



Canyon County **2020 Comprehensive Plan**



Canyon County
Development Services Department
1115 Albany Street | Caldwell, Idaho | 208-454-7458
www.canyonco.org/dsd.aspx

TABLE OF CONTENTS

Statement of Purpose.....	4
Acknowledgments.....	6
Canyon County History.....	7
Objective.....	11
Purposes.....	11
Land Use Areas.....	12
Comprehensive Plan Goals.....	13
Components.....	14
Implementation Statement.....	14
Property Rights.....	14
Population.....	18
School Facilities.....	21
Economic Development.....	30
Overall Land Use Policies.....	36
Natural Resources.....	43
Hazardous Areas.....	49
Public Services, Facilities and Utilities.....	51
Transportation.....	57
Special Areas, Sights and Recreation.....	63
Housing.....	73
Community Design.....	76
Agriculture.....	79
National Interest Electric Transition Corridors.....	83
Definitions.....	85

Appendices

1. Definitions

2. Maps

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

Comprehensive Plan Generalized Future Land Use

Soils.....

Functional Classification.....

Highway District Boundaries.....

FEMA Flood Zones.....

Irrigation Districts Boundaries.....

Nitrate Priority Areas.....

Mosquito Abatement.....

Fire District Boundaries.....

School District Boundaries.....

Recreation and Special Sites.....

Dairies.....

Gravel Pits.....

2020 Comprehensive Plan

Statement of Purpose

A Comprehensive Plan, known also by other names such as general plan, development plan, master plan, has several characteristics. It is a physical plan intended to guide the physical development of the unincorporated area of the county by describing how, why, when and where to build or preserve areas of the county. The plan is also long range, in that it considers a horizon of ten years. The plan is also comprehensive because it covers the entire county geographically, encompasses all the functions that make a county work, and considers the interrelationships of functions. A Comprehensive Plan is a statement of policy, covering future directions desired by the citizens in each plan component, and it is a guide to decision making for the elected and appointed government officials and other members of the citizenry. This Comprehensive Plan encourages the protection of agricultural lands and land uses for the production of food and fiber as well as the economic benefits they provide to the community.

The Comprehensive Plan is intended to provide the basic data and analysis required in the "minimum planning standards" how the county outside city limits, should develop over the next ten years. The Comprehensive Plan serves as the county's planning tool or blueprint for the county's future and the Zoning Ordinance is the formal codification of land use policies for Canyon County. The Canyon County Comprehensive Plan is a guide that establishes goals and policies to help the county grow and develop. The Canyon County Comprehensive Plan includes a forecast of conditions that are anticipated to occur within the next ten-year period, 2010 to 2020. The Plan addresses and includes all 14 comprehensive planning components of the "Idaho Local Planning Act of 1975" as supplemented and amended.

The format of the Comprehensive Plan text parallels the minimum planning standards by devoting a chapter to each required plan component.

Comprehensive planning is also a continuous process. Formulation of this text and maps is not the ultimate objective; the use of the plan is what is important, and a Comprehensive Plan is only as good as the measures used to implement the plan. No single document can pose solutions to all county needs, and the Comprehensive Plan must be a flexible, continuous and changing activity that is periodically updated based on changing conditions, the shifting of resources, and the alteration of goals. In addition to providing a general organization of the county's interests, the Comprehensive Plan serves the following purposes and functions:

The Comprehensive Plan represents a focusing of planning thought and effort - an attempt to identify and analyze the complex forces, relationships, and dynamics of growth in order that they can be shaped and directed in accordance with recognized citizen goals and aspirations. It is a realistic appraisal of what the county is now, a normative and futuristic blueprint of what the county wants to be, and a specific set of programs for achieving the county desires.

2020 Comprehensive Plan

The plan is based on the foundation that if the citizens of Canyon County know where they want to go, it possesses better prospects of getting there. The plan attempts to recognize the relationships between diverse development goals and policies and establishes a meaningful basis for the resolution of conflicts. A Comprehensive Plan functions as a master yardstick for evaluating all significant future development proposals. The plan is intended to provide the essential background and perspective for decision making in respect to regulations, land subdivisions, public investments, and capital improvement programs. The Comprehensive Plan also provides guidance to business, investors and developers regarding the development of policies and the future direction and intensity of growth. For the county at large, the plan (if properly implemented) assures that land use conflicts will be resolved if not avoided, that misuses of land will not occur, that traffic congestion will be minimized, that facilities will be located in areas where people can best use them, and that the county's growth will take place in an orderly, rational manner.

Planning is an ongoing process. Conditions and priorities change; consequently the plan should be reviewed regularly and revised when necessary.

The fifteen planning components included in the Canyon County Comprehensive Growth and Development Plan has been structured into fourteen chapters. The Implementation chapter is part of each chapter and Recreation, Special Areas & Sites have been combined into Chapter 10.

1. Property Rights
2. Population
3. School Facilities and Transportation
4. Economic Development
5. Land Use
6. Natural Resources
7. Hazardous Areas
8. Public Services, Facilities, and Utilities
9. Transportation
10. Recreation, Special Areas & Sites
11. Housing
12. Community Design
13. Agriculture
14. National Interest Electric Transition Corridors



Sugar Beet Harvest Circa 1950

ACKNOWLEDGMENTS

BOARD OF COUNTY COMMISSIONERS:

David Ferdinand, Chairman, District 3
Kathy Alder, District 2
Steve Rule, District 1

DEVELOPMENT SERVICE DEPARTMENT:

Kevin LoPiccolo, Director
Dan Hunter, Assistant Director/Building Official

Building Division: Eddie Alvarez
Dave Curl
Merry Freelove
Janet LaMont
Bruce McKibben
Chuck Pavelka

Planning Division: Connie Lou Aebischer
Jennifer Almeida
Sid Anderson
Deb Root
Keri Sigman

Administration: Diana Dyas
Kathy Johnson
Mandy Lizarraga
Kim Stevenson

GIS: Tony Almeida

COUNTY ENGINEERS:

Keller & Associates
Mason & Stanfield

COUNTY LEGAL COUNSEL:

Sam Laugheed, Chief Civil Deputy P.A.
Carl Erickson, Civil Deputy P.A.

COMPREHENSIVE PLAN

WORKSHOP MEMBERS:

Alan Mills	Marcella Stewart
Frank Beal	Claudia Haynes
Ron Dillon	John McEvoy
Nancy Taylor	George Crookham
Dan Steenson	Grant Glascock
Merle Hammons	Roger Batt
Tim Rambo	Randy Woods
John Wardhaugh	Richard Porter
James Payne	Mike Wagner
Tom Baxter	
Ken Mortensen, Middleton School District	
Nampa Highway District #1	
Rachel Winer, Idaho Smart Growth	
Scott Reinecker, Idaho Dept. Fish & Game	
Steven Peterson, University of Idaho	
Abelardo Rodriquez, University of Idaho	

CANYON COUNTY HISTORY

Native Americans are known to have inhabited this area at least 14,000 years ago, evidence of winter villages dates back to 5,000 years ago. The bows and arrows appeared 2,000 years ago, and ancestral Shoshone populations brought pottery to Idaho within the past 500 years. Around the year 1710, Shoshone bands acquired horses that were descended from those brought to North America by the Spanish. While most trade routes have existed for hundreds if not thousands of years, mobility of Native Americans was limited prior to the introduction of horses, which resulted in greater trade opportunities among tribes. This led to the establishment of better defined trade routes, many of which



Petroglyph at Celebration Park

later would become trails used by immigrants during America's westward expansion of the mid-19th century.

Historically, the rich valley was home to a prominent equestrian band of Northern Shoshone. However, the area was visited by Bannock and Paiute, and other more distant tribes, Nez Perce, Umatilla and Cayuse, for intertribal gatherings and trading.

European American settlement did not begin until 1862 after gold discoveries in the Boise Basin and the following year in Silver City and the South Fork of the Boise River. Military Fort Hall was also established in 1863 to provide protection for emigrants, settlers and miners. This marked the beginning of the end for Shoshone residence in the valley.

At this point, Canyon Hill in Caldwell, had become an important crossroads. It stood as one of only two practical locations for crossing the Boise River, the other being in Boise about 30 miles to the east. Many roads to local mining communities passed through or near the area, leading to the establishment of stage and freight lines and securing Boise's importance.

With the area's increased population and political influence, southern Idaho leaders were successful in moving the Territorial Capital from Lewiston to Boise by the close of 1864. A treaty was negotiated with the Boise Shoshone the same year in an effort to secure land and minerals.

However, it was never ratified by the U.S. Senate. Five years later, the native population was removed from the valley, without a treaty, to the newly established Fort Hall Indian Reservation. The importance of the agricultural economy of the county was established at this time, with early farmers supplying the needs of the booming influx of miners and prospectors. This led to the development of early irrigation systems along the low lying stretches of the Boise River.

CANYON COUNTY HISTORY

While resource industries, such as timber and mining, played an important role in early history, the county's economic base shifted to agriculture in the early part of the 20th Century with the completion of the Boise Project, which irrigated vast acres of previously arid sagebrush plain. Agriculture's dominance as a land use has continued to present day. During the Boise Basin and Owyhee gold rushes of 1862 and 1863, Canyon County provided highways to and from the mines. Its earliest permanent communities,



Hay Derrick

founded along the Snake and Boise Rivers in the 1860's, were farming centers developed to feed the mining population. Arrival of the Oregon Short Line Railroad in the 1883 stimulated the growth of the cities of Nampa, Caldwell, Parma, and Melba and soon became the territory's most densely populated area.

Canyon County General Information

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

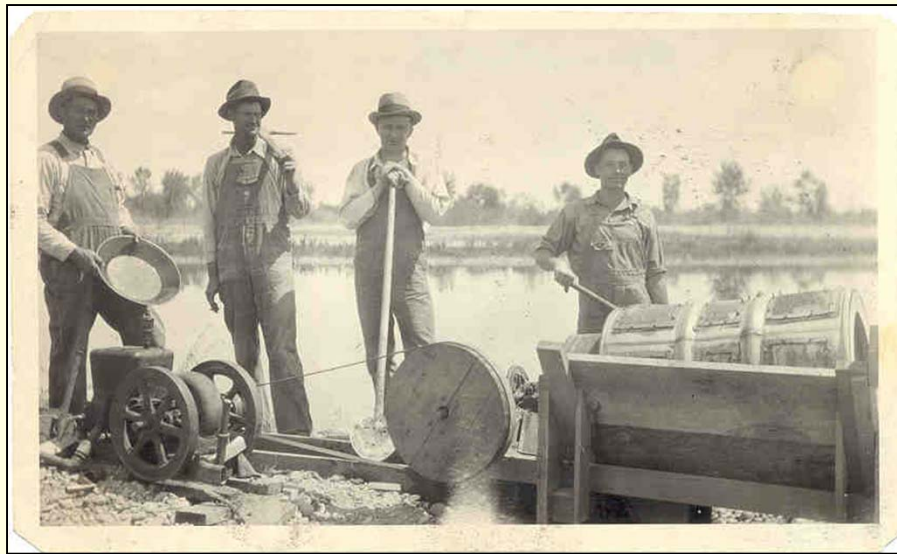
and west, Ada County to the east, Payette and Gem counties to the north, and the State of Oregon to the west.

Canyon County is comprised of 578 square miles (371,200 acres). The topography is generally level with some rolling and bench terrain. The elevation ranges from 2,200 feet near where the Boise River flows into the Snake River to 3,083 feet at Pickles Butte. Most cultivated soils are at an elevation of 2,200 to 2,700 feet. The sun shines about 300 days a year and the average temperature ranges from 29.9 Fahrenheit in January to 74.6 degrees Fahrenheit in July. Annual precipitation is 8-11 inches. The frost-free season ranges from 140 to 165 days.

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

The urban areas of Canyon County have continued to grow with expansion of agriculture, business and industry. The City of Caldwell is the county seat. Within the county there are 54 local taxing jurisdictions, including four highway districts.

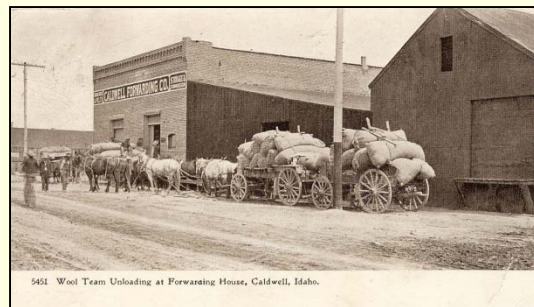
CANYON COUNTY HISTORY



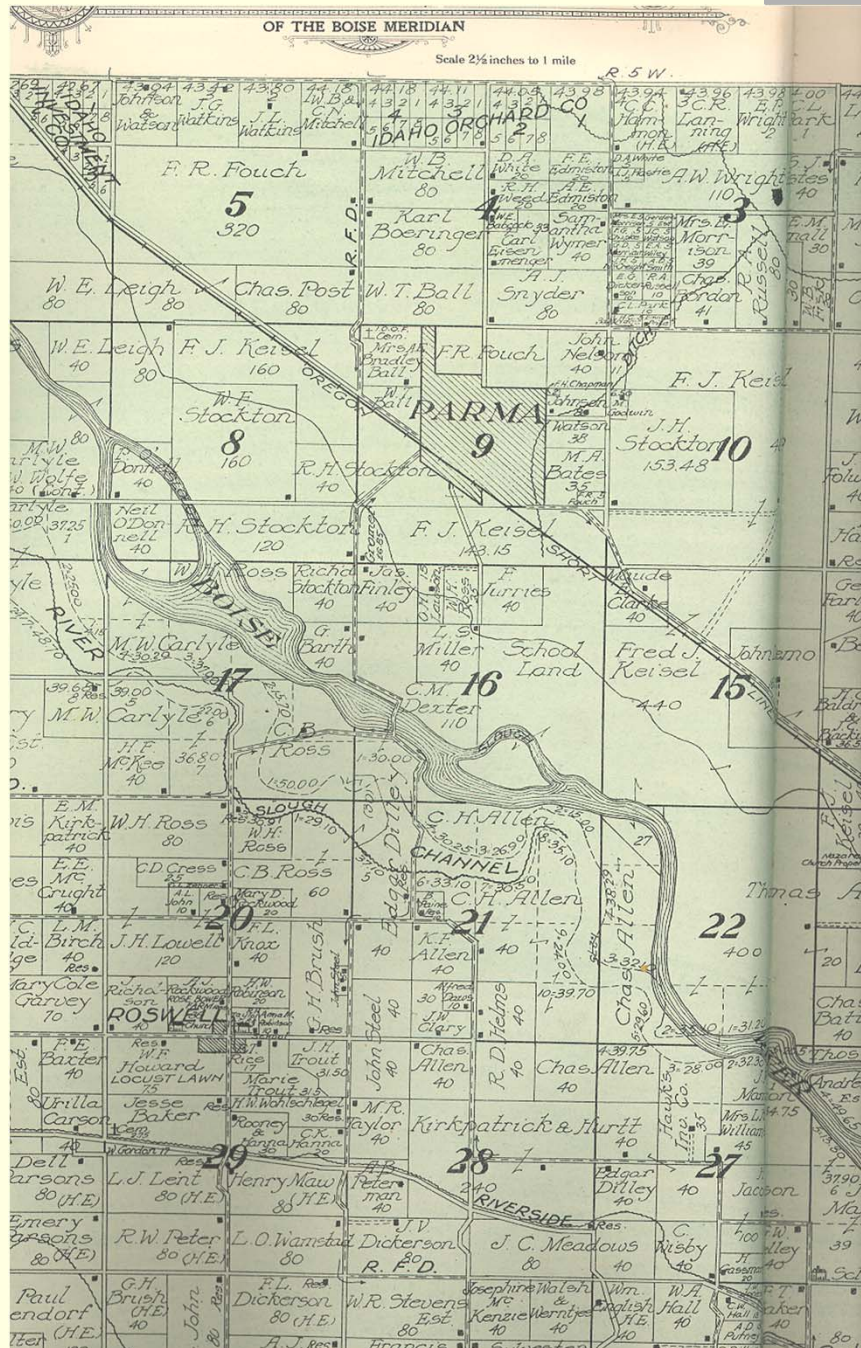
Grimmetts Mining Crew



Hay Rake Circa 1923



2020 Comprehensive Plan



2020 Comprehensive Plan

Objective

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

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

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

Purposes

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

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

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



2020 Comprehensive Plan

Land Use Areas

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

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

Land Use Classifications

Agriculture

The agricultural land use designation is the base zone throughout Canyon County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, as well as rangeland and ground of lesser agricultural value.

Residential

The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development should be within areas that demonstrate a development pattern of residential land uses.

Commercial

The commercial designations are intended to provide for commercial uses that can provide for a variety of commercial uses that provides goods and services to businesses, travelers and residents of the county.

Industrial

The industrial category is directed towards general industrial needs of the county. Land uses in this category may have a mix of commercial or industrial uses that consists of assembly, fabrication, manufacturing or processing of goods and materials.



2020 Comprehensive Plan

Impact Areas

An area outside of the city limits where growth may occur. This area is usually annexed into the city after development occurs. Impact areas are negotiated between city and county officials and defined on a map.

Comprehensive Plan Goals, Policies & Implementation

Goal statements are expressions of desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.

Policy statements are expressions of principles that, when followed, will achieve a goal.

Implementation Action are a non-exhaustive description of suggestions that may be used to implement various components of the Plan.

Implementation Statement

Implementation actions are detailed strategies for implementing policies. Identification of all possible alternatives for achieving a desired result is not feasible. In many instances it will be necessary to conduct specific, detailed studies prior to implementation.

Implementation Process and Priorities

Implementation is the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Comprehensive Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public. The implementation of the Canyon County Comprehensive Plan will be accomplished through the following measures:

- Application of the County Zoning regulations, consistent with this Plan.
- Analyzing proposed changes to the Zoning Ordinance to ensure they are not in conflict with the policies of the adopted Comprehensive Plan.
- Administration of the county development review process.
- Application of policies in this plan, and such other policies, resolutions, or ordinances as may be adopted by the Board of County Commissioners.
- Continued coordination with other local jurisdictions, state and federal government agencies, community groups and citizens.
- Education, adoption and practice of conservation measures both in county facilities and new development.
- Economic and financial considerations

2020 Comprehensive Plan

1. PROPERTY RIGHTS COMPONENT

Introduction

Provisions for the protection of private property rights are predicated on Sections 67-6508(a) and 67-8001 of the Idaho Code. The first statute mandates that property rights be added as a component of the Comprehensive Plan and essentially requiring that “land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property...” Whereas, the first statute is concerned with the implications of a given land use regulation, the second statute commonly referred to as the Idaho Regulatory Takings Act is concerned with establishing development or land use review procedures which will ensure due process of law.

Property rights are more effectively protected when government and citizens understand those rights. The following discussion of definitions and roles is intended to aid in this understanding.

Private Property Rights

Private property is defined as all property protected by the Constitution of the United States or the Constitution of the state of Idaho^[1] and includes lands, possessor rights to land, ditch and water rights, mining claims (lode and placer) and freestanding timber.^[2] In addition, the right to continue to conduct a business may be sufficient to be considered a property right.

Fundamental property rights or attributes of ownership include (1) the right to possess (2) exclude others from or (3) dispose of property.

Government Regulations

Government may properly regulate or limit use of private property based upon its authority and responsibility to:

1. protect public health, safety and welfare;
2. establish building codes, safety standards or sanitary requirements;
3. establish land use planning and zoning;
4. abate public nuisances;
5. terminate illegal activities; and
6. exercise the right of eminent domain. Private property may be taken for public use, but not until a just compensation to be ascertained in the manner prescribed by law, shall be paid.

^[1] Idaho Code 67-8002

^[2] Idaho Code 55-101, 63-1081

2020 Comprehensive Plan

Idaho Regulatory Takings Act

In 1994, Idaho legislators enacted, and the Governor signed into law House Bill 659. This law, which became Chapter 80, Title 67 of the Idaho Code, mandated the Attorney General to provide a checklist to assist state agencies in determining whether their administrative actions could be construed as a taking of private property. In 1995, the legislature amended Chapter 80, Title 67 to apply the regulatory takings law to local units of government. Idaho Code Title 67-6508 was also amended to ensure that planning and zoning land use policies do not violate private property rights. Combined, these laws assure Idaho property owners that their rights will be protected.

Evaluation Process

State agencies and local government must use the following questions in evaluating the potential impact of regulation on private property.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?
2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action and does the condition imposed substantially advance that purpose? If an impact is determined, then legal counsel is to carefully review the proposed action.

Goals and Policies

The following goals and policies are incorporated into the Canyon County Comprehensive Plan to address citizen property rights throughout Canyon County.

Goals:

1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.
2. The community goal is to acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations.

2020 Comprehensive Plan

Policies

1. No person shall be deprived of private property without due process of law.
2. Canyon County will use the evaluation process developed by the Attorney General to determine whether property rights are being protected.
3. Canyon County should ask the questions on the checklist to determine potential impact of regulation on property.
4. Canyon County will consult with legal counsel if there appears to be potential adverse impact.
5. Private property shall not be taken for public use without just compensation.
6. The objectives provided in this section shall have priority over any other section contained in this Plan in the event of a conflict or contradiction that may result in an unconstitutional taking of private property.
7. Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights
8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.
9. Property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.
10. Land use laws and decisions should avoid imposing unnecessary conditions or procedures on development approvals.
11. Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.
12. Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.
13. Canyon County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and private property rights.

2020 Comprehensive Plan

Implementation Actions

Implementation Action: Conduct training with County staff to ensure that they properly adhere to and apply provisions of Idaho Code § 67-8003 in land use planning and development review processes.

Implementation Action: Continue to apply the County's policies and procedures on a case-by-case basis with guidance from the state Attorney General and County legal counsel. Provide such information to community members in response to inquiries or claims.

Implementation Action: Review new Comprehensive Plan policies, zoning ordinances and other regulations for consistency with goals and policies in this section of the plan.

2020 Comprehensive Plan

2. POPULATION COMPONENT

Introduction

This section of the Comprehensive Plan describes how Canyon County population and demographics has changed over the past several decades and it forecasts population and demographic changes for the next 20 to 30 years.

Goals and Policies

The following goals and policies are incorporated into the Canyon County Comprehensive Plan to address citizen needs and expectations for continued population growth throughout Canyon County

Goals:

1. Consider population growth trends when making land use decisions.
2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.
3. To guide future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to Canyon County residents.

Policies:

1. Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.
2. Encourage future high-density development to locate within incorporated cities and/or areas of city impact.
3. Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

Implementation Actions:

Implementation Action: Regularly assess, summarize and publish information about growth and development in the county, including approval of development permits and new construction.

Implementation Action: Regularly obtain and review population data and demographic forecasts from COMPASS and incorporated cities. Summarize and distribute such information to County staff for use in evaluating decisions related to planning and development processes.

Implementation Action: Work with other counties to address regional population and growth issues.

2020 Comprehensive Plan

Implementation Action: Maintain and update GIS and other mapping information for use in planning processes. Identify other ways to use planning software in ongoing planning and project-specific review processes.

Population Growth Trends and Projections 1970-2030

Over the last 30 years, population of Canyon County has significantly increased by over double its population the last 30 years. As shown in Table 1 below, the annual percent population increase in Canyon County between 1970 and 2000 was 4 percent. Between 1990 and 2000, Canyon County population increased by an annual percent change of 5 percent.

Table 1: Canyon County Population Change 1970-2000								
	Total Population				Annual Percent Change		Percent change	
	1970	1980	1990	2000	1990-2000	1970-2000	1990-2000	1970-2000
	61,288	83,756	90,076	131,441	5%	4%	45.92%	114.46%

Source: U.S. Census Bureau

Table 2 also shows that between 2000 and 2030, population in Canyon County is projected to increase 50 percent. Projected population change is expected to increase by 136,723 and the average annual percent change by 2.41 percent.

Table 2: Canyon County Population Projections 2000-2030										
	Actual	Population Projections								
	2000	2008	2010	2015	2020	2025	2030	2000-2030 Projected Population Change	2000-2030 % Change	Average Annual % Change 2000-2030
Canyon County	131,441	183,939	188,923	225,503	242,908	255,796	268,164	136,723	50.98%	2.41%

Source: Compass

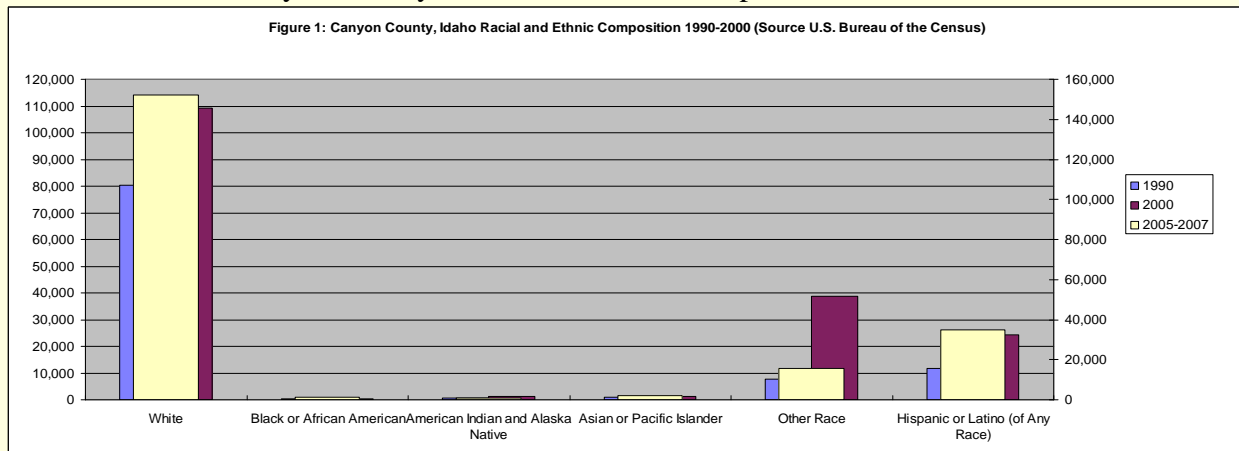
2020 Comprehensive Plan

Table 3: Canyon County Racial Composition 1990-2000

	Actual	Actual	Estimates	
	1990	2000	2005-2007	1990-2000 % Increase
White	80,445	109,225	152,146	35.78%
Black or African American	175	421	1,256	140.57%
American Indian and Alaska Native	687	1,120	708	63.03%
Asian or Pacific Islander	987	1,232	1,848	24.82%
Other Race	7,782	38,886	15,540	399.69%
Hispanic or Latino (of Any Race)	11,838	24,455	34,893	106.58%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Table 4: Canyon County Racial and Ethnic Composition 1990-2000



Canyon County minority population increased significantly between 1990 and 2000 as shown above in Table 4 and Figure 1.

2020 Comprehensive Plan

3. SCHOOL FACILITIES AND TRANSPORTATION COMPONENT

Introduction

Canyon County has eight school districts serving its residents within the boundaries of incorporated cities and in the unincorporated areas of the county. The eight districts have a total of 54 public schools with an enrollment of approximately 32,500 students. There are an additional 16 private, charter, alternative and pre-k schools serving approximately 3,700 students. Some boundary areas of the county are served by neighboring county school districts such as Marsing, Homedale, Meridian, and Kuna.

The county also has a number of colleges, universities and trade schools. Higher education is very important to our citizens' continued viability in the job market. It is also a very important factor to attract new employers to the county. Trade schools and the community colleges offer affordable and flexible training opportunities for all of our residents.

The College of Idaho

The College of Idaho is a private, liberal arts institution located in Caldwell, Idaho. Founded in 1891, the college is home to nearly 1,000 undergraduate students and is the state's oldest four-year institution of higher learning. The college has been accredited by the Northwest Commission on Colleges and Universities since 1922. The teacher education program has been approved by the Idaho State Department of Education since 1913, and their graduates are eligible for certification in all states participating in the Interstate Certification Compact. The 50-acre park-like campus is composed of tree-lined paths that join five dormitories, playing fields, academic buildings, an amphitheater, and a student union. In the past 10 years, six major building projects have transformed The College of Idaho into one of the most beautiful campuses in the Pacific Northwest.

Northwest Nazarene University

Northwest Nazarene University was founded in 1913. The university now serves over 1,900 undergraduate and graduate students, more than 10,000 continuing education students, and 1,900 high school students through the concurrent credit program. Their mission is to encourage a habit of mind that enables each student to become God's creative and redemptive agent in today's world. The education obtained from NNU prepares graduates to be global Christians through academic excellence, social responsiveness, and creative engagement. Northwest Nazarene University, a Christian comprehensive university, offers over 60 areas of study, master's degree programs in eleven disciplines, accelerated degree programs, concurrent credit for high school students, and a variety of continuing education credits. In addition to its 85-acre campus located in Nampa, Idaho, the University also offers programs online as well as in Boise, Twin Falls, Idaho Falls, and in cooperation with programs in 10 countries.

2020 Comprehensive Plan

Treasure Valley Community College

Located in Ontario, Oregon, Treasure Valley Community College (TVCC) was founded in the fall of 1962 as part of the Oregon Community College system. TVCC has grown from an enrollment of several hundred students, to one of several thousand annually. Currently, more than 12,000 students attend classes each year, either on a full-time or part-time basis. Growth, however, has not altered the basic concept under which TVCC was founded. The College is still dedicated to high quality, up-to-date instruction; typically a low student/instructor ratio; effective low cost education; and a pleasant college atmosphere. TVCC continues to grow and change to meet the needs of both its students and the community it serves.

Treasure Valley Community College - Caldwell Center

In its sixth year of offering a growing range of academic classes, TVCC's Caldwell Center has grown to a Fall 2010 enrollment of more than 820 students. TVCC's now more than 820 students. TVCC's new Caldwell Center is located on the banks of Indian Creek in downtown Caldwell.



Current quarterly class offerings include core general education courses in Math, Science, English, History, Sociology and Art as well as Early Childhood Education, Computer Science, Business and Education. As a low-cost alternative to the first two years of a university education, many Caldwell Center students participate in a 2-year block transfer program which enables them to enroll with junior class standing at 4-year institutions in Idaho and Oregon. "TVCC offers a high quality, lower cost option to the first two years of a four year degree," said TVCC President, Jim Sorensen. "Our academic offerings on the Caldwell Center give local Idaho students another option in reaching their educational goals."

Affordable, quality education is a key component of the school's mission to meet the educational needs of students from surrounding Idaho and Oregon communities. To further assist students with financial matters, the Caldwell Center provides on-line access to student scholarship and federal Financial Aid applications.

The College of Western Idaho (CWI)

The College of Western Idaho is one of Idaho's newest community colleges and was founded in May of 2007. The college has experienced exponential growth since its opening. Currently, the college is serving thousands of Southwest



Idaho residents throughout seven campus locations and several off-campus sites. Each campus provides a unique blend of educational offerings in a contemporary, awe-inspiring class setting. CWI's mission is to be a public, open-access, and comprehensive community college committed to providing affordable access to quality teaching and learning opportunities to the residents of its service area in western Idaho.

2020 Comprehensive Plan

CWI will prove to be an exceptional economic engine for Southwest Idaho – serving the local business and industry training needs with customized training to garner an edge in today's competitive market.

CWI offers undergraduate, professional/technical, fast-track career training, adult basic education and community education as described below:

Lower Division Transfer: Academic courses taken at College of Western Idaho (CWI) transfer to other two-year and four-year colleges and universities. CWI offers courses and federal student financial aid through a partnership agreement with the College of Southern Idaho (CSI).

Professional/Technical Education: The Professional Technical Education (PTE), formerly BSU's Larry Selland College, bring a reputation of excellence for delivering high-quality education. Professional Technical (PT) Degrees are industry- and market-driven, providing students the technical skills needed for high demand jobs in the region. The degree completion time is often shorter, allowing students to enter the workforce quickly.

Community Education: Community Education classes are designed to respond to the needs of individuals through personal and cultural enrichment courses and workshops. The customer-driven schedule includes non-credit class offerings created to embrace the needs and interests of the community's lifelong learners.

Center for Workforce Development: Center for Workforce Development provides a wide selection of short-term training in the areas of healthcare, manufacturing, business and professional skills, public safety, construction and computer technologies. Instruction is provided by industry professionals in a variety of formats including online, customized on site, and traditional classroom. Classes are offered to the general public through "open enrollment" regardless of previous educational experience. Training can also be designed, developed, and presented in customized formats according to an employer's specific needs.

Adult Basic Education: The Adult Basic Education (ABE) programs are designed to improve the educational level of adults, out-of-school youth and non-English speaking persons in our ten-county service area. ABE program provide instruction in a campus-based learning center and outreach centers in community-based sites in the Southwest Idaho region. Services include instruction in basic skills: reading, writing, math computation, GED, and English as a Second Language (ESL).

Growth

According to fall enrollment statistics provided by the Idaho Department of Education, four of the eight Canyon County districts have experienced greater than 20% growth over a fifteen year period spanning from 1995 to 2010. Other county school districts have been experiencing fluctuating but nearly flat or declining enrollment for the same period. Vallivue School District, the second largest district by enrollment, experienced the highest rate of growth at (58%) in this fifteen year period with Nampa (43%), Middleton (34%) and Caldwell (21%) growing at double-digit rates respectively.

2020 Comprehensive Plan

Nampa School District is the largest district in Canyon County with a total 2009-2010 fall enrollment, Pre-K through 12th grades, of 15,333 students. Vallivue is the second largest district with an enrollment of 7,106 students. The remaining districts' enrollments for this period were as follows: Caldwell (6,294), Middleton (3,038), Parma (1,073), Melba (713), Wilder (396), and Notus (388).

Although growth has slowed in the economic downturn, it is a key issue facing school districts in Canyon County. The rate of growth and the location of development may have a high impact on the affected school district(s). New residential development brings new students into a district and eventually requires new school facilities. A poorly located school can generate enormous costs for transportation and utility improvements. Coordination of school siting decisions with the capital improvements planning and land use decisions made by the cities and Canyon County is essential for efficient service provision.

Goals and Policies

The following goals and policies are incorporated into the Canyon County Comprehensive Plan to address the needs and expectations for continued educational needs throughout Canyon County

Goals:

1. Work with school districts, cities, and agencies to better coordinate the siting of, accessibility to and compatibility of school facilities with surrounding areas to help ensure cost-effective acquisition of land and timely development of school facilities.
2. Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.
3. Provide on-going opportunity for school representatives of Canyon County School Districts to participate in the community planning process.

Policies:

1. Coordinate County, City and School District efforts to identify and designate future school sites and associated open space or recreational facilities.
2. Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.
3. The adequacy of school facilities may be considered by the hearing bodies in reviewing proposed residential subdivision and planned developments based on recommendations from the affected districts.
4. Large developments (100 or more units) should be encouraged to work with the affected school district to provide land for or funding toward the purchases of land for school site(s), in correlation to the demand that the development will create.

2020 Comprehensive Plan

5. Strongly discourage schools from locating along an arterial highway or a local street.
6. New development adjacent to existing or planned schools should provide for adequate pedestrian and bicycle access for school children along both internal and connecting roads and pathways.
7. Encourage the placement of new school facilities in areas that can support all modes of transportation and maintain the function of classified streets.
8. Traffic control devices, such as pedestrian crosswalks or traffic signals, shall be installed when a new school is built.
9. Ensure adequate school facilities and services that meet the educational, social and recreational needs of the community.
10. Support schools as the social and cultural centers of neighborhoods.

Implementation Actions:

Implementation Action: Update the County's zoning ordinance, as needed to ensure consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.

Implementation Action: Participate with representatives of the School Districts and cities to review and ensure consistency among municipal policies, zoning and other development ordinances related to school siting, development permitting and review procedures.

Implementation Action: Assist school districts, as needed, in identifying future school sites, including by providing information about potential future developments proposed in unincorporated portions of the county.

Implementation Action: Update county development review procedures, as needed to ensure that school districts are informed about and have the opportunity to participate in development review processes related to developments.

Implementation Action: Update the county's zoning ordinance to ensure that specific development regulations do not hinder school construction in rural areas, recognizing that schools differ from other land uses, such as agriculture and residential development.

CAPACITIES (The following tables and notes are provided by the listed school districts)

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

2020 Comprehensive Plan

Caldwell School District No. 132 (2010)

School	Enrollment	Capacity
Sacajawea Elementary School	507	650
Lincoln Elementary School	419	575
Washington Elementary School	552	625
Van Buren Elementary School	606	600
Wilson Elementary School	548	775
Lewis & Clark Elementary School	512	725
Syringa Middle School	671	850
Jefferson Middle School	730	800
Canyon Springs High School (Alt)	142	100
Caldwell High School	1607	1400

Homedale School District No. 370 (2010)

School	Enrollment	Capacity
Homedale Elementary School	470	650
Homedale Middle School	392	600
Homedale High School	344	500

Kuna Joint School District No. 3 (2010)

School	Enrollment	Capacity
Kuna High School #402	1252	1600
Initial Point High School #492	72	150
Kuna Middle School #202	706	760
Hubbard Elementary #103	526	600
Indian Creek Elementary #106	370	400
Ross Elementary #107	275	400
Fremont H. Teed Elementary #104	381	450
Reed Elementary #105	618	600
Crimson Point Elementary #108	663	600

2020 Comprehensive Plan

Marsing School District No. 363 (2010)

School	Enrollment	Capacity
Marsing Elementary School	435	425
Marsing Middle School	226	230
Marsing High School	230	250
*one modular unit with a capacity for 40 students (special education)	30	40

Melba School District 136 (2010)

School	Enrollment	Capacity
Melba Elementary School	302	320
Melba Middle School	176	200
Melba High School	235	250

Meridian School District No. 2 (2010)

School	Enrollment	Capacity
Peregrine Elementary School	598	650
Ponderosa Elementary School	677	650
Star Elementary School	505	400
Chaparral Elementary School	708	650
Galileo Elementary School	696	800
Hunter Elementary School	683	650
Sawtooth Middle School	837	1000
Meridian Middle School	1089	1200
Eagle Middle School	1163	1000
Meridian High School	1488	1950
Eagle High School	1554	1800
Mt. View High School	2177	2000
<ul style="list-style-type: none"> The District is planning the construction of Willow Creek Elementary over the next two years (FY11, FY12) which will be funded from plant facility funds to relieve overcrowding at Paramount Elementary School. Over the next three years the District is planning another bond election scheduled for September 2011 which will include a high school, a middle school, two elementary schools and a remodel of a high school. 		

2020 Comprehensive Plan

Middleton School District No. 134 (2010)

School	Enrollment	Capacity
Mill Creek Elementary	534	572
Heights Elementary	443	446
Purple Sage Elementary	420	594
Middleton Middle School	686	714
Middleton High School	923	738
New High School (opening Fall 2011)	0	1500
Middleton Academy	32	20

Nampa School District No. 131 (2010)

School	Enrollment	Capacity
Parkview Early Childhood (Preschool)	144	150
Centennial Elementary	518	650
Central Elementary	369	485
Greenhurst Elementary	435	600
Iowa Elementary	493	725
Owyhee Elementary	485	725
Park Ridge Elementary	508	725
Ronald Reagan Elementary	586	725
Franklin D. Roosevelt Elementary	591	725
Sherman Elementary	502	725
Snake River Elementary	531	650
Sunny Ridge Elementary	423	650
Endeavor Elementary	536	700
Lake Ridge Elementary	321	700
Willow Creek Elementary	629	700
Roosevelt Elementary	567	
South Middle School	965	1150
West Middle School	726	1050
East Valley Middle School	953	1150
Lone Star Middle School	738	1100
Nampa High School	1302	1475
Skyview High School	1209	1525
Columbia High School	1322	1500
New Horizons School	270	700
Ridgeline High School (Alt)	113	150
Teen Parent (Alt)	46	60
Alpha One (Alt)	29	100
Idaho Arts Charter School	603	
Nampa Classical Academy	529	

2020 Comprehensive Plan

Notus School District No. 135 (2010)

School	Enrollment	Capacity
Notus Elementary School	199	250
Notus Jr. – Sr. High School	189	250

Parma School District No. 137 (2010)

School	Enrollment	Capacity
Maxine Johnson Elementary School	422	580
Parma Middle School	322	300
Parma High School	329	400

Wilder School District No. 133 (2010)

School	Enrollment	Capacity
Holmes Elementary School	211	250-275
Wilder Jr. – Sr. High School	185	340

Charter Schools

School	Enrollment	Capacity
Victory Charter School	386	400
Liberty Charter School	416	388
Centerpoint Alternative High	99	
Thomas Jefferson Charter School	399	230
Vision Charter School	299	

Vallivue School District No. 139 (2010)

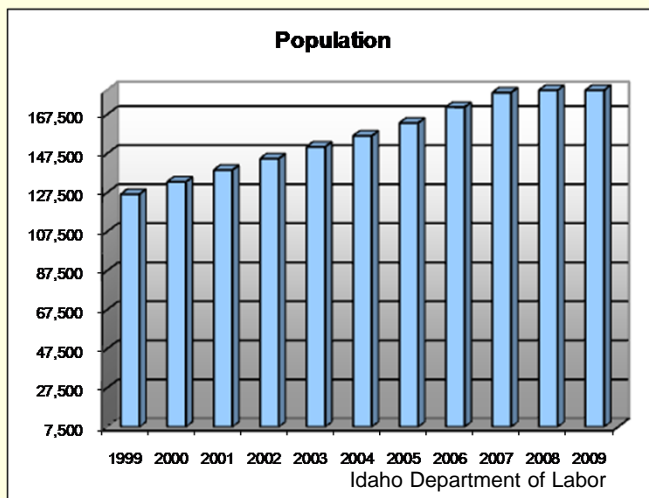
School	Enrollment	Capacity
Central Canyon Elementary School	654	700
East Canyon Elementary School	464	725
West Canyon Elementary School	656	600
Birch Elementary School	587	750
Vallivue Middle School	701	1100
Sage Valley Middle School	781	1100
Vallivue High School	1554	1800
Desert Springs Elementary	619	700
Lakevue Elementary	605	750
Academy High School	86	130

2020 Comprehensive Plan

4. ECONOMIC DEVELOPMENT COMPONENT

Introduction

The purpose of the Economic Development Element is to inventory and assess the economic base of the county. This is done with respect to basic labor force statistics, industry and job types, local employers, income data, and general strengths and weaknesses. By understanding the characteristics of the local economy, we can plan accordingly and take advantage of potential opportunities. In the absence of this understanding and planning we can inadvertently create an imbalance between the needs of a growing population and the need for a diverse, growing economy. A healthy economy is vital to the well-being of any community. The Economic Element is an important component of the Canyon County Comprehensive Plan that demonstrates the county's commitment and desire for a bright future with a strong economy that builds upon quality of maintaining a unique rural and agricultural community.



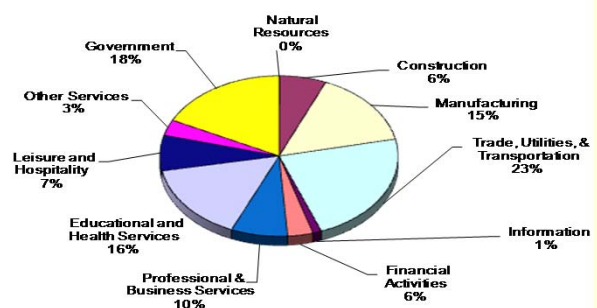
Canyon County is Idaho's second most populous county with over 186,000 residents. It is also the seventh smallest in geographic area. Combined with Ada County, the population is over 550,000. Many people are drawn to Canyon County by the reasonable housing prices and rural life style that is a short commute to the city of Boise, Idaho's largest urban area. The population has grown 53,562, or 39 percent from 2000 to 2009. That rapid growth nearly doubled the statewide population increase.

Caldwell and Nampa are Canyon County's largest cities and both rank in the top 10 in population. Nampa ranks second while Caldwell is eighth.

Labor Force and Employment

The Canyon County civilian labor force exhibited strong growth throughout the past decade, increasing by 20,500, or over 31 percent. By 2005, the county started reaping the benefits of the housing boom and the accompanying commercial construction.

Nonfarm Payroll Jobs for 2009



2020 Comprehensive Plan

Labor Force	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Civilian Labor Force	63,637	66,038	69,072	70,635	73,113	75,078	78,080	81,828	83,519	84,178	83,518
Unemployment	2,887	2,907	3,435	4,267	4,434	4,054	3,340	2,899	2,715	5,269	8,679
% of Labor Force Unemployed	4.5	4.4	5.0	6.0	6.1	5.4	4.3	3.5	3.3	6.3	10.4
Employment	60,750	63,131	65,638	66,368	68,680	71,024	74,739	78,928	80,804	78,908	74,840

Industry Employment and Wages

Despite commuters who work in neighboring Ada County, Canyon County ranked 43rd in the state in per capita income at \$23,173 in 2008. That is well below the state average of \$31,804 and the national average of \$38,615.

Average wages range from \$11,771 in the hospitality sector to \$36,788 in information. A small percentage earns over \$41,000 in mining. Most jobs are in manufacturing, trade, agriculture and services.

Idaho Department of Labor

Covered Employment & Average Annual Wages Per Job for 1999, 2008 & 2009	1999		2008		2009	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	44,337	\$24,342	54,946	\$30,100	51,160	\$30,329
Agriculture	2,868	\$16,760	2,827	\$25,451	2,892	\$24,518
Mining	40	\$46,417	57	\$39,462	35	\$39,880
Construction	3,436	\$25,647	4,449	\$31,139	3,113	\$31,155
Manufacturing	11,069	\$30,054	9,092	\$35,154	7,452	\$36,788
Trade, Utilities & Transportation	8,178	\$22,958	11,480	\$29,762	10,955	\$30,254
Information	630	\$28,273	606	\$35,679	579	\$35,190
Financial Activities	1,340	\$24,139	1,846	\$34,724	1,646	\$35,221
Professional and Business Services	2,377	\$23,329	4,180	\$32,303	3,771	\$32,497
Educational and Health Services	4,559	\$26,537	6,888	\$30,643	7,162	\$30,484
Leisure and Hospitality	2,642	\$8,654	3,780	\$11,329	3,515	\$11,771
Other Services	1,000	\$17,791	1,551	\$25,299	1,498	\$25,149
Government	6,200	\$24,772	8,189	\$32,475	8,541	\$32,600

Major Employers
Amalgamated Sugar Co.
Caldwell School District
Canyon County
City of Nampa
J.R. Simplot
Mercy Medical Center
Nampa School District
Plexus Corp.
Woodgrain Millwork Inc.
Vallivue School District
Wal-Mart
West Valley Medical Center

Occupational Wages*	Starting Wage
Home Health Aides	\$7.86
Licensed Practical Nurses	\$14.67
Registered Nurses	\$18.70
Welders	\$10.08
Billing and Posting Clerks	\$11.02
Automotive Service Technicians	\$10.50
Truck Drivers, Heavy	\$11.03
Agricultural Workers	\$6.55
File Clerks	\$9.28
Fork Lift Driver	\$8.98
Landscaping Workers	\$8.30

2020 Comprehensive Plan

Idaho Department of Labor

Per Capita Income	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Canyon County	\$19,561	\$20,247	\$20,392	\$20,111	\$20,105	\$20,710	\$21,613	\$22,991	\$23,577	\$23,173
State of Idaho	\$23,269	\$24,683	\$25,647	\$26,015	\$26,451	\$28,425	\$29,606	\$31,598	\$32,837	\$32,994
United States	\$28,333	\$30,318	\$31,145	\$31,462	\$32,271	\$33,881	\$35,424	\$37,698	\$39,392	\$40,166
<i>Information provided by Bureau of Economic Analysis</i>										

Economic and Social Indicators

1) Idaho's overall economic performance continues to make it one of the five fastest-growing states in the nation. In terms of total population, the state grew 17.3% from 2000 to 2008 as opposed to a 7.8% for the nation. Nevada grew 28.8%, followed by Arizona (25.8%), Utah (21.9%), and Georgia (17.7%). By 2008, Idaho's population had reached 1,523,816.

2) Population in Canyon County has been the second fastest in the state for decades (after Ada County). The county grew 40%, from 131,441 people in 2000 to 183,939 people in 2008.

3) Canyon County is one of the state's largest agricultural counties but paradoxically it is a small county with only 590 square miles. It ranked 17th out of 44 counties in terms of land area in farm acres with 260,247 in 2007. Canyon County is ranked 4th in the state in overall cash receipts from agriculture (\$520,489,000) in 2007, behind Gooding County (\$707,729,000), Jerome County (\$657,930,000), and Cassia County (\$650,415,000).

4) About 84% of Canyon County's land is allocated to agriculture and 93.6% of the county's land is privately owned. In contrast, 31.6% of the land in Idaho is privately owned.

5) Land use in Canyon County faces pressures to accommodate its own population growth and housing expansion as a bedroom community for Boise.

6) The demographics of Canyon County illustrate a county with a robust economy, but also an economy with problems. It is ranked 18th in the state in poverty levels (2007). In terms of the 2007 median family income, the county is ranked 14th in the state (\$43,132). The county is ranked 30th the state in the percent of population receiving only a high school degree; 22nd in the state in the percent of the population with a bachelors degree. Canyon County is ranked 7th in the state in the incidence of serious crime, reflecting urbanization.

In terms of agricultural cash receipts, Canyon County was ranked 1st in the state in 1970 and 1980; and ranked second in 1990 and 1999. Since then it has fallen to 4th place behind Gooding, Jerome, and Cassia Counties. The cause of this decline may have several causes such as the rise of the dairy industry in Idaho in other counties, changes in the composition of agriculture production, and from residential development in Canyon County. Thus, Canyon County is a paradox, one of the most urban counties in the state and yet 4th in the state in agriculture receipts.

2020 Comprehensive Plan

Canyon County Agriculture

Canyon County has the 4th largest agricultural sector in Idaho and the county has the 2nd largest population in the state. It is both a rural county and an urban county at the same time. Canyon County had 260,247 acres of farm operations, ranking 17th in the State of Idaho in 2007. Bingham County, in contrast, had 912,607 in farm acres, ranking first in the state. Canyon County had 1,645 cropland farms in 2007, up from 1,627 in 2002 but down from 1,783 in 1987. The total number of cropland acres was 191,719 in 2007, down from 247,966 in 1987.



The number of farms in the county has decreased from 1987 to 2007, with the exception of farms growing alfalfa. County production has also decreased during the last 20 years, except for alfalfa hay and corn for grain. A 37% increase in production of corn for silage between 2002 (314,120 Tons) and 2007 (430,850Tons) suggest an integration of crop production with livestock production systems. Acres allocated to food legumes decreased by 50% between 2002 (10,342 acres) and 2007 (5,070 acres). Likewise, acres cultivated with potato and sugar beet had a 14% and 30% reduction, respectively, during the same period. Canyon County produces a wide variety of specialty crops (fruits and vegetables, and certified seeds) that are not fully tracked by government statistics.

Livestock figures complement our understanding of agricultural land use. The number of beef cows declined from 20,489 in 1997 to 13,908 in 2007 (32%), in contrast, the number of milk cows increased from 17,665 in 1997 to 41,478 in 2007 (135%). There has been intensification in milk production and the opposite has happened in beef production. The number of milk cows per farm increased from 277 in 2002 to 493 in 2007. In contrast, the number of beef cows was 27 in 2002 and decreased to 19 in 2007. The derived demand for feed has influenced the use of agricultural land. More farms with smaller number of beef cows and less farms with larger number of milk cows. The inventory of sheep and lambs decreased by 17% during the last five-year period but number of layers and pullets increased grew by 156% in the last five years. Source: REIS

Tourism and Recreation

The county should promote tourism by being actively involved with local/county organizations that provide tourism support. It should actively promote tourism assets such as wineries, county fairs, outside recreation and annual events like the Caldwell night rodeo. The county should work to actively recruit new business that supports tourism requirements.

2020 Comprehensive Plan

The county should promote recreational growth, which includes ensuring that public lands remain open for balanced multiple use, including that use that may be historical and/or customary. The county should also encourage the development of recreational related business/industry.

Goals:

1. To diversify and improve the economy of Canyon County in ways that are compatible with community values.
2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.
3. Create new jobs that are sustainable and lasting.
4. Provide an economically viable environment that builds and maintains a diverse base of business.
5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies:

1. Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.
2. Support existing business and industry in the county.
3. Encourage broad-based economic development programs that include:
 - a. Natural resources such as agriculture
 - b. Commercial development
 - c. Industrial development
 - d. Tourism expansion and development
4. Encourage growth of responsible business in Canyon County by recruiting businesses based on their potential job creation and their willingness to have a positive impact on the community.
5. Canyon County should not overdevelop and should retain agricultural lands/uses and control environmental impacts through conditions placed on subdivision plats and conditional use permits.
6. Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.
7. Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

2020 Comprehensive Plan

8. Set aside suitable sites for economic growth and expansion that is compatible with the surrounding area.
9. Encourage and support agricultural & industrial development to locate in the vicinity of Simplot Boulevard.
10. Continue good coordination, cooperation, and support among economic development entities within Canyon County, plus those at the regional and state levels.
11. Canyon County should provide economic development information and advice to Canyon County communities interested in developing opportunities for new businesses.
12. Establish appropriate industrial and commercial zones to further increase business and economic development in various areas of Canyon County.

Implementation Actions:

Implementation Action: Periodically (every two years), review economic forecasts and available county land zoned for employment uses to ensure there is an adequate supply of land zoned to meet those uses; update zoning ordinances and maps, as needed to achieve this goal. Prepare an inventory of land zoned for commercial and industrial use within unincorporated portions of the county.

Implementation Action: Continue to require that needed services are or can be made available to support proposed or planned commercial or industrial land uses.

Implementation Action: Continue to participate in regional growth summits or other economic development planning processes or events to share information about employment opportunities and major trends that affect the county and regional economy.

Implementation Action: Establish and implement processes for regular communication with local chambers of commerce and other business organizations as part of ongoing and project-specific planning processes; include business group representatives on advisory committee(s) or other public participation processes related to planning and development projects.

2020 Comprehensive Plan

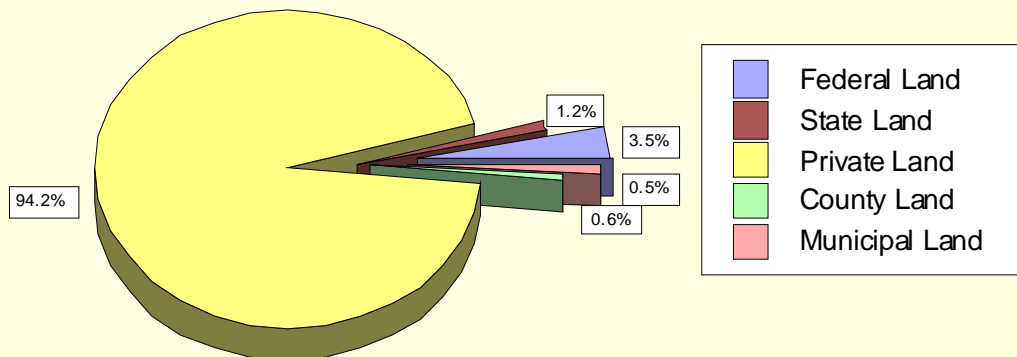
5. LAND USE COMPONENT

Land Use issues in Canyon County are unique and diversified. The county must preserve its natural resources, but allow for the expansion of cities and to allow for the growth of the unincorporated areas. The county's agricultural lands need to be monitored and maintained. The county's agriculture must be protected from encroachment. Development of additional tourism and recreational areas, expansion of residential lands, and location of commercial and industrial development in the county will have dramatic impact on the economy and physical design of the county.

Land Ownership

Private ownership accounts for about 94 percent of the land in the county. Public lands account for less than 4 percent.

Land Ownership in Canyon County 2004



Agriculture and natural resource management is important to Canyon County and each of the cities and outlying communities as a whole. Eighty four percent of the total land area of Canyon County is agricultural. According to the Bureau of Reclamation, between 2002-2007 Canyon County lost 25% of its productive agricultural lands to development. This rapid urbanization has made it difficult for existing Agricultural operations to continue with generally recognized agricultural practices without public scrutiny. Farming continues to be an economic stability to the County and the use of agricultural land for the production of food and fiber continues to serve as a constant need as a land and economic base. A more detailed discussion of agricultural trends can be found in Chapter 13. Conflicts may arise between raising crops and animals amidst residential or transitional type uses.

2020 Comprehensive Plan

Residential development along rural roads is typical in the county. Land to the rear may be bypassed because of little or no access for later development. When large amounts of vacant land are available within the incorporated cities or within the adjacent areas of city impact, scattering of development in the county should be discouraged. Development close to urban areas where public utilities and central services are more accessible should be encouraged. However, there are certain land use patterns that exist in the county that provide suitable residential development for a rural lifestyle.

Land Use Categories

The Generalized Future Land Use Map in the Canyon County Comprehensive Plan recommends that the county be designated according to various land use classifications. Listed below are the proposed land use classifications and description of each of these categories.

Agriculture

The agricultural land use designation is the base zone throughout Canyon County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, as well as rangeland and ground of lesser agricultural value.

Residential

The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.

Commercial

The commercial designations are intended to provide for commercial uses that can provide for a variety of commercial uses that provides goods and services to businesses, travelers and residents of the county.

Industrial

The industrial category is directed towards general industrial needs of the county. Land uses in this category may require a mix of commercial or industrial uses that consists of assembly, fabrication, manufacturing or processing of goods and materials.

Flood Hazard Overlay

The purpose of the flood hazard regulation is to guide development in the designated floodway and flood fringe areas (also known as the flood plain) of any watercourse that flows, and to minimize the expense and inconvenience to the individual as a result of being flooded. Maintenance should be

2020 Comprehensive Plan

encouraged of the altered or relocated portion of said watercourse so that the flood carrying capacity is not significantly diminished. Any use or structure located within this overlay zone shall not hinder the movement of floodwaters.

Airport Overlay

The purpose of the Airport Overlay Zone is to provide zoning protection to the present and long-term use of airports and airport facilities. Uses within the Airport Overlay Zone are generally associated with airport-related activities, open space and agricultural uses which are harmonious with the use of airports. The Airport Overlay Zone is superimposed over other zones.

Land Use Analysis

Within Canyon County, land resources are limited. Land is valuable and should be utilized in a constructive manner. County Commissioners, Planning and Zoning Officials, cities and citizens are all responsible for determining the highest and best use of the land. Priorities regarding land use needs to be routinely reviewed and updated. Long-range plans should be updated to accommodate expected growth without endangering natural resources and the quality of life.

Land Use Map

The proposed Generalized Future Land Use Map for Canyon County is enclosed in the rear cover pocket of this document.

Goals and Policies

The following goals and policies are incorporated into the Canyon County Comprehensive Plan to address citizen needs and expectations for continued land use planning throughout Canyon County.

Goals:

1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
2. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.
3. Use appropriate techniques to mitigate incompatible land uses.
4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.
5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.
6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

2020 Comprehensive Plan

7. To encourage livability, creativity and excellence in the design of all future residential developments.
8. Consider adjacent county land uses when reviewing county-line development proposals.

Policies:

1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.
2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.
3. Encourage and support commercial and industrial development and guidelines to create jobs and expand the tax base. Create commercial, residential and industrial zoning districts to help attract development.
4. Analysis of property rights to be included in land use decisions.
5. Coordinate land use planning with adjoining counties where joint land use problems or opportunities exist.
6. Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.
7. Continue to evaluate and update "Area of Impact" agreements with the cities as required by State Code.
8. Develop, administer, and update the county-wide zoning ordinance to protect property values and avoid mixing of incompatible uses.
9. Encourage and support land use proposals that are consistent with the community design goals and policies within the county.
10. Develop, administer, and update a Conditional Use Permit process for development proposal in applicable land classification areas.
11. Coordinate planning and development with applicable highway district and health officials.

Agriculture

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

2020 Comprehensive Plan

Policies:

1. Encourage the protection of agricultural land for the production of food.
2. Consider the use of voluntary mechanisms for the protection of agricultural land.
3. Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.
4. Recognize that Confined Animal Feeding Operations ("CAFO's") may be more suitable in some areas of the county than in other areas of the county.

Residential

This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

1. Encourage high density development in areas of city impact.
2. Encourage residential development in areas where agricultural uses are not viable.
3. Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

Area of City Impact

1. The county recognizes that each city in the county has its individual identity and development plan. Expand or reduce areas of city impact according to each city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future. Idaho Code § 67-6526(b).

Commercial and Industrial

1. Encourage commercial and industrial development where there is adequate access to the following services, if applicable:
 - sufficient water;
 - b. a system to discharge used water;
 - c. power;
 - d. transportation.
2. Encourage industrial development that minimizes adverse impacts on adjacent non-industrial land uses.
3. Consider commercial and industrial development outside the impact areas, when located along major roadways or transportation infrastructure and with approval from the appropriate regulatory agencies concerning sewer and water.

2020 Comprehensive Plan

Implementation Actions:

Implementation Action: Amend the County's zoning map, as needed to be consistent with future land use plans.

Implementation Action: Work with cities and other agencies to establish a process for regular communication and coordination about the location and provision of services to areas where future growth is expected to occur. Also address the sequence and timing of future growth, particularly potential or planned expansions of Areas of City Impact.

Implementation Action: Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.

Implementation Action: Develop and/or amend County zoning ordinances to ensure that public facility and other related costs of new development are borne primarily by new residents and/or developers.

Areas for City Impact

Implementation Action: Refine the process for negotiating Area of City Impact boundaries to ensure partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.

Implementation Action: Work with each city to agree on the process for applying zoning ordinance and development codes within each Area of City Impact (i.e., whether City or County standards and regulations will apply and the process for joint review and/or coordination of land use review and decision processes).

Implementation Action: Develop guidelines and procedures for ensuring consistent land use review criteria in the adopted comprehensive plans for Areas of City Impact as they are adjusted.

Implementation Action: Support efforts by Valley Regional Transit to provide transit service between activity and employment centers.

Implementation Action: Support design and development of commercial areas in a way that allows for opportunities to provide transit between those areas and nearby residential areas.

Implementation Action: Work with cities to recognize or incorporate their design standards and regulations for infill development, where appropriate, that is compatible with the overall character of existing neighborhoods. At the same time, ensure consistency with planned future densities based on city plans for development likely to be located in Areas of City Impact.

2020 Comprehensive Plan

Residential Development

Implementation Action: Replace Non-farm subdivision development with provisions that allow for rural residential development that will not interfere with future urban development as rural areas are urbanized as part of Area of City Impact expansion or annexation processes. New regulations should offer the opportunity for a rural lifestyle to those who desire it and provide mechanisms for incorporating open space into rural development.

Implementation Action: Identify and map areas that are expected or desired to remain rural for the long term.

Commercial Development

Implementation Action: Update County zoning regulations for commercial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable commercial uses in rural areas as part of this process.

Implementation Action: Encourage commercial areas, zones or uses that are contiguous to existing county or city commercial areas, zones or uses but recognizing additional areas or zones, beyond those already existing, may be desirable and that some mixed uses are compatible.

Industrial Development

Implementation Action: Update County zoning regulations for industrial land uses in rural areas to ensure consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in rural areas as part of this process.

Agricultural

Implementation Action: Establish preservation standards and incentives that protect the long-term use of land with agricultural soils, used for existing agricultural operations, and designated for rural use. Ensure that proposed changes to zoning ordinances are not in conflict with the policies of the adopted Comprehensive Plan.

Implementation Action: Review and refine the siting standards and regulations for Confined Animal Feeding operations.

Implementation Action: Provision for the encouragement of other voluntary mechanisms for the protection of agricultural land.



2020 Comprehensive Plan

6. NATURAL RESOURCES COMPONENT

Introduction

The County is a productive agricultural area as a result of good soils, long growing season and the availability of water. Agricultural / residential interface areas often create conflicts between residents. Issues arise from common agricultural practices which create noise and dust. This plan recognizes the attributes of agricultural land as natural resources in the county. An important planning challenge in development of land is balancing natural resources against the impact of population growth.

Fish and Wildlife Habitat

Canyon County is fortunate to have a variety of habitats that provide for an abundant population of fish and wildlife. Rivers and wetlands throughout the county provide valuable aquatic and riparian habitats for a variety of fish and wildlife. Undeveloped areas such as public lands and agricultural areas also provide valuable wildlife habitats.

Lake Lowell is located approximately four miles southwest of Nampa. Lake Lowell provides boating, fishing, hunting, windsurfing, water skiing, and wildlife viewing opportunities. Deer Flat Reservoir was established in 1909 at a cost of \$2,500,000. The reservoir was later re-named Lake Lowell in honor of J.H. Lowell who led efforts to establish the reservoir. Lake Lowell is now one of the largest off-stream reservoirs in the west with a capacity to irrigate over 200,000 acres of land.



Lake Lowell

Climate

On average, there are approximately 210 sunny days per year in Canyon County. The July high is 92 degrees. The January low is 21 degrees.

Goals:

1. Encourage the protection of agricultural land, fish and wildlife habitat, clean water and air, and desirable vegetation for use by future generations.
2. This Plan recognizes the attributes of agricultural land as natural resources in the county. An important planning challenge in development of land is balancing natural resources against the impacts of population growth.
3. Protect and use Canyon County's mineral resources while minimizing negative environmental impacts.

2020 Comprehensive Plan

Goals and Policies:

The following goals and policies are incorporated into the Canyon County Comprehensive Plan to address citizen concerns and desires to meet the county's natural resources.

A. Agricultural Land

Goals:

1. To support the agricultural industry and preservation of agricultural land.

Policies:

1. Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.
2. Development should not be allowed to disrupt or destroy irrigation canals, ditches, laterals and associated rights-of-way. This does not apply to privately owned, self-contained systems.
3. Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.

B. Fish and Wildlife Habitat

Goals:

1. Protect fish and wildlife resources and habitats in Canyon County.

Policies:

1. Encourage the protection of natural resources such as, but not limited to, the Snake River, Boise River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Boise Wildlife Management Area.
2. Encourage the protection of desirable species of fish and wildlife, and plants in Canyon County.
3. Encourage preservation of important fish and wildlife habitat areas as well as restoration of fish and wildlife habitats where feasible and appropriate.
4. Use appropriate zoning designations and other strategies to minimize adverse impacts of development on natural resource areas.

C. Water

Goals:

1. Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected.

2020 Comprehensive Plan

Policies:

1. Encourage the protection of groundwater and surface water quality.
2. Recognize the importance of surface water and groundwater resources of the county, in accordance with the Article XV, Section 3, of the Idaho Constitution.
3. Require industrial wastes or hazardous materials to be stored or located in a manner that will ensure they will not enter surface water or groundwater systems.
4. Encourage new development to incorporate design elements that limit water use requirements.
5. Require that new development has adequate water supply to ensure fire protection for the development.

D. Air

1. Consider land use and transportation issues as important factors in the reduction of air pollution.

E. Mineral Resources

Section 47-701, Idaho Code, the term "salable minerals," means a mineral substance that can be taken from the earth and that has a value in and of itself separate and apart from the earth and includes, but is not limited to, building stone, cinders, pumice, scoria, clay, diatomaceous earth, sand, gravel, quartz, limestone and marble.

1. Sand and gravel mining operations should be located to avoid potential adverse impacts to the river channel.
2. Encourage measures to provide for future use of an excavated site such as, but not limited to industrial, commercial, and residential development.
3. Encourage mineral-extraction site design and operation so as to minimize noise, dust and increased truck traffic to the extent reasonably practical.
4. Consideration should be given, but not limited to the following impacts: economic value of the ground, access to the ground, compatibility with surroundings, noise, traffic, visual aesthetics and flooding.
5. Encourage sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources.
6. Mineral extraction sites should be designed to facilitate their reclamation for future use.

Implementation Actions:

Implementation Action: Develop measures for protection of resources, including incentive consideration of new forms of development, such as conservation subdivisions, protection and reclamation of gravel resources.

2020 Comprehensive Plan

Implementation Action: Establish development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas and ridge lines.

Implementation Action: Map existing natural resource areas and adopt those maps as part of this Plan.

A. Agricultural Land

Implementation Action: Establish preservation standards and incentives that protect the long-term use of land with agricultural soils, used for existing agricultural operations and designated for rural use.

Implementation Action: Review and refine the siting standards and regulations for Confined animal feeding operations.

B. Fish and Wildlife Habitat

Implementation Action: Work with the Idaho Department of Fish and Game (IDFG) to map important fish and wildlife habitats in sufficient detail to allow for an assessment of impacts during the development review and permitting process. Alternatively, require development applicants to map such habitat based on consultation with IDFG prior to the development review and permitting process.

Implementation Action: Once fish and wildlife habitats are mapped, implement regulations to avoid, minimize and mitigate adverse impacts resulting from development to those habitats.

Implementation Action: Update the County's zoning ordinance to require applicants for large developments such as PUDs and large subdivisions to prepare wildlife protection and mitigation plans as appropriate with the policies of avoiding, minimizing, and mitigating adverse impacts to fish and wildlife resources. Require that such studies undergo a peer or independent review prior to approval where appropriate.

Implementation Action: Establish development standards designed to protect important fish and wildlife habitat areas.

C. Water

Implementation Action: Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff and impacts on water quality. Adopt "Best Management Practices" to control erosion and protect water quality.

Implementation Action: Identify, adopt and implement best management practices for groundwater protection.

Implementation Action: Promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.

D. Air

Implementation Action: Encourage types of economic development in the County, which can manage pollution to ensure a clean environment.

2020 Comprehensive Plan

Implementation Action: Evaluate proposed land uses in relation to air circulation patterns and adjoining land uses.

Implementation Action: Encourage heavy industrial uses to locate along Simplot Boulevard.

Implementation Action: Locate industries, which generate fumes, gasses, odors, and particulate discharge in areas of the County where air quality can be managed and protected for area residents.

Implementation Action: Require dust control and dust abatement actions in communities where dust issues are present.

E. Mineral Resources

Implementation Action: Map location of significant or priority deposits of sand and gravel for future extraction in order to minimize future conflicts with incompatible, adjacent uses.

Implementation Action: Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.

Implementation Action: Develop Conditional Use review criteria to ensure that sand and gravel resources and operations are protected and that reasonable mitigating measures are established to protect adjacent uses and the future re-use of the sand and gravel site. Review criteria that should be considered include, but are not limited to, the following:

- a. Unreasonable impacts on surrounding uses from noise, transportation, dust and odors as established by local, State and Federal standards.
- b. Visual impacts to be addressed through screening and buffering.
- c. Riparian vegetation and wildlife habitat should be avoided where possible and/or restored when disturbed.
- d. Sand and gravel hauling operations should avoid routes through existing residential neighborhoods.
- e. Stockpiling and permanent structures should not be located in any floodway.
- f. Operations should avoid adverse impacts on agricultural operations.
- g. Local access roads, if used, should be capable of handling the heavy vehicular traffic generated by the operation.
- h. Mitigating measures, including phasing of extraction and reclamation; hours of operation; access to arterials and collectors; noise and dust abatement; screening; and water quality standards should be considered.
- i. Impacts of operations within floodplains should be mitigated.

2020 Comprehensive Plan

Implementation Action: Develop Zoning Ordinance provisions to require that alternative forms of development adjacent to extraction sites are duly notified that they are located in an identified potential “sand and gravel reserve” and that extraction operations may be located on lands adjacent to or nearby them. Conditions may include, but are not limited to, the following:

- Notation on a recorded plat or approved development plan.
- Written notification in the restrictive covenants.



2020 Comprehensive Plan

7. HAZARDOUS AREAS COMPONENT

Introduction

Hazardous Areas are portions of the County that warrant attention and where development should be controlled by conditional use permits or should possibly even be restricted. The major factors, which distinguish hazardous designation, are associated with potential for human accidents, personal injury and loss of life, or limitations of normal activity. There are numerous hazardous areas in the County; however, with preparation and caution, the public can generally use them.

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

Goals:

1. To ensure the safety of residents and the protection of property
2. Carefully consider limiting development in hazardous areas.

Policies:

1. Carefully consider requests to place structures in floodplain areas.
2. Discourage development in or near natural hazardous areas, such as airports, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, high velocity wind and storm prone areas, except for industries, which may require these conditions.
3. Endeavor to limit structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following:
 - i. Flood hazards
 - ii. Unstable soil and/or geologic conditions
 - iii. Contaminated groundwater
4. Hillsides may be considered sensitive areas to be protected from excessive runoff or erosion.
5. Carefully consider new or expanding development or activities that use, produce, store, or dispose of toxic, explosive or other hazardous materials which should be located in areas with adequate health and safety protection.
6. Discourage development near solid waste disposal areas unless it is an ancillary use.

2020 Comprehensive Plan

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

Waterways Currently in Floodplain

Boise River	Northwest County to East of Middleton
East Hartley Gulch	Northwest of Middleton
Indian Creek	Caldwell to Southeast Nampa/County Line
Mason Creek	Caldwell to Nampa
Renshaw Drain	South of Greenleaf
Sand Run Gulch	North of Notus
Snake River	West County Line
Ten Mile Creek	East of Caldwell to Northeast of Nampa
West Hartley Gulch	Northwest of Middleton
Willow Creek	Middleton City and Northeast of Middleton

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

Implementation Actions:

Implementation Action: Update County zoning ordinance and other requirements to ensure consistency with Comprehensive Plan policies related to floodplain protection.

Drainageways

Implementation Action: Participate in efforts to create a county-wide drainage plan, consistent with policies of this Plan.

Implementation Action: Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.

Hazardous Areas

Implementation Action: Define and map hazardous areas.

2020 Comprehensive Plan

8. PUBLIC SERVICES, FACILITIES AND UTILITIES COMPONENT

The presence of adequate public services and facilities is vital to the future of Canyon County. These facilities are essential to the health, safety and welfare of its residents. There are services and facilities of many kinds, such as but not limited to, water, sewage, transportation, drainage, irrigation, schools, fire, law enforcement, ambulance, parks, electricity, solid waste disposal, telephone and natural gas. All public services and facilities should be coordinated when considering development and land use in the county.

Most public services and utilities in Canyon County are provided by other agencies or service providers. Canyon County does not directly provide or manage water, sewer, transportation or storm water facilities or services, though much of the development in the county including unincorporated areas often require such services.

This chapter deals with issues related to provision of the following services which affect future development within the unincorporated portions of the county:

- Water
- Wastewater
- Stormwater
- Public Safety (law enforcement and fire protection)
- Solid Waste
- Energy and utilities



Water

Maintenance of high quality water sources and adequate wastewater and stormwater management are all of great importance in Canyon County. These services are provided within the county through a combination of municipal, public, and private service providers.

The water used in Canyon County comes from one of two sources: surface water, such as that in the Boise River, or ground water, which is drawn from wells. Surface water is used primarily for irrigation, while ground water is the primary source of potable water.

An overall assessment of water resources in the Treasure Valley was conducted by the Idaho Department of Water Resources (IDWR) in 2002. It indicates that the Treasure Valley does not currently have a water shortage. Approximately one million acre-feet of water flows out of the basin every year. Although the region has enough water overall, water is not always available when and where it is needed.

2020 Comprehensive Plan

The challenge facing Treasure Valley water users will be to manage water so that it is available in the right locations and at the right times. Availability of surface and groundwater in Canyon County also is related to irrigation.

Surface water helps recharge shallow aquifers after leaking from canals and/or draining from irrigated fields. Increasing efficiency in these areas could lead to decreased discharge to drains that feed shallow aquifers. If ground water levels decline below these drains, the increased efficiency may lead to declines in shallow aquifer levels. This may impact some shallow wells. Some form of managed aquifer recharge may be required if increased efficiencies or reductions in irrigation associated with agricultural production lead to declining water levels.



Wastewater

The use of community, or central septic systems, in some areas is an option when a municipal system is not available. A central system, which includes any system that serves two or more homes or greater than 2,500 gallons per day, allows communities to independently dispose, treat and in some cases, reuse their wastewater. This reclamation allows water to remain in the natural system and utilizes nutrients in the treated water that in turn may minimize the need for additional ground additives.

The Idaho Department of Environmental Quality (DEQ) maintains strict standards on all wastewater treatment systems (WTS), including community systems. DEQ requires systems to meet or exceed minimum requirements as well as additional DEQ Conditions of Approval, Soil and Site Requirements.

Operation and required maintenance of a central system is equal with that for municipal systems. When properly maintained, central systems generally have a similar lifespan to centralized (municipal) systems and the majority are modular in design, allowing additions as the community expands. Additionally, the use of a central sewer system allows later connection with a municipal system when available.

An effective management plan for proper maintenance and longevity of a central system is essential for it to be successful. By integrating decentralized systems (all non-municipal systems) into long-term comprehensive plans and ensuring interim support, management and accountability, a successful and cost-saving solution to non-municipal wastewater treatment can be achieved.

2020 Comprehensive Plan

Stormwater Drainage

Stormwater drainage responsibilities and issues within Canyon County are split between multiple agencies, including drainage entities, cities and the county highway districts. Designated agencies frequently are underfunded and have limited ability to acquire adequate funding. Stormwater management issues that impact both water quality and quantity tend to be resolved piecemeal as a result of fragmented authorities and limited funding.

Region 10 of the EPA issues all the wastewater and stormwater National Pollutant Discharge Elimination System (NPDES) permits within the State of Idaho. All new facilities are required to apply for permits. Total Maximum Daily Loads (TMDL's) are pollution reduction plans for surface waters where water quality standards are not met. TMDL requirements are incorporated into NPDES permits. Lower Boise TMDL's that affect wastewater and stormwater permits and future development include: two EPA approved TMDL's (sediment and bacteria); a phosphorous TMDL that was submitted to EPA in early 2006; and two potential TMDL's (temperature and mercury) that are under evaluation. As the population grows, or if new TMDL's are developed, stormwater and wastewater NPDES requirements could become more stringent, resulting in increased treatment requirements and costs.

Solid Waste

Canyon County's Department of Solid Waste is responsible for managing the county's landfill, including expansion of the Pickles Butte Landfill.

The department also manages a facility for hazardous waste disposal, and operates recycling programs for wood, tires, automotive batteries, refrigerators and air conditioners. Other roles of the county department are to enforce health codes related to solid waste and to serve as an educational resource.

The County Department of Solid Waste Management has contractual oversight of franchised trash collection in the unincorporated county. Each jurisdiction maintains separate contracts and contractual oversight with the agency.

Public Safety

Public safety in Canyon County is managed by several police and fire departments at both the city and county level. Statistical information generated for the year 2005 by the Idaho State Police indicates that nationally, there is an average of 2.3 full-time sworn officers per 1000 population. While the statewide average is 1.8, over 48% of the reporting law enforcement agencies were below this mark. The Canyon County Sheriff's Office average is .76 per 1000 population. Though this figure is less than the State average, this is typical for rural areas and unincorporated counties.

2020 Comprehensive Plan

There are eleven fire departments or districts serving Canyon County: Caldwell Rural Fire Department, Homedale Fire Protection, Kuna Rural Fire District, Marsing Rural Fire Department, Melba Rural Fire Protection, Middleton Rural Fire, Nampa Fire Protection, Parma Rural Fire, Star Rural Fire Upper Deer Flat Rural Fire and Wilder Rural Fire.

Utilities and Energy

The two main providers of utilities and energy to communities within Canyon County are Idaho Power, an electrical utility company, and Intermountain Gas Company, which provides natural gas. Both of these companies have service areas larger than Canyon County.

Goals:

1. Canyon County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health and other services for which it is responsible in a fair, efficient and professional manner.
2. Coordinate with providers to develop plans for energy services and public utility facilities for the long term energy and utility needs of Canyon County.
3. Minimize waste by promoting recycling opportunities, such as encouraging commercial recycling ventures, enacting recycling incentives, promoting recycling of construction debris and other strategies.

Policies:

1. Continue to evaluate and improve the delivery of the public services it provides.
2. Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.
3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.
4. Encourage activities to promote the protection of groundwater and surface water.
5. Encourage the co-location and joint use of utility corridors and facilities.
6. Encourage conservation of energy through support of public education, incentives, and other tools that encourage conservation.

Implementation Actions:

General Public Services

Implementation Action: Develop a process requiring applicants to negotiate the provision of fire protection and emergency medical services with the appropriate service providers to ensure that new development is adequately protected.

2020 Comprehensive Plan

Implementation Action: Where feasible, subdivisions within the city area of impact should be connected to city water and/or sewer.

Development Services

Implementation Action: Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.

Implementation Action: Identify sub-areas appropriate for more detailed planning processes to help identify future planning and service needs prior to development.

Implementation Action: Update the County zoning ordinance, as needed to implement the results of future sub-area planning processes.

Energy Services and Public Utilities

Implementation Action: Work with service providers to designate locations of future utility corridors. Adopt or reference a map of these corridors in the Comprehensive Plan. Update these reference maps as necessary to reflect any future National Interest Electric Corridor designations and local/regional plans.

Implementation Action: Prepare and distribute informational materials that promote energy conservation.

Implementation Action: Adopt and implement guidelines and standards for energy conservation practices within County facilities.

Implementation Action: Create and use incentives for energy-efficient design in private development and construction.

Implementation Action: Develop a Future Acquisitions Map for inclusion into the Comprehensive Plan that identifies existing and future utility facilities and corridors.

Wastewater Facilities

Implementation Action: Develop a process to improve coordination with wastewater service providers in identifying long-term (20 years or beyond) wastewater service and facility needs.

Implementation Action: Encourage all new rural residential development which is not connected to central sewer to dedicate easements for the future construction of trunk lines shown on regional sewer plans.

Implementation Action: In order to protect groundwater quality and to create cost effective wastewater collection systems, encourage all existing developments served by septic systems to connect to central sewer once it becomes available.

2020 Comprehensive Plan

Water Facilities

Implementation Action: Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.

Implementation Action: Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent landowners or residents.

Implementation Action: Identify, adopt and implement Best Management Practices (BMPs) for groundwater protection.

Implementation Action: Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.

Stormwater Facilities

Implementation Action: Identify, adopt and implement Best Management Practices for stormwater management.

Implementation Action: Prepare and distribute informational materials that promote effective stormwater management, consistent with policies of this Plan.

Implementation Action: Update County zoning or other regulations, as needed, to ensure consistency with policies of this section of the Comprehensive Plan.

2020 Comprehensive Plan

9. TRANSPORTATION COMPONENT

Introduction:

The responsibility for maintenance, operational improvements and capacity expansion of local roadways resides with four rural highway districts and eight cities in Canyon County. Two types of roadways exist in Canyon County: public roadways that are publicly owned, but may or may not be publically maintained. Private roadways are privately owned and a private maintenance responsibility. The cities of Nampa, Caldwell, Middleton, and Parma perform all public road responsibilities within their city limits, while the remaining cities coordinate with their respective highway districts for major maintenance and operation projects.

It is important that the county work with transportation agencies and cities to implement short and long range planning tools where they are not in direct conflict with other elements within this document or the county's economic viability. The county will continue to support planning efforts where appropriate to address our future transportation needs.

Regional and County Transportation Planning:



The Community Planning Association of Southwest Idaho (COMPASS), the Idaho Department of Transportation (ITD), Valley Regional Transit (VRT) and the four highway districts of Canyon County including Nampa Highway District #1, Notus-Parma Highway District #2, Golden Gate Highway District #3, and Canyon Highway District #4, are the primary agencies responsible for planning and maintaining the transportation system in Canyon County. Four metropolitan cities including Nampa, Caldwell, Middleton, and Parma have responsibility of planning and maintenance of roadways within their respective jurisdictions. Federal regulations require metropolitan planning organization (MPO's) to have a current long-range transportation plan, which must be updated every three to five years. COMPASS prepared and adopted the Communities in Motion Regional Long-Range Transportation Plan 2030 in August of 2006.

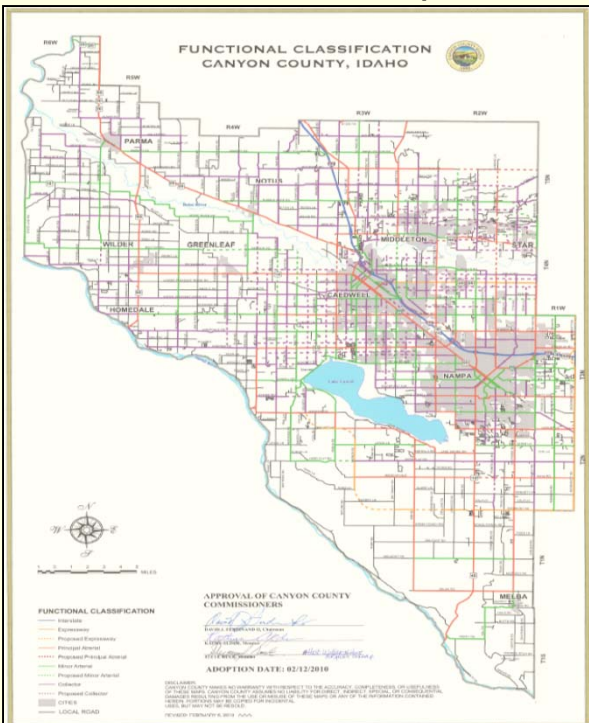
2020 Comprehensive Plan

The Communities in Motion 2030 plan is a long-range transportation plan for the six-county region including Canyon, Ada, Elmore, Boise, Gem, and Payette counties, located in southwest Idaho. The region is planning for rapid growth over the next 25 years. The plan is based upon projected population and employment growth, current and future transportation needs, safety, financial capacity, and the preservation of the human and natural environment. The plan seeks to strike a balance between roadways and other transportation alternatives, such as transit, carpooling, bicycling, walking, and transportation demand management. It identifies needed long-range transportation improvements, anticipated funding availability, and sets priorities for seeking new funding opportunities.

The Functional Classification Map:

In support of the planning efforts, the functional classification map for Canyon County, Idaho was adopted by the Canyon County Commissioners on February 12, 2010 and is used as a planning, access management, and corridor preservation tool by COMPASS and local governments. This map is officially updated along with the long-range transportation plan and includes at least a twenty-year horizon. The COMPASS Board of Directors is concerned with roadways classified as arterial or greater. Proposed roadways are shown on this map to indicate where land needs to be preserved from development and to guide access management.

The Functional Classification Map definitions are as follows:



Interstate (classification for planning and federal map) The Interstate system consists of all presently designated routes of the interstate system. This is the highest level of arterial roadway and includes the highest levels of access control.

Expressway (classification for planning map only) Expressways permit through traffic flow through urban areas and between major regional activity centers. Expressways are similar to an interstate with grade separated intersections, but can include some at-grade intersections at cross streets and may or may not be divided. Expressways are intended to provide higher levels of mobility rather than local property access. Expressways may have partial control of access with small amounts of direct land access.

2020 Comprehensive Plan

Principal Arterials (classification for planning and federal map) Principal arterials serve the major regional centers of activity of a metropolitan area, the higher traffic volume corridors, and the longer trips while carrying a higher proportion of the total urban areas travel on a minimum of roadway mileage. Principal arterials carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements. To preserve the long term functionality of such roadways, they should have limited access with less access control than an Expressway, but more than a minor arterial.

Minor Arterials (classification for planning and federal map) Minor arterials interconnect with and augment the principal arterial system and provide service to trips of shorter length at a lower level of travel mobility than principal arterials. Minor arterials also distribute travel to geographic areas smaller than those identified with the higher systems. This classification includes all arterials not included in a higher classification and places more emphasis on land access than principal arterials. Such roadways should still have limited access with less access control than a principal arterial, but more than a collector.

Collectors (not shown) are roads providing traffic circulation within residential, commercial and industrial areas. Collectors carry trips to and from arterials. Single-family homes are normally discouraged from having driveways onto collectors. Urban collector standards are generally two to three traffic lanes with sidewalks. The local roadway jurisdictions are responsible for the classification of collector designations, as collectors are considered more local in nature.

The **Complete Streets** policy adopted by COMPASS in 2009 envisions a Treasure Valley where roadways are designed to be safe, efficient, and viable and provide an appropriate balance for all users including, motorists, bicyclists, transit, and pedestrians of all ages and abilities.

Goals:

1. Coordinate with and assist Canyon County Highway Districts, the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community Planning Association of Southwest Idaho (COMPASS) in developing and managing a well-planned, sustainable, multimodal transportation system that provides for the safe, efficient, cost-effective movement of people and goods and that supports the region's residential, commercial, industrial, and public development vision.
2. Promote and improve traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.
3. Support development of local transportation systems that are well-connected, both internally and to the regional transportation system.
4. Collaborate with highway districts, the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), cities and others in planning for, designing, developing and permitting new and/or expanded transportation facilities.
5. Help coordinate and integrate land use and transportation planning and development to ensure that it mutually supports overall community goals and uses resources in an efficient and cost-effective manner.

2020 Comprehensive Plan

Policies:

1. Work with transportation agencies in evaluating alternate solutions that maximize the use and efficiency of the existing system fully (i.e., through safety, alignment or intersection improvements of limited capacity expansions) before major new transportation construction projects are funded or approved.
2. Coordinate with transportation agencies to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic where appropriate and not in direct conflict with other Canyon County objectives. Methods used may include:
 - a. Frontage roads where/when appropriate.
 - b. Clustering of activity or other land use planning techniques.
 - c. Limiting access via private driveways and local streets.
 - d. Sharing access.
 - e. Sufficient setbacks from rights-of-way.
 - f. Deceleration lanes.
 - g. Public transit and other alternative modes.
 - h. Ride-sharing, flexible scheduling and telecommuting.
3. Support programs that provide for the transportation needs of the elderly and persons with disabilities in compliance with the Americans with Disabilities Act.
4. Give a high priority to public safety transportation improvements, with particular attention to hazardous transportation facilities in areas with railroad crossings, major street intersections, major pedestrian crossings, schools, geologic and hydrologic constraints, etc.
5. Work with highway districts, school districts, cities and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children.
6. Discourage location or construction of elementary schools on arterial or section line roads. Mitigate any impacts of expansion of existing arterials located adjacent to schools.
7. Work with existing neighborhoods and highway districts to manage traffic on local, neighborhood streets to promote safety through use of traffic calming and other measures.
8. Support development and implementation of a long-term transportation system that maintains the public health standard for carbon monoxide attainment.
9. Promote the design of continuous collector streets that minimize impacts of traffic on local streets but aids internal circulation for new developments.
10. Require new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible in accordance with highway district standards and require appropriate signage.
11. Promote connectivity through design of well-connected local street systems and pathways.

2020 Comprehensive Plan

12. Work with the highway districts and local jurisdictions to develop, implement and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicle miles traveled from new development.
13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.
14. Work with highway districts, ITD and COMPASS to identify major transportation corridors (existing or new) and where applicable and not in direct conflict with other county goals and policies; preserve them for future needs.
15. Work with highway districts, ITD, cities and others to reserve rights-of-way for planned transportation facilities.
16. Consider the future transportation needs of the community as expressed in the 2030 Communities in Motion Plan and the 2035 Update in the siting of all public improvements.
17. Assist in coordinating land use and transportation planning and development review processes among the county, cities, highway districts, VRT, and ITD where applicable and not in direct conflict with other county goals and policies.
18. Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of highway districts and/or ITD (as applicable) where applicable and not in direct conflict with other county objectives. Such improvements should (if appropriate) be funded by the developer.
19. Require and accept traffic studies in accordance with highway district procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods where applicable.
20. Analyze specific applications to protect functionally classified rights-of-way where not in direct conflict with other county goals and policies. Consider adequate rights-of-way and access control for the integrity of the transportation system.

Implementation Actions:

Implementation Action: Establish and/or refine procedures for coordinating with highway districts, ITD, Valley Regional Transit (VRT), COMPASS and other jurisdictions in addressing transportation issues and needs as part of the development review process.

Implementation Action: Establish and/or refine procedures for regular communication and coordination with highway districts, ITD, VRT and other jurisdictions in addressing long-term transportation planning issues, including through participation in planning processes conducted by COMPASS.

Implementation Action: Use the planning process to plan for and design well-connected street and bike/pedestrian pathway systems, to preserve transportation corridors, future transit routes, road extensions, and to facilitate access management plan.

2020 Comprehensive Plan

Implementation Action: Update the County's subdivision code or other regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.

Implementation Action: Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with highway districts, ITD and VRT standards and guidelines and policies of this Plan.

Implementation Action: Support the transportation planning process and actively participate in the development and implementation scheduling of transportation projects identified by the COMPASS and the highway districts.

Implementation Action: Continue to actively participate in the implementation of policies, goals, and objectives of the Communities in Motion regional transportation plan and land use vision where appropriate and not in direct conflict with other county objectives.

Alternative Modes of Transportation

Implementation Action: Work with highway districts to update their street and signage standards, as needed, to ensure that sidewalks, cross walks, special signage and other traffic control measures are installed along routes to all schools; new development near schools should provide these features as a condition of approval and existing neighborhoods should retrofit as funding becomes available or as land uses are redeveloped.

Implementation Action: Coordinate with VRT, highway districts, ITD and COMPASS to ensure that sidewalks and other needed pedestrian facilities are available within ¼ mile radius of the designated transit routes and corridors where appropriate.

Implementation Action: Maintain Geographic Information System (GIS) map overlay to enable any review of transportation system.

Implementation Action: Canyon County may consider the Associated Canyon County Highway Districts (ACCHD) Standards and Development Procedures, as adopted and regularly updated by ACCHD, when making land use decisions. Encourage developers to utilize internal and frontage roads when reasonably necessary for development.

Airport

Implementation Action: Update County zoning regulations and standards, as needed to ensure compatibility between future possible airport expansion areas and surrounding land uses.

2020 Comprehensive Plan

10. SPECIAL AREAS, SITES AND RECREATION COMPONENT

A vital and healthy population is aided significantly by the recreational opportunities available for its use. Preservation of history is important because of the richness and meaning that it adds to the lives of its residents and the link it provides between the past and future. Historic preservation is important to retain individual community identities and preserve the area's quality of life.

For information regarding natural resource features, ecologic, wildlife or scenic significance pertaining to special areas or sites, refer to Chapter 6 of this Plan.

Opportunity for public enjoyment of open space, river frontage, public access, trails, creeks, wooded areas, viewpoints, and wildlife habitat including the Boise and Snake rivers is an important part of the quality of life in Canyon County. Opportunities to connect to these and other existing and/or proposed facilities will enhance recreational opportunities for current and future generations to enjoy.

An Overview of Canyon County's History

Native Americans are known to have inhabited this area at least 14,000 years ago, evidence of winter villages dates back to 5,000 years ago. The bows and arrows appeared 2,000 years ago, and ancestral Shoshone populations brought pottery to Idaho within the past 500 years. Around the year 1710, Shoshone bands acquired horses that were descended from those brought to North America by the Spanish. While most trade routes have existed for hundreds if not thousands of years, mobility of Native Americans was limited prior to the introduction of horses, which resulted in greater trade opportunities among tribes. This led to the establishment of better-defined trade routes, many of which later would become trails used by immigrants during America's westward expansion of the mid-19th century.



Historically, the rich Valley was home to a prominent equestrian band of Northern Shoshone. However, the area was visited by Bannock and Paiute, and other more distant tribes, Nez Perce, Umatilla and Cayuse, for intertribal gatherings and trading.

Though an early history of the valley written by Annie Laurie Bird entitled "Boise: The Peace Valley" tells of the generally peaceful coexistence of the tribes that met in this area, historical research indicates that the first order of business for fur traders wanting to do business here was to negotiate a truce between the different tribal groups. Euro American explorers first traveled through the Boise Valley in 1811, followed by fur trade and military expeditions. Effects on the native population and their resources from this limited traffic were minimal. Environmental degradation and cultural conflicts greatly accelerated with Oregon Trail wagon trains, beginning in 1843.

2020 Comprehensive Plan

Euro American settlement did not begin until 1862 after gold discoveries in the Boise Basin and the following year in Silver City and the South Fork of the Boise River. Military Fort Hall was also established in 1863 to provide protection for emigrants, settlers and miners. This marked the beginning of the end for Shoshone residence in the valley.

At this point, Canyon Hill in Caldwell, had become an important crossroads. It stood as one of only two practical locations for crossing the Boise River, the other being in Boise about 30 miles to the East. Many roads to local mining communities passed through or near the area, leading to the establishment of stage and freight lines and securing Boise's importance.

With the area's increased population and political influence, southern Idaho leaders were successful in moving the Territorial Capital from Lewiston to Boise by the close of 1864. A treaty was negotiated with the Boise Shoshone the same year in an effort to secure land and minerals. However it was never ratified by the U.S. Senate. Five years later, the native population was removed from the valley, without a treaty, to the newly established Fort Hall Indian Reservation.

The importance of the agricultural economy of the county was established at this time, with early farmers supplying the needs of the booming influx of miners and prospectors. This led to the development of early irrigation systems along the low lying stretches of the Boise River.

While resource industries, such as timber and mining, played an important role in early history, the county's economic base shifted to agriculture in the early part of the 20th Century with the completion of the Boise Project, which irrigated vast acres of previously arid sagebrush plain. Agriculture's dominance as a land use has continued to present day.

Goals:

1. To encourage the preservation of recreational, historical, archeological and architectural landmark areas of the county for the beneficial use of future generations.
2. Encourage the development of recreational opportunities and facilities.
3. To assist in identifying, preserving, enhancing and protecting those cultural resources that are important to the people of Canyon County.
4. Encourage, enhance and celebrate Canyon County's ethnic and cultural diversity and heritage.



2020 Comprehensive Plan

Policies:

The following policies apply to all special areas and recreation:

1. Encourage the continuation of existing and encourage the creation of new recreational areas and the opportunity for outdoor public recreation areas and activities.
2. Encourage the development of new and the connection between parks, greenbelts and walking paths.
3. Recognize the special areas in the county and encourage land use patterns in and around them that promote their integrity and purposes.
4. Encourage retention of existing access to public waterways and encourage the development of new access points to public waterways.
5. Encourage the rehabilitation and retention of existing historic structures in Canyon County.
6. Encourage activities and events that will celebrate the cultural heritage of Canyon County.
7. Support and encourage community organizations to develop a variety of cultural facilities that meet the needs of all residents.

Implementation Actions:

Implementation Action: Refine and implement a master plan for Canyon County Parks, Recreation and Waterways owned and/or managed recreation areas and parks.

Implementation Action: Identify opportunities to use County recreational facilities to host special events, promote environmental education and achieve other goals of this Plan and other adopted plans.

Implementation Action: Work with other agencies to develop and implement strategies to preserve the Boise River and river corridor, such as; required setbacks, easements for pathways and river access, and educational signage.

Implementation Action: Develop strategies to make boaters aware of opportunities on the Snake River.

Implementation Action: Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.

Implementation Action: Work with other recreation providers and groups to support and implement improved and expanded recreational facilities at county owned and/or managed parks.

Implementation Action: Consider updating the County's zoning ordinances to require providing interpretive signage for any historic resource directly impacted by construction that triggers Section 106 review under the Historic Preservation Act of 1966.

Implementation Action: Consider developing a resource management plan for historic roads in the County.

2020 Comprehensive Plan

Recreation

There are a wide variety of dispersed recreational facilities and historic sites that serve the population of Canyon County. Listed below is a summary of many of the recreational and special areas, and historical sites that have been identified in Canyon County. The following special areas in Canyon County may require additional and different criteria for planning and development than otherwise would be required in order for these locations to function properly within the framework of the county's planning and development policies.

Boise River

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

Snake River

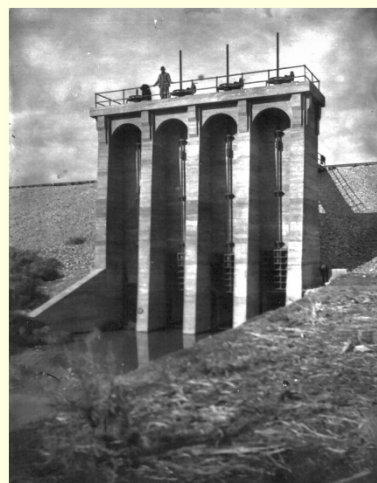
The Snake River courses from the Canyon-Ada county line in the southeasterly part of the county and flows northwesterly to the Idaho-Oregon border. Its adjacent land use patterns are predominantly agriculture. The river has a rich and historic past and presently provides many uses such as irrigation,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

Deer Flat National Wildlife Refuge

The refuge was initially established by President Theodore Roosevelt in 1909 and is primarily comprised of the areas surrounding Lake Lowell, one of the largest off-stream water impoundments in the West. Because of the beneficial nature of the resource, and its cultural and historical value, the County recognizes that the Deer Flat National Wildlife Refuge is a special area. Careful consideration should be given to development adjacent to the site.

Lake Lowell

The United States Bureau of Reclamation initiated construction of the Lake Lowell reservoir works in 1905, the waters of which are now administered by the Boise Project Board of Control and local irrigation districts for the benefit of local irrigators. In addition to non-consumptive recreational uses of that water, including boating and swimming, the irrigation purpose of Lake Lowell site is further supplemented by its use as habitat for birds and fowl.



Head Gate at Lake Lowell
Circa 1900

2020 Comprehensive Plan

This section recognizes some of the recreational assets available in the county.

RECREATION CATEGORIES	OWNERSHIP
<u>Archeology</u>	
Celebration Park	State & County
Map Rock Petroglyph	State & County
<u>Bicycling</u>	
Jubilee Park	County
<u>Bird Watching</u>	
Boise River	Private & Public
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Upper Dam) Lower Dam Recreation Area	County
Fort Boise Wildlife Management Area	State
Roswell Marsh Sportsman's Access	State
Wilson Springs Ponds Sportsman's Access	State
Snake River and Islands	Private & Public
<u>Boat Access</u>	
Boise River	Private & Public
Fort Boise Wildlife Management Area	State
(Upper Dam) Lower Dam Recreation Area	County
Celebration Park	County
Map Rock Access Site (Map Rock Road)	State
Walter's Ferry bridge Access Site	State
Hexon Road Snake River Boat Ramp	County
Trapper Flat Access Site (Map Rock Road)	State
<u>Boating</u>	
Celebration Park	County

2020 Comprehensive Plan

RECREATION CATEGORIES	OWNERSHIP
<u>Camping</u>	
Celebration Park	County
Geological Area	State
Indian Creek	Various
<u>Competitive Shooting</u>	
Parma Rod and Gun Club	Private
<u>Equestrian</u>	
Sand Hills	Federal
Idaho Horse Park (Idaho Center)	Nampa
<u>Equestrian Events</u>	
Canyon County Fairgrounds	County
<u>Fair</u>	
Canyon County Fairgrounds	County
<u>Fishing</u>	
Airport (Hubler Field) Access Site	State
Boise River	Private & Public
Dixie Sportsman's Access	State
Immigrant Access Site	State
Lansing Lane Access Site	State
Takatori Access Site	Private
Caldwell Ponds Access Site	State
Caldwell Rotary Pond	Caldwell
Celebration Park	County
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County

2020 Comprehensive Plan

RECREATION CATEGORIES	OWNERSHIP
<u>Fishing Continued</u>	
Duff Lane Pond Access Site	State
Guffy Bridge	County
Indian Creek	Various
Martin Access Site	State
Midland Access Site	State
Walter's Ferry Bridge Access Site	State
Wilson Springs Ponds Access Site	State
<u>Fish Hatchery</u>	
Nampa Hatchery	State
<u>Hiking</u>	
Celebration Park	County
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Lower Dam Recreation Area	County
Geological Area	State
Jubilee Park	County
Snake River and Islands*	Public
<u>Historic</u>	
Canyon County Historical Museum	Historic
Celebration Park	County
Ellen Houlder Farm	Private
George Obendorf Gothic Arch Barn	Private
Lizard Butte	Private
Map Rock Petroglyph	State
Nampa Rod and Gun club	Private Club/Federal Land
Peckham Barn	Private

2020 Comprehensive Plan

RECREATION CATEGORIES	OWNERSHIP
<u>Historic Continued</u>	
Pickles Butte	County
Snake River and Islands*	Public
Cleo's Ferry Museum and Nature Trail	State
Ward Massacre/Oregon Trail Historical Site	County
<u>Horseback Riding</u>	
Deer Flat National Wildlife Refuge	Federal
<u>Hunting</u>	
Dixie Access Site	State
Takatori Access Site	Private
Indian Creek	Various
Martin Access Site	State
Midland Access Site	State
Roswell Marsh Access Site	State
Snake River and Islands*	Public
Fort Boise Wildlife Management Area	State
<u>Hunter Education</u>	
Parma Rod and Gun Club	Private
Nampa Rod and Gun Club	Private
Idaho Fish & Game, Southwest Region	State
<u>Golf</u>	
Purple Sage Golf Course	Caldwell
River Bend Golf Course	Private
Centennial Golf Course	Nampa
Ridgecrest Golf Course	Nampa
Broadmore Golf Course	Nampa
Hunter's Point Golf Course	Nampa

2020 Comprehensive Plan

RECREATION CATEGORIES	OWNERSHIP
<u>Motorcycling</u>	
Pickles Butte	County
<u>Parasailing</u>	
Pickles Butte	County
<u>Picnicking</u>	
Celebration Park	County
Curtis Park	Caldwell
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County
Indian Creek	Various
Pickles Butte	County
Ward Massacre/Oregon Trails Historical Site	County
<u>Photography</u>	
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County
<u>Pilot Training</u>	
Parma Airport	Parma
<u>Recreation</u>	
Map Rock Petroglyph	State
Nampa Rod and Gun Club	Private Club/Federal Land
<u>Recreational and Shotgun Shooting</u>	
Caldwell Gun Club	Private
<u>Rodeo</u>	
Canyon County Fairgrounds	County

2020 Comprehensive Plan

RECREATION CATEGORIES	OWNERSHIP
<u>Scenic</u>	
Boise River	Private & Public
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County
Guffy Bridge	County
Lizard Butte	County
<u>Swimming</u>	
Boise River	Private & Public
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County
Guffy Bridge	County
Indian Creek	County
<u>Target Practice/Shooting</u>	
Nampa Rod and Gun Club	Private
Parma Rod and Gun Club	Private
<u>Water Sports</u>	
Boise River and Islands*	Private & Public
Deer Flat National Wildlife Refuge	Federal
(Lower Dam) Lower Dam Recreation Area	County
(Lower Dam) Upper Dam Recreation Area	County
Guffy Bridge	County

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

2020 Comprehensive Plan

11. HOUSING COMPONENT

Introduction

Land values are projected to remain reasonable in Canyon County throughout the near term planning period. Land affordability and availability will continue to drive an increase in Canyon County housing production during the next 15 years. There will also be an increase in Canyon County households occupied by people who work in Ada County but reside in Canyon County due to affordable land and housing costs.

This trend will increase during the next 10 year planning period due to population projections. Housing projections are presented in Table 11.1

In 2002, there were 52,716 households, according to COMPASS. By the year 2030 the number of households is forecasted to be 115,118 (Table 11.1).

According to the U.S. Census, Single Family Detached housing comprises a majority of the housing stock in the county, with manufactured or mobile homes being second (Table 11.2). The vast majority of homes in Canyon County were built after 1970 (Table 11.3).

Goals:

1. Encourage opportunities for a diversity of housing choices in Canyon County.

Policies:

1. Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.
2. Limit housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to, the following:
 - Flood Hazards
 - Unstable soil and/or geologic conditions
 - Contaminated groundwater
3. Promote energy efficient housing standards.

Implementation Actions:

Implementation Action: Regularly communicate with housing groups to identify and address Fair Housing issues and remedies.

Implementation Action: Establish procedures that would offer more housing variety and deter monotonous development.

2020 Comprehensive Plan

Table 11.1

Number of Households by County 2002-2030		
Year	Households	Type
2002	52,716	Historic
2005	60,724	Historic
2010	70,728	Historic
2015	78,118	Forecast
2020	90,466	Forecast
2025	102,720	Forecast
2030	115,118	Forecast
Source: 2035 Compass Communities In Motion, Population & Household Forecast		

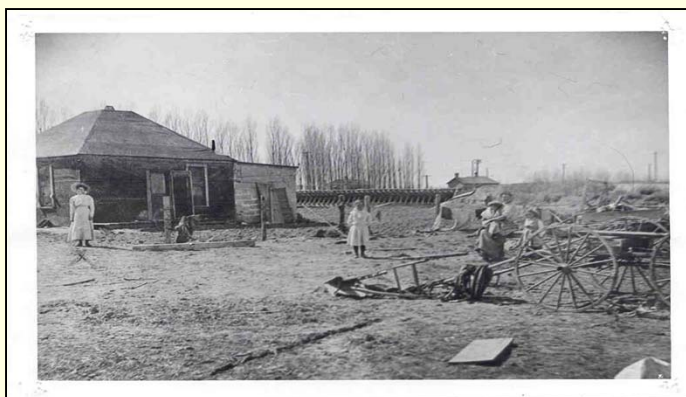
Table 11.2

Housing Structure Type in Canyon County 2006-2008	
Type	Number
1 unit, detached	51,022
1 unit, attached	1,121
2 units	1,182
3 or 4 units	2,927
5 to 9 units	1,325
10 to 19 units	626
20 or more units	978
Mobile Home	6,048
Source: US Census Bureau, Housing Characteristics 2006-2008	

2020 Comprehensive Plan

Table 11.3

Age of Housing in Canyon County	
Year Built	Number
2005 or later	5,502
2000-2004	14,524
1990-1999	14,045
1980-1989	4,781
1970-1979	11,309
1960-1969	3,441
1950-1959	4,276
1940-1949	3,479
1939 or earlier	4,676
Source: US Census Bureau, Housing Characteristics 2006-2008	



2020 Comprehensive Plan

12. COMMUNITY DESIGN COMPONENT

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

Goals:

Encourage community design that relates to the community's visual appearance and the development's physical relationship to the natural environment within the county.

2. Consider a river trail and pathway system to enhance the recreational opportunities for county residents.

Policies:

1. Consider community design features that promote the health, safety and welfare of the citizens of the county.
2. Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.
3. Encourage development design that accommodates topography and promotes conservation of agricultural land.
4. Encourage innovation and excellence in design for all development.
5. Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.
6. Encourage new or expanding subdivisions to consider:
 - Stub roads;
 - Pathways connecting to adjacent subdivisions; and
 - Pathways connecting to schools.
7. Encourage beautification along transportation corridors and scenic byways entering Canyon County.
8. Discourage residential uses impacted by airports and carefully consider such uses near airstrips, runways and low flight routes.
9. Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

2020 Comprehensive Plan

Implementation Actions:

Implementation Action: Review and refine the County's zoning ordinance to implement policies of this section of the Plan.

Implementation Action: Adopt regulations that encourage public, commercial and industrial developments to install and maintain landscaping that follows adopted standards where appropriate.

Implementation Action: Adopt regulations that require landscaping to enhance the appearance of structures and parking areas and improve stormwater drainage.

Entrance Corridors

Implementation Action: Adopt and administer design standards for future land use and development within entrance corridors, as well as public improvements in those areas.

Implementation Action: Establish and implement a process to coordinate with adjacent counties in planning for and regulating development within entrance corridors.

Implementation Action: Encourage cooperation, among agencies having jurisdiction, for the development of appropriate signage and landscaping for each of the following gateway road corridors entering Canyon County:

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



2020 Comprehensive Plan

Quality of Life

Implementation Action: Examine the County's development code to ensure it promotes development that is compatible with historic resources and character.

Automobile Dependency

Implementation Action: Work with the highway districts and local jurisdictions to develop, implement and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicles miles traveled from new development.

Implementation Action: Update the County's development code as needed to implement policies related to development of mixed-use centers and regional commercial areas.

Alternative Transportation Modes

Implementation Action: Work with Valley Regional Transit to continue to provide free or reduced-cost transit passes to County and other government employees.

Implementation Action: Work with Valley Regional Transit to encourage employers to offer free or reduced-cost transit passes to their employees.

Natural Resource Conservation

Implementation Action: Continue to implement the County's plan and/or procedures for promoting and increasing use of recycling and other waste reduction programs by county residents and at County solid waste facilities.

2020 Comprehensive Plan

13. AGRICULTURE

Introduction

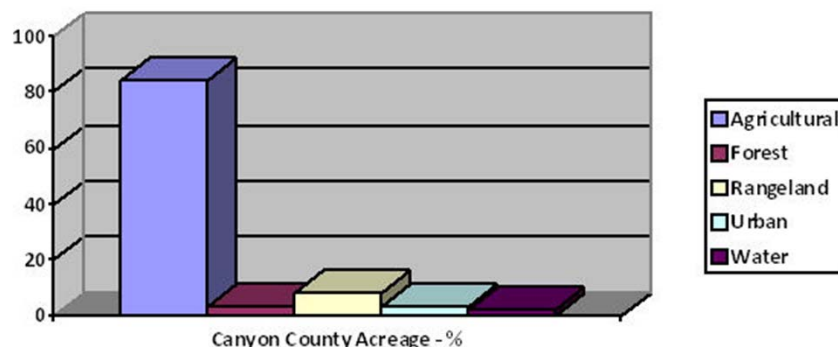
Canyon County is a highly productive agricultural area as a result of good soils, a long growing season and the delivery of water by irrigation districts and canal companies. Agriculture and farming provide the economic and social foundation of our communities. It is therefore essential for the county to support agriculture through the land use planning process. Canyon County's policy is to support agricultural use of agricultural land, and to protect agricultural lands from inappropriate and incompatible development.

This agricultural component of the Comprehensive Plan has been developed in compliance with House Bill 148, which was enacted during the 2011 session of the Idaho Legislature. House Bill 148 modified section 67-6508 of the Idaho Land Use Planning Act to require that agriculture be included as an independent component of a comprehensive plan. In the agriculture component House Bill 148 requires: "An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community." House Bill 148 also requires the comprehensive plan to consider compatibility of land uses.

Economic Value of Agriculture in Canyon County

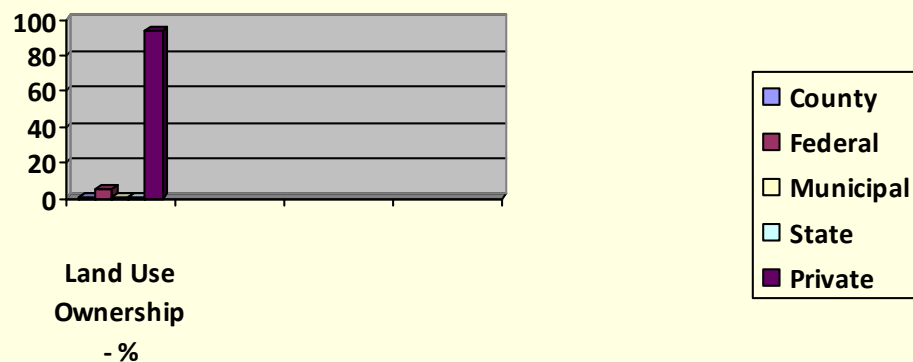
In a 2009 study from the University of Idaho (based on year 2007 statistics), Agriculture (including Agri-Business) constituted 32.4% of the economic base of Canyon County. Canyon County has one of the richest farmlands in Idaho ranking 4th in agricultural receipts. Canyon County Agriculture generated \$520,489,000 in sales receipts in 2007. The aggregated value of processed food sales in the County was \$1.28 billion. The economic impacts of each acre of cultivated farm land are worth \$15,834.00 in base sales, \$3,379.00 in base wages, and 0.10 in base jobs. As land is transformed from Agriculture to other uses, the economy in terms of base sales may decline at approximately \$16,000.00 per developed acre.

Land Use for Selected Regions of Canyon County

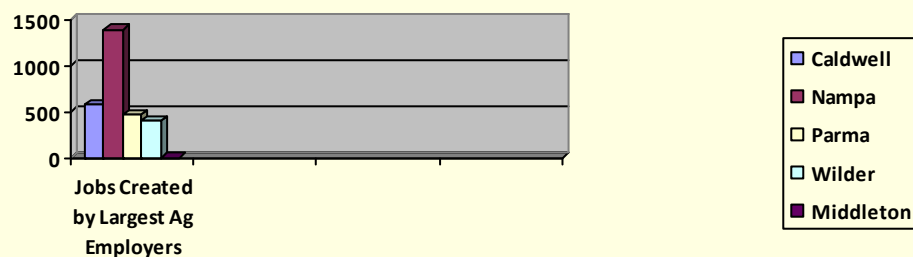


2020 Comprehensive Plan

Land Use Ownership



Largest Agricultural Employers in Canyon County



Canyon County Agriculture

Based on the University of Idaho's 2007 study, Canyon County had 1,645 cropland farms totaling 191,710 irrigated acres. The total cow/calf inventories were approximately 129,561, while the number of beef cows totaled 13,908, dairy cows were 41,478 and total cattle and calves sold equated to 113,967. Inventories of sheep and lambs totaled 19,627 while hogs and pigs totaled 1,534.

2020 Comprehensive Plan

Canyon County Crops (Based on U of I 2007 Study and Ag Industry Statistics)

Farms	Crops	Acres
55	Barley for Grain	2,627
63	Dry Edible Beans	5,070
160	Corn for Grain	20,301
124	Corn for Silage	16,206
1,000	Hay (Alfalfa & Other)	45,685
28	Grapes (Wine & Table)	1,100
43	Mint (Peppermint/Spearmint)	13,200
45	Potatoes	7,700
400	Seeds (Vegetable & Field)	27,500
56	Sugar Beets	8,729
207	Wheat	23,208

Canyon County Livestock (Based on U of I 2007 Study and Ag Industry Statistics)

<u>Livestock Measure</u>	<u>Farms</u>	<u>Numbers</u>
Cattle and Calf Inventories	1,137	129,561
Beef Cows	734	13,908
Dairy Cows	84	41,478
Cattle/Calves Sold	952	113,967
Hogs & Pigs Inventory	81	1,534
Sheep & Lamb Inventory	144	19,627

2020 Comprehensive Plan

Goals and Policies

The following goals and policies are incorporated into the Canyon County Comprehensive Plan address the needs and expectations for agriculture and agricultural activities.

Goals:

1. Acknowledge, support and preserve the essential role of agriculture in Canyon County.
2. Support and encourage the agricultural use of agricultural lands.
3. Protect agricultural lands and land uses from incompatible development.

Policies:

1. Preserve agricultural lands and zoning classifications.
2. Develop and implement standards and procedures to ensure that development of agricultural land is compatible with agricultural uses in the area.
3. Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.
4. Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains and associated irrigation works and rights-of-way.
5. Recognize that confined animal feeding operations ("CAFO's") may be more suitable in some areas of the county than in other areas of the county.

Implementation Actions:

Implementation Action: Establish preservation standards and incentives that protect the long-term agricultural use of productive agricultural land.

Implementation Action: Maintain and modify, as necessary, zoning ordinances to protect and promote agricultural uses and compatibility between urban and agricultural uses.

Implementation Action: Provide or require clear notice to residential users of lands converted from agricultural to residential use that adjacent to or mixed with agricultural use that agricultural operations are an essential and continuing land use within or near the area. Include in such notice reference to Idaho's Right to Farm Act, Idaho code sections 22-4501 to 22-4505, as amended.

Implementation Action: Review and refine the siting standards and regulations for Confined Animal Feeding Operations.

Implementation Action: Identify and implement other voluntary mechanisms for the protection of productive agricultural land.

2020 Comprehensive Plan

14. NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS COMPONENT

During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors.

The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide and to designate geographic areas where transmission congestion or constraints adversely affect consumers as National Interest Electric Transmission Corridors (National Corridors).

The Department of Energy does not believe that designation of a National Corridor will disrupt ongoing state or regional planning processes. A National Corridor designation itself does not preempt state authority or any state actions. Thus, states retain the authority to



work together to address aggressively the congestion problems confronting them. Further, DOE expects utilities within a National Corridor to continue to work cooperatively with state and local authorities.

The National Corridor designation does not constitute a determination that transmission must, or even should, be built; it is not a recommendation or a proposal to build a transmission facility. Furthermore, a National Corridor is not a siting decision, nor does it dictate the route of a proposed transmission project. The National Corridor designation simply serves to spotlight the congestion or constraint problems adversely affecting consumers in the area.

Goals:

1. Promote the coordination of providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Canyon County.
2. Minimize negative impacts.
3. Site utility facilities in conformance with the Land Use element of this Plan.

Policies:

1. Promote the development of energy services and public utility facilities to meet public needs.
2. Recognize and support the long range planning of electricity infrastructure detailed in the Treasure Valley Electric Plan (TVEP) and developed by a local Community Advisory Committee.

2020 Comprehensive Plan

3. Encourage the multiple-use of utility corridors by utility providers.
4. Encourage the placement of electric utility facilities on public right-of-ways. Support siting of utility corridors within identified or designated transportation corridors.
5. Promote sustainability programs for new construction and development as well as for existing businesses and homes.
6. Encourage the development of renewable energy resources and the enhancement of their capacity and reliability
7. Promote energy conservation through support of public education, incentives and other tools that encourage conservation.

2020 Comprehensive Plan

APPENDIX 1 DEFINITIONS

The following words, terms, and phrases are used in the 2020 Canyon County Comprehensive Plan. The explanations below are not necessarily legal definitions but they are general descriptions to better understand the terms used in the Plan. The Canyon County Zoning Ordinance will contain a complete list of terms, words, and phrases including legal definitions. For more information concerning other words, terms, and phrases, please contact the office of the Canyon County Development Services Department.

ADMINISTRATIVE - Pertaining to activities of Canyon County employees, usually the Development Services Department.

AGRICULTURAL LAND - Land suited for agriculture. See definition of Agriculture.

AGRICULTURE - Tilling of soils, pasturage, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, bee keeping or bee keeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses customarily accessory and incidental thereto.

AESTHETIC - Visually pleasing appearance of the county, also having a sense of beauty, or being in accordance with accepted notions of good taste and rural lifestyle.

AIR POLLUTION - The presence in the outdoor atmosphere of any pollutant of such nature, concentration or duration that causes injury to human health or welfare, to animal and plant life, or property, or which may unreasonably interfere with the enjoyment of life or property.

ALL WEATHER ROAD - A public or private roadway that has been constructed to a standard which allows cars, trucks, school busses and emergency vehicles to use the roadway during any season, night or day.

ANNEXATION - The legal inclusion of new territory into the corporate limits of a city.

AQUIFER – Any geologic formation(s) that will yield water to a well in sufficient quantities to make the production of water from the formation feasible for beneficial use.

BARRIER - A man-made or natural condition causing separation, for example, berms, trees, fences, walls, open space or other similar features.

BEST MANAGEMENT PRACTICES - A practice or combination of practices that are determined to be the practices most effective and practicable (including technological, economic, and institutional considerations) means of controlling point and nonpoint source pollutants at levels compatible with environmental quality goals.

BOARD - The Board of Canyon County Idaho Commissioners.

2020 Comprehensive Plan

BUFFER - Certain types of land uses are inherently incompatible (due to noise, traffic generation, illuminated light glare, etc.) and must be shielded or separated from each other. There are a number of methods to achieve shielding or separation (buffering). Some of these methods are land use or distance separation (setbacks), the use of natural vegetation or fencing (screening), and building orientation and design (site planning).

COMMISSION - The Canyon County Idaho Planning and Zoning Commission.

COMMUNITY VALUES - Consideration of the general moral, aesthetic, and cultural values of citizens in a community.

COMPATIBILITY - Land uses are compatible if: (1) they do not directly or indirectly interfere or conflict with or negatively impact one another and (2) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires site specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

COMPREHENSIVE PLAN - A document that serves as a planning tool in accordance with Idaho Code § 67-6508, as amended, and is used as a guide for public and private development.

CONDITIONAL USE PERMIT - A permit that may be issued for those uses specifically listed in the zoning ordinance as "conditional" or "special", but only if standards set forth in the ordinance are satisfied.

CONFINED ANIMAL FEEDING - Confined Animal Feeding Operation also referred to as OPERATION (CAFO) "Concentrated animal feeding operation" means a lot or facility where the following conditions are met:

(a) Animals have been, are, or will be stabled or confined and fed or maintained for a total of ninety (90) consecutive days or more in any twelve-month period.

(b) Crops, vegetation, forage growth or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility; and

(c) The lot or facility is designed to confine or actually does confine animals under the conditions specified in (a) and (b) above. Two (2) or more concentrated animal feeding operations under common ownership are considered, for the purposes of this definition, to be a single animal feeding operation if they adjoin each other or if they use a common area or system for the disposal of wastes.

CONSERVATION EASEMENT - An easement is an interest in real property that conveys use, but not ownership of a portion of the owner's property. A conservation easement is a restriction that limits the future use of a property to the preservation or conservation of the land use, including wildlife habitat.

CONTIGUOUS - Touching a point or along a boundary, including parcels or lots divided by railroad, right-of-way, canal, ditch, river, creek or stream.

2020 Comprehensive Plan

DEVELOPMENT - A planning or construction project involving substantial property improvement and usually a change in land use character within the site; the act of using land for building or extractive purposes, or intense agriculture operation. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations.

DRAINAGE - The removal of surface water or groundwater from land.

DWELLING - A building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multi-family dwellings, but not to include hotels, motels, tents, or other structures designed or used primarily for temporary occupancy.

ENVIRONMENT - Includes water, air, and land and the interrelationship which exists among water, air, and land and all living things.

ENVIRONMENTALLY COMPATIBLE - Enhances or protects the existing environment.

ENVIRONMENTAL SETTING - Consideration of all components of the natural and man-made environment.

FARM - A tract of land for growing crops and raising livestock and aquaculture for agriculture production.

FLOOD CONTROL DISTRICT - A district established by the State of Idaho pursuant to the Flood Control District Act. In Canyon County, the two flood control districts are Boise River Flood Control District No. 10 and Boise River Flood Control District No. 11.

FLOOD HAZARD - Any high-water event that threatens to disrupt community affairs, damage property and/or facilities, or cause danger to human life and health when land use is incompatible with the hydrologic system.

FLOODPLAIN - Any land area that is susceptible to being flooded by water from any natural source. This area is usually low land adjacent to a river, stream or watercourse.

FRAME BUILT HOUSING - Conventional housing construction, built on site.

FUNCTIONAL CLASSIFICATION - A process by which roads and highways are grouped into classes, or systems according to the function they are intended to serve.

1. **INTERSTATE** - A roadway corridor used for traffic from state to state.
2. **ARTERIAL** - A roadway corridor used for fast and/or heavy traffic (measured by number of daily trips) and that functions to connect collector roads to the interstate.
3. **COLLECTOR** - A roadway corridor used primarily for carrying traffic from local roads to arterial roads.
4. **LOCAL ROAD** - A corridor used exclusively for access to abutting properties.

2020 Comprehensive Plan

GREENBELT - An open area which may be cultivated or maintained in a semi natural state surrounding development, or used as a buffer between land uses or to mark the edge of an urban or developed area.

GROUNDWATER - Any water of the state which occurs beneath the surface of the earth in a saturated geological formation.

HABITAT - The place or site where an animal or plant normally lives and grows.

HAZARDOUS MATERIALS - Materials which are toxic, corrosive, ignitable, or reactive, or materials which may have mutagenic, teratogenic, or carcinogenic properties but do not include solid or dissolved material in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to national pollution discharge elimination system permits under the federal water pollution control act, as amended, 33 U.S.C., section 1251 et seq., or source, special nuclear, or byproduct material as defined the atomic energy act of 1954, as amended, 42 U.S.C., section 2011 et seq. [Idaho Code § 39-4403(8)]

HIGH DENSITY DEVELOPMENT - Development demonstrating intense use based on per acre usage or dwelling unit densities. High density development is typical of multi-family housing or lot sizes less than one acre. High density development is generally seen in urban areas.

HILLSIDE - Land with slopes greater than fifteen percent (15%). See the Canyon County Zoning Ordinance, as amended, where hillside subdivision is defined and discussed.

HISTORIC PRESERVATION - The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, or areas significant to the history, architecture or archaeology in Canyon County.

IMPACT AREA - An area outside of the city limits where growth is likely to occur. This area is usually annexed into the city after development occurs. Impact areas are negotiated between city and county officials and defined on a map.

INFRASTRUCTURE - The facilities and services needed to sustain industry, residential, agricultural, and commercial activities including water, sewer or septic system, streets and roads, power, communications, law enforcement, and fire protection.

LANDMARK - Any building, structure, topographic feature, area, or site that is significant in the history, architecture or archeology of this state, its communities or the nation.

LANDSCAPING - Lawns, trees, plants and other natural and decorative features associated with the land. Landscaping may include walks, patios and some street fixtures.

LOCAL GOVERNMENT - Any city, county, taxing district or other political subdivision of state government with a governing body.

LOT - a parcel or tract of land.

2020 Comprehensive Plan

MANUFACTURED HOUSING - A transportable, single-family dwelling unit built on a permanent chassis or partial foundation system, which is suitable for year-round occupancy and contains the same water supply, waste disposal, and electrical conveniences as built-in-place housing. A manufactured home is designed to be transported on streets to the place where it is to be occupied as a dwelling unit and may or may not be attached to a permanent foundation.

MINERAL EXTRACTION SITES - A temporary use of land that may have a subsequent use.

MINERAL RESOURCES - Sand, gravel, cinders, oil, natural gas or other minerals or aggregates that may have economic value.

MIXED USE - The development of different land uses such as, but not limited to, multi-family residential, light office, light commercial, light retail, light industrial, public, business services and entertainment. Mixed Uses must be planned and developed as a supporting; ancillary use to the principal residential uses in a rural residential/mixed use area.

MULTI-MODAL - Refers to the different kinds of transportation services.

NATURAL RESOURCES - Surface water, topography, soils, mineral resources, vegetation and wildlife.

NITRATE PRIORITY AREA - General locations in Canyon County, as defined by the appropriate state agencies, where groundwater test results show the presence of nitrates in varying amounts.

ON-SITE WASTE DISPOSAL SYSTEMS - Septic systems or engineered package plants.

OPEN SPACE - Land which is or remains predominantly undeveloped and which may include natural resource areas, agricultural land, garden plots, greenways or recreation areas.

PLANNED UNIT DEVELOPMENT - An area of land under single ownership or control in which a variety of residential, commercial, industrial, or other land uses are developed which allows for flexibility in site design and dimensional standards not usually allowed individually within specific land use zones.

PRIVATE PROPERTY - All real and/or personal property protected by the Fifth Amendment and the Fourteenth Amendment of the federal Constitution and/or article I, section 13 of the Idaho Constitution.

PROJECT IMPACT ASSESSMENT - A project evaluation system composed of specific environmental, economic, social, and public services and facilities criteria which can be used to describe the positive and negative aspects of a particular proposals and that aids in the decision-making process.

PUBLIC SERVICES - Includes, but is not limited to water and sewage, drainage, and facilities irrigation, schools, fire stations and solid waste disposal. The facilities are owned and operated by governmental entities.

PUBLIC USE - uses that are owned by and operated for the public by school districts or by city, county, state, or federal governments.

2020 Comprehensive Plan

PUBLIC TRANSPORTATION - Refers generally to one or all of several modes of transportation having capacity to move large numbers of people or goods. Public transit/transportation modes includes, but not limited to air, bus, shuttle, rail, light rail, car pool, van pool, and park-and-ride, and may have established routes and schedules.

QUALITY OF LIFE - often subjective, but it refers to all of the good points that make it pleasurable to live and work in Canyon County and its communities.

RECREATION AREA - Area where people meet for gatherings, social events, and relaxation, which includes areas where natural resources may be utilized.

ROAD - A private or public way intended for travel or transportation.

RURAL COMMUNITY - is not an incorporated city but it does have a settlement pattern comprising the characteristics of a small city, which includes residential densities and associated businesses and support facilities and services.

SITE PLANNING - the location of buildings and activities within a physical environment. A site plan includes shapes and location of buildings and structures, circulation and parking layouts, landscaping features, and numerous other design factors that related to the improvement of a parcel of land.

SOIL CAPABILITY CLASSES - The broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use, defined as follows:

Class I - soils have few limitations that restrict their use.

Class II - soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Moderately-Suited:

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

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

Least-Suited:

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

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

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

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

2020 Comprehensive Plan

STRIP COMMERCIAL AND INDUSTRIAL - a development pattern consisting of numerous lots fronting on a street in a continuous manner each with access to the street.

TRANSITIONAL LAND USES - land uses which act as "buffers" between incompatible land uses. The traditional transitional hierarchy runs from industrial uses to retail commercial uses, to office uses, to high density residential, to medium density residential, to low density residential uses.

URBAN AREA - an urban settlement, which includes the characteristics of a city but may also include rural, semi-rural, agricultural, and other transitional types of undeveloped land.

URBAN FRINGE - the area between one of clearly urban characteristics and one of rural characteristics.

WORKING RIVER - multiple-use concept including economic, recreation, and development uses to harness the river for the benefit of citizens, yet managing the river to protect the environment.

2020 Comprehensive Plan

APPENDIX 2

MAPS

Maps are attached hereto (Pages).

The order of maps listed does not reference the order in which the maps are referred to within the document.

Comprehensive Plan Generalized Future Land Use.....	
Soils.....	
Functional Classification.....	
Highway District Boundaries.....	
FEMA Flood Zones.....	
Irrigation Districts Boundaries.....	
Nitrates Priority Areas.....	
Mosquito Abatement.....	
Fire District Boundaries.....	
School District Boundaries.....	
Recreation and Special Sites.....	
Dairies.....	
Gravel Pits.....	

CANYON COUNTY, IDAHO FUTURE LAND USE

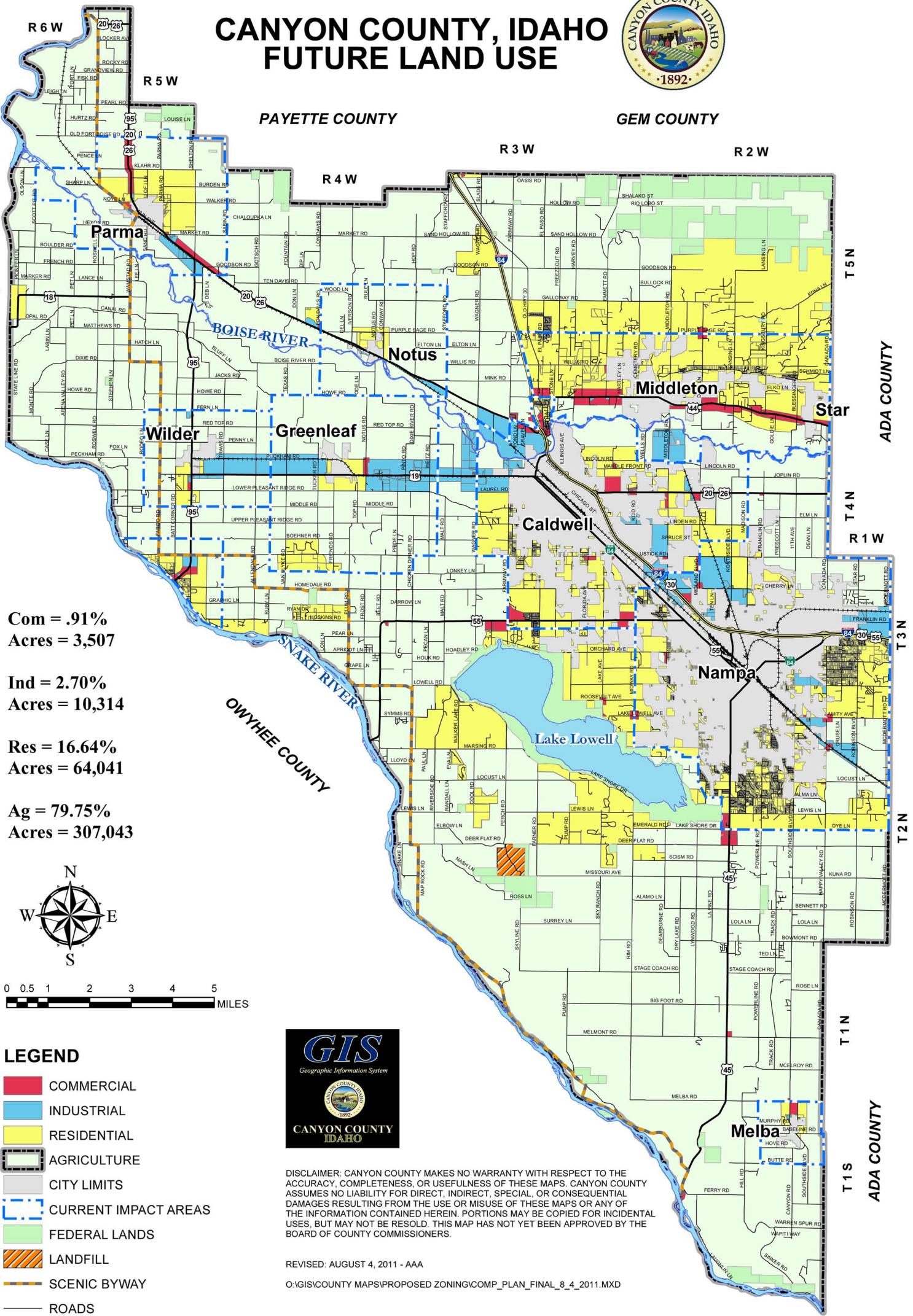


PAYETTE COUNTY

GEM COUNTY

MALHEUR COUNTY, OREGON

ADA COUNTY



Com = .91%
Acres = 3,507

Ind = 2.70%
Acres = 10,314

Res = 16.64%
Acres = 64,041

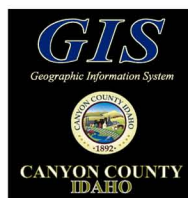
Ag = 79.75%
Acres = 307,043



0 0.5 1 2 3 4 5
MILES

LEGEND

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- AGRICULTURE
- CITY LIMITS
- CURRENT IMPACT AREAS
- FEDERAL LANDS
- LANDFILL
- SCENIC BYWAY
- ROADS



DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD. THIS MAP HAS NOT YET BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

REVISED: AUGUST 4, 2011 - AAA

O:\GIS\COUNTY MAPS\PROPOSED ZONING\COMP_PLAN_FINAL_8_4_2011.MXD

R6W

CANYON COUNTY, IDAHO

SOILS



R5W

R3W

R2W

R4W

T5N

Parma

Notus

Middleton

StarCanyon

Wilder

Greenleaf

Caldwell

R1W

Nampa

T3N

Lake Lowell

T2N

T1N

T1S

Melba



LEGEND

CITIES

IMPACT AREAS

LOCAL ROADS

FEDERAL LANDS

SOILS

SUITABILITY

BEST-SUITED / CLASS I

BEST-SUITED / CLASS II

MODERATELY-SUITED / CLASS III

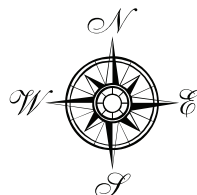
MODERATELY-SUITED / CLASS IV

LEAST-SUITED / CLASS V

LEAST-SUITED / CLASS VI

LEAST-SUITED / CLASS VII

LEAST-SUITED / CLASS VIII



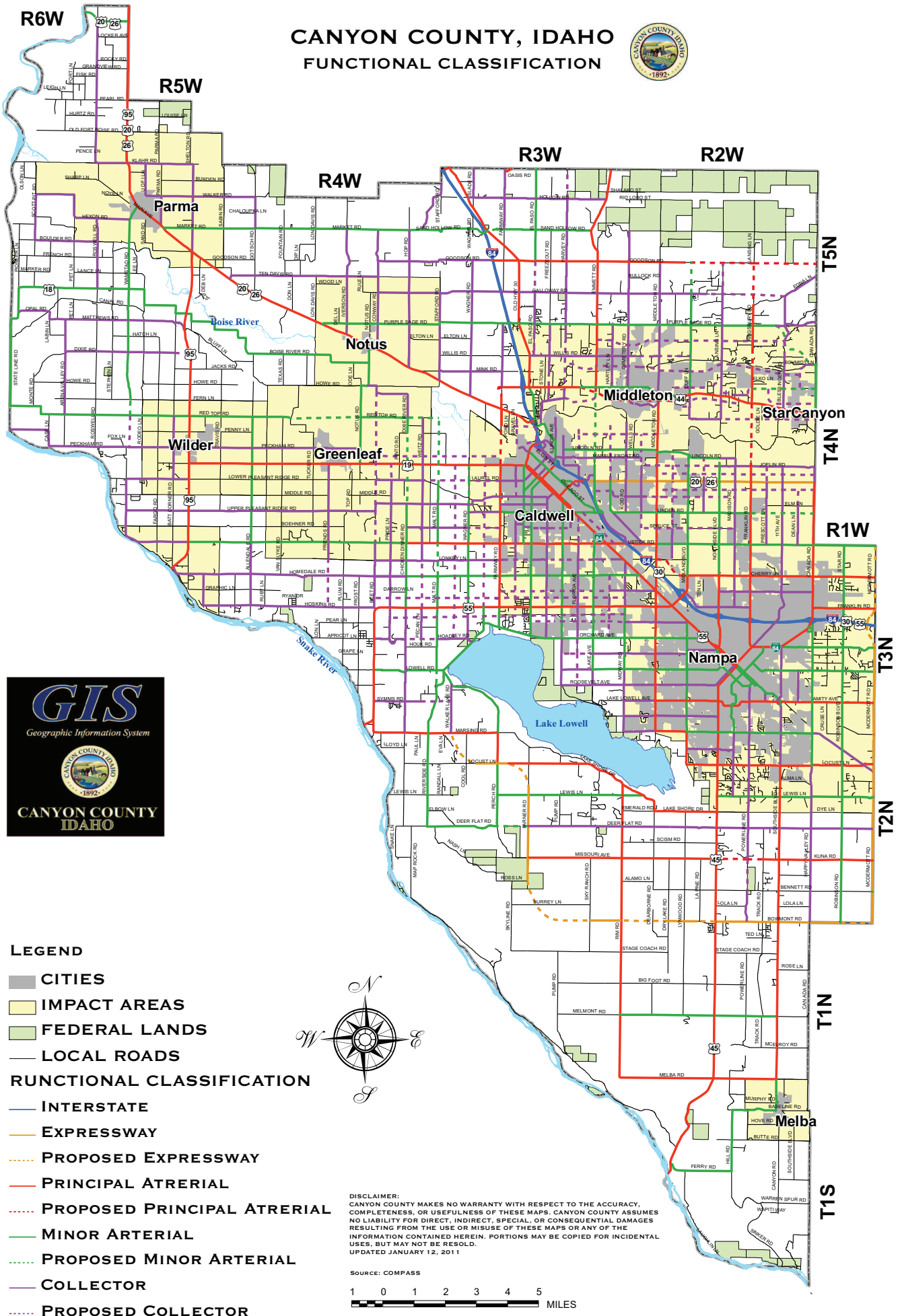
DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH
RESPECT TO THE ACCURACY, COMPLETENESS,
OR USEFULNESS OF THESE MAPS. CANYON COUNTY
ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL,
OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE
OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION
CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR
INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011

SOURCE: USDA NATURAL RESOURCES CONSERVATION SERVICE

1 0 1 2 3 4 5
MILES

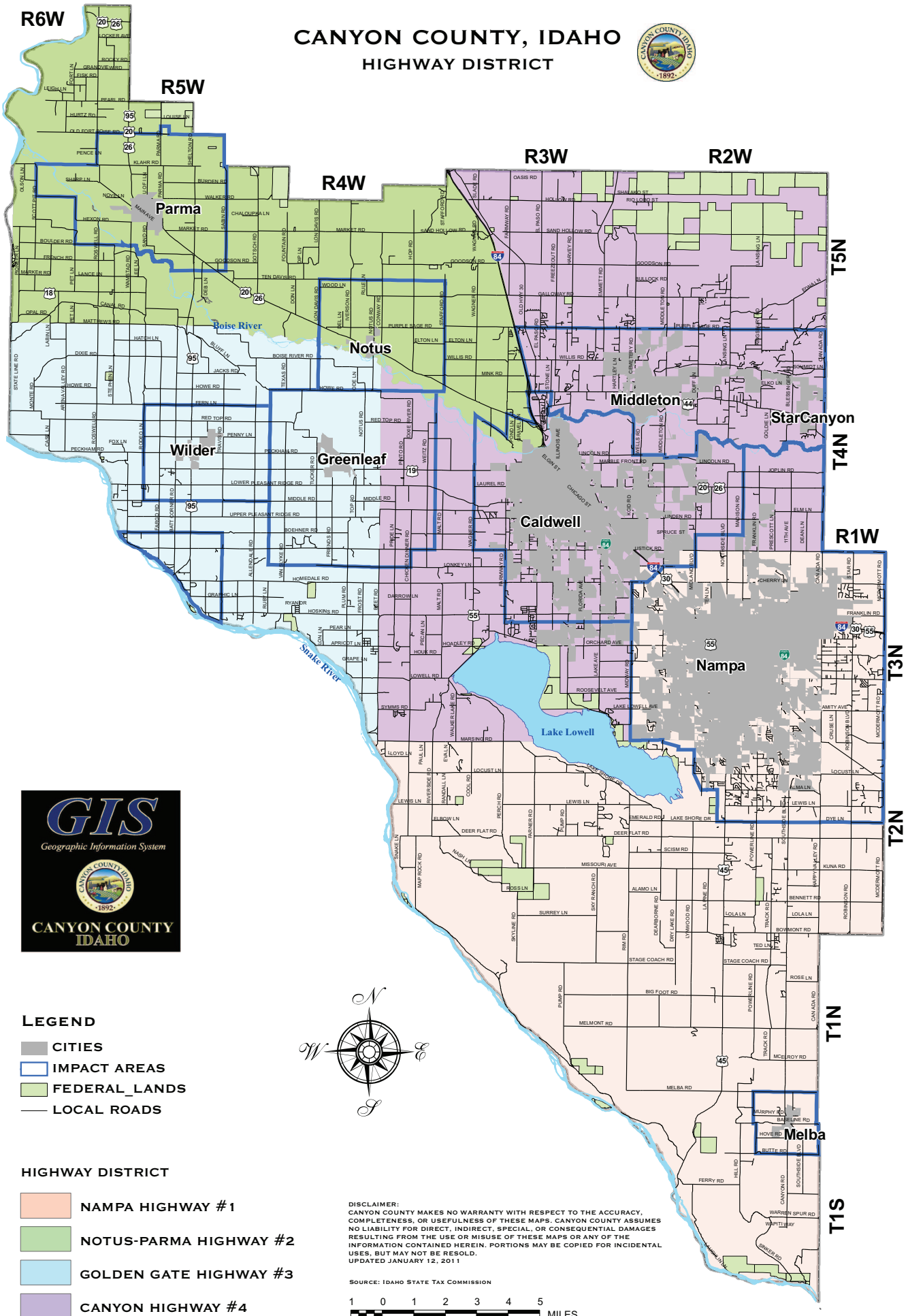
CANYON COUNTY, IDAHO

FUNCTIONAL CLASSIFICATION



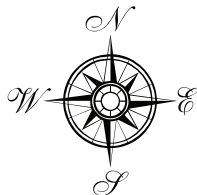
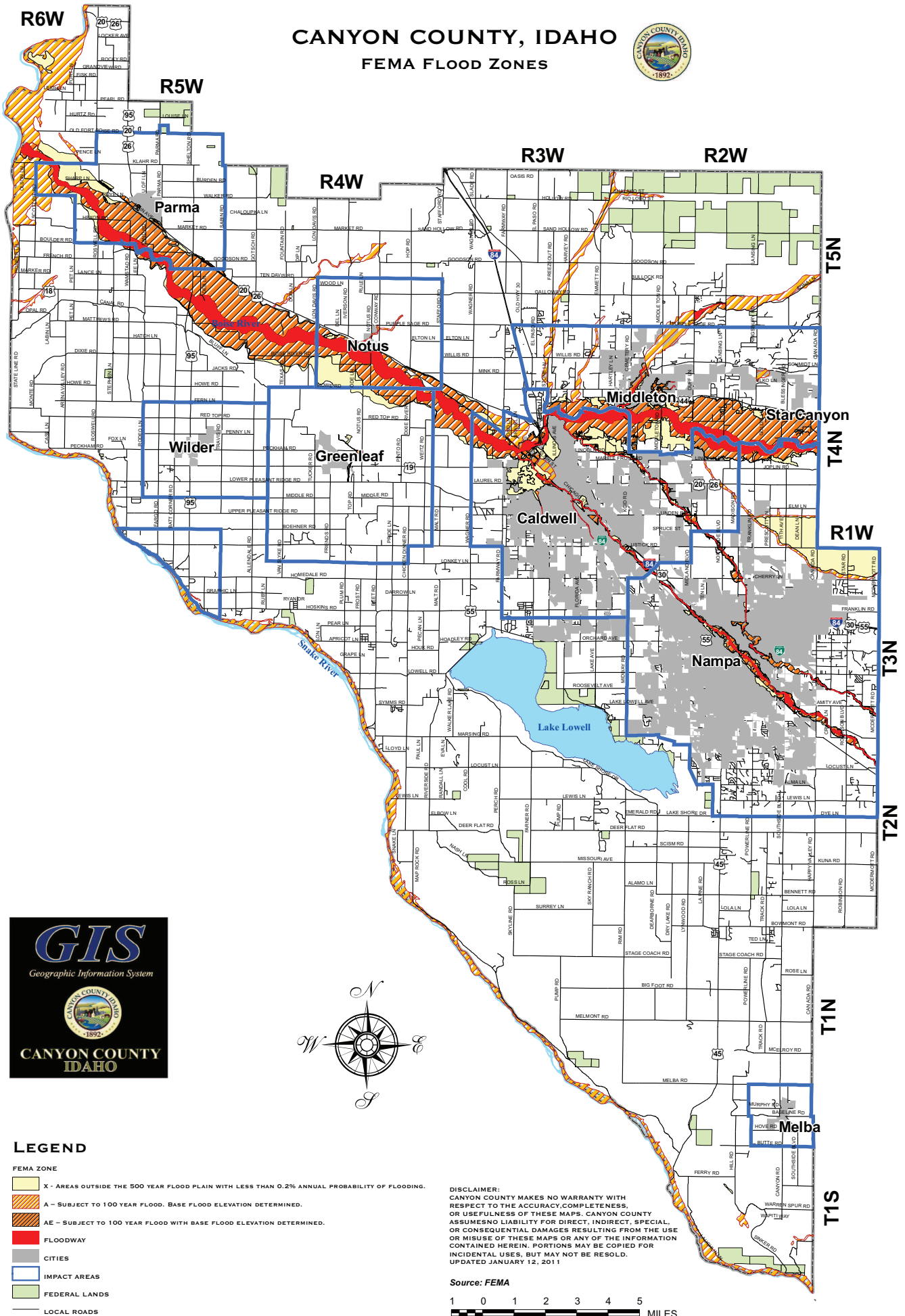
CANYON COUNTY, IDAHO

HIGHWAY DISTRICT



CANYON COUNTY, IDAHO

FEMA FLOOD ZONES



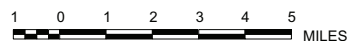
LEGEND

FEMA ZONE

- X - AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN WITH LESS THAN 0.2% ANNUAL PROBABILITY OF FLOODING.
- A - SUBJECT TO 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
- AE - SUBJECT TO 100 YEAR FLOOD WITH BASE FLOOD ELEVATION DETERMINED.
- FLOODWAY
- CITIES
- IMPACT AREAS
- FEDERAL LANDS
- LOCAL ROADS

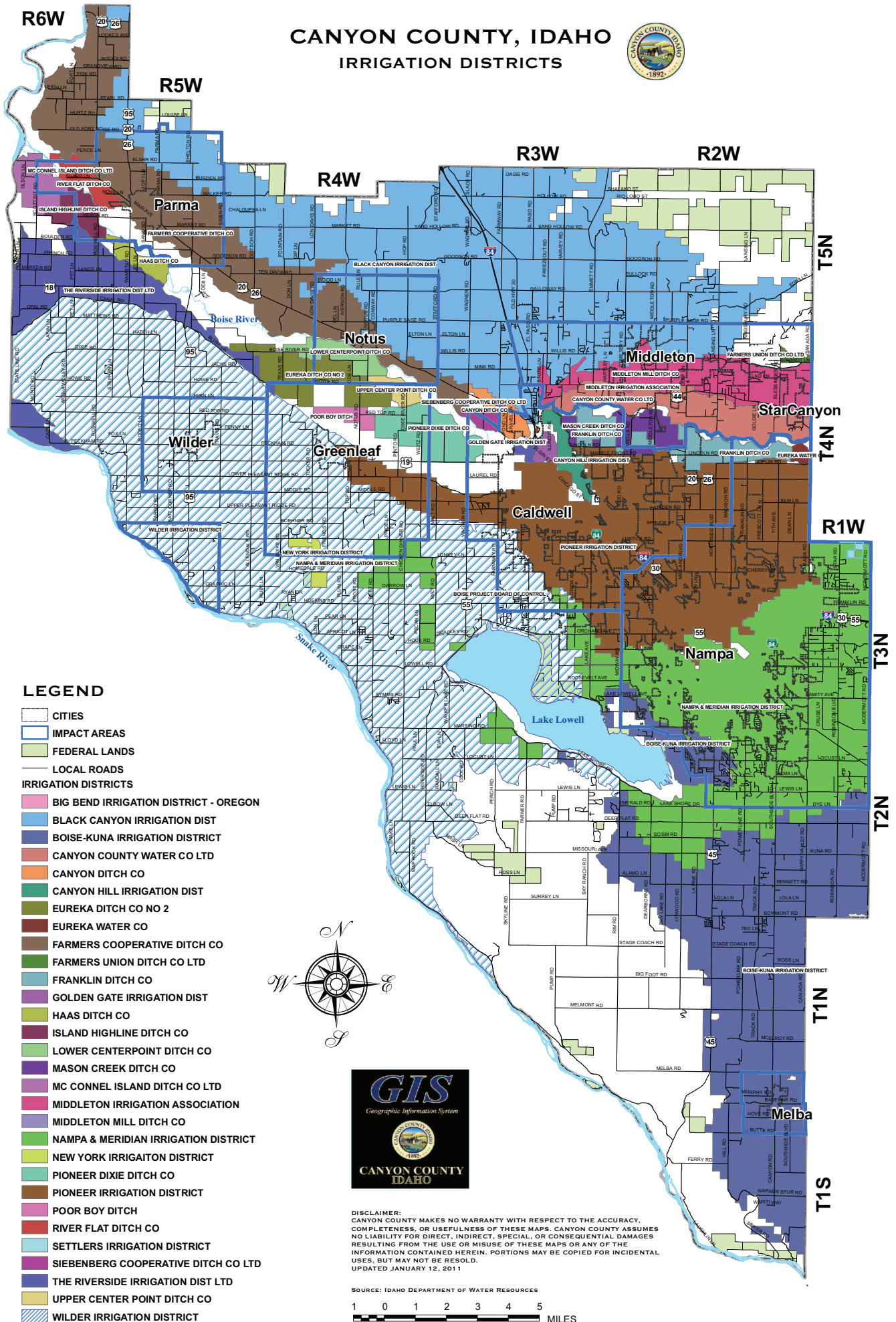
DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH
RESPECT TO THE ACCURACY, COMPLETENESS,
OR USEFULNESS OF THESE MAPS. CANYON COUNTY
ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL,
OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE
OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION
CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR
INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011

Source: FEMA



CANYON COUNTY, IDAHO

IRRIGATION DISTRICTS



R6W

CANYON COUNTY, IDAHO

NITRATE PRIORITY



R5W

R3W

R2W

R4W

T5N

T4N

R1W

T3N

T2N

T1N

T1S

Parma

Wilder

Greenleaf

Notus

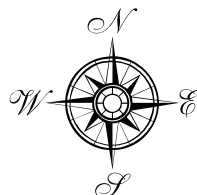
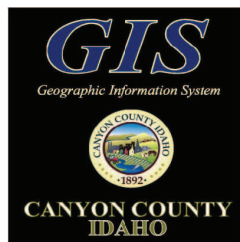
Caldwell

Middleton

StarCanyon

Nampa

Melba

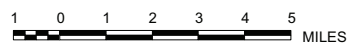


LEGEND

- CITIES
- IMPACT AREAS
- FEDERAL LANDS
- LOCAL ROADS
- NITRATE PRIORITY

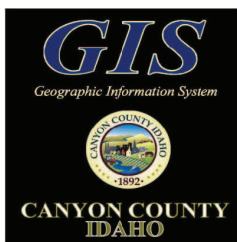
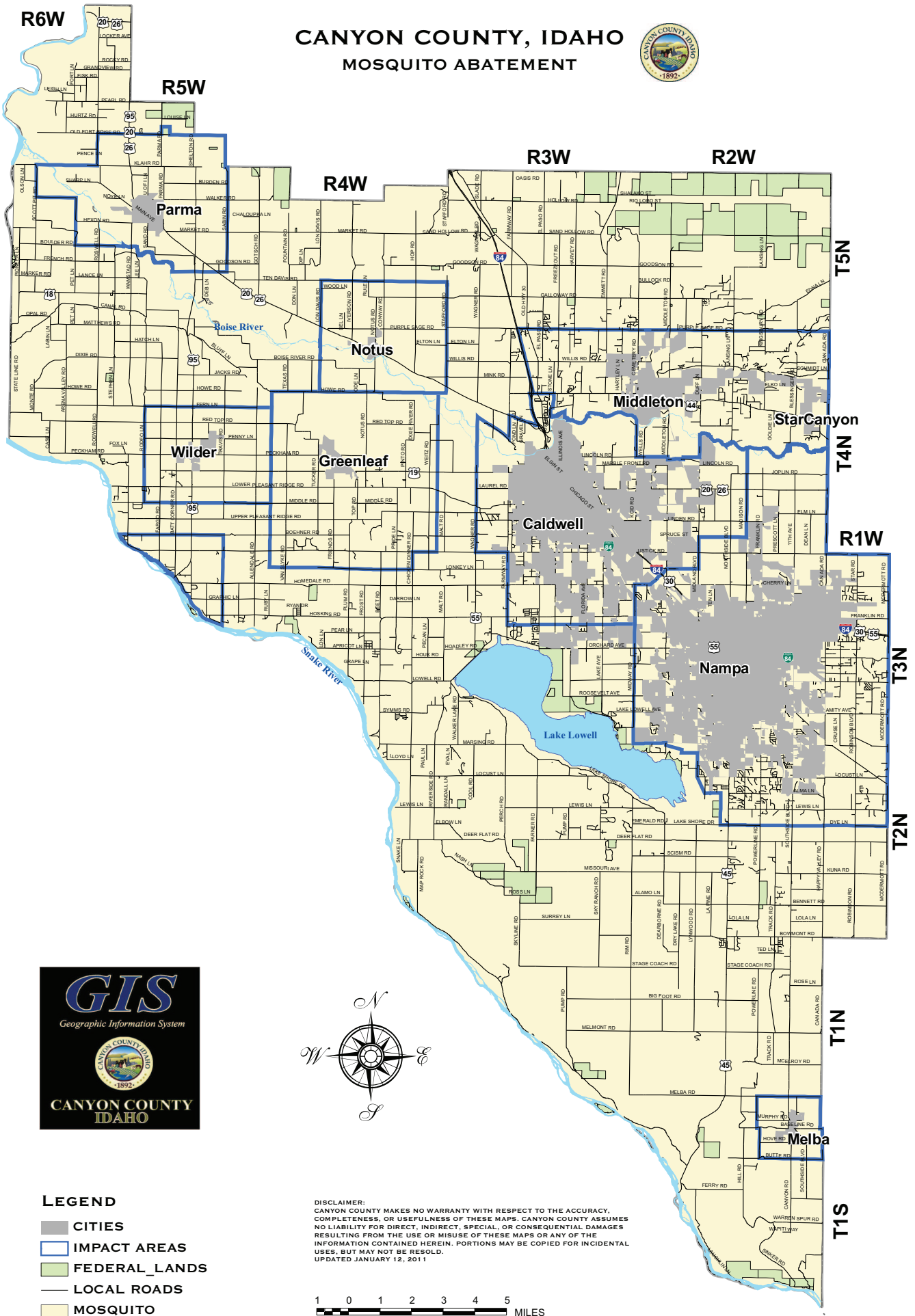
DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011

SOURCE: IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY



CANYON COUNTY, IDAHO

MOSQUITO ABATEMENT



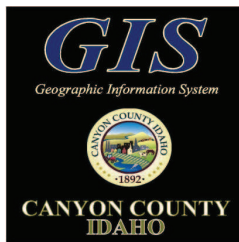
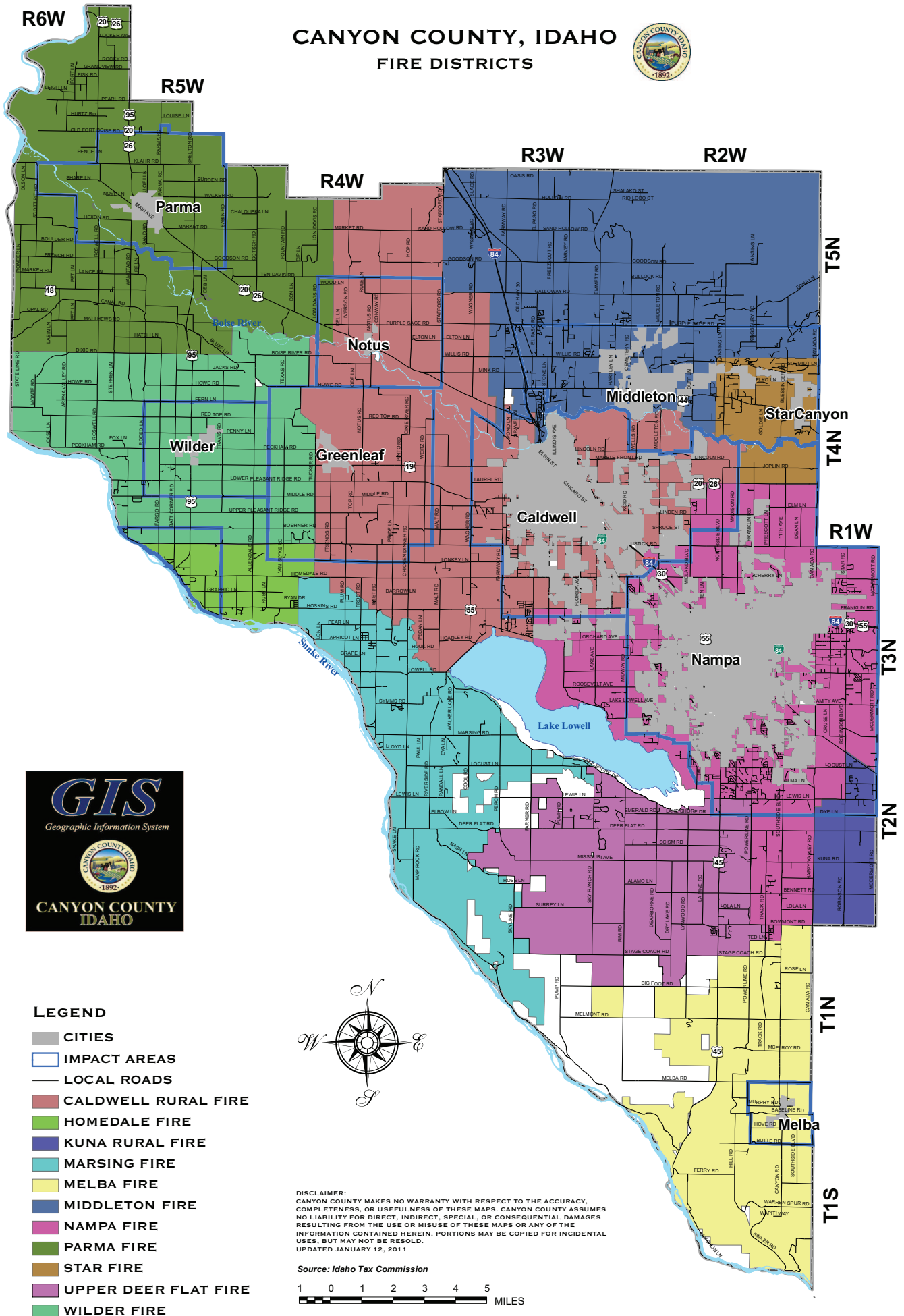
LEGEND

- CITIES
- IMPACT AREAS
- FEDERAL LANDS
- LOCAL ROADS
- MOSQUITO

DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011

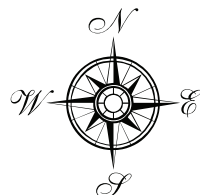
1 0 1 2 3 4 5
MILES

CANYON COUNTY, IDAHO FIRE DISTRICTS



LEGEND

- CITIES
- IMPACT AREAS
- LOCAL ROADS
- CALDWELL RURAL FIRE
- HOMEDALE FIRE
- KUNA RURAL FIRE
- MARSING FIRE
- MELBA FIRE
- MIDDLETON FIRE
- NAMPA FIRE
- PARMA FIRE
- STAR FIRE
- UPPER DEER FLAT FIRE
- WILDER FIRE



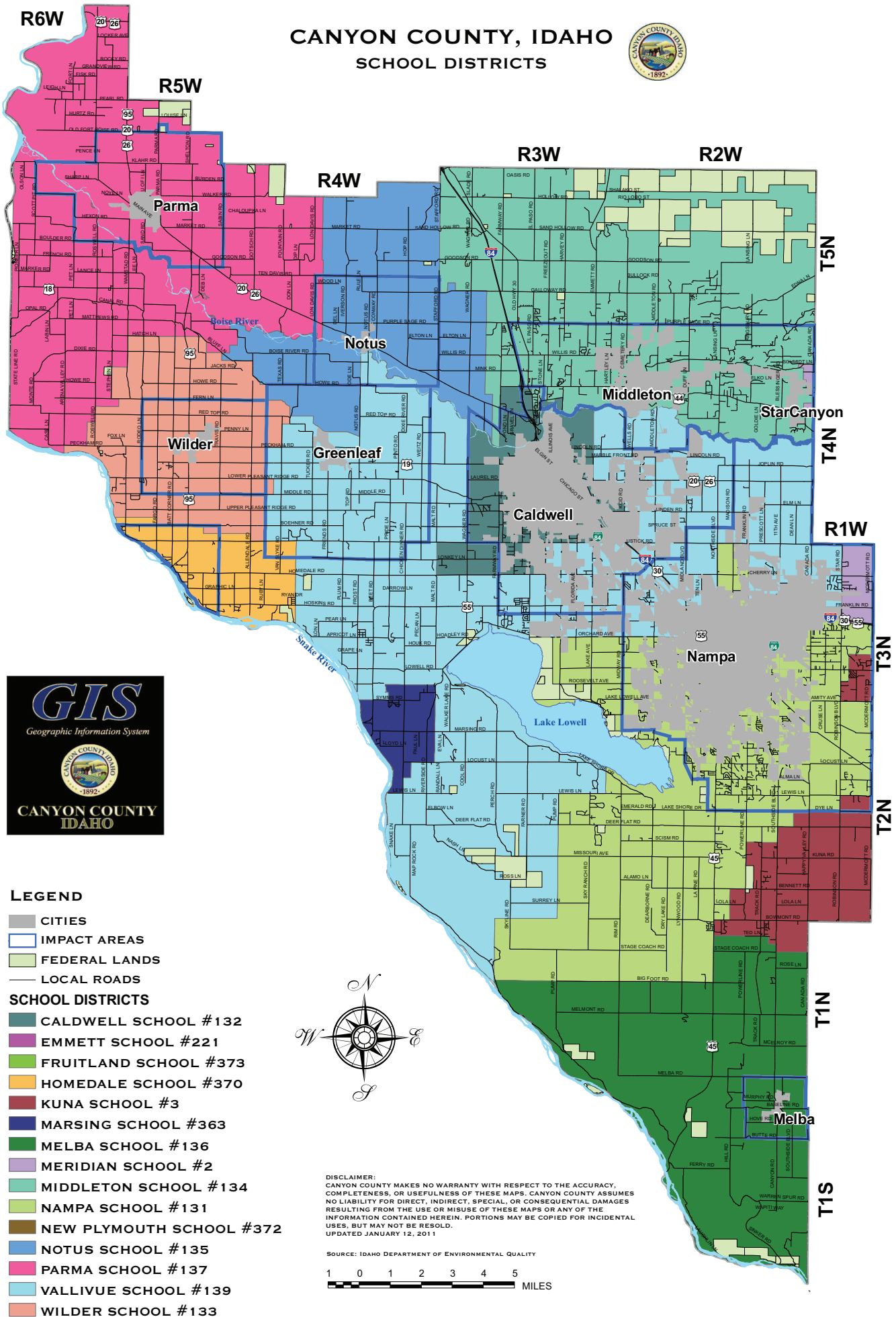
DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011

Source: Idaho Tax Commission

1 0 1 2 3 4 5
MILES

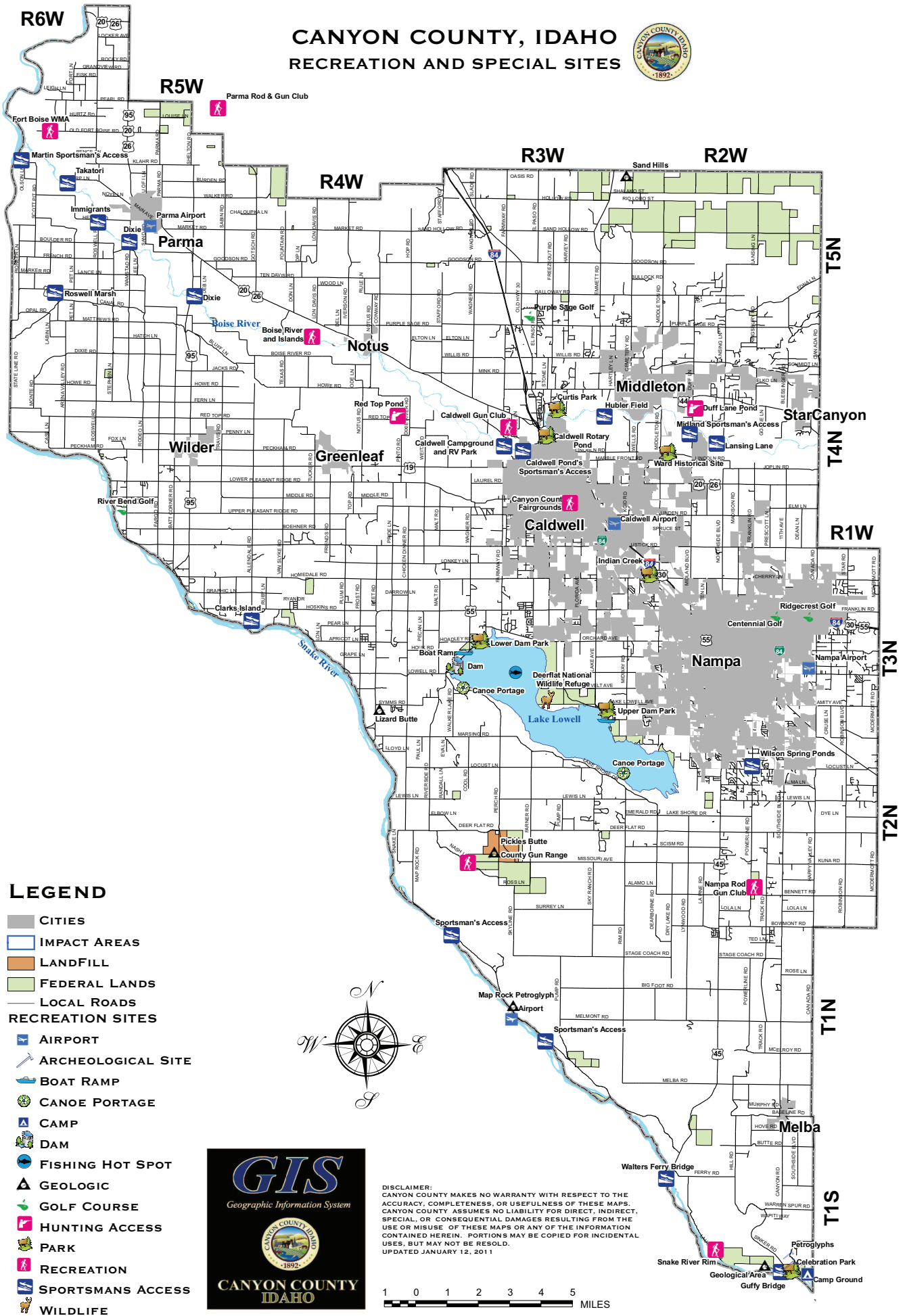
CANYON COUNTY, IDAHO

SCHOOL DISTRICTS



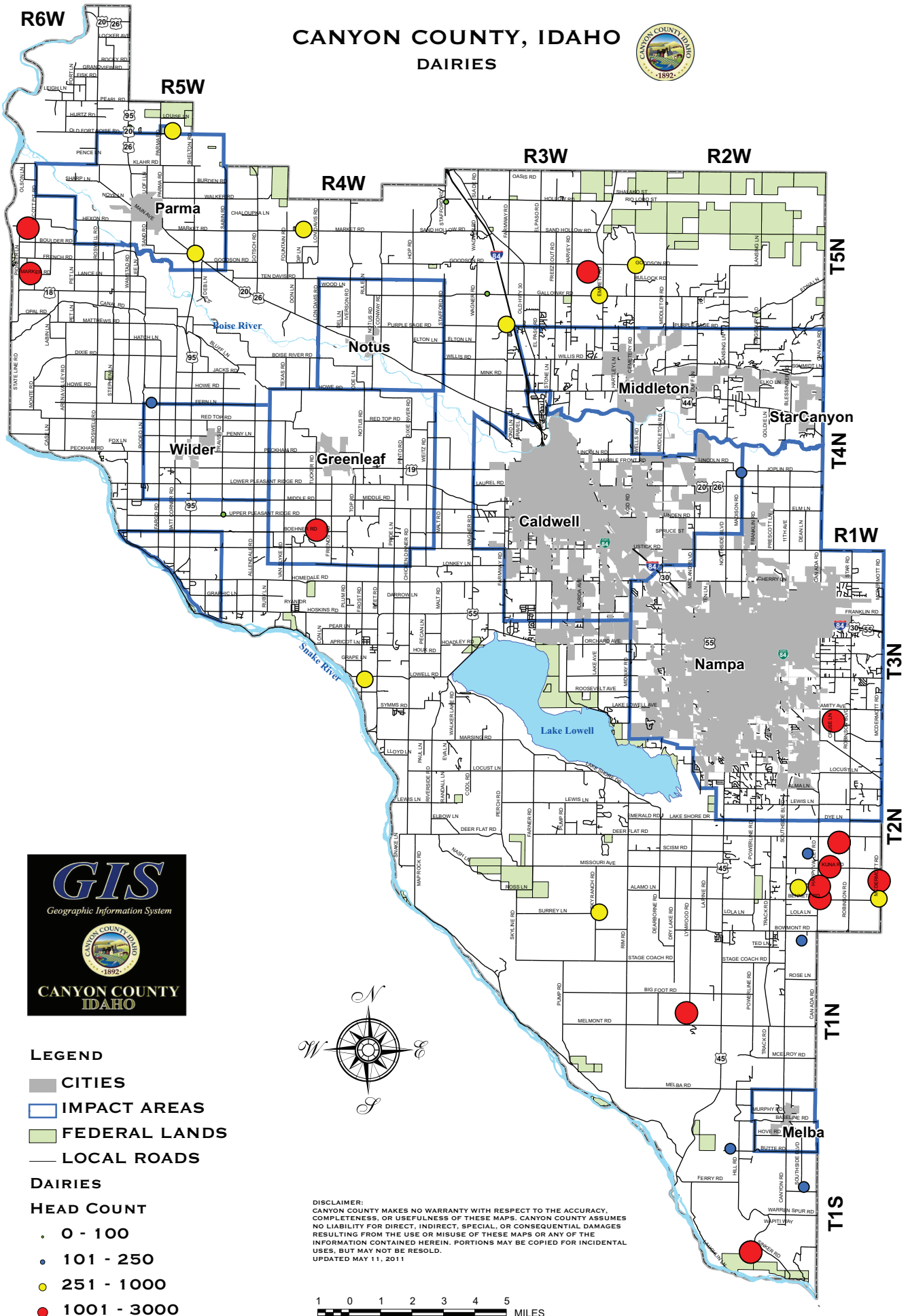
CANYON COUNTY, IDAHO

RECREATION AND SPECIAL SITES



CANYON COUNTY, IDAHO

DAIRIES



CANYON COUNTY, IDAHO

GRAVEL PITS

