect not only the immediate site, but the reaches above and below the site.

Waterways Currently in Floodplain

Boise River	NW County to E of Middleton
East Hartley Gulch	NW of Middleton
Indian Creek	Caldwell to SE Nampa/County Line
Mason Creek	Caldwell to Nampa
Renshaw Drain	S of Greenleaf
Sand Run Gulch	N of Notus
Snake River	W County Line
Ten Mile Creek	E of Caldwell to NE of Nampa
West Hartley Gulch	NW of Middleton
Willow Creek	Middleton City and NE of Middleton

The Boise River, extending through Canyon County, lies within the jurisdictional boundaries of the Boise River Flood Control Districts Nos. 10 and 11. These districts were created by the state of Idaho to help “provide for the prevention of flood damages in manner consistent with the conservation and wise development of our water resources and thereby to protect and promote the health, safety and general welfare of the people of this state.” Idaho Code § 42-3102. Therefore, the viability of the flood control districts should be maintained.

Policy No. 2: Endeavor to limit structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following:

- I. Flood hazards,
- ii. Unstable soil and/or geologic conditions; and
- iii. Contaminated groundwater.

Rationale: This policy seeks to protect human life and property, and to reduce public and private costs resulting from disasters.

Policy No. 3: Hillsides may be considered sensitive areas to be protected from excessive runoff or erosion.

Policy No. 4: Carefully consider new or expanding development or activities that use, produce, store, or dispose of toxic, explosive or other hazardous materials which should be located in areas with adequate health and safety protection.

Rationale: These uses should not be located in identified floodplains or adjacent to surface water to avoid the discharging or leaching of toxic substances either into the surface water or into groundwater.



Boise River South of Parma



Boise River Flood Plain

VIII. PUBLIC SERVICES, FACILITIES AND UTILITIES

Goal
To the extent reasonably possible, new growth should pay for the extension of public services, facilities and utilities.

The presence of adequate public facilities is vital to the future of Canyon County. These facilities are essential to the health, safety and welfare of its residents. Services and facilities of many kinds are related to the Plan, such as but not limited to, water, sewage, drainage, irrigation systems, schools, fire stations, parks, electricity, solid waste disposal, telephone and natural gas systems are typical of the public facilities that should be considered in coordination with land use, transportation, and other elements of the Plan.

The Plan encourages local officials, and those supplying public services, to meet the changing and growing needs of Canyon County.

- Policy No. 1:** Encourage design, development, location and land size that provides services, facilities and utilities of adequate capacity needed to meet the demand of an increasing population.
- Policy No. 2:** Encourage homeowner's associations in subdivisions and planned unit developments to maintain common areas and roads if not dedicated to the public.
- Policy No. 3:** Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.
- Policy No. 4:** Encourage all new development to have adequate water supply for fire water flow to serve the development.
- Policy No. 5:** Encourage all new development to have adequate access to publicly maintained roads.
- Policy No. 6:** Encourage the establishment of all new development to be located within the boundaries of a rural fire protection district.
- Policy No. 7:** Encourage activities to promote the protection of groundwater and surface water.

IX. TRANSPORTATION

Goals
1. Cooperate with transportation-governing agencies to consider creating a multi-modal transportation system to service county citizens.
2. Encourage transportation-governing agencies to analyze, and where practical, to reduce traffic congestion on county roads, improve public transportation and provide better transportation connectivity to cities and arterials and major collectors in the county.

The character of our communities, the design of individual subdivisions and the ability to travel to desired places revolve around a network of pathways, roads and highways. The county will continue to support planning efforts to address our future transportation needs and encourages more forms of public transportation.

- Policy No. 1:** Encourage a multi-modal transportation system for the efficient and expeditious movement of people, goods and services within and beyond Canyon County that is compatible with adjoining counties.
- Policy No. 2:** Encourage park-and-ride lots near I-84 interchanges.
- Policy No. 3:** Analyze specific applications to protect functionally classified rights-of-way. Consider adequate rights-of-way and access control for the integrity of the transportation system.

Rationale: Transportation corridors are identified on the Canyon County Functional Classification Map, adopted December 12, 2000, as updated, which by this reference is incorporated herein.

Descriptions and Examples of Road and Street Functional Classifications

Arterials / Interstate

- Carry most of the traffic.
- Primary purpose is through traffic and direct access is limited.
- Link cities and form an integrated network providing interstate and/or inter-county service.

Collectors

Rural

- Provide service to traffic generators within the county that is not directly served by the higher system.
- Link these places to nearby cities, or to routes of higher classification.
- Serve more important travel corridors within the county not served by arterials.

Urban

- Serve shorter, more localized, travel needs.
- Collect traffic from local streets in residential neighborhoods and channel it into the arterial system.
- May penetrate residential neighborhoods, distributing trips from the arterial through the area to the ultimate destination.

Local Roads

- Provide direct access to homes and businesses.
- Designed for low traffic volumes, the collector and arterial system must be adequate. Otherwise, congested major roads may lead to drivers finding short cuts on local roads.

- Policy No. 4:** Encourage access control and development designs that are consistent with the classification of roads.
- Policy No. 5:** Encourage development of parking lots near recreation sites.
- Policy No. 6:** Encourage interconnectivity in areas where appropriate.
- Policy No. 7:** Carefully consider the potential impacts of residential development near I-84 and state highways.
- Policy No. 8:** Encourage the development of pathways to carry pedestrian traffic and other neighborhood activities that are not disrupted by noise, fumes or hazards of through traffic, and minimize disruptions to the flow caused by accelerating/decelerating traffic.

X. SPECIAL AREAS, SITES AND RECREATION

Goals
1. To encourage the preservation of recreational, historical, archeological and architectural landmark areas of the county for the beneficial use of future generations.
2. Encourage the development of recreational opportunities and facilities.

This section recognizes the need to identify available recreational assets. Some recreational assets in the county are listed below:

BOISE RIVER

The Boise River courses from the Canyon-Ada County line in the northeasterly part of the county westerly to its confluence with the Snake River at the Idaho-Oregon border. Its adjacent land use patterns are predominantly agriculture. The river has a rich and historic past and presently provides many uses such as irrigation, recreational opportunities, hunting, fisheries and wildlife habitats.

The county's development ordinances should include requirements for adequate setback of structures from the river's edge.



SNAKE RIVER

The Snake River courses from the Canyon-Ada County line in the southeasterly part of the county and flows northwesterly to the Idaho-Oregon border. Its adjacent land use patterns are predominantly agriculture. The river has a rich and historic past and presently provides many uses such as irrigation, recreational opportunities, hunting, fisheries and wildlife habitats.

The county's development ordinances should include requirements for adequate setback of structures from the river's edge.



DEER FLAT NATIONAL WILDLIFE REFUGE AT LAKE LOWELL

The refuge was established by President Theodore Roosevelt and is governed by the United States Fish and Wildlife Service, which is responsible for the land base. Lake Lowell is one of the largest off-stream water impoundments in the West and was built by the United States Bureau of Reclamation as an irrigation diversion project. The Bureau is responsible for the dams and their water level.

Because of the beneficial nature of the resource, the county recognizes that the Deer Flat National Wildlife Refuge at Lake Lowell is a special area. Careful consideration should be given to development adjacent to the Deer Flat National Wildlife Refuge.

The following policies apply to all special areas of recreation:

Policy No. 1: Encourage the continuation of existing recreational areas and the opportunity for outdoor public recreation areas and activities.

Rationale: This policy recognizes that a vital and healthy population is aided significantly by the recreation opportunities available for its use and that only by cooperative action can locations and activities be maximized.

Policy No. 2: Encourage the development of new parks, greenbelts and walking paths.

Rationale: The pathways are recommended as part of the transportation system and should be blended into the greenways, parks and waterway systems.

Policy No. 3: Consider the Boise and Snake Rivers, the Deer Flat National Wildlife Refuge at Lake Lowell, Celebration Park, Ward Park, Fort Boise Wildlife Management Area, Indian Creek, Mason Creek, and Wilson Drain as a partial listing of special areas in the county. Encourage land use patterns around them that promote their integrity and purposes.

Policy No. 4: Encourage retention of existing access to public waterways and encourage the voluntary development of new access points to public waterways.

Rationale: Promote the opportunity for public enjoyment of open space, river frontage, public access, trails, creeks, drainage ways, wooded areas, viewpoints, and wildlife habitat. Access to public waterways and lands could be by public roads or trails routed around or between developments.

Access to the Boise and Snake rivers is an important part of the quality of life in Canyon County and should be provided through the review of new development contiguous to these rivers and through ongoing efforts to secure easements. Opportunities to connect to other existing and/or proposed facilities will enhance recreational opportunities for current and future generations to enjoy.

Policy No. 5: Encourage the preservation of historical sites, architectural landmarks and their functions.

Rationale: This policy recognizes that the Canyon County Historic Preservation Plan [See Canyon County Code of Ordinances, Sections 06-03-01, 06-03-03 and 06-03-05] promotes the preservation of valuable historical resources of the county.

RECREATION

There are a wide variety of dispersed recreational facilities and sites that serve the population of Canyon County. Listed below is a summary of many of the recreational and special areas, and historical sites that have been identified in Canyon County. The following “special areas” in Canyon County have been identified as those places which may require additional and different criteria for planning and development than otherwise would be required in order for these locations to function properly within the framework of the county’s planning and development policies. Please refer to the “Recreation and Special Sites” map at the end of the Plan to see the general location of the facilities or sites.

SPECIAL AREAS, SITES, AND RECREATION IN CANYON COUNTY

<i>Recreation Facility or Special Site</i>	<i>Ownership</i>	<i>Major Activities</i>
Airport (Hubler Field) Sportsman’s Access	State	Fishing
Parma Airport	City	Business Pilot Training
Boise River and Islands*	Private and Public	Bird Watching Boat Access Fishing Hunting Photography Scenic Swimming Water Sports
Dixie Sportsman’s Access	State	Fishing Hunting
Immigrant Sportsman’s Access	State	Fishing
Lansing Lane Sportsman’s Access	State	Fishing
Takatori Sportsman’s Access	Private	Fishing Hunting
Caldwell Gun Club	Private	Recreational and Shotgun Shooting
Caldwell Ponds Sportsman’s Access	State	Fishing
Caldwell Rotary Pond	Caldwell	Fishing
Canyon County Fairgrounds	County	Equestrian Events Fair Rodeo
Canyon County Historical Museum	Canyon County Historical Society	Historic

<i>Recreation Facility or Special Site</i>	<i>Ownership</i>	<i>Major Activities</i>
Celebration Park	County	Archeology Boating Camping Fishing Hiking Historic Picnicking
County Gun Range	County	Recreation
Curtis Park	Caldwell City	Camping Fishing Picnicking
Deer Flat National Wildlife Refuge at Lake Lowell (Lower Dam) Lower Dam Recreation Area (Upper Dam) Lower Dam Recreation Area	Federal County County	Bird Watching Bird Hunting Boat Access Fishing Hiking Horseback Riding Picnicking Photography Scenic Swimming Water Sports
Duff Lane Pond Sportsman's Access	State	Fishing Picnicking
Fort Boise Wildlife Management Area	State	Bird Watching Boat Access
Geological Area	State	Camping Hiking
Golf Courses Purple Sage Golf Course River Bend Golf Course	Caldwell Private	Golf Golf
Guffy Bridge	County	Boat Access Fishing Scenic Swimming Water Sports
Indian Creek	Various	Camping Fishing Hunting Picnicking Swimming
Lizard Butte	Private	Historic Scenic
Map Rock Petroglyph	State	Archeology Historic Recreation

<i>Recreation Facility or Special Site</i>	<i>Ownership</i>	<i>Major Activities</i>
Nampa Rod & Gun Club	Private Club/ Federal Land	Historic Law Enforcement Training National Guard Training Recreation Target Practice
Parma Rod and Gun Club	Private	Competitive Shooting Hunter Education Target Shooting
Pickles Butte	County	Hang Gliding Historic Motorcycling Parasailing Picnicking Scenic
Red Top Pond	State	Fishing
Roswell Marsh Sportsman's Access	State	Bird Watching Hunting
Sand Hills	Federal	Equestrian
Snake River Rim	Private and Public	Scenic
Snake River and Islands*	Public	Hiking Historic Hunting Scenic
Sportsman's Access	State	Boat Access-Owyhee County Fishing Hunting
Martin Sportsman's Access	State	Fishing Hunting
Midland Sportsman's Access	State	Fishing Hunting
Walters Ferry Bridge Sportsman's Access	State	Boat Access-Owyhee County Fishing Historic
Ward Massacre/Oregon Trail Historical Site	County	Historic Picnicking
Wilson Springs Ponds Sportsman's Access	State	Bird Watching Fishing/Fish Hatchery

** Note: Some islands are owned by the United States, some by Idaho, and some by private individuals. Information provided is for federally owned islands only. These islands are identified with signs. Camping, fires, and target shooting are prohibited on these islands. Hunting includes birds and big game, each in their season and according to restrictions.*

XI. HOUSING

Goal
Encourage opportunities for a diversity of housing choices.

Historic & Forecast Numbers of Households by County 2002-2030		
Year	Households	Type
2002	52140	Historic
2005	58200	Forecast
2010	61740	Forecast
2015	68020	Forecast
2020	73340	Forecast
2025	77870	Forecast
2030	84060	Forecast

Source: COMPASS , March 2004: Historic and Forecast Number of Households by County:2002-2030

XII. COMMUNITY DESIGN

Goals
1. Encourage community design that relates to the community’s visual appearance and the development’s physical relationship to the natural environment within the county.
2. Consider a river trail and pathway system to enhance the recreational opportunities for county residents.
3. Encourage “dark skies” at night; see definition, p. 47.

Community design also focuses on the location, beautification, landscaping, signage and development patterns in the county. Community design is concerned with conserving natural and historic features, protecting scenic vistas, and enhancing the appearance of transportation corridors entering Canyon County.

Policy No. 1: Consider community design features that promote the health, safety and welfare of the citizens of the county.

Policy No. 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.

Policy No. 3: Encourage development design that accommodates topography and promotes conservation of prime agricultural land.

Policy No. 4: Encourage innovation and excellence in design for all development.

- Policy No. 5:** Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.
- Policy No. 6:** Encourage new or expanding subdivisions to consider:
 - a. Stub roads;
 - b. Pathways connecting to adjacent subdivisions; and
 - c. Pathways connecting to schools.
- Policy No. 7:** Encourage beautification along transportation corridors entering Canyon County.
- Policy No. 8:** Discourage residential uses impacted by airports and carefully consider such uses near airstrips, runways and low flight routes.
- Policy No. 9:** Encourage pressurized irrigation systems using non-potable water where reasonably possible.

XIII. IMPLEMENTATION ACTIVITIES FOR PLAN

The implementation activities stated below are listed according to the sections and policy numbers set forth in the previous section of this Plan. If a policy does not have a corresponding implementation activity, it is indicated as such in this section.

I. PROPERTY RIGHTS

No Implementation Activities under this section.

II. POPULATION

No Implementation Activities under this section.

III. SCHOOL FACILITIES

No Implementation Activities under this section.

IV. ECONOMIC DEVELOPMENT

No Implementation Activities under this section.

V. OVERALL LAND USE POLICIES

AGRICULTURAL

- Policy No. 1:** Implementation Activities: Consider development of ordinances that may address:
 - a. Provision for limited non-farm uses as conditional uses;
 - b. Provisions for retail sales of farm products and commercial sales/service of farm equipment or supplies;
 - c. Approval criteria and siting standards for non-farm structures, designed to assure conservation of the natural resource base and protection from hazards; and



Threshing Grain

- d. Provision for the encouragement of other voluntary mechanisms for the protection of prime agricultural land.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.

RESIDENTIAL

Policy No. 1: No Implementation Activity.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.



Construction of New York Canal

AREA OF CITY IMPACT

Policy No. 1: No Implementation Activity.

COMMERCIAL AND INDUSTRIAL

Policy No. 1: No Implementation Activity.

Policy No. 2: Implementation Activities: Encourage commercial areas, zones or uses that are contiguous to existing county or city commercial areas, zones or uses but recognizing additional areas or zones, beyond those already existing, may be desirable and that some mixed uses are compatible.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.

Policy No. 5: No Implementation Activity.

VI. NATURAL RESOURCES

A. AGRICULTURAL LAND

Policy No. 1: No Implementation Activity.

B. FISH AND WILDLIFE HABITAT

Policy No. 1: No Implementation Activity.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

C. WATER

Policy No. 1: Implementation Activities: Consider the utilization of available data from the Idaho Department of Water Resources and Idaho Department of Environmental Quality requirements concerning wells and water systems.

Policy No. 2: No Implementation Activity.

D. AIR

Policy No. 1: No Implementation Activity.

E. MINERAL RESOURCES

Policy No. 1: No Implementation Activity.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.

VII. HAZARDOUS AREAS

No Implementation Activities under this section.

VIII. PUBLIC SERVICES, FACILITIES AND UTILITIES

Policy No. 1: Implementation Activities:

- a. The county should update, as needed, the Plan for the expansion of the existing landfill or relocation to a new site. The expansion or new site boundaries should appear on appropriate planning maps.
- b. Where feasible, subdivisions within the city area of impact should be connected to city water and/or sewer.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.

Policy No. 5: No Implementation Activity.

Policy No. 6: No Implementation Activity.

Policy No. 7: No Implementation Activity.

IX. TRANSPORTATION

Policy No. 1: Implementation Activities: Maintain Geographic Information System (GIS) map overlay to enable any review of transportation system.

Policy No. 2: No Implementation Activity.

Policy No. 3: Implementation Activities: Canyon County may consider the Associated Canyon County Highway Districts' (ACCHD) Standards and Development Procedures, as adopted and regularly updated by ACCHD, when making land use decisions. Encourage developers to utilize internal and frontage roads when reasonably necessary for development.

Policy No. 4: No Implementation Activity.

Policy No. 5: No Implementation Activity.

Policy No. 6: No Implementation Activity.

Policy No. 7: No Implementation Activity.

Policy No. 8: No Implementation Activity.



Paving in Nampa Area

X. SPECIAL AREAS AND RECREATION

No Implementation Activities under this section.

XI. HOUSING

No Implementation Activities under this section.

XII. COMMUNITY DESIGN

Policy No. 1: No Implementation Activity.

Policy No. 2: No Implementation Activity.

Policy No. 3: No Implementation Activity.

Policy No. 4: No Implementation Activity.

Policy No. 5: No Implementation Activity.

Policy No. 6: No Implementation Activity.

Policy No. 7: Implementation Activities: Encourage cooperation among agencies having jurisdiction for the development of appropriate signage and landscaping for each of the following gateway road corridors entering Canyon County:



Freighter Leaving Caldwell

I-84 from Ada County, Idaho
State Highway 44 from Ada County, Idaho
State Highway 20/26 from Ada County, Idaho
I-84 from Payette County, Idaho
State Highway 55 from Owyhee County, Idaho
State Highway 45 from Owyhee County, Idaho
State Highway 95 from Payette County, Idaho
State Highway 95 from Owyhee County, Idaho
State Highway 20/20 from Malheur County, Oregon
State Highway 30 from Payette County, Idaho

Policy No. 8: No Implementation Activity.

Policy No. 9: No Implementation Activity.



Workhorse at Sunset in 1894

APPENDIX 1

DEFINITIONS

DEFINITIONS

ADMINISTRATIVE	Pertaining to activities of Canyon County employees, usually the Development Services Department.
AGRICULTURAL LAND	Land suited for agriculture. See definition of Agriculture.
AGRICULTURE	Tilling of soils, pasturage, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, bee keeping or bee keeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses customarily accessory and incidental thereto.
AESTHETIC	Visually pleasing appearance of the county, also having a sense of beauty, or being in accordance with accepted notions of good taste and rural lifestyle.
AIR POLLUTION	The presence in the outdoor atmosphere of any pollutant of such nature, concentration or duration that causes injury to human health or welfare, to animal and plant life, or property, or which may unreasonably interfere with the enjoyment of life or property.
AREA OF CITY IMPACT	The land surrounding each incorporated city within Canyon County that is part of a city's trade area, and can reasonably be expected to be annexed to the city within a reasonable period of time.
ARTERIAL	A roadway corridor used for fast and/or heavy traffic and that functions to connect collector roads to the interstate.
BARRIER	A man-made or natural condition causing separation, for example, berms, trees, fences, walls, open space or other similar features.
BEST MANAGEMENT PRACTICES	A practice or combination of practices that are determined to be the most effective and practicable (including technological, economic, and institutional considerations) means of controlling point and nonpoint source pollutants at levels compatible with environmental quality goals.
BOARD	The Board of Canyon County, Idaho Commissioners.
BUFFER AREA	An area that acts as a transition between two land uses of different intensity.
BUFFERING	Space or a barrier that limits the impact of sight, sound or odor between contiguous properties.
COLLECTOR	A roadway corridor used primarily for carrying traffic from local roads to arterial roads.
COMMERCIAL	Involved in work, designed or planned for mass marketing.

COMMISSION	The Canyon County, Idaho Planning and Zoning Commission.
COMMUNITY	Groups of people who share common ties.
COMPATIBLE	Capable of existing or operating together in harmony.
COMPREHENSIVE PLAN	A document that serves as a planning tool in accordance with Idaho Code § 67-6508, as amended, and is used as a guide for public and private development.
CONFINED ANIMAL FEEDING OPERATION (CAFO)	<p>Confined Animal Feeding Operation also referred to as “Concentrated animal feeding operation” means a lot or facility where the following conditions are met:</p> <ul style="list-style-type: none"> (a) Animals have been, are, or will be stabled or confined and fed or maintained for a total of ninety (90) consecutive days or more in any twelve-month period. (b) Crops, vegetation, forage growth or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility; and (c) The lot or facility is designed to confine or actually does confine animals under the conditions specified in (a) and (b) above. <p>Two (2) or more concentrated animal feeding operations under common ownership are considered, for the purposes of this definition, to be a single animal feeding operation if they adjoin each other or if they use a common area or system for the disposal of wastes.</p>
CONSERVATION EASEMENT	An easement is an interest in real property that conveys use, but not ownership of a portion of the owner’s property. A conservation easement is a restriction that limits the future use of a property to the preservation or conservation of the land use, including wildlife habitat.
CONTIGUOUS	Touching a point or along a boundary, including parcels or lots divided by railroad, right-of-way, canal, ditch, river, creek or stream.
DARK SKIES AT NIGHT	Lighting which uses the most efficient means of illumination of property while at the same time minimizing excess or residual lighting traveling to adjoining properties.
DEVELOPMENT	A planning or construction project involving substantial property improvement and usually a change in land use character within the site; the act of using land for building or extractive purposes, or intense agriculture operation. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations.
DRAINAGE	The removal of surface water or groundwater from land.
DWELLING	A house or building in which people live.

ENVIRONMENT	Includes water, air, and land and the interrelationship which exists among water, air, and land and all living things.
FARM	Real property where livestock is fed, grazed, or milked and where the livestock and adjoining residence(s) are sustained under the limitation of a domestic well permit or the equivalent of 13,000 gallons of water per day and/or where crops are grown.
FLOOD CONTROL DISTRICT	A district established by the State of Idaho pursuant to the Flood Control District Act. In Canyon County, the two flood control districts are Boise River Flood Control District No. 10 and Boise River Flood Control District No. 11.
FLOOD HAZARD	Any high-water event that threatens to disrupt community affairs, damage property and/or facilities, or cause danger to human life and health when land use is incompatible with the hydrologic system.
FLOODPLAIN	Any land area that is susceptible to being flooded by water from any natural source. This area is usually low land adjacent to a river, stream or watercourse.
FUNCTIONAL CLASSIFICATION	A process by which roads and highways are grouped into classes, or systems according to the function they are intended to serve.
1. INTERSTATE	A roadway corridor used for traffic from state to state.
2. ARTERIAL	A roadway corridor used for fast and/or heavy traffic (measured by number of daily trips) and that functions to connect collector roads to the interstate.
3. COLLECTOR	A roadway corridor used primarily for carrying traffic from local roads to arterial roads.
4. LOCAL ROAD	A corridor used exclusively for access to abutting properties.
GREENBELT	An open area which may be cultivated or maintained in a semi-natural state surrounding development, or used as a buffer between land uses or to mark the edge of an urban or developed area.
GROUNDWATER	Any water of the state which occurs beneath the surface of the earth in a saturated geological formation of rock or soil.
HABITAT	The place or site where an animal or plant normally lives and grows.
HAZARDOUS MATERIALS	Materials which are toxic, corrosive, ignitable, or reactive, or materials which may have mutagenic, teratogenic, or carcinogenic properties but do not include solid or dissolved material in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to national pollution discharge elimination system permits under the federal water pollution control act, as amended, 33 U.S.C., section 1251 et seq., or source, special nuclear, or byproduct material as defined by

the atomic energy act of 1954, as amended, 42 U.S.C., section 2011 et seq. [Idaho Code § 39-4403(8)]

HIGH DENSITY DEVELOPMENT	Development demonstrating intense use based on per acre usage or dwelling unit densities.
HIGH DENSITY	The permitted number of dwelling units per acre of land to be developed.
HIGH INFRASTRUCTURE-IMPACT BUSINESS AND INDUSTRY	Commercial or industrial uses having large numbers of employees using large volumes of water, sewer, or having substantial transportation needs, or other infrastructure generally available in or close to incorporated cities and not in the county.
HILLSIDE	Land with slopes greater than fifteen percent (15%). See the Canyon County Zoning Ordinance, as amended, where hillside subdivision is defined and discussed.
HISTORIC PRESERVATION	The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, or areas significant to the history, architecture or archaeology in Canyon County.
INFRASTRUCTURE	The facilities and services needed to sustain industry, residential, agricultural, and commercial activities including water, sewer or septic system, streets and roads, power, communications, law enforcement, and fire protection.
INTERSTATE HIGHWAY	A roadway corridor used for traffic from state to state.
LANDMARK	Any building, structure, topographic feature, area, or site that is significant in the history, architecture or archeology of this state, its communities or the nation.
LANDSCAPING	Lawns, trees, plants and other natural and decorative features associated with the land. Landscaping may include walks, patios and some street fixtures.
LOCAL GOVERNMENT	Any city, county, taxing district or other political subdivision of state government with a governing body.
LOCAL ROAD	A corridor used primarily for connecting homes and businesses to collector roads.
MINERAL EXTRACTION SITES	A temporary use of land that may have a subsequent use.
MINERAL RESOURCES	Sand, gravel, cinders or other minerals or aggregates that may have economic value.
MULTI-MODAL	Refers to the different kinds of transportation services.
NATURAL RESOURCES	Surface water, topography, soils, mineral resources, vegetation and wildlife.

NITRATE PRIORITY AREA	General locations in Canyon County, as defined by the appropriate state agencies, where groundwater test results show the presence of nitrates in varying amounts.
OPEN SPACE	Land which is or remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenways or recreation areas.
PLANNED UNIT DEVELOPMENT	An area of land under single ownership or control in which a variety of residential, commercial, industrial, or other land uses are developed which allows for flexibility in site design and dimensional standards not usually allowed individually within specific land use zones.
PRIVATE PROPERTY	All real and/or personal property protected by the Fifth Amendment and the Fourteenth Amendment of the federal Constitution and/or article I, section 13 of the Idaho Constitution.
PUBLIC SERVICES, AND FACILITIES	Includes, but is not limited to water and sewage, drainage, irrigation, schools, fire stations and solid waste disposal. The facilities are owned and operated by governmental entities.
PUBLIC TRANSPORTATION	Refers generally to one or all of several modes of transportation having capacity to move large numbers of people or goods. Public transit/transportation modes includes, but not limited to air, bus, shuttle, rail, light rail, car pool, van pool, and park-and-ride, and may have established routes and schedules.
RECREATION AREA	Area where people meet for gatherings, social events, and relaxation, which includes areas where natural resources may be utilized.
ROAD	A private or public way intended for travel or transportation.
RURAL CHARACTER	Having attributes of relative peace, quiet, open space, dark skyline during the night, fresh air (natural, not having a significant amount of non-natural nuisances or pollutants), minimal disruption of traffic flow, and privacy that comprise enjoyment of real property.
SELF-SUSTAINING COMMUNITY	An autonomous, large-scale planned development which will have a mixture of interrelated uses.
SOIL CAPABILITY CLASSES	Classes, the broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use, defined as follows: <u>Best Suited:</u> Class I soils have few limitations that restrict their use. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Moderately Suited:

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Least Suited:

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture or range, woodland, or wildlife habitat.

Class VI soils have very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.

Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.

Class VIII soils and landforms have limitations that preclude their use for commercial crop production and restrict their use to recreation, wildlife, or water supply or to aesthetic purposes.

STORMWATER RUNOFF

That portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels, or pipes into a defined surface water channel, or a constructed infiltration facility.

STUB ROAD

A road that may eventually be extended or intersected.

TAKING

An uncompensated deprivation of private property in violation of the state or federal Constitution. See Idaho Code § 67-8002(4), as amended.

URBAN SERVICES

Facilities, utilities and other services that are typically provided to residents within city limits, which include central water, municipal or central wastewater collection and treatment, public safety, public schools, street maintenance, parks and recreation, public transportation, libraries and storm drainage.

URBANIZATION

The transition of land use to more dense development and urban-type services.

UTILITY

Any entity that is duly authorized to furnish to the public a service such as, but not limited to, sewer and water, electricity, natural gas or telephone.

WILDLIFE

Animals, birds and fish found in natural waters and habitat.



Threshing Grain Near Lone Star



Snake River 1906



Spuds in Canyon County



Binder in Grain Field

APPENDIX 2

MAPS

Maps are attached hereto (Pages 1 - 15). The order of maps listed does not reference the order in which the maps are referred to within the document.

Comprehensive Plan Generalized Future Land Use	1
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Functional Classification	3
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FEMA Flood Zones	5
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