

OWYHEE COUNTY

COMPREHENSIVE PLAN

Adopted by Resolution 02-04

February 11, 2002

I. INTRODUCTION

Owyhee County History

In the early nineteenth century, Owyhee County was inhabited by the Shoshone, Bannock and Northern Paiute Indians. In 1818, members of the John MacKenzie expedition reached the Boise Valley accompanied by natives of the Sandwich Islands known as “Owyhee’s.” A few of these natives explored southwestern Idaho that winter and disappeared, and the name “Owyhee” originates from references to these early visitors.

Miners ventured into the Owyhee country in 1863 discovering “orofino”--- gold and silver. The Cities of Delamar, Ruby City, Wagon Town and Silver City were population centers produced by this boom era that lasted until 1912. During that time, several million dollars in minerals were taken from the Owyhee Mountains. During the mining boom, range cattle from Texas and California were trailed to the area because of the high demand for meat to feed the miners. Ranching and livestock grazing became a permanent staple of the Owyhee County economy as ranchers settled in the area, laying claim to private lands and the waters which provided the source for stockwater.

The original county seat was established in Ruby City and later moved to Silver City. Because of the remote location and difficult winter travel to Silver City, the county seat was re-established in Murphy in 1934. By oversight, the Idaho legislature did not officially designate Murphy as the county seat until 1999, but in fact the county courthouse existed there for 65 years prior to the designation.

The 1934 move symbolized the transition from mining centered in the Silver City area, to agriculture which today forms the central base of the area’s economy. Irrigation has been developed all along the Snake River turning desert into lush farmland and contributing to economic growth over the years.

Location

Owyhee County, the second largest in Idaho, occupies the entire southwestern portion of Idaho covering a 4,888,960 acre area. Some of the most rugged and arid land lies within Owyhee County which is bordered by the Snake River on the north, the State of Oregon on the west, the State of Nevada on the south and the County of Twin Falls on the east. Populations have been mostly confined to the lowlands along the Snake River with the principal communities including Homedale, Marsing Murphy, Grand View and Bruneau. Other centers important to the outlying population of the County include Three Creek, Murphy Hot Springs, Riddle, Grasmere, Indian Cove, Hot Springs, Triangle, Wichahoney, Fairy Lawn, Oreana, Wilson, Givens Springs, Silver City, Delamar, South Mountain, Pleasant Valley and the Duck Valley Reservation.

Comprehensive Planning

It is the intent of the People of Owyhee County to preserve and protect the historic customs, traditions, and way of life unique to Owyhee County in so far as this is consistent with a reasonable and orderly rate of growth and development and with the protection of private property rights.

It is also the intent of the People of Owyhee County to use this plan as a guide and framework which will provide for a reasonable and sound land development, a safe and healthy living environment, and a successful economic climate while as the same time conserving the best of the historic ranching and farming tradition and way of life.

This plan sets forth the goals and objectives determined by the People of Owyhee County to guide their communities in future growth and development decisions. Therefore, this plan will be used as a “working” document to guide land use and development. Decisions of the Planning and Zoning Commission and the Board of County Commissioners regarding land use must be consistent with this Plan and the ordinances which are enacted to implement the Plan. It is self-evident that changes will occur in the Communities. Therefore, subject to constraints contained in state law, this Plan is subject to amendment to address changing status and needs regarding land use within the county. It must be a truly public document, requiring full public participation in it’s continued use and future changes. Within the time frames established by state law, on a regular basis the Planning and Zoning Commission and the Board of County Commissioners will review the plan and update it as necessary to meet the needs of the County.

The Board of County Commissioners have decided that zoning should be implemented and administered through a Planning and Zoning Commission, composed of members appointed by the Board pursuant to membership requirements stated in state law. The Planning and Zoning Commission is designated as the agency to hear and decide all requests for special use or conditional use permits, with their decisions final unless appealed to the Board of County Commissioners. The Planning and Zoning Commission is also charged with recommending amendments to this Plan and to zoning ordinances to the Board of County Commissioners where the final decisions on such matters are made.

Amendments to the plan will follow the directions set forth in the Idaho Code, but for the convenience of persons using this Plan, those directions are stated as follows:

- 1) The plan may only be amended once every six months.
- 2) Upon any request to amend or repeal the plan, the Planning and Zoning Commission shall hold a public hearing giving at least 15 days public notice in the newspaper designated by the Board of County Commissioners for publication of legal notices, with notices provided also by posting at various locations throughout the county and in notices to newspapers and radio stations and mailed notices to all taxing districts within the County;
- 3) After the public hearing, the Planning and Zoning Commission will make its recommendation to the Board of County Commissioners who will conduct a public

hearing, following the same conditions stated in paragraph 2. After such public hearing, the Board will make its decision as to amendments to the Plan.

4) No amendment to the Plan is effective until it is adopted by the Board and implemented, where necessary, by amendments to the zoning ordinances.

OWYHEE COUNTY LAND USE AND MANAGEMENT PLAN FOR FEDERAL AND STATE MANAGED LANDS

In the early 1990s the Board of County Commissioners established a land use planning committee to serve as its advisors on matters relating to management by federal and state agencies of the federal and state lands which make up the great majority of all lands in the County. An interim plan was developed by that committee and then approved by the Board. Subsequently, the Board changed the name of the committee to the Natural Resources Committee and established its existence and duties by ordinance. In 1997 the latest version of the Comprehensive Plan for the Federally and State Managed Lands was adopted.

This Comprehensive Plan which is directly applicable to planning for the private lands in the County has been developed with a plan of consistency between the Plan and the Comprehensive Plan for the Federally and State Managed Lands. The nature of the checkerboard location of private lands, state lands and federal lands makes it imperative that the Planning and Zoning Commission always keep in mind the impact of management actions on the federal lands and state lands on private land, and that the Commission insist on compliance with this Plan by federal and state land management agencies where the law allows it to insist on such compliance. The Plans must be implemented in coordinated fashion, and should complement each other in planning for the future of Owyhee County.

The Planning and Zoning Commission will coordinate its activities with the Owyhee County Natural Resources Committee to ensure proper planning for the entire County and the protection of private property rights which are critical to the custom, culture and economic stability of Owyhee County.

II. PLANNING COMPONENTS

A. PRIVATE PROPERTY RIGHTS

Private property means all property protected by the Fifth Amendment and the Fourteenth Amendment of the Constitution of the United States and Section 13, Article I of the Constitution of the State of Idaho.

Private property rights include but are not limited to:

1) The right to own property.

- 2) The right to use property as one wishes for one's own benefit as long as it does not harm others.
- 3) The right to exclude others from the property.
- 4) The right to sell or dispose of property.
- 5) The right to hold and enjoy property without excessive or unreasonable property taxes or arbitrary and unreasonable government restrictions.

This component provides an analysis of provisions that may be necessary to assure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property.

Everyone shall have the freedom to make full use of their property, so long as they do not harm the rights or property of other persons while doing so, and are in compliance with the Comprehensive Plan and ordinance. The Plan and implementing ordinances must be designed so that the Planning and Zoning Commission and Board of Commissioners can and will apply all regulations and actions involving property rights uniformly to all those involved and will assure that there is reasonable protection of existing property rights from being adversely impacted by new or expanded development or changes in use of adjacent properties.

Private property rights are essentially and effectively negated if property taxes become excessive or unreasonable; Constitutional rights to property become meaningless when property taxes rise to the level of quasi-confiscation. Property values can be negatively affected where property taxes become excessive or unreasonable. Therefore all decisions by the Board of County Commissioners and the Planning and Zoning Commission should consider the potential tax burden to the taxpayers of the county which may result as a consequence of such decision. Land use changes or developments should not be approved when such changes or developments will result in excessive or unreasonable tax increases to the existing taxpayers of the county. Applicants for changes in land use or development may be required, at the option of the Planning and Zoning Commission, to demonstrate that such changes or developments will not have an adverse impact on the valuation of land in the county, the existing property tax structure, or the existing taxpayers of the county.

County government may properly regulate or limit the use of private property, based upon its authority and responsibility to protect public health safety and welfare. It may abate public nuisances, terminate illegal activity and establish building codes, and safety standards.

However, if government destroys any of the fundamental property rights, such activity could constitute a compensatory taking. In a taking assessment, courts generally consider both the purpose of the government's action and the degree to which it limits an owner's property rights.

The purpose of the Planning and Zoning Commission is to assure that all regulatory land

use activities are properly administered in accordance with federal and state law to include the Idaho Local Land Use Planning Act of 1975 as amended, the Attorney General's Regulatory Takings Act guidelines, and Owyhee County planning and zoning ordinances. Owyhee County wishes to assure that land use policies, ordinances, 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, which have been included in a check-list for state agencies by the Idaho Attorney General. If any question is answered in the affirmative the action will need to be reexamined:

- 1) Does the regulation or action result in the permanent or temporary physical occupation of all or a portion of private property?
- 2) Does the regulation or action require a property owner to dedicate a portion of property or grant an easement without full compensation?
- 3) Does the regulation deprive the owner of all economically viable uses of all or any part 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?
Does it deny the right to possess, exclude others or dispose of all or a portion of the property?
- 6) Does the regulation or action serve the same purpose that would be served by directly prohibiting the use or action, and does the condition imposed substantially advance that purpose?

Private Property Goal:

To protect, enhance and insure private property values and rights within the national, state and local laws.

Private Property Objectives:

- 1) To review all land use decisions, policies, procedures and ordinances keeping the county policy as stated above in mind. To encourage the fullest use of the land in Owyhee County, as long as such use is compatible with existing surrounding uses and with any siting requirements established by national, state or local law.
- 2) To recognize the value of all land uses and protect the right to those uses, in recognition of health, safety and welfare standards and in compliance with the Comprehensive Plan.

- 3) To recognize that surrounding property owners also have the right for protection of their property rights and values.
- 4) To protect existing agricultural uses and rights, as allowed under State law.
- 5) To provide for protection of the effective operation of canals and irrigation systems from detrimental impacts of growth, and to provide for protection of existing water rights.
- 6) To ensure that application fees for development are based on actual costs to process that application and are not of such a level as to prohibit development.
- 7) To ensure that standards on development are equitable and applied equally.
- 8) To follow state law in the treatment of heirs to an estate as to the protection of their property rights.
- 9) To ensure protection of legally existing uses and facilities through ordinances addressing nonconforming status.

B. Land Use:

General Considerations

The federal and state governments control 82.7% of the land situated within Owyhee County. Another 10.8% is classified as “rangeland”. While this is not a precise, legally defined term, rangeland will be defined as that land so classified by the NRCS (formally SCS). Some of the rangeland in Owyhee County is located far from urbanized areas, lacks developed roads, fire protection, emergency services, schools and utilities, and may not have a predictable water source. Because of these factors some of this land maybe not suitable for residential development.

A chart showing proportionate land ownership and uses is affixed as Appendix I.

Irrigated agriculture is the second largest land use in the County. Most of this is located adjacent to the Snake River. The agricultural land varies greatly in productivity from prime to marginal.

Scattered residential parcels are found in some parts of the agricultural areas. A number of small lot residential subdivisions are located in marginal agricultural lands.

There are some Confined Animal Feeding Operations (CAFO’s), industrial uses and commercial uses located within the county. The Board of Commissioners, by resolution, have established a check-list for consideration of proposed siting of CAFOs. The Idaho

legislature has now enacted a law requiring that milk permits for dairies are conditioned upon county certification that any new or expanding dairy farm is in compliance with county livestock ordinances and evidence that the operator has a valid water right to supply adequate water for the new or expanding use.

The Idaho legislature has also enacted a law which authorizes the county to require an applicant for siting of a CAFO to submit an odor management plan as part of an application for siting, and to request the department of agriculture to form a CAFO siting advisory team to provide a suitability determination for a proposed site. These laws relating to CAFO siting dairy operations are premised upon findings by the legislature that confined animal feeding operations increase social and environmental impacts in areas where the facilities are located. Within that legislative finding, within the terms of the state laws, the resolution passed by the Board of Commissioners and any further resolutions and/or ordinances regarding CAFO siting, each application will be judged on its own facts. Because of the legislative findings of impacts, as well as concerns expressed by the Board of Commissioners in its siting resolution, each CAFO proposal may be subjected to a conditional use or special use permit.

1. Area of City Impact:

The protection of agricultural uses, even within the Area of City impact is a high priority. Use in areas of impact should allow for the mixture of larger agricultural parcels and smaller parcels for other development. Subdivisions within the impact area shall be controlled as specified in City Impact Agreements entered into between the cities and the County.

It is important that the Areas of City Impact be looked to as areas in which the developing needs of the cities will be recognized and accommodated, where consistent with the Plan and law. The original purpose of establishment of the concept of Area of City Impact was to allow for ordered development consistent with the availability of services needed for residential, commercial and industrial uses, usually offered by a city rather than county government. That concept will be kept in mind, tempered by land use priorities as stated in this Plan and the concern for existing and vested private property rights.

2. Zoning Map:

A Zoning map of land uses in Owyhee County will be developed as part of the Comprehensive Plan. Once the Map is adopted, and the zoning ordinance is enacted to implement the Plan, the use of the land shown on the Map as adopted will be the zoning for the property. However, if the use of the property existing at the time of adoption of the Map and implementing ordinances differs from the zone adopted, the existing use may continue as a non-conforming use, but only subject to the rules governing such non-conforming uses stated in the implementing zoning ordinances.

Generally, commercial and industrial uses and platted residential subdivisions will be zoned according to their use at the time of the adoption of the zoning map if such use is reasonable and appropriate to that area and does not constitute a substantial nuisance to adjacent property. However, scattered nonagricultural residential use and commercial or industrial use in agricultural zones will continue as a nonconforming use.

The official land use map will be color coded to indicate the following land uses: agricultural, commercial, industrial, open spaces and recreation, residential, multi-use, and historical. A legal description of the boundaries of each land use zone will be provided and adopted along with the land use map so that land owners and users can determine with specificity the zone in which their land lies.

3. Agricultural Land Use:

The preservation of historical and customary agricultural and range use is important to the citizens of Owyhee County, who base a large portion of their economy on this use. Maintaining viable tracts of prime agricultural and range land is important for the local economy and way of life.

This Plan has been developed with the “freedom to farm” mandated by the Idaho legislature in mind. The legislature has mandated that no owner may be deprived of full and complete use of agricultural land for production of any agricultural product by land use restrictions enacted after the commencement of the agricultural use.

It is the intent of the Comprehensive Plan to recognize the spirit and the letter of the Idaho Code with respect to agriculture. It is also the intent of the Comprehensive Plan to recognize that residential use by the farm or ranch owner and his family or his agents and employees is usual and customary and concomitant with agricultural use. Furthermore, the Comprehensive Plan also recognizes that certain other uses such as but not limited to buildings, areas, or road side stands for the sale of agricultural products produced on the farm or ranch; buildings or areas for the storage or processing of agricultural products produced on the farm or ranch; and buildings or areas for the storage, manufacture or repair of machinery or vehicles used or to be used on the farm or ranch are usual and customary and concomitant with agricultural use.

However, it is not the intent of the Comprehensive Plan to allow unregulated residential, industrial, or commercial uses within the Agricultural Zones when they are not part of a normal and customary use related to the operation of an individual farm, ranch, or agricultural unit.

Agricultural Use and Minimum parcel size will be defined in the Zoning Ordinance. The Agricultural land use zone will include all types of agricultural and range operations, single family homes, including manufactured homes, and any accessory buildings necessary for operation of the agricultural use. Related industrial land uses may be allowed after careful consideration of its impact on surrounding agricultural uses.

Commercial use tied to recreation, tourism or neighborhood needs might be allowed under conditional use permit after review of potential impacts on the surrounding areas.

Because of the wide range of soils, conditions and production rates in the county, lands may be rated for development (other than agricultural) based upon the following factors (not in order of priority):

- 1) Potential crop productivity
- 2) Availability of irrigation
- 3) Environmental factors such as water quality and availability, septic capacity, soils, flooding potential and other factors affecting development
- 4) Grazing potential
- 5) Availability of public services
- 6) Availability of adequate transportation systems

The purpose of the agricultural zone is to preserve and protect the decreasing supply of agricultural land, and to control the infiltration of urban development into agricultural areas which will adversely impact agricultural operations and will result in adverse impact on the county's tax base and economy.

4. Multi-use Land Use

There are areas within the county where commercial growth is to be expected, and where certain commercial growth is desirable. As residential development increases, there will be a demand for, and need for, certain commercial uses which are compatible with residential development. It is desirable from the county's standpoint that commercial uses be attracted to areas along main transportation routes and corridors where commercial uses might be reasonably expected to locate, in order for the county to better provide the general governmental services which become necessary with commercial development.

Some of the areas suitable for commercial uses have already been developed to the point at which commercial uses are the primary beneficial use for the area. In many other areas, the lack of clear definition of the speed with which development will come makes it desirable to provide multi-use zones in which residential and agricultural uses are allowed, but in which certain commercial uses are allowed, others are permitted by conditional use or special use permit, and in which it may be desirable for site plans for such commercial uses to be approved prior to issuance of building permits. These areas are identified as Multi-Use zones.

5. Residential Land Use:

Residential zones may be designated where residential development already exists and may be extended or enlarged. The problems of distance, lack of developed roads, fire protection, emergency services, schools, and utilities, and predictable water source must be ameliorated by the developer or owner.

Residential zones should be located in marginal agricultural lands or in waste or rangelands that are reasonable accessible or adjacent to State highways or major County roads and have reasonable access to schools and to county and emergency services.

The residential land use is suitable for single family residential living and rural subdivisions, including manufactured homes meeting certain building requirements. All developments shall be designed so as to maintain a reasonable measure of rural atmosphere, country life style, and open space. High density subdivisions should be located in impact areas and/or where city services are available. All developments shall meet the health and safety regulations set forth by district health and the state as to the installation of water and sewer systems on sufficient lot sizes.

Other uses allowed under this use include appropriate agricultural, public or semi-public facilities compatible to the agricultural and residential use and necessary utility installations. Other uses may be permitted by conditional or special use permits. Subdivisions shall be permitted, even in these zones, only by conditional or special use permit. The review attached to the issuance of such permits is necessary in order to protect water quantity and quality for already established uses and for the public good and health, to assure that such development does not overtax county services, and to assure that the taxpayers are not unduly burdened by such development. Densities greater than one home per parcel may be allowed only by conditional use or special use permit. The term "parcel" will be defined in the zoning ordinance which is enacted to implement this Plan.

Densities on lots platted after adoption of this plan will not exceed those required for a sufficient septic system and a sufficient domestic water supply. When determining lot or parcel densities, Planning and Zoning may consider water information available, the impact the proposed development may have upon the transportation system, the local school system, other public or County services, and other surrounding land uses.

No residential parcel will be developed without legal access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). It shall be the responsibility of the property owner whose property is being developed to meet county standards.

Residential land use areas located on or near the Snake River should be limited to development permitted only by conditional use or special use permit. The growing water concerns, both quantity and quality, which have become apparent require special concern be addressed to development along the River.

6. Commercial Land Use:

Commercial use in Owyhee County has traditionally been located along the state highways and County roads and in incorporated areas, with the primary uses serving travelers through the area, serving the consumer needs of the residents, and serving

agricultural needs. It is the desire of the citizens of Owyhee County to continue such uses along or within the area of the highway corridors, but to cluster these endeavors to avoid “strip” commercial development. New commercial development should be encouraged to locate within the city limits or impact areas, or, where appropriate, within multi-use zones.

Commercial uses allowed shall be those which are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The zone shall also allow neighborhood-related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed. Planning and Zoning may consider the impact the proposed development will have upon the aquifer, the County transportation system, the local school system, other public or County services, and other surrounding land uses.

No commercial parcel shall be developed without legal access to a public street or road. Should such street or road not be improved, the County may require the developer to improve the road or street to County standards. Off street parking shall be adequate to meet the needs of the commercial use. Access to major county roads should be limited so as to not negatively impact traffic flow or safety.

7. Industrial Land Use:

It is the policy of the citizens to allow and encourage such development in the appropriate industrial zones. The Planning and Zoning Commission will encourage the recruitment of clean industries that will complement Owyhee County. Industrial uses should be located within areas of impact where city services are more likely to be available or in industrial zones.

Industrial use may include light industries, small manufacturing plants, processing plants and other related uses which are deemed compatible to the county’s other uses. Heavy industrial uses are those uses that cause a potentially detrimental impact beyond their property lines such as noise, odor, vibration, glare, smoke, and dust. Planning and Zoning may consider the impact the proposed development will have upon the aquifer, the County transportation system, the local school system, other public or County services and other surrounding land uses.

No industrial parcel shall be developed without the legal access to a public street or road. Should such street or road not be improved, the County may require the developer to improve the road or street to County standards. Off street parking appropriate to the industrial use shall be required. Access to major county roads should be limited so that traffic flow or safety are not compromised.

8. Other Land Uses:

The county may establish special areas and site categories to address unique characteristics of the land or environment. This shall include identifying public lands, floodplain areas and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the Natural Resource, Hazardous Areas and Special Sites elements of the plan. Special recreational and/or residential zones or areas may be created and existing areas such as Silver City will be identified on the Zoning Map.

As pointed out elsewhere in the Plan, CAFOs present a unique social, economic and environmental situation. Their siting will be only by conditional use or special use permit, sitings to be dependent upon findings based on considerations, guidelines and directions expressed by the legislature, by the Board of Commissioners, and by the department of agriculture.

9. Existing Uses:

It is recognized that certain uses have existed prior to the establishment of land uses, which may not conform to the requirements of that land use. Such uses shall be allowed to continue to exist under the conditions set forth in the County Zoning Ordinance.

Land Use Goal

- a. To anticipate and provide for a variety of uses in Owyhee County to meet the needs of the citizens while recognizing the importance of maintaining and enhancing agricultural opportunities.
- b. This will be done in a manner which protects and maintains soil, water, air, wildlife and other natural environmental and scenic qualities so that they may be utilized now and in the future.
- c. This will be done in a manner which protects private property rights of all persons within the county.

Land Use Objectives:

- 1) To maintain prime agricultural land as agricultural land in order to protect public investment in water, land and the various infrastructures.
- 2) To respect the uses already existing within the county.
- 3) To encourage high-density residential growth and commercial development to locate within established areas of impact.

- 4) To direct industrial development to established industrial zones, or where appropriate, to impact areas.
- 5) To identify the best uses of land within the county and develop the Zoning ordinance and map to reflect these uses. Best uses shall be determined by the land's suitability for agricultural pursuits, housing, commercial or industrial potential. To develop standards for development in each of these identified areas to ensure compatible development.
- 6) To develop zoning, subdivision, and other ordinances to carry out these policies and others listed within the Comprehensive Plan.
- 7) To enforce all state and local health and safety regulations.
- 8) To discourage, through the Zoning ordinance, the mixing of incompatible uses that may be detrimental to surrounding properties or uses.
- 9) To provide for balance and due process within the zoning application process.
- 10) To work with the health authorities, fire districts, Sheriff's Department and other appropriate agencies in identifying and determining appropriate development standards for areas within Owyhee County.
- 11) To conserve and encourage the best of the County's historic ranching and farming tradition and way of life.
- 12) To discourage development in areas of the County that are remote from County services and public facilities.
- 13) To site CAFO's where they will be least in conflict with existing uses, where there will be an adequate water supply without diminishing existing water rights.
- 14) To encourage development of waste water systems to minimize degradation of return flows.

C. Population Considerations

The population of Owyhee County is estimated to be 10,737 in the year 2000. The total population of the county was 6422 in 1970, 8255 in 1980, and 8421 in 1990. The Idaho Power Company forecast indicates that the county's population will continue to increase at about 1.5% per year through 2002 and then level off at 1.3% per year after that.

The number of persons per household are predicted to decrease from 2.73 persons per household in 1998 to 2.55 persons per household in 2020. The projection is that the number of people per household will decline and, therefore, the number of households will increase relative to the number of people. In other words, the need for more housing will increase slightly faster than the population projections will increase.

	1970	1980	1990	2000	2005	2010	2015	2020
Total Population:	6422	8255	8421	10737	11489	12249	12981	13801
Total Households:	1895	2646	2820	3601	3933	4299	4657	5028
Persons per Household:	3.29	2.96	2.84	2.71	2.67	2.62	2.57	2.55

D. Recreation, Special Areas and Sites:

Developed recreational areas in Owyhee County are limited, with one of the main ones being the Bruneau Dunes State Park and the other being Celebration State Park which is partly in Owyhee County. There are two city parks in Homedale, one in Grandview and two in Marsing one of which provides picnic, camping and water-oriented recreation. There are picnic sites on the south shore of the C.J.Strike Reservoir and several scenic sites, such as Jump Creek Falls and the Bruneau Canyon Overlook southeast of the town of Bruneau. One of the prime attractions in the county is the historic town site of Silver City. Some private recreation facilities exist, such as Givens Hot Springs and Murphy Hot Springs.

Since the county's resources for development and maintenance of recreation areas are quite limited, the plan does not anticipate any major development of new recreation sites or facilities. Historic and scenic areas will be identified and a program to mark and provide historic background information will be started. Sites located on private property will not be marked or shown on maps without the owner's written permission. Silver City will continue to be preserved in its present form as much as possible and commercial development which is incompatible with the town's historic character will not be allowed. A plan for the preservation of Silver City has been prepared by the Silver City Taxpayers Association.

A portion of the Bruneau River and a portion of the Owyhee River have been proposed as designated wild rivers by the Bureau of Outdoor Recreation. Because of the adverse effect Wild and Scenic River designation would have on the ranching industry, because both areas are extremely inaccessible and would impose an undue service demand upon the Sheriff and his search and rescue abilities, and because the county does not have the resources to handle the increased traffic and tourists, designation of wild and scenic river status is inconsistent with sound land use planning and is inconsistent with the principles and policies which guide and direct this Plan. These areas still have scenic qualities which will attract visitors, however, due to their remoteness, they are not likely to receive pressure for development.

Recreational use in the county will continue for the most part to be associated with outdoor uses of the federal lands for hunting, fishing, trail riding, hiking, boating and photography. Multiple use of the federal lands will continue to be encouraged as this provides the widest and best uses of the lands for both the general public and the grazing interests which are a major portion of the economy of the county.

Recreation, Special Areas and Sites Goal

a. Recreation, special areas and Site Goals preserve the recreational, archeological, architectural and cultural history of the County and create awareness of and appreciation for Owyhee County's history and historic resources.

Recreation, Special Areas and Sites Objectives:

- 1) The County will request that the Director of the Owyhee County Historical Society, as a paid county employee and in cooperation with the Owyhee County Historic Preservation Committee identify and document all known historic sites in the county and provide that information for inclusion on the county maps, and provide information to the public about Owyhee County historic resources.
- 2) Determine to what extent historic site preservation and identification are in the public interest and in the best interests of the residents of Owyhee County.
- 3) Encourage the preservation of the historic districts and town sites of Owyhee County including Silver City, Delamar and Wagon Town.
- 4) Discourage commercial or any other development that may have an adverse effect on historic districts and sites.
- 5) Continue to support multiple use of the public lands for both recreation and grazing.

E. Housing:

Owyhee County is at an important crossroad. This plan will have a significant effect on how housing develops in a county which is primarily agricultural but is now experiencing a rapidly increasing growth rate.

Housing in the County was in the past mainly associated with and located on the farms and ranches, and in Homedale, Marsing, Grand View and Bruneau. However, beginning about 30 years ago, some residential development began to occur in rural areas. The absence of land use and building regulations, and low cost land created conditions in some areas which are best described as substandard. Some lots and subdivisions were created without proper access and with only dirt roads. In some instances trailers and mobile homes were brought into the county because they were so substandard that they could not be located elsewhere. Access for emergency services was sometimes limited. Sanitary facilities were in some instances absent or substandard.

The County began to feel pressure from some of the residents of these substandard developments as they requested that the County construct roads that should have been provided by the developers. Other county taxpayers resisted the use of County funds to bring the roads and other facilities up to useable standards. Some of the substandard developments became unsightly as junk cars and trailer houses, used building materials,

used appliances and other litter began to accumulate. Adjacent property and homeowners expressed strong concern with the substandard development and particularly with the accumulation of unsightly trash and junk and unhealthful conditions. They indicated that their right to use and enjoy their own property was diminished by these conditions. Others felt that their property values were lowered for the same reason.

County services and schools began to experience strain with the increased need for County services. The tax base of the substandard development was not adequate to support the need for services placing a greater burden on existing taxpayers. During a series of public meetings in 1998, strong public support was voiced for county planning and regulations for future development in the county.

Changes in the agricultural industry have resulted in consolidation of many farms into larger units thereby creating a scattered pattern of residential use in the farming areas. Houses that were formerly farm houses are in some cases now occupied by persons not involved in agriculture. Many of these people live in Owyhee County but commute daily to jobs in Ada or Canyon Counties. Some of the former farm housing is in very good repair and condition, while some is in varying stages of dilapidation. At the same time there has been an increasing rate of new housing construction in the rural areas. Some of this is upscale housing with values well exceeding \$100,000.

There are a number of residential developments on prime agricultural land effectively and forever removing this land from agricultural production. This negatively affects the agricultural economy and infrastructure, and the rural character of the County. As can be readily understood, this mixed pattern of substandard and upscale development in agricultural areas creates problems that are difficult to resolve. Compounding the problems are certain industrial uses, commercial uses and Confined Animal Feeding Operations (CAFO's). While the economic impacts, and the increase in tax base, of such uses may be a plus for the County, the potential problems and devaluation of nearby residential and farm properties are prime concerns.

At this time there is a strong demand for both affordable and upscale housing. Acreage lots are in demand for both affordable and more expensive housing. Meeting these needs while at the same time improving the economic base and protecting the prime agricultural land will be a challenge.

Prior to 1991, a uniform building code was adopted by the County which should be applied aggressively to resolve the problem of substandard housing. A mobile home ordinance is also in effect which should be applied to address the same problem. With necessary revisions, these ordinances should be used to resolve the substandard problem.

Housing Goal

- a. To create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of our county populace without regard or prejudice to age, handicap, familial status, race, color, religion, sex or national origin and income

level. The created environment will allow for the uninterrupted use of the lands according to their best uses, without jeopardizing the rights of the current property owners.

Housing Objectives:

- 1) To direct residential subdivisions to those areas that least conflict with agricultural enterprises.
- 2) To develop land use classifications that direct residential subdivisions to areas that place the least stress on county services.
- 3) To determine the need for adequate affordable housing, and its associated infrastructure, within the county in order to manage development and growth in accordance with this plan..
- 4) To continue to update and enforce standards by which the determination is made as to whether to allow placement of a mobile home in the County.
- 5) To monitor and update as necessary the Area of Impact agreements that have been established with the cities as they relate to increased housing's impact on services and other land uses. This plan encourages urban density housing within these areas as directed by state law.
- 6) To maintain appropriate standards of health and safety by enforcing the Uniform Building Code in housing constructed in Owyhee County, and its habitation requirements as to existing substandard housing.
- 7) To Identify known areas of the county which may contain hazardous elements to housing construction, inform the public on these potential hazards and work with home builders on ways these hazards might be mitigated.
- 8) To encourage cluster subdivisions instead of strip residential development along county roads.
- 9) To discourage development in areas of the county that are remote from County services.
- 10) To develop plans and strategies that improve or replace substandard housing.
- 11) To site CAFO'S where they will be least in conflict with existing uses.
- 12) To amend the mobile home ordinance to allow only state certified mobile homes.

F. Natural Resources:

The natural resources of Owyhee County are what have attracted man to this area, kept him here and will sustain him in the future. While the natural resources can be divided into four main categories (animal, vegetation, mineral and water) it is recognized that people are the county's greatest natural resource. The existence and use of natural resources are greatly influenced by the climate and topography.

Owyhee County hosts a large variety of animal life. The native fish, birds (both native and introduced) and mammals have always been a resource for fishermen, hunters, and trappers; both for recreation and commercial purposes. Introduced domestic species, such as cattle and sheep, have easily acclimatized to this area enabling ranching to become the primary economic enterprise of the County.

Because of the wide variety of soil types and climate variations, Owyhee County holds a wide variety of plant life. The native species vary from semi-arid to aquatic plants; evergreens and deciduous trees; annuals and perennials, fruit bearing, seed bearing and tuberous; broad leaves; and grasses. They provide a rich variety of food for both native and domestic animals as well as a very limited resource for the timber industry.

The introduced vegetation for crops has provided the second largest contributor to the economic base of the county. Farmers produce a large variety of crops for both human and animal consumption.

Part of the vegetation is demonstrated by the introduction of noxious weeds. Control of noxious weeds is essential.

The general soils and geology sections describe the various soil types and minerals found in Owyhee County. While farming and mining are the two obvious industries in the county that utilize the minerals found here, there is also a notable amount of quarry work done to provide the materials used in building and maintaining the public and private road system in the County. In addition, there is some geothermal activity in Owyhee County.

In its early history mining was the county's main industry. Large scale mining has sporadically continued to the present time. However, Kinross-Delamar has placed the Delamar mine into merely a "maintenance" status, thus clouding the future of any large-scale mining operation in the county. Though the county still has reserves of ore, it is impossible to predict when and if this will be mined. Obviously, it would be unwise to base predictions on the future of the economy in Owyhee County on mining.

The following natural resource concepts have been considered:

- 1. Water** is probably the most valuable resource of Owyhee County. It is the essential element to maintain all plant and animal life. All of the industries of the County

rely on the continued use of water and depend on legally recognized rights to collect, distribute and use the water as it passes through the County. Any loss of rights to utilize water would cause immediate negative consequences to the County both economically and socially.

Groundwater is the primary source of water for human consumption and in recent years has been increasingly developed for irrigation purposes. Depletion and degradation of the aquifer is a very real danger to the county and should be monitored closely. The Snake River Basin Adjudication is on-going and is expected to continue for the next 15 to 20 years.

The primary source of surface water is snowpack melt and spring seepage in the mountains. Seasonal rains also contribute to the surface water source. Diverted live surface water was the first source of irrigation for the pioneer farmers of the County. It is still a major supply source of irrigation water. Increasing conflicts between the irrigation supply system and development must be carefully monitored. Development standards minimizing these conflicts must be established in order to preserve the county's agriculture industry.

Reservoir water was later developed for agricultural purposes to provide irrigation water to an expanding farm community. It is also used to supplement live surface water in some areas. It has proven to be a reliable source of water for irrigation as it "holds" water until needed. Though these reservoirs have contributed to the recreational activities of the County their primary purpose is to support agriculture. Boating and fishing are popular pastimes that are available as a secondary benefit.

2. Geology. Owyhee County can generally be described in three geologic regions:

- 1) Owyhee Mountains are composed of a mixture of Columbia River basalt and quartz monozonite from the Idaho batholith formed during the Miocene and Pliocene eras (13-25 million years ago).
- 2) Owyhee Range, Squaw Meadows and areas to the southeast are generally seismic volcanic rocks and relatively recent flows associated with the Snake River basalt from the Miocene era.
- 3) Snake River and related lowlands are associated with the Payette Formation and related strata. These are moderate to poorly consolidated sand, silt and gravel of lacustrine and fluvial origin which include alluvial fan deposits.

3. Topography. The topography generally slopes from the southwest to the Snake River in the northeast. The greatest elevations occur in the Owyhee Mountains with Hayden Peak at 8,401 feet being the highest point. The lowest elevations are found along the Snake with Homedale at 2,210 feet and Marsing 2,230 feet. The geographic

center of Owyhee County averages about 5,000 feet with Grasmere and Triangle at 5,126 feet and 5,280 feet, respectively.

4. Soils. The Owyhee soils tend to be calcareous and alkaline, well drained and have salt and water problems in the lower valleys. However, some areas adjacent to the Snake River are very sandy with a high level of permeability and without layers of clay or other substrata which would protect the aquifer from agricultural or animal nutrients.

The Snake River soils are generally silty and clayey with somewhat restricted subsoil and substrata permeability formed in stratified sediments on terraces, basins and hilly uplands.

The Owyhee Mountains, Owyhee Range and highland area of the County have soils which are generally silty, formed in materials mired with rocky residuum-colluvium from basic rock types on plateaus, canyons and mountains.

5. Climate. Nearly the entire county can be classified as arid to semi-arid. Only areas above 6,000 feet in elevation receive enough yearly precipitation to exclude that classification. Annual precipitation ranges from 6.44 inches at Bruneau to 11.44 inches at Three Creek and nearly 30 inches at Afterthought Mine. Annual snowfall totals range from 10 inches in areas along the Snake River to over 150 inches in the Owyhee Mountains.

Great ranges of temperature can be expected from year to year. Extreme highs and lows include Grand View, 115 degrees to minus 34 degrees; and Three Creek, 103 degrees to minus 37 degrees. Average temperature for the months of January and July also reflect wide ranges between the seasons as evidenced by the following table:

Jan. Avg. Station El.	Avg. Annual				Precipitation			
	July Avg. Max. Mm.	Extreme Max. Mm.		Hic4 Low		(inches)		
Bruneau	2,530	45	21	92	55	110	-16	6.44
Grand View	2,400	40	19	96	56	115	-34	7.26
Grasmere	5,126	36	16	89	52	103	-30	6.71
ThreeCreek	5,410	29	11	87	42	103	-37	11.44

Severe winds rarely occur and meteorological hazards are usually limited to variabilities in precipitation which either result in drought or flooding.

6. Hydrologic Systems and Irrigation. There are three basic hydrologic basins within the County which all drain into the Snake River:

1) The Bruneau River system covers the eastern half of the County and includes many tributary streams which are primarily near their headwaters and intermittent in the lower valleys.

2) The Owyhee River drainage extends along the south side of the Owyhee Mountains, the Owyhee Range and generally over the entire southwestern plateau portion of the county. This water passes in and out of eastern Oregon before becoming part of the Snake River north of Owyhee County.

3) Irrigation from these water sources is most prevalent along the lower Bruneau and Snake River drainages. The Homedale area receives irrigation waters from Owyhee Dam in Oregon.

The largest reservoir in Owyhee County, C. J. Strike, has a total capacity of 250,000 acre-feet. It is also the County's major flood control structure. Flooding has never been a serious problem in Owyhee County, but as development occurs along flood plains the potential for flood damage will increase. A flood hazard area has been mapped along the Snake River by the Federal Insurance Administration of HUD for the Federal Flood Insurance Program.

The maintenance and protection of the irrigation water supply and the delivery systems is one of the highest priorities for the County.

7. Vegetation. The natural vegetation of Owyhee County is limited by low annual precipitation and high evaporation during the growing season. Elevations below 3,000 feet are generally covered with bunch grass and sparse amounts of sage and associated small brush. Some local areas have no vegetative cover at all and have been smothered by sand dunes which constantly shift with the wind. Areas between 3,000 feet and 5,500 feet are usually covered with sagebrush and some chaparral on slopes facing north where less exposure allows more abundant growth of flora. Mountain peaks with elevations from 6,000 feet to 8,000 feet receive enough precipitation to support sagebrush, chaparral, fir, juniper and some pine. Forests are especially thin along protected ridges adjacent to mining areas where massive cutting took place during the boom era.

Forest areas are generally confined to the Owyhee Mountains and Range in the westernmost portion of the County.

8. Scenic and Natural Areas. Owyhee County is rich in natural scenic areas. Some of the more outstanding include the Bruneau River Canyon, Owyhee Mountains, Birds of Prey Area and the Bruneau Sand Dunes State Park which is a multi-use recreational facility.

9. Ground Water Resources (Aquifer). The County varies greatly in the availability and quality of groundwater. Some areas near the Snake River have an abundant supply while a few miles away even 3 gallons per minute for domestic use may be impossible to find. Dissolved minerals and gases often render the supply unusable without treatment. Development (residential, commercial, or industrial) will be limited in some areas because of the lack of potable well water. Recently one high density residential development in the County has experienced severe problems with water

quality and quantity.. The availability of a suitable supply of domestic water must be proved before developments are approved. The availability of domestic water should be a factor in determining the appropriate zone on the zoning map.

A continuing concern will be the possible introduction of nitrates into the aquifer. Other agencies are monitoring and addressing this problem. The County will also monitor and be involved in the process.

Natural Resources Goals

- a. To protect and preserve the natural resources of the County by managing development and the use of those natural resources as necessary components of agricultural, commercial and recreational activities.
- b. Avoid unsuitable remote rural development by maintaining open space and access to natural resources through coordination of this Plan with the Owyhee County Land Use and Management Plan for Federal and State Land.

Natural Resources Objectives:

- 1) Promote and encourage good stewardship of the natural resources.
- 2) Promote and encourage cooperation of various entities desiring to use the natural resources in different ways.
- 3) Protect the historical and customary rights of use, development and enhancement of natural resources. As much as possible, do not take existing natural resources use from one user for the use of another.
- 4) Develop standards to minimize conflicts between development and irrigation systems.
- 5) Identify and address issues that threaten the water resources of the County, developing ways to mitigate these. Consider the impact of land use decisions upon the quality of water in Owyhee County.
- 6) Any state or federal government actions shall follow the requirements of law and regulation regarding notification, coordination and consistency with county policies and plans. Agencies shall contact and coordinate with the County in these areas.
- 7) Carefully weigh the effect on natural resources from pollution or detrimental impacts before approving development or changes of historic use.
- 8) Explore alternative uses for natural resources that “add value” to their use.
- 9) Use all current available information when making decisions that could potentially affect a renewable resource within the County.

10) Continue the policy of multiple use of public lands.

11) Discourage development in areas that do not have an adequate or suitable groundwater supply.

12) Continue to control noxious weeds.

G. Community Design:

Community design is established by the combined physical elements which contribute to the overall visual character of a place. The natural landscape, the form and arrangement of structures on the landscape, and the aesthetic continuity of neighboring parcels of land are the most common design considerations. Governments can influence community design by three basic means: direct government ownership and/or design, private development incentives, and land use regulations. Because the Owyhee County planning area is dominated by vast expanses of largely undeveloped land, zoning and development review regulations can best be used to control community design.

The landscape of unincorporated Owyhee County is dominated by vast expanses of open rangeland, large-lot agricultural and residential land, and undeveloped state and federal lands. While most of these lands are not immediately appealing as areas of potential development, there are potential disruptions to existing conditions in certain rural areas. Increased subdivision or other residential development beyond the areas of city impact may consume substantial amounts of rural land. In addition to increased residential development, industrial or confined animal operations might detract from the more traditional pastoral agricultural character of the County.

The predominant trend in county community design will likely hinge upon the consumption of rural agricultural and open space land for urban uses. Some extent of commercial and higher density residential development will inevitably occur in the unincorporated county. Even more development will occur in the areas of city impact, and this trend will also influence the general rural character of the county. The end result is that potential aesthetic inconsistencies between new and existing land uses may begin to develop.

Community Design Goals:

- a. Restrictions on rural commercial and industrial development.
 - b. Preservation of cultural resources.
 - c. Preservation of open rangeland.
 - d. Preservation of recreation lands.
 - e. Coordination of land management objectives with federal agencies.
 - g. Encouragement of compatible residential subdivision design.
- Limitation of residential development in agricultural areas when these uses would be in conflict.
- h. Preservation of open spaces.

Encouragement of compatible new development.

Community Design Objectives:

- 1) Adopt a zoning ordinance and map in accordance with this plan.
- 2) Adopt a Planned Unit Development (PUD) ordinance.
- 3) Establish appropriate, compatible agricultural zones consistent with the Comprehensive Plan.
- 4) Identify appropriate locations and standards for transition zones.
- 5) Establish setback rules to preserve open space and transportation corridors.
- 6) Provide standards for commercial/industrial development.
- 7) Design zones in which animal containment operations are prohibited.
- 8) Require consideration of utility corridors and physical limitations to development.
- 9) Limit land splits in agricultural zones.
- 10) Amend subdivision ordinance to specify design standards.
- 11) Provide incentives for rural design amenities.
- 12) Require Planned Unit Developments to set aside acreage for open space.
- 13) Encourage cluster subdivisions or planned unit developments, instead of strip residential development on county roads.
- 14) Review subdivision ordinance to ensure small lot subdivisions are appropriately designed for future public services.
- 16) Limit residential development in agricultural zones to lot sizes to be specified in the zoning ordinance.
- 17) CAFO's should be located where they will be least in conflict with other uses.
- 18) Access to major County roads should be limited and be designed to not negatively affect traffic flow or safety of the major road.
- 19) Density (lot sizes) of residential developments will be specified in the Zoning and Subdivision Ordinances.

H. Economic Development:

Owyhee County's economy depends mainly on agriculture and grazing. Low commodity and cattle prices coupled with increased costs of production have placed a strain on the economic conditions of the producers and of the county. When these conditions will improve is entirely speculative. The announced closure of the Kinross Delamar Mine will effect employment and tax revenues. Environmental regulations, particularly water quality regulations, may have a severe impact on irrigated agriculture and dairy operations. More CAFO's may seek to locate in Owyhee County but there may be problems associated with sufficient quality and quantity of water, waste disposal and conflict with residential uses.

There will be continued interest in rural residential development as people who work in Ada and Canyon Counties seek a rural lifestyle. Property values on land suitable for residential development will probably gradually increase. Low commodity prices and recent increases in property taxes will place additional pressure on farmers to consider subdividing their farms.

The new Middle School at Homedale may also tend to draw more people to the area from Canyon County. Retail opportunities may increase in Homedale and Marsing. Homedale will have a new retail building products store associated with the lumber products mill.

Economic Forecast Idaho Power:

	1990	1995	2000	2005	2010	2015	2020
Employment: (Number of Jobs)							
Manufacturing	61	118	102	107	113	117	126
Mining	172	141	154	154	153	151	150
Construction	26	148	158	154	167	183	202
Trans. Comm.&Util	121	104	116	119	121	123	125
Wholesale & Retail	245	324	372	414	459	495	530
Fin.,Ins., & Real Est.	40	54	56	58	62	66	70
Services	235	262	327	382	432	483	539
Government	536	633	706	771	835	899	973

Economic Development Goals:

- a) Encourage and protect the agricultural base, both farming and grazing so that it remains an important part of the economic base of the County.
- b) Promote a balanced multiple use of public lands so that they remain open to the uses that are historic and customary. (Recreation and grazing)
- c) Protect and improve the infrastructure so that agriculture, grazing and industry will generate the income necessary for the people and the County.
- d) Create conditions that will aid in the recruitment of new, non-polluting light industries to the County.

e) Cooperate with the cities and Chambers of Commerce to expand existing retail business or recruit new retail business into appropriate areas of the County.

f) County Commissioners pursue economic development.

I. Public Services and Facilities:

Owyhee County is a large and sparsely populated county. Much of the County is remote with few improved roads, no utilities or services. Most of the services and facilities that do exist are in or near the populated areas.

There are no hospitals in the County. The closest hospital facilities are in Caldwell, Nampa, Boise and Mountain Home. Ambulance service is provided in Homedale, Marsing and Grand View. Bruneau, Melba, Jordan Valley and Oreana have Quick Response Units. Life Flight is available from Boise. Few medical care facilities exist, however, limited care clinics are located in Homedale, Marsing and Grand View. There is one dentist located in Homedale.

Marsing, Homedale and Grand View have Senior Citizen Centers and Homedale has one nursing home.

Water supply for all of the communities in Owyhee County is from groundwater sources. Homedale, Marsing, Murphy, Grand View, Bruneau, and Silver City have central water systems although not all of them serve their entire community.

Homedale, Marsing, Bruneau and Grand View have central sewer systems with the rest being served by septic systems. Solid waste disposal is available in most of the communities.

Homedale, Marsing, Murphy-Reynolds-Wilson, and Grand View have fire departments. Homedale has its own police department with the remainder of the communities being served by the County Sheriffs Department.

Homedale, Grand View, Marsing and Bruneau have public libraries.

There are four public airports in the County: Homedale Municipal, Murphy, Grasmere and Murphy Hot Springs. Several private and emergency strips are also located in the County.

The more populated parts of the County are served by Idaho Power and telephone service the majority of the County is not. Cellular service is available in limited areas

Homedale Highway District serves the Homedale area, Gem Highway District serves the Marsing area, Three Creek-Good Roads District serves the southeastern part of the

County. The Pleasant Valley area, Murphy area, Grand View area and Bruneau area are served by the Owyhee County Road and Bridge.

The Gem Irrigation District of the South Board of Control serves the Homedale-Marsing area. Other irrigation entities are: Opalene Irrigation District, Bruneau Buckeroo Co-op Ditch Company, Hot Springs Co-op Ditch Company, Southside Bruneau Canal Company Limited, Grand View Canal Company, and the Upper Grand View Canal, Grand View Mutual Irrigation Company. Reynolds Irrigation Company, Little Valley Mutual. The remainder of the irrigation in the County is by individual or private entities.

Public Services and Facilities Goals:

- a. To maintain, protect and enhance public services and facilities.
- b. To require that an applicant for a land use change assess the impact that such change would have upon the public services and facilities and present such information to the planning Commission with the application. Mitigation for such impact may be required.

J. Hazardous Areas:

The County Building Officer and the staff of the Planning and Zoning Commission will maintain a map delineating the areas of the County known to be hazardous and on which development might need to be restricted. Currently existing hazardous waste sites will be identified on the County zoning map.

K. Transportation:

The major transportation system in Owyhee County is the highway and road system. State Highway 19 traverses the northern portion of the County from the Oregon State line through Homedale and into Canyon County. U.S. Highway 95 links the County from Homedale south to the Oregon State line near Jordan Valley. State Highway 55 runs from two miles west of Marsing and through Marsing to the Canyon County line. State Highway 78 runs from Marsing to the Junction of Highways 78 and 51 located approximately two miles west of Bruneau then Highway 78 turns south to the Nevada State Line. Highway 51 travels through Bruneau, and on to the Elmore County line.

Many miles of improved and semi-improved County road access some of the remainder of the County. The rest is accessible by horseback or on foot.

Rail service to Homedale and Marsing was discontinued in 1998. The rails and ties were dug up and hauled off and the right-of-way sold to adjacent property owners.

Transportation Goals:

- a. To maintain, protect and enhance the transportation system.
- b. To require that an applicant for a land use change assess—the impact that such change would have upon the transportation system and present such information to the Planning Commission with the application. Mitigation for such impact may be required.

L. School Facilities:

1. Homedale School District: This is the largest district in the county, serving 48% of the school aged children.

From 1990-1999, the Homedale school district saw a 20% increase in enrollment.

1990-91	987
1991-92	1049
1992-93	1055
1993-94	1157
1994-95	1113
1995-96	1145
1996-97	1153
1997-98	1144
1998-99	1184

The school buildings are in good condition. The District has embarked upon a regular maintenance schedule in an attempt to keep the facilities in good operating condition. All buildings are ADA accessible except for the second floor of the high school and are safe for continued use. Current expansion includes construction of a middle school in which grades 5-8 will attend beginning the fall of the 1999-2000 school year. An industrial technology building is in the planning stage and a master plan for future facility needs will soon be formulated.

The students of the Homedale School District are served by a district owned bus system using thirteen regular school buses covering 415 miles a day. The majority of these miles are on county roads in Owyhee and Canyon Counties. The Owyhee County Road Department and the Homedale Highway District work closely with the district to maintain safe bus routes under all conditions. As homes are built throughout the county, the school board is faced with the issue of providing transportation for more and more children. U.S. Highway 55 runs throughout the county, the U.S. Highway 95 and State Highway 19 run through Homedale. The school district and the Idaho Transportation Department have attempted to provide the safest possible environment around the schools.

The Homedale School District consists of three school sites, one district office, and a bus garage site. The District owns six buildings. They are all within the city limits of Homedale with the exception of the Middle School. Almost 60% of the students

attending Homedale school reside outside the city limits. The 1998-99 General Fund budget was \$5,600,000 and the district indebtedness is \$4,860,000. The Homedale School District owns 79 cultivated acres on the west side of Homedale. The land is being reserved for future school expansion.

Adult education/training is offered from time to time over the distance learning network and through the migrant education program.

The enrollment of the Homedale School District and plans for expansion are dependent upon the economy. The district is watching the employment patterns in the Boise Metropolitan Area and other businesses for future growth.

2. Bruneau-Grand View Jt. School District No. 365. By square miles of area, this is the largest district in the county, serving 512 school aged children.

From 1990 to 1998, the Bruneau-Grand View District observed very stable enrollment numbers:

1990-91	504
1991-92	510
1992-93	533
1993-94	552
1994-95	529
1995-96	554
1996-97	553
1997-98	510
1998-99	512

The school buildings are in good condition. The District has embarked upon a regular maintenance schedule in an attempt to keep the facilities in good operating condition. All buildings are ADA accessible and are safe for continued use. Currently the District is attempting to maintain all buildings to the best of their ability. The pressing concern is to make sure all facilities are safe and secure.

A District owned bus system which uses eight (8) regular route buses, serves the students of the Bruneau-Grand View District. These routes cover 480 miles per day one way. The majority of these miles are on county roads. The Owyhee County Road Department and Owyhee County Highway District work closely with the district to maintain safe bus routes under all conditions. As homes are build throughout the county, the school board is faced with the issue of providing transportation for more and more children. U.S. Highway 55 runs through Grand View and Bruneau. The school district and the Idaho Transportation Department have attempted to provide the safest possible environment around the schools.

The Bruneau-Grand View Jt. School District consists of three (3) school sites and one district office. The District owns eighteen (18) buildings. These buildings are located

within the city limits of Grand View and Bruneau as well as within the County of Owyhee.

Almost eighty (80) percent of the students attending Bruneau-Grand View Schools reside outside the city limits. The 1998-99 General Fund budget was \$3,190,238 and the district indebtedness is \$1,940,000. The Bruneau-Grand View District does not own any cultivated acres.

Adult education/training is offered in Wood working and computer education. Additional offerings are on a request basis.

The enrollment of the District and plans for expansion are dependent upon the economy.

3. Marsing School District: This is the second largest district in the county, serving 37% of the school aged children.

From 1990-1998, the Marsing School District saw a 10-12 % increase in enrollment.

1990	670
1991-92	673
1992-93	673
1993-94	685
1994-95	703
1995-96	686
1996-97	698
1997-98	717

The school buildings are in good condition. The District has embarked upon a regular maintenance schedule in an attempt to keep the facilities in operating condition. All buildings are ADA accessible and are safe for continued use. Current expansion includes:

Nine (9) elementary classrooms, modernization of existing elementary school, addition of multi-purpose room, Va-Ag shop.

The students of the Marsing School District are served by a district owned bus system which uses 8 regular route buses covering 650 miles a day. The majority of these miles are on country roads. The Owyhee County Road Department and the State Highway District work closely with the district to maintain safe bus routes under all conditions. As homes are built throughout the Country, the school board is faced with the issue of providing transportation for more and more children. U.S. Highway 78 runs through Marsing. The school district and the Idaho transportation Department have attempted to provide the safest possible environment around the schools.

The Marsing School District consists of 3 school sites, one district office, and a bus garage site. The District owns 6 buildings all of which are within city limits of Marsing.

Almost 78% of the students attending Marsing schools reside outside the city limits. The 1998-99 General Fund budget was \$3,486,081 and the district indebtedness is \$4.2 million. The Marsing School District owns thirty-three (33) cultivated acres located on highway 78 and Highway 55.

Adult education/training is offered through community education classes and Parent Project classes.

Then enrollment of the Marsing School District and plans for expansion are dependent upon the economy. The District is watching the employment patterns of the Boise Metropolitan Area and other businesses for future growth.

School Facilities Goals

Administer land use planning process in a manner which can assist the school districts in maintaining, protecting and enhancing school facilities and transportation system. To require that an applicant for a land use change assess the impact that such change would have upon the school facilities and transportation systems and present such information to the Planning Commission with the application. Mitigation for such impact may be required.

III. Conclusion

This Comprehensive Plan is being prepared in accordance with the Local Planning Act of 1975. The purpose of the act is to promote the health, safety and general welfare of the people of the State of Idaho. This Plan is designed to promote those values. The Plan, and the process of implementation of the Plan has the purpose to: Protect property rights and enhance property values; ensure adequate public facilities and services at a reasonable cost; protect and enhance the economy of the county; ensure protection of important environmental features, protect prime agricultural lands and mineral resources, encourage urban development within and near cities; ensure development consistent with the land's physical character, protect fish, wildlife and recreational resources' and to avoid water and air pollution.

The goals and objectives stated in the Plan document, and which have lead to development of the zoning map, will be implemented in the following manner or other suitable methods:

1. The zoning ordinance which shall be modified after completion of the Plan in order to implement the Plan.
2. The Subdivision Ordinance will be modified to implement and supplement the Plan in order to carry out the County's policies with regard to development of subdivisions.
3. An ordinance related to confined animal feeding operations and/or livestock operations should be enacted, or made a part of the zoning ordinance.

4. Either the zoning ordinance, or a special ordinance should address the concept of Planned Unit Developments.
5. The Mobile Home Ordinance should be updated.
6. The Comprehensive Plan will be considered and reviewed by the Planning and Zoning Commission on at least a bi-annual basis.