

GROWING TOGETHER



Comprehensive Plan 2030



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PREFACE

Pursuant to the Idaho Local Land Use Planning Act (LLUPA) 67-6508, the Canyon County Comprehensive Plan represents the County's long-term plan for growth and development.

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INTRODUCTION

Purpose of the Plan

The Comprehensive Plan (hereafter referred to as the “Plan”), also known as a General Plan, Master Plan, or Land Use Plan, is the primary planning policy document for the County. The Plan presents a vision for the future with long-range goals and policies. Comprehensive Plans are living documents that provide direction for ten to twenty years after adoption and should have annual reviews and an all-inclusive assessment and update every five years. The purpose of the Plan is to meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65, and any amendments to the Act. This Plan updates the County’s previous 2020 Comprehensive Plan. It provides the most up-to-date available data from federal, state, and local sources.

The Plan serves the following functions:

- It provides continuity across time and gives successive public bodies a common framework for addressing land use issues.
- It is how a community can balance competing private interests. Planning seeks to balance demands on land by creating development patterns that are orderly and rational and provide the most significant benefits for individuals and the community.
- It is how a community can protect public investments. It is less expensive for a community to provide public services to well-planned development patterns instead of scattered development.
- It allows communities to plan development to protect their valued resources. Planning can identify environmental features like wetlands, agricultural lands, woods, and steep slopes and strategies for preserving those resources from destruction or degradation by development.
- It shapes the appearance of the community. The plan can set forth policies that foster a distinctive sense of place.
- It promotes economic development. The plan contains valuable information that aids businesses in determining where to locate.
- It justifies decisions. Plans provide a factual and objective basis to support land-use decisions.
- It serves as a tool for all individuals and government agencies whose duties, responsibilities, or activities impact the future of the County.
- 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. Regulations are created by establishing laws, ordinances, and procedures.
- Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate, and discuss the future of their community.

Development of the Plan

The planning process for the 2030 update began with public outreach, a plan outline, and developing a vision supported by goals, policies, and actions. Development of the Plan included

research, chapter review, map creation, graphics development, and the collection of supporting materials.

Outreach

Outreach kicked off in 2019 and consisted of workgroup meetings, open houses, surveys, workshops, and presentations. As a supplemental document to this Plan, the Public Outreach Report includes information about outreach and public comments.

Vision Statement

The public outreach process resulted in the Plan's vision through ideas and sentiments about the future of the County. This vision statement reflects the desires and needs of the community as determined through the planning process and results of the public outreach process: The statement reads as follows:

Ensuring the quality of life for Canyon County residents by preserving our agricultural heritage and planning for a smart growth future through physical and fiscal management.

Plan Elements

The Plan's elements, as shown in the chapter list below, address sixteen of the seventeen elements outlined in LLUPA. Some of the elements have been combined into one chapter. Public Airport Facilities has been removed as it has not been requested to be included in accordance with LLUPA. Implementation actions are located in each chapter.

Plan Chapters	
	Introduction, Vision, & Policy Framework
1	Property Rights
2	Population
3	Economic Development
4	Land Use and Community Design
5	Natural Resources and Hazards
6	Schools
7	Public Services, Facilities, and Utilities
8	Transportation
9	Recreation
10	Special Areas or Sites
11	Housing
12	Agriculture
13	National Interest Electric Transmission Corridors

Maps Associated with the Plan

The maps associated with the Plan are general but provide a guideline. These maps show the approximate areas of the features illustrated on the map(s). They should not be used to determine the exact areas associated with any particular item illustrated upon them.

Goals, Policies, and Actions Framework

The tables found at the end of each chapter present the guidance of the Plan, listing the goals, policies, and actions to help make the future reality.

Goals

Goals are broad statements indicating a general aim or purpose to be achieved and direction setter.

Policies

Policies are statements providing guidelines for current and future decision-making or position-taking. A policy indicates a clear commitment of the County. It extends the Plan's goals, reflecting topical nuance and assessing conditions and how the County will respond.

Actions

Actions are initiatives, projects, or programs to put policy into action. The County is an ever-changing community; the schedule may change to meet the needs of the County during the planning period and identify completed actions.

CHAPTER 1: PROPERTY RIGHTS



PROPERTY RIGHTS

PURPOSE

This element discusses provisions for protecting private property rights outlined in Idaho Code Sections 67-6508(a) and 67-8001.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address citizen property rights throughout the County.

	Goal	Policy	Action
Table 1. Property Rights Goals, Policies, and Actions			
G1.01.00	Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.		
A1.01.00a			Require properties to conform to the zoning code before receiving additional zoning approvals.
A1.01.00b			Canyon County will take appropriate measures to enforce all nuisance ordinances to protect the quality of life and private property rights.
P1.01.01			No person should be deprived of private property without due process of law.
A1.01.01a			Canyon County will use the evaluation process developed by the Attorney General to determine whether property rights are protected.
P1.01.02			Private property should not be taken for public use without just compensation, in accordance with Idaho State Statute.
A1.01.02a			Evaluate ordinances to ensure that defined uses provide a clear understanding of private property rights.
P1.01.03			Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
G1.02.00	Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.		

PROPERTY RIGHTS

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

Private Property Rights

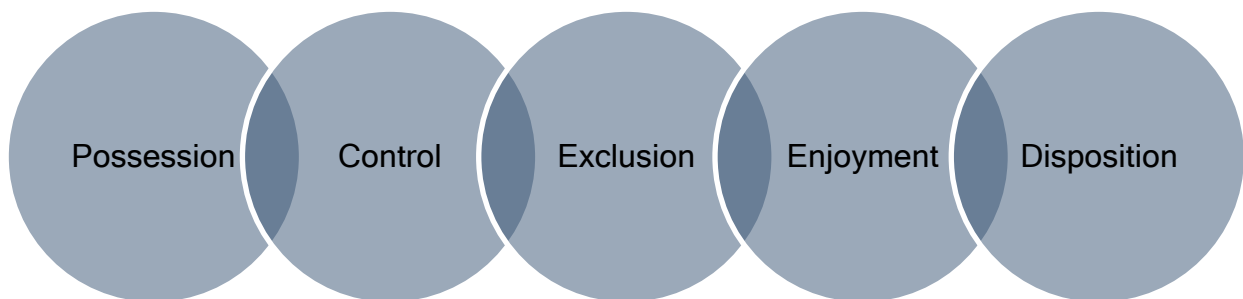
Private property rights are all property that is protected by the Constitution of the United States or the Constitution of the State of Idaho and include land, possessor rights of the land, ditch and water rights, mining claims (lode and placer), and freestanding timber. Fundamental property rights or attributes of ownership include (1) the right to possess, (2) exclude others from or (3) dispose of the property.

Government Regulations

The government may properly regulate or limit the 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 a manner described by law shall be paid.

Property rights are referred to as a bundle of rights and include:



The right of possession. A person or entity has the right to inhabit and own the property physically. Ownership rights may be owned together or separated into the land(surface), water, airspace, minerals, timber, and development rights.

The right of control: Is the right to use the property legally. Site characteristics, zoning regulations, covenants, deeds, restrictions (CC&Rs), and other legal instruments determine how property is used. Specific uses may be further structured to minimize environmental impacts, such as water pollution, erosion, flooding, and other conditions.

The right of exclusion: Is the ability to exclude others from using the property. Creating easements that allow others the right to access your property, get to another property, or maintain irrigation ditches and utilities.

The right to enjoy: The right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories. Separating uses minimizes nuisance activities, and property owners expect what types of uses and nuisances to anticipate.

The right of disposition: Is the right to sell or transfer your property to someone else. Title Companies research and ensure that a property has a “clear chain of title” and that there are no other claims from individuals. Zoning and subdivision ordinances review land divisions to ensure that properties have adequate access, sufficient water rights and utilities, and protection from hazards. This process ensures properties maintain value and are usable and ready for the development.

CHAPTER 2: POPULATION



POPULATION

PURPOSE

This element covers the current and expected population in the County. This information monitors growth trends to plan for evolving community needs.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address citizen needs and expectations for continued population growth in the County.

Goal Policy Action

Table 2. Population Goals and Policies

G2.01.00	Incorporate population growth trends & projections when making land-use decisions.
P2.01.01	Plan for anticipated population and households that the community can support with adequate services and amenities.
A2.01.01a	Update the County Comprehensive Plan when the census and other relevant data are released, such as Labor Force Statistics and school capacity.
A2.01.01b	Maintain up-to-date future land use and zoning maps and participate in COMPASS planning processes to ensure accurate population forecasts.
A2.01.01c	Engage community members equitably by creating outreach opportunities to support land-use planning decisions.
G2.02.00	Promote housing, business, and service types needed to meet the demand of the future and existing population.

CURRENT TRENDS

Population Changes

As the County moves into the future, it is imperative that we understand the trends in growth regionally and locally. Current and future demographics influence how a community is planned and accommodates change.

Local & Regional Population Growth

Idaho and the greater Treasure Valley have seen unprecedented growth. The State population grew 17.3% in the last decade, making Idaho the second-fastest-growing State from 2010 to 2020.

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon County that is the regional planning entity responsible for transportation planning. Based on historic population estimates by COMPASS, the County experienced fluctuations in growth over the past ten years, as shown below.

Canyon County Historic Population Estimates

Year	Unincorporated	% Change	Population Estimate	% Change
2022	57,370	10%	192,350	2.6%
2021	52,110	-6.7%	191,270	5.2%
2020	55,788	14%	175,317	2.9%
2019	48,020	2.4%	176,520	3.3%
2018	46,900	-7.5%	170,280	0.8%
2017	50,560	-1.6%	164,870	3.4%
2016	51,360	-4.6%	156,820	0.2%
2015	53,800	-	153,990	-
2010	50,179		138,744	

Based on the above estimates, the population in the County's unincorporated area grew 14.4%, while the population of cities in the County grew 35.24% between 2010 and 2022.¹

Population Projections

COMPASS forecasted population growth and projections for the Treasure Valley and prepared a regional plan called *Communities in Motion*. The plan is updated every four years. The current figures project the County population to be 359,180 by 2050, a thirty-two percent increase from 2020. In the next twenty-eight years, Canyon County expects to add an estimated 128,070 people.

The 2021 population estimate used the 2010 census as a baseline as the 2020 census counts were not available at the time the COMPASS population estimates were released. Population did not decrease between 2020 and 2021; rather, more accurate and up-to-date population figures were used for the 2020 counts and the 2022 estimates.

COMPASS Forecasted Growth for Canyon County

	2020 Population	2020 Jobs	2050 Population	2050 Jobs
Caldwell	66,680	18,720	111,190	35,000
Greenleaf	2,910	890	4,170	1,570
Melba	970	200	1,700	420
Middleton	15,660	1,900	40,570	9,750
Nampa	115,860	40,560	168,140	71,710
Notus	990	200	1,460	370
Parma	2,700	890	3,330	1,250
Wilder	5,110	730	3,620	1,850
Canyon County Rural	20,230	3,750	25,000	4,200

Source: Compass Communities in Motion 2050 The figures above are based on areas of city impact as of July 2021 and rounded to the nearest 10.

¹ COMPASS

CHAPTER 3: ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT

PURPOSE

The element provides an inventory of commercial, industrial, and agricultural industries that form the County's economic base. By understanding the characteristics of the local economy, we can plan accordingly and take advantage of potential opportunities.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions for Economic Development set forth future priorities for the County.

Goal	Policy	Action
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Table 3. Economic Development Goals and Policies

G3.01.00	Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.	
P3.01.01	Direct business development to locations that can provide necessary services and infrastructure.	
A3.01.01a	Update the zoning ordinance and land use matrix to include new and emerging business types.	
A3.01.01b	Distribute information to businesses on the appropriate locations to operate through the designations on the future land use map and zoning map.	
P3.01.02	Support suitable sites for economic growth and expansion compatible with the surrounding area.	
P3.01.03	Support business development in opportunity zones, foreign trade zones, and urban renewal districts.	
G3.02.00	Coordinate and collaborate with public and private entities on economic development strategies.	
A3.02.00a	Coordinate County-wide economic development strategies with cities and business organizations.	
A3.02.00b	Provide economic development services to small cities through the rural planning program.	
A3.02.00c	Participate in local, regional, and state economic development planning efforts.	
A3.02.00d	Participate and support multi-municipal strategies for business attraction, tourism, and developing shovel-ready development sites.	
G3.03.00	Develop and work with organizations on improving tourism in the County.	

P3.03.01	Encourage agritourism activities in areas such as the Sunnyslope Wine Region and the Snake River Scenic byway.
A3.03.01a	Update the zoning ordinance to clarify the different agritourism uses allowed, scale, and development standards.
A3.03.01b	Develop a County-wide collaborative tourism marketing campaign for agritourism, recreation, and heritage tourism.
P3.03.02	Direct the locations of commercial tourism support services, such as lodging, retail, restaurants, and non or indirect-agricultural-related to cities.
P3.03.03	Identify opportunities for visitor services and attractions through agritourism to enhance and support the County's agricultural heritage.
A3.03.03a	Explore working with organizations to provide ongoing training and technical assistance to farmers.
A3.03.03b	Develop and adopt agritourism overlays
G3.04.00	Increase agricultural-based and supportive businesses.
P3.04.01	Build Canyon County as the premier location for agricultural-based businesses of all sizes.
A3.04.01a	Allow shared facilities that support ag-business, such as co-ops, custom crush, ag-incubators, farmworker housing, and other facilities as identified.
G3.05.00	Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

CURRENT TRENDS

Labor Force and Employment

In 2022, the civilian labor force in the County was 114,422, with an unemployment rate of 2.9%; this number was slightly higher than the state average of 2.5%.¹

Labor Force Commuting Patterns (2019)

Approximately 41,549 workers lived and worked in Canyon County in 2019, while 55,779 workers commuted to other counties to work who lived in the County. Another 29,976 workers were employed in the County but lived outside the County. ¹

¹ Idaho Department of Labor

Top 10 ¹		
2019 Cities where County workers reside 2019	2019 Cities where County residents work	2021 Top Employers
Nampa	Boise	Wal-Mart
Caldwell	Nampa	Nampa School District
Boise	Meridian	St. Alphonsus Health System
Meridian	Caldwell	Vallivue School District
Kuna	Eagle	College of Western Idaho
Middleton	Garden City	Canyon County
Eagle	Middleton	JR Simplot
Star	Twin Falls	Ataraxis
Garden City	Kuna	City of Nampa
Emmett	Idaho Falls	Sorrento Lactalis

Income and Spending by Canyon County Residents

As of 2021, households in the County earn a median annual income of \$56,916. Household expenditures average \$49,914 per year. The majority of earnings were spent on shelter (21%), transportation (18%), food and beverage (15%), healthcare (9%), and utilities (8%).¹

Per Capita Income ²	2015	2016	2017	2018	2019	2020
County	32,083	32,529	34,461	34,461	35,067	37,611
Idaho	43,265	43,549	44,245	45,108	46,305	48,759

Education Attainment Breakdown

Between 2016 and 2020, approximately twenty-eight percent (28%) of the County’s population had an Associate’s degree or higher; thirty-one percent (31%) had a high school degree.²

Businesses and Jobs

As of 2019, the County had an estimated total of 6,688 businesses. The leading industries in the County were healthcare and social services, retail, manufacturing, and education. Sixty-four percent (64%) of businesses had one to four employees; 17.9% had five to nine employees; 8.7% had ten to nineteen employees; 5.59% had twenty to forty-nine employees; 2.17 had fifty to ninety-nine employees, and 1.35% had one hundred+ employees.¹

The total number of jobs, including private and public, full-time and part-time, and self-employment, was 102,786 in 2020 and 102,288 in 2019. As of 2020, the County ranked number two in the number of jobs after Ada County.²

¹ Idaho Department of Labor June 2022 Canyon County Labor Force and Economic Profile

² University of Idaho Extension – Indicators Idaho Canyon County

Travel/Tourism

After agriculture and technology, tourism is the state’s third-largest industry. The top special interest activities in Southwest Idaho include historical places, cultural activities, exceptional culinary experiences, brewery tours/beer tasting, and agritourism.¹

Agriculture

Agriculture is a significant economic driver. According to the USDA 2017 Census of Agriculture, Canyon County Profile, the total market value of agricultural products sold was \$574,757,000, \$314,467,000 in crops and \$260,290,000 in livestock. This ranked fifth in Idaho and seventy-seventh in the United States.² The County has the second-highest annual average of agricultural workers at 5,668.³ This robust agricultural economy is the product of investment of multiple generations of family farms and ranches to produce a volume of crops and livestock that has in turn, driven the location of many food processing and distribution facilities in Canyon County. Idaho Department of Labor estimates 5,668 employees of the agricultural industry in the County in 2021.⁴

This large agricultural economic hub is a direct result of the unique combination of good soil quality, reliable irrigation water supply, climate, and transportation corridors in Canyon County. These factors are not easily relocated or recreated in other areas of Idaho.⁴

¹ Idaho Commerce/Visit Idaho 2019 Idaho Tourism Statistics – All Regions

² 2017 Census of Agriculture County Profile

³ University of Idaho Extension – Indicators Idaho Canyon County

⁴ American Farmland Trust - Idaho

CHAPTER 4: LAND USE AND COMMUNITY DESIGN



LAND USE AND COMMUNITY DESIGN

PURPOSE

This element explores current and future land use patterns to guide and maintain the County's rural culture with managed smart growth that enhances lifestyles and sense of place. Community design considers the natural, cultural, and historic resources that contribute to the "character" of the County and addresses the need for landscaping, building design, signage, and suggested patterns and standards for design, development, and beautification.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address citizen needs and expectations for continued land use planning throughout the County.

Goal **Policy** **Action**

Table 4. Land Use and Community Design

	Goal	Policy	Action
G4.01.00	Support livability and high quality of life as the community changes over time.		
P4.01.01	Maintain a balance between residential growth and agriculture that protects the rural character.		
A4.01.01a	Initiate zoning text amendments and update the future land use map to address new land uses through public input and analysis.		
A4.01.01b	Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.		
A4.01.01c	Create a Rural Smart Growth Advisory Committee.		
A4.01.01d	Develop and adopt an Intensive Agriculture Overlay.		
P4.01.02	Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.		
A4.01.02a	Enact land use ordinances, policies, and fees, and make decisions, including land-use restrictions and conditions of approval that do not violate private property rights.		
A4.01.02b	Conduct regular training with the Board of County Commissioners, Planning and Zoning Commission, and County staff to ensure that the Local Land Use Planning Act is correctly applied in processes.		
G4.02.00	Ensure that growth maintains and enhances the unique character throughout the County.		
P4.02.01	Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.		
A4.02.01a	Create subarea plans and maps to guide land use and development to protect the unique character of each area in conjunction with the Comprehensive Plan. The process must include committees for each subarea.		

G4.03.00	Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.
P4.03.01	Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
A4.03.01a	Develop and adopt design standards and appropriate techniques to mitigate incompatible land uses and hazards.
P4.03.02	Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
P4.03.03	Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.
G4.04.00	Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.
P4.04.01	Support development in locations where services, utilities, and amenities are or can be provided.
P4.04.02	Align planning efforts in areas of city impact.
A4.04.02a	Evaluate and update area of impact agreements with the cities as the state statute requires. 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).
A4.04.02b	Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.
A4.04.02c	Align zoning districts with communities, corridors, and landscapes to achieve consistency in the development pattern while protecting natural resources and farmland.
P4.04.04	Where city services are available, encourage land adjacent to city limits to annex instead of developing inconsistently within the County.
P4.04.05	Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents.
A4.04.05a	Develop and adopt standards to buffer incompatible uses.
G4.05.00	Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.
P4.05.01	Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.

P4.05.02	Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
P4.05.03	Encourage uses on agricultural parcels to be planned and placed to limit interference with farming operations, which may include clustering of residences and other structures, placement near existing utilities and infrastructure, and placement to minimize conflicts with allowed agricultural uses on the proposed site and adjacent lands.
G4.06.00	Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.
P4.06.01	Incorporate community design features that promote public health, safety, and welfare.
P4.06.02	Encourage development design that accommodates topography and promotes conservation of agricultural land.
P4.06.03	Development should sustainably provide roadway and pathway connections, downward lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.
A4.06.03a	Develop design standards for new development that promote safety, address infrastructure concerns, and protect natural resources.
P4.06.04	Support and encourage trail systems with linkages between parks, schools, and residential neighborhoods.
A4.06.04a	Create trail design standards, including paving options, size, and accessibility.
G4.07.00	Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.
P4.07.01	Plan land uses that are compatible with the surrounding community.
P4.07.02	Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications.
G4.08.00	Maintain and enhance the aesthetic beauty of the County.
P4.08.01	Protect and enhance the rural landscape as an essential scenic feature of the County.
A4.08.01a	Adopt a Prehistoric and Historic Preservation Overlay.
P4.08.02	Encourage developments to incorporate place-making as part of the design of a site.

LAND USE CURRENT TRENDS

The use of land in the County directly impacts the quality of life. Land uses in the County have changed over time and have cumulative effects on air and water quality, watershed function, waste generation, extent and quality of wildlife habitat, climate, and human health. Therefore, strategic and intelligent land use planning is critical for creating resilient communities that foster environmental, social, and economic benefits. As the County continues to feel the pressures of growth and changes in the climate,

land uses such as natural resources and agriculture must be conserved and protected while creating opportunities for local housing and jobs. Many factors influence future development, including historical growth patterns, economic conditions, marketing trends, existing development, public land, and environmental constraints. Land use patterns should ensure sustainable utilization of resources and avoid incompatible land uses.

Existing Development Patterns

Land use in the County comprises irrigated cropland, dryland agriculture, rangeland, and other uses such as housing. Privately owned land consumes most of the County, followed by federal and state land. Concentrated near or within Areas of City Impact are commercial and industrial services.

Working Lands

Working Lands are an essential component in the landscape of the County and consist of farms, ranches, and other extractive land uses that support economic activity and land-based livelihoods. A majority of these uses occur on private lands and public lands. Approximately 293,049 acres of County land are zoned agricultural, and 3,428 acres are zoned industrial. Of this land, there are 2,289 farms with 274,952 acres farmed.

Commercial

Various commercial land uses are located in the County, ranging from animal hospitals and outdoor sales, with retail being one of the leading industries. According to Census Bureau data, in 2019, there were approximately 2,564 commercial use establishments in the County, as identified above.

Residential

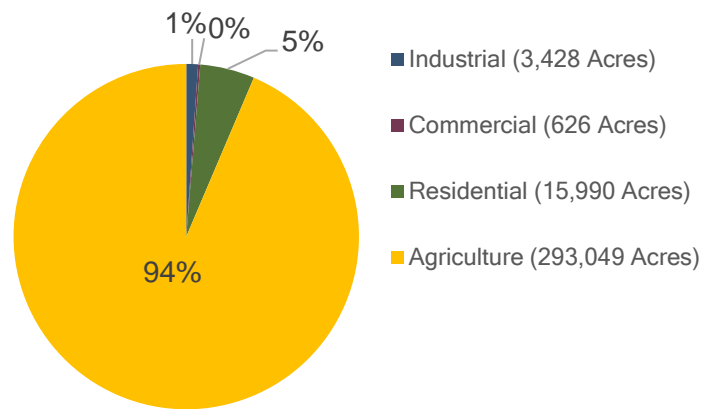
As of 2022, the County's second-largest land use after agriculture was residential at 15,297 acres.

Transportation

Roadways are the arteries of the County. Roadway types in the County include interstate, expressway, principal arterials, minor arterials, and collectors. In some areas of the County, the roadway system can accommodate several modes of travel, such as walking, riding, and driving. The responsibility for maintenance, operational improvements, and expansion of public roadways in the County resides with

Land Ownership ¹		
	Acres	Total
Total Acres	386,366	
Private Land	371,625	96.2%
Federal Land	10,415	2.7%
BLM	9,292	2.4%
Other Federal	1,123	0.3%
State Land	4,326	1.1%
State Trust Land	759	0.2%
Other State	3,567	0.9%

Land Use Based on Current Zoning



¹ United States Census Bureau

the Idaho Transportation Department, four highway districts, and the cities of Caldwell, Nampa, Middleton, Greenleaf, Parma, Melba, Notus, and Wilder.

Flying is another mode of transportation utilized by residents, visitors, agencies, and businesses in Canyon County. The County has three public airports, eight private airports, and two private heliports registered with the Federal Aviation Agency.

Public and Private Parks

The County has several public and private parks (see Chapter 9). Parks provide social, economic, and physical well-being to County residents and visitors.

Area of City Impact

Area of City Impact boundaries exist around cities in the County where city limits may grow and annex. Impact areas are negotiated between City and County officials as shown on the Future Land Use Map at the end of this chapter.

Cultural Features

The County has many pre-historic and historical features (see Chapter 10).

Future Land Use Designations

The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years. The map will clarify future land use actions, such as zone changes and development proposals. Land use designations may follow existing parcel lines, roadways, and other geographic boundaries. Overlay designations are laid over the base zoning to create additional standards or regulations in specific areas. Land use designations are described below and shown on the Future Land Use Map at the end of this chapter (Map 1).

Residential

Description	The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity.
Applicable Zone Districts	R-R, R-1, R-2

Agriculture

Description	The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.
Applicable Zone Districts	R-R, AC-5, AC-20, AC-40

Commercial

Description	The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.
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Applicable Zone Districts	RNC, C-2, MU-A
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Industrial	
Description	The industrial designation is for various 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 goods and materials.
Applicable Zone Districts	M-1, M-2

Conservation and Public/Open Space	
Description	This designation is intended to protect various important natural features and open areas from incompatible development to preserve those areas and the rural character of the County. Areas include viewsheds of community-wide importance, unique geological features, riparian and watershed areas, wildlife habitat areas, and other ecologically sensitive areas.
Applicable Zone Districts	Parks and Recreation Overlay, Scenic Byway and Historic Preservation Overlay

Zoning Regulations

Zoning Districts

Zoning codes establish uses and regulations in different zoning districts. Each zoning district sets a list of land uses permitted in each zone. Regulations include, but are not limited to, lot size, building height, and setbacks. A zoning map outlines the designations throughout the County.

District	Description	Density Maximum
Rural Residential (R-R)	The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.	One unit per two acres
Commercial Agriculture (AC-5)	The AC-5 district provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity.	One unit per five acres
Commercial Agriculture (AC-20)	The AC-20 district encourages agricultural development through the maximum cultivation of lands by restricting incompatible uses within such areas. It also aims to protect and promote existing and future agricultural operations as viable, permanent land use and acknowledge the importance of agricultural lands and activities to their livelihood. Production of food, fiber, and associated support activities are the primary land uses in this district.	One unit per twenty acres
Commercial Agriculture (AC-40)	The AC-40 protects agricultural land, which is necessary for the conservation of the County’s economic resources and vital for a healthy agricultural economy of the County, and to eliminate the encroachment of land uses which are incompatible use of land by	One unit per forty acres

	preventing the unnecessary conversion of agricultural land to urban uses.	
Single-Family Residential (R-1)	The R-1 district promotes and enhances predominantly single-family living areas at a low-density standard.	One unit per one acre
Combined Medium-Density Residential (R-2)	The R-2 district provides for medium-density residential development areas. Medium-density development concentrations should be connected to city services and have a full range of community services and facilities available or projected for establishment.	One unit per half acre
Rural Neighborhood Commercial (RNC)	The RNC provides small-scale amenities where public sewer and water services are unavailable. This district is not intended for types of uses that attract large traffic volumes.	
Service Commercial (C-2)	The C-2 district provides commercial activities of a service nature, which may be carried out with larger traffic volumes.	
Light Industrial (M-1)	The M-1 district provides and encourages the grouping of light industrial uses capable of being operated such that location and appearance of buildings and the treatment of the land about them will be unobtrusive and not detrimental to surrounding uses.	
Heavy Industrial (M-2)	The M-2 encourages intensive industrial uses in suitable areas where residential, agricultural, commercial or other uses would not be impacted or be impacted by heavy industrial operations.	
Mixed-Use – Arterial (MU-A)	The MU-A encourages a mix of residential, commercial, and industrial uses along principal arterials within Areas of City Impact, which are designed according to adopted access management standards for State highways or arterials under the control of a local highway agency.	

Overlay Districts

Overlay districts are zoning districts used to protect the characteristics of an area or mitigate impacts. An “overlay district” establishes specific development standards within designated areas. Overlays sit on top of the base zone. The boundaries of the overlay district do not necessarily coincide with zoning district boundaries or parcel boundaries.

Overlay	Description
Agritourism Exclusive Farm Use (AEFU)	The AEFU is a district where property owners sell and produce vertically integrated agriculture goods/services. Retail sales operations draw visitors/customers wanting to buy goods and services offered on said property. (Map 2)
Agritourism Business Use (ABU)	An ABU is an area adjacent to an AEFU and is used to host businesses that directly support agritourism-based operations. Businesses are sized and designed to align with the agritourism region. ABUs would be restricted from existing on major corridors and limited in size and number to fit the agritourism theme. The majority of supporting businesses, such as hotels and restaurants, should remain within city boundaries, and the development of such businesses should be restricted to maintain the agricultural feel of

	the AEFU. The participating members of the AEFU community should govern what and what is not allowed within the ABU. (Map 2)
Intensive Agriculture	This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety. (Map 2)
Airport	The Airport Overlay provides zoning protection to airports and facilities' present and long-term use. Uses include airport-related activities, open space, and agricultural services harmonious with the airport's uses. (Map 3)
Scenic Byway and Historic Preservation	This overlay preserves and protects the country's cultural, architectural, and archaeological history and enhances the scenic resources of scenic byways. The overlay reduces visual obstructions, encourages conservation, and ensures that new development minimizes impacts through appropriate design. (Map 4)
Flood Hazard	The Flood Hazard Overlay guides development in the designated floodway and the flood plain of any watercourse to minimize the expense and inconvenience to the individual being flooded. (Chapter 5 - Map 7)
Wildfire Risk Areas	This overlay reflects areas of moderate to high wildfire risk as mapped in the Hazard Mitigation Plan. The overlay provides land management practices that minimize the expense and inconvenience of wildland fire damage to homes, life, and businesses. (Chapter 5 - Map 8)
Housing Authority	This overlay provides for the development of housing and community necessary facilities authorized by housing authorities under Idaho Code, Title 50, Section 19 and consistent with the Plan. Property falling under the overlay must 1. Be owned and operated by a housing authority authorized by Idaho Code §50-1905 and 2. Exist primarily to provide affordable project-based housing according to §50-1907.
Parks and Recreation	This overlay identifies areas of the County that should be reserved for parks and recreational uses that serve the community's needs.

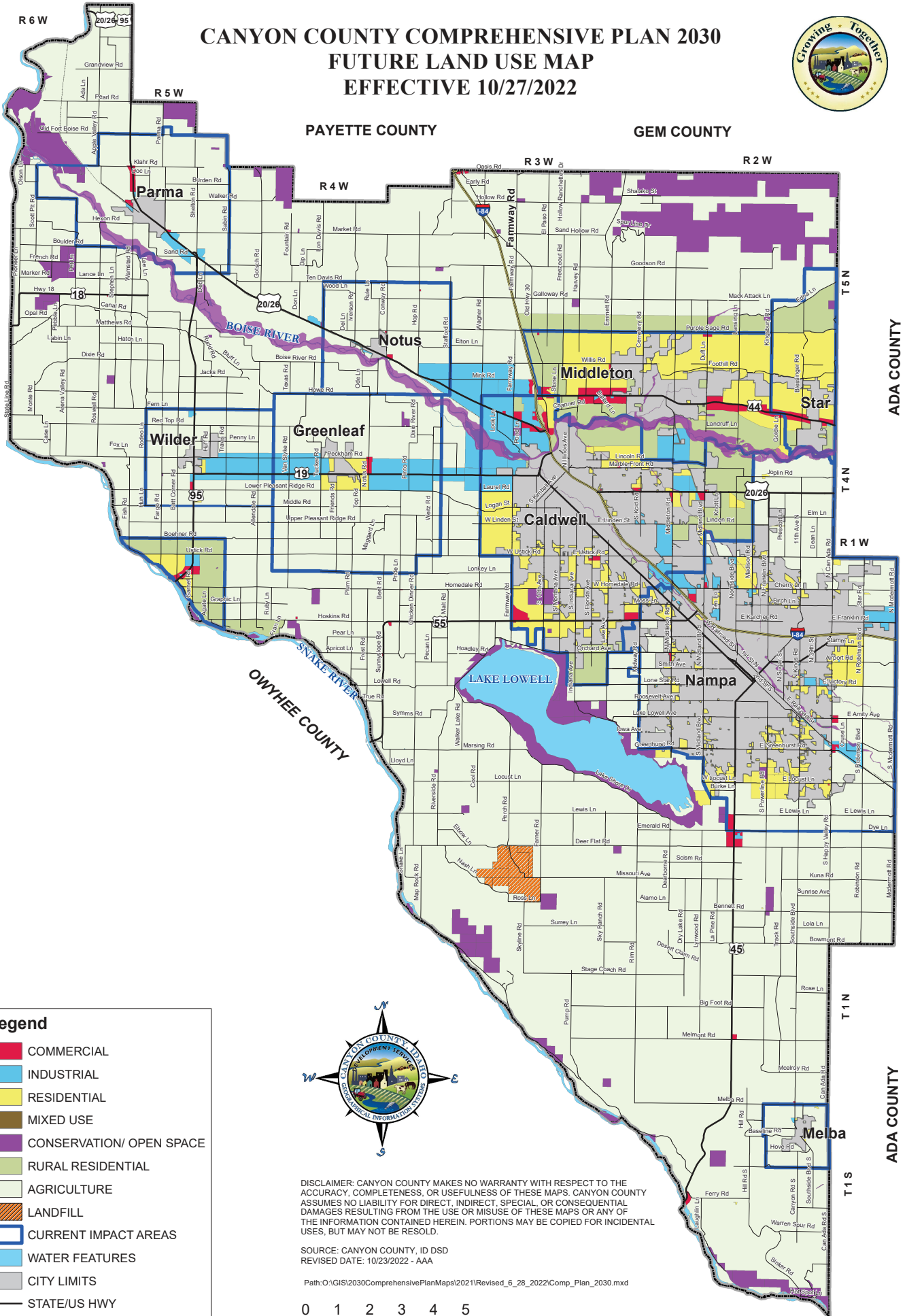
CANYON COUNTY COMPREHENSIVE PLAN 2030 FUTURE LAND USE MAP EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



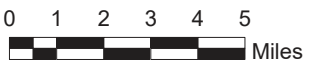
Legend

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- MIXED USE
- CONSERVATION/ OPEN SPACE
- RURAL RESIDENTIAL
- AGRICULTURE
- LANDFILL
- CURRENT IMPACT AREAS
- WATER FEATURES
- CITY LIMITS
- STATE/US HWY
- INTERSTATE



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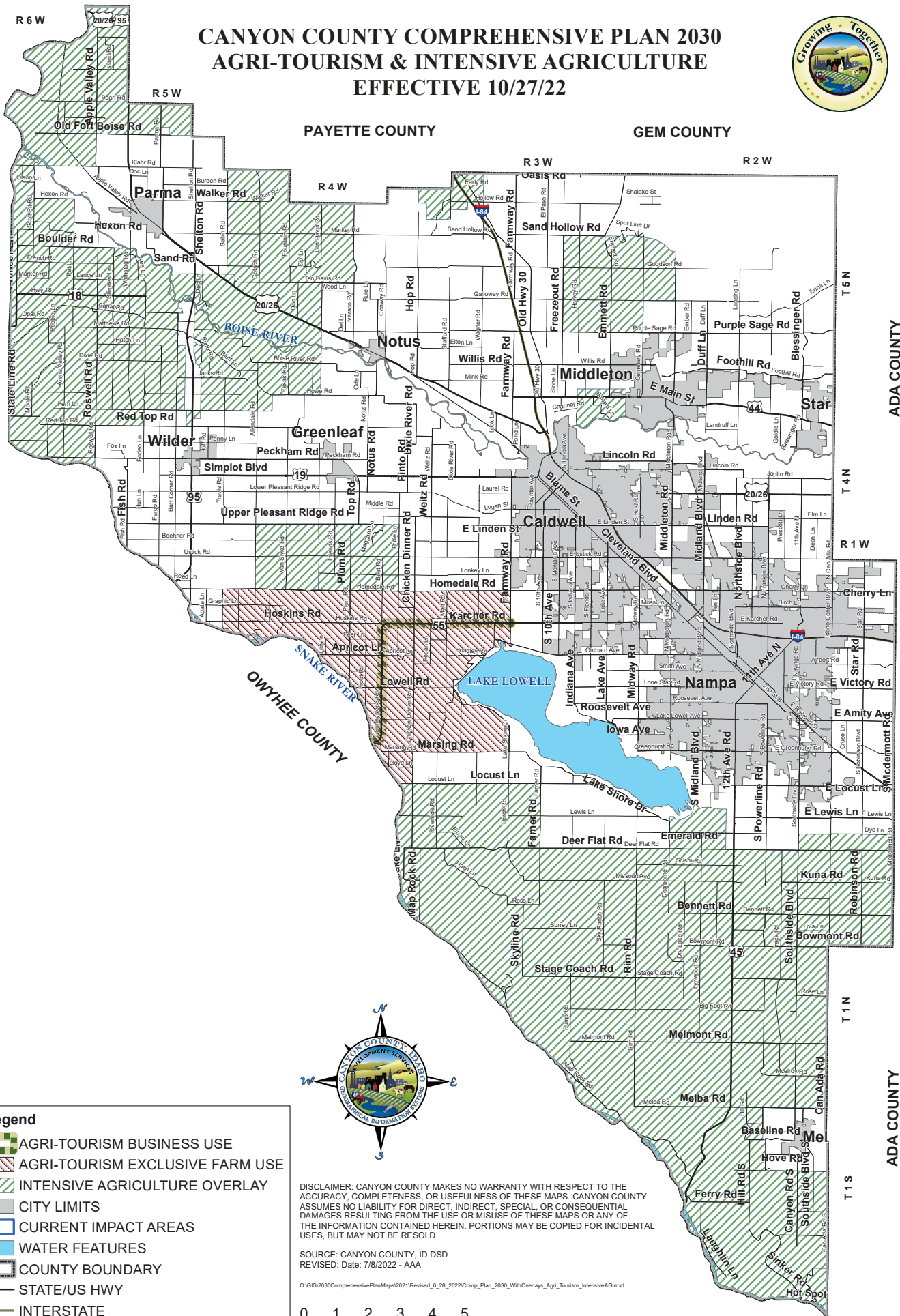
CANYON COUNTY COMPREHENSIVE PLAN 2030 AGRI-TOURISM & INTENSIVE AGRICULTURE EFFECTIVE 10/27/22



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



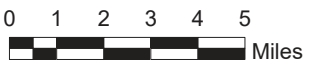
Legend

- AGRI-TOURISM BUSINESS USE
- AGRI-TOURISM EXCLUSIVE FARM USE
- INTENSIVE AGRICULTURE OVERLAY
- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



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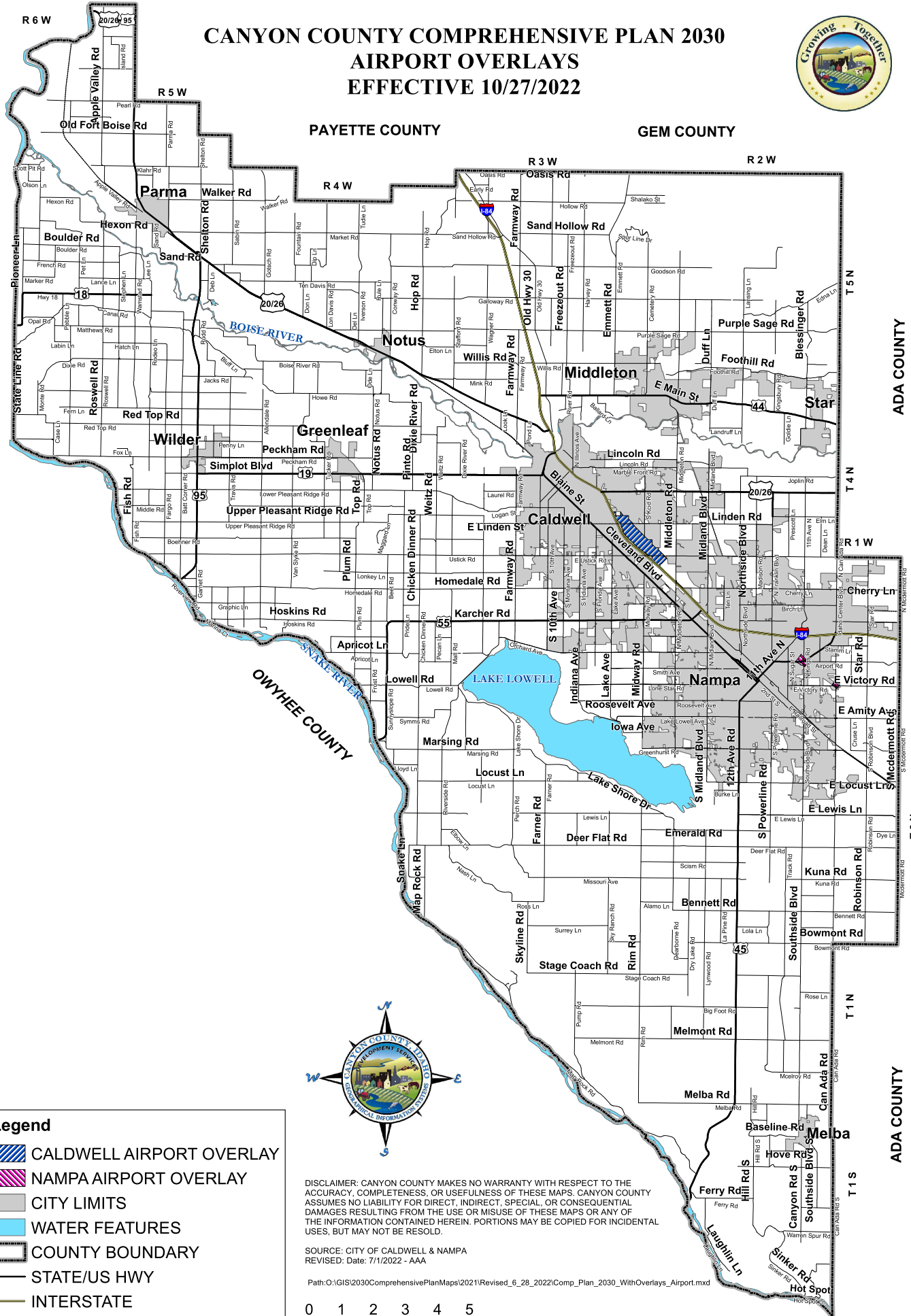
CANYON COUNTY COMPREHENSIVE PLAN 2030 AIRPORT OVERLAYS EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



Legend

- CALDWELL AIRPORT OVERLAY
- NAMPA AIRPORT OVERLAY
- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



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SOURCE: CITY OF CALDWELL & NAMPA
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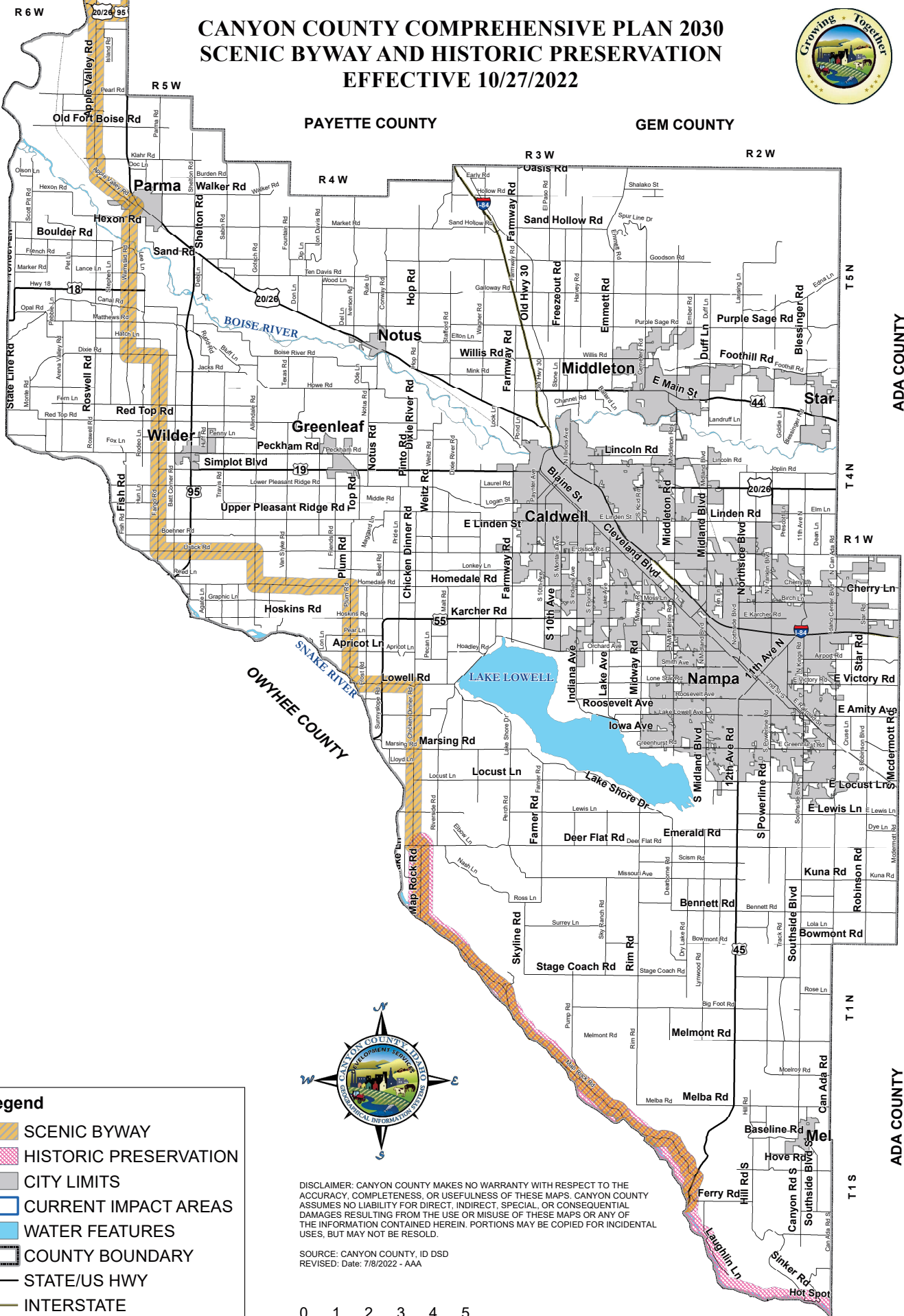
CANYON COUNTY COMPREHENSIVE PLAN 2030 SCENIC BYWAY AND HISTORIC PRESERVATION EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



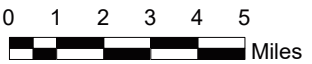
Legend

- SCENIC BYWAY
- HISTORIC PRESERVATION
- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



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CHAPTER 5: NATURAL RESOURCES & HAZARDOUS AREAS



NATURAL RESOURCES AND HAZARDS

PURPOSE

The natural resources element explores the County's natural resources to maintain the uses of rivers and other waters, forests, ranges, soils, fisheries, wildlife, minerals, and watersheds. Access to abundant natural resources such as healthy soils, mineral resources, and water supports economic activity and community well-being. Wise management of natural resources helps to ensure the long-term resiliency of communities.

The hazards element will guide the County in proactively planning for hazard mitigation, post-disaster recovery, and changes in the climate to promote resilient communities and protect life and property. The objectives and strategies are intended to be applied in conjunction with the Canyon County All-Hazard Mitigation Plan and Canyon County Wildfire Protection Plan.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address citizen concerns and desires for the County's natural resources and hazards.

Goal **Policy** **Action**

Table 5. Natural Resources and Hazards Goals and Policies

G5.01.00 Protect, enhance, and steward natural resources.	
P5.01.01	Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.
A5.01.01a	Update County zoning ordinance requirements, as needed, to ensure consistency with policies in this Plan, including construction, stormwater, and floodplain management, to satisfy County requirements under the Clean Water Act, FEMA, and the National Flood Insurance program.
P5.01.02	Incorporate existing natural features as amenities in development design.
P5.01.03	Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems.
A5.01.03a	Coordinate with water supply providers to ensure policies align for successful water management.
A5.01.03b	Work with irrigation districts and other agencies to identify opportunities to help provide education to promote water conservation.
A5.01.03c	Develop design standards to require future developments to install water-wise landscaping to minimize water usage and lower the maintenance cost.
P5.01.04	Encourage subdivisions over fifteen lots to install community water systems.
P5.01.04a	Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent land owners or residents.

P5.01.05	Protect the areas where crucial aquifers are replenished and restrict new development in flood-prone areas.
A5.01.05a	Develop a wellhead area protection ordinance to safeguard aquifer recharge areas and groundwater supplies where relevant. Explore an overlay option.
A5.01.05b	Identify opportunities for parks, recreation facilities, greenways, and open spaces in flood zone areas and near neighborhoods to prevent flooding.
P5.01.06	Protect fish, wildlife, and plant habitat area and maintain contiguous wildlife habitats when possible.
A5.01.06a	Develop zoning and other strategies to minimize adverse impacts of development on habitat areas.
A5.01.06b	Identify and map critical wildlife habitat areas and minimize development encroachment and fragmentation.
P5.01.07	Protect wildlife corridors that can be incorporated into habitat protection plans as linkages to larger blocks of land, including riparian corridors and other greenways.
A5.01.07a	Establish buffers and development standards for natural areas.
A5.01.07b	Require the preparation of a wildlife protection plan for significant developments in areas near natural resources.
G5.02.00	Recognize the importance of air quality and address air pollution in accordance with applicable regulations.
A5.02.01	Work with IDEQ to identify ways to improve air quality.
G5.03.00	Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands.
P5.03.01	Sand and gravel mining operations should be located to avoid adverse impacts to the river channel and promote compatibility with adjacent uses.
A5.03.01a	Develop an ordinance for sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources.
G5.04.00	Protect and improve soil health to sustain and promote plant, animal, and human health.
P5.04.01	Consider the suitability of soil composition in all land-use decisions.
A5.04.01a	Establish a method to track development on best-suited and moderately-suited lands.
A5.04.01b	Develop a Land Evaluation and Site Assessment requirement for land use projects.
A5.04.01c	Collaborate with Canyon Soil Conservation District, United States Department of Agriculture, and other agencies to identify ways to provide education and protect soil health in the County.
A5.04.01d	Update County zoning ordinance requirements to ensure consistency with policies in this plan related to erosion, stormwater runoff, and impacts on water quality.
P5.04.02	Reduce and prevent erosion.

A5.04.02a	Protect steep slopes and erosive soils from development. Explore the feasibility of requiring adequate on-site mapping of slopes, alluvial fans, and other erosion and debris flow hazard areas in development submittals.
G5.05.00	Protect Canyon County inhabitants' health, safety, and welfare by reducing the risk and effects of natural and human-made hazards.
A5.05.00a	Work with Canyon County Emergency Management on the implementation of the All-Hazard Mitigation Plan.
A5.05.00b	Map environmental and artificial hazards for residents and developers to understand overlapping risks.
P5.05.01	Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.
A5.05.01a	Create development standards designed to protect existing hazardous areas.
P5.05.02	Minimize the degree of risk to life and property from wildfire.
A5.05.02a	Adopt fire safety standards for new construction and access in wildfire risk areas and where fire protection is inadequate or unavailable to reduce the threat of loss of life and property from wildfire hazards.
A5.05.02b	Develop and adopt a Wildfire Risk Overlay.
G5.06.00	Encourage downward-facing lighting to improve public safety.
P5.06.01	Lighting design should reduce the negative impacts of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife.
A5.06.01a	Update County Code to prohibit unshielded exterior limit lighting through shielded fixtures and foot-candle limits.
A5.06.01b	Adopt a Dark Sky Ordinance to develop regulations that require proposals for any development involving outdoor lighting will be expected to include details of lighting as part of the submitted application and will be expected to demonstrate that: a) light spillage and glare are minimized and b) there is no detrimental impact on residential amenity, highway safety, flight safety, or to sites of nature conservation value.
G5.07.00	Protect the quality and quantity of aquifers and protect and enhance the capability of groundwater recharge areas for the present and future water supply of the County.

NATURAL RESOURCES CURRENT TRENDS

Climate

The greater Treasure Valley is considered a typical high desert with a mild, arid climate with distinct seasons and an average growing season of approximately 160 days. During warmer months, winds prevail from the northwest and the southeast during the cooler months. The annual average precipitation is 11.1 inches, which is accrued primarily in the winter months. The average summer daytime high temperature is ninety-three degrees Fahrenheit with a low of fifty-six degrees Fahrenheit at night. Average winter temperatures range from twenty-one degrees to thirty-four degrees Fahrenheit

in the daytime and twenty-one to thirty-one degrees Fahrenheit at night. Extreme temperatures range from 110 degrees Fahrenheit in the summer and negative two (-2) degrees Fahrenheit in the winter. Changes in average temperatures and severe weather will occur as the climate changes.¹

Water

Water is a central element in healthy and sustainable communities. The County is rich in waterways, including lakes, rivers, creeks, ponds, sloughs, canals, drainage ways, and laterals. These waterways are vital to community livelihood; they provide freshwater, support fish and wildlife, produce power, and are an economic driver for agriculture and tourism.

Groundwater in the County and greater Treasure Valley consists of shallow, intermediate, and deep aquifers. Below the shallow aquifers is a deeper, regional aquifer system that flows westerly. Shallow aquifers are less than 250 feet below the ground surface; the water is generated from precipitation, irrigation infiltration, river and stream channels, or canals. Water is often supplied to rural domestic and irrigation wells from shallow aquifers, while municipal, industrial, and irrigation wells get water from deeper aquifers. Around fifty percent (50%) of the Treasure Valley land area is flood or sprinkler irrigated. The seepage from irrigation accounts for approximately ninety-five percent (95%) of recharge to shallow aquifers. A small portion of irrigation water returns to deeper aquifers. Surface water, groundwater, aquifer protection, and recharge are vital to sustaining the County's life.²

Vegetation

The majority of vegetation in the County is agricultural. In addition to agriculture, native vegetation is critical in supporting rich ecosystems, preserving biodiversity, and preventing soil erosion by adding nutrients and stability to the soil. Throughout the County are sagebrush uplands, grasslands, and riparian forests. In areas of transition along watersheds are smartweed and other moist-soil plants. Riparian forests are composed primarily of Cottonwood, Peachleaf Willow, and Coyote Willow. Upland Sage Steppe habitats consist of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye, and Great Basin Wild Rye.

Soil

As shown on Map 5 at the end of this chapter, the County has a wide range of suitable soils for different land uses. The Soil Survey Geographic Database (SSURGO) contains soil data collected by the National Cooperative Soil Survey and is used for regional planning. SSURGO data is used for the Important Prime Farmland Map, which identifies soil suitability from best-suited to least-suited soils. Soils are rated using an eight-range capability class.

Soil Capability Classes

Class I/Best Suited: Best suited for intensive production and have few limitations that restrict their use.

Class II/Best Suited: Suited for production. It may have some limitations that reduce the choice of plants or require moderate conservation practices.

Class III/Moderately Suited: Limitations that reduce the choice of plants require special conservation practices or both.

¹ National Oceanic and Atmospheric Administration Weather Data

² Idaho Department of Water Resources

Class IV/Moderately Suited: Very severe limitations that restrict the choice of plants and require very careful management or both.

Class V/Least-Suited: Little or no erosion hazard but have other limitations impractical to remove that limit their use primarily to pasture, range, woodland, or wildlife food and cover.

Class VI/Least-Suited: Severe limitations make them generally unsuited to cultivation and limit their use primarily to pasture or range, woodland, or wildlife food and cover.

Class VII/Least-Suited: Very severe limitations make them unsuited to cultivation and restrict their use mainly to grazing, woodland, or wildlife.

Class VIII/Least-Suited: Limitations preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply, or esthetic purposes.

Canyon County soils are primarily Class I, Class II, and Class III making the County an excellent location for agriculture.¹

Fish and Wildlife

Fish and wildlife are essential resources in Canyon County that supports economic and environmental resilience. Over 332 species of fish and wildlife live throughout the County. Numerous species of birds and wildlife have habitats at Deer Flat Wildlife Refuge, Boise River Complex, Snake River Complex, and other watersheds. The Idaho Fish and Wildlife Information System has identified eight sensitive and one endangered species.²

Minerals

Canyon County is rich in mineral resources that enhance the County's economy. Located throughout the County are several mines and prospects. Gold, uranium, gemstone, gypsum-anhydrite, peat, and rare earth elements are minerals mined in the County³. Existing gravel pit operations are shown on Map 6 at the end of this chapter.

Air

Air quality affects the health and well-being of Canyon County residents. In 1963, the Clean Air Act became federal law and set national standards to promote cleaner air. Federal agencies enforce the Act with the support of state agencies. Air quality is affected by the number of pollutants emitted into the atmosphere. The six common pollutants are ozone, sulfur, nitrogen, carbon monoxide, and lead. As of 2021, the County was designated as an area of concern priority area by the Idaho Department of Environmental Quality. The Treasure Valley is subject to wintertime inversions that trap cold air and pollutants, generating poor air quality. Pollutant particles in the County have been recorded at levels above PM2.5 (particulate matter 2.5 microns in diameter) National Ambient Air Quality Standards (NAAQS). The County experiences unhealthy air quality levels during the summer due to calm wind, high temperatures, and sunlight that generates ozone near the ground. Vehicles are one of the primary sources of ozone and particulate matter in Canyon County. Odors and fugitive dust caused by dairies, feedlots, and other industries concern air quality throughout the County.⁴

¹ Natural Resources Conservation Service

² Idaho Fish and Game

³ Idaho Geological Survey

⁴ Idaho Department of Environmental Quality

HAZARDS CURRENT TRENDS

Hazards and hazardous areas threaten the well-being and safety of humans, property, and the environment. Hazards are both natural and human-made. Proactively planning for hazard mitigation, post-disaster recovery, and changes in the climate will promote the County's resiliency.

The State of Idaho Hazard Mitigation Plan identifies twenty-four hazards (identified to the right) that create a risk in Canyon County and Idaho. The top ten of the highest risk to lowest includes wildfire, flood, cyber disruptions, severe storms, drought, hazardous materials, pandemic, avalanche, landslide, and earthquake. Unless otherwise stated the following information was compiled from the 2021 Canyon County All-Hazard Mitigation Plan.

Drought

Idaho Department of Water Resources identifies drought as prolonged water supply shortages caused by below-average natural precipitation affecting surface water and groundwater. A period of drought occurred in the County from 1987 through 1992. In 2001 and 2005, Idaho issued an order declaring a drought emergency for Canyon County. Drought may continue to be an ongoing hazard as the County experiences higher temperatures, increasing water demands, low winter snowpack, and lack of rainfall. Although the hazard is slow-moving, it causes substantial losses to agriculture, domestic water supply, energy production, public health, and wildlife and drastically increases the wildfire threat. In addition to wildfire, drought creates the conditions necessary for flooding, flash floods, landslides, mudslides, and land subsidence. In a report by Headwaters Economics, the County is expected to experience a fifty-six percent (56%) increase in extremely hot days and a twelve percent (12%) increase in days with heavy precipitation within twenty-five years.¹

Flooding

The National Weather Service classifies flooding as "the inundation of normally dry areas due to increased water levels in an established watercourse." Historically, the types of flooding in the County are flash flooding, river flooding, dam failure, and canal/drainage failure. Flooding threatens life, safety, and health and causes damage to property and infrastructure. Flooding events are underreported due to localized damage and property owner response and recovery from the event. Future development in

Natural Hazards

Drought
 Extreme Heat/Cold
 Severe Winter Storm
 Lightning
 Hail
 Tornado
 Flash/River Flooding
 Dam Failure
 Canal/Drainage Failure
 Earthquake
 Landslide
 Mudslide
 High Ground Water
 Wildfire
 Burrowing Rodents
 Communicable Disease
 Nitrate Priority
 Invasive Species
 Straight Line Wind

Human-Made Hazards

Structural Fire
 Railroad
 Hazardous Material Event
 Riot/Civil Disorder

¹ Headwaters Economics Climate Projections July 2022

the County may increase the risk of flooding as impervious surfaces cover more land. Map 7 at the end of this chapter shows FEMA Special Flood Hazard Areas (SFHA) in the County.

Earthquakes

Earthquakes are an infrequent hazard. The County is situated in the Western Snake River Plain fault system that consists of numerous northeast and southwest faults. The fault system has a slip rate of less than 0.2 mm per year that does not create significant earthquakes in the County. The majority of events that occur in the County are the result of more significant events in other parts of the state and neighboring states, including Washington, Nevada, Montana, and Wyoming.

Severe Storms

Severe storms often produce one or more of the following: strong winds and large hail, thunderstorms, tornadoes, rain, snow, and other precipitation. These events occur in the County, pose a significant risk to property and disrupt regional systems, including public utilities, telecommunications, and transportation. Canyon County may see an increase in severe storms as temperatures increase.

Landslide

Landslides present a risk in areas of the County with natural and artificial slopes. Water, seismic activity, and rapid slope-toe material erosion often trigger landslides. Although Canyon County has low landslide potential, these events can impact property, infrastructure, and lives.

Wildfire

Wildfire is a risk in the County. As shown on Map 8, the County has varying wildfire risk areas, from low to high. Wildland Urban Interface (WUI) are areas of wildfire risk where unoccupied lands transition to development. A majority of wildfires in Idaho are human-caused. In a report by Headwaters Economics, forty-two percent (42%) of homes in the County are exposed to wildfire from direct sources, such as adjacent flammable vegetation.

Hazardous Materials

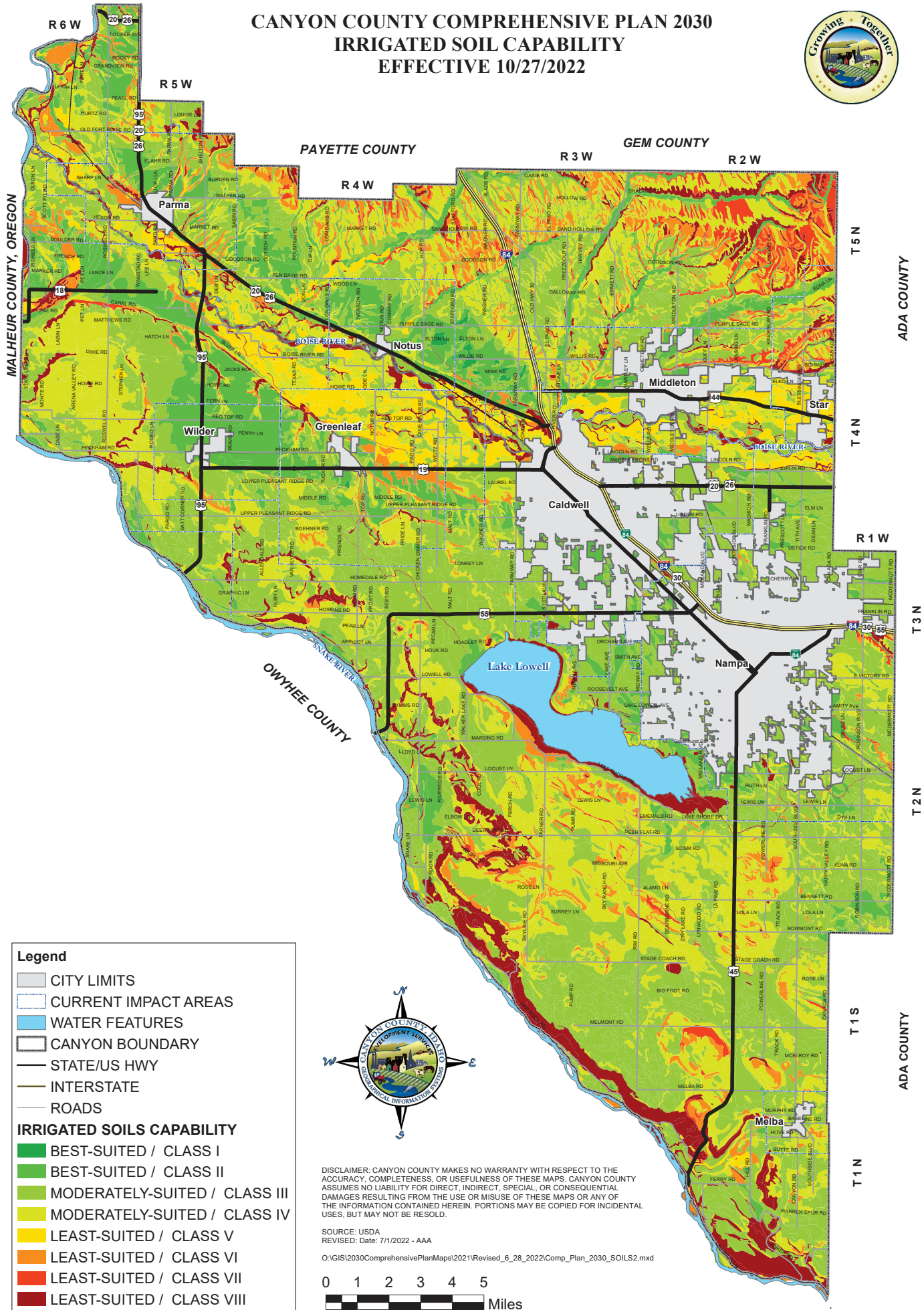
Hazardous materials include any chemical that can cause harm to people, plants, or animals when released into the environment. Hazardous materials are used, stored, and transported throughout the County. Typical incidents include gas leaks, waste disposal fires, electrical fires, transportation crashes, and industrial, agricultural, medical, and residential facility incidents.

Nitrate Priority Area

Large portions of the County are within a Nitrate Priority Area. Nitrate is identified as “one of the most widespread ground water contaminants in Idaho”. Nitrate is a compound containing nitrogen, an element that is a vital component of foods and fertilizers. It’s also an essential nutrient for plant growth. Nitrate comes from various sources such as plants and other organic matter that return nitrate to the soil as they decompose. Septic sewer systems, waste from animal feedlots, and nitrogen-based fertilizers release nitrates into the environment. Nitrate that plants do not use can build up in and move through the soil. Precipitation, irrigation, and sandy soils allow nitrate to percolate downward into ground water.” The Nitrate Priority Area is shown on Map 9 at the end of this chapter. ¹

¹ Idaho Department of Environmental Quality

CANYON COUNTY COMPREHENSIVE PLAN 2030 IRRIGATED SOIL CAPABILITY EFFECTIVE 10/27/2022

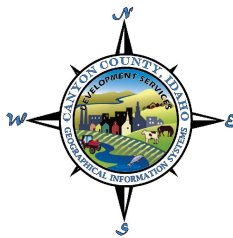


Legend

- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- CANYON BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

IRRIGATED SOILS CAPABILITY

- 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



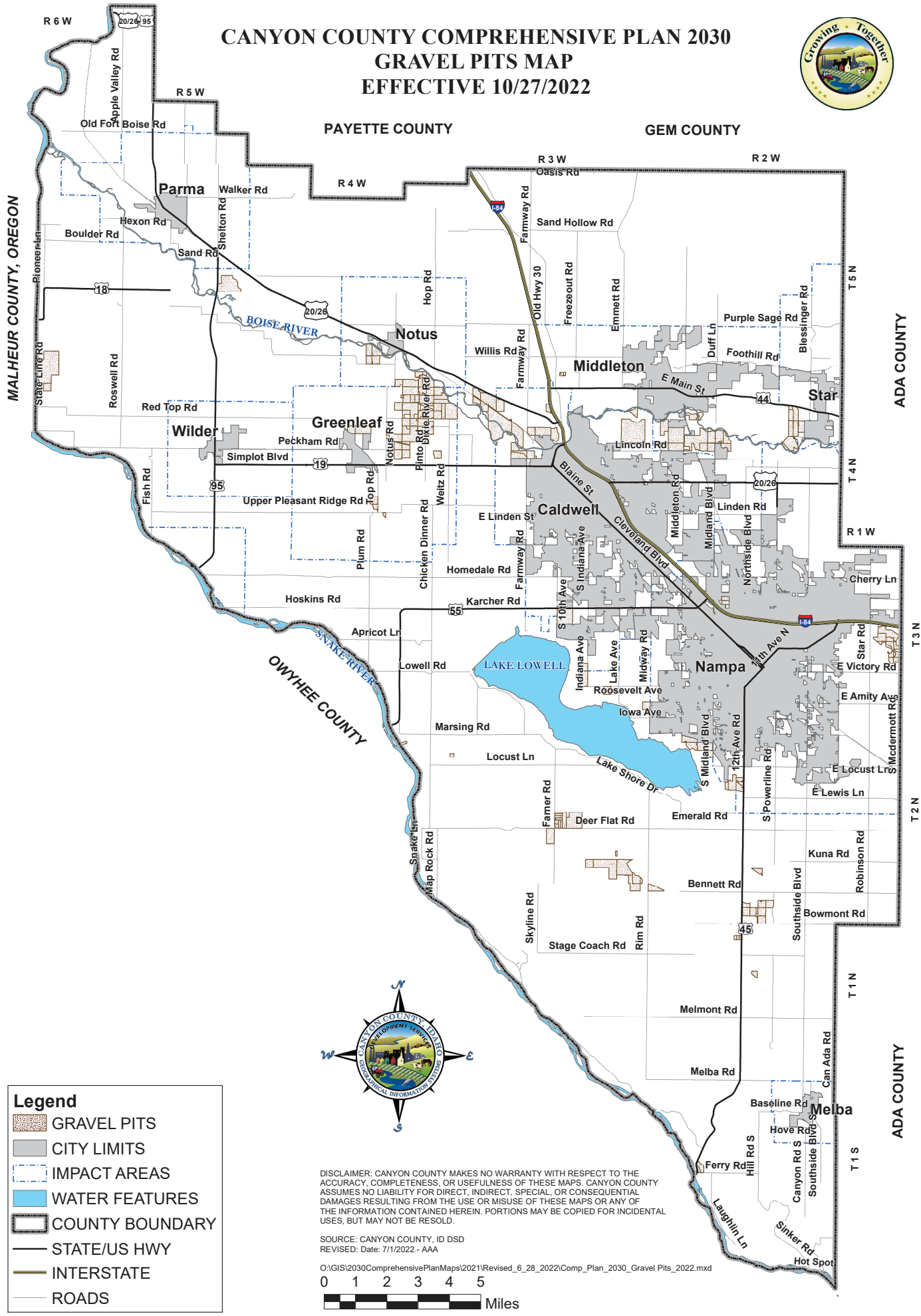
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SOURCE: USDA
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CANYON COUNTY COMPREHENSIVE PLAN 2030 GRAVEL PITS MAP EFFECTIVE 10/27/2022



Legend

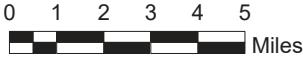
- GRAVEL PITS
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



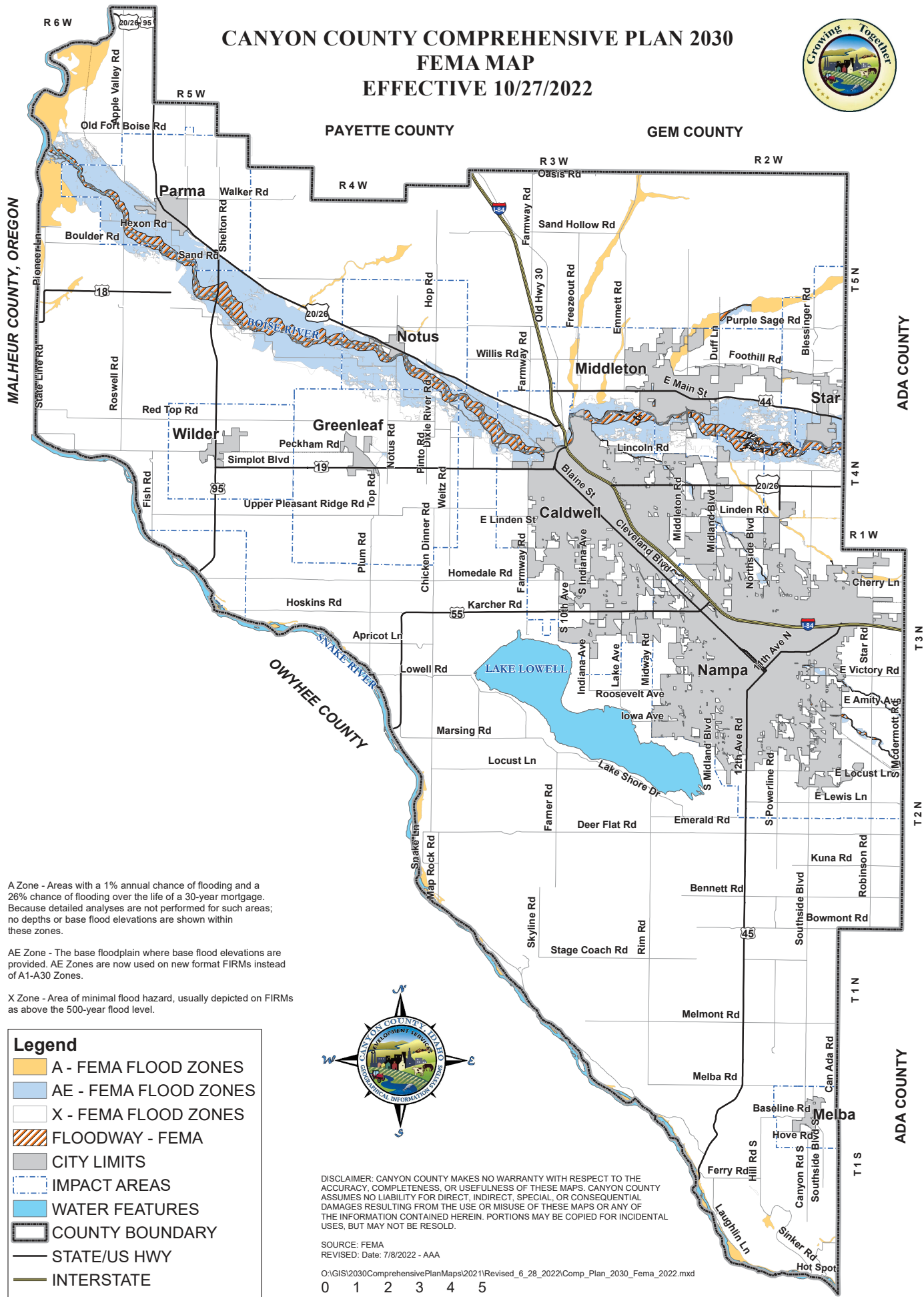
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SOURCE: CANYON COUNTY, ID DSD
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CANYON COUNTY COMPREHENSIVE PLAN 2030 FEMA MAP EFFECTIVE 10/27/2022



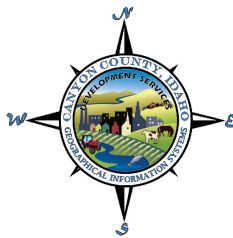
A Zone - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE Zone - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

X Zone - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

Legend

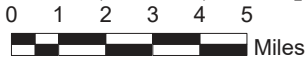
- A - FEMA FLOOD ZONES
- AE - FEMA FLOOD ZONES
- X - FEMA FLOOD ZONES
- FLOODWAY - FEMA
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



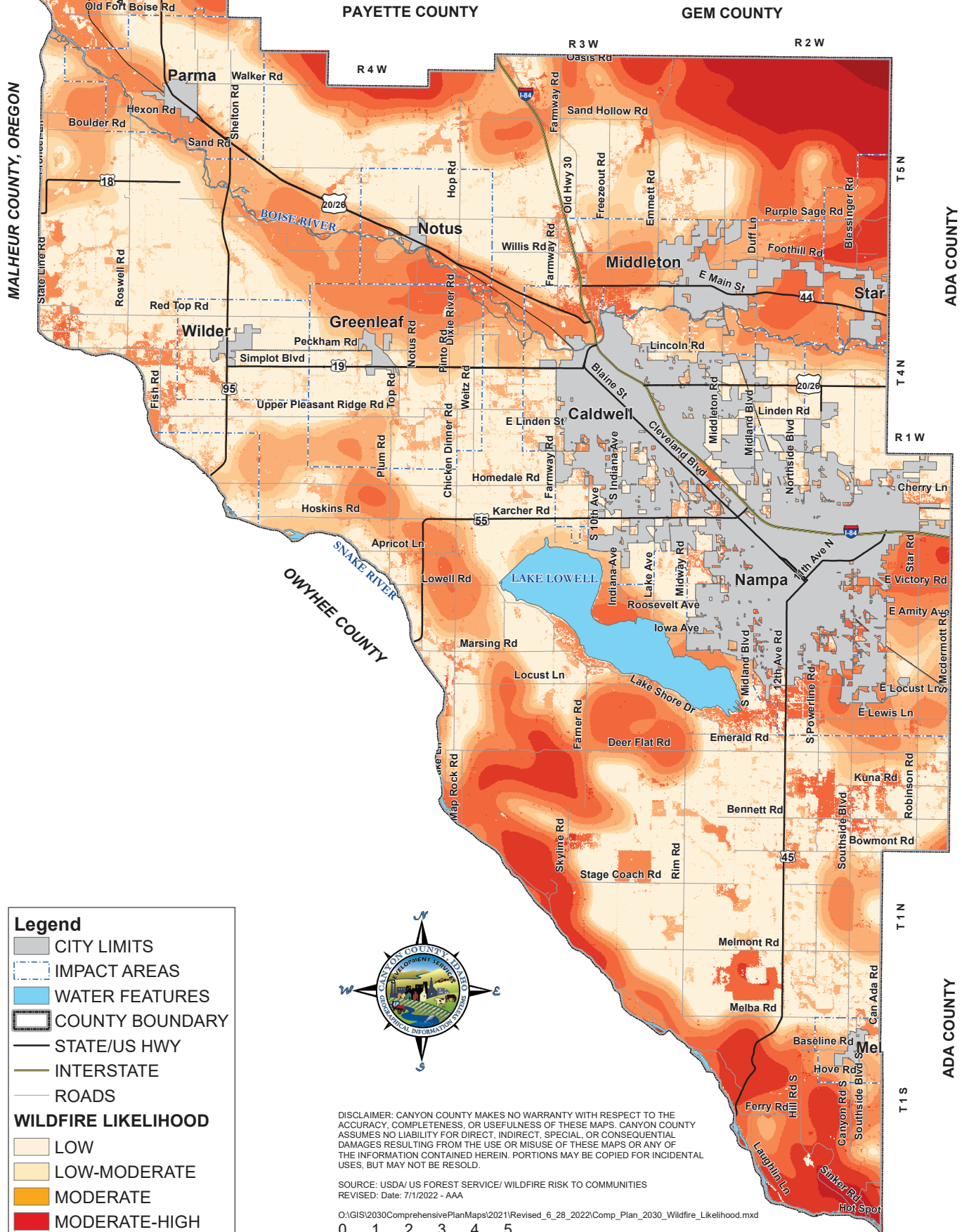
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SOURCE: FEMA
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CANYON COUNTY COMPREHENSIVE PLAN 2030 WILDFIRE LIKELIHOOD EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

WILDFIRE LIKELIHOOD

- LOW
- LOW-MODERATE
- MODERATE
- MODERATE-HIGH
- HIGH



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SOURCE: USDA/US FOREST SERVICE/ WILDFIRE RISK TO COMMUNITIES
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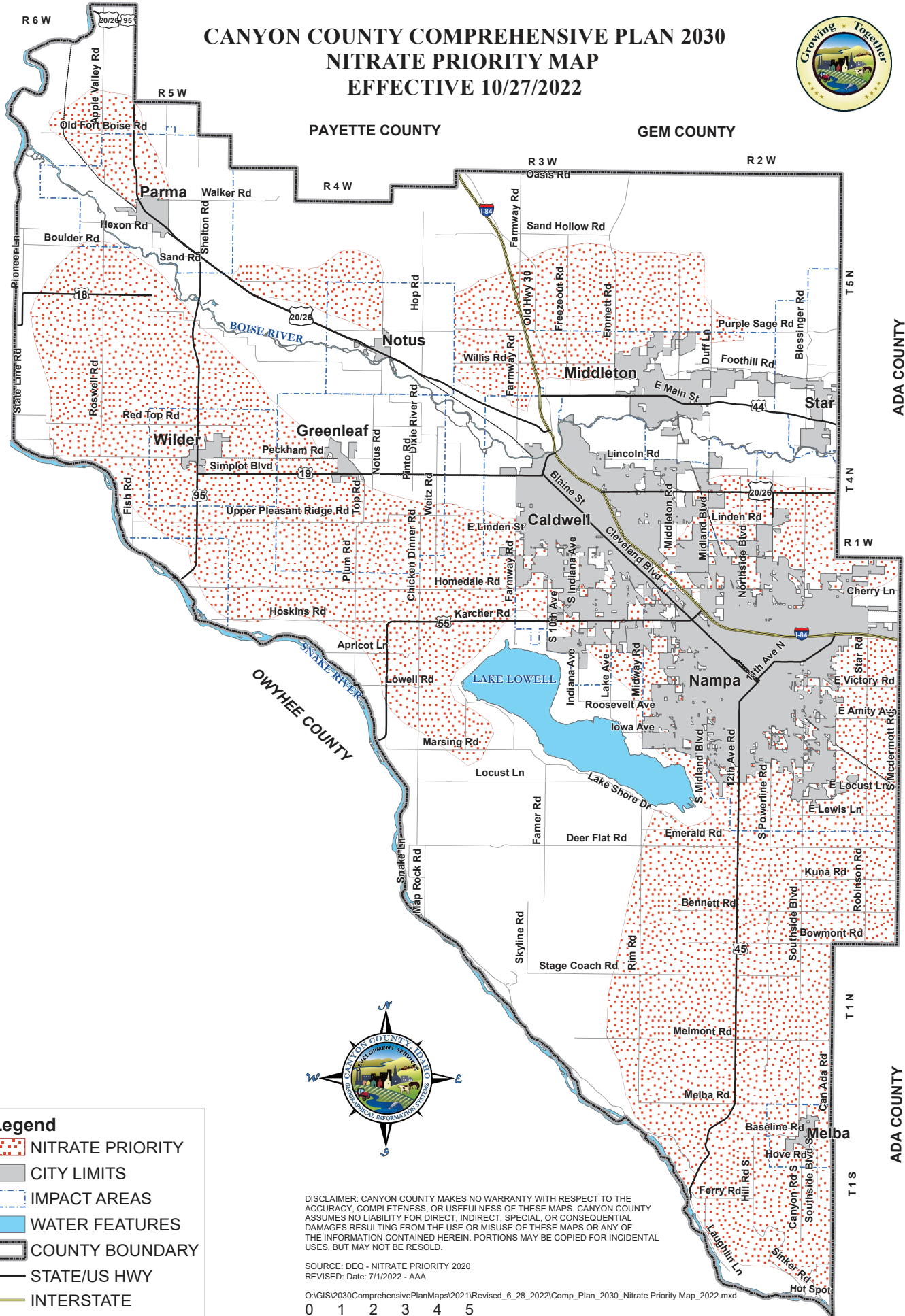
CANYON COUNTY COMPREHENSIVE PLAN 2030 NITRATE PRIORITY MAP EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



Legend

- NITRATE PRIORITY
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



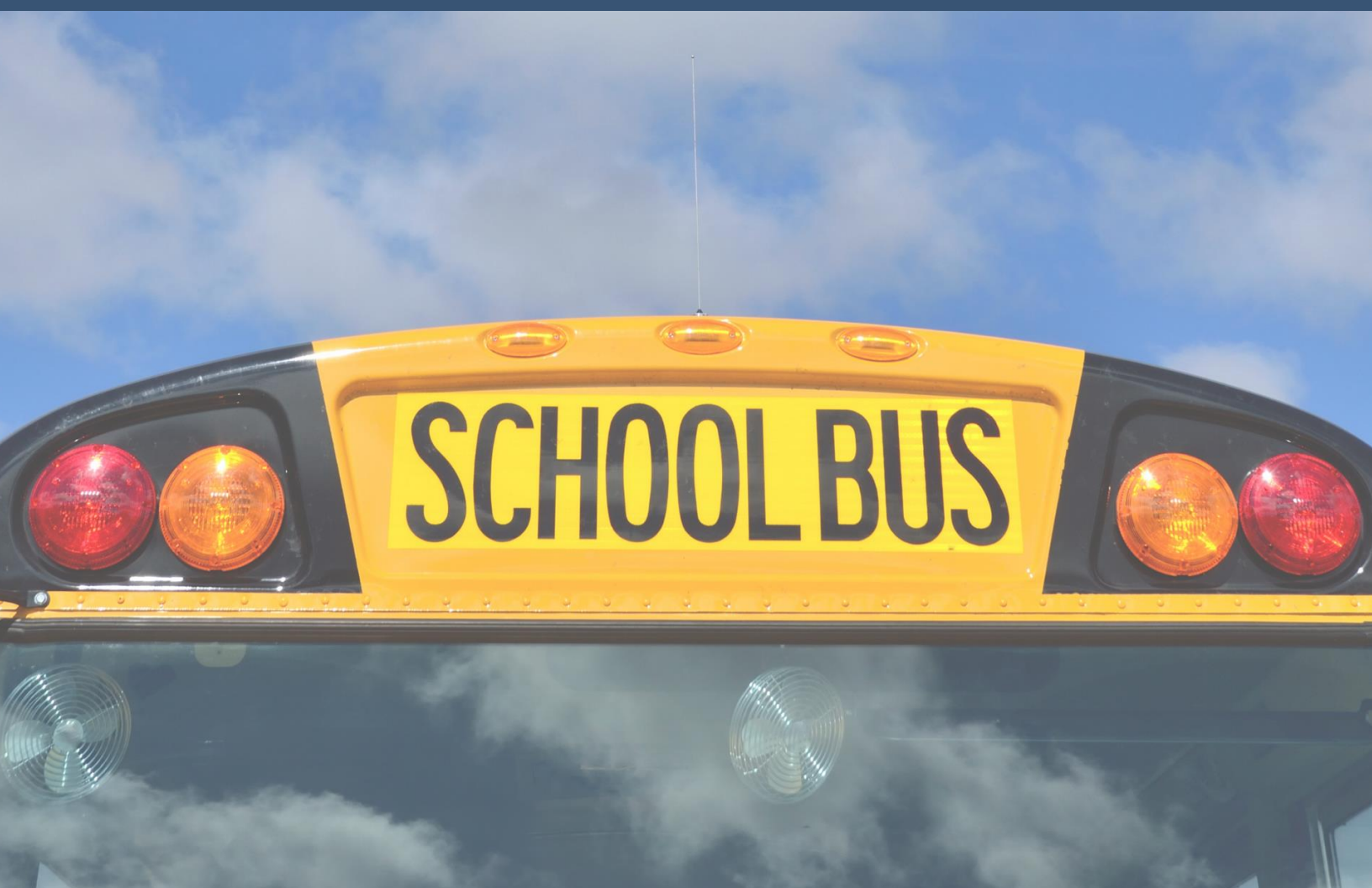
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SOURCE: DEQ - NITRATE PRIORITY 2020
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CHAPTER 6: SCHOOLS



SCHOOLS

PURPOSE

This element provides an analysis of public school considerations associated with future development.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to cover the need for education and student safety throughout the County.

Goal **Policy** **Action**

Table 6. Schools

G6.01.00	Ensure adequate school facilities and services meet the community's educational, social, and recreational needs.
P6.01.01	Consider the cumulative impact residential development will have on the capacity of schools.
A6.01.01a	Work with school districts, cities, and agencies on the siting of schools to ensure they are accessible and compatible with surrounding areas.
A6.01.01b	Continue providing information regarding land development proposals to all affected school districts.
A6.01.01c	Include school districts in pre-application processes and planning.
G6.02.00	Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.
P6.02.01	New development within one mile of existing or planned schools should provide adequate pedestrian and bicycle access for school children and internal and connecting roads and pathways.

CURRENT TRENDS

School Facilities and Education

K-12 Schools

As shown by Map 10 at the end of this chapter, eight school districts serve the County. The eight districts have seventy-four public schools with approximately 40,663 enrolled students. There are an additional sixteen private, charter, alternative, and pre-K schools serving about 3,700 students. Neighboring County school districts such as Marsing, Homedale, Meridian, and Kuna serve areas near the County line.

School District Student Numbers

For the 2021-2022 school year, there are twenty-seven public high schools serving 14,678 students, twenty-eight public middle schools serving 13,899 students, thirty-eight public elementary schools serving 29,691 students, nine public charter schools serving 4,420 students, and twelve private schools serving 1,688 students.¹

The County has seen a high rate of growth in population and development. 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.

School Districts Average Daily Attendance¹

	2020-2021	2010-2011
Caldwell	5,370	5,923
Emmett	2,444	2,064
Fruitland	1,617	1,639
Homedale	1,225	1,124
Kuna	5,491	4,986
Marsing	828	776
Melba	889	760
Middleton	3,965	3,651
Nampa	14,476	13,761
New Plymouth	950	936
Notus	312	382
Parma	1,012	985
Vallivue	8,979	7,693
Wilder	476	436
COSSA	120	-

School Bus Transportation

The Idaho State Department of Education Student Transportation is responsible for administering the Idaho student transportation program and reimbursing school districts and charter schools for the allowable transportation costs to transport their students. Idaho school districts and charter schools employ over 2,600 bus drivers, 150 school bus technicians, and 2,700 school buses to transport more than 100,000 students to and from school and school-related activities over 28,000,000 miles annually.¹

Higher Education

The County has many colleges, universities, and trade schools. Higher education is critical to our citizens' continued viability in the job market. It is also a significant factor in attracting new employers to the County. Trade schools and community colleges offer affordable and flexible training opportunities for all residents.

The College of Idaho

The College of Idaho is a private liberal arts institution in Caldwell, Idaho. Founded in 1891, as of 2022 the college was home to nearly 1,000 undergraduate students and is the state's oldest four-year institution of higher learning. The Northwest Commission has accredited the college since 1922. The fifty-acre park-like campus comprises tree-lined pathways that join administrative, student life, academic, sports and recreation, and arts and entertainment facilities.

College of Western Idaho

Located in Nampa, the College of Western Idaho, founded in May 2007, is an accredited community

¹ Idaho State Department of Education

college that serves 28,974 students annually in Canyon and Ada County. The College offers undergraduate, career technical, fast-track career training, adult basic education, and community education. ¹ The Nampa campus includes a Boise State University Center for CWI students who intend to transfer to complete a bachelor's degree. ²

Northwest Nazarene University

Northwest Nazarene University was founded in 1913. The campus, located in Nampa, is situated on 90 acres and serves undergraduate and graduate students. The University offers over sixty areas of study, master's degree programs in many disciplines, accelerated degree programs, concurrent credit for high school students, and various continuing education credits. ³

Treasure Valley Community College – Caldwell Center

The Treasure Valley Community College (TVCC) – Caldwell Center is an off-campus center of TVCC based in Ontario, Oregon. The Caldwell Center is located in downtown Caldwell and offers more than eighty programs for undergraduates focused on professional/technical skills, fast-track career training, adult basic education, and community education. ⁴

University of Idaho Extensions

The University of Idaho Extension, Canyon County provides research opportunities to citizens including 4-H and Youth Development, Crop Production, Food Preservation, Small Acreage and Livestock Management, Nutrition, and Horticulture. ⁵

Career Technical Schools

Several career technical schools are located in the County as listed below:

- Silverhawk Aviation Academy
- Alpine Aviation Academy

¹ College of Western Idaho

² The College of Idaho

³ Northwest Nazarene University

⁴ Treasure Valley Community College

⁵ University of Idaho

CANYON COUNTY COMPREHENSIVE PLAN 2030 SCHOOL DISTRICTS MAP EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY

PAYETTE COUNTY

GEM COUNTY

OWYHEE COUNTY

Legend

- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

SCHOOL DISTRICTS

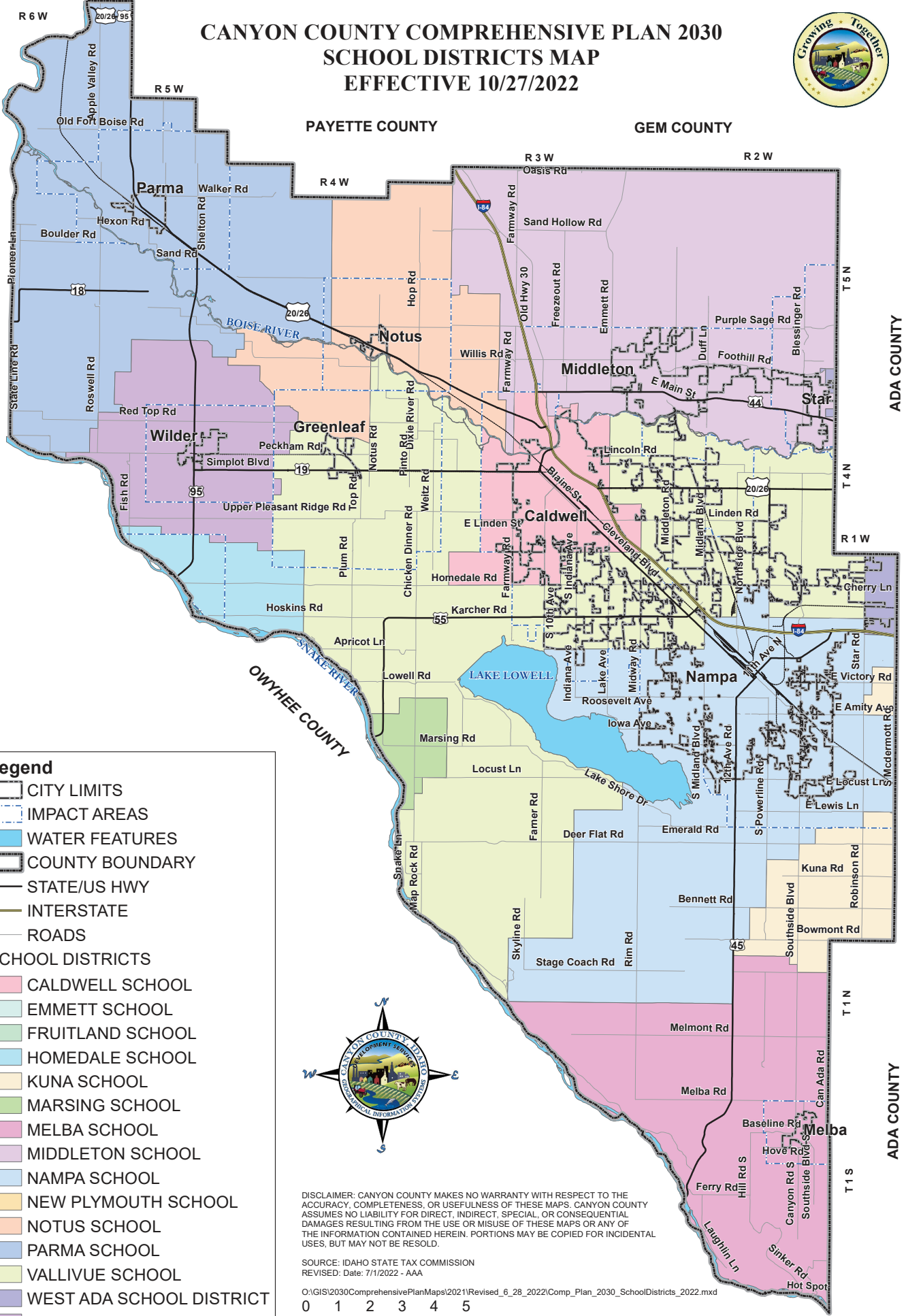
- CALDWELL SCHOOL
- EMMETT SCHOOL
- FRUITLAND SCHOOL
- HOMEDALE SCHOOL
- KUNA SCHOOL
- MARSING SCHOOL
- MELBA SCHOOL
- MIDDLETON SCHOOL
- NAMPA SCHOOL
- NEW PLYMOUTH SCHOOL
- NOTUS SCHOOL
- PARMA SCHOOL
- VALLIVUE SCHOOL
- WEST ADA SCHOOL DISTRICT
- WILDER SCHOOL



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CHAPTER 7: PUBLIC SERVICES, FACILITIES, AND UTILITIES



PUBLIC SERVICES, FACILITIES, & UTILITIES

PURPOSE

Community facilities and services are essential for resident's health, safety, and welfare. This element deals with essential services such as water, wastewater, stormwater, public safety (law enforcement and fire protection), solid waste, and utilities.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address the community's needs throughout the County.

	Goal	Policy	Action
--	------	--------	--------

Table 7. Public Services, Facilities, Utilities Goals, Policies, and Actions

	Goal	Policy	Action
G7.01.00	Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.		
P7.01.01		Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact.	
P7.01.02		Encourage annexations within city impact areas where municipal services can be provided.	
P7.01.03		New developments should not increase stormwater runoff from the site.	
P7.01.04		Encourage co-location and joint use of utility corridors and facilities.	
A7.01.04a		Work with service providers to designate locations of future utility corridors.	
P7.01.05		Encourage land owners outside of fire district boundaries to annex into a fire district before developing.	
G7.02.00	Create environmentally conscious communities.		
P7.02.01		Encourage conservation of energy through the support of public education, incentives, and other tools.	
A7.02.01a		Prepare and distribute informational materials that promote energy conservation.	
A7.02.01b		Identify incentives for energy-efficient design in private development and construction.	

CURRENT CONDITIONS

Canyon County provides solid waste disposal and offers some public safety and emergency services directly to its residents. However, it does not provide or manage water, sewer, transportation, or stormwater facilities or services. Other agencies or providers provide most public services and utilities in unincorporated Canyon County.

Water

Surface Water

The primary use of surface water is for irrigation. As shown on Map 11 at the end of this chapter, thirty-one irrigation districts and private irrigation companies provide service in the County. Irrigation districts and private irrigation companies are entities that own water rights and distribute water.

Ground Water

Most of the drinking water in Idaho (public and private) comes from groundwater through water distribution from aquifers to wells and springs. Public water systems are tested regularly, but private water systems (including unregulated community systems) have no testing regulations. The Idaho Department of Water Resources (IDWR) administers well drilling permits, regulations, and water rights. Private water supply is the sole responsibility of the system owner to maintain and ensure safe potable water. Most private water supplies consist of a single well that serves a single residence.

Water districts are organized government entities created and supervised by IDWR to distribute water consistent with water rights on record with IDWR. Water districts are the only authorized water delivery entity to administer Idaho water from a public water source or water system. The water distribution within a water district is accomplished by the elected and appointed Watermaster.

As the population grows, more people will be utilizing water. As the County develops, recharge issues may be mitigated through farmland preservation, managed aquifer recharge wells, requiring larger lot sizes, and other mitigation tools.



Wastewater

Wastewater is used water which is contaminated by various waste such as human waste, food scraps, oils, soaps, and chemicals. Idaho Department of Environmental Quality (DEQ) oversees wastewater collection and treatment, planning, design, and operation to protect public health and the environment. DEQ requires the systems to meet or exceed minimum requirements and additional DEQ conditions of approval, soil, and site requirements.

Many homes and buildings that are not served by public sewer systems require on-site wastewater systems, commonly called septic systems, to treat and dispose of wastewater. There are several types of septic systems, and the design and size can vary depending on the facility, soil type, site slope, proximity to water bodies, and local regulations. There are three primary types of septic systems in Idaho:

- **Individual Septic Systems** – An individual septic system is a decentralized system that serves one or two homes and usually consists of a septic tank and a drain field or leach field. Southwest District Health is responsible for permitting the septic tank and drain fields for private and commercial properties.
- **Large Soil Absorption Systems** – A large soil absorption system (LSAS) is a subsurface sewage disposal system that receives at least 2,500 gallons of wastewater per day. Resorts, schools, subdivisions, and rest areas that are not connected to centralized systems often use LSAS to treat their wastewater.
- **Alternative Systems** – An alternative system is any system for which DEQ has issued design guidelines or designates a simple modification of a standard system.¹

Stormwater

Stormwater is rain or melting snow that does not soak into the ground immediately. As this stormwater runoff flows over the ground or other surfaces, it can pick up debris, chemicals, sediment, or other pollutants. These pollutants can be carried by stormwater runoff (usually through storm drains) to streams, rivers, and lakes, resulting in water quality issues in these waterbodies. Federal, state, and local government agencies, businesses, industries, and individual landowners share responsibility for stormwater management.

As land development increases in the County, the volume of concentrated stormwater runoff increases. Stormwater runoff is one of the most significant contributors to point-source pollution.

The Environmental Protection Agency (EPA) approved Idaho's application to administer and enforce the Idaho Pollutant Discharge Elimination System (IPDES) program. Under the National Pollutant Discharge Elimination System (NPDES) stormwater program, operators of large, medium, and regulated small municipal separate storm sewer systems (MS4s) require authorization to discharge pollutants under an NPDES permit. Under EPA's approval, the authority to issue stormwater permits will transfer to the Idaho Department of Environmental Quality (IDEQ) in July 2021.

¹ Idaho Department of Environmental Quality

Solid Waste

Solid waste can have properties that potentially harm human health and the environment. The regulatory definition of solid waste is broad and includes most discarded items and waste materials. Idaho Department of Environmental Quality (DEQ), the counties, and Idaho’s public health districts all regulate and manage solid waste facilities in the state. Burning household trash, dumping waste on public land, or disposing of waste at an unauthorized site is illegal in Idaho. Residents can only burn household trash if trash service is not available.

The Pickles Butte Sanitary Landfill is a solid waste facility serving Canyon County residents. As of 2022 the landfill covers approximately 1,200 acres; 116 acres are used for waste storage.

Electricity & Natural Gas

Two corporations that provide utilities to Canyon County residents are Idaho Power (electricity) and Intermountain Gas Company (natural gas).

Idaho Power

Idaho Power, an IDACORP Company, provides electric power to Canyon County. Idaho Power is an investor-owned electric utility company regulated by the Idaho Public Utility Commission. Hydropower is their largest resource and aims to provide one-hundred percent clean energy by 2045. The energy sources they use are broken down as follows:

- Hydroelectric – 41.7%
- Coal – 20.9%
- Natural Gas – 11.9%
- Wind – 11.1%
- Market Purchases – 7.4%
- Solar – 4.1%
- Geothermal – 2.9%

Intermountain Gas

Natural gas is provided to the County by Intermountain Gas Company, a subsidiary of MDU Resources Group, Inc. Intermountain Gas is an investor-owned natural gas distribution company that serves southwest Idaho and is regulated by the Idaho Public Utility Commission. Natural gas is delivered to the region via high-pressure interstate gas pipelines connected to local laterals and pressure reduction substations, then through local distribution lines to customers in Canyon County.

Public Safety & Emergency Services

With most of Canyon County being rural and its residents not having quick and direct access to emergency services, it is critical to have adequate and coordinated public safety and emergency medical services to respond promptly to incidents. Public safety is managed by law enforcement and fire departments at the city, county, and volunteer levels. Canyon County Ambulance District serves emergency medical and ambulance needs.

Law Enforcement

Six law enforcement departments serve Canyon County residents at the city or county level. They include: Canyon County Sheriff's Department, Nampa Police Department, Caldwell Police Department, Middleton Police Department, Parma Police Department, and Wilder Police Department

Detention Facilities

There are currently three adult jail facilities, one juvenile detention facility, and one juvenile correction center in Canyon County. The facilities include Dale G. Haile Detention Center; Jail Annex; Tent Facility (Pod 5); and the Southwest Idaho Juvenile Detention Center. As of 2022, detention facilities in the County are at capacity and efforts to pass bonds for additional facilities have failed.

Fire Departments/Districts

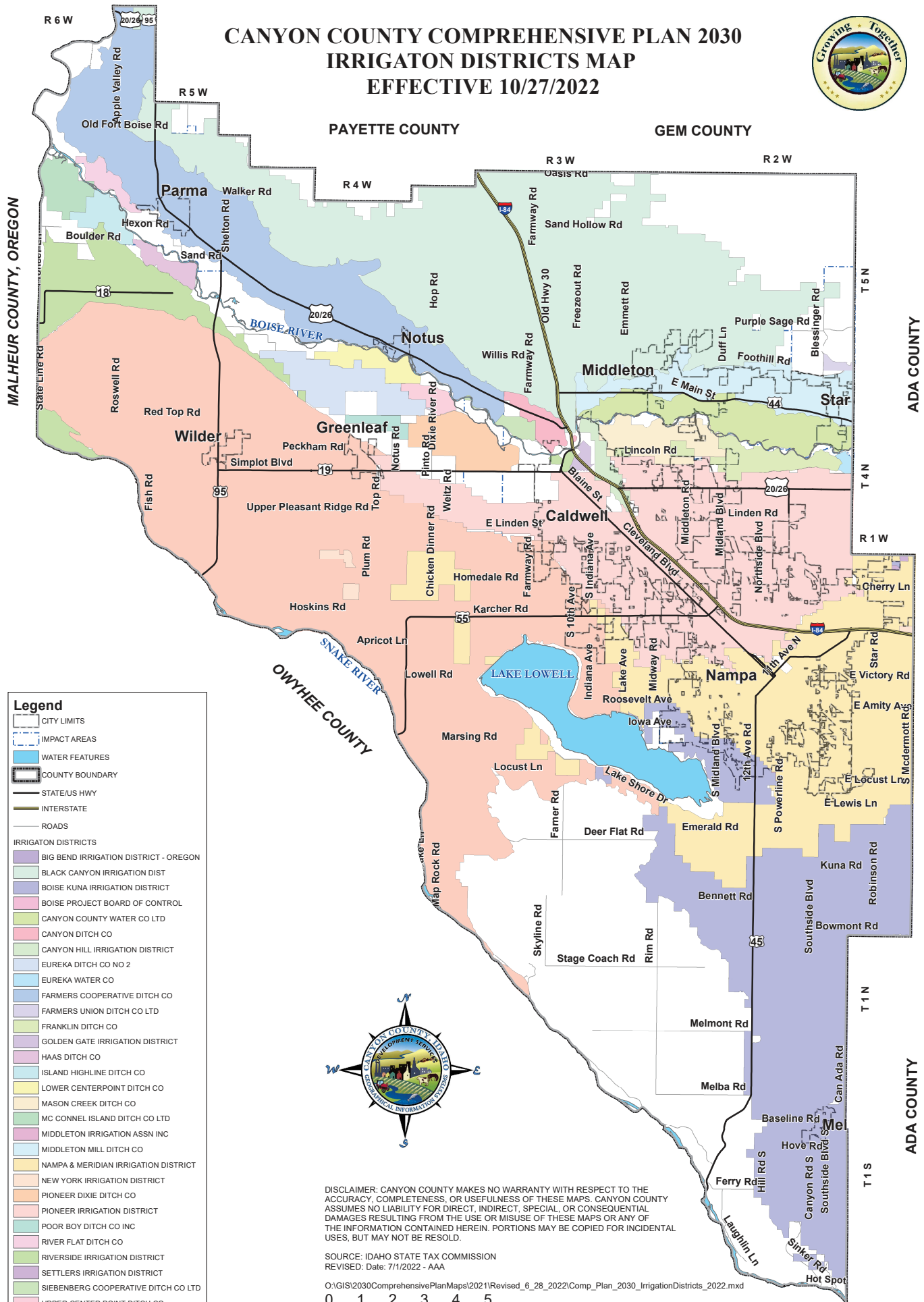
As shown on Map 12, eleven fire departments/districts serve Canyon County: Caldwell Rural Fire Department, Homedale Fire Protection, Kuna Rural Fire District, Marsing Rural Fire Department, Melba Rural Fire Protection, Middleton Rural Fire District, Nampa Fire Protection, Parma Rural Fire, Star Fire Protection District, Upper Deer Flat Fire, and Wilder Rural Fire.

The Idaho State Fire Marshall 2019 Annual Report states for Canyon County, the total incidents reported from 2018 to 2019 increased by 4.3%, and the entire fire incidents reported increased from 2018 to 2019 by 3.6%. In 2019, Canyon County had 141 firefighters on staff and 132 volunteer firefighters between the department and districts.

Ambulance District

Canyon County Paramedics is an ambulance-taxing district serving the citizens of Canyon County. They respond to 911 calls and perform interfacility transfers and special event standbys. They currently have eight stations: four in Nampa, two in Caldwell, one in Middleton, and one in Wilder.

CANYON COUNTY COMPREHENSIVE PLAN 2030 IRRIGATION DISTRICTS MAP EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

IRRIGATION DISTRICTS

- BIG BEND IRRIGATION DISTRICT - OREGON
- BLACK CANYON IRRIGATION DISTRICT
- BOISE KUNA IRRIGATION DISTRICT
- BOISE PROJECT BOARD OF CONTROL
- CANYON COUNTY WATER CO LTD
- CANYON DITCH CO
- CANYON HILL IRRIGATION DISTRICT
- EUREKA DITCH CO NO 2
- EUREKA WATER CO
- FARMERS COOPERATIVE DITCH CO
- FARMERS UNION DITCH CO LTD
- FRANKLIN DITCH CO
- GOLDEN GATE IRRIGATION DISTRICT
- HAAS DITCH CO
- ISLAND HIGHLINE DITCH CO
- LOWER CENTERPOINT DITCH CO
- MASON CREEK DITCH CO
- MC CONNELL ISLAND DITCH CO LTD
- MIDDLETON IRRIGATION ASSN INC
- MIDDLETON MILL DITCH CO
- NAMPA & MERIDIAN IRRIGATION DISTRICT
- NEW YORK IRRIGATION DISTRICT
- PIONEER DIXIE DITCH CO
- PIONEER IRRIGATION DISTRICT
- POOR BOY DITCH CO INC
- RIVER FLAT DITCH CO
- RIVERSIDE IRRIGATION DISTRICT
- SETTLERS IRRIGATION DISTRICT
- SIEBENBERG COOPERATIVE DITCH CO LTD
- UPPER CENTER POINT DITCH CO
- WILDER IRRIGATION DISTRICT



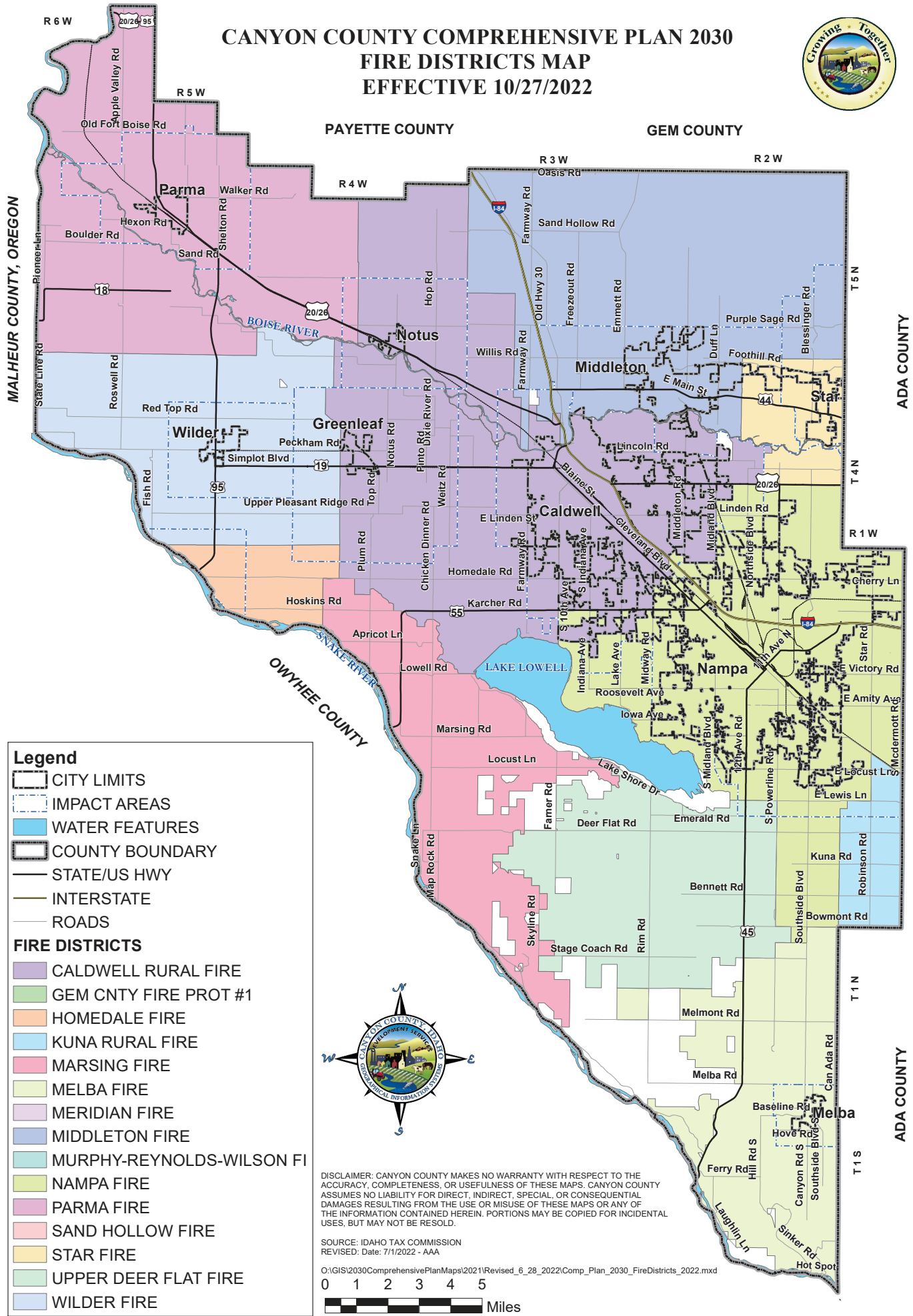
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CANYON COUNTY COMPREHENSIVE PLAN 2030 FIRE DISTRICTS MAP EFFECTIVE 10/27/2022



CHAPTER 8: TRANSPORTATION



TRANSPORTATION

PURPOSE

The transportation element intends to ensure that the County's transportation infrastructure provides safe, efficient, and cost-effective transportation routes within and throughout the County. This element inventories the County's existing transportation networks and evaluates the necessary improvements as new homes and jobs are created over the next ten years.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address the County's transportation needs.

Goal **Policy** **Action**

Table 8. Transportation Goals, Policies, and Actions

G8.01.00	Actively participate in regional transportation planning.
A8.01.00	Update the Functional Classification Map in the Plan as soon as COMPASS releases updated versions.
P8.01.01	Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.
A8.01.01a	Collaborate 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).
P8.01.02	Consider the cumulative impact of rezones and subdivisions on road capacity and traffic congestion when making land-use decisions.
A8.01.02a	Provide the total amount of approved rezones, conditional rezones, and subdivision lots in the area of a land-use case in staff reports.
G8.02.00	Provide safe transportation improvements for all users and connections to adjacent areas.
A8.02.00a	Continue to actively participate in implementing the Communities in Motion Regional Transportation Plan.
P8.02.01	Promote public safety through safe design.
A8.02.01a	Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.
P8.02.02	Improve the existing road network to the greatest extent possible before creating additional roads to accommodate future development, minimize land disturbance and efficiently use tax dollars.
A8.02.02a	Update the County's subdivision code or other regulations, as needed, to improve safety and calm traffic on local roads as part of the development review and permitting process.

A8.02.02b Require new developments to provide stub streets that connect to future developments on adjacent lands wherever possible, following highway district standards, and require appropriate signage.

G8.03.00 Enhance transportation opportunities for local and regional travel.

P8.03.01 Develop multi-use trails to connect to regional trails and roadways.

P8.03.02 Support alternative modes of travel.

G8.04.00 Support development and operation opportunities for general aviation and reliever airports.

P8.04.01 Direct aviation-related businesses to the appropriate public airport or local airstrip.

A8.04.01a Assist Canyon County public airports with expansion efforts (as necessary).

A8.04.01b As needed, update County zoning regulations and standards to ensure compatibility between future possible airport expansion areas and surrounding land uses.

CURRENT AND FUTURE CONDITIONS

The transportation system includes highways, arterials, collectors, local roads, private roads, bike routes, sidewalks, pathways, transit, rail systems, and air travel.

Regional and County Transportation Planning

Idaho Transportation Department (ITD) is responsible for constructing and maintaining state, U.S. and interstate highways in the County. The responsibility for maintenance, operational improvements, and expansion of public roadways in the County resides with the Idaho Transportation Department, four highway districts (Map 13), and the cities of Caldwell, Nampa, Middleton, Greenleaf, Parma, Melba, Notus, and Wilder.

COMPASS Communities in Motion 2040 2.0 Plan

The Community Planning Association of Southwest Idaho (COMPASS) developed Communities in Motion 2040 2.0 (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties, to examine issues and develop a vision and transportation plan for the Treasure Valley looking ahead to the year 2040. The Plan describes the current transportation system, outlines what is needed to accommodate future growth, explores funding opportunities, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments.¹

Functional Classification

In support of the planning efforts, the Functional Classification Map for the County, created by COMPASS, is used as a planning, access management, and corridor preservation tool. As shown on Map 14 at the end of this chapter, proposed roadways indicate where land needs to be preserved from

¹ COMPASS CIM 2040 2.0

development and to guide access management. Functional classification is the process of grouping roadways into classes according to their service. It defines the nature of this process by explaining the part that any particular road should play in serving the flow of trips through the network. The Functional Classifications are described as follows:

Interstate (classification for planning and federal maps) The Interstate system consists of all presently designated routes of the interstate system. This is the highest level of the 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 intended to provide higher levels of mobility rather than local property access. Expressways are similar to interstate with grade-separated intersections but can include some at-grade intersections at cross streets and may or may not be divided. Expressways may have partial access control with small amounts of direct land access.

Principal Arterials (classification for planning and federal maps) 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 hold the major portion of trips entering and leaving the urban area and 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 maps) 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.

Railroad

Southern Idaho is home to Union Pacific Railroad, the railroad's main artery to the Pacific Northwest. Heavy amounts of transcontinental traffic travel the track following the Snake River. The area is a network of railroad feeder lines serving Idaho's richly varied agricultural industry. Potatoes, sugar beets, beans, grain, fertilizer, phosphate, and forest products are moved by rail. Pocatello and Nampa are home to essential terminals for Union Pacific, serving as a hub for branch line activities and crew change points.

Bus Service

Bus service in the County is available through Valley Regional Transit (VRT). VRT operates fixed-line services and on-demand service in Caldwell and Nampa. The fixed-line route through specific sites

throughout the County runs on an hourly basis, Monday through Friday. VRT and Ada County Highway District's Commuteride program operates several Park and Ride lots within the community for commuters to carpool or vanpool to work locations. The County will work with VRT and our communities to develop a long-range plan for future bus routes to service the residents and workers in Canyon County.

Airports

There are three public airport facilities located in Canyon County; the Nampa Municipal Airport (116 Municipal Drive), the Caldwell Industrial Airport (4814 E Linden Street), and the Parma Municipal Airport (402 Sand Road).

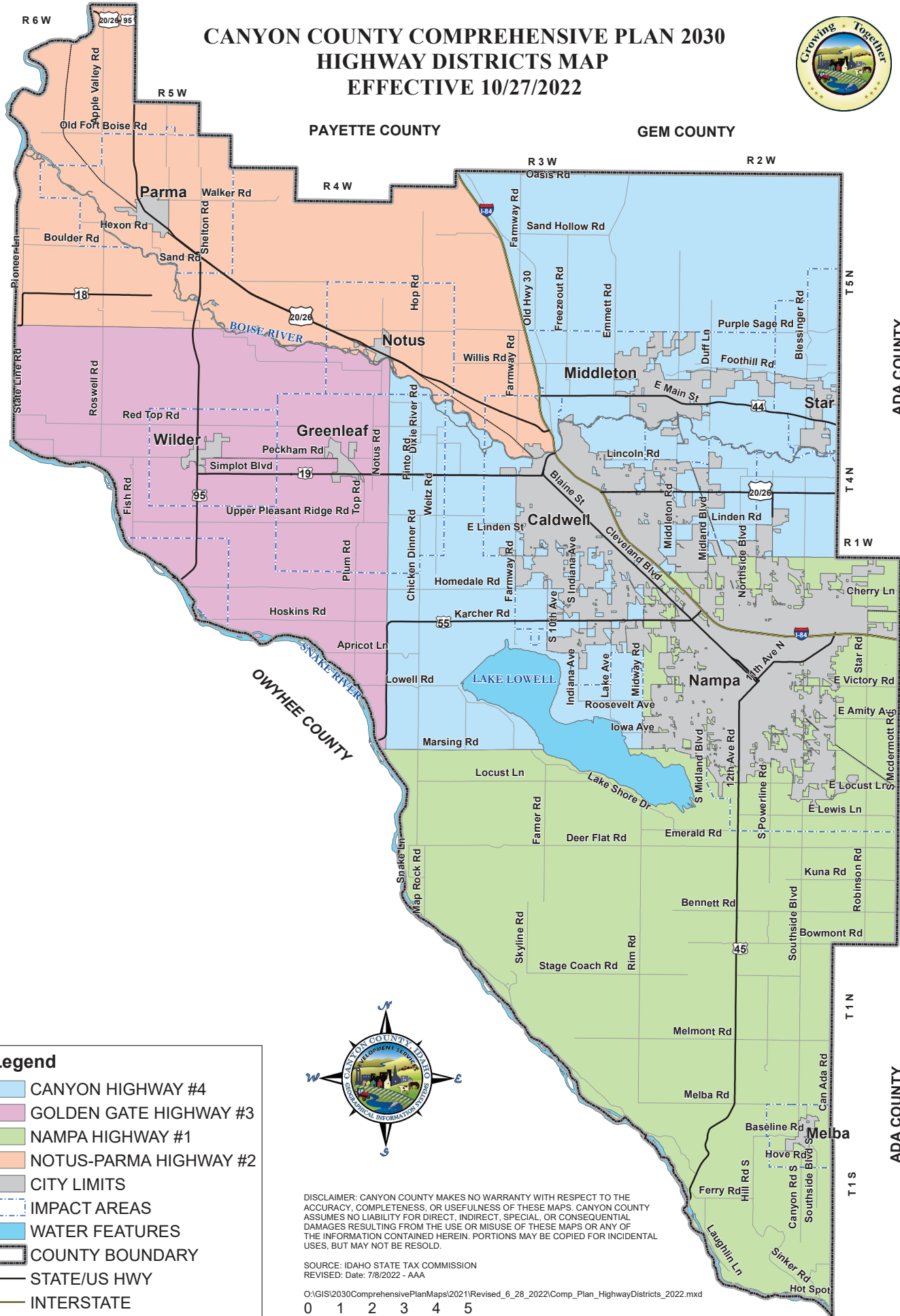
CANYON COUNTY COMPREHENSIVE PLAN 2030 HIGHWAY DISTRICTS MAP EFFECTIVE 10/27/2022



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY



Legend

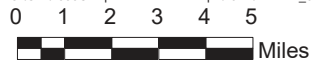
- CANYON HIGHWAY #4
- GOLDEN GATE HIGHWAY #3
- NAMPA HIGHWAY #1
- NOTUS-PARMA HIGHWAY #2
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS



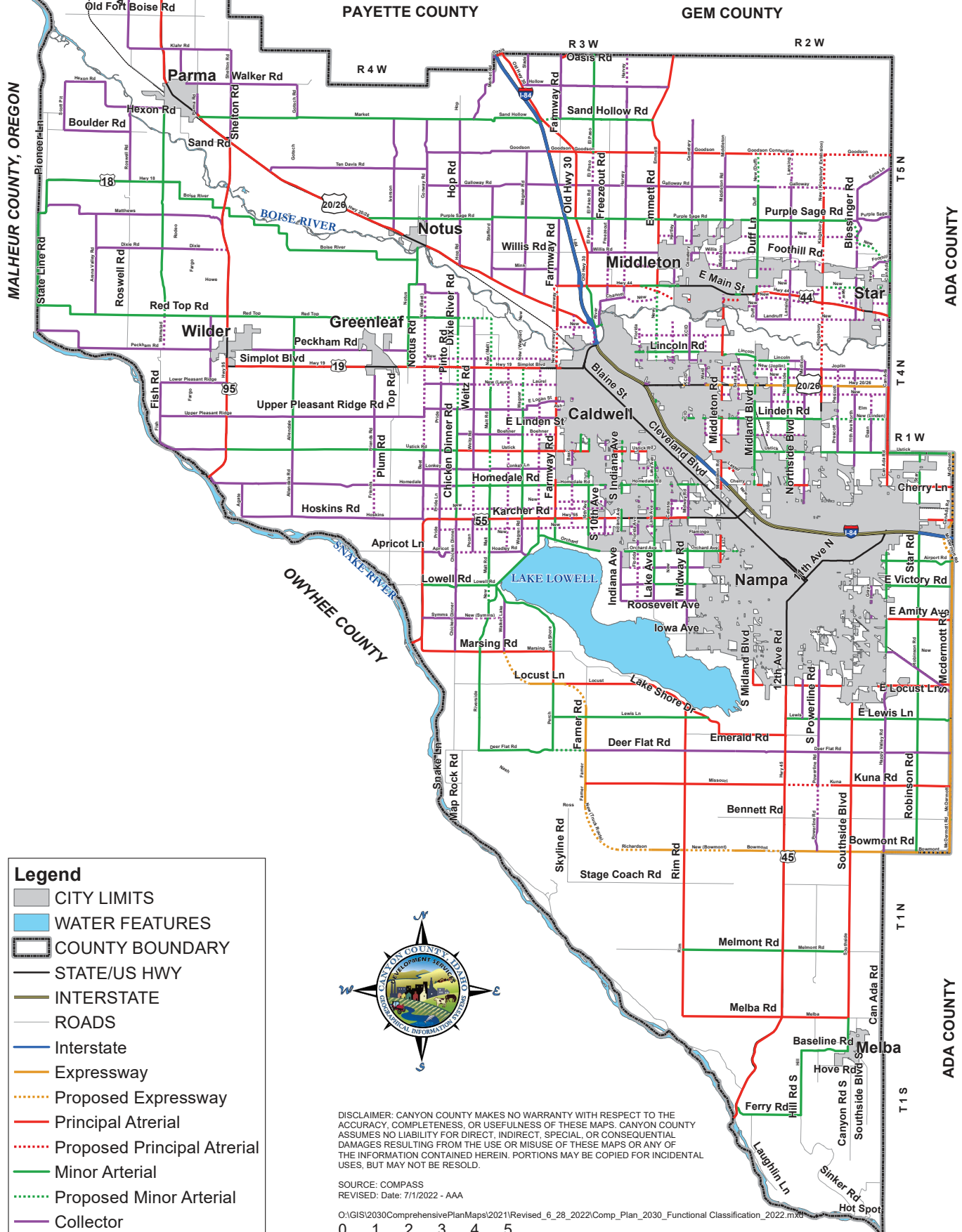
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SOURCE: IDAHO STATE TAX COMMISSION
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CANYON COUNTY COMPREHENSIVE PLAN 2030 2035 FUNCTIONAL CLASSIFICATION MAP EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



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CHAPTER 9: RECREATION



RECREATION

PURPOSE

Parks and Recreation play a central role in the health of residents and quality of life in a community. This element provides an analysis of recreation areas.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address citizen needs and expectations for recreation throughout the County.

Goal	Policy	Action
------	--------	--------

Table 9. Recreation Goals, Policies, and Actions

G9.01.00	Expand and enhance the connectivity of trails and pathways systems within Canyon County.	
A9.01.00a	Update ordinances to require easement dedications and design standards for pathways for land use projects.	
A9.01.00b	Develop and adopt a Parks and Recreation Overlay.	
P9.01.01	Support city recreation expansions where they propose facilities in unincorporated Canyon County.	
P9.01.02	Implement corridor preservation, acquisition, and pathway construction along the Boise River.	
G9.02.00	Expand outdoor recreation offerings and access in Canyon County.	
A9.02.00a	Continue to explore options for a cooperative agreement (MOU, etc.) with the United States Fish and Wildlife Service and Deer Flat National Wildlife Refuge for management of priority recreational sites around Lake Lowell.	
P9.02.01	Emphasize parks and recreation development around existing natural features.	
G9.03.00	Support development of private recreation facilities as part of development processes.	
P9.03.01	Encourage the development of neighborhood trail systems into subdivision design.	

CURRENT TRENDS

Ninety-four percent of privately-owned land and less than six percent of publicly owned land comprises the County. Despite this, Canyon County residents prefer natural recreation and often take outdoor recreation to adjacent counties with more public land to accommodate their pursuits. Map 15 at the end of this chapter identifies recreation and special area locations.

Although the emphasis in unincorporated Canyon County is on outdoor recreation, several significant recreation types take place in the County:

Urban recreation includes recreation in highly improved parks and recreational facilities, including but not limited to sports fields, courts, climbing structures, running tracks, swimming pools, paved walking paths, and bicycle lanes in incorporated areas.

Nature-based recreation includes recreation in and around the natural environment, including but not limited to walking, hiking, equestrian and mountain bicycle riding, camping in tents, recreational vehicles, bird watching, fishing, hunting, picnicking, swimming in lakes and rivers, and paddling. Lake Lowell, Celebration Park, Boise Wildlife Management Area, boat ramps, and fishing accesses provide nature-based recreation opportunities.

Commercial recreation includes any recreational activity provided by a for-profit business or corporation, excluding recreational activities supplied under a contract or concession agreement with a public agency. In Canyon County, this type of recreation consists primarily of agritourism such as pumpkin patches, corn mazes, farm education, tour programs, vineyard tours, u-pick fruits and flowers, and produce stands compiled and marketed through the AgVenture Trail. Several companies provide pheasant hunting and some private landowners allow access to self-guided fishing and hunting. RV campgrounds are a popular offering in the County, as are private arenas for equestrians.

Motorized recreation includes any recreational activity that involves the use of a motor or engine. Powerboating is popular on Lake Lowell and the Snake River. Canyon County ranks third in the state for motorboat registrations (6,853) after Ada and Kootenai Counties (14,000 + registrations) and ranks twelfth in the state for the number of day trips (9,036). There are several OHV trails in and near the County. Canyon County's Jubilee Park consists of 1,350-acre of open space and a forty-acre OHV Training Area. Traveling the Snake River Canyon Scenic Byway is an enjoyable motorized recreation activity for visitors and residents. **Source: Economic Impact of Power Boating in Idaho Study by Boise State University 2016

Equestrian Recreation generally consists of western-style riding and horsemanship, including various competitive events. Owning and enjoying horses is a lifestyle that goes hand in hand with rural agricultural lifestyles. Special attention will need to be paid if the County expects to retain and enhance this traditional pastime within the County.



Photo by Thomas Duncan

Parks

The following are commonly used definitions for various types of parks:

- **Neighborhood parks** are small, usually five acres or less in size, within easy walking distance of their primary users. They primarily provide urban recreational opportunities, often focusing on young children and families. These parks are sometimes “common lots” in subdivisions in unincorporated Canyon County.
- **Community parks** are typically ten to forty acres, serving multiple neighborhoods, primarily providing urban recreational opportunities focusing on team sports and more prominent group gatherings. In unincorporated Canyon County, these parks include golf courses and Mallard Park.
- **Regional parks** are usually fifty acres or larger, serving residents and visitors from more distant communities. Regional parks include significant natural features and primarily provide nature-based recreation. These include the signature parks of Lake Lowell, Celebration Park, and Boise Wildlife Management Area.

Preserves

Dedicated open space areas primarily aim to preserve native plants and wildlife, significant landscape features, and natural resources.

Idaho-Oregon Snake River Water Route

A water trail is a water route that provides recreational and educational opportunities for motorized and non-motorized boaters and economic opportunities for river communities. The Idaho-Oregon Snake River Water Trail is a 206-mile water trail that runs from Three Island Crossing (ID) to Farewell Bend State Park (OR). Funding for creating this Water Trail came from a National Park Service, River, Trails, and Conservation Assistance Program grant awarded to Canyon County Parks, Cultural, and Natural Resources. This organization assists communities in defining and influencing future river recreation through public planning processes and partnerships. It is a collaboration of federal and local government agencies, nonprofit organizations, private businesses, and citizens interested in the Snake River and its future.

Canyon County Parks

Managed by the Parks, Cultural & Natural Resources Dept.

Ward Memorial Park

Historical site with picnic area

Wilson Springs

Nature area

Martin Landing

Campground, fishing access

Jubilee Park

OHV training and riding area

George Nourse Gun Range

Shooting Range

Lake Lowell Park

Picnic areas, disc golf course, and story trail

Lower Dam Recreation Area

Picnic Areas & Beach,

Celebration Park

River access and boat ramp, archaeological sites & interpretation, campground

Map Rock

Petroglyph sites

Crossroads Museum

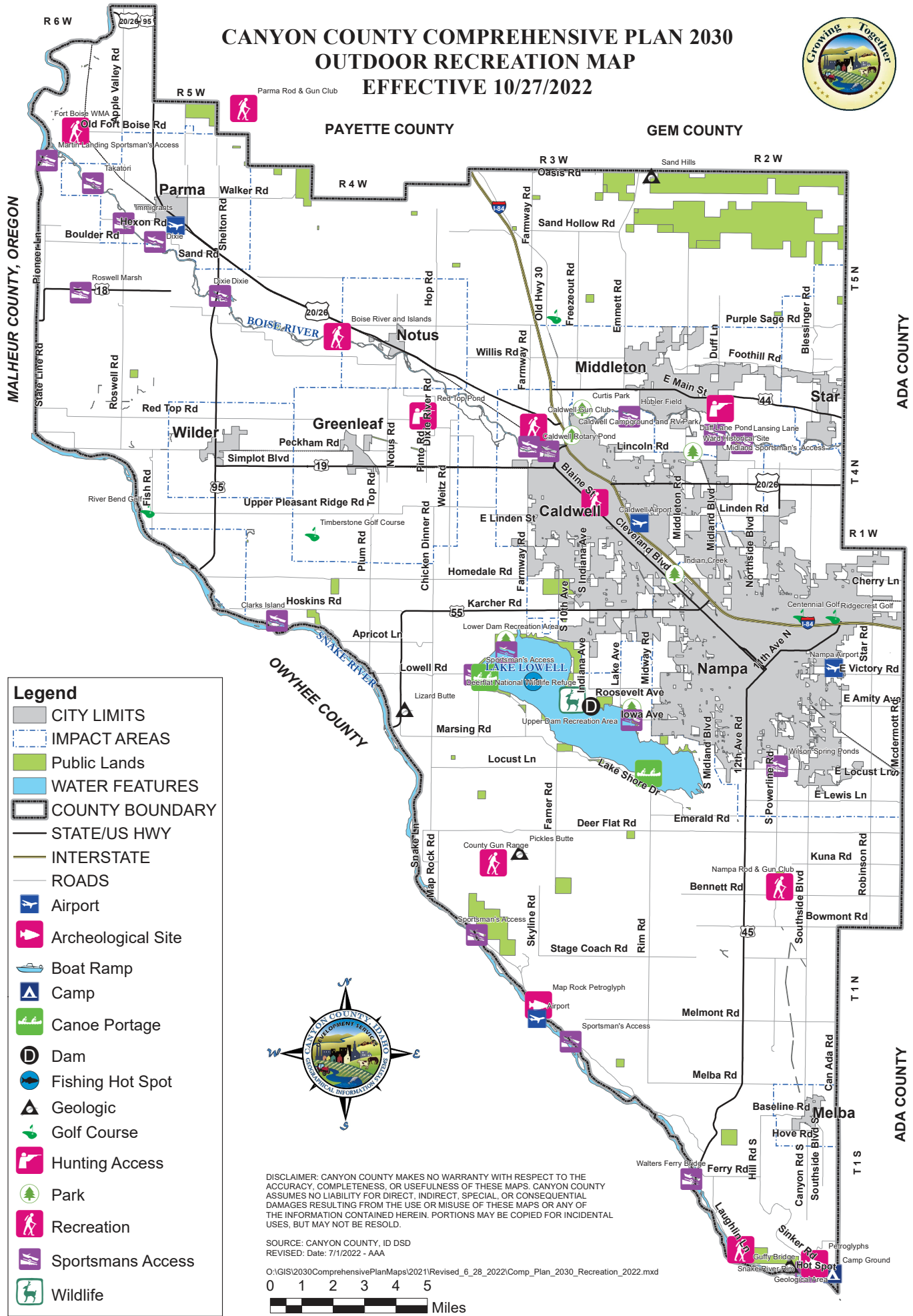
Transportation Museum

Demand for Recreation

As the County continues to grow, expanding the parks system is necessary to provide opportunities for residents to recreate. According to a survey (see the Public Outreach Report) conducted in conjunction with the update of this plan, residents rated the following recreation types by importance:

- Eighty-six percent of respondents ranked natural spaces for recreation, including hiking, fishing, and river access, as MOST important
- Seventy-four percent walking and biking trails
- Fifty-seven percent outside play areas like splash pads and ballfields
- Thirty percent indoor gyms

CANYON COUNTY COMPREHENSIVE PLAN 2030 OUTDOOR RECREATION MAP EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- IMPACT AREAS
- Public Lands
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Airport
- Archeological Site
- Boat Ramp
- Camp
- Canoe Portage
- Dam
- Fishing Hot Spot
- Geologic
- Golf Course
- Hunting Access
- Park
- Recreation
- Sportsman's Access
- Wildlife



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SOURCE: CANYON COUNTY, ID DSD
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CHAPTER 10: SPECIAL AREAS & SITES



SPECIAL AREAS & SITES

PURPOSE

This element discusses historical, cultural, and natural sites and landscapes with a vision to honor the power of place in the County by preserving our history and landscapes and linking our past to our future.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to recognize and protect the history of the County.

Goal Policy Action

Table 10. Special Areas and Sites Goals, Policies, and Actions

G10.01.00	Honor the power of place in Canyon County by preserving our history and landscapes and linking our past to our future.
P10.01.01	Support and develop the preservation of the County's historical, archaeological, and architectural landmark areas for the beneficial use of future generations.
A10.01.01a	Adopt the Canyon County Historic Preservation Plan.
A10.01.01b	Work with the County Historic Preservation Board in their role in surveying, inventorying, and registering the County's historic resources in sufficient detail and an ongoing manner.
A10.01.01c	Protect historic areas with an overlay zone with specific development standards to protect their integrity.
A10.01.01d	Provide historic-based agencies and tribes notification of developments on or near identified prehistoric and historic cultural resources.
P10.01.02	Encourage the rehabilitation and retention of prehistoric and historic structures and sites in Canyon County.
P10.01.03	Protect the County's history and vistas as a critical component of our sense of place and community character.
A10.01.03a	Identify and protect key viewshed and historical sites along the scenic byways through an overlay district.

CURRENT CONDITIONS

History allows us to access the human experience, comprehend past situations, understand our present, and prepare for the future. The County's rich history offers us the knowledge of how and why this high desert was settled, from native peoples utilizing the river corridors to explorers and trappers finding pioneer travel routes across the West, the development of the Transcontinental Railroad, development of the Boise River irrigation project, and the subsequent settlement of the cities and

farms we see today. The history of the County is outlined in the Canyon County Historic Preservation Plan. Several special areas exist in the County, as shown on Map 16 at the end of this chapter.

Historic Districts

Historic districts are designated areas recognizing a group of buildings, properties, or sites by one of several entities on different levels as historically or architecturally significant. Buildings, structures, objects, and sites within a historic district are generally divided into two categories, contributing and non-contributing. Federally designated historic districts are listed on the National Register of Historic Places through the Department of the Interior. Still, listing usually imposes no restrictions on what property owners may do with a designated property. State-level historic districts may follow similar criteria (no restrictions) or require adherence to specific historic rehabilitation standards. Local historic district designation offers, by far, the most legal protection for historic properties because most land-use decisions are made at the local level. The County or municipal government generally administers local districts.

The County currently has seven historic districts and forty-eight structures registered on the National Register of Historic Places. Most of these listings are located within or adjacent to the Historic downtowns of Nampa, Caldwell, and the smaller cities.

Historic preservation in city centers and older neighborhoods takes advantage of existing public infrastructure. Considerable public investments have been made in streets, sidewalks, water and sewer, and other utilities. Downtowns often offer the most potentially historic buildings in one area. They are conveniently located next to other critical public facilities such as government buildings, libraries, schools, neighborhoods, and other facilities. The existing buildings are often well made and offer an authentic look into the past. Redevelopment in these areas is cost-effective and extends the life of these investments while stimulating economic activity.



Guffey Butte - Black Butte Archaeological District

14,000-acre National Register of Historic Places site spans four Southwestern Idaho counties: Elmore, Ada, Owyhee, and Canyon County. It contains one-hundred seventeen contributing sites, including various archaeological sites and a historic townsite, as well as irrigation infrastructure and transportation structures such as the Guffey Railroad Bridge. Celebration Park encompasses Canyon County's portion of the district and provides educational tours and interpretations of the archaeological and historical resources.

Map Rock Petroglyphs Historic District

The National Register of Historic Places archaeological area consists of several concentrations of petroglyphs along the north side of the Snake River Canyon. The site is named for Map Rock, a giant basalt boulder covered in petroglyphs. Map Rock is arguably one of the most recognized petroglyphs in Idaho. It was named by Robert "Two Gun Bob" Limbert in the 1920s and was interpreted as depicting a map of the Snake River and its tributaries.

National Scenic Byways

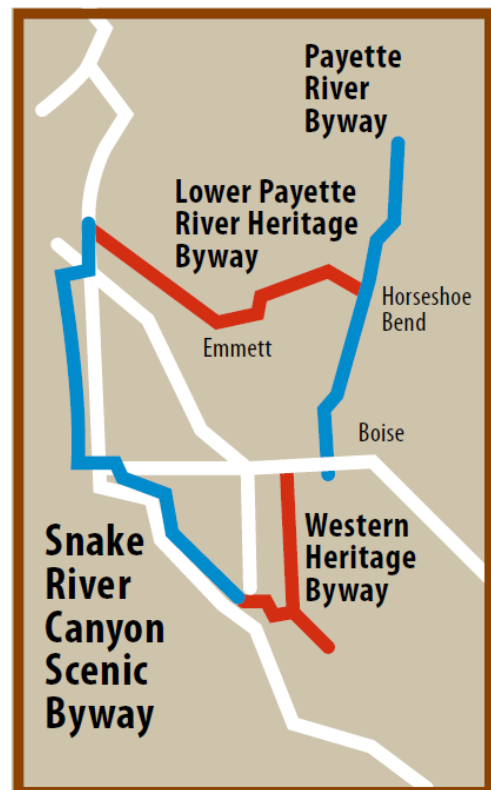
National Scenic Byways are roads recognized by the United States Department of Transportation for one or more of six "intrinsic qualities": archaeological, cultural, historical, natural, recreational, and scenic. The program was established by Congress in 1991 to preserve and protect the nation's scenic but often less-traveled roads and promote tourism and economic development. As shown on the image to the right, four byways create a "Byway Loop" around the Treasure Valley.

Snake River Canyon Scenic Byway

The Snake River Canyon Scenic Byway was established in 2008 to showcase agricultural diversity and the history of the County. Dating back nearly 4.5 million years, the rich agricultural land found today along the byway was born of fire when volcanoes dominated the land. Almost 15,000 years ago, water reshaped the land during the Bonneville Flood, one of the most significant floods in geologic history. Over millennia, nature continued to define the ground, creating a unique ecosystem of wildlife and plants found only in southwestern Idaho. The Snake River Canyon Scenic Byway spans over fifty miles from Walter's Ferry to Nyssa. Attractions along the route include a variety of agriculture, historic sites, and geographic points of interest.

Western Heritage Scenic Byway

The Western Heritage Historic Byway encompasses vast sagebrush lands and canyon rims of the Snake River, offering a panoramic, breathtaking view of the Owyhee Mountains. The Western Heritage Scenic byway runs forty miles from Meridian south through Kuna to Swan Falls Dam along the River



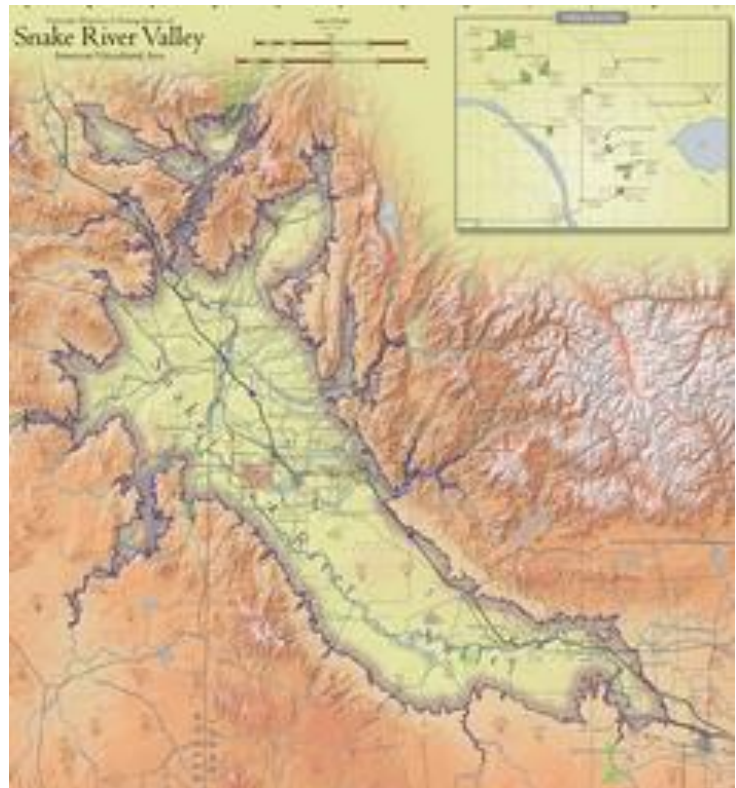
to Walter's Ferry. Birds of prey are often spotted in this area, but the best time to spot them soaring through the skies is March to late June.

American Viticultural Area (AVA)

An AVA is defined as “delimited grape-growing region with specific geographic or climatic features that distinguish it from the surrounding regions and affect how grapes are grown. Using an AVA designation on a wine label allows vintners to describe more accurately the origin of their wines to consumers and helps consumers identify wines they may purchase”.¹

Snake River Valley AVA

As shown in the image to the right², the Snake River Valley AVA is an 8,263-square mile area in southwestern Idaho and southeastern Oregon. The boundary encompasses seventeen wineries, forty-six vineyards, and 1,107 acres of commercial vineyard production.³



Sunnyslope AVA

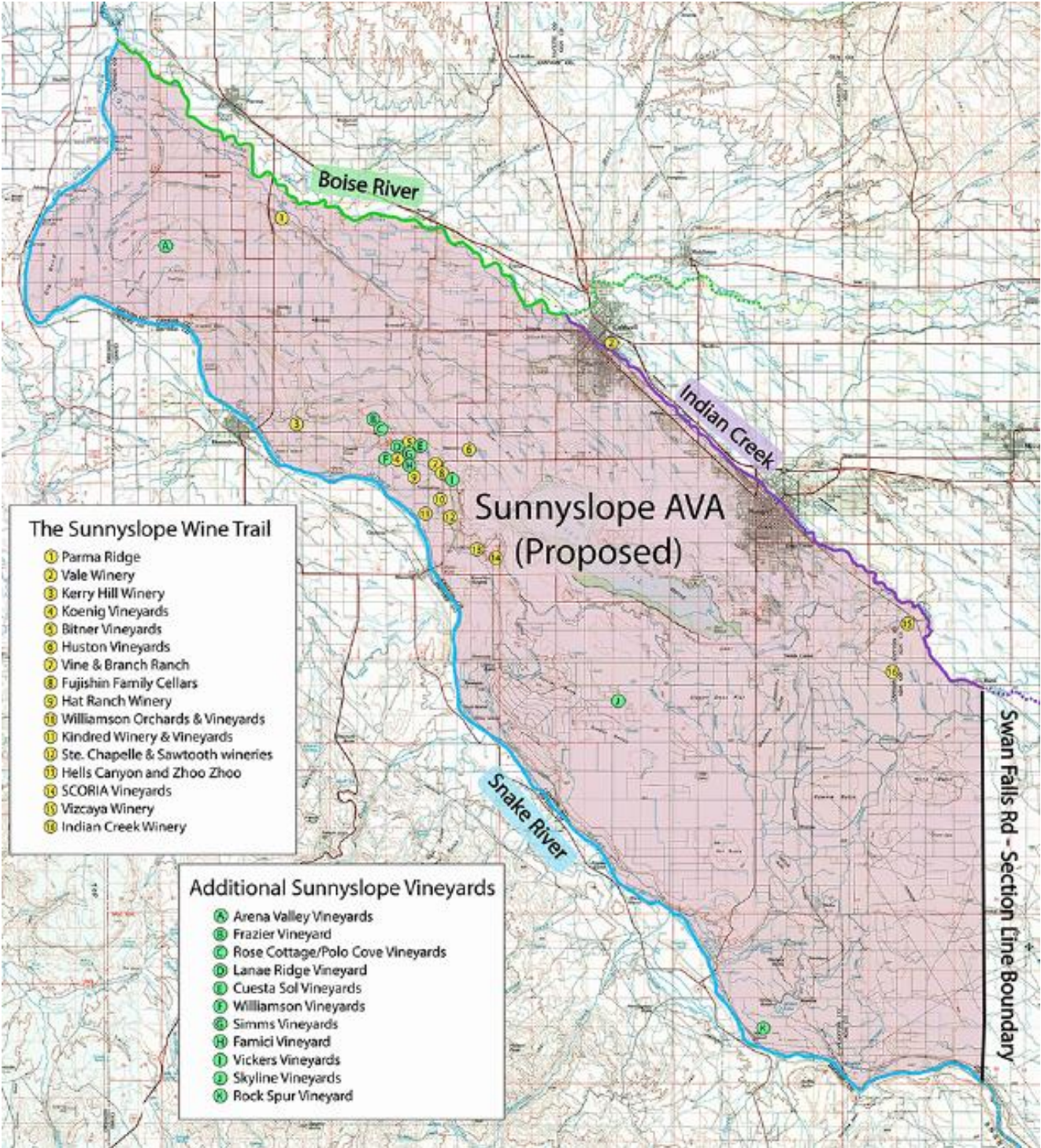
The Sunnyslope AVA is a proposed AVA in the region, as shown in the image on the next page. The Sunnyslope AVA will sit within the larger Snake River Valley AVA and highlight the heart of Idaho wine country located in Canyon County. Like other world class wine producing areas, the Sunnyslope AVA has a warm dry climate, light sandy well-drained soils, and sloping topography that make it an ideal location for growing high quality wine grapes.⁴

¹ U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau

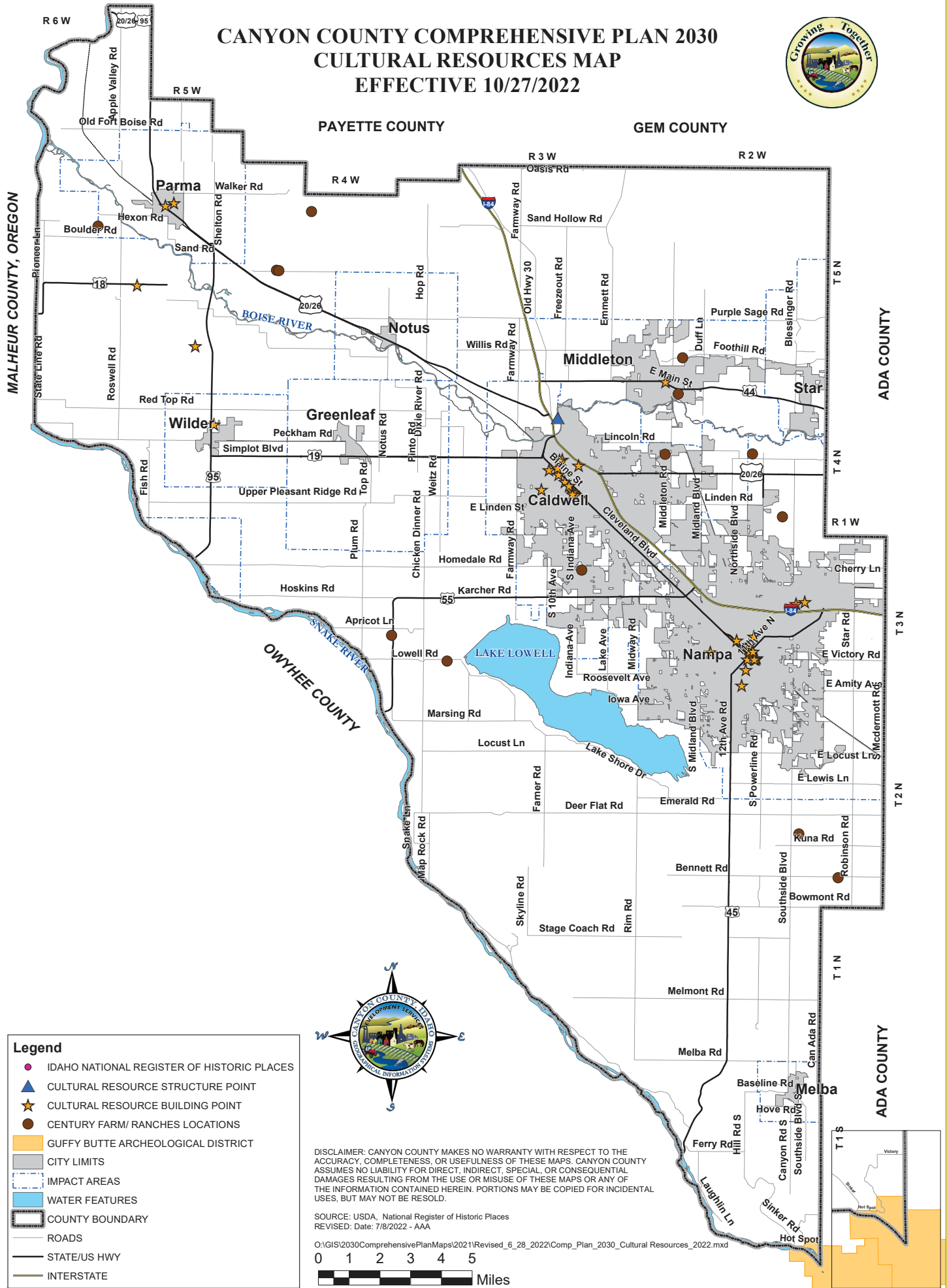
² Linfield University Oregon Wine Board AVA Maps

³ Wines Northwest

⁴ Famici Wine Company

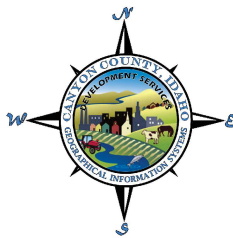


CANYON COUNTY COMPREHENSIVE PLAN 2030 CULTURAL RESOURCES MAP EFFECTIVE 10/27/2022



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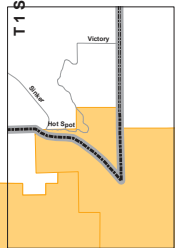
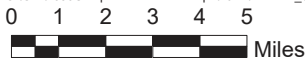
- IDAHO NATIONAL REGISTER OF HISTORIC PLACES
- ▲ CULTURAL RESOURCE STRUCTURE POINT
- ★ CULTURAL RESOURCE BUILDING POINT
- CENTURY FARM/ RANCHES LOCATIONS
- GUFFY BUTTE ARCHEOLOGICAL DISTRICT
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- ROADS
- STATE/US HWY
- INTERSTATE



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SOURCE: USDA, National Register of Historic Places
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CHAPTER 11: HOUSING



HOUSING

PURPOSE

Housing is a crucial component for communities to function and links to the health and well-being of County residents. This element analyzes housing conditions and outlines opportunities to create sustainable housing. Canyon County will achieve a variety of housing options and develop quality affordable housing opportunities directed in areas with access to services and connections to utilities to promote healthy lifestyles.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address the need for housing throughout the County.

Goal	Policy	Action
------	--------	--------

Table 11. Housing Goals, Policies, and Actions

G11.01.00	Encourage opportunities for a diversity of housing choices in the County.
P11.01.01	Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
A11.01.01a	Explore adopting a Public Housing Overlay.
G11.02.00	Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
P11.02.01	Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.
G11.03.00	Discourage housing in incompatible areas.
P11.03.01	Limit and mitigate housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to the following: flood hazards, unstable geologic conditions, contaminated groundwater, and wildfire risk.
G11.04.00	Strive for an adequate supply of housing to meet the needs of farm workers and the agricultural industry.
P11.04.01	Accommodate a supply of farmworker housing and allow farmworker housing as accessory uses on agricultural properties.
A11.04.01a	Facilitate the provision of affordable housing for migrant, seasonal, and permanent farmworkers to address the needs of this group through an accelerated approval process.
A11.04.01b	Update the zoning code to allow flexibility in providing farmworker housing.

CURRENT TRENDS

The County has experienced significant growth in the past decade, reflected in the occupancy rate of housing units and the general increase in housing. The rapid growth in the County signifies a need for more housing while maintaining the character of communities. As the County builds more housing, specific issues like local/fair housing are becoming more pressing. The following housing data was sourced from the United States Census Bureau 2020 ACS 5-Year Estimates Data Profiles, DP04 Selected Housing Characteristics.

Housing Overview

As of 2020, Canyon County has approximately 78,323 housing units, primarily single-family dwellings. The number of housing units has risen steadily, from 67,649 in 2010 to 70,129 in 2014 and 74,650 in 2018. A housing unit is defined as “houses, mobile homes or trailers, apartments, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters” (U.S. Census Bureau).

The table below shows housing occupancy and tenure in the County. The County had seen the vacancy rate decrease yearly since 2012, when it was at 9.1%. Although this data indicates that people desire to live in the County, it also suggests a scarcity of dwelling units. Over time, when vacancy is low, housing prices will tend to increase.

2020 CANYON COUNTY HOUSING OCCUPANCY		
	Number	%
Total housing units	78,323	100.0
Occupied housing units	75,494	96.4%
Vacant housing units	2,829	3.6%
Homeowner vacancy rate (percent)	0.6	(X)
Rental vacancy rate (percent)	2.9	(X)
HOUSING TENURE		
Owner-occupied housing units	54,415	72.1%
Average household size of owner-occupied units	2.94	(X)
Renter-occupied housing units	21,079	27.9%
Average household size of renter-occupied units	2.87	(X)

Housing Conditions

Age

Approximately sixty-five percent of the dwelling units in the County have been built since 1980, and eighty percent have been constructed since 1970. Over the last forty-five years, the County's amount of housing construction (reflected in the age of structures) and population growth indicate that the primary demand for new housing results from people moving into the County and not replacing housing stock.

Home Heating Sources

Utility gas (58.4%) and electricity (32.1%) are the primary sources of home heating fuels. Consistent with Idaho as a whole with utility gas (51.5%) and electricity (34.1%).

Housing Types

79.2% of housing units in the County consist of single-family housing, followed by mobile homes at seven percent, and three to four unit multi-family housing at 4.3%. Boats, RVs, or vans make up the lowest housing unit type at 0.3%

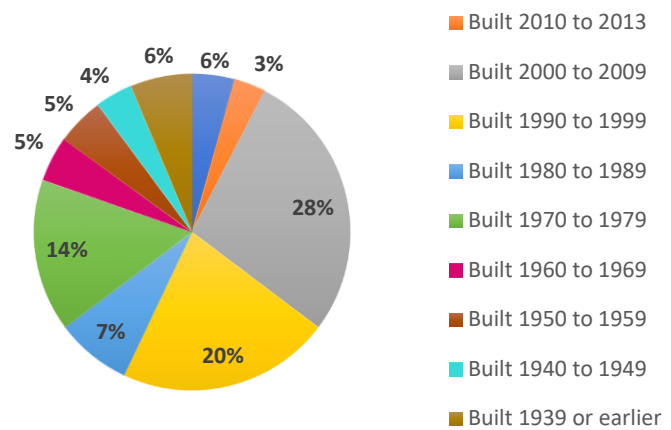
Housing Costs & Values

From U.S. Census Estimates for 2014 and 2020, Canyon County's median home value jumped 55.1% from \$120,200 to \$211,600.

Most owner-occupied housing units exist outside of unincorporated Canyon County and fall within city limits. Out of all eight cities in Canyon County, more than fifty percent of their housing units are owned by those occupying them. Middleton has the highest rate of owner-occupied housing at 84.8%, followed by Notus at 77.4%. The owner-occupied percentage of the remaining cities falls between 53.7% and 73.2%.

Age of Canyon County Structures

(78,323 Total Housing Units)



Source: United States Census Bureau 2020 ACS 5-Year Estimates Data Profiles, DP04 Selected Housing Characteristics

Homeowner and Rent Costs and Percentage of Income 2020

Housing Value

Owner-occupied units	Percentage
Less than \$50,000	4.6%
\$50,000 - \$99,999	6.1%
\$100,000 - \$149,999	14.7%
\$150,000 - \$199,999	20.7%
\$200,000 - \$299,999	30.9%
\$300,000 - \$499,999	17.8%
\$500,000 - \$999,999	4.5%
\$1,000,000 or more	0.7%

CHAPTER 12: AGRICULTURE



AGRICULTURE

PURPOSE

This element analyzes the area's agricultural base, including agricultural lands, farming activities, farming-related businesses, and the role of agriculture and agricultural uses in the community. The County will protect and enhance agriculture as the foundation of our lifestyle, economy, community character, and heritage.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address the need for agriculture in the County.

Goal **Policy** **Action**

Table 12. Agriculture Goals, Policies, and Actions

	Goal	Policy	Action
G12.01.00	Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.		
P12.01.01			Preserve and maintain agriculturally designated lands for agricultural use.
A12.01.01a			Work with agencies and organizations that play a role in agricultural conservation.
A12.01.01b			Establish an Agriculture Preservation Ordinance and adopt an Intensive Agriculture Overlay.
A12.01.01c			Create an Agriculture Strategic Plan to be used with the Comprehensive Plan to lay the framework for farmland protection, conservation, agritourism, education, and other topics that support agriculture.
P12.01.02			Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
P12.01.03			Support farmland through zoning, purchasing and transferring development rights, clustered development, conservation easements, and other opportunities to guide development to more suitable areas.
A12.01.03a			Regularly update County zoning regulations and standards to ensure farmland protection and reduce land-use conflicts.
A12.01.03b			Update the County zoning regulations to support the continued use of agricultural land.
A12.01.03c			Formulate a task force of stakeholders (including municipalities) to design a Transfer of Development Rights program.
P12.01.04			Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place.
A12.01.04a			Develop programs, policies, and other regulations to achieve agricultural conservation, preservation, and support agricultural activities.
P12.01.05			Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
G12.02.00	Support farmers and enhance local farmland.		

P12.02.01	Encourage soil and water stewardship to ensure that agriculture remains an essential and sustainable part of Canyon County's future.
A12.02.01a	Develop programs to help conserve soil resources by coordinating with adjacent counties, cities, USDA, and Soil Conservation Districts.
A12.02.01b	Work with agencies and advisory groups to develop informational materials and educational opportunities regarding best management practices for agricultural activities.
A12.02.01c	Appoint an Agricultural Advisory Committee to review zoning applications for agricultural conflicts, provide policy direction, assist in reviewing and developing agriculture preservation tools, and propose funding levels for farmland protection and other topics.
G12.03.00	Recognize the importance of aerial application (crop dusting) to the County's agriculture and protect existing operations
P12.03.01	Restrict residential development that impacts aerial application flight patterns and operations.
A12.03.01a	Provide notice to aerial application operators when the County is considering new uses in areas with farmland.
A12.03.01b	Develop aviation easements or buffers around existing private airstrips and airports to prevent incompatible development.
P12.03.02	Place new structures appropriately to minimize disruption to aerial application flight patterns.
G12.04.00	Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.
P12.04.01	Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.
A12.04.01a	Explore the feasibility of requiring disclosure agreements for new developments within 1,000 feet of agricultural land.
P12.04.02	Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations.
A12.04.02a	Form a committee of stakeholders (including municipalities) to develop land development guidelines for new projects proposed near existing agricultural activities, operations, or facilities.
G12.05.00	Support the promotion of the significance of agriculture through educational initiatives.
A12.05.00a	Develop and publish an annual State of Canyon County Agricultural report to create awareness and educate the public on the significance of agriculture.
A12.05.00b	Work with farmers, non-profits, and other agencies to establish projects to teach residents about the agricultural industry and provide a forum for dialogue between residents and farmers.

HISTORY AND CURRENT TRENDS

Canyon County is well known for its vibrant agriculture. Farming and ranching operations, both large and small, continue to contribute to our economy by providing high-quality crops, local produce and livestock, including direct and indirect employment. Agriculture has a long history in the County. According to the Historic Preservation Plan, the County began to receive irrigation water after

constructing the Diversion Dam on the Boise River in 1909. The dam directed water through the New York Canal, laterals, and ditches. The diversion of irrigation water allowed the region to flourish with agricultural production. In 1995, approximately eighty percent of the County was irrigated cropland or pasture. ¹

Several designated century farms and ranches exist in the County through the Idaho Century Farm and Ranch Program. A partnership between the Department of Agriculture and the Idaho State Historical Society established the program. Century farms/ranches are farms and ranches that have been in operation for at least one-hundred years and are at least forty acres in size. ²

Agriculture continues to be the primary land use in the County, contributes to scenic open spaces and ecosystems, and sustains the health of the land. Agricultural producers and food processing facilities are significant contributors to the economy of the County.

Designated Century Farms and Ranches

4-S Ranches, Melba

Deer Creek Farms, Caldwell

Guentz, Nampa (image below)

The Thomas Family Farm, Nampa

Van Slyke Farms, Inc., Wilder



¹ Canyon County Historic Preservation Plan

² Idaho State Historical Society

Canyon County and the greater Treasure Valley are rapidly losing farmland to conversion to other uses, such as residential development. According to American Farmland Trust’s “Farms Under Threat: The State of the States” 2020 report, 8,800 acres, or almost fourteen square miles, of County farmland was converted to low and high-density development between 2001-2016. That’s close to one square mile per year. Boise State University Land Use Lab estimates the current conversion rate has accelerated to 1,113 acres per year, or almost two square miles per year, as Canyon County continues to be the path of growth in the Treasure Valley.

At the same time, some individual farms find it difficult to sustain a viable business or recruit the next generation to carry on the farming tradition. Based on the public feedback received during the creation of the Plan, protecting agriculture is of utmost importance (see Public Outreach Report). Protecting our farmland is fundamental to protecting the County's quality of life, enhancing its economy, and maintaining the character that residents and visitors’ value. Efforts to focus new residential, commercial, and industrial growth into designated areas play a crucial role in protecting farmland and agricultural operations.

If the County and its ten municipalities could effectively focus all future farmland conversion to just the Areas of Impact, American Farmland Trust estimates that over thirty percent of the top twelve crops grown in the County would lose ground and at an annual economic loss exceeding \$200 million.

Agriculture Land Use

The majority of farms in the County consist of cropland at eighty percent, followed by pastureland at fourteen percent. A total of 213,410 acres were irrigated, coming out to seventy-eight percent of farmland. The top crops in acres were forage (hay/haylage) 49,359, wheat for grain 31,647, corn for grain 21,012, corn for silage 20,293, and vegetables harvested 19,314.¹

Economy

The market value of the County’s agriculture products sold in 2017 was \$574,757,000. \$314,467,000 of those sales were crops, and \$260,290,000 was livestock, poultry, and products. Based on sales in the State, the County ranked number five in total sales, number two in crops, and number six in livestock, poultry, and products. As of 2022, the value of the agricultural economy in the County was just under \$620 million. If no cropland were converted over the next twenty years, the value is estimated to be over \$1 billion.²

Total and Per Farm Overview, 2017 and change since 2012		
	2017	% change since 2012
Number of farms	2,289	-2
Land in farms (acres)	274,952	-10
Average size of farm (acres)	120	-8

Farms by Size		
	Number	Percent of Total
1 to 9 acres	1,051	46
10 to 49 acres	728	32
50 to 179 acres	242	11
180 to 499 acres	122	5
500 to 999 acres	87	4
1,000 + acres	59	3

¹ 2017 Agriculture Census

² American Farmland Trust - Idaho

Agricultural Industries

As discussed below, the County has various agricultural industries that add value to communities, ecosystems, and the economy. According to the USDA 2017 Census of Agriculture, Canyon County Profile, the total market value of agricultural products sold was \$574,757,000, \$314,467,000 in crops, and \$260,290,000 in livestock. Another unique aspect of agriculture in Canyon County is the significant size of the seed industry. The combination of soil quality, reliable water supply, climactic conditions, and most importantly, plenty of room to rotate seed crops to protect genetic integrity, allow for a robust production of various seed crops that are sold worldwide.

Agritourism

Agritourism is an economic driver in the County. An agritourism business model allows farmers to diversify their operations and supplement their farm income. Combining agriculture and tourism offers rural experiences to urban residents and instills a sense of community for residents. The County has several agritourism farms that include wine tasting and tours, produce stands, farm tours, farm-to-fork dining, beekeeping tours, u-pick flowers and fruits, goat yoga, and farmers markets. The Snake River Canyon Scenic Byway is Idaho's only agriculturally-themed Byway, and its route highlights the variety of agricultural products grown in Canyon County, from beef to dairy to row crops to hops.

Commodity Crops

According to USDA's CropScape and the National Agricultural Statistics Service, the top nine commodity crops grown in the County are alfalfa, hay, spring and winter wheat, corn, sugar beets, beans, potatoes, and onions. Secondarily, the alfalfa, hay, and corn crops grown are a significant source of the feed supply for the dairies and feed lots in the County.¹

Specialty Crops

The USDA defines specialty crops as "fruits and vegetables, tree nuts, dried fruits and horticulture and nursery crops, including floriculture." They include several fruits and tree nuts, vegetables, culinary herbs and spices, medicinal herbs, horticulture, annual bedding plants, potted flowering plants, potted herbaceous perennials, cut flowers, cut cultivated greens, foliage plants, Christmas trees, deciduous flowering trees, broadleaf evergreens, deciduous shade trees, landscape conifers, deciduous shrubs, and ineligible commodities. Several specialty crops are grown in the County, such as echinacea, cherries, apples, grapes, honey, hops, mint and many more.

Livestock

According to the 2017 Census of Agriculture County Profile for the County, livestock is ranked number six in the state, with fourteen percent of land in farms identified as pastureland. As shown on Map 17 the County has several feedlots and dairies.

¹ American Farmland Trust - Idaho

Livestock Inventory (2017)	
Meat chickens	1,204
Cattle and calves	137,348
Goats	3,030
Hogs and pigs	475
Horses and ponies	3,690
Layers	25,161
Pullets	3,006
Sheep and lambs	12,716
Turkeys	2,333

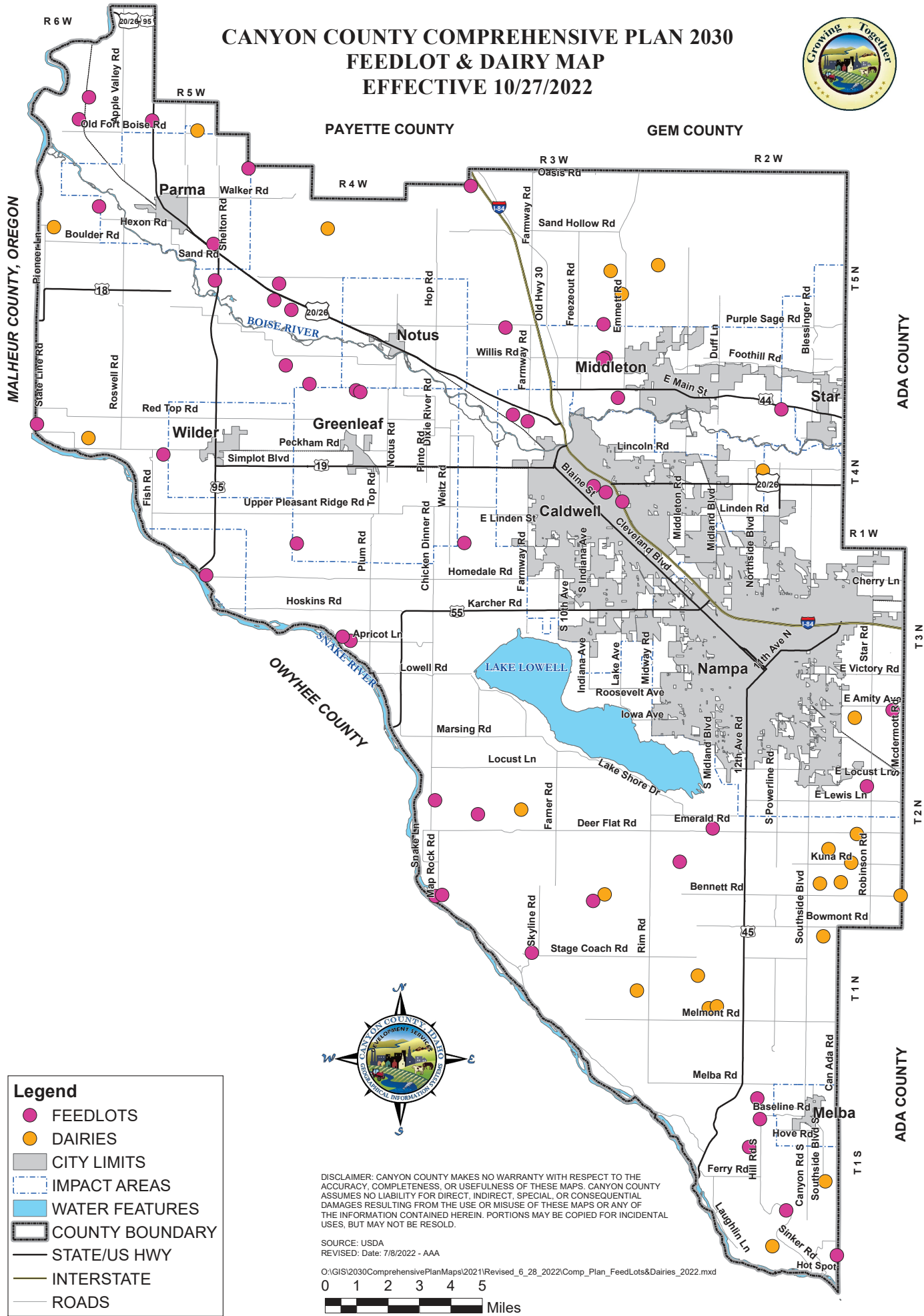
Livestock Sales (\$1,000)	
Poultry and eggs	2,079
Cattle and calves	66,024
Milk from cows	180,029
Sheep, goats, wool, mohair, milk	3,497
Horses, ponies, mules, burros, donkeys	1,582
Other animals and animal products	6,283

Aerial Application (Map 18)

Aerial application (also known as crop dusting) is a critical component of high-yield agriculture. Aerial application is the process of applying liquid and dry (dust) pesticides and fertilizers onto crops through the use of aircraft and is often more efficient and effective. For example, aircraft can treat wet fields and spray when crop canopies are too thick for ground rigs. Unlike ground rigs, the aerial application does not contribute to topsoil runoff. Moreover, when pests or disease threatens a crop, time is critical. At a minimum, an airplane or helicopter can accomplish three times as much application work as other methods. (Image below provided by Frankie's Aerial Application LLC)



CANYON COUNTY COMPREHENSIVE PLAN 2030 FEEDLOT & DAIRY MAP EFFECTIVE 10/27/2022



Legend

- FEEDLOTS
- DAIRIES
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

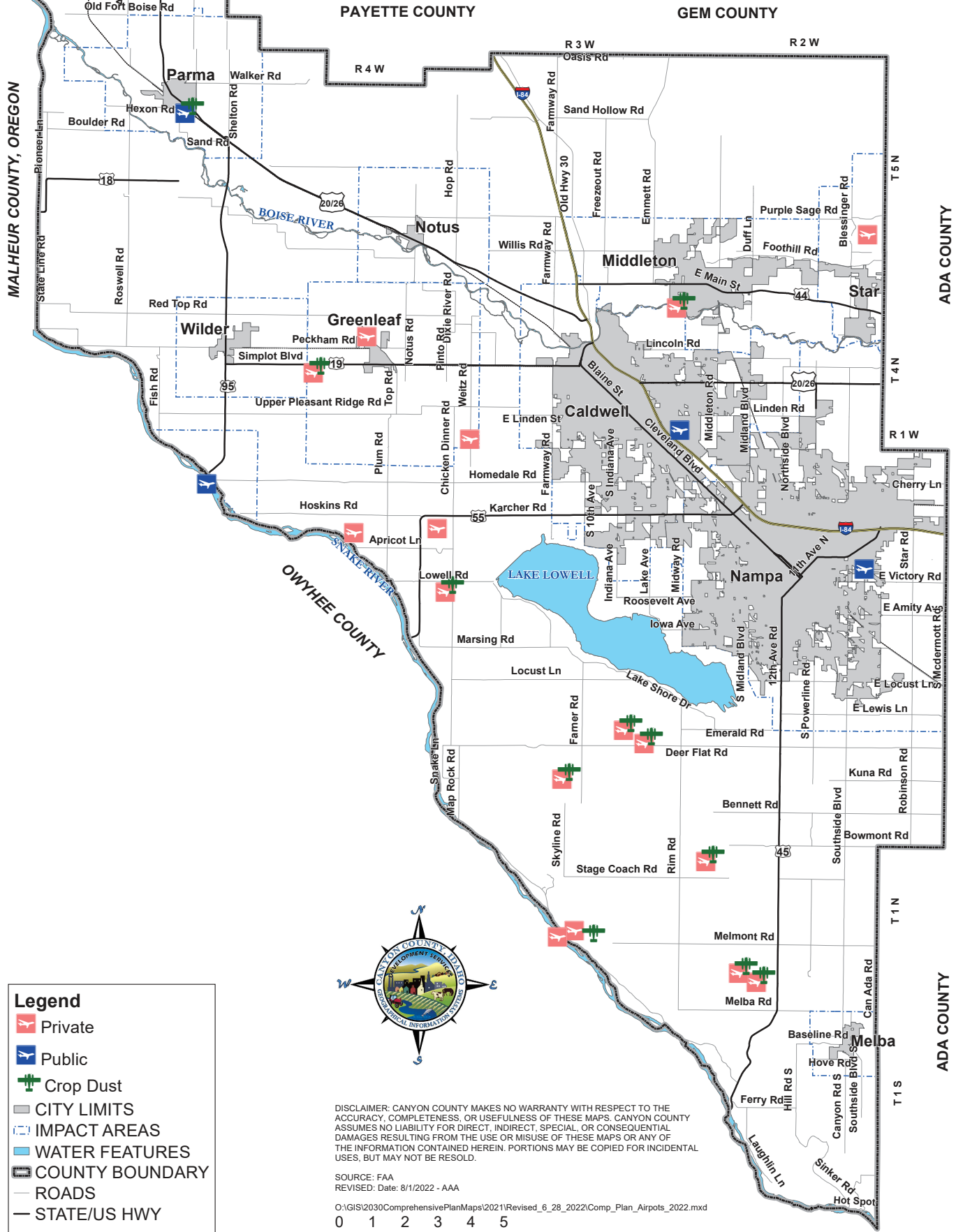


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SOURCE: USDA
 REVISED: Date: 7/8/2022 - AAA
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0 1 2 3 4 5
 Miles

CANYON COUNTY COMPREHENSIVE PLAN 2030 AIRPORTS MAP EFFECTIVE 10/27/2022



- Legend**
- Private
 - Public
 - Crop Dust
 - CITY LIMITS
 - IMPACT AREAS
 - WATER FEATURES
 - COUNTY BOUNDARY
 - ROADS
 - STATE/US HWY
 - INTERSTATE



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CHAPTER 13: NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS



NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

PURPOSE

This element provides information about National Interest Electric Transmission Corridors.

GOALS, POLICIES, AND ACTIONS

Goal **Policy** **Action**

Table 13. National Interest Electric Transmission Corridors

G13.01.00	Promote the coordination of providers to develop plans for energy services and public utility facilities for the County's long-term energy and utility needs.
P13.01.01	Promote the development of energy services and public utility facilities to meet public needs.
P13.01.02	Recognize and support the long-range planning of electricity infrastructure detailed in the Idaho Power Western Treasure Valley Electrical Plan.
P13.01.03	Encourage the multiple uses of utility corridors by utility providers.
P13.01.04	Encourage the placement of electric utility facilities on public right-of-ways.
P13.01.05	Encourage the development of renewable energy resources and enhance their capacity and reliability.
A13.01.05a	Promote energy conservation through the support of public education, incentives, and other tools.

NATIONAL ELECTRIC TRANSMISSION CORRIDORS

National Corridors and the Energy Policy Act of 2005

As directed by the Energy Policy Act of 2005 (EPAct), the U.S. Department of Energy (DOE) conducted the National Electric Transmission Congestion Study, which analyzes generation and transmission capacity across the U.S. and identifies critical areas that need attention due to transmission congestion and constraint problems. Based on data analysis and research documented in the study, EPAct authorized the Secretary of Energy to select and designate geographic areas “National Interest Electric Transmission Corridors” (National Corridors).

What impact will this have?

- State authorities will continue to have primary responsibility for deciding how to resolve transmission congestion problems, evaluating transmission projects, and the siting of transmission facilities.
- EPAct authorizes the Federal Energy Regulatory Commission (FERC) to issue, under certain circumstances, permits for new transmission facilities within a National Corridor.

- Generally, if an applicant does not receive approval from a state to site a proposed new transmission project within a National Corridor within a year, a person proposing to build an interstate electric transmission facility may apply to FERC to issue a permit and to authorize construction of the project.
- In 2006, FERC issued regulations that stipulate that only those transmission projects in a National Corridor that would significantly reduce congestion into or within the congestion area would be eligible for a FERC permit.
- FERC’s authority to authorize or order the construction of transmission facilities does not extend to state or federal property within the National Corridors.

Intended Goals of National Corridors

- The designation of the National Corridors focuses on the need for action to keep pace with the electricity needs of American consumers. It aims to advance the President’s goal of ensuring a reliable electric energy supply for all Americans.
- Designation of National Corridors indicates that the federal government has concluded that a significant transmission constraint or congestion problem exists in the area, adversely affecting consumers. It is in the national interest that the problem is alleviated.
- In addition to this designation, DOE continues to pursue and encourage robust demand response programs and several solutions for meeting future electricity demand, including implementing energy efficiency measures across the country; developing and encouraging the increased use of clean, renewable energy technologies; developing more local generation; and researching, developing, and deploying technologies that optimize operation of the electricity grid. ¹

State of Idaho Enactment

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

¹ Fact Sheet: designation of National interest electric transmission corridors, as authorized by the Energy Policy Act of 2005, US Department of Energy

DEFINITIONS

The following words, terms, and phrases are used in the 2030 Comprehensive Plan. The explanations below are not necessarily legal definitions, but they are general descriptions to understand better the terms used in the Plan. The Canyon County Zoning Ordinance will contain a complete list of terms, words, and phrases, including legal definitions. Please contact the Development Services Department for more information concerning other words, terms, and phrases.

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

AGRIBUSINESS - Business related to commercial farming activities.

AG-INCUBATORS - A place where individuals are provided with temporary, exclusive, and affordable access to small parcels of land and infrastructure and often training to hone skills and launch farm businesses.

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

AGRICULTURE - Tilling of soils, pasture, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping 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.

AGRICULTURE ADVISORY COMMITTEE – A diverse group that provides recommendations on issues that impact agriculture and serves as a forum for those interested in enhancing and promoting long-term success of agriculture. The group may consist of County residents or property owners engaged in farming, agribusiness, or a representative of agricultural interests in the County.

AGRITOURISM - Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities including, but not limited to, farming, ranching, historical, cultural, on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, petting zoos, farm festivals, corn mazes, harvest your-own operations, and hayrides. An activity is an agritourism activity, whether or not the participant paid to participate in the activity.

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.

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 human-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 methods determined to be the most effective and practicable (including technological, economic, and institutional considerations) means of controlling point and nonpoint source pollutants at levels compatible with environmental quality goals.

BUFFER - Certain 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 several 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).

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

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

CONCENTRATED ANIMAL FEEDING OPERATION (CAFO) - Facilities where animals are kept and raised in confined situations to produce agricultural meat, dairy, or eggs.

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

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.

CUMULATIVE - Increased by successive additions.

DESIGN STANDARDS - Establishes how development is designed and laid out to be compatible with the area's character or protect existing uses.

DEVELOPMENT - A planning or construction project involving substantial property changes in land use within the site; the act of using land for building or extractive purposes; or intense agriculture operation. Any human-made change to improved or unimproved real estate includes 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 occupation.

ENVIRONMENT - Includes water, air, and land and the interrelationship between water, air, land, and all living things.

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 according to the Flood Control District Act. In Canyon County, the two flood control districts are Boise River Flood Control District No. 10 and 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 susceptible to being flooded by water from any natural source. This area is usually low land adjacent to a river, stream, or watercourse.

FRAGMENT - To isolate or detach contiguous uses of land.

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

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

HAZARDOUS MATERIALS - Materials that are toxic, corrosive, ignitable, or reactive, or materials that 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 flow 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)]

HILLSIDE - Land with slopes greater than fifteen percent (15%). See the Canyon County Zoning Ordinance, 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 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 the industry, residential, agricultural, and commercial activities, including water and sewer

INCOMPATIBLE - Uses incapable of association or harmonious coexistence.

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

LAND TRUST - Nonprofit organizations whose primary purpose is to preserve undeveloped open land for conservation value to the community. Land trusts are concerned with open space land and focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

LAND USE - A description of how land is occupied or utilized.

LAND USE MAP - A map showing the existing and proposed extent and intensity of land development to be used for various residential, commercial, industrial, agricultural, recreational, and other public and private purposes or a combination of purposes.

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.

LIVABILITY - Those aspects of the community are perceived by residents, making the community a nice place to live.

MAINTAIN - Support, keep, or continue in an existing state or condition without decline

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 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 to support 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 that remains predominantly undeveloped and may include natural resource areas, agricultural land, garden plots, greenways, or recreation areas.

PRIME FARMLAND - Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

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

PUBLIC SERVICES - 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 owned by and operated for the public by school districts or by city, county, state, or federal governments.

PUBLIC TRANSPORTATION - Refers generally to one or all of several modes of transportation that can move large numbers of people or goods. Public transit/transportation modes include, but are not limited to, air, bus, shuttle, rail, light rail, carpool, vanpool, and park-and-ride, and may have established routes and schedules.

QUALITY OF LIFE - Often subjective, it refers to all the good points that make a living and working in Canyon County and its communities pleasurable.

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

RESILIENT - Able to withstand or recover quickly from difficult conditions.

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

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

RURAL PLANNING PROGRAM - A program created by the Development Services Department to assist small towns in Canyon County with planning and economic development

RURAL SMART GROWTH ADVISORY COMMITTEE - A broad-based stakeholder group to help inform and advise leaders on land use matters by promoting efficient land use, fostering a sense of place by considering history and environment, agriculture, natural resources, character, and infrastructure. The committee also assists in guiding County planning policies. The committee may be composed of citizens representing natural resources, housing, schools, transportation, development, and other topics relating to land use.

SMART GROWTH - Planning that utilizes a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically more robust, and socially diverse.

STATUTE - A written law passed by a legislative body.

SUSTAINABLE - The ability to be maintained at a specific rate or level.

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