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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 the Owyhee country in 1863 discovering “Orofino”--- gold and
56 silver. 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. ~~with~~ **The**
83 principal communities including Homedale, Marsing, Murphy, Grand View, and
84 Bruneau. Other centers important to the outlying population of the County include Three
85 Creek, 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.

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89 **Comprehensive Planning**

90
91 | It is the intent of the ~~p~~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.

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

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101 | This plan sets forth the goals and objectives determined by the ~~p~~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.

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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 ~~designated as the agency~~ to hear and
118 decide all requests for ~~special use or~~ conditional use permits, with their decisions final
119 unless appealed to the Board of County Commissioners. The Planning and Zoning
120 Commission is also charged with recommending amendments to this Plan and to zoning
121 ordinances to the Board of County Commissioners where the final decisions on such
122 matters are made.

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

- 126
127 1) The plan may only be amended once every six months.
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;
134 3) After the public hearing, the Planning and Zoning Commission will make its

135 recommendation to the Board of County Commissioners who will conduct a public
136 hearing, following the same conditions stated in paragraph 2. After such public hearing,
137 the Board will make its decision as to amendments to the Plan.
138 4) No amendment to the Plan is effective until it is adopted by the Board and
139 implemented, where necessary, by amendments to the zoning ordinances.
140

141
142

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

144

145 In the early 1990s, the Board of County Commissioners established a land use planning
146 committee to serve as its advisors on matters relating to management by federal and state
147 agencies of the federal and state lands which make up ~~the~~ a great majority of all lands in
148 the County. An interim plan was developed by that committee and then approved by the
149 Board. Subsequently, the Board changed the name of the committee to the Natural
150 Resources Committee and established its existence and duties by ordinance. In ~~2009~~ 1997
151 the latest version of the ~~Comprehensive~~ Owyhee County Land Use and Management Plan
152 (Natural Resources Plan) for the federally and State Managed Lands was adopted.
153

154

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

171 **II. PLANNING COMPONENTS**

172

173

174 **A. PRIVATE PROPERTY RIGHTS**

175

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

180

Private property rights include but are not limited to:

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

188

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

193

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

202

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

216

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

221

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

226

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

239

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

242

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

245

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

248

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

250

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

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

254

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

258

259

260 **Private Property Goal:**

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

263

264

265 **Private Property Objectives:**

266

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

271

272 2) To recognize the value of all land uses and protect the right to those uses, in

- 273 recognition of health, safety and welfare standards and in compliance with the
274 Comprehensive Plan.
275
276 3) To recognize that surrounding property owners also have the right for protection of
277 their property rights and values.
278
279 4) To protect existing agricultural uses and rights, as allowed under State law.
280
281 5) To provide for protection of the effective operation of canals and irrigation systems
282 from detrimental impacts of growth, and to provide for protection of existing water
283 rights.
284
285 6) To ensure that application fees for development are based on actual costs to process
286 that application and are not of such a level as to prohibit development.
287
288 7) To ensure that standards on development are equitable and applied equally.
289
290 8) To follow state law in the treatment of heirs to an estate as to the protection of their
291 property rights.
292
293 9) To ensure protection of legally existing uses and facilities through ordinances
294 addressing nonconforming status.
295

296 **B. LAND USE:**

297
298 **General Considerations**
299

300
301 The federal and state governments control 82.7% of the land situated within Owyhee
302 County. Another 10.8% is classified as “rangeland”. While this is not a precise, legally
303 defined term, rangeland will be defined as that land so classified by the NRCS (formally
304 SCS). Some of the rangeland in Owyhee County is located far from urbanized areas,
305 lacks developed roads, fire protection, emergency services, schools and utilities, and may
306 not have a predictable water source. Because of these factors some of this land may ~~be~~ not
307 be suitable for residential development.
308

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

314 A chart showing proportionate land ownership and uses is affixed as Appendix I.
315

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

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

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

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

1. Area of City Impact:

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

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

365 **2. Zoning Map:**

366
367 | A Zoning map of land uses in Owyhee County ~~will be~~ has been developed as part of the
368 Comprehensive Plan. ~~Once the Map is adopted, and the zoning ordinance is enacted to~~
369 ~~implement the Plan, the use of the land shown on the Map as adopted will be the zoning~~
370 ~~for the property. However, if the use of the property existing at the time of adoption of~~
371 ~~the Map and implementing ordinances differs from the zone adopted, the existing uses~~
372 may continue as a non-conforming use, ~~but only~~ subject to local, state, and federal the
373 rules governing such non-conforming uses, ~~stated in the implementing zoning ordinances.~~
374 Any Expansion or change of use will be subject to the current zoning at the time of the
375 change or expansion.

376
377 As the Comprehensive Plan is updated, ~~Generally,~~ new or modified zones may be
378 created. As part of this process, consideration of existing commercial and industrial uses
379 and platted residential subdivisions will be taken into account and zoned according to
380 their use at the time of the adoption of the zoning map if such use is reasonable and
381 appropriate to that area and does not constitute a substantial incompatibility nuisance to
382 adjacent property. However, scattered nonagricultural residential use and commercial or
383 industrial use in already established agricultural zones will continue as a nonconforming
384 use and will not be rezoned.

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

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

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

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

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

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

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

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

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

- 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 ~~Some of the areas suitable for commercial uses have already been developed to the point~~

457 | ~~at which commercial uses are the primary beneficial use for the area. In many other areas,~~
458 | ~~the lack of clear definition of the speed with which development will come makes It is~~
459 | ~~desirable to provide multi-use zones in which residential, and agricultural and most~~
460 | ~~commercial uses are allowed, subject to the county Zoning Ordinance. but in which~~
461 | ~~certain commercial uses are allowed, other uses may be are permitted by conditional use~~
462 | ~~or special use permit. and in which it may be desirable for site plans for such commercial~~
463 | ~~uses to be approved prior to issuance of building permits. These areas are identified as~~
464 | Multi-Use zones.

465 | **5. Residential Land Use:**

466 | Modified residential zones may be considered ~~designated~~ where more dense residential
467 | development already exists, ~~and may be extended or enlarged.~~ The problems of distance,
468 | lack of developed roads, fire protection, emergency services, schools, ~~and~~ utilities, and a
469 | predictable water source must be ameliorated by the developer or owner.
470 | Residential zones should be located in marginal agricultural lands or in waste or
471 | rangelands that are reasonably accessible or adjacent to State highways or major County
472 | roads and have reasonable access to schools and public ~~to county and emergency~~
473 | services.

474 | The residential land use is suitable for ~~single family~~ residential living and ~~rural~~
475 | subdivisions, ~~including manufactured homes meeting certain building requirements.~~ All
476 | Developments shall be designed so as to maintain will be encouraged to incorporate a
477 | reasonable measure of rural atmosphere, country life style, and open space. High density
478 | subdivisions should be located in impact areas and/or where city services are likely to
479 | available ~~be available.~~ All developments shall meet the health and safety regulations set
480 | forth by South West District Health ~~district health~~ and the state as to the installation of
481 | water and septic ~~sewer~~ systems on sufficient lot sizes.

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

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

503

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

508

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

513

514

515 **6. Commercial Land Use:**

516

517 Commercial use in Owyhee County has traditionally been located along the state
518 highways and County roads and in incorporated areas, ~~with the primary uses serving~~
519 ~~travelers through the area,~~ serving the consumer needs of ~~the residents, and serving~~
520 agricultural needs, and travelers in the area. It is the desire of the citizens of Owyhee
521 County to continue such uses along or within the area of the highway corridors, but to
522 cluster these endeavors to avoid “strip” commercial development. New commercial
523 development should be encouraged to locate within the city limits or impact areas, or
524 where appropriate within multi-use zones.

525

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

533

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

539

540

541 **7. Industrial Land Use:**

542

543 It is the ~~desire policy~~ of the citizens to allow and encourage industrial ~~such~~ development
544 in the appropriate industrial zones. The Planning and Zoning Commission will encourage
545 new industrial business to locate in Owyhee County subject to all local, state, and federal
546 regulations. ~~the recruitment of clean industries that will complement Owyhee County.~~
547 New Industrial zones and uses should be located within areas of impact where city
548 services are more likely to be available or in already established industrial zones.

549

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

557

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

563

564

565 Historic Land Uses and Areas

566 (All of this section is taken from section D starting on page 15 and moved here to its
567 own section)

568

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

576

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

579

580

581 Historic Land Use and Areas objectives:

582

583 1) The County should will request that the Director of the Owyhee County Historical
584 Society, ~~as a paid county employee~~ and in cooperation with the Owyhee County Historic
585 Preservation Committee identify and document ~~all~~ known historic sites in the county, ~~and~~
586 ~~provide that information for inclusion on the county maps, and provide information to the~~
587 ~~public about Owyhee County historic resources.~~

588

589 ~~2) Determine to what extent historic site preservation and identification are in the public~~
590 ~~interest and in the best interests of the residents of Owyhee County.~~

591

592 3) Encourage the preservation of ~~the~~ historic districts, ~~and~~ town sites and areas of
593 Owyhee County, ~~including Silver City, Delamar, and Wagon Town.~~

594

595 4) Discourage commercial or any other development that may have an adverse effect on
596 historic districts and sites.

597
598

8. Other Land Uses:

600

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

608

609 As pointed out in Section B. Land Use, General Considerations, elsewhere in the Plan,
610 CAFOs present a unique social, economic, and environmental situation. The siting of
611 CAFOs will be by ~~Their siting will be only by conditional use or special use permit.~~
612 Planning and Zoning will give consideration to the site suitability determination as
613 compiled by the CAFO site advisory team formed by the Director of the Department of
614 Agriculture. ~~sitings to be dependent upon findings based on considerations, guidelines~~
615 ~~and directions expressed by the legislature, by the Board of Commissioners, and by the~~
616 ~~Department of Agriculture.~~

617

618

9. Existing Uses:

619

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

624

625

626

627

Land Use Goals

628

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

631

632 a. To anticipate and provide for a variety of uses in Owyhee County to meet the needs
633 of the citizens while recognizing the importance of maintaining and enhancing
634 agricultural opportunities.

634

635 b. ~~This will be done in a manner which~~ To protect and maintain soil, water, air,
636 wildlife and other natural environmental and scenic qualities so that they may be utilized
637 now and in the future.

637

638 c. ~~This will be done in a manner which~~ To protect private property rights of all persons
639 within the county.

639

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641 **Land Use Objectives:**

642

643 1) To maintain prime agricultural land as agricultural land in order to protect public
644 investment in water, land and the various infrastructures.

645

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

647

648 3) To encourage high-density residential growth and commercial development to locate
649 within established areas of impact.

650

651 4) To direct industrial development to established industrial zones, or where appropriate,
652 to impact areas.

653

654 5) To identify the best uses of land within the county and develop the Zoning ordinance
655 and map to reflect these uses. Best uses shall be determined by the land's suitability for
656 agricultural pursuits, housing, commercial, or industrial potential. To develop standards
657 for development in each of these identified areas to ensure compatible development.

658

659 | 6) To ~~update develop~~ zoning, subdivision, and other ordinances to carry out these policies
660 and others listed within the Comprehensive Plan.

661

662 | 7) To ~~comply with enforce~~ all state and local health and safety regulations.

663

664 | 8) To discourage, through the Zoning Ordinance, the mixing of incompatible uses that
665 may be detrimental to surrounding properties or uses.

666

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

668

669 10) To work with the health authorities, fire districts, Sheriff's Department and other
670 appropriate agencies in identifying and determining appropriate development standards
671 for areas within Owyhee County.

672

673 11) To conserve and encourage the best of the County's historic ranching and farming
674 tradition and way of life.

675

676 12) To discourage development in areas of the County that are remote from County
677 services and public facilities.

678

679 13) To site CAFO's where they will be least in conflict with existing uses, where there
680 will be an adequate water supply without diminishing existing water rights.

681

682 ~~14) To encourage development of waste water systems to minimize degradation of return~~
683 ~~flows.~~

684

685

686 **C. Population Considerations**

687
688 At the time of this writing, the most up to date statistics according to the U.S. Census
689 Bureau indicate that the population of Owyhee County is estimated to be approximately
690 10,877 ~~10,737~~ in the year 2000 ~~2009~~. The total population of the county was 6422 in
691 1970, 8255 in 1980, and 8421 in 1990, 10,737 in 2000, and 10,835 in 2007. Various
692 sources forecast that ~~The Idaho Power Company forecast indicates that~~ the county's
693 population will ~~continue to~~ increase at about 1% per year through 2013 ~~02~~ projecting an
694 estimated population of 11,508 in the year 2013. ~~and then level off at 1.3% per year after~~
695 ~~that.~~

Deleted: .5

696
697 The number of persons per household is predicted to decrease from 2.73 persons per
698 household in 1998 to 2.55 persons per household in 2020. The projection is that the
699 number of people per household will decline and, therefore, the number of households
700 will increase relative to the number of people. In other words, the need for more housing
701 will increase slightly faster than the population projections will increase.

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

712 **D. Recreation, and Special Areas ~~and Sites~~:**

713
714 Developed recreational areas in Owyhee County are limited, with one of the main ones
715 being the Bruneau Dunes State Park and the other being Celebration State Park which is
716 ~~partly~~ partially in Owyhee County. There are two city parks in Homedale, one in
717 Grandview and two in Marsing one of which provides picnic, camping and water-
718 oriented recreation. There are picnic sites on the south shore of the C.J. Strike Reservoir
719 and several scenic sites, such as Jump Creek Falls and the Bruneau Canyon Overlook
720 ~~southeast of the town of Bruneau. One of the prime attractions in the county is the~~
721 ~~historic town site of Silver City - (stricken text moved to Historic Land use section)~~
722 Some private recreation facilities also exist within the County. ~~, such as Givens Hot~~
723 ~~Springs and Murphy Hot Springs.~~

724
725 Portions of the Bruneau River and Owyhee River are designated as wild and/or scenic.
726 These areas still have scenic qualities which will attract visitors, however, due to their
727 remoteness, they are not likely to receive pressure for development. Since the county's
728 resources for development and maintenance of recreation areas are quite limited, the plan
729 does not anticipate any major development of new recreation sites or facilities.

730
731 ~~Historic and scenic areas will be identified and a program to mark and provide historic~~
732 ~~background information will be started. Sites located on private property will not be~~

733 ~~marked or shown on maps without the owner's written permission. Silver City will~~
734 ~~continue to be preserved in its present form as much as possible and commercial~~
735 ~~development which is incompatible with the town's historic character will not be~~
736 ~~allowed. (Above stricken text moved to Historic Land use section) A plan for the~~
737 ~~preservation of Silver City has been prepared by the Silver City Taxpayers Association.~~
738

739 ~~A portion of the Bruneau River and a portion of the Owyhee River have been proposed as~~
740 ~~designated wild rivers by the Bureau of Outdoor Recreation. Because of the adverse~~
741 ~~effect Wild and Scenic River designation would have on the ranching industry, because~~
742 ~~both areas are extremely inaccessible and would impose an undue service demand upon~~
743 ~~the Sheriff and his search and rescue abilities, and because the county does not have the~~
744 ~~resources to handle the increased traffic and tourists, designation of wild and scenic river~~
745 ~~status is inconsistent with sound land use planning and is inconsistent with the principles~~
746 ~~and policies which guide and direct this Plan.~~

747
748 (Moved to paragraph above)

749
750 Recreational use in the county will continue for the most part to be associated with
751 outdoor uses of the federal lands for hunting, fishing, trail riding, hiking, boating, and
752 photography. Multiple uses of the federal lands will continue to be encouraged as this
753 provides the widest and best uses of the lands for both the general public and the grazing
754 interests which are a major portion of the economy of the county.
755

Deleted: These areas still have scenic qualities which will attract visitors, however, due to their remoteness, they are not likely to receive pressure for development.¶

756 Recreation, Special Areas and Sites Goal

757
758 ~~a. Recreation, special areas and Site Goals preserve the recreational,~~
759 ~~archeological, architectural, and cultural history of the County and create awareness of~~
760 ~~and appreciation for Owyhee County's history and historic resources.~~

- 761 1. Encourage preservation of the recreational, architectural, and cultural history of the
762 county
- 763 2. Create awareness of and encourage appreciation for Owyhee County's history and
764 historic resources
- 765 3. Encourage new development to incorporate pathways for non-motorized use and
766 connectivity throughout the community.
- 767 4. Improve awareness of all recreation opportunities Owyhee County has to offer.

769 Recreation, Special Areas and Sites Objectives:

770
771 1) ~~The County will request that the Director of the Owyhee County Historical Society, as~~
772 ~~a paid county employee and in cooperation with the Owyhee County Historic~~
773 ~~Preservation Committee identify and document all known historic sites in the county and~~
774 ~~provide that information for inclusion on the county maps, and provide information to the~~
775 ~~public about Owyhee County historic resources.~~

776
777 2) ~~Determine to what extent historic site preservation and identification are in the public~~
778 ~~interest and in the best interests of the residents of Owyhee County.~~

779

780 ~~3) Encourage the preservation of the historic districts and town sites of Owyhee County~~
781 ~~including Silver City, Delamar, and Wagon Town.~~

782

783 ~~4) Discourage commercial or any other development that may have an adverse effect on~~
784 ~~historic districts and sites.~~

785

786 15) Continue to support multiple uses of the public lands for both recreation, and grazing,
787 timber, and mining.

788

789 2. Control the spread of invasive species, noxious weeds, rodents and pests.

790

791 2. Review ordinances to update development design standards to encourage
792 incorporation of non-motorized path ways.

793

794 3. Encourage the County Commissioners to support the development of a community
795 calendar.

796

797

798

799 **E. Housing:**

800

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

804

805 Housing in the County was in the past mainly associated with and located on the farms
806 and ranches, and in Homedale, Marsing, Grand View, and Bruneau. However, beginning
807 about 1970 30 years ago, some residential development began to occur in rural areas. The
808 absence of land use and building regulations, and low cost land created conditions in
809 some areas which are best described as substandard. Some lots and subdivisions were
810 created without proper access and with only dirt roads. In some instances, trailers and
811 mobile homes were brought into the county because they were so substandard that they
812 could not be located elsewhere. Access for emergency services was sometimes limited.
813 Sanitary facilities were in some instances absent or substandard.

814

815 The County began to feel pressure from some of the residents of these substandard
816 developments as they requested that the County construct roads that should have been
817 provided by the developers. Other county taxpayers resisted the use of County funds to
818 bring the roads and other facilities up to useable standards. Some of the substandard
819 developments became unsightly as junk cars, trailer houses, used building materials, used
820 appliances, and other litter began to accumulate. Adjacent property and homeowners
821 expressed strong concern with the substandard development and particularly with the
822 accumulation of unsightly trash and junk and unhealthy ~~ful~~ conditions. They indicated that
823 their right to use and enjoy their own property was diminished by these conditions.

824

Others felt that their property values were lowered for the same reason.

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

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

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

~~At this time, there is a strong demand~~ There may be a need for both affordable and upscale housing. Acreage lots are in demand for both affordable and more expensive housing. Meeting these needs while at the same time improving the economic base and protecting the prime agricultural land will be a challenge. ~~Prior to 1991, A uniform building code has been~~ was adopted by the County, ~~which should be applied aggressively to resolve the problem of substandard housing. A mobile home ordinance is also in effect which should be applied to address the same problem. With necessary revisions, these ordinances should be used to resolve the substandard problem.~~

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Housing Goal

a. To create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of our county populace without regard or prejudice ~~to age, handicap, familial status, race, color, religion, sex or national origin and income level. The created environment will allow for the uninterrupted use of the lands according to their best uses, without jeopardizing the rights of the current property owners.~~

871 **Housing Objectives:**

872

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

875

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

878

879 3) To determine the need for adequate affordable housing, and its associated
880 infrastructure, within the county in order to manage development and growth in
881 accordance with this plan.

882

883 ~~4) To continue to update and enforce standards by which the determination is made as to~~
884 ~~whether to allow placement of a mobile home in the County.~~

885

886 5) To monitor and update as necessary the Area of Impact agreements that have been
887 established with the cities, ~~as they relate to increased housing's impact on services and~~
888 ~~other land uses. This plan encourages urban density housing within these areas as~~
889 ~~directed by state law.~~

890

891 6) To maintain appropriate standards of health and safety by enforcing the Uniform
892 Building Code in housing constructed in Owyhee County, ~~and its habitation requirements~~
893 ~~as to existing substandard housing.~~

894

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

898

899 8) To encourage cluster subdivisions instead of strip residential development along
900 county roads.

901

902 9) To discourage development in areas of the county that are remote from emergency and
903 county services.

904

905 ~~10) To develop plans and strategies that improve or replace substandard housing.~~

906

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

908

909 ~~12) To amend the mobile home ordinance to allow only state certified mobile homes.~~

910

911

912 **F. Natural Resources:**

913

914 The natural resources of Owyhee County are what have attracted man to this area, kept
915 him here, and will sustain him in the future. ~~While~~ The natural resources can be divided
916 into four main categories: animal, vegetation, mineral and water. ~~it is recognized that~~

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917 ~~people are the county's greatest natural resource.~~ The existence and use of natural
918 resources are greatly influenced by the climate and topography.

919
920 Owyhee County hosts a large variety of animal life. The native fish, birds (~~both native~~
921 ~~and introduced~~) and mammals have always been a resource for fishermen, hunters, and
922 trappers, ~~both~~ for recreation and commercial purposes. Introduced domestic species, such
923 as cattle and sheep, have easily acclimatized to this area enabling ranching to become the
924 primary economic enterprise of the County.

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925
926 Because of the wide variety of soil types and climate variations, Owyhee County has
927 ~~holds~~ a wide variety of plant life. The native species vary from semi-arid to aquatic
928 plants; evergreens and deciduous trees; annuals and perennials, fruit bearing, seed
929 bearing and tuberous; broad leaves; and grasses. They provide a rich variety of food for
930 both native and domestic animals as well as a very limited resource for the timber
931 industry.

932
933 The introduced vegetation for crops has provided the second largest contributor to the
934 economic base of the county. Farmers produce a large variety of crops for both human
935 and animal consumption.

936
937 Invasive Species and noxious weeds occur within the County. ~~Part of the vegetation is~~
938 ~~demonstrated by the introduction of noxious weeds.~~ Control of noxious weeds is
939 essential.

940
941 The general soils and geology sections describe the various soil types and minerals found
942 in Owyhee County. While farming and mining are the two obvious industries in the
943 county that utilize the minerals found here, there is also a notable amount of quarry work
944 done to provide the materials used in building and maintaining the public and private
945 road system in the County. In addition, there is some geothermal activity in Owyhee
946 County.

947
948 In its early history, mining was the county's main industry. ~~Large-scale M~~ining has
949 sporadically continued to the present time. ~~However, Kinross-Delamar has placed the~~
950 ~~Delamar mine into merely a "maintenance" status, thus clouding the future of any large-~~
951 ~~scale mining operation in the county.~~ Though the county still has reserves of ore, it is
952 impossible to predict when and if this will be mined. Obviously, it would be unwise to
953 base predictions on the future of the economy in Owyhee County on mining.

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954
955 The following natural resource concepts have been considered:

956
957 **1. Water** is probably the most valuable resource of Owyhee County. It is the
958 essential element to maintain all plant and animal life. All of the industries of the County
959 rely on the continued use of water and depend on legally recognized rights to collect,
960 distribute and use the water as it passes through the County. Any loss of rights to utilize
961 water would cause immediate negative consequences to the County both economically
962 and socially.

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

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

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

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

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

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

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

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

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

4. Soils. The Owyhee soils tend to be calcareous and alkaline, well drained and

1009 have salt and water problems in the lower valleys. However, some areas adjacent to the
 1010 Snake River are very sandy with a high level of permeability and without layers of clay
 1011 or other substrata which would protect the aquifer from agricultural or animal nutrients.
 1012

1013 The Snake River soils are generally silty and clayey with somewhat restricted subsoil and
 1014 substrata permeability formed in stratified sediments on terraces, basins, and hilly
 1015 uplands.
 1016

1017 The Owyhee Mountains, Owyhee Range, and highland area of the County have soils
 1018 which are generally silty, formed in materials mired with rocky residuum-colluvium from
 1019 basic rock types on plateaus, canyons, and mountains.
 1020

1021 **5. Climate.** Nearly the entire county can be classified as arid to semi-arid. Only
 1022 areas above 6,000 feet in elevation receive enough yearly precipitation to exclude that
 1023 classification. Annual precipitation ranges from 6.44 inches at Bruneau to 11.44 inches at
 1024 Three Creek and nearly 30 inches at Afterthought Mine. Annual snowfall totals range
 1025 from 10 inches in areas along the Snake River to over 150 inches in the Owyhee
 1026 Mountains.
 1027

1028 Great ranges of temperature can be expected from year to year. Extreme highs and lows
 1029 include as high as Grand View, 115 degrees to as low as minus 34 degrees, and Three
 1030 Creek, 103 degrees to minus 37 degrees. Average temperature for the months of January
 1031 and July also reflect wide ranges between the seasons as evidenced by the following
 1032 table:
 1033

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

1042 Severe winds rarely occur in Owyhee County and meteorological hazards are usually
 1043 limited to variabilities in precipitation which either result in drought or flooding. Certain
 1044 sand washes, draws, and gullies are particularly susceptible to flash flooding.
 1045
 1046

1047 **6. Hydrologic Systems and Irrigation.** There are three basic hydrologic basins
 1048 within the County which all drain into the Snake River:
 1049

1050 1) The Bruneau River system covers the eastern half of the County and includes many
 1051 tributary streams which are primarily near their headwaters and intermittent in the lower
 1052 valleys.
 1053

1054 2) The Owyhee River drainage extends along the south side of the Owyhee Mountains,

1055 the Owyhee Range and generally over the entire southwestern plateau portion of the
1056 county. This water passes in and out of eastern Oregon before becoming part of the Snake
1057 River north of Owyhee County.

1058

1059 3) Irrigation from these water sources is most prevalent along the lower Bruneau and
1060 Snake River drainages. The Homedale area receives irrigation waters from Owyhee
1061 Reservoir Dam in Oregon.

1062

1063 The largest dam reservoir in Owyhee County, C. J. Strike, has a total capacity of 250,000
1064 acre-feet. It is also the County's major flood control structure. ~~Flooding has never been a~~
1065 ~~serious problem in Owyhee County, but~~ As development occurs along flood plains, the
1066 potential for flood damage will increase. A flood hazard area has been mapped along the
1067 Snake River by the Federal Insurance Administration of HUD for the Federal Flood
1068 Insurance Program.

1069

1070 The maintenance and protection of the irrigation water supply and the delivery systems is
1071 one of the highest priorities for the County.

1072

1073 **7. Vegetation.** The natural vegetation of Owyhee County is limited by low
1074 annual precipitation and high evaporation during the growing season. Elevations below
1075 3,000 feet are generally covered with bunch grass and sparse amounts of sage and
1076 associated small brush. Some local areas have no vegetative cover at all and have been
1077 smothered by sand dunes which constantly shift with the wind. Areas between 3,000 feet
1078 and 5,500 feet are usually covered with sagebrush and some chaparral on slopes facing
1079 north where less exposure allows more abundant growth of flora. Mountain peaks with
1080 elevations from 6,000 feet to 8,000 feet receive enough precipitation to support
1081 sagebrush, chaparral, fir, juniper, and some pine. Forests are especially thin along
1082 protected ridges adjacent to mining areas where massive cutting took place during the
1083 boom era. The invasion of juniper is becoming a problem in certain areas.

1084

1085 Forest areas are generally confined to the Owyhee Mountains and Range in the
1086 westernmost portion of the County.

1087

1088 **8. Scenic and Natural Areas.** Owyhee County is rich in natural scenic
1089 areas. Some of the more outstanding include the Bruneau River Canyon, Owyhee
1090 Mountains, Morley Nelson Snake River Birds of Prey National Conservation Area, and
1091 the Bruneau Sand Dunes State Park which is a multi-use recreational facility.

1092

1093 Wild and Scenic Rivers

1094

1095 The Omnibus Public Lands Management Act (P.L. 111-111) designated 316 miles of
1096 southern Idaho waterways as Wild and Scenic Rivers under the Wild and Scenic Rivers
1097 Act.

1098

1099 Congress created the National Wild and Scenic Rivers System in 1968 to preserve certain
rivers with outstanding natural, cultural, and recreational values in a free-flowing

1100 condition for the enjoyment of present and future generations. The **Wild and Scenic**
1101 **Rivers Act** was sponsored in Congress by Senator Frank Church of Idaho.
1102 There are three categories of rivers in the WSR system: wild, scenic, and recreational.
1103 **Wild** rivers are free of dams, generally inaccessible except by trail, and represent vestiges
1104 of primitive America. **Scenic** rivers are free of dams with shorelines or watersheds still
1105 largely primitive and shorelines largely undeveloped, but accessible in places by roads.
1106 **Recreational** rivers are readily accessible by road or railroad, may have some
1107 development along their shorelines, and may have been dammed in the past.

1108 **Waterways that have been designated**

1109 **Owyhee River System**

1110 **North Fork Owyhee River**

1111 Almost six miles from the Idaho-Oregon border to the upstream boundary of private land
1112 at the Juniper Mountain road crossing have been designated as a **recreational river**. Just
1113 over 15 miles - from the recreational river section to the upstream boundary of the North
1114 Fork Owyhee Wilderness - are now designated **wild**.

1115 **Battle Creek**

1116 The Act designates 23.4 miles of this waterway as a **wild** river, from the confluence of
1117 the Owyhee River to the upstream boundary of the newly designated Owyhee River
1118 Wilderness.

1119 **Deep Creek**

1120 A 13.1-mile segment of this waterway, which flows through the Owyhee River
1121 Wilderness, has been designated **wild**.

1122

1123 **Dickshooter Creek**

1124 Dickshooter Creek flows into Deep Creek. About 9.25 miles upstream from the
1125 confluence are designated **wild**.

1126 **Owyhee River**

1127 The 67.3 miles of the river from the Idaho-Oregon border to the upstream boundary of
1128 the Owyhee River Wilderness are designated a **wild** river.

1129

1130

1131 **Red Canyon**

1132 Just over four and a half miles of this waterway are designated **wild**, from the
1133 confluence of the Owyhee River to the upstream boundary of the Owyhee River
1134 Wilderness.

1135 **South Fork Owyhee River**

1136 Along this fork, 31.4 miles are designated **wild**, from the Idaho-Nevada border (the

1137 upstream boundary of the Owyhee River Wilderness) to the confluence with the main
1138 Owyhee River. A short portion of this stretch, where the river crosses private land, will
1139 be managed as a **recreational** river.

1140

1141 **Big Jacks Creek and Little Jacks Creek Wilderness areas**

1142 **Big Jacks Creek**

1143 Big Jacks Creek flows through the newly designated Big Jacks Creek Wilderness in the
1144 BLM Bruneau Field Office. The Act designates 35 miles of the creek as a **wild** river.

1145 **Little Jacks Creek**

1146 Surrounded by the Little Jacks Creek Wilderness, 12.4 miles of this waterway have been
1147 designated a **wild** river.

1148 **Cottonwood Creek**

1149 The 2.6 miles upstream of the confluence of Big Jacks Creek have been designated a
1150 **wild** river.

1151 **Duncan Creek**

1152 Almost one mile of this waterway has been designated a **wild** river, right before its
1153 confluence with Big Jacks Creek.

1154 **Wickahoney Creek**

1155 As this waterway meets Big Jacks Creek, 1.5 miles of it are now a **wild** river, from the
1156 confluence of Big Jacks Creek to the upstream boundary of the Big Jacks Creek
1157 Wilderness.

1158

1159 **Bruneau River System**

1160 **Bruneau River**

1161 Nearly 40 miles of the River's 50-mile total length are now designated as **wild**, with a six-
1162 tenth-mile stretch at the Indian Hot Springs access point designated **recreational**. In
1163 addition, just over one-third of a mile of the West Fork Bruneau River upstream from the
1164 confluence of the Jarbidge River has been designated **wild**.

1165

1166 **Jarbidge River System**

1167 **Jarbidge River**

1168 The Act designates 28.8 miles of the Jarbidge as **wild**, from the confluence with the West
1169 Fork Bruneau River to the upstream boundary of the Bruneau-Jarbidge Wilderness.

1170 Sheep Creek

1171 More than 25 miles of Sheep Creek have been designated wild, from the confluence with
1172 the Bruneau River to the upstream boundary of the Bruneau-Jarbidge Wilderness.

1173
1174
1175 **9. Ground Water Resources (Aquifer).** The County varies greatly in the
1176 availability and quality of groundwater. Some areas near the Snake River have an
1177 abundant supply while a few miles away even 3 gallons per minute for domestic use may
1178 be impossible to find. Dissolved minerals and gases often render the supply unusable
1179 without treatment. Development (residential, commercial, or industrial) will be limited in
1180 some areas because of the lack of potable well water. ~~Recently one high density~~
1181 ~~residential development in the County has experienced severe problems with water~~
1182 ~~quality and quantity...~~The availability of a suitable supply of domestic water must be
1183 confirmed ~~proved~~ before developments are approved. The availability of domestic water
1184 should be a factor in determining the appropriate zone on the zoning map.

1185
1186 A continuing concern will be the possible introduction of nitrates into the aquifer. Other
1187 agencies are monitoring and addressing this problem. The County may ~~will also monitor~~
1188 ~~and~~ be involved in the process.

1189
1190 **Natural Resources Goals**

1191 a. To protect and preserve the natural resources of the County by managing development
1192 and the use of those natural resources as necessary components of agricultural,
1193 commercial and recreational activities.

1194
1195 b. Avoid unsuitable remote rural development by maintaining open space and access to
1196 natural resources through coordination of this Plan with the Owyhee County Land Use
1197 and Management Plan for Federal and State Land.

1198
1199 **Natural Resources Objectives:**

1200
1201 1) Promote and encourage good stewardship of the natural resources.

1202
1203 2) Promote and encourage cooperation of various entities desiring to use the natural
1204 resources in different ways.

1205
1206 3) Protect the historical and customary rights of use, development, and enhancement of
1207 natural resources. As much as possible, do not take existing natural resources use from
1208 one user for the use of another.

1209
1210 4) Develop standards to minimize conflicts between development and irrigation systems.

1211
1212 5) Identify and address issues that threaten the water resources of the County, developing
1213 ways to mitigate these. Consider the impact of land use decisions upon the quality of
1214 water in Owyhee County.

1216 | 6) Any state, ~~or~~ federal, or government~~al~~ actions shall follow the requirements of law and
1217 regulation regarding notification, coordination, and consistency with county policies and
1218 plans. Agencies shall contact and coordinate with the County in these areas.

1219
1220 7) Carefully weigh the effect on natural resources from pollution or detrimental impacts
1221 before approving development or changes of historic use.

1222
1223 8) Explore alternative uses for natural resources that “add value” to their use.

1224
1225 9) Use all current available information when making decisions that could potentially
1226 affect a renewable resource within the County.

1227
1228 10) Continue the policy of multiple uses of public lands.

1229
1230 11) Discourage development in areas that do not have an adequate or suitable
1231 groundwater supply.

1232
1233 | 12) Continue to control noxious weeds, invasive species, rodents and pests.

1234
1235

1236 **G. Community Design:**

1237

1238 Community design is established by the combined physical elements which contribute to
1239 the overall visual character of a place. The natural landscape, the form and arrangement
1240 of structures on the landscape, and the aesthetic continuity of neighboring parcels of land
1241 are the most common design considerations. Development will be encouraged to
1242 incorporate a reasonable measure of rural atmosphere, country life style and open space.
1243 ~~Governments can influence community design by three basic means: direct government~~
1244 ~~ownership and/or design, private development incentives, and land use regulations.~~
1245 ~~Because the Owyhee County planning area is dominated by vast expanses of largely~~
1246 ~~undeveloped land, zoning and development review regulations can best be used to control~~
1247 ~~community design.~~

1248

1249 | The natural beauty landscape of unincorporated Owyhee County is its existing landscape
1250 dominated by vast expanses of open rangeland, ~~large lot agricultural and residential land,~~
1251 and undeveloped state and federal lands. ~~While most of these lands are not immediately~~
1252 ~~appealing as areas of potential development, there are potential disruptions to existing~~
1253 ~~conditions in certain rural areas. Increased subdivision or other residential development~~
1254 ~~beyond the areas of city impact may consume substantial amounts of rural land. In~~
1255 ~~addition to increased residential development, industrial or confined animal operations~~
1256 ~~might detract from the more traditional pastoral agricultural character of the County.~~

1257

1258 ~~The predominant trend in county community design will likely hinge upon the~~
1259 ~~consumption of rural agricultural and open space land for urban uses. Some extent of~~
1260 ~~commercial and higher density residential development will inevitably occur in the~~
1261 ~~unincorporated county. Even more development will occur in the areas of city impact,~~

1262 and this trend will also influence the general rural character of the county. The end result
1263 is that potential aesthetic inconsistencies between new and existing land uses may begin
1264 to develop.

1265

1266 **Community Design Goals:**

1267

1268 a. ~~Restrictions on rural commercial and industrial development.~~

1269 a. Encourage development within appropriate zones.

1270 b. Encourage preservation of cultural resources.

1271 c. Encourage preservation of open rangeland.

1272 d. Encourage preservation of recreation lands.

1273 e. Encourage preservation of open spaces.

1274 f. Coordination of land management objectives with federal agencies.

1275 g. ~~Encouragement~~ new development to incorporate a reasonable measure of rural
1276 atmosphere, county life style and open space. ~~of compatible residential subdivision~~
1277 ~~design.~~

1278 ~~Limitation of residential development in agricultural areas when these uses would be in~~
1279 ~~conflict.~~

1280 h. ~~Preservation of open spaces.~~

1281 h. ~~Encourage~~ ment of compatible new development.

1282

1283

1284 **Community Design Objectives:**

1285

1286 1) ~~Adopt a~~ Update zoning ordinance and map in accordance with this plan.

1287

1288 2) ~~Adopt a~~ Planned Unit Development (PUD) ordinance.

1289

1290 3) ~~Establish appropriate, compatible agricultural zones consistent with the~~
1291 ~~Comprehensive Plan.~~

1292

1293 4) Identify appropriate locations and standards for transition zones.

1294

1295 5) ~~Review~~ Establish setback rules to preserve open space and transportation corridors.

1296

1297 6) Provide standards for commercial/industrial development.

1298

1299 7) Prohibit Confined Animal Feeding Operations in Residential zones. ~~Design zones in~~
1300 ~~which animal containment operations are prohibited.~~

1301

1302 8) Encourage public utilities to be located on public lands, and utility corridors to be
1303 located on public lands. ~~Require consideration of utility corridors and physical limitations~~
1304 ~~to development.~~

1305

1306 9) Limit land splits in agricultural zones.

1307

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- 1308 | 10) ~~Review~~ Amend subdivision ordinance to specify design standards.
 1309
 1310 | ~~11) Provide incentives for rural design amenities.~~
 1311
 1312 | 12) Require Planned Unit Developments to set aside acreage for open space.
 1313
 1314 | 13) Encourage cluster subdivisions or planned unit developments, instead of strip
 1315 | residential development ~~along~~ on county roads.
 1316
 1317 | ~~14) Review subdivision ordinance to ensure small lot subdivisions are appropriately~~
 1318 | ~~designed for future public services.~~
 1319
 1320 | 16) Limit residential development in agricultural zones except by conditional use permit.
 1321 | ~~to lot sizes to be specified in the zoning ordinance.~~
 1322
 1323 | 17) CAFO's should be located where they will be least in conflict with other uses.
 1324
 1325 | 18) Access to major County roads should be limited and be designed to not negatively
 1326 | affect traffic flow or safety of the major road.
 1327
 1328 | 19) Minimum lot size for the Residential and Multi-use zones is specified in the Zoning
 1329 | Ordinance. Density (lot sizes) of residential developments will be specified in the Zoning
 1330 | and Subdivision Ordinances.
 1331
 1332 | 20. Work toward the development and implementation of a sign ordinance.

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1334 | **H. Economic Development:**

1335
 1336 | The purpose of the economic development component of this Comprehensive Plan is to
 1337 | describe characteristics of Owyhee County's economy, and to analyze its strengths and
 1338 | weaknesses. This analysis will look at the local economy, occupation, income, and
 1339 | employment forecasts.

1340
 1341
 1342 | **Local Economy:**

1343
 1344 | Owyhee County's economy depends mainly on agriculture and grazing. The county's
 1345 | agricultural uses are a major component of the economic base. The local economy mainly
 1346 | consists of agricultural operations and small, privately owned businesses which support
 1347 | the local population. Large employers are mostly agricultural operations, government,
 1348 | and the school districts.

1349
 1350 | Businesses concentrate mostly in the commercial and multi-use zones, which are
 1351 | typically closer to existing services.

1352
 1353 | ~~Owyhee County's economy depends mainly on agriculture and grazing. Low commodity~~

1354 and cattle prices coupled with increased costs of production have placed a strain on the
 1355 economic conditions of the producers and of the county. When these conditions will
 1356 improve is entirely speculative. ~~The announced closure of the Kinross Delamar Mine will~~
 1357 ~~effect employment and tax revenues.~~ Environmental regulations, particularly water
 1358 quality regulations, may have a severe impact on irrigated agriculture and dairy
 1359 operations. More CAFO's may seek to locate in Owyhee County but there may be
 1360 problems associated with sufficient quality and quantity of water, waste disposal, and
 1361 conflict with residential uses.

1362
 1363 There will be continued interest in rural residential development as people who work in
 1364 Ada and Canyon Counties seek a rural lifestyle. With the current economic recession, it is
 1365 difficult to predict what property values will do, however on land suitable for residential
 1366 development will probably continue to be in demand. gradually increase. Low
 1367 commodity prices and the current economic conditions may recent increases in property
 1368 ~~taxes will~~ place additional pressure on farmers to consider subdividing their farms.

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1369
 1370 ~~The new Middle School at Homedale may also tend to draw more people to the area from~~
 1371 ~~Canyon County.~~ Retail opportunities may increase in Homedale, and Marsing, and Grand
 1372 View which may draw more people to those areas. ~~Homedale will have a new retail~~
 1373 ~~building products store associated with the lumber products mill.~~

1374
 1375 The most current data from the Department of labor indicates the following conditions in
 1376 Owyhee County:

Total Jobs:	1998	2007	2008
<u>Agriculture</u>	623	943	1064
<u>Mining</u>	177	*	*
<u>Construction</u>	100	169	158
<u>Manufacturing</u>	131	192	170
<u>Trade, Utilities &</u>	232	357	343
<u>Transportation</u>			
<u>Information</u>	17	23	25
<u>Financial Activities</u>	25	24	22
<u>Prof. /Bus. Services</u>	98	156	159
<u>Ed. & Health Services</u>	99	119	122
<u>Leisure & Hospitality</u>	134	165	169
<u>Other Services</u>	12	16	12
<u>Government</u>	615	709	714

1393
 1394 Additional data from an Economic Forecast of Idaho Power indicates the following:

	1990	1995	2000	2005	2010	2015	2020
<u>Employment: (# of Jobs)</u>							
<u>Manufacturing</u>	60	100	130	140	150	150	150

1400	<u>Mining</u>	170	140	20	20	20	20	20
1401	<u>Construction</u>	30	150	140	180	210	220	250
1402	<u>Trans. Comm. & Util</u>	120	100	80	70	80	80	80
1403	<u>Wholesale & Retail</u>	240	310	360	360	390	430	460
1404	<u>Fin., Ins., & Real Est.</u>	40	60	20	20	20	20	30
1405	<u>Services</u>	240	260	650	710	780	840	910
1406	<u>Government</u>	550	650	690	720	760	800	840

1407
1408

Economic Forecast Idaho Power:

1409

1410
1411 _____ 1990 1995 2000 2005 2010 2015 2020

1412 **Employment: (# Number of Jobs)**

1413	<u>Manufacturing</u>	61	118	102	107	113	117	126
1414	<u>Mining</u>	172	141	154	154	153	151	150
1415	<u>Construction</u>	26	148	158	154	167	183	202
1416	<u>Trans. Comm. & Util</u>	121	104	116	119	121	123	125
1417	<u>Wholesale & Retail</u>	245	324	372	414	459	495	530
1418	<u>Fin., Ins., & Real Est.</u>	40	54	56	58	62	66	70
1419	<u>Services</u>	235	262	327	382	432	483	539
1420	<u>Government</u>	536	633	706	771	835	899	973

1421

Economic Development Goals:

1422

1423 Stimulate and encourage commercial, industrial, and other uses, activities and
1424 developments that will provide employment for Owyhee County residents.

1425

1426

Objectives:

1427

1428 a) Encourage and protect the agricultural base, both farming and grazing so that it
1429 remains an important part of the economic base of the County.

1430

1431 b) Promote a balanced multiple use of public lands so that they remain open to the uses
1432 that are historic and customary, (Recreation and grazing).

1433

1434 ~~e) Protect and improve the infrastructure so that agriculture, grazing, and industry will~~
1435 ~~generate the income necessary for the people and the County.~~

1436

1437 d) Create conditions that will encourage aid in the recruitment of new commercial and
1438 industrial uses. ~~non-polluting light industries to the County.~~

1439

1440 e) Cooperate with the cities and Chambers of Commerce to expand existing retail
1441 business and encourage recruit new retail business into appropriate areas of the County.

1442

1443 f.) Develop strategies within the plan to help support cities and towns, and encourage

1444

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1446 | revitalization of existing facilities for new economic uses.

1447

1448 | f) Encourage County Commissioners to pursue economic development.

1449

1450

1451 | **I. Capital Infrastructure:**

1452

1453 | A Capital Improvements Program is a five year plan that identifies budgeted capital
1454 | projects, including street infrastructure, water, wastewater and drainage facilities; parks,
1455 | trails, and recreation construction and upgrades; construction of public buildings; and
1456 | purchase of major equipment. Identifying, budgeting and planning for capital
1457 | improvements affecting land use will be essential in the development of Owyhee County.

1458

1459 | **Capital Infrastructure Objective:**

1460

1461 | Ensure that capital improvements are planned and budgeted in order to have adequate
1462 | infrastructure in place.

1463

1464

1465

1466 | **Capital Infrastructure Policy:**

1467

1468 | Owyhee County, through the County Commissioners, will pursue development of a
1469 | capital improvement program in order to properly identify and budget for expected
1470 | necessary capital infrastructure.

1471

1472 | As Owyhee County continues to grow, the County Commissioners will investigate the
1473 | possibility of implementing impact fees for new development as a means to maintain the
1474 | current level of service provided.

1475

1476

1477 | **I. Public Services and Facilities:**

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1478

1479 | Owyhee County is a large and sparsely populated county. Much of the County is remote
1480 | with few improved roads, no utilities or services. Most of the services and facilities that
1481 | do exist are in or near the populated areas.

1482

1483 | As of the date of adoption, the current services available are as follows:

1484 | There are no hospitals in the County; the closest hospital facilities are in Caldwell,
1485 | Nampa, Boise, ~~and Mountain Home,~~ and Owyhee Nevada. Ambulance service is
1486 | provided in Homedale, Marsing, ~~and Grand View~~ and Owyhee Nevada provides services
1487 | for the southern end of the county near the Duck Valley Indian Reservation. Bruneau,
1488 | Melba, and Jordan Valley ~~and Oreana~~ have Quick Response Units. Life Flight is
1489 | available from Boise. ~~Few medical care facilities exist, however,~~ Limited care clinics are
1490 | located in Homedale, Marsing, and Grand View. There are dental and chiropractic
1491 | services available ~~is one dentist located~~ in Homedale.

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1492
1493 Marsing, Homedale, and Grand View have Senior Citizen Centers and Homedale has one
1494 nursing home. Melba has a senior citizen center that serves the Melba (and surrounding)
1495 area of Owyhee County.

1496
1497 Water supply for all of the communities in Owyhee County is from groundwater sources.
1498 Homedale, Marsing, Murphy, Grand View, Bruneau, and Silver City have central water
1499 systems although not all of them serve their entire community.

1500
1501 Homedale, Marsing, Bruneau, and Grand View have central sewer systems with the rest
1502 being served by septic systems. Solid waste disposal is available in most of the
1503 communities.

1504
1505 Homedale, Marsing, Murphy-Reynolds-Wilson, ~~and~~ Grand View, and Bruneau have
1506 volunteer fire departments. Homedale has its own police department with the remainder
1507 of the communities being served by the County Sheriffs Department.

1508
1509 Homedale, Grand View, Marsing, and Bruneau have public libraries.

1510
1511 There are four public airports in the County: Homedale Municipal, Murphy, Grasmer,
1512 and Murphy Hot Springs. Several private and emergency strips are also located in the
1513 County.

1514
1515 Idaho Power serves the more populated parts of the County. Landline telephone service is
1516 available in the more populated areas. Cellular service is available along major roads and
1517 in cities, but limited or non existent in remote areas. ~~are served by Idaho Power and~~
1518 ~~telephone service the majority of the County is not. Cellular service is available in limited~~
1519 ~~areas~~

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1520
1521 Homedale Highway District serves the Homedale area, Gem Highway District serves the
1522 Marsing area, Three Creek-Good Roads District serves the southeastern part of the
1523 County. The Pleasant Valley area, Murphy area, Grand View area, and Bruneau area are
1524 served by the Owyhee County Road and Bridge.

1525
1526 The Gem Irrigation District of the South Board of Control serves the Homedale-Marsing
1527 area. Other irrigation entities are: Opaline Irrigation District, Bruneau Buckaroo Co-op
1528 Ditch Company, Hot Springs Co-op Ditch Company, Southside Bruneau Canal Company
1529 Limited, Grand View Canal Company, and the Upper Grand View Canal, Grand View
1530 Mutual Irrigation Company. Reynolds Irrigation District Company ~~and~~, Little Valley
1531 Mutual. The remainder of the irrigation in the County is by individual or private entities.

1532
1533 **Public Services and Facilities Goals:**

- 1534
1535 a. To maintain, protect and enhance public services and facilities.
1536
1537 b. To require that an applicant for a land use change assess the impact that such change

1538 would have upon the public services and facilities and present such information to the
1539 planning Commission with the application. Mitigation for such impact may be required.

1540
1541 c. To be consistent with the Owyhee County Multi Hazard Mitigation Plan, and the
1542 Owyhee County Emergency Operations Plan where applicable to land use.

1543
1544

1545 **K. Utilities and Energy:**

1546
1547
1548
1549
1550

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

1551
1552
1553
1554
1555
1556
1557

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

1558
1559

Utility and Energy Goals:

1560
1561
1562
1563

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

1564
1565

b. Encourage renewable energy technologies and industries

1566
1567

c. Encourage construction of energy efficient structures.

1568
1569

L. Hazardous Areas:

1570
1571
1572
1573
1574
1575
1576

The County Building ~~Official Officer~~ and the staff of the Planning and Zoning ~~Commission~~ will work with state, federal, and local authorities to work toward identifying and mapping ~~maintain a map delineating~~ the areas of the County known to be hazardous and on which development might need to be restricted. Currently existing hazardous waste sites will be identified on the County zoning map

1577
1578

M. Transportation:

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1580
1581
1582
1583

The major transportation system in Owyhee County is the highway and road system. State Highway 19 traverses the northern portion of the County from the Oregon State line through Homedale and into Canyon County. U.S. Highway 95 links the County from Homedale south to the Oregon State line near Jordan Valley. State Highway 55 runs from

1584 two miles west of Marsing and through Marsing to the Canyon County line. State
1585 Highway 78 runs from Marsing to the Junction of Highways 78 and 51 located
1586 approximately two miles west of Bruneau then Highway 78 turns south to the Nevada
1587 State Line. Highway 51 travels through Bruneau, and on to the Elmore County line.

1588

1589 Many miles of improved and semi-improved County roads access some of the remainder
1590 of the County. The rest is accessible by horseback or on foot. Rail service to Homedale
1591 and Marsing was discontinued in 1998. ~~The rails and ties were dug up and hauled off and~~
1592 ~~the right of way sold to adjacent property owners.~~

1593

1594 **Transportation Goals:**

1595

1596 a. To maintain, protect and enhance the transportation system.

1597

1598 b. To require that an applicant for a land use change assess the impact that such change
1599 would have upon the transportation system and present such information to the Planning
1600 Commission with the application. Mitigation for such impact may be required.

1601

1602

1603 **N. School Facilities:**

1604

1605 **Introduction:**

1606

1607 The purpose of the school component of the comprehensive plan is to analyze the public
1608 school system that serves Owyhee County. This section shall serve as a conceptual
1609 framework to assist Owyhee County in future decision making regarding school facilities
1610 and school related transportation.

1611

1612 **Objective:**

1613

1614 It is the desire of the people of Owyhee County to carefully plan for the future needs of
1615 our population. This will be accomplished by implementing and maintaining a
1616 mechanism designed to closely coordinate with the School Boards in order to provide
1617 consistency between the Comprehensive Plan, County Ordinances, school facilities
1618 programs and policies as they relate to land use, development and population growth.

1619

1620 **Policies:**

1621

1622 1. Coordinate applications for subdivisions, changes to future land use, or zoning for
1623 residential development to ensure adequate school capacity is available to residential
1624 development consistent with current level of service provided.

1625

1626 2. The Planning and Zoning Commission will manage the timing of new development to
1627 coordinate with adequate school capacity. Where capacity will not be available to serve
1628 students from the property seeking a change, and the developer is unable to provide
1629 adequate mitigation, the County may use the lack of school capacity as a basis for denial

1630 | of residential development.
1631
1632 | 3. When making land use decisions, the Planning and Zoning Commission will give great
1633 | consideration to School Board and Administrative Staff comments concerning the
1634 | developments impact to schools.
1635
1636 | 4. Residential subdivisions proposed outside of existing school bus routes will be
1637 | discouraged and may be denied if the development will cause an adverse fiscal impact to
1638 | the school district and the developer is unable to provide adequate mitigation.
1639
1640 | 5. Owyhee County will implement and maintain development standards to reduce
1641 | hazardous walking conditions for school age children going to and from schools or
1642 | school bus stop locations.
1643
1644 | 6. New development and redevelopment adjacent to school properties will be required to
1645 | provide a dedicated paved public access for pedestrian travel to existing and planned
1646 | school sites.
1647
1648 | 7. For new development and redevelopment within two miles of an existing or planned
1649 | school facility that will serve students, the County may require the installation of sidewalks
1650 | within or adjacent to the rights-of-way of any public or private road within or abutting the
1651 | site, so that a complete, unobstructed, continuous route with a minimum width of four feet
1652 | paved to County specifications is provided along said roadways. If a road with a speed limit
1653 | exceeding 50 mph exists within route to the school facility, then a three feet separation
1654 | between the sidewalk and the road is required.
1655
1656 | 8. As part of the technical review process for subdivisions, Owyhee County will provide
1657 | proposed projects to the effected School Board for review and comment.
1658
1659 | 9. By January 31 of each year, the Administrator shall prepare and have available a report on
1660 | growth and development trends within Owyhee County. The report shall include, to the
1661 | extent available:
1662
1663 | A. The type, number, and location of residential units which have received approval of a
1664 | conditional use permit, building permit, subdivision plat, or any rezoning approval.
1665
1666 | B. The identification of any developments which have been approved that contain a provision
1667 | for school siting; and
1668
1669 | C. Additional relevant information related to number of residential dwelling building permits
1670 | for the preceding year, future land use map amendments, and population projections.
1671
1672 | **1. Homedale School District:** This is the largest district in the county, serving ~~48%~~
1673 | ~~51%~~ of the school aged children.
1674
1675 | From ~~1990-1999~~ 2000 – 2009, the Homedale school district saw a ~~20%~~ 7% increase in
1676 | enrollment.

1677		
1678	1990- 1991	987
1679	1991- 1992	1049
1680	1992- 1993	1055
1681	1993- 1994	1157
1682	1994- 1995	1113
1683	1995- 1996	1145
1684	1996- 1997	1153
1685	1997- 1998	1144
1686	1998- 1999	1184
1687	<u>1999-2000</u>	<u>1246</u>
1688	<u>2000-2001</u>	<u>1268</u>
1689	<u>2001-2002</u>	<u>1284</u>
1690	<u>2002-2003</u>	<u>1260</u>
1691	<u>2003-2004</u>	<u>1323</u>
1692	<u>2004-2005</u>	<u>1313</u>
1693	<u>2005-2006</u>	<u>1283</u>
1694	<u>2006-2007</u>	<u>1281</u>
1695	<u>2007-2008</u>	<u>1277</u>
1696	<u>2008-2009</u>	<u>1335</u>

1697
1698

1699 The school buildings are in good condition. The District has embarked upon a regular
1700 maintenance schedule in an attempt to keep the facilities in good operating condition. All
1701 buildings are ADA accessible except for the second floor of the high school and are safe
1702 for continued use. ~~Current expansion includes construction of a middle school in which~~
1703 ~~grades 5-8 will attend beginning the fall of the 1999-2000 school year. An industrial~~
1704 ~~technology building is in the planning stage and a master plan for future facility needs~~
1705 ~~will soon be formulated.~~

1706

1707 The students of the Homedale School District are served by a district owned bus system
1708 using ~~eleven~~ thirteen regular school buses covering 415 miles a day. The majority of
1709 these miles are on county roads in Owyhee and Canyon Counties. The Owyhee County
1710 Road Department and the Homedale Highway District work closely with the district to
1711 maintain safe bus routes under all conditions. As homes are built throughout the county,
1712 the school board is faced with the issue of providing transportation for more and more
1713 children. U.S. Highway 55 runs throughout the county, the U.S. Highway 95 and State
1714 Highway 19 run through Homedale. The school district and the Idaho Transportation
1715 Department have attempted to provide the safest possible environment around the
1716 schools.

1717

1718 The Homedale School District consists of three school sites, one district office, and a bus
1719 garage site. The District owns ~~seven~~ six buildings. They are all within the city limits of
1720 Homedale, ~~with the exception of the Middle School.~~ Almost 60% of the students
1721 attending Homedale School reside outside the city limits. The ~~2009-2010~~ 1998-99
1722 General Fund budget was ~~\$5,600,000~~ \$7,658,835 and the district indebtedness is

1723 | \$~~3,516,390~~ 4,860,000. The Homedale School District owns 79 cultivated acres on the
1724 west side of Homedale. The land is being reserved for future school expansion.

1725
1726 | ~~Adult education/training is offered from time to time over the distance learning network~~
1727 ~~and through the migrant education program.~~

1728
1729 The enrollment of the Homedale School District and plans for expansion are dependent
1730 upon the economy. The district is watching the employment patterns in the Boise
1731 Metropolitan Area and other businesses for future growth.

1732
1733 | **2. Bruneau-Grand View Joint School District No. 365.** By square miles of area, this is
1734 the largest district in the county, serving ~~345~~ 512 school aged children.

1735
1736 | From ~~1990~~ 2000 to ~~2009~~ 1998, the Bruneau-Grand View District observed declining
1737 ~~very stable~~ enrollment numbers:

1738

1739	1990- 1991	504
1740	1991- 1992	510
1741	1992- 1993	533
1742	1993- 1994	552
1743	1994- 1995	529
1744	1995- 1996	554
1745	1996- 1997	553
1746	1997- 1998	510
1747	1998- 1999	512

1748

1749	<u>1999-2000</u>	<u>508</u>
1750	<u>2000-2001</u>	<u>471</u>
1751	<u>2001-2002</u>	<u>474</u>
1752	<u>2002-2003</u>	<u>449</u>
1753	<u>2003-2004</u>	<u>440</u>
1754	<u>2004-2005</u>	<u>405</u>
1755	<u>2005-2006</u>	<u>414</u>
1756	<u>2006-2007</u>	<u>358</u>
1757	<u>2007-2008</u>	<u>350</u>
1758	<u>2008-2009</u>	<u>352</u>
1759	<u>2009-2010</u>	<u>345</u>

1760
1761 | The school buildings are in good condition. The District passed a bond in 2007 for \$4.5
1762 million and addresses heating/cooling, energy efficiency, and building safety issues.
1763 | Maintenance funds are budgeted to keep facilities in good operating order. ~~has embarked~~
1764 ~~upon a regular maintenance schedule in an attempt to keep the facilities in good operating~~
1765 ~~condition.~~ All buildings are ADA accessible and are safe for continued use. ~~Currently the~~
1766 ~~District is attempting to maintain all buildings to the best of their ability. The pressing~~
1767 ~~concern is to make sure all facilities are safe and secure.~~

1768

1769 A District owned bus system which uses ~~eight (8)~~ regular route buses, serves the students
 1770 of the Bruneau-Grand View District. These routes cover 480 miles per day one way. The
 1771 majority of these miles are on county roads. The Owyhee County Road Department and
 1772 Owyhee County Highway District work closely with the district to maintain safe bus
 1773 routes under all conditions. As homes are build throughout the county, the school board is
 1774 faced with the issue of providing transportation for more and more children. U.S.
 1775 Highway ~~51~~5 runs through Grand View and Bruneau. The school district and the Idaho
 1776 Transportation Department have attempted to provide the safest possible environment
 1777 around the schools.

1778
 1779 The Bruneau-Grand View Joint School District consists of three (3) school sites and one
 1780 district office. The District owns ~~sixteen (16)~~ sixteen (16) ~~eighteen (18)~~ buildings. These buildings are
 1781 located within the city limits of Grand View and Bruneau as well as within the County of
 1782 Owyhee.

1783
 1784 Almost eighty (80) percent of the students attending Bruneau-Grand View Schools reside
 1785 outside the city limits. The ~~1998-99~~ 2009-2010 General Fund budget was \$ 3,696,465
 1786 ~~\$3,190,238~~ and the district indebtedness is \$4,586,500 ~~\$1,940,000~~. The Bruneau-Grand
 1787 View District does not own any cultivated acres.

1788
 1789 ~~Adult education/training is offered in Woodworking and computer education. Additional~~
 1790 ~~offerings are on a request basis.~~

1791
 1792 The enrollment of the District and plans for expansion are dependent upon the economy.

1793
 1794 **3. Marsing School District:** This is the second largest district in the county, serving
 1795 37% of the school aged children.

1796
 1797 From ~~2000 – 2009~~ 1990 – 1998, the Marsing School District saw a ~~10-12%~~ an 18%
 1798 overall increase in enrollment.

1799		
1800	<u>1990-1991</u>	<u>670</u>
1801	<u>1991-1992</u>	<u>673</u>
1802	<u>1992-1993</u>	<u>673</u>
1803	<u>1993-1994</u>	<u>685</u>
1804	<u>1994-1995</u>	<u>703</u>
1805	<u>1995-1996</u>	<u>686</u>
1806	<u>1996-1997</u>	<u>698</u>
1807	<u>1997-1998</u>	<u>717</u>
1808	<u>1998-1999</u>	<u>733</u>
1809	<u>1999-2000</u>	<u>733</u>
1810	<u>2000-2001</u>	<u>730</u>
1811	<u>2001-2002</u>	<u>744</u>
1812	<u>2002-2003</u>	<u>739</u>
1813	<u>2003-2004</u>	<u>739</u>
1814	<u>2004-2005</u>	<u>782</u>

1815	<u>2005-2006</u>	<u>809</u>
1816	<u>2006-2007</u>	<u>834</u>
1817	<u>2007-2008</u>	<u>841</u>
1818	<u>2008-2009</u>	<u>862</u>

1819
1820

1821 The school buildings are in good condition. The District has embarked upon a regular
1822 maintenance schedule in an attempt to keep the facilities in operating condition. All
1823 buildings are ADA accessible and are safe for continued use. ~~Current expansion includes:~~
1824 ~~Nine (9) elementary classrooms, modernization of existing elementary school, addition of~~
1825 ~~multi purpose room, Va Ag shop.~~

1826

1827 The students of the Marsing School District are served by a district owned bus system
1828 which uses ~~eight~~ nine regular route buses covering ~~650~~ 550 miles a day. The majority of
1829 these miles are on country roads.

1830

1831 ~~The Owyhee County Road Department and the State Highway District work closely with~~
1832 ~~the district to maintain safe bus routes under all conditions. As homes are built~~
1833 ~~throughout the Country, the school board is faced with the issue of providing~~
1834 ~~transportation for more and more children. U.S. Highway 78 runs through Marsing. The~~
1835 ~~school district and the Idaho transportation Department have attempted to provide the~~
1836 ~~safest possible environment around the schools.~~

1837

1838 The Marsing School District consists of three school sites, one district office, one
1839 cafeteria, and a bus garage site. The District owns eight ~~six~~ buildings all of which are
1840 within city limits of Marsing. Almost 76% ~~78%~~ of the students attending Marsing schools
1841 reside outside the city limits. The 2008-2009 ~~1998-99~~ General Fund budget was
1842 \$5,025,944 ~~\$3,486,081~~ and the district indebtedness is \$3,595 ~~\$4.2~~ million. The
1843 Marsing School District owns thirty-three (33) ~~cultivated~~ acres located on highway 78
1844 and Highway 55, of the 33 acres, sixteen (16) are irrigated.

1845

1846 ~~Adult education/training is offered through community education classes and Parent~~
1847 ~~Project classes.~~

1848

1849 ~~Then enrollment of the Marsing School District and plans for expansion are dependent~~
1850 ~~upon the economy. The District is watching the employment patterns of the Boise~~
1851 ~~Metropolitan Area and other businesses for future growth.~~

1852

1853

1854 4. Melba School District: The Melba schools are located in Canyon County and serves
1855 patrons/students in ADA, Canyon and Owyhee Counties. The district boundary in
1856 Owyhee County borders the Marsing School District to the north, the Bruneau-Grand
1857 View to the south, historic Silver City to west and along the beautiful Snake River creates
1858 the district's eastern boarder of Owyhee County.
1859 From 2000 to 2009, the Melba School District experienced fairly flat enrollment. In
1860 2007-2008 it appeared that the district may experience a sharp enrollment increase which

1861 | could have doubled the size of the schools. However, with a lagging economy and the
1862 | end of a housing boom, there was little to no impact on the school district.

1863 |
1864 | From 2000- 2009, the Melba School District had a rather steady enrollment.

1865 |
1866 | 2000-2001 694
1867 | 2001-2002 721
1868 | 2002-2003 681
1869 | 2003-2004 691
1870 | 2004-2005 693
1871 | 2005-2006 697
1872 | 2006-2007 737
1873 | 2007-2008 746
1874 | 2008-2009 732
1875 | 2009-2010 712

1876 |
1877 | The school buildings are generally in good shape. The Middle/High School opened in
1878 | 2003 and continues to be an asset to the district and community. The Elementary School
1879 | buildings are older but well maintained. The District uses two modular buildings for
1880 | classroom and office space. The District owns approximately eight acres on the south
1881 | edge of the city which is planned for a new elementary school.

1882 |
1883 | Melba School District owns and operates the school bus system. Because of the rural
1884 | nature of the Melba School District approximately 85% of students are eligible ride one
1885 | of the 11 routes covering more than 500 miles per day. Approximately 20% of MSD
1886 | students live in Owyhee County and use the transportation services offered by the school
1887 | district. In some instances students must be transported to a bus stop. The District works
1888 | cooperatively with Nampa Highway District, Ada County Highway District and the
1889 | Owyhee County Highway District to provide the safest school bus routes.

1890 |
1891 | The 2009-2010 General Fund budget was set at \$4.7 million. The District has \$4.36
1892 | million bond indebtedness. The District currently is operating with a \$410,000 one year
1893 | supplemental levy. The School District has approved supplemental levies since 2005.

1894 |
1895 | The enrollment of the Melba School District and plans for expansion are dependent upon
1896 | the economy. The District watches the employment patterns of the Greater Treasure
1897 | Valley, agriculture trends, and other business for future growth.

1898 |
1899 |

1900 | **School Facilities Goals**

1901 |
1902 | a. Administer land use planning process in a manner which can assist the school districts
1903 | in maintaining, protecting, and enhancing school facilities and transportation system.

1904 |
1905 | b. To require that an applicant for a land use change assess the impact that such change
1906 | would have upon the school facilities and transportation systems and present such

1907 information to the Planning Commission with the application. Mitigation for such impact
1908 may be required.

1909 III Plans Incorporated By Reference

1910 The Comprehensive Plan should be consistent with other county adopted plans and
1911 policies.

1912 Within the Comprehensive Plan are references to other plans. These plans are included by
1913 reference in the Comprehensive Plan for consideration in proposed projects and programs
1914 to be considered in the planning process. Since the size of the referenced plans are
1915 substantial, the decision was made to include them by reference only. All of the
1916 referenced documents are available for review at the Planning and Zoning office.
1917 Referenced plans include:

- 1921 - Multi Hazard Plan
- 1922 - Owyhee County Land Use and Management Plan (Natural Resources Plan)
- 1923 - Sage Grouse Plan
- 1924 - Energy Plan
- 1925 - Fire Mitigation Plan
- 1926

1927 III. Conclusion

1928
1929
1930
1931 This Comprehensive Plan was created ~~is being prepared~~ in accordance with the Local
1932 Planning Act of 1975. The purpose of the act is to promote the health, safety, and general
1933 welfare of the people of the State of Idaho. This Plan is designed to promote those values.
1934 The Plan, and the process of implementation of the Plan is ~~has the purpose~~ to: Protect
1935 property rights and enhance property values; ensure adequate public facilities and
1936 services at a reasonable cost; protect and enhance the economy of the county; ensure
1937 protection of important environmental features, protect prime agricultural lands and
1938 mineral resources, encourage urban development within and near cities; ensure
1939 development consistent with the land's physical character, protect fish, wildlife and
1940 recreational resources' and to avoid water and air pollution.

1941
1942 The goals and objectives stated in the Plan document, and which have lead to
1943 development of the zoning map, will be implemented in the following manner or by other
1944 ~~suitable~~ methods:

- 1945 1. The zoning ordinance which shall be modified after completion of the Plan in order to
1946 implement the Plan.
- 1947 2. The Subdivision Ordinance will be modified to implement and supplement the Plan in
1948 order to carry out the County's policies with regard to development of subdivisions.
- 1949 ~~3. An ordinance related to confined animal feeding operations and/or livestock operations~~
1950 ~~should be enacted, or made a part of the zoning ordinance.~~
- 1951 ~~4. Either the zoning ordinance, or a special ordinance should address the concept of~~
1952

- 1953 ~~Planned Unit Developments.~~
- 1954 ~~5. The Mobile Home Ordinance should be updated.~~
- 1955 6. The Comprehensive Plan will be considered and reviewed by the Planning and
- 1956 Zoning Commission on at least a bi-annual basis.