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# OWYHEE COUNTY COMPREHENSIVE PLAN

**Adopted by Resolution 02-04**

**February 11, 2002**

**Amended \_\_\_\_\_ 2010**

44 **I. INTRODUCTION**

45  
46 **Owyhee County History**

47  
48 In the early nineteenth century, Owyhee County was inhabited by the Shoshone,  
49 Bannock, and Northern Paiute Indians. In 1818, members of the John MacKenzie  
50 expedition reached the Boise Valley accompanied by natives of the Sandwich Islands  
51 known as “Owyhee’s.” A few of these natives explored southwestern Idaho that winter  
52 and disappeared, and the name “Owyhee” originates from references to these early  
53 visitors.

54  
55 Miners ventured into Owyhee country in 1863 discovering “Orofino”--- gold and silver.  
56 The Cities of DeLamar, Ruby City, Wagon Town, and Silver City were population  
57 centers produced by this boom era that lasted until 1912. During that time, several million  
58 dollars in minerals were taken from the Owyhee Mountains. During the mining boom,  
59 range cattle from Texas and California were trailed to the area because of the high  
60 demand for meat to feed the miners. Ranching and livestock grazing became a permanent  
61 staple of the Owyhee County economy as ranchers settled in the area, laying claim to  
62 private lands and the waters which provided the source for stock water.

63  
64 The original county seat was established in Ruby City and later moved to Silver City.  
65 Because of the remote location and difficult winter travel to Silver City, the county seat  
66 was re-established in Murphy in 1934. By oversight, the Idaho legislature did not  
67 officially designate Murphy as the county seat until 1999, but in fact, the county  
68 courthouse existed there for 65 years prior to the designation.

69  
70 The 1934 move symbolized the transition from mining centered in the Silver City area, to  
71 agriculture, which today forms the central base of the area’s economy. Irrigation has been  
72 developed all along the Snake River turning desert into lush farmland and contributing to  
73 economic growth over the years.

74  
75  
76 **Location**

77  
78 Owyhee County, the second largest in Idaho, occupies the entire southwestern portion of  
79 Idaho covering a 4,888,960 acre area. Some of the most rugged and arid land lies within  
80 Owyhee County which is bordered by the Snake River on the north, the State of Oregon  
81 on the west, the State of Nevada on the south and the County of Twin Falls on the east.  
82 Populations have been mostly confined to the lowlands along the Snake River. The  
83 principal communities include Homedale, Marsing, Murphy, Grand View, and Bruneau.  
84 Other centers important to the outlying population of the County include Three Creek,  
85 Murphy Hot Springs, Riddle, Grasmere, Indian Cove, Hot Springs, Triangle,  
86 Wickahoney, Fairy Lawn, Oreana, Wilson, Givens Springs, Silver City, DeLamar, South  
87 Mountain, Pleasant Valley and the Duck Valley Indian Reservation.

89 **Comprehensive Planning**

90  
91 It is the intent of the people of Owyhee County to preserve and protect the historic  
92 customs, traditions, and way of life unique to Owyhee County in so far as this is  
93 consistent with a reasonable and orderly rate of growth and development and with the  
94 protection of private property rights.

95  
96 It is also the intent of the people of Owyhee County to use this plan as a guide and  
97 framework which will provide for reasonable and sound land development, a safe and  
98 healthy living environment, and a successful economic climate while at the same time  
99 conserving the best of the historic ranching and farming tradition and way of life.

100  
101 This plan sets forth the goals and objectives determined by the people of Owyhee County  
102 to guide their communities in future growth and development decisions. Therefore, this  
103 plan will be used as a “working” document to guide land use and development. Decisions  
104 of the Planning and Zoning Commission and the Board of County Commissioners  
105 regarding land use must be consistent with this Plan and the ordinances which are enacted  
106 to implement the Plan. It is self-evident that changes will occur in the Communities.  
107 Therefore, subject to constraints contained in state law, this Plan is subject to amendment  
108 to address changing status and needs regarding land use within the county. It must be a  
109 truly public document, requiring full public participation in it’s continued use and future  
110 changes. Within the time frames established by state law, on a regular basis the Planning  
111 and Zoning Commission and the Board of County Commissioners will review the plan  
112 and update it as necessary to meet the changing needs of the County.

113  
114 The Board of County Commissioners have decided that zoning should be implemented  
115 and administered through a Planning and Zoning Commission, composed of members  
116 appointed by the Board pursuant to membership requirements stated in state law. The  
117 Planning and Zoning Commission is appointed to hear and decide all requests for  
118 conditional use permits, with their decisions final unless appealed to the Board of County  
119 Commissioners. The Planning and Zoning Commission is also charged with  
120 recommending amendments to this Plan and to zoning ordinances to the Board of County  
121 Commissioners where the final decisions on such matters are made.

122  
123 Amendments to the plan will follow the directions set forth in Idaho Code, but for the  
124 convenience of persons using this Plan, those directions are stated as follows:

- 125  
126 1) The plan may only be amended once every six months.  
127  
128 2) Upon any request to amend or repeal the plan, the Planning and Zoning  
129 Commission shall hold a public hearing giving at least 15 days public notice in the  
130 newspaper designated by the Board of County Commissioners for publication of legal  
131 notices, with notices provided also by posting at various locations throughout the county  
132 and in notices to newspapers and radio stations and mailed notices to all taxing districts  
133 within the County;

135 3) After the public hearing, the Planning and Zoning Commission will make its  
136 recommendation to the Board of County Commissioners who will conduct a public  
137 hearing, following the same conditions stated in paragraph 2. After such public hearing,  
138 the Board will make its decision as to amendments to the Plan.

139  
140 4) No amendment to the Plan is effective until it is adopted by the Board and  
141 implemented, where necessary, by amendments to the zoning ordinances.

142  
143  
144 **OWYHEE COUNTY LAND USE AND MANAGEMENT PLAN FOR FEDERAL**  
145 **AND STATE MANAGED LANDS**

146  
147 In the early 1990s, the Board of County Commissioners established a land use planning  
148 committee to serve as its advisors on matters relating to management by federal and state  
149 agencies of the federal and state lands which make up a great majority of all lands in the  
150 County. An interim plan was developed by that committee and then approved by the  
151 Board. Subsequently, the Board changed the name of the committee to the Natural  
152 Resources Committee and established its existence and duties by ordinance. In 2009 the  
153 latest version of the Owyhee County Land Use and Management Plan (Natural Resources  
154 Plan) for the federally and State Managed Lands was adopted.

155  
156 This Comprehensive Plan which is directly applicable to planning for the private lands in  
157 the County has been developed for consistency with the Natural Resource Plan for the  
158 federally and State Managed Lands. The nature of the checkerboard location of private  
159 lands, state lands and federal lands makes it imperative that the Planning and Zoning  
160 Commission always keep in mind the impact management actions on the federal lands  
161 and state lands will have on private land, and that the Commission insist on compliance  
162 with this Plan by federal and state land management agencies where the law allows it to  
163 insist on such compliance. The Plans must be implemented in coordinated fashion, and  
164 should complement each other in planning for the future of Owyhee County.

165  
166 The Planning and Zoning Commission will coordinate its activities with the Owyhee  
167 County Natural Resources Committee to ensure proper planning for the entire County  
168 and the protection of private property rights which are critical to the custom, culture, and  
169 economic stability of Owyhee County.

170  
171  
172 **II. PLANNING COMPONENTS**

173  
174  
175 **A. PRIVATE PROPERTY RIGHTS**

176  
177 Private property means all property protected by the Fifth Amendment and the Fourteenth  
178 Amendment of the Constitution of the United States and Section 13, Article I of the  
179 Constitution of the State of Idaho.

181 Private property rights include but are not limited to:

182

183 1) The right to own property.

184 2) The right to use property as one wishes for one's own benefit as long as it does not  
185 harm others.

186 3) The right to exclude others from the property.

187 4) The right to sell or dispose of property.

188 5) The right to hold and enjoy property without excessive or unreasonable property taxes  
189 or arbitrary and unreasonable government restrictions.

190

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

195

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

204

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

218

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

223

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

227 property rights.

228

229 The purpose of the Planning and Zoning Commission is to assure that all regulatory land  
230 use activities are properly administered in accordance with federal and state law to  
231 include the Idaho Local Land Use Planning Act of 1975 as amended, the Attorney  
232 General's Regulatory Takings Act guidelines, and Owyhee County planning and zoning  
233 ordinances. Owyhee County wishes to assure that land use policies, ordinances,  
234 restrictions, conditions and fees do not violate private property rights, adversely impact  
235 private property values or create unnecessary technical limitations upon the use of the  
236 property which could create an unconstitutional taking of private property rights. In order  
237 to evaluate each related action, the county will ask the following questions, which have  
238 been included in a checklist for state agencies by the Idaho Attorney General. If any  
239 question is answered in the affirmative, the action will need to be reexamined:

240

241 1) Does the regulation or action result in the permanent or temporary physical occupation  
242 of all or a portion of private property?

243

244 2) Does the regulation or action require a property owner to dedicate a portion of  
245 property or grant an easement without full compensation?

246

247 3) Does the regulation deprive the owner of all economically viable uses of all or any part  
248 of the property?

249

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

251

252 5) Does the regulation deny a fundamental attribute of ownership?

253 Does it deny the right to possess, exclude others or dispose of all or a portion of the  
254 property?

255

256 6) Does the regulation or action serve the same purpose that would be served by directly  
257 prohibiting the use or action, and does the condition imposed substantially advance that  
258 purpose?

259

260

261 **Private Property Goal:**

262

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

265

266

267 **Private Property Objectives:**

268

269 1) To review all land use decisions, policies, procedures and ordinances keeping the  
270 county policy as stated above in mind. To encourage the fullest use of the land in  
271 Owyhee County, as long as such use is compatible with existing surrounding uses and  
272 with any siting requirements established by national, state or local law.

273

274 2) To recognize the value of all land uses and protect the right to those uses, in  
275 recognition of health, safety and welfare standards and in compliance with the  
276 Comprehensive Plan.

277

278 3) To recognize that surrounding property owners also have the right for protection of  
279 their property rights and values.

280

281 4) To protect existing agricultural uses and rights, as allowed under State law.

282

283 5) To provide for protection of the effective operation of canals and irrigation systems  
284 from detrimental impacts of growth, and to provide for protection of existing water  
285 rights.

286

287 6) To ensure that application fees for development are based on actual costs to process  
288 that application and are not of such a level as to prohibit development.

289

290 7) To ensure that standards on development are equitable and applied equally.

291

292 8) To follow state law in the treatment of heirs to an estate as to the protection of their  
293 property rights.

294

295 9) To ensure protection of legally existing uses and facilities through ordinances  
296 addressing nonconforming status.

297

298

299 **B. LAND USE:**

300

301

**General Considerations**

302

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

310

311 State and Federal regulatory agencies have authority and jurisdiction over many aspects  
312 of development as it relates to various environmental aspects. Comments and information  
313 should be solicited from these agencies when a proposed project will be subject to state  
314 or federal regulations.

315

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

317

318 Irrigated agriculture is the second largest land use in the County. Most of this is located

319 adjacent to the Snake River and its tributaries. The agricultural land varies greatly in  
320 productivity from prime to marginal.

321  
322 Scattered residential parcels are found in some parts of the agricultural areas. A number  
323 of small lot residential subdivisions are located in marginal agricultural lands.

324  
325 There are some Confined Animal Feeding Operations (CAFO's), industrial uses and  
326 commercial uses located within the county. The Board of Commissioners, by resolution,  
327 has established a checklist for consideration of proposed siting of CAFOs. The Idaho  
328 legislature has now enacted a law requiring that milk permits for dairies are conditioned  
329 upon county certification that any new or expanding dairy farm is in compliance with  
330 county livestock ordinances and evidence that the operator has a valid water right to  
331 supply adequate water for the new or expanding use.

332  
333 The Idaho legislature has also enacted a law which authorizes the county to require an  
334 applicant for siting of a CAFO to submit an odor management plan as part of an  
335 application for siting, and to request the department of agriculture to form a CAFO siting  
336 advisory team to provide a suitability determination for a proposed site. These laws  
337 relating to CAFO siting dairy operations are premised upon findings by the legislature  
338 that confined animal feeding operations increase social and environmental impacts in  
339 areas where the facilities are located. Within that legislative finding, within the terms of  
340 the state laws, the resolution passed by the Board of Commissioners and any further  
341 resolutions and/or ordinances regarding CAFO siting, each application will be judged on  
342 its own facts. Because of the legislative findings of impacts, as well as concerns  
343 expressed by the Board of Commissioners in its siting resolution, each CAFO proposal,  
344 as defined in Owyhee County Zoning Ordinance will be subject to a conditional use  
345 permit.

346  
347

### 348 **1. Area of City Impact:**

349

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

355

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

364

365 **2. Zoning Map:**

366  
367 A Zoning map of land uses in Owyhee County has been developed as part of the  
368 Comprehensive Plan. Existing uses may continue as a non-conforming use, subject to  
369 local, state, and federal rules governing such non-conforming uses.

370 Any **proposed** expansion or change of use will be subject to the current zoning at the time  
371 of the **requested** change or expansion. **Uses which are not allowed in that zone may seek**  
372 **a conditional use permit unless the requested use is listed as a prohibited use.**

373  
374 As the Comprehensive Plan is updated, new or modified zones may be created. As part of  
375 this process, consideration of existing commercial and industrial uses and platted  
376 residential subdivisions will be taken into account and zoned according to their use at the  
377 time of the adoption of the zoning map if such use is reasonable and appropriate to that  
378 area and does not constitute a substantial incompatibility to adjacent property. However,  
379 scattered nonagricultural residential use and commercial or industrial use in already  
380 established agricultural zones will continue as a nonconforming use and will not be  
381 rezoned **simply because of the presence of existing houses. Nothing in this plan precludes**  
382 **landowners from seeking a rezone if they wish to go through the process established for**  
383 **rezones.**

384  
385 The official land use map is color coded to indicate the following land uses: agricultural,  
386 commercial, industrial, residential, multi-use, and historical. A legal description of the  
387 boundaries of each new or modified land use zone will be provided and adopted along  
388 with the land use map so that landowners and users can determine with specificity the  
389 zone in which their land lies.

390  
391  
392 **3. Agricultural Land Use:**

393  
394 The preservation of historical and customary agricultural and range use is important to  
395 the citizens of Owyhee County, who base a large portion of their economy on this use.  
396 Maintaining viable tracts of prime agricultural and rangeland is important for the local  
397 economy and way of life.

398  
399 This Plan has been developed with the “freedom to farm” mandated by the Idaho  
400 legislature in mind. The legislature has mandated that no owner may be deprived of full  
401 and complete use of agricultural land for production of any agricultural product by land  
402 use restrictions enacted after the commencement of the agricultural use.

403  
404 It is the intent of the Comprehensive Plan to recognize the spirit and the letter of the  
405 Idaho Code with respect to agriculture. It is also the intent of the Comprehensive Plan to  
406 recognize that residential use by the farm or ranch owner and his family or his agents and  
407 employees is usual, customary, and concomitant with agricultural use. Furthermore, the  
408 Comprehensive Plan also recognizes that certain other uses such as but not limited to  
409 buildings, areas, or road side stands for the sale of agricultural products produced on the  
410 farm or ranch; buildings or areas for the storage or processing of agricultural products

411 produced on the farm or ranch; and buildings or areas for the storage, manufacture or  
412 repair of machinery or vehicles used or to be used on the farm or ranch are usual and  
413 customary and concomitant with agricultural use.

414

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

419

420 Agricultural Use is defined in the Zoning Ordinance. The Agricultural land use zone will  
421 include all types of agricultural and range operations, single family homes, including  
422 manufactured homes, and any accessory buildings necessary for operation of the  
423 agricultural use. Related industrial land uses may be allowed after careful consideration  
424 of its impact on surrounding agricultural uses. Commercial use tied to recreation, tourism  
425 or neighborhood needs might be allowed under a conditional use permit after review of  
426 potential impacts on the surrounding areas.

427

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

431

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

439

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

444

445

446

#### 4. Multi-use Land Use:

447

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

455

456 It is desirable to provide multi-use zones in which residential, agricultural and most

457 commercial uses are allowed, subject to the county Zoning Ordinance. Other uses may be  
458 permitted by conditional use permit. These areas are identified as Multi-Use zones.

459  
460 **5. Residential Land Use:**

461  
462 Modified residential zones may be considered where more dense residential development  
463 already exists. The problems of distance, lack of developed roads, fire protection,  
464 emergency services, schools, utilities, and a predictable water source must be ameliorated  
465 by the developer or owner.

466  
467 Residential zones should be located in marginal agricultural lands or in waste or  
468 rangelands that are reasonably accessible or adjacent to State highways or major County  
469 roads and have reasonable access to schools and public services.

470  
471 The residential land use is suitable for residential living and subdivisions. Developments  
472 will be encouraged to incorporate a reasonable measure of rural atmosphere, country life  
473 style, and open space. High density subdivisions should be located in impact areas and/or  
474 where city services are likely to be available. All developments shall meet the health and  
475 safety regulations set forth by South West District Health and the state as to the  
476 installation of water and septic systems on sufficient lot sizes.

477  
478 Other uses found in this section include appropriate agricultural, public, or semi-public  
479 facilities compatible to agricultural and residential use. Other uses may be permitted by  
480 conditional permits. Subdivisions shall be allowed in these zones. Densities greater than  
481 one home per parcel may be allowed only by conditional use permit. The term “parcel” is  
482 defined in the zoning ordinance.

483  
484 When determining lot or parcel densities, Planning and Zoning may consider water  
485 information available, the impact the proposed development may have upon the  
486 transportation system, the local school system, other public or County services, and other  
487 surrounding land uses.

488  
489 No residential parcel will be developed without legal access to a public street or road  
490 (either directly, or by use of a private road meeting standards for ingress and egress and  
491 emergency response). It shall be the responsibility of the property owner whose property  
492 is being developed to meet county standards.

493  
494  
495 **6. Commercial Land Use:**

496  
497 Commercial use in Owyhee County has traditionally been located along the state  
498 highways and County roads and in incorporated areas, serving the consumer needs of  
499 residents, agricultural needs, and travelers in the area. It is the desire of the citizens of  
500 Owyhee County to continue such uses along or within the area of the highway corridors,  
501 but to cluster these endeavors to avoid “strip” commercial development. New commercial  
502 development should be encouraged to locate within the city limits or impact areas, or

503 where appropriate within multi-use zones.

504

505 Planning and Zoning may consider the impact the proposed development will have upon  
506 the aquifer, the County transportation system, the local school system, other public or  
507 County services, and other surrounding land uses.

508

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

514

515

516

### **7. Industrial Land Use:**

517

518 It is the desire of the citizens to allow and encourage industrial development in the  
519 appropriate industrial zones. The Planning and Zoning Commission will encourage new  
520 industrial business to locate in Owyhee County subject to all local, state, and federal  
521 regulations. New Industrial zones and uses should be located within areas of impact  
522 where city services are more likely to be available or in already established industrial  
523 zones.

524

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

532

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

538

539

540

### **8. Historic Land Uses and Areas:**

541

542 One of the prime attractions in the county is the historic town site of Silver City. As  
543 funding allows, other historic areas may be identified and a program started to mark and  
544 provide historic background information. Sites located on private property will not be  
545 marked or shown on maps without the owner's written permission. Silver City will  
546 continue to be preserved in its present form as much as possible and commercial  
547 development which is incompatible with the town's historic character will not be  
548 allowed.

549

550 This plan recognizes mining and ranching as a rich part of Owyhee County History that  
551 are historic land uses. Nothing in this plan is meant to conflict with State or Federal laws.

552 **Historic Land Use and Areas objectives:**

553

554 1) The County should request that the Director of the Owyhee County Historical Society,  
555 in cooperation with the Owyhee County Historic Preservation Committee identify and  
556 document known historic sites in the county.

557

558 2) Encourage the preservation of historic districts, town sites and areas of Owyhee  
559 County.

560

561 3) Discourage commercial or any other development that may have an adverse effect on  
562 historic districts and sites.

563

564

565

**9. Other Land Uses:**

566

567 The county may establish special areas and site categories to address unique  
568 characteristics of the land or environment. This may include identifying public lands,  
569 floodplain areas and areas of critical concern such as historical sites, geographic features,  
570 wildlife areas, and natural resource areas. These are discussed more fully in the Natural  
571 Resource, Hazardous Areas, and Special Sites elements of the plan. Special recreational  
572 and/or residential zones may be created.

573

574 As pointed out in Section B. Land Use, General Considerations, CAFOs present a unique  
575 social, economic, and environmental situation. The siting of CAFOs will be by  
576 conditional use permit. Planning and Zoning will give consideration to the site suitability  
577 determination as compiled by the CAFO site advisory team formed by the Director of the  
578 Department of Agriculture.

579

580

581

**10. Existing Uses:**

582

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

586

587

**Land Use Goals:**

589

590 a. To conserve and encourage the best of the County's historic ranching and farming  
591 tradition and way of life.

592 b. To anticipate and provide for a variety of uses in Owyhee County to meet the needs  
593 of the citizens while recognizing the importance of maintaining and enhancing  
594 agricultural opportunities.

- 595 c. To protect and maintain soil, water, air, wildlife and other natural environmental and
- 596 scenic qualities so that they may be utilized now and in the future.
- 597 d. To protect private property rights of all persons within the county.

598

599 **Land Use Objectives:**

600

601 1) To maintain prime agricultural land as agricultural land in order to protect public

602 investment in water, land and various infrastructures.

603

604 2) To respect the uses already existing within the county.

605

606 3) To encourage high-density residential growth and commercial development to locate

607 within established areas of impact.

608

609 4) To direct industrial development to established industrial zones, or where appropriate,

610 to impact areas.

611

612 5) To identify the best uses of land within the county and develop the Zoning ordinance

613 and map to reflect these uses. Best uses shall be determined by the land's suitability for

614 agricultural pursuits, housing, commercial, or industrial potential. To develop standards

615 for development in each of these identified areas to ensure compatible development.

616

617 6) To update zoning, subdivision, and other ordinances to carry out these policies and

618 others listed within the Comprehensive Plan.

619

620 7) To comply with all state and local health and safety regulations.

621

622 8) To discourage, through the Zoning Ordinance, the mixing of incompatible uses that

623 may be detrimental to surrounding properties or uses.

624

625 9) To provide for balance and due process within the zoning application process.

626

627 10) To work with the health authorities, fire districts, Sheriff's Department and other

628 appropriate agencies in identifying and determining appropriate development standards

629 for areas within Owyhee County.

630

631 11) To conserve and encourage the best of the County's historic ranching and farming

632 tradition and way of life.

633

634 12) To discourage development in areas of the County that are remote from County

635 services and public facilities.

636

637 13) To site CAFO's where they will be least in conflict with existing uses, where there

638 will be an adequate water supply without diminishing existing water rights.

639

640

641 **C. POPULATION CONSIDERATIONS**

642  
643 At the time of this writing, the most up to date statistics according the U.S. Census  
644 Bureau indicate that the population of Owyhee County is estimated to be approximately  
645 10,877. The total population of the county was 6422 in 1970, 8255 in 1980, 8421 in  
646 1990, 10737 in 2000, and 10,835 in 2007. Various sources forecast that the county’s  
647 population will increase at about 1% per year through 2013 projecting an estimated  
648 population of 11,508 in the year 2013.

649  
650 The number of persons per household is predicted to decrease from 2.73 persons per  
651 household in 1998 to 2.55 persons per household in 2020. The projection is that the  
652 number of people per household will decline and, therefore, the number of households  
653 will increase relative to the number of people. In other words, the need for more housing  
654 will increase slightly faster than the population projections will increase.

655

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

662  
663

664 **D. Recreation and Special Areas**

665  
666 Developed recreational areas in Owyhee County are limited, with one of the main ones  
667 being the Bruneau Dunes State Park and the other being Celebration State Park which is  
668 partially in Owyhee County. There are two city parks in Homedale, one in Grandview  
669 and two in Marsing one of which provides picnic, camping and water-oriented recreation.  
670 There are picnic sites on the south shore of the C.J. Strike Reservoir and several scenic  
671 sites, such as Jump Creek Falls and the Bruneau Canyon Overlook. Some private  
672 recreation facilities also exist within the County.

673  
674 Portions of the Bruneau River and Owyhee River are designated as wild and/or scenic.  
675 These areas have scenic qualities which will attract visitors, however, due to their  
676 remoteness, they are not likely to receive pressure for development. Since the county’s  
677 resources for development and maintenance of recreation areas are quite limited, the plan  
678 does not anticipate any major development of new recreation sites or facilities.

679  
680 Recreational use in the county will continue for the most part to be associated with  
681 outdoor uses of the federal lands for hunting, fishing, trail riding, hiking, boating, and  
682 photography. Multiple uses of the federal lands will continue to be encouraged as this  
683 provides the widest and best uses of the lands for both the general public and the grazing  
684 interests which are a major portion of the economy of the county.

685  
686 **Recreation, and Special Area Goals**

- 688 1. Encourage preservation of the recreational, architectural, and cultural history of the  
689 county  
690 2. Create awareness of and encourage appreciation for Owyhee County’s history and  
691 historic resources  
692 3. Encourage new development to incorporate pathways for non-motorized use and  
693 connectivity throughout the community.  
694 4. Improve awareness of all recreation opportunities Owyhee County has to offer.  
695  
696

697 **Recreation and Special Area Objectives:**

- 698  
699 1. Continue to support multiple uses of the public lands for recreation, grazing, timber,  
700 and mining.  
701  
702 2. Control the spread of invasive species, noxious weeds, rodents and pests.  
703  
704 3. Review ordinances to update development design standards to encourage incorporation  
705 of non-motorized path ways.  
706  
707 4. Encourage the County Commissioners to support the development of a community  
708 calendar.  
709  
710

711 **E. Housing:**

712  
713 Owyhee County is at an important crossroad. This plan will have a significant effect on  
714 how housing develops in a county which is primarily agricultural but is now experiencing  
715 an increasing growth rate.  
716

717 Housing in the County was in the past mainly associated with and located on the farms  
718 and ranches, and in Homedale, Marsing, Grand View, and Bruneau. However, beginning  
719 about 1970, some residential development began to occur in rural areas. The absence of  
720 land use and building regulations, and low cost land created conditions in some areas  
721 which are best described as substandard. Some lots and subdivisions were created  
722 without proper access and with only dirt roads. In some instances, trailers and mobile  
723 homes were brought into the county because they were so substandard that they could not  
724 be located elsewhere. Access for emergency services was sometimes limited. Sanitary  
725 facilities were in some instances absent or substandard.  
726

727 The County began to feel pressure from some of the residents of these substandard  
728 developments as they requested that the County construct roads that should have been  
729 provided by the developers. Other county taxpayers resisted the use of County funds to  
730 bring the roads and other facilities up to useable standards. Some of the substandard  
731 developments became unsightly as junk cars, trailer houses, used building materials, used  
732 appliances, and other litter began to accumulate. Adjacent property and homeowners  
733 expressed strong concern with the substandard development and particularly with the

734 accumulation of unsightly trash and junk and unhealthy conditions. They indicated that  
735 their right to use and enjoy their own property was diminished by these conditions.  
736 Others felt that their property values were lowered for the same reason.

737

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

743

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

751

752 There are a number of residential developments on prime agricultural land effectively and  
753 forever removing this land from agricultural production. This negatively affects the  
754 agricultural economy and infrastructure, and the rural character of the County. As can be  
755 readily understood, this mixed pattern of substandard and upscale development in  
756 agricultural areas creates problems that are difficult to resolve.

757

758 There may be a need for both affordable and upscale housing. Acreage lots are in demand  
759 for both affordable and more expensive housing. Meeting these needs while at the same  
760 time improving the economic base and protecting the prime agricultural land will be a  
761 challenge. A uniform building code has been adopted by the County.

762

763

764 **Housing Goal:**

765

766 a. To create an environment for housing and its growth that allows for adequate and  
767 acceptable shelter to all segments of our county populace without prejudice.

768

769

770 **Housing Objectives:**

771

772 1) To direct residential subdivisions to those areas that least conflict with agricultural  
773 enterprises.

774

775 2) To develop land use classifications that direct residential subdivisions to areas that  
776 place the least stress on county and public services.

777

778 3) To determine the need for adequate affordable housing, and its associated  
779 infrastructure, within the county in order to manage development and growth in

780 accordance with this plan.

781

782 4) To monitor and update as necessary the Area of Impact agreements that have been  
783 established with the cities.

784

785 5) To maintain appropriate standards of health and safety by enforcing the Uniform  
786 Building Code in housing constructed in Owyhee County.

787

788 6) To Identify known areas of the county which may contain hazardous elements to  
789 housing construction, inform the public on these potential hazards and work with home  
790 builders on ways these hazards might be mitigated.

791

792 7) To encourage cluster subdivisions instead of strip residential development along  
793 county roads.

794

795 8) To discourage development in areas of the county that are remote from Emergency,  
796 and county services.

797

798 9) To site CAFO'S where they will be least in conflict with existing uses.

799

800

#### 801 **F. Natural Resources:**

802

803 The natural resources of Owyhee County are what have attracted man to this area, kept  
804 him here, and will sustain him in the future. The natural resources can be divided into  
805 four main categories: animal, vegetation, mineral and water. The existence and use of  
806 natural resources are greatly influenced by the climate and topography.

807

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

813

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

819

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

823

824 Invasive Species and noxious weeds occur within the County. Control of noxious weeds  
825 is essential.

826

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

833

834 In its early history, mining was the county's main industry. Mining has sporadically  
835 continued to the present time. Though the county still has reserves of ore, it is impossible  
836 to predict when and if this will be mined. Obviously, it would be unwise to base  
837 predictions on the future of the economy in Owyhee County on mining.

838

839 The following natural resource concepts have been considered:

840

841 **1. Water.** Water is probably the most valuable resource of Owyhee County. It is  
842 the essential element to maintain all plant and animal life. All of the industries of the  
843 County rely on the continued use of water and depend on legally recognized rights to  
844 collect, distribute and use the water as it passes through the County. Any loss of rights to  
845 utilize water would cause immediate negative consequences to the County both  
846 economically and socially.

847

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

853

854 The primary source of surface water is snowpack melt and spring seepage in the  
855 mountains. Seasonal rains also contribute to the surface water source. Diverted live  
856 surface water was the first source of irrigation for the pioneer farmers of the County. It is  
857 still a major supply source of irrigation water. Increasing conflicts between the irrigation  
858 supply system and development must be carefully monitored.

859 Development standards minimizing these conflicts must be established in order to  
860 preserve the county's agriculture industry.

861

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

868

869

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

872

873 1) Owyhee Mountains are composed of a mixture of Columbia River basalt and quartz  
874 monozonite from the Idaho batholith formed during the Miocene and Pliocene eras (13-  
875 25 million years ago).

876

877 2) Owyhee Range, Squaw Meadows, and areas to the southeast are generally seismic  
878 volcanic rocks and relatively recent flows associated with the Snake River basalt from the  
879 Miocene era.

880

881 3) Snake River and related lowlands are associated with the Payette Formation and  
882 related strata. These are moderate to poorly consolidated sand, silt, and gravel of  
883 lacustrine and fluvial origin which include alluvial fan deposits.

884

885 **3. Topography.** The topography generally slopes from the southwest to the Snake  
886 River in the northeast. The greatest elevations occur in the Owyhee Mountains with  
887 Hayden Peak at 8,401 feet being the highest point. The lowest elevations are found along  
888 the Snake with Homedale at 2,210 feet and Marsing 2,230 feet. The geographic center of  
889 Owyhee County averages about 5,000 feet with Grasmere and Triangle at 5,126 feet and  
890 5,280 feet, respectively.

891

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

896

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

900

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

904

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

911

912 Great ranges of temperature can be expected from year to year. Extreme highs and lows  
913 include as high as 115 degrees to as low as minus 34 degrees.

914

915 Severe winds occur in Owyhee County and meteorological hazards are usually limited to  
916 variabilities in precipitation which either result in drought or flooding. Certain sand  
917 washes, draws, and gullies are particularly susceptible to flash flooding.

918  
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**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 Reservoir in Oregon.

The largest dam 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. 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. The invasion of juniper is becoming a problem in certain areas.

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, Morley Nelson Snake River Birds of Prey National Conservation Area, and the Bruneau Sand Dunes State Park which is a multi-use recreational facility.

964

965

966

## 967 **Wild and Scenic Rivers**

968

969 The **Omnibus Public Lands Management Act (P.L. 111-111)** designated 316 miles of  
970 southern Idaho waterways as Wild and Scenic Rivers under the Wild and Scenic Rivers  
971 Act.

972 Congress created the **National Wild and Scenic Rivers System** in 1968 to preserve certain  
973 rivers with outstanding natural, cultural, and recreational values in a free-flowing  
974 condition for the enjoyment of present and future generations. The Wild and Scenic  
975 Rivers Act was sponsored in Congress by Senator Frank Church of Idaho.

976 There are three categories of rivers in the WSR system: wild, scenic, and recreational.  
977 **Wild** rivers are free of dams, generally inaccessible except by trail, and represent vestiges  
978 of primitive America. **Scenic** rivers are free of dams with shorelines or watersheds still  
979 largely primitive and shorelines largely undeveloped, but accessible in places by roads.  
980 **Recreational** rivers are readily accessible by road or railroad, may have some  
981 development along their shorelines, and may have been dammed in the past.

## 982 **Waterways that have been designated**

### 983 **Owyhee River System**

#### 984 **North Fork Owyhee River**

985 Almost six miles from the Idaho-Oregon border to the upstream boundary of private land  
986 at the Juniper Mountain road crossing have been designated as a **recreational** river. Just  
987 over 15 miles - from the recreational river section to the upstream boundary of the North  
988 Fork Owyhee Wilderness - are now designated **wild**.

#### 989 **Battle Creek**

990 The Act designates 23.4 miles of this waterway as a **wild** river, from the confluence of  
991 the Owyhee River to the upstream boundary of the newly designated Owyhee River  
992 Wilderness.

#### 993 **Deep Creek**

994 A 13.1-mile segment of this waterway, which flows through the Owyhee River  
995 Wilderness, has been designated **wild**.

#### 996 **Dickshooter Creek**

997 Dickshooter Creek flows into Deep Creek. About 9.25 miles upstream from the  
998 confluence are designated **wild**.

999

1000

1001

1002 **Owyhee River**

1003 The 67.3 miles of the river from the Idaho-Oregon border to the upstream boundary of  
1004 the Owyhee River Wilderness are designated a **wild** river.

1005 **Red Canyon**

1006 Just over four and a half miles of this waterway are designated **wild**, from the  
1007 confluence of the Owyhee River to the upstream boundary of the Owyhee River  
1008 Wilderness.

1009 **South Fork Owyhee River**

1010 Along this fork, 31.4 miles are designated **wild**, from the Idaho-Nevada border (the  
1011 upstream boundary of the Owyhee River Wilderness) to the confluence with the main  
1012 Owyhee River. A short portion of this stretch, where the river crosses private land, will  
1013 be managed as a **recreational** river.

1014 **Big Jacks Creek and Little Jacks Creek Wilderness areas**

1015 **Big Jacks Creek**

1016 Big Jacks Creek flows through the newly designated Big Jacks Creek Wilderness in the  
1017 BLM Bruneau Field Office. The Act designates 35 miles of the creek as a **wild** river.

1018 **Little Jacks Creek**

1019 Surrounded by the Little Jacks Creek Wilderness, 12.4 miles of this waterway have been  
1020 designated a **wild** river.

1021 **Cottonwood Creek**

1022 The 2.6 miles upstream of the confluence of Big Jacks Creek have been designated a  
1023 **wild** river.

1024 **Duncan Creek**

1025 Almost one mile of this waterway has been designated a **wild** river, right before its  
1026 confluence with Big Jacks Creek.

1027 **Wickahoney Creek**

1028 As this waterway meets Big Jacks Creek, 1.5 miles of it are now a **wild** river, from the  
1029 confluence of Big Jacks Creek to the upstream boundary of the Big Jacks Creek  
1030 Wilderness.

1031

1032

1033 **Bruneau River System**

1034 **Bruneau River**

1035 Nearly 40 miles of the River's 50-mile total length are now designated as **wild**, with a six-  
1036 tenth-mile stretch at the Indian Hot Springs access point designated **recreational**. In  
1037 addition, just over one-third of a mile of the West Fork Bruneau River upstream from the  
1038 confluence of the Jarbidge River has been designated **wild**.

1039 **Jarbidge River System**

1040 **Jarbidge River**

1041 The Act designates 28.8 miles of the Jarbidge as **wild**, from the confluence with the West  
1042 Fork Bruneau River to the upstream boundary of the Bruneau-Jarbidge Wilderness.

1043 **Sheep Creek**

1044 More than 25 miles of Sheep Creek have been designated **wild**, from the confluence with  
1045 the Bruneau River to the upstream boundary of the Bruneau-Jarbidge Wilderness.

1046

1047

1048 **9. Ground Water Resources (Aquifer).** The County varies greatly in the  
1049 availability and quality of groundwater. Some areas near the Snake River have an  
1050 abundant supply while a few miles away even 3 gallons per minute for domestic use may  
1051 be impossible to find. Dissolved minerals and gases often render the supply unusable  
1052 without treatment. Development (residential, commercial, or industrial) will be limited in  
1053 some areas because of the lack of potable well water. The availability of a suitable supply  
1054 of domestic water must be confirmed before developments are approved. The availability  
1055 of domestic water should be a factor in determining the appropriate zone on the zoning  
1056 map.

1057

1058 A continuing concern will be the possible introduction of nitrates into the aquifer. Other  
1059 agencies are monitoring and addressing this problem. The County may be involved in the  
1060 process.

1061

1062

1063 **Natural Resources Goals**

1064

1065 a. To protect and preserve the natural resources of the County by managing development  
1066 and the use of those natural resources as necessary components of agricultural,  
1067 commercial and recreational activities.

1068

1069 b. Avoid unsuitable remote rural development by maintaining open space and access to  
1070 natural resources through coordination of this Plan with the Owyhee County Land Use

1071 and Management Plan for Federal and State Land.

1072

1073

1074 **Natural Resources Objectives:**

1075

1076 1) Promote and encourage good stewardship of the natural resources.

1077

1078 2) Promote and encourage cooperation of various entities desiring to use the natural  
1079 resources in different ways.

1080

1081 3) Protect the historical and customary rights of use, development, and enhancement of  
1082 natural resources. As much as possible, do not take existing natural resources use from  
1083 one user for the use of another.

1084

1085 4) Develop standards to minimize conflicts between development and irrigation systems.

1086

1087 5) Identify and address issues that threaten the water resources of the County, developing  
1088 ways to mitigate these. Consider the impact of land use decisions upon the quality of  
1089 water in Owyhee County.

1090

1091 6) Any state, federal, or governmental actions shall follow the requirements of law and  
1092 regulation regarding notification, coordination, and consistency with county policies and  
1093 plans. Agencies shall contact and coordinate with the County in these areas.

1094

1095 7) Carefully weigh the effect on natural resources from pollution or detrimental impacts  
1096 before approving development or changes of historic use.

1097

1098 8) Explore alternative uses for natural resources that “add value” to their use.

1099

1100 9) Use all current available information when making decisions that could potentially  
1101 affect a renewable resource within the County.

1102

1103 10) Continue the policy of multiple uses of public lands.

1104

1105 11) Discourage development in areas that do not have an adequate or suitable  
1106 groundwater supply.

1107

1108 12) Continue to control noxious weeds invasive species rodents and pests.

1109

1110

1111 **G. Community Design:**

1112

1113 Community design is established by the combined physical elements which contribute to  
1114 the overall visual character of a place. The natural landscape, the form and arrangement  
1115 of structures on the landscape, and the aesthetic continuity of neighboring parcels of land  
1116 are the most common design considerations. Development will be encouraged to

1117 incorporate a reasonable measure of rural atmosphere, country life style and open space.

1118

1119 The natural beauty of unincorporated Owyhee County is its existing landscape dominated  
1120 by vast expanses of open rangeland, and undeveloped state and federal lands.

1121

1122

1123 **Community Design Goals:**

1124

1125 a. Encourage development within appropriate zones.

1126 b. Encourage preservation of cultural resources.

1127 c. Encourage preservation of open rangeland.

1128 d. Encourage preservation of recreation lands.

1129 e. Encourage preservation of open spaces.

1130 f. Coordination of land management objectives with federal agencies.

1131 g. Encourage new development to incorporate a reasonable measure of rural atmosphere,  
1132 county life style and open space.

1133 h. Encourage compatible new development.

1134

1135

1136 **Community Design Objectives:**

1137

1138 1) Update zoning ordinance and map in accordance with this plan.

1139

1140 2) Identify appropriate locations and standards for transition zones.

1141

1142 3) Review setback rules to preserve open space and transportation corridors.

1143

1144 4) Provide standards for commercial/industrial development

1145

1146 5) Prohibit Confined Animal Feeding Operations in Residential zones.

1147

1148 6) Encourage public utilities and utility corridors to be located on public lands

1149

1150 7) Limit land splits in agricultural zones.

1151

1152 8) Review subdivision ordinance design standards.

1153

1154 9) Require Planned Unit Developments to set aside acreage for open space.

1155

1156 10) Encourage cluster subdivisions or planned unit developments, instead of strip  
1157 residential development along county roads.

1158

1159 11) Limit residential development in agricultural zones except by conditional use permit.

1160

1161 12) CAFO's should be located where they will be least in conflict with other uses.

1162

1163 13) Access to major County roads should be limited and be designed to not negatively  
1164 affect traffic flow or safety of the major road.

1165  
1166 14) Minimum lot size for the Residential and Multi-use zones is specified in the Zoning  
1167 Ordinance.

1168  
1169 15) Work toward the development and implementation of a sign ordinance.  
1170

1171

## 1172 **H. Economic Development:**

1173

1174 The purpose of the economic development component of this Comprehensive Plan is to  
1175 describe characteristics of Owyhee County's economy, and to analyze its strengths and  
1176 weaknesses. This analysis will look at the local economy, occupation, income, and  
1177 employment forecasts.

1178

1179

### 1180 **Local Economy:**

1181

1182 Owyhee County's economy depends mainly on agriculture and grazing. The county's  
1183 agricultural uses are a major component of the economic base. The local economy mainly  
1184 consists of agricultural operations and small, privately owned businesses which support  
1185 the local population. Large employers are mostly agricultural operations, government,  
1186 and the school districts.

1187

1188 Businesses concentrate mostly in the commercial and multi-use zones, which are  
1189 typically closer to existing services.

1190

1191 Low commodity and cattle prices coupled with increased costs of production have placed  
1192 a strain on the economic conditions of the producers and of the county. When these  
1193 conditions will improve is entirely speculative. Environmental regulations, particularly  
1194 water quality regulations, may have a severe impact on irrigated agriculture and dairy  
1195 operations. More CAFO's may seek to locate in Owyhee County but there may be  
1196 problems associated with sufficient quality and quantity of water, waste disposal, and  
1197 conflict with residential uses.

1198

1199 There will be continued interest in rural residential development as people who work in  
1200 Ada and Canyon Counties seek a rural lifestyle. With the current economic recession, it is  
1201 difficult to predict what property values will do, however land suitable for residential  
1202 development will probably continue to be in demand. Low commodity prices and the  
1203 current economic conditions may place additional pressure on farmers to consider  
1204 subdividing their farms.

1205

1206 Retail opportunities may increase in Homedale, Marsing, and Grand View which may  
1207 draw more people to those areas.

1208

1209 The most current data from the Department of labor indicates the following conditions in  
 1210 Owyhee County:

1211		1998	2007	2008
1212	Total Jobs:			
1213				
1214	Agriculture	623	943	1064
1215	Mining	177	*	*
1216	Construction	100	169	158
1217	Manufacturing	131	192	170
1218	Trade, Utilities &	232	357	343
1219	Transportation			
1220	Information	17	23	25
1221	Financial Activities	25	24	22
1222	Prof. /Bus. Services	98	156	159
1223	Ed. & Health Services	99	119	122
1224	Leisure & Hospitality	134	165	169
1225	Other Services	12	16	12
1226	Government	615	709	714

1227  
 1228

1229 Additional data from an Economic Forecast of Idaho Power indicates the following:

1230		1990	1995	2000	2005	2010	2015	2020
1231								
1232	<b><u>Employment: (# of Jobs)</u></b>							
1233								
1234	Manufacturing	60	100	130	140	150	150	150
1235	Mining	170	140	20	20	20	20	20
1236	Construction	30	150	140	180	210	220	250
1237	Trans. Comm. & Util	120	100	80	70	80	80	80
1238	Wholesale & Retail	240	310	360	360	390	430	460
1239	Fin., Ins., & Real Est.	40	60	20	20	20	20	30
1240	Services	240	260	650	710	780	840	910
1241	Government	550	650	690	720	760	800	840

1242  
 1243

1244 **Economic Development Goal:**

1245

1246 Stimulate and encourage commercial, industrial, other uses, activities and developments  
 1247 that will provide employment for Owyhee County residents.

1248

1249 **Objectives:**

1250

1251 a) Encourage and protect the agricultural base, both farming and grazing so that it  
 1252 remains an important part of the economic base of the County.

1253

1254 b) Promote a balanced multiple use of public lands so that they remain open to the uses

- 1255 that are historic and customary (Recreation and grazing).  
1256  
1257 c) Create conditions that will encourage new commercial and industrial uses.  
1258  
1259 d) Cooperate with the cities and Chambers of Commerce to expand existing retail  
1260 business and encourage new retail business into appropriate areas of the County.  
1261  
1262 e.) Develop strategies within the plan to help support cities and towns, and encourage  
1263 revitalization of existing facilities for new economic uses.  
1264  
1265 f) Encourage County Commissioners to pursue economic development.  
1266  
1267

1268 **I. Capital Infrastructure:**  
1269

1270 A Capital Improvements Program is a five year plan that identifies budgeted capital  
1271 projects, including street infrastructure, water, wastewater and drainage facilities; parks,  
1272 trails, and recreation construction and upgrades; construction of public buildings; and  
1273 purchase of major equipment. Identifying, budgeting and planning for capital  
1274 improvements affecting land use will be essential in the development of Owyhee County.  
1275  
1276

1277 **Capital Infrastructure Objective:**  
1278

1279 Ensure that capital improvements are planned and budgeted in order to have adequate  
1280 infrastructure in place.  
1281  
1282

1283 **Capital Infrastructure Policy:**  
1284

1285 Owyhee County, through the County Commissioners, will pursue development of a  
1286 capital improvement program in order to properly identify and budget for expected  
1287 necessary capital infrastructure.  
1288

1289 As Owyhee County continues to grow, the County Commissioners will investigate the  
1290 possibility of implementing impact fees for new development as a means to maintain the  
1291 current level of service provided.  
1292  
1293

1294 **J. Public Services and Facilities:**  
1295

1296 Owyhee County is a large and sparsely populated county. Much of the County is remote  
1297 with few improved roads, no utilities or services. Most of the services and facilities that  
1298 do exist are in or near the populated areas.  
1299

1300 As of the date of adoption, the current services available are as follows:

1301 There are no hospitals in the County; the closest hospital facilities are in Caldwell,  
1302 Nampa, Boise, Mountain Home, and Owyhee Nevada. Ambulance service is provided in  
1303 Homedale, Marsing, Grand View and Owyhee Nevada provides services for the southern  
1304 end of the county near the Duck Valley Indian Reservation. Bruneau, Melba, and Jordan  
1305 Valley have Quick Response Units. Life Flight is available from Boise. Limited care  
1306 clinics are located in Homedale, Marsing, and Grand View. There are dental and  
1307 chiropractic services available in Homedale.

1308

1309 Marsing, Homedale, and Grand View have Senior Citizen Centers and Homedale has one  
1310 nursing home. Melba has a senior citizen center that serves the Melba (and surrounding)  
1311 area of Owyhee County.

1312

1313 Waste sites available are Opaline Tipping Station, Homedale, Bruneau Landfill, and  
1314 various dumpster locations. The County is looking into long term solutions for residents  
1315 waste needs.

1316

1317 Water supply for all of the communities in Owyhee County is from groundwater sources.  
1318 Homedale, Marsing, Murphy, Grand View, Bruneau, and Silver City have central water  
1319 systems although not all of them serve their entire community.

1320

1321 Homedale, Marsing, Bruneau, and Grand View have central sewer systems with the rest  
1322 being served by septic systems. Solid waste disposal is available in most of the  
1323 communities.

1324

1325 Homedale, Marsing, Murphy-Reynolds-Wilson, Grand View, and Bruneau have  
1326 volunteer fire departments. Homedale has its own police department with the remainder  
1327 of the communities being served by the County Sheriffs Department.

1328

1329 Homedale, Grand View, Marsing, and Bruneau have public libraries.

1330

1331 There are four public airports in the County: Homedale Municipal, Murphy, Grasmere,  
1332 and Murphy Hot Springs. Several private and emergency strips are also located in the  
1333 County.

1334

1335 Idaho Power serves the more populated parts of the County. Landline telephone service is  
1336 available in the more populated areas. Cellular service is available along major roads and  
1337 in cities, but limited or non existent in remote areas.

1338

1339 Homedale Highway District serves the Homedale area, Gem Highway District serves the  
1340 Marsing area, Three Creek-Good Roads District serves the southeastern part of the  
1341 County. The Pleasant Valley area, Murphy area, Grand View area, and Bruneau area are  
1342 served by the Owyhee County Road and Bridge.

1343

1344 The Gem Irrigation District of the South Board of Control serves the Homedale-Marsing  
1345 area. Other irrigation entities are: Opaline Irrigation District, Bruneau Buckaroo Co-op  
1346 Ditch Company, Hot Springs Co-op Ditch Company, Southside Bruneau Canal Company

1347 Limited, Grand View Canal Company, and the Upper Grand View Canal, Grand View  
1348 Mutual Irrigation Company, Reynolds Irrigation District, and Little Valley Mutual. The  
1349 remainder of the irrigation in the County is by individual or private entities.  
1350

1351

1352

1353

1354

**Public Services and Facilities Goals:**

1355

1356 a. To maintain, protect and enhance public services and facilities.  
1357

1358

1359 b. To require that an applicant for a land use change assess the impact that such change  
1360 would have upon the public services and facilities and present such information to the  
1361 planning Commission with the application. Mitigation for such impact may be required.

1362

1363 c. To be consistent with the Owyhee County Multi Hazard Mitigation Plan, and the  
1364 Owyhee County Emergency Operations Plan where applicable to land use.  
1365

1366

**K. Utilities and Energy:**

1367

1368 In late 2007 Owyhee County adopted the Owyhee County Energy Plan. Owyhee County  
1369 was the first in Idaho to develop and adopt such a plan. It is the intention of the  
1370 Comprehensive Plan to be consistent with the Owyhee County Energy Plan as it relates to  
1371 land use.  
1372

1373

1374 In 2005 a portion of the West Wide Energy Corridor was designated through Owyhee  
1375 County. At the time of this writing, the Gateway West project is being proposed.  
1376 “Gateway West” is a 500 KV transmission line which begins in Wyoming and terminates  
1377 at the Hemmingway Substation. Having the West Wide Energy Corridor designated on  
1378 Federal land in Owyhee County opens a door for the siting of future public utility  
1379 proposals.  
1380

1381

**Utility and Energy Goals:**

1382

1383 a. Protect the property rights of Owyhee County citizens and not allow the infiltration of  
1384 public utilities and energy corridors to negatively impact those citizens or their private  
1385 property.  
1386

1387

b. Encourage renewable energy technologies and industries  
1388

1389

c. Encourage construction of energy efficient structures.  
1390

1391

1392

**L. Hazardous Areas:**

1393

1394 The County Building Official and the Planning and Zoning Administrator will work with  
1395 state, federal, and local authorities to work toward identifying and mapping areas of the  
1396 County known to be hazardous and on which development might need to be restricted.  
1397 Currently existing hazardous waste sites will be identified on the County zoning map.

1398

1399

1400 **M. Transportation:**

1401

1402 The major transportation system in Owyhee County is the highway and road system.  
1403 State Highway 19 traverses the northern portion of the County from the Oregon State line  
1404 through Homedale and into Canyon County. U.S. Highway 95 links the County from  
1405 Homedale south to the Oregon State line near Jordan Valley. State Highway 55 runs from  
1406 two miles west of Marsing and through Marsing to the Canyon County line. State  
1407 Highway 78 runs from Marsing to the Junction of Highways 78 and 51 located  
1408 approximately two miles west of Bruneau then Highway 78 turns south to the Nevada  
1409 State Line. Highway 51 travels through Bruneau, and on to the Elmore County line.

1410

1411 Many miles of improved and semi-improved County roads access some of the remainder  
1412 of the County. The rest is accessible by horseback or on foot. Rail service to Homedale  
1413 and Marsing was discontinued in 1998.

1414

1415

1416 **Transportation Goals:**

1417

1418 a. To maintain, protect and enhance the transportation system.

1419

1420 b. To require that an applicant for a land use change assess the impact that such change  
1421 would have upon the transportation system and present such information to the Planning  
1422 Commission with the application. Mitigation for such impact may be required.

1423

1424

1425 **N. School Facilities:**

1426

1427

1428 **Introduction:**

1429

1430 The purpose of the school component of the comprehensive plan is to analyze the public  
1431 school system that serves Owyhee County. This section shall serve as a conceptual  
1432 framework to assist Owyhee County in future decision making regarding school facilities  
1433 and school related transportation.

1434

1435

1436 **Objective:**

1437

1438 It is the desire of the people of Owyhee County to carefully plan for the future needs of

1439 our population. This will be accomplished by implementing and maintaining a  
1440 mechanism designed to closely coordinate with the School Boards in order to provide  
1441 consistency between the Comprehensive Plan, County Ordinances, and school facilities  
1442 programs and policies as they relate to land use, development and population growth.  
1443  
1444

1445  
1446 **Policies:**  
1447

- 1448 1. Coordinate applications for subdivisions, changes to future land use, or zoning for  
1449 residential development to ensure adequate school capacity is available to residential  
1450 development consistent with current level of service provided.  
1451
- 1452 2. The Planning and Zoning Commission will manage the timing of new development to  
1453 coordinate with adequate school capacity. Where capacity will not be available to serve  
1454 students from the property seeking a change, and the developer is unable to provide  
1455 adequate mitigation, the County may use the lack of school capacity as a basis for denial  
1456 of residential development.  
1457
- 1458 3. When making land use decisions, the Planning and Zoning Commission will give great  
1459 consideration to School Board and Administrative Staff comments concerning the  
1460 developments impact to schools.  
1461
- 1462 4. Residential subdivisions proposed outside of existing school bus routes will be  
1463 discouraged and may be denied if the development will cause an adverse fiscal impact to  
1464 the school district and the developer is unable to provide adequate mitigation.  
1465
- 1466 5. Owyhee County will implement and maintain development standards to reduce  
1467 hazardous walking conditions for school age children going to and from schools or  
1468 school bus stop locations.  
1469
- 1470 6. New development and redevelopment adjacent to school properties will be required to  
1471 provide a dedicated paved public access for pedestrian travel to existing and planned  
1472 school sites.  
1473
- 1474 7. For new development and redevelopment within two miles of an existing or planned  
1475 school facility that will serve students, the County may require the installation of sidewalks  
1476 within or adjacent to the rights-of-way of any public or private road within or abutting the  
1477 site, so that a complete, unobstructed, continuous route with a minimum width of four feet  
1478 paved to County specifications is provided along said roadways. If a road with a speed limit  
1479 exceeding 50 mph exists within route to the school facility, then a three feet separation  
1480 between the sidewalk and the road is required.  
1481
- 1482 8. As part of the technical review process for subdivisions, Owyhee County will provide  
1483 proposed projects to the effected School Board for review and comment.  
1484
- 1485 9. By January 31 of each year, the Administrator shall prepare and have available a report on

1486 growth and development trends within Owyhee County. The report shall include, to the  
1487 extent available:

1488

1489 A. The type, number, and location of residential units which have received approval of a  
1490 conditional use permit, building permit, subdivision plat, or any rezoning approval.

1491

1492 B. The identification of any developments which have been approved that contain a provision  
1493 for school siting; and

1494

1495 C. Additional relevant information related to number of residential dwelling building permits  
1496 for the preceding year, future land use map amendments, and population projections.

1497

1498

1499 **1. Homedale School District:** This is the largest district in the county, serving 51% of  
1500 the school aged children.

1501

1502 From 2000 – 2009, the Homedale school district saw a 7% increase in enrollment.

1503

1504	1990-1991	987
1505	1991-1992	1049
1506	1992-1993	1055
1507	1993-1994	1157
1508	1994-1995	1113
1509	1995-1996	1145
1510	1996-1997	1153
1511	1997-1998	1144
1512	1998-1999	1184
1513	1999-2000	1246
1514	2000-2001	1268
1515	2001-2002	1284
1516	2002-2003	1260
1517	2003-2004	1323
1518	2004-2005	1313
1519	2005-2006	1283
1520	2006-2007	1281
1521	2007-2008	1277
1522	2008-2009	1335

1523

1524

1525 The school buildings are in good condition. The District has embarked upon a regular  
1526 maintenance schedule in an attempt to keep the facilities in good operating condition. All  
1527 buildings are ADA accessible except for the second floor of the high school and are safe  
1528 for continued use.

1529

1530 The students of the Homedale School District are served by a district owned bus system  
1531 using eleven regular school buses covering 415 miles a day. The majority of these miles  
1532 are on county roads in Owyhee and Canyon Counties. The Owyhee County Road

1533 Department and the Homedale Highway District work closely with the district to  
1534 maintain safe bus routes under all conditions. As homes are built throughout the county,  
1535 the school board is faced with the issue of providing transportation for more and more  
1536 children. U.S. Highway 55 runs throughout the county, the U.S. Highway 95 and State  
1537 Highway 19 run through Homedale. The school district and the Idaho Transportation  
1538 Department have attempted to provide the safest possible environment around the  
1539 schools.

1540  
1541 The Homedale School District consists of three school sites, one district office, and a bus  
1542 garage site. The District owns seven buildings. They are all within the city limits of  
1543 Homedale. Almost 60% of the students attending Homedale School reside outside the  
1544 city limits. The 2009-2010 General Fund budget was \$7,658,835 and the district  
1545 indebtedness is \$3,516,390. The Homedale School District owns 79 cultivated acres on  
1546 the west side of Homedale. The land is being reserved for future school expansion.

1547  
1548 The enrollment of the Homedale School District and plans for expansion are dependent  
1549 upon the economy. The district is watching the employment patterns in the Boise  
1550 Metropolitan Area and other businesses for future growth.

1551

1552

1553 **2. Bruneau-Grand View Joint School District No. 365.** By square miles of area, this is  
1554 the largest district in the county, serving 345 school aged children.

1555

1556 From 2000 to 2009, the Bruneau-Grand View District observed declining enrollment  
1557 numbers:

1558

1559	1990-1991	504
1560	1991-1992	510
1561	1992-1993	533
1562	1993-1994	552
1563	1994-1995	529
1564	1995-1996	554
1565	1996-1997	553
1566	1997-1998	510
1567	1998-1999	512
1568	1999-2000	508
1569	2000-2001	471
1570	2001-2002	474
1571	2002-2003	449
1572	2003-2004	440
1573	2004-2005	405
1574	2005-2006	414
1575	2006-2007	358
1576	2007-2008	350
1577	2008-2009	352
1578	2009-2010	345

1579

1580 The school buildings are in good condition. The District passed a bond in 2007 for \$4.5  
1581 million and addresses heating/cooling, energy efficiency, and building safety issues.  
1582 Maintenance funds are budgeted to keep facilities in good operating order. All buildings  
1583 are ADA accessible and are safe for continued use.

1584

1585 A District owned bus system which uses regular route buses, serves the students of the  
1586 Bruneau-Grand View District. These routes cover 480 miles per day one way. The  
1587 majority of these miles are on county roads. The Owyhee County Road Department and  
1588 Owyhee County Highway District work closely with the district to maintain safe bus  
1589 routes under all conditions. As homes are build throughout the county, the school board is  
1590 faced with the issue of providing transportation for more and more children. U.S.  
1591 Highway 51 runs through Grand View and Bruneau. The school district and the Idaho  
1592 Transportation Department have attempted to provide the safest possible environment  
1593 around the schools.

1594

1595 The Bruneau-Grand View Joint School District consists of three (3) school sites and one  
1596 district office. The District owns sixteen (16) buildings. These buildings are located  
1597 within the city limits of Grand View and Bruneau as well as within the County of  
1598 Owyhee.

1599

1600 Almost eighty (80) percent of the students attending Bruneau-Grand View Schools reside  
1601 outside the city limits. The 2009-2010 General Fund budget was \$ 3,696,465 and the  
1602 district indebtedness is \$4,586,500. The Bruneau-Grand View District does not own any  
1603 cultivated acres.

1604

1605 The enrollment of the District and plans for expansion are dependent upon the economy.

1606

1607 **3. Marsing School District:** This is the second largest district in the county, serving  
1608 37% of the school aged children.

1609

1610 From 2000 – 2009, the Marsing School District saw an 18% overall increase in  
1611 enrollment.

1612

1613	1990-1991	670
1614	1991-1992	673
1615	1992-1993	673
1616	1993-1994	685
1617	1994-1995	703
1618	1995-1996	686
1619	1996-1997	698
1620	1997-1998	717
1621	1998-1999	733
1622	1999-2000	733
1623	2000-2001	730
1624	2001-2002	744

1625	2002-2003	739
1626	2003-2004	739
1627	2004-2005	782
1628	2005-2006	809
1629	2006-2007	834
1630	2007-2008	841
1631	2008-2009	862

1632

1633 The school buildings are in good condition. The District has embarked upon a regular  
 1634 maintenance schedule in an attempt to keep the facilities in operating condition. All  
 1635 buildings are ADA accessible and are safe for continued use.

1636

1637 The students of the Marsing School District are served by a district owned bus system  
 1638 which uses nine regular route buses covering 550 miles a day. The majority of these  
 1639 miles are on country roads.

1640

1641 The Marsing School District consists of three school sites, one district office, one  
 1642 cafeteria, and a bus garage site. The District owns eight buildings all of which are within  
 1643 city limits of Marsing. Almost 76% of the students attending Marsing schools reside  
 1644 outside the city limits. The 2008-2009 General Fund budget was \$5,025,944 and the  
 1645 district indebtedness is \$3.595 million. The Marsing School District owns thirty-three  
 1646 (33) acres located on highway 78 and Highway 55, of the 33 acres, sixteen (16) are  
 1647 irrigated.

1648

1649

1650 **4. Melba School District:** The Melba schools are located in Canyon County and serve  
 1651 patrons/students in Ada, Canyon, and Owyhee Counties. The district boundary in  
 1652 Owyhee County borders the Marsing School District to the north, the Bruneau-Grand  
 1653 View to the south, historic Silver City to west and along the beautiful Snake River creates  
 1654 the district's eastern border of Owyhee County.

1655

1656 From 2000 to 2009, the Melba School District experienced fairly flat enrollment. In  
 1657 2007-2008 it appeared that the district may experience a sharp enrollment increase which  
 1658 could have doubled the size of the schools. However, with a lagging economy and the  
 1659 end of a housing boom, there was little to no impact on the school district.

1660

1661 From 2000- 2009, the Melba School District had a rather steady enrollment.

1662

1663	2000-2001	694
1664	2001-2002	721
1665	2002-2003	681
1666	2003-2004	691
1667	2004-2005	693
1668	2005-2006	697
1669	2006-2007	737
1670	2007-2008	746

1671 2008-2009 732

1672 2009-2010 712

1673

1674 The school buildings are generally in good shape. The Middle/High School opened in  
1675 2003 and continues to be an asset to the district and community. The Elementary School  
1676 buildings are older but well maintained. The District uses two modular buildings for  
1677 classroom and office space. The District owns approximately eight acres on the south  
1678 edge of the city which is planned for a new elementary school.

1679

1680 Melba School District owns and operates the school bus system. Because of the rural  
1681 nature of the Melba School District approximately 85% of students are eligible ride one  
1682 of the 11 routes covering more than 500 miles per day. Approximately 20% of MSD  
1683 students live in Owyhee County and use the transportation services offered by the school  
1684 district. In some instances students must be transported to a bus stop. The District works  
1685 cooperatively with Nampa Highway District, Ada County Highway District and the  
1686 Owyhee County Highway District to provide the safest school bus routes.

1687

1688 The 2009-2010 General Fund budget was set at \$4.7 million. The District has \$4.36  
1689 million bond indebtedness. The District currently is operating with a \$410,000 one year  
1690 supplemental levy. The School District has approved supplemental levies since 2005.

1691

1692 The enrollment of the Melba School District and plans for expansion are dependent upon  
1693 the economy. The District watches the employment patterns of the Greater Treasure  
1694 Valley, agriculture trends, and other business for future growth.

1695

1696

1697 **School Facilities Goals:**

1698

1699 a. Administer land use planning process in a manner which can assist the school districts  
1700 in maintaining, protecting, and enhancing school facilities and transportation system.

1701

1702 b. To require that an applicant for a land use change assess the impact that such change  
1703 would have upon the school facilities and transportation systems and present such  
1704 information to the Planning Commission with the application. Mitigation for such impact  
1705 may be required.

1706

1707

1708

1709

**III Plans Incorporated By Reference**

1710

1711

1712 The Comprehensive Plan should be consistent with other county adopted plans and  
1713 policies.

1714

1715

1716 Within the Comprehensive Plan are references to other plans. These plans are included by

1717 reference in the Comprehensive Plan for consideration in proposed projects and programs  
1718 to be considered in the planning process. Since the size of the referenced plans are  
1719 substantial, the decision was made to include them by reference only. All of the  
1720 referenced documents are available for review at the Planning and Zoning office.  
1721 Referenced plans include:

1722

- 1723 - Multi Hazard Plan
- 1724 - Owyhee County Land Use and Management Plan (Natural Resources Plan)
- 1725 - Sage Grouse Plan
- 1726 - Energy Plan
- 1727 - Fire Mitigation Plan

1728

1729

1730

#### IV. Conclusion

1731

1732 This Comprehensive Plan was created in accordance with the Local Planning Act of  
1733 1975. The purpose of the act is to promote the health, safety, and general welfare of the  
1734 people of the State of Idaho. This Plan is designed to promote those values. The Plan, and  
1735 the process of implementation of the Plan is to: Protect property rights and enhance  
1736 property values; ensure adequate public facilities and services at a reasonable cost;  
1737 protect and enhance the economy of the county; ensure protection of important  
1738 environmental features, protect prime agricultural lands and mineral resources, encourage  
1739 urban development within and near cities; ensure development consistent with the land's  
1740 physical character, protect fish, wildlife and recreational resources' and to avoid water  
1741 and air pollution.

1742

1743 The goals and objectives stated in the Plan document, and which have lead to  
1744 development of the zoning map, will be implemented in the following manner or by other  
1745 methods:

1746

1747 1. The zoning ordinance which shall be modified after completion of the Plan in order to  
1748 implement the Plan.

1749 2. The Subdivision Ordinance will be modified to implement and supplement the Plan in  
1750 order to carry out the County's policies with regard to development of subdivisions.

1751 3. The Comprehensive Plan will be considered and reviewed by the Planning and  
1752 Zoning Commission on at least a bi-annual basis.