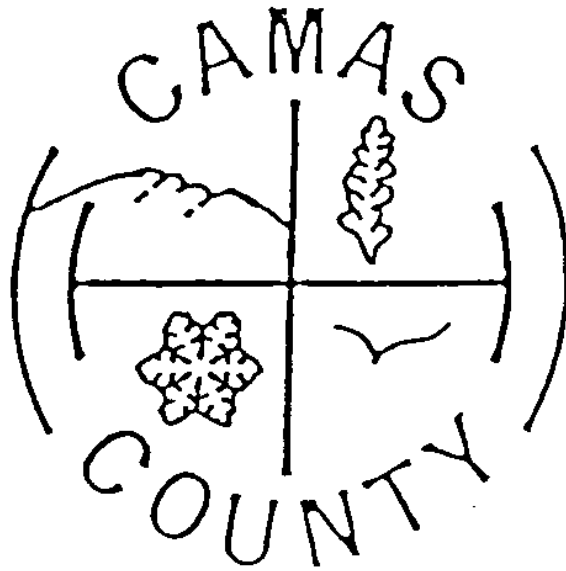




**Camas County, Idaho
Comprehensive
Land Use Plan
2014**



CAMAS COUNTY COMPREHENSIVE PLAN



Adopted: 5-12-2014
Amended: 7-16-2018

ACKNOWLEDGEMENTS

CAMAS COUNTY BOARD OF COMMISSIONERS 2012

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Bill Davis
Janet Croner

CAMAS COUNTY BOARD OF COMMISSIONERS 2013-14

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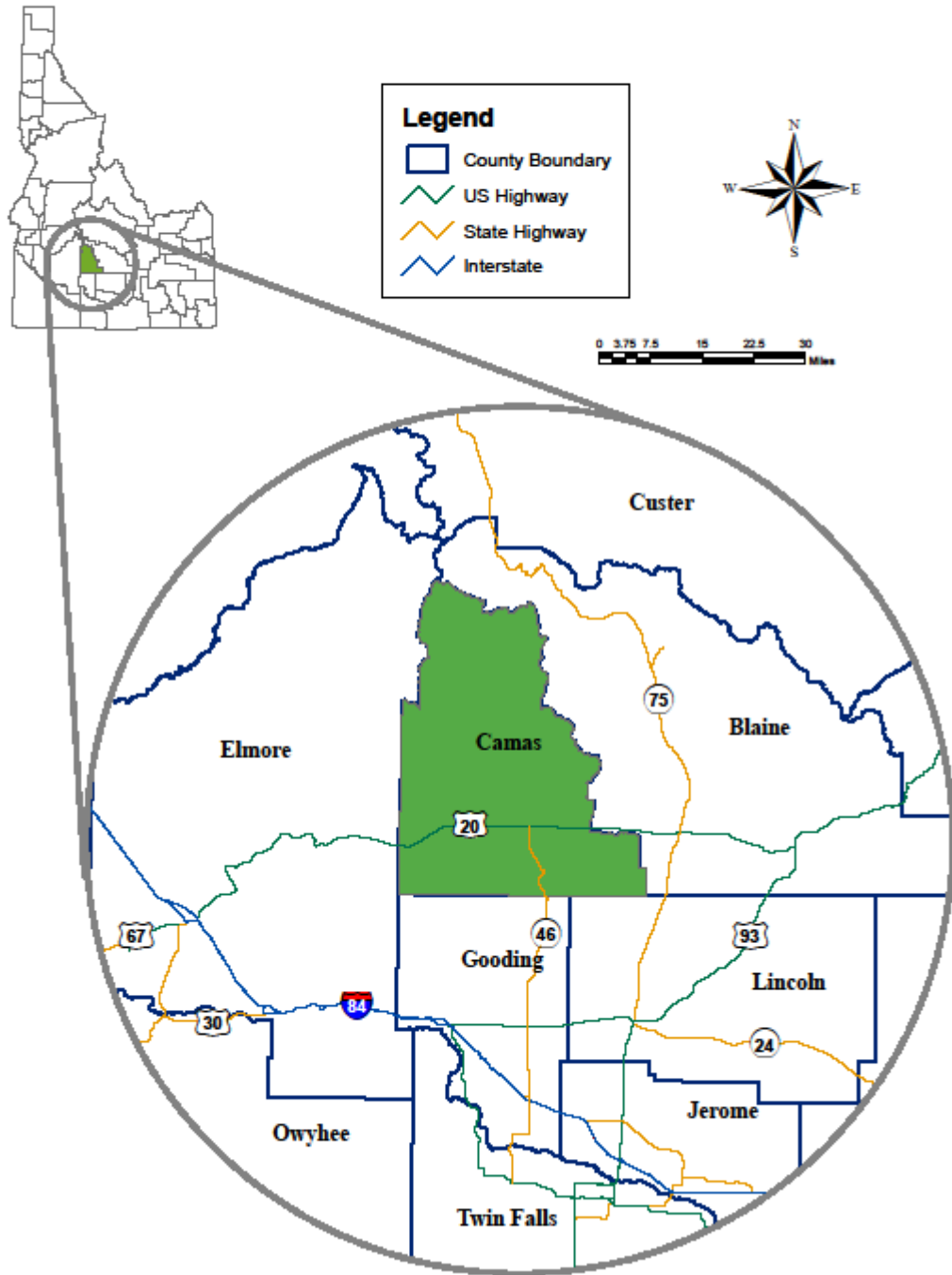
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Camas County Wildland Fire History for 1995-2003 (see associated map 11, pg.11)

	Year	Fire Name	Acres Burned
1	1995	Hill City	113
2	1995	Wolf Lane	10
3	1996	Davis Mountain	3,928
4	1998	McCan Gulch	523
5	2001	Willow Creek	13,011
6	2001	Beaver Creek	348
7	2003	Elk Creek	350
		Total	18,283

Camas County, Idaho

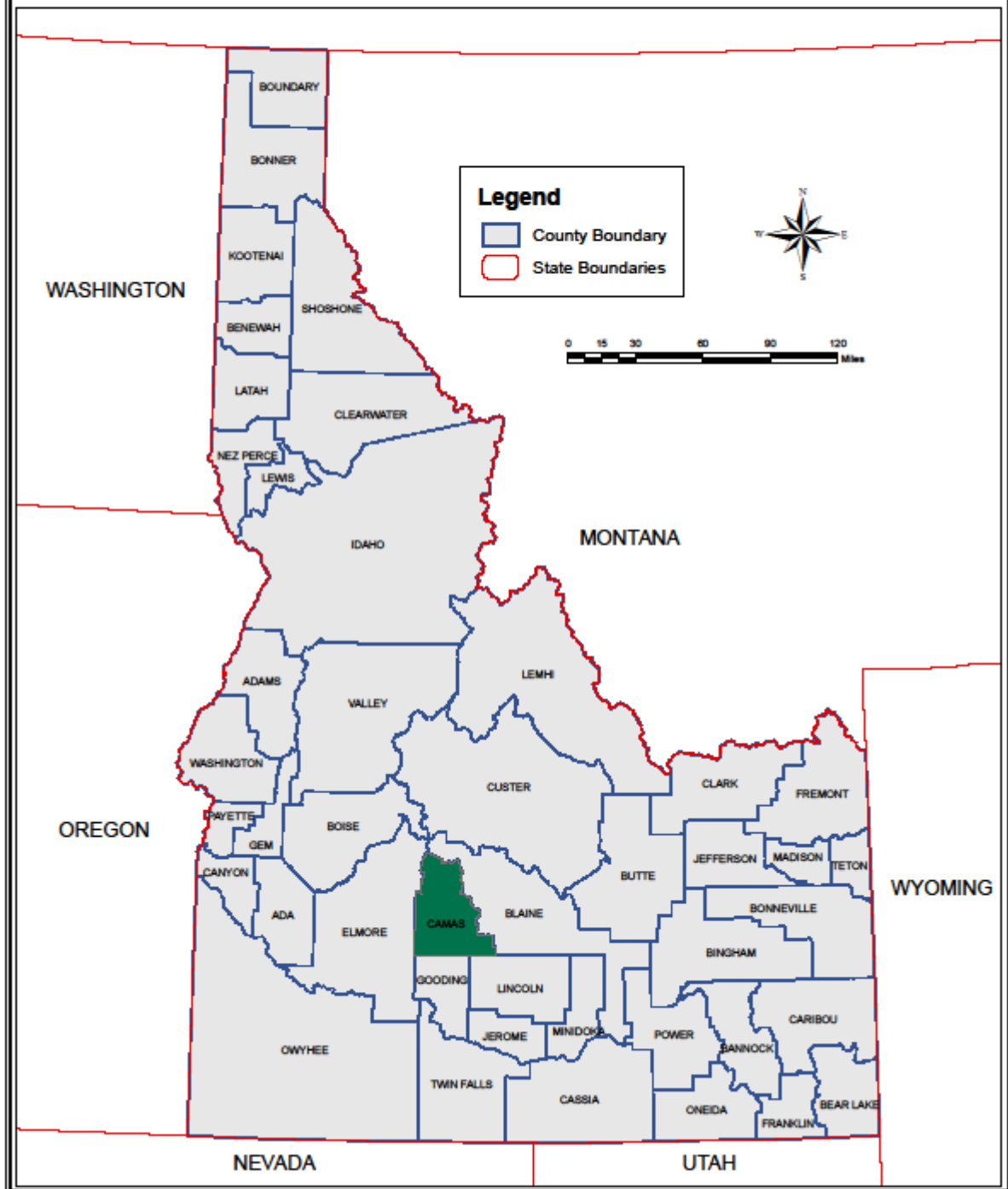
Vicinity Map



Map 1

Camas County, Idaho

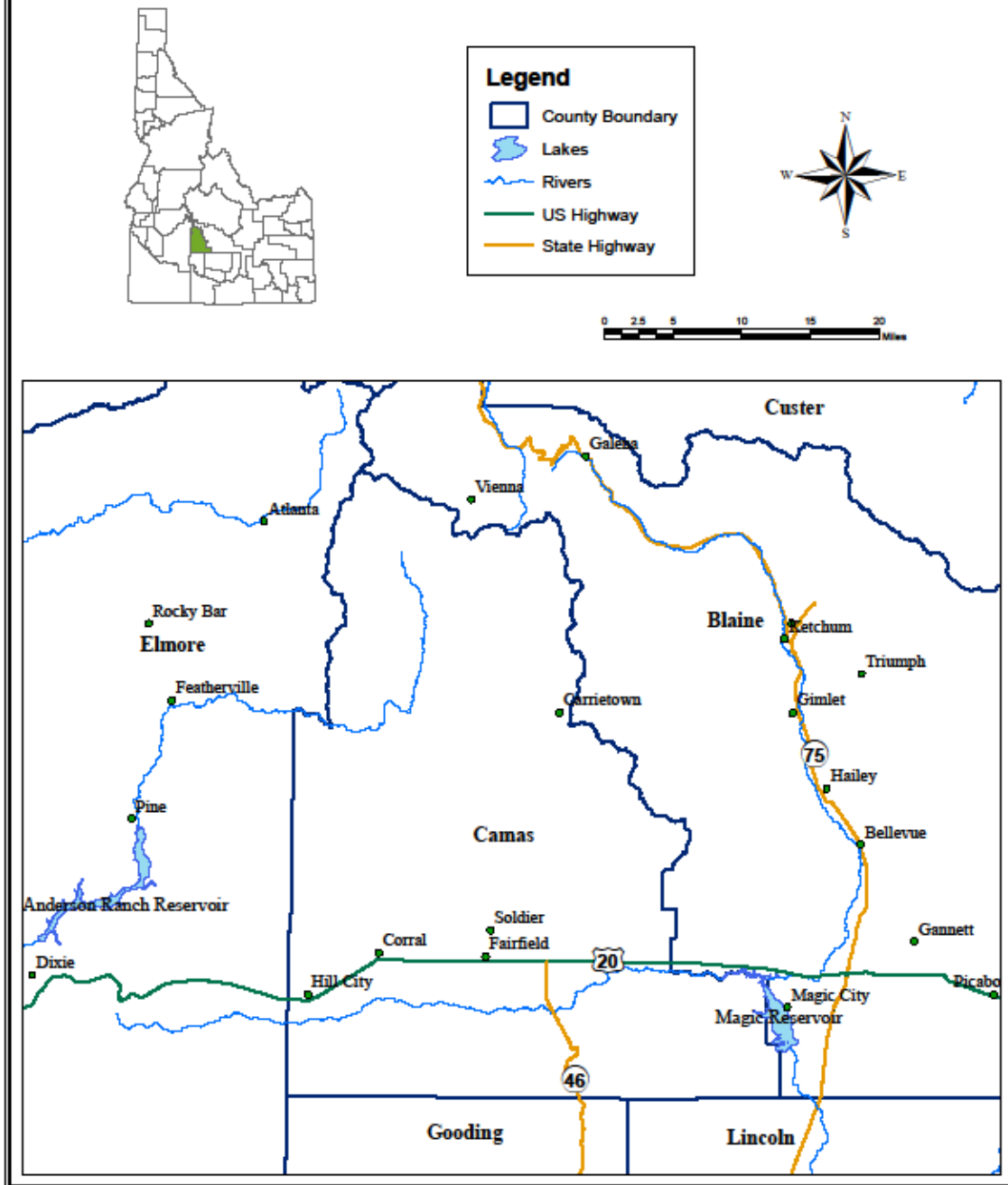
Counties of Idaho



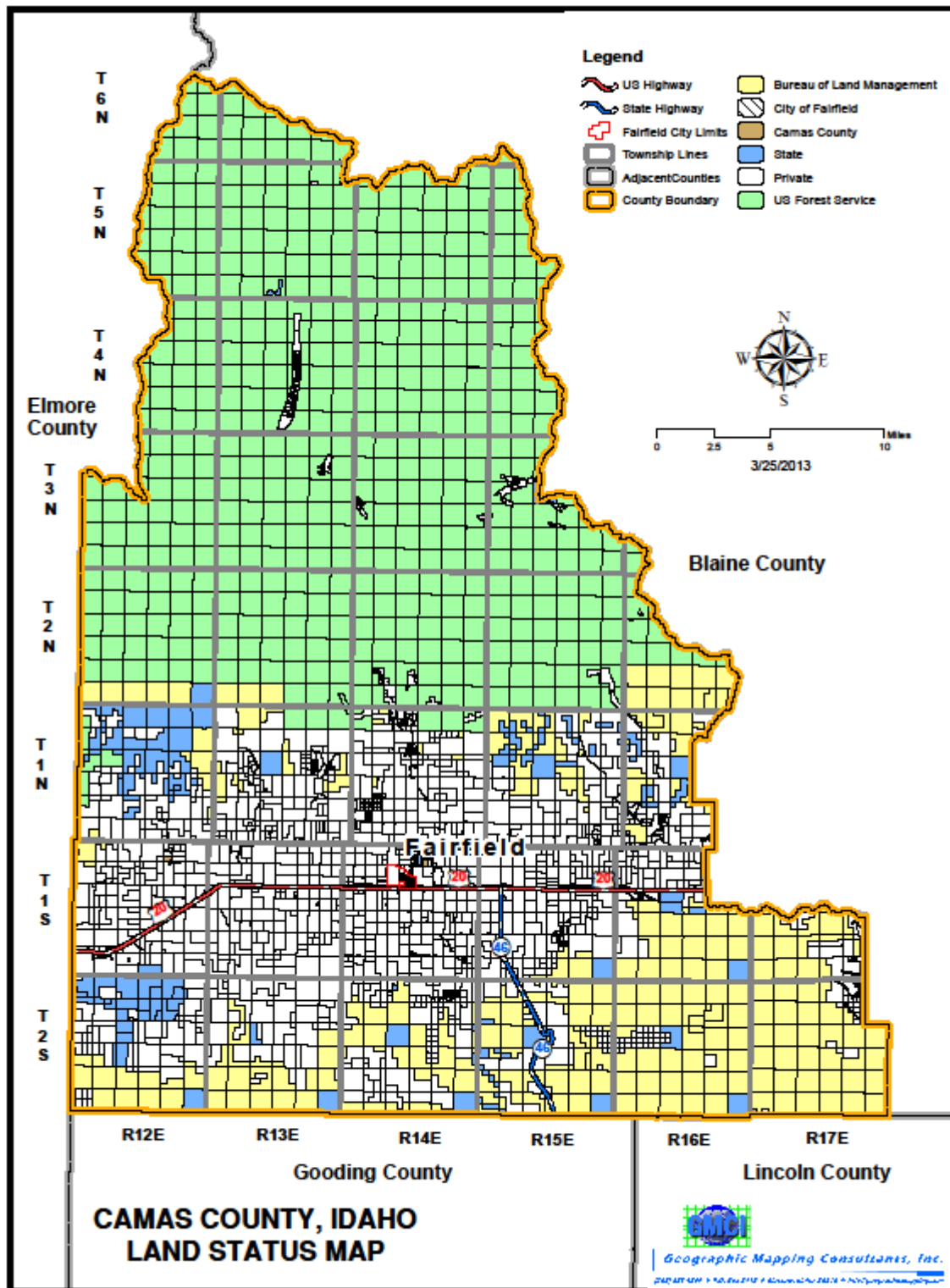
Map 2

Camas County, Idaho

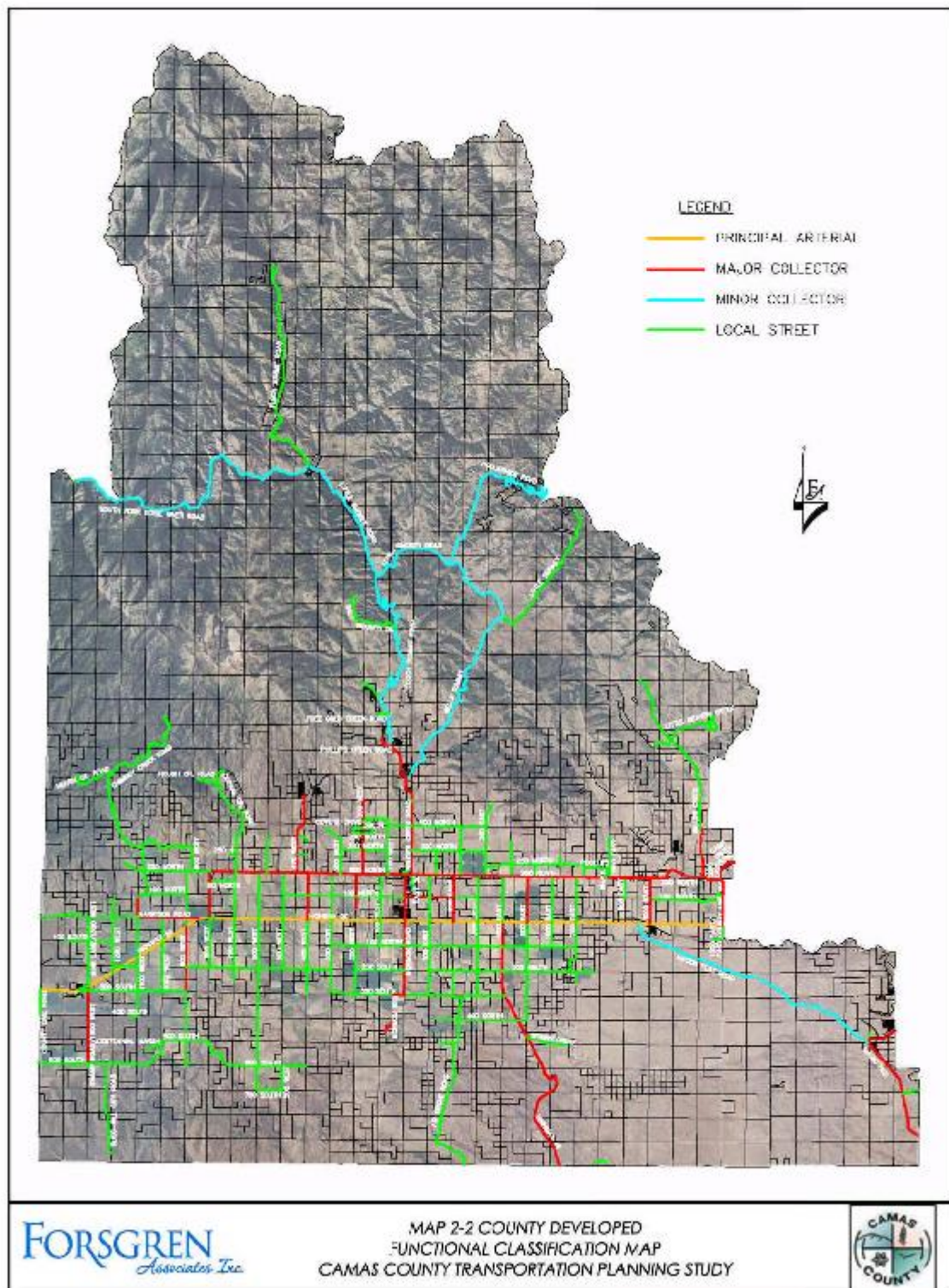
Camas County Base Map



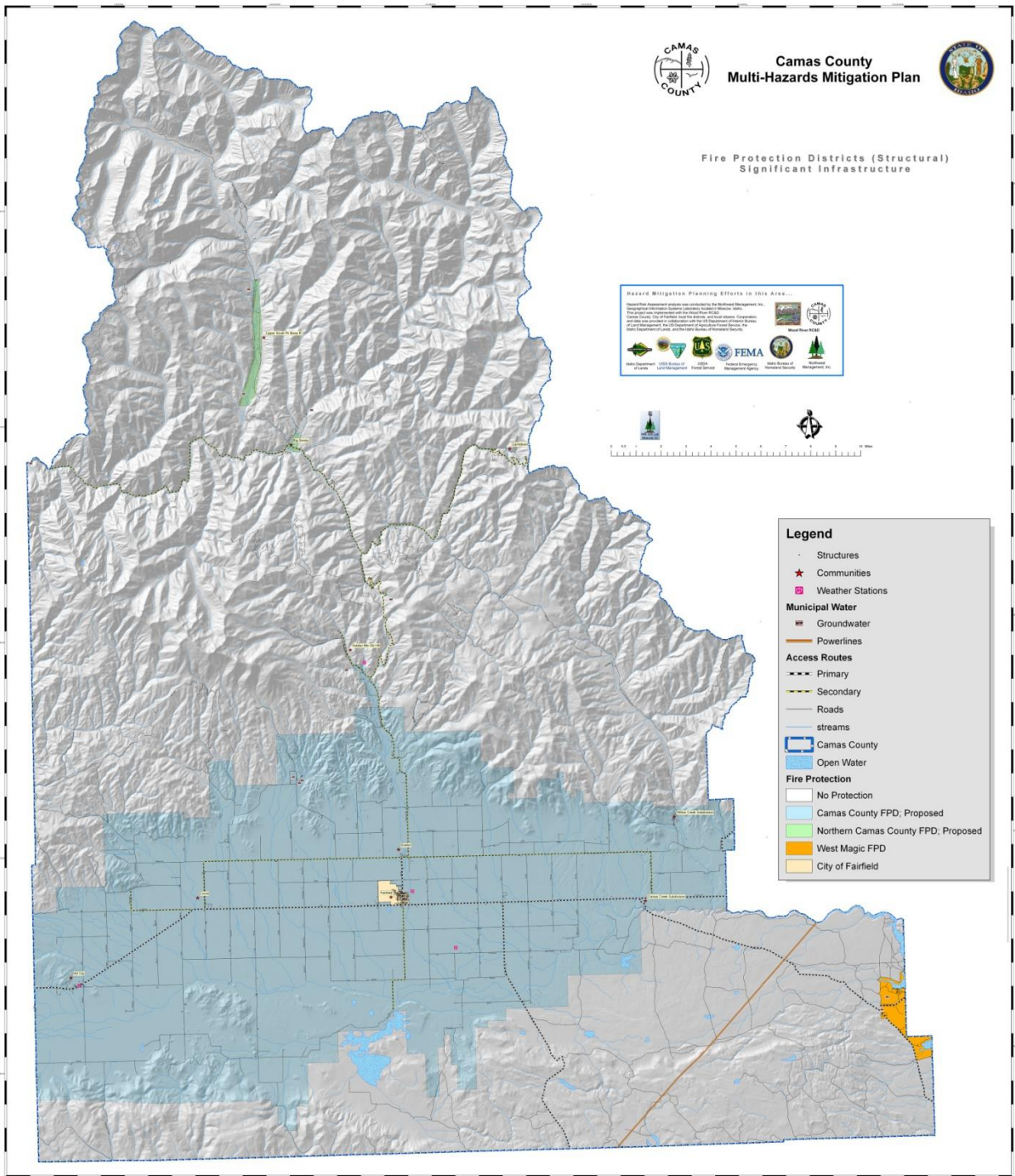
Map 3



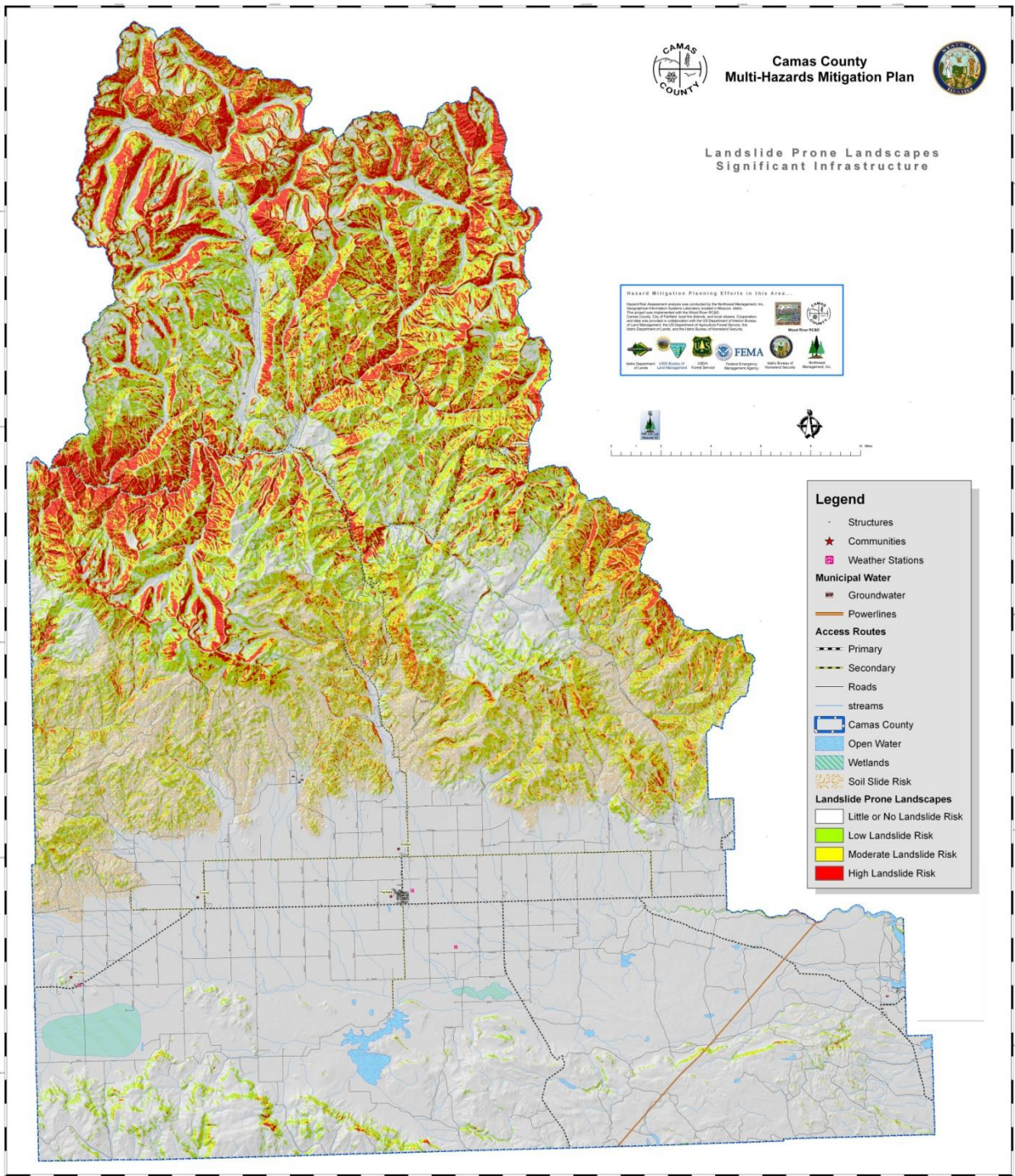
Map 4



Map 5

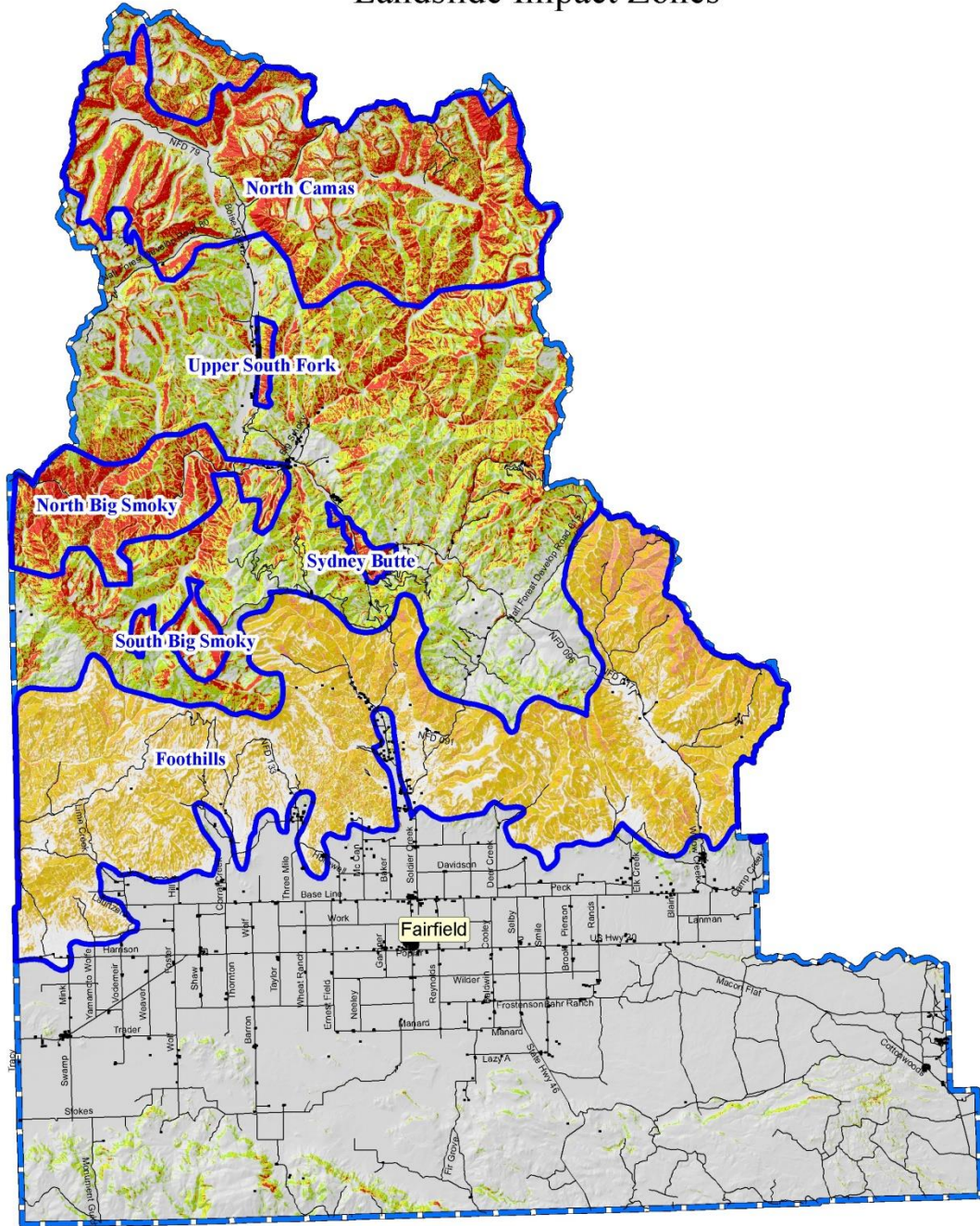


Map 6

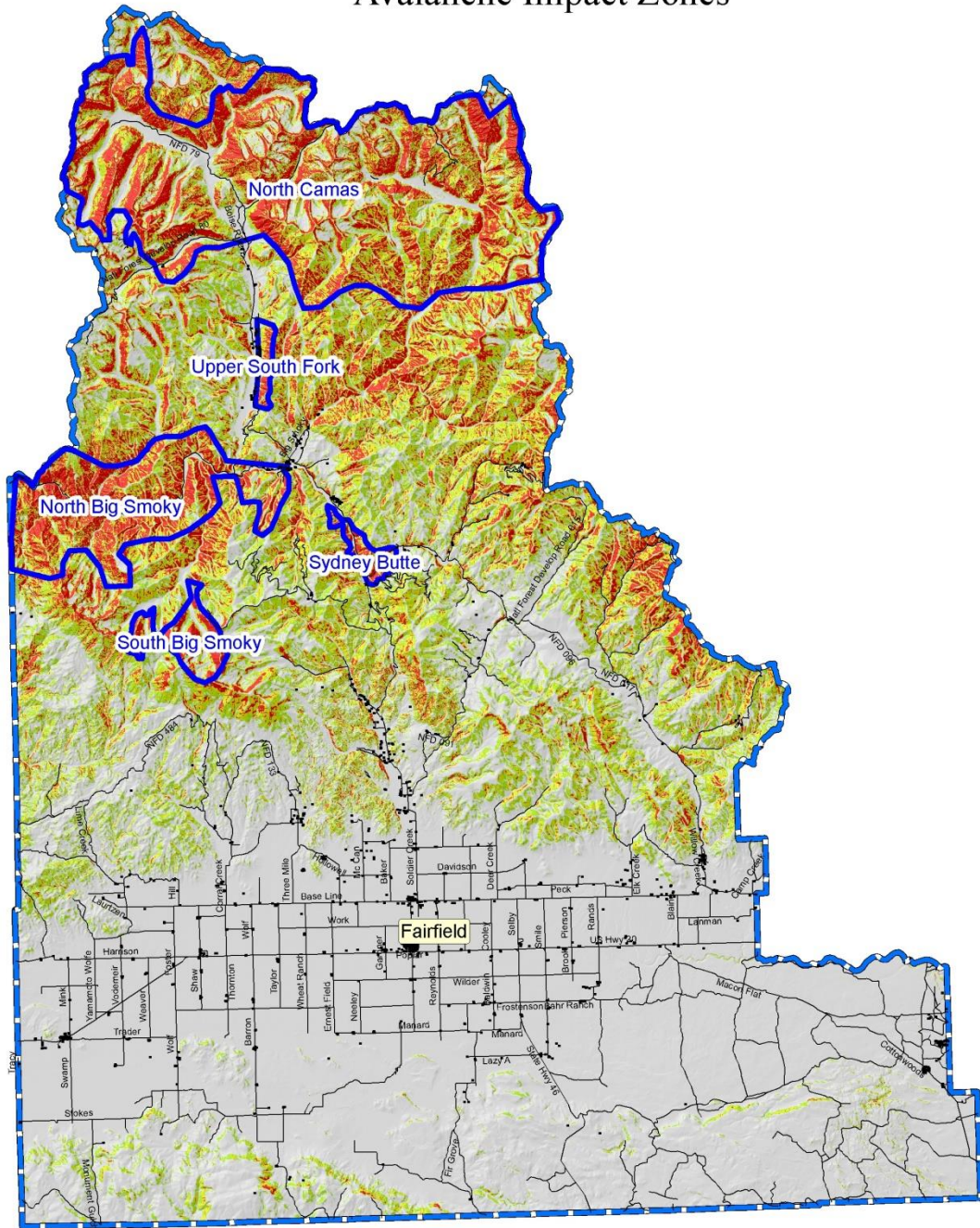


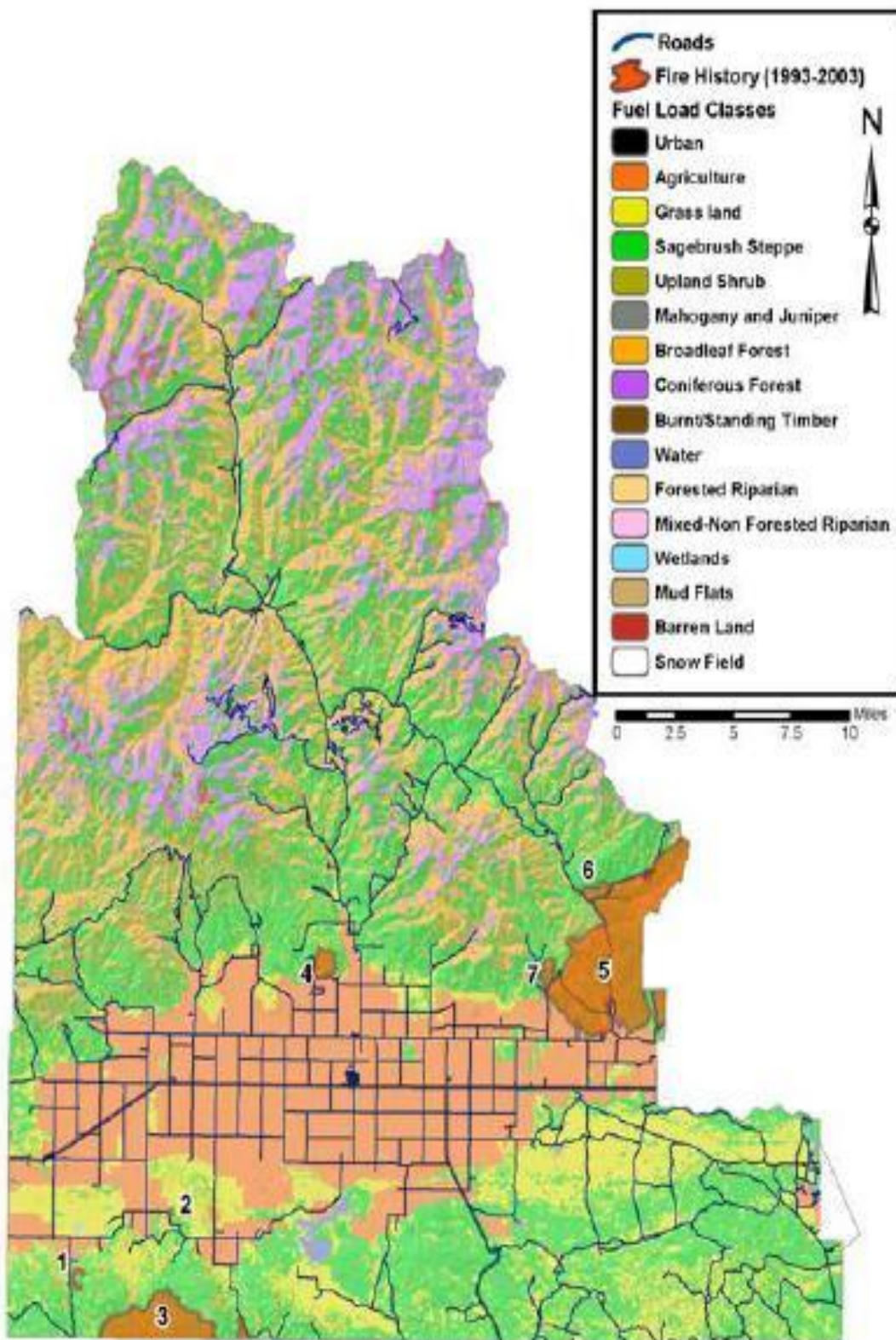
Map 7

Landslide Impact Zones

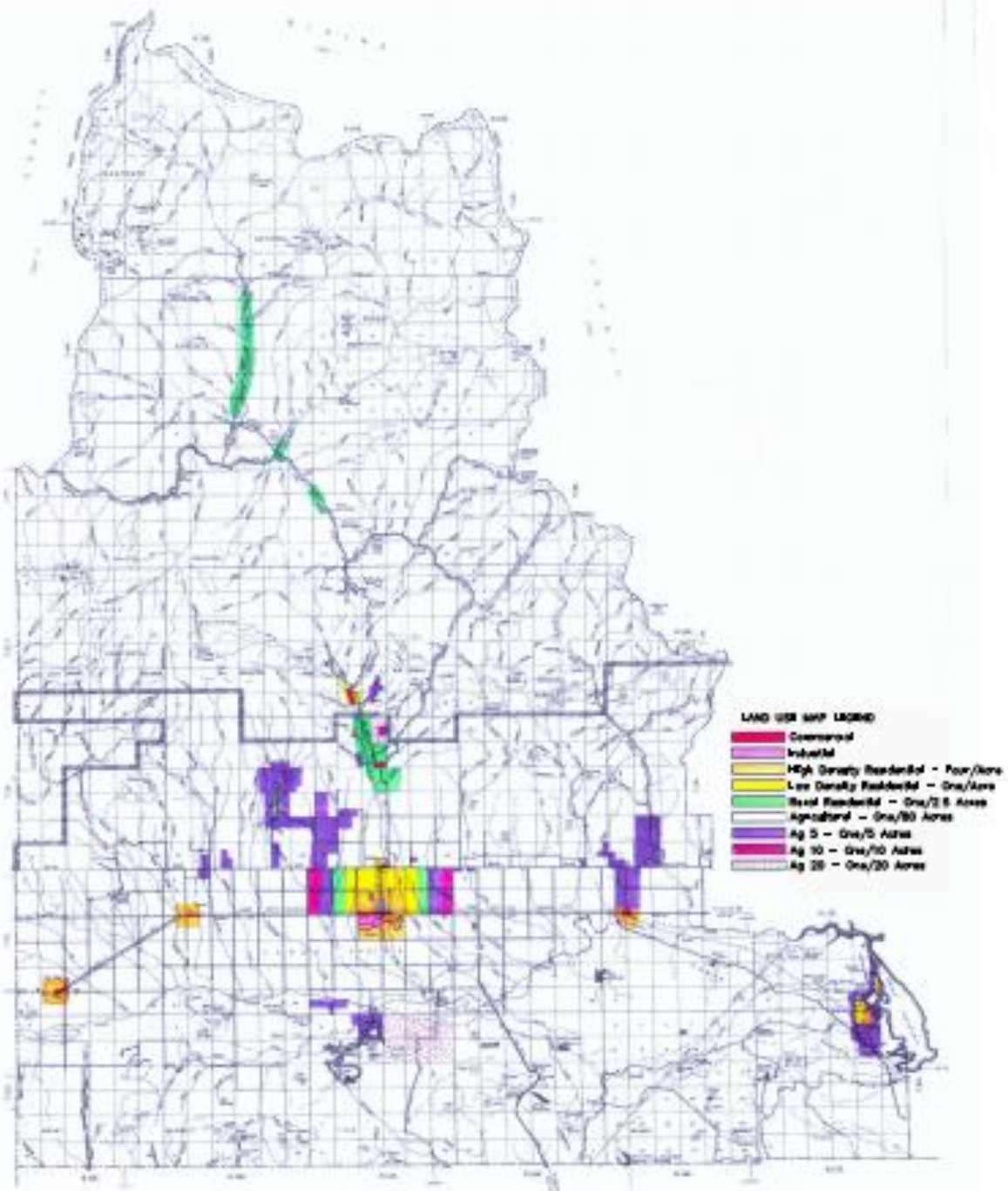


Avalanche Impact Zones





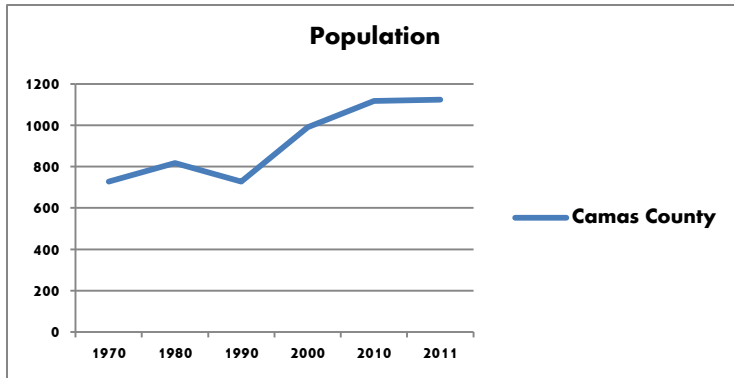
Map 11



CAMAS COUNTY LAND USE MAP - ADOPTED MAY 12, 2008

Tables

1. Population Change



Camas County							
	<i>Census 1960</i>	<i>Census 1970</i>	<i>Census 1980</i>	<i>Census 1990</i>	<i>Census 2000</i>	<i>Census 2010</i>	<i>POP EST 2011</i>
	917	728	818	727	991	1,117	1,124
Change		-20.6%	12.4%	-11.1%	36.3%	12.7%	0.6%

2. Industry Breakout

	Q3-11		Q3-12	
	<i>Avg Employment</i>	<i>Employers</i>	<i>Avg Employment</i>	<i>Employers</i>
All Industry	383	57	431	92
11-Agriculture, Forestry, Fishing and Hunting	44	6	50	6
23-Construction	13	5	22	10
51-Information	3	1	3	2
61-Educational Services	40	4	42	3
62-Health Care and Social Assistance	16	5	11	4
81-Other Services (except Public Administration)	9	2	15	8
92-Public Administration	87	7	78	6
31-33 Manufacturing, Warehousing & Transportation	5	2	9	4
48-49 Retail	15	4	21	6
52-53 Financial Activities	7	3	7	4
54-56 Prof and Bus Services	53	9	64	21
42- Wholesale	78	4	93	9
71-72 Leisure & Hospitality	12	5	15	9

3. Camas County Ag Census Summary

	<i>1997</i>	<i>2002</i>	<i>2007</i>
Land & Buildings Market Value per farm	<i>\$822,725</i>	<i>\$882,029</i>	<i>\$1,630,469</i>
Average size farm	<i>1,244</i>	<i>1,266</i>	<i>1,331</i>

4. School Enrollment

Camas County	
School Enrollment	
2002-2003	158
2003-2004	163
2004-2005	174
2005-2006	158
2006-2007	159
2007-2008	183
2008-2009	162
2009-2010	160
2010-2011	152
2011-2012	145
2012-2013	143

5. Camas County Property Tax

<i>Camas County</i>	
<i>Property Tax</i>	
<i>Market value (millions)</i>	
2000	86
2001	83
2002	84
2003	88
2004	94
2005	98
2006	103
2007	124
2008	144
2009	148
2010	151
2011	150
2012	136
<i>Source: Idaho Tax Commission</i>	

6. Labor Force

COUNTY ANNUAL AVERAGE DATA				
Update 1/17/2013				
	CIVILIAN			
	LABOR			EMPLOY-
YEAR	FORCE	UNEMPLOYED	RATE	MENT
1978	468	55	11.7	414
1979	520	49	9.4	471
1980	459	51	11.1	408
1981	450	42	9.3	408
1982	540	65	12.0	475
1983	525	65	12.4	460
1984	528	76	14.3	453
1985	511	68	13.2	443
1986	523	80	15.2	444
1987	436	37	8.4	399
1988	439	39	8.9	400
1989	441	22	4.9	419
1990	464	28	6.0	436
1991	434	21	4.8	414
1992	460	27	5.8	433
1993	395	19	4.7	377
1994	466	12	2.5	455
1995	449	13	3.0	436
1996	450	20	4.4	431
1997	439	19	4.3	420
1998	409	15	3.6	395
1999	412	17	4.0	395
2000	537	19	3.6	518
2001	563	20	3.6	543
2002	578	19	3.3	559
2003	563	28	5.0	535
2004	569	24	4.2	545
2005	614	22	3.6	592
2006	631	18	2.9	613
2007	615	15	2.5	599
2008	633	27	4.2	607
2009	593	53	8.9	540
2010	598	67	11.3	531
2011	595	67	11.2	528
2012	585	55	9.3	530

Camas County Employment Data

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Employed in the Selection Area	198	147	217	205	274	258	271	241	265
Living in the Selection Area	418	277	380	385	429	315	235	283	375
Net Job Inflow (+) or Outflow (-)	-220	-130	-163	-180	-155	-57	36	-42	-110

Forward and Introduction

Vision for the Future - The residents of Camas County have worked long and hard on this update of their Comprehensive Plan. Change is coming to the Camas Prairie, and community and county leaders, citizens and interested property owners are determined to provide the document to guide that change. The priorities for the future of Camas County are clear throughout the plan. The preservation of agriculture and the way of life that is intrinsic to agriculture, being good stewards of the natural resources that abound here, protection of wide open spaces and scenic areas, management of recreation and tourism activities to increase benefits and minimize negative impacts are just a few goals stressed in this plan.

Camas County was created by the Idaho Legislature on February 6, 1917, by a partition of Blaine County. It is named for the camas root, or Camassia, a lily-like plant found in the region. The root bulb is edible, and was used as a food source by Native Americans and settlers.

US Highway 20 runs east-west through the center of the county, at an elevation of just over 5,000 feet above sea level. State Highway 46 runs south to Gooding, connecting to US-20 4 miles east of Fairfield.

Camas County of the future will be one that has grown, but has managed growth to have minimal impacts upon the environment. Residential developments will be encouraged near community centers or recreation/tourist areas, leaving an ample supply of productive agricultural land. As growth occurs in appropriate areas, costs of that growth will be borne by the developers and not by the current county residents and taxpayers. Recreational opportunities will be encouraged and developed in the appropriate areas.

Future growth will be encouraged in Camas County, but only that growth which is compatible and non-intrusive on the quality of life now enjoyed by its residents and only that growth which is ultimately good for the county. This plan and the decisions of current and future leaders can make that happen.

Camas County, because of its small population and distance from job and consumer markets, can be a tough place to make a living. Because of this, citizens of Camas County have historically determined that we should encourage the growth of small business including home-based business and cottage industries. These types of businesses are appropriate in Camas County's largely agricultural land use base, since rural agricultural and residential uses traditionally involve aspects of - agricultural product sales, agricultural service businesses, equipment repair and maintenance, etc. - that might not be typical in urban or suburban settings. By actively encouraging these rural businesses we strengthen our local economy by supporting residents in making productive use of their property, and by supporting residents in spending their money locally for goods and services. Then small business owners can remain in Camas County rather than leaving either daily as a commuter, or permanently to find work, or to establish a business elsewhere. When residents can stay in the county to do business they save fuel and other transportation costs which not only helps the pocketbook but the environment as well.

Purpose of the Plan - The purpose of the Camas County Comprehensive Plan is to provide a guide for growth to the citizens of Camas County in the near and distant future. The guide was developed through public input, by incorporating

the concerns and desires of Camas County's citizens in foreseeing how they wish their community to be.

The plan meets the requirements of Idaho Code Title 67, Chapter 65, the Idaho Local Land Use Planning Act, hereafter referred to as LLUPA. Goals and objectives as well as maps delineating land use and transportation patterns, are included.

The components, as listed in Title 67 Chapter 65 of the Idaho code, Local Land Use Planning Act, are contained within this plan. They include, private property rights, population, school facilities and transportation, economic development, land use, natural resources, hazardous areas, public services, facilities and utilities, transportation, recreation, special areas or sites, housing, community design, agriculture, implementation, and national interest electric transmission corridors.

The Comprehensive Plan is not a zoning ordinance; however it provides direction for land use. Idaho Code 67-6511 specifically requires that a zoning ordinance be adopted and be in compliance with the comprehensive plan.

In order to maintain the currency and effectiveness of the plan, periodic review is essential. This is the responsibility of the Planning and Zoning Commission, who will meet periodically to review the plan.

The plan may be amended upon recommendation of the Planning and Zoning Commission or upon direction of the County Board of Commissioners. Changes may be initiated by the Commission, the Board, or by citizens with a request for such a change to the County.

Upon each request for a change, the County must give notice for a public hearing in accordance with Idaho Code 67-6509, and hold all public hearings necessary to give citizens an opportunity to comment. The County is restricted from amending the plan more often than once each six months.

Change will occur in Camas County as growth happens. It is essential that the plan stay current with these changes, requiring review and amendments as deemed needed.

Sixteen Elements of the Comprehensive Plan

A Comprehensive Plan is the official statement of a jurisdiction setting forth its major goals and policies concerning desirable future physical development. The broad scope of the plan is reflected in its various elements – population, land use, economic development, housing, natural and cultural resources, and many more – all combined into one planning document. The Comprehensive Plan includes the following sixteen elements as required by law.

Private Property Rights: An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in [chapter 80, title 67](#), Idaho Code.

Population and Growth: Is an analysis of past, present and future trends in population.

School Facilities and Transportation: An analysis of public school capacity and transportation considerations associated with future development.

Economic Development: Examines trends and presents policies for maintaining a positive growth rate, including employment, industries jobs and income levels.

Land Use: An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities.

Natural Resources: An analysis of the uses of waters, forests, ranges and soils.

Hazardous Areas: An analysis of known hazards, including seismic activity, landslides or mudslides, avalanche, floodplain hazards, and man-made hazards.

Public Services, Facility and Utilities: An analysis showing general plans for sewage collection and treatment, water supply, fire stations, public safety facilities, library, energy and related services.

Transportation: An analysis showing the transportation infrastructure, and efficient mobility of people, goods and services.

Recreation: Ensures the provision of permanent open and recreational spaces and identifies future facilities.

Special Areas or Sites: An analysis of areas, sites or structures of historical, archaeological, architectural or scenic significance.

Agriculture: An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

Housing: Identifies housing needs and plans for improvement of housing standards and safe, sanitary and adequate housing.

Community Design: An analysis of landscaping, site design, beautification, signage and uniformity in residential development.

Implementation/Policies: An analysis of specific actions needed to implement and support the comprehensive plan.

National Interest Electric Transmission Lines: After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005.

Goals, Objectives and Implementation Strategies (Policies)

GOALS: Goals usually are stated in broad terms to reflect community-wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel, not a location to reach.

OBJECTIVES: The objectives statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

IMPLEMENTATION STRATEGIES (POLICIES): Policies are specific statements that guide actions, imply clear commitment and express the manner in which future actions will be taken. They are, however, flexible rules that can adapt to different situations and circumstances.

PLAN REVISION PROCESS

The Camas County Comprehensive Plan was revised in 2012- 2013 with a process that allowed citizens to become involved in several ways depending on interest and commitment. In December of 2012 at the Planning and Zoning Commissions meeting it was decided because of the 2010 Census that they should begin to update the Comp Plan. The public was invited to participate in the process by attending the Commissions meetings and workshops. Notices were posted at several locations around Fairfield including the post office, courthouse, and city hall, the Camas Creek Store, Valley Service and the Senior Center.

Initial Review of Plan Elements On December 4, 2012 the Planning and Zoning Commission, at its regular meeting, began to lay out the process by which the Comp Plan would be revised. Because most of the existing Comp Plan and the County itself had not changed it was felt that some revision was warranted. Statistics have changed but the outlook and long range plan for the County was pretty much the same. The National Interest Electric Transmission Line section need to be added to the Comp Plan and revisions to the other sections would be minor. The other elements would be reviewed a section at a time with some verbage and statistical data changes.

Comprehensive Plan Open Houses On January 8, 2013 the review process was started at the regular meeting of the P & Z commission. Public notices were published in the Camas Courier and Weekly Beaver and posted at several places in town. The review process was continued at the February 5, 2013 meeting and a second meeting on February 19, 2013 with notices again being posted. A meeting was held on March 5, 2013 to continue the process. No input from the citizens of the county was received at any of these meetings. It was the consensus of the commission that they may not receive any input from the citizens until the Land Use Map was to be reviewed and overlay districts were discussed. At the regular P & Z meeting on April 2, 2013 the commission began to collate the final draft for the Comp Plan and prepare it for public hearing. On April 2, 2013 the regular meeting was held and review of the Comp Plan continued. The meeting included an open discussion with one guest, Mike McFadyen, and the county attorney was also present. The final two sections were reviewed along with the acknowledgements, table of contents, forward and introduction, maps and tables. It was also decided to start on the Comp Plan map at the next meeting and notice, as before, in several locations and both papers.

On May 7, 2013 the regular meeting was held with no public present. Notices were posted on April 30, 2013 at the County Courthouse, Courthouse Annex, Fairfield City Hall, Fairfield Post Office, the Camas Creek Store and the Camas County Sheriff's Office. Notice was also printed in the Camas Courier and the Weekly Beaver on May 1, 2013. No input, written, by phone or electronically, was received from the general public by the administrator or by any commission members. Work was done to finalize the Comp Plan by the end of the June meeting and be ready for public hearing sometime in July.

On June 4, 2012 the regular meeting of the P & Z was held and Section XII, housing, was reviewed and discussed. All of the members of the P & Z were present. No persons from the general public were at the meeting. Notices were published in the Camas Courier and the Weekly Beaver. Notices were posted at the Courthouse, Courthouse Annex, and Sheriff's office, Post Office, Camas Creek Store and City Hall.

On July 15, 2013 the Public Hearing notice was sent to the Camas Courier and *Weekly Beaver* for printing in the July 17th, 24th, & 31st issues of each paper. Notices were posted in the Post Office, City Hall, the Courthouse and the Courthouse Annex and the Sheriff's office. Notice was mailed to all political subdivisions.

On August 6, 2013 a public hearing was held in the Camas County Courthouse Annex. The commission reviewed the entire Plan as proposed and corrected. One member of the general public was present at the hearing. The commission recommended that the proposed plan be sent on to the Board of Commissioner with a recommendation of approval as presented.

On August 19, 2013 the plan was presented to the Camas County Board of Commissioners. They began reviewing the plan for any changes and after their review they will hold another public hearing, start deliberations or send it back to the Planning and Zoning Commission if significant changes are made.

The Board returned the plan to the administrator on March 10, 2014 for correction of some minor changes. The administrator returned the plan to the Board of Commissioner on March 24, 2014 with the minor changes as requested.

On May 12, 2014 the Board of Commissioners adopted Resolution # 162 adopting the New 2014 Comprehensive Plan.

SECTION I

PRIVATE PROPERTY RIGHTS

The County of Camas wishes to ensure that land use policies, ordinances, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which will constitute an unconstitutional taking of private property rights as set forth in Idaho Code 67-8003

In order to evaluate each related action, the County will ask the following questions of that action. Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

- 1) Does the regulation or action result in the permanent or temporary physical occupation of private property?
- 2) Does the regulation or action require a property owner to either dedicate a portion of property or to grant an easement?
- 3) Does the regulation deprive the owner of all economically viable uses of the property?
- 4) Does the regulation have a significant impact on the landowner's economic interest?
- 5) Does the regulation deny a fundamental attribute of ownership?
- 6) (a) Does the regulation or action serve the same purpose that would be served by directly prohibiting the use or action;
(b) Does the condition imposed substantially advance that purpose?

If any question above is answered in the affirmative, the action being taken would be revisited and reconsidered.

GOAL:

Preserve and protect private property rights as required per the provision of Idaho Code §67-6508A and Idaho Code §67-8003(2).

It shall be the policy of the Camas County to protect, enhance and ensure private property values and rights within the accepted confines of the national, state and local laws.

OBJECTIVES:

- 1) To review all land use decisions, policies, procedures and ordinances keeping the County's policy as stated above in mind.
- 2) To adopt the Attorney General's checklist, asking and answering six questions (as stated above), to ensure that all actions concerning private property are within the confines of the law.

SECTION II

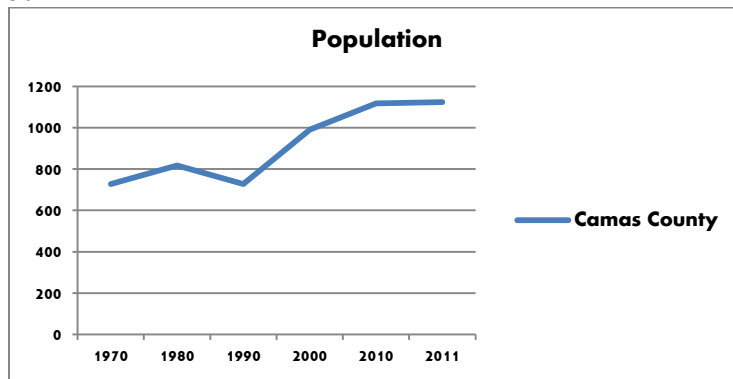
POPULATION ANALYSIS

Demographics

Population

The Census Bureau's annual population estimates indicate a loss of 3.6 percent in Camas County since the 2010 Census, a different scenario than the state and nation which gained ground by 1.8 percent and 1.7 percent respectively. The 2012 population estimate for Camas County is 1,077 a loss of 2 percent year-over-year. The 22 person decrease would have been greater if not for the natural increase due to births outweighing deaths netting 7. There were 29 persons that moved out of the county. This is distributed over an estimated 454 households. The population density per square mile is based on an area of 1,074.49 square miles and registers 1 person per square mile. Camas County has a lot of open space and has the third least density of all Idaho's 44 counties. There were an estimated 836 housing units indicating a density of .78 households per square mile.

Camas County's population is equitably distributed across the age groups with 5.6 percent of the population under the age of 5. It is estimated 22.6 percent of the population are under the age of 18 then 17.1 percent is estimated to be over the age of 65. Compared to the state's ratios, indications are the population is older in Camas County with the state reporting only 12.8 percent over the age of 65 while 7.5 percent of the populace is younger than 5 years old. There are fewer females in Camas County compared to the state at 47.3 percent versus 49.9 percent or for every 100 females there are 106 males. The median age is 44.3 years in Camas County compared to 34.6 for Idaho.



Camas County							
	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	POP EST 2011
	917	728	818	727	991	1,117	1,124
Change		-20.6%	12.4%	-11.1%	36.3%	12.7%	0.6%

Race and Ethnicity

The racial and ethnic makeup of the county estimated by the American Community Survey for 2011 shows the preponderance of population is White at 95 percent, 1.2 percent is Black, .8 percent is American Indian and Alaska Native, .1 percent is Asian, and 2.8 percent is two or more races. Hispanic ethnicity at 7.8 percent in Camas County is significantly less than all other counties in the region which range from Twin Falls County on the low end at 14.1 percent to 32.0 percent in Jerome County. The state Hispanic population is estimated at 11.5 percent. The White, Non-Hispanic population is estimated at 88.3 percent.

Social Characteristics

The 2007-2011 American Community Survey estimates reported a growth in households rising to 454 in Camas County. Among those households, 30.8 percent have their own children under 18 years of age living with them, 55.5 percent are married couples living together, a growing category is female head of household with no husband present at 6.6 percent and 26.4 percent were non-families defined as individuals living alone or non-related individuals. Showing a slight decline and perhaps tied to the Great Recession is households comprised of individuals at 21.8 percent. A growing trend across the nation is the aging of the population and Camas County is following suit with 6.4 percent of all households having someone living alone and 65 years and older. The average household size was estimated at 2.71 and the average family size was 3.07, up 9 percent and 5 percent respectively, another result of the Great Recession.

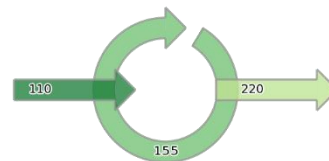
Economic Characteristics

The median income for a household in Camas County was \$41,184 and a family's median income was \$45,000. Males realized a median income of \$41,667 versus \$24,000 for females. The most recent estimate of per capita income for Camas County was \$38,661 (Bureau of Economic Analysis). About 12.3 of all families and 15.1 percent of all people were below the poverty level, while 25.3 percent of those under the age of 18 were under the poverty threshold and only 3.5 percent of age 65 and older fit the poverty criteria.

Camas County's poverty status indicates 12.3 percent of all families and 15.1 percent of the population as a whole are under the poverty threshold. Those 18 years and older show a 25.3 percent standing while 3.5 percent of those over 65 years of age are below the poverty line.

Commuting Patterns

Camas County feeds workforce into other counties such as Blaine County that can offer higher paying jobs. Camas County is an easy 30 minute commute to four different counties. The Census Bureau's On the Map estimates there are 110 workers commuting into the area for work, 220 residents that leave the county for work purposes and 155 residents that have found work within Camas County. In summary, there is net exporting of workers to the tune of 110 workers.



Industry Breakout

The largest industries in Camas County are government, wholesale and professional and business services. The public sector is declining with the budget woes that have hit the federal agencies affecting contractors and grant recipients as well. The professional and business services industry is very diverse and can include lone eagles that work from home, those providing cleaning, laboratory and accounting services, as well as those supporting the agricultural sector.

	Q3-11		Q3-12	
	Avg Employment	Employers	Avg Employment	Employers
All Industry	383	57	431	92
11-Agriculture, Forestry, Fishing and Hunting	44	6	50	6
23-Construction	13	5	22	10
51-Information	3	1	3	2
61-Educational Services	40	4	42	3
62-Health Care and Social Assistance	16	5	11	4
81-Other Services (except Public Administration)	9	2	15	8
92-Public Administration	87	7	78	6
31-33 Manufacturing, Warehousing & Transportation	5	2	9	4
48-49 Retail	15	4	21	6
52-53 Financial Activities	7	3	7	4
54-56 Prof and Bus Services	53	9	64	21
42- Wholesale	78	4	93	9
71-72 Leisure & Hospitality	12	5	15	9

Agriculture

The number of farms in Camas County was at 102 in 1992 growing to 106 in 2002 and then down to 104 in 2007, up 3.9 percent then falling 1.9 percent. This data is sourced to the Agricultural Census, the most recent 5 year census published by the US Department of Agriculture. The number of acres attributed to agricultural activities has steadily risen from 126,901 in 1992 to 134,168 in 2002, advancing 5.7 percent then up to 138,417 acres in 2007, a smaller jump of 3.2 percent. The estimated market value of land and buildings has climbed over the last decade along with the average size of farms as depicted in the table below, the market value per operation doubled.

Camas County Ag Census Summary

	1997	2002	2007
Land & Buildings Market Value per farm	\$822,725	\$882,029	\$1,630,469
Average size farm	1,244	1,266	1,331

Education

With the combination of an aging population and the recessionary migration to urban areas, the current school year is 6 percent below the five-year average of 152 students in Camas County's elementary and secondary public schools.

Camas County	
School Enrollment	
2002-2003	158
2003-2004	163
2004-2005	174
2005-2006	158
2006-2007	159
2007-2008	183
2008-2009	162
2009-2010	160
2010-2011	152
2011-2012	145
2012-2013	143

Source: Idaho Department of Education

Tax Base

The property tax base has been on an upward trend increasing by 66 percent over the last ten years. There was an aftershock from the Great Recession. That withstanding, the county's tax base has surpassed pre-recession levels but not the peak that occurred in 2010. The county shows 12 percent of the assessment value is dedicated to the Homeowners' Exemption, a considerably smaller percentage than south central region as a whole at 14 percent, the state at 18 percent and Ada County which is a densely residential area at 22 percent. In conclusion, the lack of population density contributes to the smaller proportion of homes occupied by homeowners comprising the tax base.

Camas County	
Property Tax	
Market value (millions)	
2000	86
2001	83
2002	84
2003	88
2004	94
2005	98
2006	103
2007	124
2008	144
2009	148
2010	151
2011	150
2012	136

Source: Idaho Tax Commission

Labor Force

Seasonally adjusted unemployment in Camas County has been on a roller coaster for the last decade — hitting 5 percent in 2003 before plunging to a record low 2.5 percent in 2007 and then skyrocketing as a result of the national recession to 11.3 percent in 2010. The civilian labor force is so small that minor adjustments translate into wide swings in the rate.

Most workers in Camas County are in government, education, agriculture or trade. Before the recession, commuters to Blaine County were common, gaining higher-wage jobs in landscaping and construction. But many of those jobs were lost in the downturn and have not returned. During the winter, Soldier Mountain Ski Resort employment jumps significantly while demand for farm labor peaks in the summer and fall. The local economy has diversified somewhat with transportation, manufacturing and service jobs. The future appears to be stable with limited growth.

COUNTY ANNUAL AVERAGE DATA				
Update 1/17/2013				
	CIVILIAN			
	LABOR			EMPLOY-
YEAR	FORCE	UNEMPLOYED	RATE	MENT
1978	468	55	11.7	414
1979	520	49	9.4	471
1980	459	51	11.1	408
1981	450	42	9.3	408
1982	540	65	12.0	475
1983	525	65	12.4	460
1984	528	76	14.3	453
1985	511	68	13.2	443
1986	523	80	15.2	444
1987	436	37	8.4	399
1988	439	39	8.9	400
1989	441	22	4.9	419
1990	464	28	6.0	436
1991	434	21	4.8	414
1992	460	27	5.8	433
1993	395	19	4.7	377
1994	466	12	2.5	455
1995	449	13	3.0	436
1996	450	20	4.4	431
1997	439	19	4.3	420
1998	409	15	3.6	395
1999	412	17	4.0	395
2000	537	19	3.6	518
2001	563	20	3.6	543
2002	578	19	3.3	559
2003	563	28	5.0	535
2004	569	24	4.2	545
2005	614	22	3.6	592
2006	631	18	2.9	613
2007	615	15	2.5	599
2008	633	27	4.2	607
2009	593	53	8.9	540
2010	598	67	11.3	531
2011	595	67	11.2	528
2012	585	55	9.3	530

Idaho Power

Please note the population figures and projections for Camas County in the Population Section.

	<u>Population</u>	<u>Household Size</u>
1980	820	2.81
1990	730	2.64
1992	780	2.60
1994	810	2.57
2000	920	2.49
2015	1,100	2.31

Idaho Power also provides employment projections, with the exception of agricultural employment. Again they list government and retail as the top two employment sectors.

	<u>Government</u>	<u>Retail</u>
1980	100	40
1990	110	50
1992	130	50
1994	140	50
2000	160	90
2015	200	150

Conclusions:

- 1) All population projections do not appear to agree with each other as to the county's growth rate, although Camas County has shown a growth rate of 11.2% from April 1, 2000 to July 1, 2007. Recent building permit activity indicates a slower growth rate due to the economic conditions since late 2007.
- 2) Supporting statistics such as employment agree with this growth rate. All employment sectors are slowing, including agricultural.
- 3) The under 18 age group is lower than average indicating that this age group is leaving the County after high school, probably in search of higher education or viable employment.
- 4) Based upon the information provided, the County's population has stabilized.

SECTION III

SCHOOL FACILITIES AND TRANSPORTATION

The Camas County School District #121 covers the whole of Camas County, approximately 1,075 square miles in size. The school complex is located within the City of Fairfield, in the central part of the community. The site consists of one building for all grades, K-12. The site also contains fields and recreation areas needed for all the schools. The school administration and transportation facility is also located on this site.

For the last several years enrollment has hovered around 150 students grades K-12. In 2008, there was a decrease of 24 students, despite increases in the overall population. There are no private schools (K-12) in the area although a few students are being home schooled. Some smaller daycares are available through private parties. In the past few years the district has enjoyed a 0% drop out rate, only 1 expulsion in 2006 and very few suspensions.

A major school addition and new construction project were completed in 2004, uniting all grade facilities under one roof. The facilities are ADA compliant and are in a safe condition for their use. Any new construction or additions can be easily handled on the present site, with no need to search out and purchase land.

The children are served by the school district bus system utilizing 6 buses for transportation, capable of accommodating 299 passengers. The bus routes are set and are not expected to change significantly with future growth. All of the children outside of the city limits have the availability to be bused to school, with the rest walking.

The Camas County voters for many years have approved supplemental/override levies which were utilized for any type of general fund expenditure including salaries and benefits. With the increasing need for repair and updating school facilities, the voters have approved a bond levy and a general supplemental levy.

The district has recognized the need for technology training and use by the students and teachers. The school now has on line scheduling as well as the capacity to offer programs from the University system to students, for teacher training and for adult education.

GOAL:

The quality of life in Camas County is dependent upon the quality of education. The community is committed to maintaining and constantly supporting means to improve the quality of education through more educational emphasis on the basics, parental involvement, professional development of teachers, keeping up with technology, improvement of public school facilities, improved communications with the community and offering more educational opportunities to the community as a whole. This is evidenced by the addition of new classroom facilities, passage of levies, and offering programs from the University Systems.

OBJECTIVES:

- 1) Improve Basic Skills with emphasis in math, science, reading, writing, speaking, the American economic system and citizen responsibilities in a free society.
- 2) Support the current system of parent involvement in the school system by encouraging participation on various committees to advise the administration and encouraging parents to volunteer in the classroom.
- 3) To support the professional development available to teachers, including in-service training and summer attendance in educational opportunities designed to bring such education back to the school and into the classroom.
- 4) To increase communication with the business community and to stay updated on their needs that can be met through education and training, scholarship and endowment funds and such techniques as job shadowing, internships and Career Day participation for students at all grades to learn more skills. Provide vocational training in technical areas to meet the needs of local businesses.
- 5) Upgrade Public Facilities as necessary for safety and upkeep, including long range facilities planning.
- 6) Improve communications by encouraging participation at parent/teacher conferences, encouraging the involvement of school board, staff and volunteers in various community meetings, projects and events, and to encourage participation of community leaders, parents and citizens, the Camas County Chamber of Commerce, American Legion and other organizations in school activities and projects.

SECTION IV

ECONOMIC DEVELOPMENT

Camas County is located in south central Idaho, east of Boise, north of the Twin Falls area and southwest of the Sun Valley resort area. The County has U.S. Highway 20 and State Highway 46 running through it. Many workers in Camas County are in government and education, service, trades and agricultural sectors employ the majority of the remainder of the workers with federal, state and local government being the largest employer. In addition, the County has in and around it several sites of interest to tourists that attract local, regional and national visitors.

Overall employment in Camas County has decreased from 543 in 2001 to 528 in 2012. Per capita income has risen from \$26,627 in 2001 to \$38,661 in 2011. Compared to the rest of the nation, the area is lower than the national per capita income average but higher than of the state average. Salaries remain lower than other states in the Pacific Northwest.

The local businesses serve the residents of the County in filling everyday commercial and service needs as well. This includes retail and service establishments. Several agriculturally based businesses are also located in Camas County, meeting the needs of farmers and ranchers in the area.

Camas County has approximately 35 businesses, up from 20 in 1990, located within the County boundaries. This list does not include businesses that are home based in the county or Fairfield, the only incorporated city.

Most of Camas County's businesses are located in and around Fairfield. The City of Fairfield provides both water and sewer services. The city has recently passed a bond for the repair and upgrade of the sewer and water systems. This includes the Fairfield Area of City Impact, an area designated outside the city limits for more urban-like and industrial development.

Businesses in the outlying community centers such as West Magic serve local needs and are somewhat dependent upon a well maintained transportation system for their survival. Seasonal visitors for hunting, fishing, winter sports and wildlife observation help to support the business centers as well.

Camas County borders Blaine County and has been affected by that County's high growth rate. Camas County has seen some "spill over" from the Wood River Valley, mainly by providing residences for people who work there but cannot afford to reside there. This growth has stabilized somewhat, but may continue or increase if the economy accelerates. That continued growth may have a significant impact on Camas County. Benefits may or may not be large enough to offset the costs they bring to the county in the way of services and transportation systems. Careful analysis must be done to avoid developments which do not pay for the costs of growth they bring. Any benefits will be somewhat dependent upon maintaining a good transportation system throughout the County.

The agricultural industry, the primary industry on the prairie, is addressed in detail in a separate section of this plan. This industry is a mature industry that will decline if land is used for development.

There are many economic resources within the area that Camas County and its residents can rely upon. Region IV Development Association operates two direct

financing programs - an EDA funded Revolving Loan Fund and the Small Business Administration's Certified Development Company 504 loan program. The staff also has access to several banks for use with the Small Business Administration programs. With these tools the district can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Currently there is ongoing interest to recruit, retain and expand businesses in the area.

The Chamber of Commerce is active in the community with promotion of special events to enhance local businesses.

The Farm Service Agency and the Small Business Administration are other agencies that loan money to local businesses and farmers on the prairie. Camas County is currently served by one financial institution with a local office, U. S. Bank. Other financial institutions are available in the adjacent counties of Blaine, Elmore, Gooding and Shoshone and in Twin Falls.

Another resource available to Camas County is the College of Southern Idaho (CSI) a local community college. It has a reputation for meeting labor force skill requirements as demonstrated by a high placement record and facilitates courses from the University of Idaho, Idaho State University and Boise State University.

Finally such state agencies as the Idaho Department of Commerce can offer technical and financial assistance in helping to seek out and locate businesses in Camas County.

GOAL:

To define economic plans for the county's future, in the enhancement of Camas County as a good place to do business.

OBJECTIVES:

- 1) To attract new and retain current businesses in Camas County, with a focus on agriculture, the recreational industry, tourism and light manufacturing and production, and other home based or cottage industries of all types thus creating more employment opportunities for County residents.
- 2) To sustain and improve year round visitation and recreational opportunities for tourists, including the Centennial Marsh, Soldier Mountain Ski Resort, Magic Reservoir as well as recreational opportunities including kite boarding, snowmobiling, cross country skiing and mountain biking. Camas County has about 200 miles of groomed snowmobile trails in the winter. The Sawtooth National Forest has many hiking and mountain biking trails in addition to camping in the summer.
- 3) Utilize outside resources, such as the Department of Commerce, to assist in this effort.
- 4) Upgrade infrastructure as needed including supporting infrastructure improvement efforts within Fairfield such as sidewalks, water and sewer capacities. Promote aesthetics in the population centers of the county which service tourist and business needs.
- 5) To plan economic growth that will be compatible with the rural way of life in Camas County and avoids a more urban setting.

- 6) Encourage policies that require the cost of growth to be paid by that growth and not by the current citizens. Develop a system or process to evaluate the costs of developments and ways to mitigate negative impacts. Analyze whether the benefits of a development offset the costs of the County to provide services.
- 7) Utilize emerging technology such as Internet to reach the largest possible customer base for local products and tourism.
- 8) Protect the quality of life currently available to Camas County residents.

SECTION V

LAND USE

Introduction

Camas County is a large and beautiful county that has been entrusted to its citizens and elected officials. In preparing a plan to use this land, the citizens of Camas County must consider not only what they think is most desirable, but also the constraints of what are reasonable. For example, some citizens would prefer Camas County to remain entirely agricultural, with no population expansion. Some citizens would like to see subdivisions developed and summer home areas established, with reasonable population expansion.

Upon obtaining the citizen's input, the Board of County Commissioners must decide upon the best course of action that represents the majority of the people. Overall it has become clear through the public process that controlled growth is desired.

The northern part of the County is a mountainous area and only conducive to limited development. There is some development over Couch Summit and over Fleck Summit on patented mining claims however most of the northern half of the county is part of the Sawtooth National Forest. The country is steep and subject to avalanche and forest fires, as well as demanding heavy maintenance cost for the maintenance of roads and public utilities. The center of the prairie has a high water table, and ground disposal of sewage may often be difficult in anything other than large lots. To be developed for urban use may require development patterns that would facilitate the treatment of effluent to secondary levels. The area in Camas County most suited for higher density development is the area adjacent to and north of the city of Fairfield to the Soldier township, Manard, Hill City, Corral, Blaine and adjacent to West Magic.

There is a high percentage (approximately 68.5%) of public land in the county, used for recreational and grazing purposes. The private land (31.5%) is used primarily for agricultural purposes, either for farm or range land.

The County has one incorporated community, the City of Fairfield, which is home to approximately 400 of the counties residents. Fairfield is a residential community, with commercial and industrial businesses located along the state highway corridor and along the main street.

The county also has the small community centers of Hill City, Soldier, West Magic and Blaine. Most have some limited commercial areas.

Camas County also has some significant sites relative to its history that are desirable for preservation. These are more fully addressed in the Special Sites and Recreation components of this plan.

Agricultural Land Use:

The preservation of historical and customarily agricultural uses which include range land recreational uses and tillable land is of utmost importance to the citizens of Camas County. The majority of their economy is based on these uses. These land uses also protect aquifers, open spaces, natural habitat and natural resources. Agriculture is defined as any facility for the growing, raising or production of agricultural, horticultural and viticulture crops and vegetable products of the soil, poultry and poultry products, livestock, field grains,

seeds, hay, apiary and dairy products, and the processing for commercial purposes of livestock or agricultural commodities. Protection of current agricultural activities is a high priority.

With the primary force of the economy derived from agriculture and agriculturally related activities, maintaining viable tracts of agricultural and range land is a goal for local area leaders. This use is established to control indiscriminate and unplanned infiltration of urban development (non-agricultural and high density residential) on agricultural and range land in Camas County. Such uses, if not planned properly, could have adverse impacts upon agricultural land, including problems with weed control, aesthetics and traffic on rural roads. These land uses are generally appropriate for the development of small isolated parcels, discouraging other more dense types of development that may have negative impacts on agriculture. The importance of agriculture is addressed in more detail in the component labeled "Agriculture."

The Agricultural land use is suitable for all types of agricultural and range operations, single family homes, including manufactured homes, and any accessory buildings necessary for operation of the agricultural use. Related industrial land uses might be allowed after careful consideration of their impact on surrounding agricultural uses. Residential subdivisions will be limited, encouraging clustering. The desirability of the land for development will depend upon many considerations including, but not limited to, current and potential future uses of the land, soil type, drainage, impact upon the aquifer and other environmental factors, impact on roads, utilities and other public services, visual impact and impact upon surrounding uses.

No dwelling site will be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should such public street or road not be improved to acceptable county standards, it may be the responsibility of the property owner whose property is being developed to improve the street or road to county standards. This standard will be enforced through the issuance policies of land use and building permits.

Home based businesses or occupations are a historical and viable use of the land and give many the opportunities to use the land to its best potential. These occupations shall not have a negative impact upon the agricultural use of the land, or surrounding properties; the requirements thereof will be addressed in the Zoning ordinance. Finally, non-traditional or experimental agricultural uses not having a negative impact on surrounding properties will be encouraged.

Large tracts of land are best suited for agricultural land use. The sizes of these tracts may vary depending upon the area, current uses, soil suitability and other factors. Any non-agricultural development in the agricultural land use area must comply with development standards as set by the County zoning and subdivision ordinances.

Area of City Impact:

The preservation of agricultural and range uses within the Area of City Impact is a high priority. In 1995, the City of Fairfield entered into an Area of City Impact Agreement with Camas County, delineating boundaries. Pursuant to Camas County Ordinance Number 74, The City of Fairfield's Comprehensive Plan and subsequent amendments thereto together with their Zoning and Subdivision Ordinances, and subsequent amendments thereto officially adopted by the city, all national and state uniform codes so adopted, shall apply to the agreed upon Area of City Impact. Within the Area of Impact, City Ordinances, rules and regulations shall not apply to any parcel of land twenty(20) acres or larger used solely for agricultural purposes. Fairfield is still of the size and inclination to allow agricultural related uses within the area of impact and around its borders. This use allows for the mixture of larger agricultural parcels and smaller parcels providing for a rural, low density living atmosphere. These lands are considered to be in a changing environment where public facilities and services will be necessary before intensive urbanization should occur.

The City of Fairfield and Camas County are presently in the process of negotiating a new Area of City Impact to allow more room for the city to grow.

Agricultural Transition

Areas previously zoned to A.T. allow for a maximum density of 1 dwelling per acre. A.T. is no longer available for new tracts of land.

Residential Land Use:

Residential land use in Camas County has been traditionally tied to the agricultural uses, with the exception of the City of Fairfield and some of the smaller communities in the County, which have a cluster of housing. However, new trends show Camas County as providing housing for citizens working outside the County in surrounding areas. The purpose of this land use is to promote the development of residential neighborhoods to meet the demands of the population. The County has recognized the need for residential subdivisions in appropriate areas of the County where such development will have minimal impact upon agricultural uses and protect the surrounding environmental quality.

Areas designated as residential will allow for low, medium and high density, including manufactured homes meeting certain building requirements. Other uses allowed in this land use designation might include home based businesses or occupations which have minimal impact on the neighborhood, public or semi-public facilities compatible to the residential use and necessary utility installations. All residential uses shall meet South Central Health District requirements for water and/or sewer systems. High density residential development may be required to have a central water and sewer system.

No dwelling site will be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should such public street or road not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street or road to County standards. This standard will be enforced through the issuance policies of land use and building permits.

Other design standards for public infrastructure shall also be followed by the developer/property owner.

Some commercial uses in residential zones will be allowed as home occupations under certain guidelines.

Commercial Land Use:

Commercial use in Camas County has traditionally been located in Fairfield, Soldier, West Magic, Corral, Hill City, Manard and Blaine with the primary uses serving travelers through the area, serving the consumer needs of the residents, and serving agricultural needs. It is the desire of the citizens of Camas County to continue such uses along or within these areas, and to cluster these endeavors throughout the County to avoid a "strip" commercial type of development from occurring and to encourage further commercial development within the city limits.

Commercial shall be defined as retail or wholesale establishments, or those which provide a service for a fee. Establishing areas for commercial use may depend upon, but not limited to such factors as the development's impact upon roads (traffic counts), utility impacts, impact on agricultural ground and impacts upon the environment.

Some examples of allowed uses are: gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other businesses. The land use designation shall also allow neighborhood related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed.

No commercial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street or road to County standards. Off street parking shall be adequate to meet the needs of the commercial use. Access to major county roads should be limited; frontage roads will be encouraged. This standard will be enforced through the issuance policies of land use and building permits. Other design standards for public infrastructure shall also be followed by the developer/property owner.

Industrial:

It is the policy of the County to allow and encourage such development in the appropriate industrial zones. The citizens will encourage the recruitment of clean industries that will compliment their county. The majority of industrial uses should be located within areas where services are more likely to be available. Exceptions to this might include mining, farm services and the initial processing of commodities, including grain elevators.

Industrial use shall include light industries, small manufacturing plants, processing plants and other uses. No industrial lot shall be developed without the proper access to a public street or road. Should such street or road not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street or road to County standards. This standard will be enforced through the issuance policies of a building permit. Off street parking appropriate to the industrial use shall be

required. Access to major county roads should be limited; frontage roads will be encouraged. This standard will be enforced through the issuance policies of land use and building permits.

Other design standards for public infrastructure shall also be followed by the developer/property owner.

Multi-Use Area

Certain areas within the county are suitable for development as communities and should be looked at with a "Big Picture" approach.

The purpose of these areas would be to preserve open space, while allowing residential, agricultural, commercial and possibly industrial zones to be utilized as appropriate within the development community.

These areas would allow for: different sized residential lots to provide for the various needs of residents; community spaces, such as parks, greenbelts, walking/biking trails, community gardens;; commercial areas allowing neighborhood businesses, community centers, schools, fire stations; agricultural uses such as community farms, orchards;; Some industrial uses may also be appropriate for this area depending on the size, location, and availability of power, etc.

Any area to be developed in this style, would most likely be presented as a Planned Unit Development (PUD), and would include 10% open space in addition to building lots. All considerations and requirements as stated in the individual land uses shall be respected and adhered to.

Overlay Zone Districts

The use of overlay zone districts presents an additional layer of regulation for special land uses or special land characteristics. Overlay districts may be established for flood plains, recreational, historical, endangered species, avalanche, wind generation facilities, and airports. Once an area has been zoned with an overlay zone district, uses within that district must comply with the requirements of the underlying zone and the requirements of the overlay zone. The procedure for the placement of an overlay zone is set forth in Idaho Code 67-6511.

Other Land Uses:

The County may establish special land use categories to address unique characteristics of the land or environment. This shall include identifying recreational areas, public lands, floodplain areas and areas of critical concern such as historical sites, hillside development, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the Natural Resource, Recreation, Hazardous Areas and Significant Sites elements of the plan.

GOAL:

To provide for a variety of land uses that meet the needs of the residents of Camas County but protect the rural nature of the valley and the quality of life residents now enjoy.

OBJECTIVES:

- 1) Agricultural use must be protected above all other uses in the county, given its importance to the economy and way of life.
- 2) Residential uses will be encouraged in areas where such development has minimal impact upon the agricultural uses and on the environment in the county.
- 3) Development will be encouraged to preserve wide open spaces, aesthetics of the land and to be accomplished in appropriate and compatible areas for the use.
- 4) Provide a mechanism for Planned Unit Developments (PUD) and other tools to encourage high quality, clustered development.
- 5) Encourage the development of residential areas that are clustered, preserving larger agricultural parcels into the future. Prior to placement of these residential clusters care must be taken to study the environmental effects such development might have on the surrounding areas (such as septic, surface and groundwater, watersheds, flora and fauna, riparian areas, wetland and wildlife areas, erosion, soils and historical significance) and the transportation system serving the development as well as other factors.
- 6) Create a variety of overlay areas that encourage the preservation of environmentally sensitive areas and provide additional regulations for uses that may present unique siting challenges.
- 7) Develop appropriate building setbacks along county roads, particularly scenic areas, to preserve the rural nature of the area.
- 8) Develop a "hillside" component in the ordinances to identify and protect critical watersheds and sloped areas that may be developed with additional requirements as illustrated in Article XI of the Camas County Zoning Ordinance.
- 9) Develop a process to measure the impact of a development on the county and mitigation factors of that impact.
- 10) Develop standards by which residential development in an agricultural land use area would be allowed including, but not limited to current and potential future uses of the land, soil type, drainage, impact upon the aquifer and other environmental factors, impact on roads, utilities and other public services, visual impact and impact upon surrounding uses.
- 11) Devise general guidelines that would be used to protect the quality of life in Camas County by determining the impact and overall consumptive use a development might have on the county and base approval decisions upon that standard.

SECTION VI

NATURAL RESOURCES

Camas County area is in south-central Idaho. It is bounded on the east by Blaine County, on the south by Gooding and Lincoln Counties, on the west by Elmore County, and on the north by the Sawtooth National Forest.

The elevation ranges from 4,750 feet, near Magic Reservoir, to about 10,095 feet in the Soldier Mountains. Fairfield is at an elevation of 5,059 feet; and Hill City, 5,092 feet. Davis Mountain has an elevation of 6,806 feet.

The middle one-third of the survey area is a broad, alluvial valley that is 3 to 11 miles wide and about 28 miles long. Most of the soils in this valley are cultivated. Camas Creek and its tributaries bisect the valley. The southern one-third of the area consists of rolling uplands and the steep Mount Bennett Hills. The northern one-third of the area consists of mountains and narrow, alluvial valleys.

Soil and water are the most important natural resources in the survey area. Scenic vistas, wildlife and clean air are other important natural resources.

In most years there is adequate moisture from snow and rain to produce a crop without irrigation. Water for irrigation is provided by creeks, wells, and reservoirs. It is a policy of Camas County to be concerned about ground water quality and quantity.

Twin Lakes Reservoir (aka Mormon Reservoir) is the main reservoir in the survey area. It has a storage capacity of 33,000 acre-feet. The upper end of Magic Reservoir lies in the extreme southeastern part of the area. Several smaller reservoirs serve the Camas County area.

Soil surveys have been taken by the US Department of Agriculture, Soil Conservation Service and are available at the Camas County Soil Conservation Service office.

The Idaho Fish and Game Department provides a list of "Rare Elements" which includes sightings of rare birds, animals and plant life by county. The following have been identified as rare, threatened or endangered species in Camas County:

- Gray Wolf
- Bull Trout
- Wolverine
- Morning Milkvetch
- Bugleg Goldenweed
- Sage Grouse
- Pigmy Rabbit

Wildlife not listed as endangered residing in the area include antelope, elk, deer, coyote, upland game birds and waterfowl, and trout.

*Areas in Camas County where natural species can be observed include the Camas Centennial Marsh, Soldier Creek area, the Sawtooth National Forest, Magic Reservoir area and most all other parts of the county depending on species and time of year.

*Taken partially from "Soil Survey of Camas County 1981".

Physiography, relief, and drainage

The survey area lies within three geological provinces. The southern part of the area is in the Columbia Plateau Province, and the northern part is in the Rocky Mountain Province and the eastern part is in the Moonstone Cauldron. Relief and geology are extremely varied. The southern part of the survey area consists of rolling to steep uplands and hills that are composed of rhyolitic and silicic volcanics. The east central part is undulating lava plain. The west-central part consists of smoothly sloping alluvial fans, terraces, and bottom lands. The northern part consists of steep mountains that are composed of granite and andesite.

Camas Creek drains most of the survey area. Twelve tributaries of Camas Creek drain the northern mountains, and two tributaries drain the southern hills. Camas Creek flows into Magic Reservoir.

Climate

The valley can see a wide range of temperature from summer to winter, as much as 80 plus degrees difference. Winters tend to be extremely cold, while summers can be in the 80 to 90 degree range at times, with record highs in the 100's.

In winter, the average temperature is 20 degrees F, and the average daily minimum is 9 degrees. The lowest temperature on record, -42 degrees, occurred at Hill City on January 22, 1962. In summer the average temperature is 63 degrees, and the average daily maximum temperature is 82 degrees. The highest recorded temperature, which occurred on July 23, 1959, is 101 degrees.

Of the total annual precipitation, 13.03 inches, the majority of moisture falls between November and February. Four to five inches of moisture usually falls in April through September, which includes the growing season for most crops. In 2 years out of 10, the rainfall in April through September is less than 4 inches. The heaviest 1-day rainfall during the period of record was 2.02 inches at Hill City on February 20, 1952. There are about 15 thunderstorms each year, 8 of which occur in summer. Sheet flooding can occur in the early spring depending on weather and quick temperature swings.

Average seasonal snowfall is 93 inches. The greatest snow depth at any one time during the period of record was 68 inches. On the average, 90 to 120 days have at least 1 inch of snow on the ground; the number of days varies greatly from year to year. Blowing snow in the winter can present multiple hazards to life, livestock and property. Avalanches are formed on the crest of mountains by the blowing snow. Late summer presents its own problem with range fires in late July and August. Again this is dependent on the weather. The County has adopted an All Hazards Mitigation Plan to help in the planning of future growth. (See Camas County All Hazards Mitigation Plan)

The average relative humidity in mid-afternoon in spring is less than 40 percent; during the rest of the year it is about 45 percent. Humidity is higher at night, and the average at dawn is about 65 percent. The percentage of possible sunshine is 85 in summer and 45 in winter. The prevailing wind is from the west. Average wind speed is highest, 10 miles per hour, in March.

GOAL:

Natural resources must be carefully assessed and considered in making any development decisions in the community.

OBJECTIVES:

- 1) To educate County officials and citizens as to the various man-made hazards associated with certain types of business and to encourage mitigation of such hazards.
- 2) To remain aware of environmental impacts as growth occurs.
- 3) To discourage development in any area determined to be hazardous, such as flood or drainage areas in the County. Mitigation may be required in hazardous areas.
- 4) To protect the air quality and evaluate the impact that new developments and uses might have on the environment.
- 5) Encourage on-site drainage to protect water resources and construction designs to allow for natural drainage of snow.
- 6) Develop a checklist in the review of all development proposals that considers the impact upon natural resources and encourages their preservation and use.
- 7) Protect watersheds and aquifers; encourage development and use of an inventory of resources to prevent overuse.
- 8) Encourage protection of resources to maintain stable environment for wildlife and humans.
- 9) Encourage protection of natural resources to maintain recreation and tourism opportunities.
- 10) As natural resources are an integral part of the quality of life for the residents of Camas County, they must be protected and planned for in growth.

SECTION VII

HAZARDOUS AREAS

INTRODUCTION

The Local Land Use Planning Act of 1975 found in Chapter 65 of the Idaho Code Title 67 requires that city and county planning be addressed in a comprehensive plan. The purpose of this act is to promote the health, safety and general welfare of residents in the State of Idaho.

Of the 16 purposes stated in the Act, this component addresses only one item which states city and county planning should address: protection of life and property in areas subject to natural hazards and disasters. However, natural hazards and disasters may be insignificant in comparison to hazards resulting from industrialization in Idaho. Therefore, city and county planning should consider potential industrial hazards also. Industrial hazards include, but are not limited to, underground storage tanks, railroads (railroad crossings), grain silos, hazardous chemicals, and pesticides. Identification of such industrial hazards will assist City and County planners in ensuring the safety of the citizens.

This report identifies hazardous areas that need to be addressed in a comprehensive plan for Camas County, Idaho.

COUNTY DESCRIPTION

Camas County is located in the south-central part of Idaho. It has the shape of an irregular triangle and is surrounded by the following counties: Elmore County on the west, Blaine County on the east, and Gooding and Lincoln Counties on the south. The northern half of the county is mountainous and is part of the Sawtooth National Forest. Soldier Mountain Ski Resort is located at the southern end of the Sawtooth National Forest boundary. At the base of the mountains is a former lake bed and high plateau known as the Camas Prairie. The Prairie supports residential areas, farmland, rangeland and a marsh. The Centennial Marsh is located on the west end of the Prairie. The southern boundary of the County is formed by the Bennett Hills.

Little and Big Smoky Creeks, tributaries of the South Fork of the Boise River, drain the northern part of the County. Camas Creek, a tributary of the Big Wood River, flows east across the county. Mormon Reservoir, Spring Creek Reservoir, Kelly Reservoir, and McHan Reservoir are located on the Prairie. Thorn Creek Reservoir is on the southern boundary line in the Bennett Hills at the corner of Gooding and Lincoln Counties. Magic Reservoir forms part of the southeastern boundary.

Camas County had a population of 1050 in 2010 census with a total of 601 housing units. The whole County is considered a rural area. Fairfield is the county seat and has its own comprehensive plan however; the impact area is controlled jointly by the County and the City. Hill City, Corral, and Soldier are other identified townsites within the County.

The majority (65%) of the land in Camas County is managed by the Federal government with State, and county government agencies and private land holders owning the remainder. Agriculture and rangeland involves 77% of the total land in Camas County (Table 1 next page).

TABLE 1. LAND HOLDINGS AND USE			
OWNER	ACRES	LAND USE ^a	ACRES
Federal Land		Urban	600
Bureau of Land Management (BLM)	122,330	Agriculture	122,200
National Forest	323,546	Rangeland	401,300
		Forest	149,400
State Land		Water	2,100
Endowment Land	21,962	Barren land	2,800
Fish and Game	2,854		
Privately-Owned Land	214,981		
County-Owned Land	2,320		
TOTAL	687,993	Total ^b	678,400
a. United States Geological Survey (USGS) land use/cover classification system.			
b. The water category and the rounding and estimating of satellite-based data usually results in slightly higher totals for land use.			

HAZARDOUS AREAS

Section 67-6508 paragraph (g) of the Local Planning Act of 1975 defines hazardous areas as "An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches; and floodplain hazards." The following hazards were identified based upon Camas County Multi-Hazard Mitigation Plan, a visual survey of Camas County, and a literature search.

NATURAL HAZARDS

Natural hazards include, but are not limited to, seismic, flooding, avalanche/landslides, and range/forest fires. This section will identify hazards that need to be included in the Camas County comprehensive plan.

Seismic

It appears that Camas County is on the southern end of the Centennial Tectonic Belt. Seismic activity has been observed north of the County with a few quakes being felt in the County, but none have been identified within the County. Camas County is located in the part of Idaho that has been classified as a seismically high risk area of Idaho and an area that could receive medium

damage from a seismic event. Complete seismic information for Camas County can be obtained from the USGS.

The County has addressed emergency actions in the event that an earthquake does impact Camas County within the Camas County Multi-Hazard Mitigation Plan.

Flooding

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) for areas prone to flooding. This information can be used to identify areas that need special planning. Flooding may result in damage or loss of property, injury or loss of life, and contamination of waterways with debris and hazardous chemicals.

No FIRM is available for Camas County. However, there are several streams that flow from the mountain range into the valley that have caused minor flooding during the spring time due to melting snow and rains.

It is recommended that the County ensure that future construction near the creeks and water areas that are prone to flooding be prohibited unless clearly proven to be in the public interest.

Winter Weather

Winter weather conditions can create driving hazards and survival conditions. Heavy snowfall and drifting snow can quickly close roads stranding travelers and isolating local residents. Winter conditions in Camas County can impose serious difficulties to residents because of access challenges and snow removal burdens due to falling and drifting snow. Snow removal in many areas of the County can be expensive and difficult, particularly for long driveways and approach roads, and can raise issues of personal survival and the feasibility of year-round residential uses. Whiteout conditions make driving dangerous; also snowmobiles and Nordic skiers may become disoriented and lost under these conditions. Stranded motorists can die from carbon monoxide poisoning if they keep their car engine running and snow drifts confine exhaust fumes in their car. Cold temperatures and wind result in chill factors that are dangerous if proper clothing is not available.

The County should encourage local residents to maintain an adequate heating fuel reserve, food and medicine to survive power outages and isolation due to closed roads. Residents of Camas County should also be aware that at times travelers may become stranded on the road or stopped in Fairfield due to ordered road closures.

Avalanche/Landslide/Mud Slide

Severe snow storms are common in Camas County during the winter months. Avalanche dangers may exist in the mountains but typically do not affect residents of the County. Currently, the mountainous areas are used as recreational areas and have few permanent residents. It is recommended that areas susceptible to avalanche, landslide, and mudslide hazards should not be developed.

Range/Forest Fires

Rangeland and forested areas lie within Camas County. Both of these land types can sustain a fire that could impact county homes, businesses, and the environment. Much of the land in Camas County is not highly populated however most residents and businesses could be affected by range fires. Most of the forested areas of the County do not have permanent residents.

For county planning, the fire hazard cannot be avoided. Camas County officials have addressed emergency actions in the event that a range or forest fire does impact the County within the Camas County Multi-Hazard Mitigation Plan

INDUSTRIAL HAZARDS

Industrial hazards cover a vast range of hazards that have resulted as a part of the advancement of industry. It is not the intent of this section to identify all industrial hazards, but to indicate likely hazards based upon the current industry in Camas County. Hazards associated with any new industry should be considered by county planners before allowing the industry into the County. Transportation of hazardous materials over Highway 20 should also be considered.

Underground Storage Tanks

Underground storage tanks constitute a hazard in that leakage from these tanks can result in contaminating ground water supplies. Fires and explosions are typically mitigated by locating such tanks underground but these could still impact surrounding homes, schools, and residential areas. It is recommended that county planners determine where underground storage tanks are located to support any anticipated expansion. Underground storage tanks need to meet the requirements of the Environmental Protection Agency.

Hazardous Chemical Storage

Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, the public may be exposed if chemicals are spilled or are involved in an accident (i.e., fire, explosion, etc.) that leads to a release. County officials need to know the type of chemicals that will be stored in businesses to protect emergency personnel in the event of an accident and the public from undue hazards.

In the event of a release, State and Federal laws require notification of hazardous chemical spills according to Code of Federal Regulation (CFR) Title 40, Section 302 and the public should be informed of releases in accordance to the community right-to-know act covered in 40 CFR 372. Emergency planning should be provided in accordance to 40 CFR 355.

Businesses dealing with hazardous chemicals should be identified, an emergency plan developed and submitted to the county, in the event of potential releases, and the public informed of any releases that may affect them. In addition, county planners need to ensure areas where chemical spills have happened in the past are cleaned up prior to allowing general use of the area. The Bureau of Land Management (BLM) cleaned up an old contaminated mine, and until it was cleaned up, the area was not open to the public. The State cleaned up an area contaminated with PCBs caused by leaking transformers. These areas are considered clean and can be used by the public.

Air Pollution

Air pollution is not typically a problem in rural areas. However, any potential problems should be identified in the comprehensive plan.

Air pollution has not been a problem in Camas County. Local farmers are allowed to have controlled burns of the fields and ditch banks during the spring and fall, thus creating a potential air pollution hazard at that time. Usually the smoke is quickly dissipated and is not a continuous hazard. Before burning, the farmers must have a permit and the local fire department must be alerted. In addition, County officials may need to warn the public if it is anticipated that dense smoke will pass over populated areas.

Propane Tanks

Propane is highly explosive when heated under confined conditions and is also a fire hazard. Propane is used to heat some homes and businesses within Camas County. It is recommended that county planners ensure that propane tanks are located away from traffic areas and potential heat sources. Any propane tanks owned by county agencies need to be checked for leaks and any ignition sources removed. Also information should be made available to the public explaining the hazards of propane.

Grain Elevators

From 1900 to 1980, more than 1,200 grain elevator explosions occurred in the United States. Occupational Safety and Health Administrations (OSHA) estimates that between 1974 and 1984, there were some 200 explosions at U.S. mills and grain elevators, resulting in more than 600 deaths and injuries. Often poor housekeeping, especially uncontrolled grain dust, has been suspected as the cause of these explosions.

Silos are located throughout the County. There is little need to address these in county planning. County planning will address any development involving grain storage facilities or areas around existing silos. Any conversion of existing silos or grain elevators to commercial or residential uses is covered in the building codes.

Septic Systems

The majority of the County, outside of the Fairfield city limits and some areas of its area of impact, must be served by septic systems approved by the South Central Health District. Without proper planning, including consideration of soil types, drainage and the surrounding environment, possibilities of pollution are present.

GOAL:

The goal of the comprehensive plan is to protect the public health and safety by guiding growth away from hazardous areas. A balance between development and the environment is essential. This can be done by incorporating the following guidelines:

OBJECTIVES:

- 1) Prohibit construction in the flood areas unless clearly proven to be in the public interest.
- 2) Prevent or limit development activity in hazardous areas. Generally, industrial areas should not be reclassified as residential areas unless any known spills or hazards have been removed.
- 3) Promote education on potentially hazardous materials. County planners need to ensure that the businesses already in the county follow Federal and State regulations for hazardous materials and that new business comply with the regulations.
- 4) Encourage retention of hazardous areas as open space. For example, old landfills should not be developed.
- 5) Discourage construction in avalanche areas.

SECTION VIII

PUBLIC SERVICES, FACILITIES AND UTILITIES

Camas County contains numerous public and quasi-public facilities and services that serve the public. Each is identified below, by description and with the help of various maps.

Public:

1) County Courthouse - the County building is located in the middle of downtown Fairfield at 501 Soldier Rd, a few blocks off of Hwy 20. The building was built in 1912 and renovated in 1972. It houses a courtroom, several offices including the county clerk, prosecuting attorney and judge's chambers. The building has public restrooms, but is currently not up to ADA standards, with the exception of the front lobby area, where customers are served. The facility is barely adequate in size and function for its purpose and there will be need in the future to look at the construction of a new facility. The County has acquired the old Forest Service Building at 517 Soldier Rd., one block north of the courthouse, to house administrative offices and hold public meetings.

2) Road and Bridge - The shop is located directly across the street from the County Courthouse and Fire House. The shop houses the Road and Bridge Department equipment, which is responsible for the maintenance of county roads, and the airport. The County currently owns several dump trucks, graders, a dozer, snow plows, backhoe and loaders for this function. The department has several full time employees, who perform the tasks listed above as needed. The maintenance of the roads is funded entirely through state revenues such as gas and use taxes and currently receives no revenue from general property taxes. These infrastructure needs are addressed more fully in the Transportation section of this plan.

3) Parks - all parks in Camas County are located in the City of Fairfield and owned and maintained by the City. They serve residents and visitors alike. The County has many natural recreational areas that are further detailed in the Recreation/Tourism component.

4) Water Resources - all water needs in Camas County, whether for domestic, municipal or agricultural use, are served by the Snake River Basin. There exist many claims on the basin which could impact Camas County's current and future water supplies. These need to be carefully monitored by the County so impacts can be anticipated and planned for. The Idaho Department of Water Resource is now requiring monitoring devices on all wells other than domestic. The department may require cities and developments to monitor water usage in the case of community wells.

New developments shall be responsible for meeting the state health guidelines in the provision of domestic water supply.

5) Sewer Systems - The county residents are served by individual septic systems approved by the district health department. Future development should meet all new requirements for such systems and be done in a density so that pollution of surrounding properties is not possible. The City of Fairfield has a central sewer system, which serves city residents only.

6) Library - The library has moved into a new facility just North of the County Courthouse Annex building. The library is operated by a library district and funding for the library is through property taxes, user fees and from private donations. The library is open on a part time basis.

7) Cemeteries - there are four cemeteries in Camas County and all are operated by a cemetery district. The district maintains the Hill City Cemetery located in Hill City, the Corral Creek Cemetery one mile north of Corral, the Manard Cemetery located southeast of Fairfield and the main cemetery, Mountain View, located north of Fairfield on Soldier Rd. The district receives their operating funds from the sale of lots and opening and closing fees and property taxes. The main cemetery has received undeveloped property that is expected to meet the needs of the county for approximately ten more years. The Cemetery Board has planned for the expansion of the Mountain View Cemetery to meet future needs.

8) Schools - The public school system and its needs are addressed in another component of this plan. There are currently no private schools located in Camas County although home schooling is allowed in the State of Idaho and families may take advantage of this option.

9) Senior Center - The Camas County Senior Center is located in Fairfield. The Senior Center is adequate to provide the space needed for senior activities, meals and other public gatherings. This building is used regularly by the residents for meeting space for public and social events. It is equipped with a full kitchen and restroom facilities and is ADA accessible.

10) Weed Management - CCCWMA, under the direction of the Camas County Board of Commissioners, oversees the management of approximately eight thousand acres within the Camas Creek Cooperative Weed Management Area which includes parts of Elmore County, Blaine County, Gooding County and all of Camas County. CCCWMA has one full time supervisor and one seasonal employee and is mandated by the State to inspect all State, County and private lands within Camas County and address abatement of noxious weeds.

11) Utilities a) Electric - The county is currently served by Idaho Power. Off of these lines come individual service lines serving residential and commercial development in the county. Within the next 10 years there are no plans by Idaho Power to expand these facilities significantly, nor to require additional sites or right of ways for transmission facilities. Currently Idaho Power has a plan in place to bring power from Wyoming to Idaho via a corridor.

It is extremely important for the county to plan uses around these lines that are safe and compatible. It is usual not to allow any construction or other continuous activities under these lines. Siting of major transmission facilities should be kept out of the residential areas of the community without placing conditions upon them to mitigate their impact on the neighborhood. Location of these lines in the future should be placed along major roadways and not in locations where they interfere or make less efficient the operations of ranch or farm operations. Communication between the County, private land owners and the utility company are essential to avoid this from happening.

b) Telephone - Telephone service is offered by Frontier in the county. Service is offered both through overhead telephone lines and underground lines as the circumstances dictate. The company has no plans to

expand telephone facilities in Camas County other than individual services within the plan's time frame.

c) Cellular Telephone services in the area are currently provided by various companies with some internet services.

d) Solid Waste Disposal - the County is currently served by a private garbage company hauling all solid waste to a transfer station. County residents will be studying the possibilities of a recycling program within the next several years and making a determination on its appropriateness for their residents.

e) Television - television broadcasting from Boise and Twin Falls may be received directly only in parts of the county. TV service in some locations is provided via satellite.

Utility facilities must be maintained and improved on a regular basis to meet the needs of the county's citizens and provide quality service level. This can be accomplished through negotiation of franchise agreements.

14) U.S. Post Office - postal service is offered to county residents through rural delivery and at the post office, located at 518 Soldier Road in Fairfield.

15) Public Safety

a) Law Enforcement - Law enforcement in Camas County is currently provided by the Camas County Sheriff Department. The department also contracts to provide law enforcement services in the National Forest at the north end of the county and within the City of Fairfield which is contracted on a year to year basis. Mutual aid is provided by the Idaho State Patrol, who concentrate on traffic enforcement on the state highway on a somewhat limited basis, and by the Elmore County Sheriff's Department. This arrangement calls for the Camas County officers to patrol Highway 20 to Cat Creek and the Elmore County Sheriff Deputy stationed in Featherville to respond to calls in the northwest part of Camas County. The County currently hires four full time officers, including the elected sheriff's position, to provide services within county jurisdiction. These officers are on 24 hour call and also back up the county ambulance service and the all volunteer Search and Rescue Team. Response time is dependent upon the location of the officer on duty and could be anywhere from a few minutes to over 1/2 hour. It could be slower at times if the officer is on another call. Current crime rates indicate that the current level of enforcement is adequate. However, animal control service needs and nuisance enforcement are not being met at this time by the sheriff's department.

The county residents expect that increased levels of police protection will be funded as they become necessary. Population growth, increased tourism, economic development and other growth factors will determine the rate of increased law enforcement services in the future. In recent years, increased development such as the Soldier Mountain Resort, Soldier Mountain Ski Area and Homeland Security requirements have necessitated the addition of one officer..

The Sheriff's Department operates out of the law enforcement building located directly behind the County Courthouse and prisoners are transported and housed in Gooding or Hailey. This facility is shared with the ambulance service, the Fire Department and the county-wide dispatcher. Future plans include the construction of a new courthouse with a law enforcement center combined. The

Sheriff anticipates that if this happens, a holding cell detention center will be constructed to meet future needs.

Currently equipment utilized by the Sheriff's Department is adequate, but care must be taken to keep all equipment up to date and maintained properly. The department currently has three patrol vehicles which are taken home by officers for quicker response. Work has been underway to add repeater stations for the radio system to improve communications throughout the county. This includes stations at Big Smokey and West Magic. Continual update of this equipment will be essential to continue providing top quality law enforcement services in Camas County.

Retention of trained officers is extremely important for continuity and cost saving law enforcement services. This often can be difficult for a rural county like Camas, due to high amount of hours on the job, lower pay and high stress. Smaller counties and communities also serve as training grounds, after which a qualified officer may be enticed away by a larger, better paying department.

b) Fire Protection - fire protection services are provided by the Fairfield Volunteer Fire Department, which serves both the community of Fairfield as well as outlying areas. The department is an all volunteer department and currently boasts 22 volunteer firefighters. Firefighters are certified as First Responders for medical emergencies, and are receiving training in hazardous materials response. The department has Brush Trucks, Tankers and Pumpers. The Forest Service also responds to range and some structure fires in the county.

Currently this is deemed adequate; however care must be taken to keep all equipment up to date and properly maintained. Future training will mean more concentration in the hazardous material area as well as keeping up to date on effective fire fighting methods.

c) Ambulance Service - Ambulance service is provided by Camas County. The ambulance is housed in Fairfield and staffed by eighteen volunteers. The level of service provided is advanced EMT. Average response time to the station after a call to the volunteers is 10 minutes. After pickup there is an additional 45 minute or more travel time to the Wood River Medical Center in Hailey, or to Gooding, Boise or Mountain Home upon request and approval of the medical control in Hailey. The service is certified for transport, application of I.V.s and is being trained on some drug administration. There are three ambulances available used by Search and Rescue.

d) Search and Rescue - this is an all volunteer service trained to respond to search and rescue calls. There are 14 volunteers, many who also are Fire Department volunteers who train in this area and are available for response. They have new facility located just one block from the fire department. The volunteer ambulance and search and rescue personnel serve a far larger population than our local citizens. Travelers and recreationalists create many emergency care situations.

All of the above services are dispatched by a county wide radio system. The 911 emergency number is currently available.

16) Health Facilities - Camas County currently has a part time clinic which operates three days a week in Fairfield.

In addition to this health service, the County residents are served by the following regional facilities:

Gooding County -

Hospitals and Clinics:

North Canyon Medical Center

Walker Center

Nursing Homes -

Gooding County Nursing Home

Bennett Hills Care Center

Magic Valley Manor

Twin Falls County -

Hospitals/Clinics:

Canyon View Hospital

St. Luke's Magic Valley

Twin Falls Clinic and Hospital

Nursing Homes:

Bridgeview Estates

Magic Valley Reg. Med. Ctr. Transitional Care Unit

Mountain View Care Center

Twin Falls Care Center

Rock Creek Rehab Medical Center

Blaine County -

Hospitals/Clinics:

St. Luke's

Nursing Homes:

Blaine Manor

Ada County -

Hospitals/Clinics:

Intermountain Hospital

Idaho Elks Rehabilitation Hospital

Northwest Hospital

St. Alphonsus Regional Medical Center

St. Luke's Regional Medical Center

Nursing Homes:

Integrated Health Services and Rehab

The Oaks

Hillcrest Rehab and Care Center

Idaho State Vets Home

Life Care Center of Boise

Valley View Incorporated.

Treasure Valley Rehab and Care Center

Boise Samaritan Village

There is also a Life Flight service available out of Ada County which serves this region.

17) Other:

a) Airport Services - The nearest regional airports serving Camas County residents are the Magic Valley and Sun Valley Regional Airports. The Sun Valley airport is located in Hailey and the Magic Valley airport is located 10 miles south of Twin Falls and approximately 79 miles from Fairfield. The Boise Airport is located in Boise, approximately 100 miles away. There are several local airports in the vicinity including the Camas County airport located in

Fairfield. These facilities are discussed more fully in the Transportation section.

b) Tourist Information Center - A Union Pacific RR Caboose is located on Soldier Road, just north of Hwy 20, the center provides information to those traveling through the County from May until September. This information can also be found in the Forest Service Building on a year round basis.

c) Idaho Transportation Department Maintenance Station is located one mile east of Fairfield. The station houses maintenance equipment for state highways in the area, including snow removal.

Quasi-Public:

Below is a list of quasi public facilities in Camas County:

Churches
Meeting Halls
Camas County Senior and Community Center
American Legion Hall

GOAL:

To provide public and quasi-public facilities and services at a level to meet the needs of the public, to maintain health and safety standards for our citizens, to provide necessary facilities to meet reasonable federal and state requirements and to provide these within the financial ability of our citizens.

OBJECTIVES:

- 1) Encourage consideration of the establishment of fire and ambulance districts.
- 2) To control pollution of water resources to insure water quality for all. To monitor water and sewer operations, while protecting capacity.
- 3) To study alternatives in offering public services and maintaining public facilities, including the costs and ways to finance and maintain such operations.
- 4) To recognize the importance of the law enforcement and fire services and to maintain these to a level needed to adequately protect the population.
- 5) Control and direct development activities in a manner that will avoid excessive burdens to fire, law enforcement, solid waste and other services or facilities. Encourage that growth pays for itself.
- 6) To encourage the establishment of a fulltime Health Clinic.

SECTION IX

TRANSPORTATION

Camas County has several sources of transportation available to its residents. The primary source of transportation is vehicular, being served directly by US Highway 20 and State Highway 46 and several prominent county roads. They are also served by a small county airport located to the south of Fairfield. Currently there are no typical alternate transportation opportunities such as bike paths or walking trails. Despite other forms of transportation the cities and counties dependence upon the highway and local road system is considerable.

Roads:

The Idaho Department of Transportation shows the state highway system, identifying Hwy 20 as a principal arterial, Highway 46, Soldier Road and West Magic Road as major collectors and Baseline road as a minor collector. The average daily traffic counts on these roadways for 2008 is listed below. The various areas of the county experience traffic as follows:

- Hwy 46 has 1300 car per day
- Hwy 20 has 1674 cars per day
- 200 North, West of Soldier Rd. has 115 cars per day
- 200 North, East of Soldier Rd. has 185 cars per day
- Soldier Rd. North of 200 (Baseline) has 169 cars per day
- 100 West Rd., North of US 20 has 142 cars per day

These figures represent average daily traffic over a year period. Traffic counts during summer and winter will vary greatly.

Idaho Department of Transportation maintenance and overlay schedules indicate no major planned construction or maintenance in the area in the next few years including Hwy 20 and 46, however these schedules are reviewed annually and are subject to change depending upon conditions.

The remaining roads outside of Fairfield not considered a state highway are maintained by the County Road and Bridge Department. This department maintains 420 miles of roads within the county. Of these, only 22 miles are paved and the rest are gravel surface. Road right of way requirements consist of 120 feet for a principal arterial, 80 feet for a major collector and 60 feet for a minor collector. All roads should have a 10 foot easement on each side for snow removal purposes. Many of the existing roads, particularly section line roads, have a right of way or prescriptive of 50 feet. All improved surfaces on county roads are approximately 24 feet in width.

Roads are in fair to good condition. Currently maintenance is done on an as-needed basis with a plan for annual upkeep of the roads under County jurisdiction. A good portion of Camas County's annual budget is spent on road and bridge maintenance; however none of these funds currently come from property taxes. While the county road and bridge budget has been adequate to maintain the gravel surfaces, demands for oiled roads are increasing and could raise the costs in the future. Camas County owns its own maintenance equipment and contracts out major construction projects. Equipment owned by the department includes Pick-ups, Dump trucks, Large Trucks, Flatbed Trailers, a Backhoe, a Tractor, Graders, a bulldozer, Snow Plows, Snow Blowers, attachable snow plows, a Street Broom, a Mower and two Water Trucks. There is currently a replacement schedule for equipment, however currently, equipment is replaced as needed and when the budget can afford it.

The County Road and Bridge Department consists of several employees who handle all road and bridge maintenance and operational needs, including signage. County Road and Bridge personnel are also responsible for some maintenance of the Fairfield airport and for grave opening and closing responsibilities at three cemeteries.

Airport:

The county residents are served by two (2) airports, the Magic Valley Regional Airport located ten miles south of Twin Falls (approximately 79 miles from Fairfield) and Friedman Memorial Airport in Hailey. Both airports are capable of handling single engine aircraft, small private jets and some commercial jets. Friedman has commercial passenger service to Boise, Twin Falls and Salt Lake City with connections to larger cities. Another major airport available to residents is located in Boise, approximately 100 miles from Fairfield. Commercial air service is offered to most major U.S. destinations through major airlines and several commuter services. Smaller local airports are available in Jerome, Gooding, and Mountain Home. A county airport is located in Fairfield and can handle single engine, light aircraft. There are no traffic controls and aircraft land at will. It has one gravel runway approximately 2950 feet long and some private hangers, located on land leased from the county.

GOAL:

To keep, improve and maintain a transportation system which fulfills the needs of citizens, visitors and economic development, while maintaining rural standards.

OBJECTIVES:

- 1) Continue to implement snow removal-road plowing priorities. Publish priorities in the community newspaper.
- 2) Establish County requirements and limitations for establishing new roads and providing services for maintenance and snow removal.
- 3) Enforce emergency procedures for road opening in heavy snowfall or drifting conditions (to include residential, and life threatening situations such as stranded people).
- 4) Encourage the establishment of public roads servicing subdivisions. Allow the establishment of some private roads in certain areas.
- 5) Develop maintenance schedules for existing roads.
- 6) Follow road construction and access standards in all new developments and adoption of the Idaho Standards for Public Works Construction (ISFWC) in conjunction with the Camas County Road Standards.

SECTION X

RECREATION

Camas County has many recreation possibilities and almost the entire County is utilized. Some activities such as downhill skiing and reservoir/lake fishing are confined to relatively small areas. However, most activities may be enjoyed throughout the County and are compatible with traditional agriculture.

Camas County residents enjoy the many recreation opportunities and many live here because of the varied activities. Non-residents outnumber County residents in the enjoyment of the recreation choices available.

The recreation activities are of two general categories (1) non-consumptive and consumptive (activities that take something away from the land). The following lists represent some of the general categories.

NON-CONSUMPTIVE	CONSUMPTIVE
Visit ghost towns	Mushroom collection
Scenic drives	Wild fruit
Picnicking	Fishing lakes
Hiking	Fishing stream
Bicycling on road	Hobby prospecting
Bicycling trails	Hobby mining
Motorcycling on road	Woodcutting
Motorcycling off road	Hunting non-game
4WD off roading	Hunting small and big game
Bird watching	Hunting waterfowl
Wildlife watching	Hunting upland birds
Photography scenic	Trapping fur animals
Photography birds	Lake ice fishing
Photography wildlife	Kids Pond fishing
Photography wild flowers	Rock hounding
Golf	
Boating	
Water skiing	
Sport flying	
Kite skiing	
Camping backpacking	
Camping horse/mule	
Camping llama/	
RV improved campgrounds	
Target shooting	
City parks - picnicking,	
Sporting events	
Hobby farming	
Skiing downhill, snowboarding	
Skiing cross country	
Snowshoeing	
Snowmobiling	
Nature Conservancy study	

It is obvious that over consumption will decrease or eliminate the consumptive activities. Also, wildlife can be adversely affected by pressures caused by excessive human exposure, particularly during the birthing or hatching season.

Wildlife must also be given special consideration when in a weakened condition caused by harsh weather, bad winters or other causes. Even though many of the activities appear benign, they may have adverse results if done at the wrong time and/or too many people are in a given area. Much of Camas County is federally or State owned and governed by policies that may or may not be in accordance with our community desires or best interests. Private property rights must also be considered and permission must be sought for some recreation activities.

NON-COMPATIBLE ACTIVITIES

1. Hunting and target shooting conflicts with people watching birds and wildlife. These activities may create safety issues with other recreation pursuits occurring nearby.
2. Motorcycling and Four Wheeling off-road may conflict on trails used by backpackers, horse/mule, hikers, cattle and grazing activities and other peace and solitude activities.
3. Snowmobiling may create safety and noise problems in areas shared by skiers and inner tuber's.
4. Water skiing and speed boats may conflict with other boating and fishing activities.

Non-compatibility seems to have safety, noise and visual impact as the main factors.

NON-RESIDENT USERS:

Non-resident recreationalists outnumber Camas County residents. On Holiday weekends the ratio may exceed 10 to 1.

Most of the visitors are from the counties of Ada, Blaine, Elmore, Gooding, Jerome, and Twin Falls.

Highway 20 carries travelers from many states and foreign countries. Some of these visitors stop on the roadside to photograph the scenery, wildlife, and farming operations. Others stop at the Visitor information center and take side trips to see other parts of the county. These travelers are very low impact to most of the recreation opportunities. Increasing traffic volume on Highway 20 is the main impact.

The non-resident numbers cause an extra workload for our volunteer Fire Department, Emergency Medical Service and Search & Rescue personnel.

Our law enforcement personnel are also impacted by the increasing traffic and visitors.

UTILIZATION

Precise utilization numbers are difficult to obtain. In some cases it infringes on private business rights to privacy and confidentiality. Another complication is that State and Federal land management boundaries are quite different than Camas County boundaries. Therefore, the numbers can only be

considered as the best estimate available. All sources expect these numbers to remain stable or increase depending on the specific activity. .

GOLF

Soldier Mountain Resort Golf Course expanded from 9 holes to 18 holes. The annual golf season is 180 days.

SCENERY VIEWING

The scenery may be enjoyed in different ways from different locations. Wide scenic vistas are available from the highways and other primary roads. Closer views are available from roads through the South Hills and the U.S. Forest Service lands north of the valley.

Johnson Hill scenic pullout is an excellent site to view the valley and hills to the north.

Wells Summit and Couch Summit are also good viewing sites, but the access is by dirt roads which may be rough and dusty. These roads are not kept open during the winter.

The peaks of the Soldier Mountains are impressive scenic views. They also provide a fantastic site from which to view a large panorama of Southern Idaho. When conditions are clear it's possible to see almost a 100 miles to the south. This view is well earned because it requires serious effort to reach the top of these high peaks since there are no roads to the top nor are there any roads near them. Preservation of scenic vistas is important to the quality of life Camas County residents now enjoy.

Preservation of these scenic vistas is important to maintain the beauty and character of our community. Large open areas and scenic corridors should be preserved along highways and main roads. All residential development, including clustered housing, should be encouraged to prevent visual impact created by scattered housing with associated outbuildings, fences, etc. We should encourage planting trees. Trees can also be used as screens to minimize undesirable visual impact.

BIRD WATCHING

Camas Prairie Centennial Marsh Wildlife Management Area (WMA) is located 14 miles west of the town of Fairfield in southwestern Camas County. Surrounded on all sides by mountainous terrain, an ancient lake bed in southcentral Idaho has undergone a geologic transformation, existing now as a high prairie. A small creek, fed seasonally by spring runoff, inundates the surrounding land, creating a unique marsh habitat. A portion of this area was set aside for wildlife in 1987, when Ducks Unlimited, the Idaho Department of Fish and Game (IDFG) and The Nature Conservancy combined efforts to purchase 360 acres. Additional purchases soon followed, and today, Camas Prairie Centennial Marsh covers just over 3,100 acres, providing a sanctuary for waterfowl, shorebirds and a host of other wildlife. Large varieties of birds live here or migrates through seasonally. The Centennial Marsh preserves habitat for many species and provides an excellent location for bird watching. Some years we are lucky to have nesting trumpeter swans on small ponds in various parts of the valley. Eagles may be seen depending on season and location. Other large birds such as cranes and herons may also be seen.

Viewers must use restraint and not disturb nest sites or setting birds. Habitat and large open spaces should be preserved to enhance bird populations.

Farming practices may be beneficial or harmful, depending on many factors. As an example, cutting hay disturbs nesting and kills young birds, but it also exposes mice, moles, squirrels, etc., as food for birds such as hawks, eagles, gulls, etc.

WILDLIFE VIEWING

Many species of animals live here. Some are scarce and are seldom seen, such as mountain goat, moose, bear, cougar, wolves and wolverine. Deer and antelope may be seen throughout the valley and are occasionally killed on the highway. Elk require some effort to locate. They usually are not seen from roads or highways however in the winter time they are sometimes seen. Hiking or riding horses are excellent methods of getting to possible viewing locations. Elk bugling in the fall will sometimes help locate bull elk and their harem during mating season.

Wildlife has basic needs such as adequate food, water, protective cover, and large open spaces. These needs may be met by preserving and improving habitat. Habitat improvements might be planting willows, trees, grasses, and corridors stabilizing streams. Large open spaces and migration corridors should be kept open by means of planning, design standards and zoning.

Access to sensitive wildlife areas should be controlled. Calving or birthing areas should be restricted in season. Wintering and/or feeding areas should have restrictions depending on season and weather conditions. Access limitations should concern seasons, noise level, number of visitors, frequency of intrusions, proximity, etc. Control competition for food and protective cover by restricting domestic livestock and grazing and preserve stream banks and vegetation.

Human intrusion into wintering areas and destruction of winter range has created a situation requiring that occasional help must be provided to maintain stable wildlife numbers. Idaho Department of Fish and Game controls access to winter feed grounds and spring calving and birthing areas by closing off roads and access to vital areas. Vehicle of any type are not allowed into those areas.

STREAM FISHING

Stream fishing opportunities are varied and widespread. Easily accessible and running the length of the valley, Camas Creek and its main tributaries provide a wide variety of fishing opportunities. No use figures are available.

More remote in the Sawtooth National Forest is the South Fork Boise River and its primary tributaries Big and Little Smokey Creeks.

The Idaho Fish & Game Department provides information on fishing seasons and fisheries for such streams as the South Fork Boise River, Big Smokey Creek, Little Smokey Creeks and the upper part of the South Fork Boise River.

Due to heavy fishing pressures, the Idaho Fish and Game Department stock many of the fisheries in the county.

POND AND LAKE FISHING

The Kids Pond is only 3/4 mile east of Fairfield on White Lane. The pond is heavily used by both kids and adults. The Idaho Fish and Game Department keeps this pond well stocked with trout.

Twin Lakes (aka Mormon Reservoir) is about 4 miles south of Fairfield. Use depends on annual precipitation and irrigation demands. Fish and Game has stocked the reservoir in the past with trout and warm water fish such as Minnesota Ringed Perch.

Thorn Creek reservoir is located near the Camas and Gooding County line.

Magic Reservoir is about 20 miles east of Fairfield on the Camas and Blaine County line. Magic Reservoir is fed by Camas Creek and the Big Wood River as well as runoff in the spring of the year. Trout and perch thrive in the reservoir and it is a year around fishery.

The alpine lakes are small, scattered, remote, and difficult to get to. Horse or backpacking is the only way to access these beautiful mountain lakes. Fishing can be spotty based on weather conditions. Most of the high lakes are accessible in June or early July.

BIG GAME HUNTING

Big game hunting is a very special experience that should be conducted with respect for the animals and environment. Sportsmen should respect private land owners' rights and obtain permission to hunt on private property.

The hunter/day statistics do not directly relate to the actual number of animals harvested. The number of hunters is increasing, but the numbers of animals remain reasonably stable. It requires diligent management to keep healthy animals in stable numbers. Hunter numbers, length of season, number of animals taken are just some of the factors that may require more restrictive control.

Camas County is fortunate to have the habitat to support deer, elk, antelope, moose, mountain goat, and many other species.

The Idaho Fish & Game provides information on big game hunting, special hunts, tags, draw hunts and depredation hunts.

Wolf, Bear and cougar are also hunted, along with other predators and varmints.

BIRD HUNTING

Upland Bird Hunting

Upland bird hunting conditions are quite unpredictable in Camas County. Nesting conditions may be adversely affected by spring weather; wet and cold weather may result in low survival rates for chicks. This results in fewer birds available for the fall hunting seasons. The number of birds available appears to be on a downward trend. Sage Grouse numbers are very low and hunting them has been prohibited by Idaho Fish and Game for several years. The county has several LEKS' (mating areas for Sage Grouse) and the Sage Grouse may be

seen in these areas in the early spring. Contact Idaho Fish and Game for more information.

Waterfowl Hunting

Waterfowl appear to be on an increasing trend which results in improving hunting opportunities. The Idaho Fish & Game has information available on the hunting seasons. Migratory bird hunting is available in most areas of the county. Permission is necessary to hunt on private property.

SKIING & SNOWBOARDING

Alpine Downhill Skiing & Snowboarding

Alpine skiing and snowboarding are available at the Soldier Mountain Ski Area. Newly acquired by a non-profit corporation in 2012 many new amenities have been added. The length and quality of the ski season is greatly affected by snow depth and weather conditions. The area is an excellent family oriented ski area with people coming from surrounding areas including, the Treasure Valley, Magic Valley and Mountain Home. The lodge burned in 2011 and a new lodge now stands where the old one was located. A new magic carpet has been installed for beginners and ski instruction.

Given good snow conditions and improved skiing opportunities along with year round usage of the new lodge the usage numbers should increase. Expansion of the ski area is a possibility. Snowcat transport may provide access to Second Peak and Philips Creek Basin for back county skiing.

Nordic Cross Country Skiing

Skiing is greatly affected by snow and weather conditions. There are no commercial or public groomed ski trails. Skiers frequently use the same trails as snowmobilers. This can create safety issues. These issues are sometimes the result of having to use the same parking areas the snowmobilers use. Parking is limited and available at only a few locations. There is a parking area there for snowmobilers as well as kite skiers. Skiers and snowmobilers should ask permission to use or cross private land.

Safety should be a prime consideration. An adventurous and/or careless Nordic skier can get into dangerous situations. Snow slides or avalanches can occur near roads or houses in places that appear safe to the unwary. The U.S. Forest Service provides warnings when snow and weather conditions make avalanches likely.

Use data is difficult to acquire because of dispersed locations and lack of data collection system. The trend appears toward increased use.

Kite Skiing and Boarding (Snow Kiting)

Kite skiing and boarding is rapidly becoming popular in the county because of the breezy conditions during the winter months. Several areas within the county are utilized and most of the farmers in the area will allow this activity on their land in the winter months. Permission should be obtained before going onto private property for this activity. Several national organizations have filmed kite skiing and boarding on Camas Prairie.

SNOWMOBILING

Snow amount and conditions greatly affect the use of trails and the back country. The North Side Snowmobile Club in cooperation with Camas County grooms miles of trail over Wells Summit, trails up Couch Summit and Salt Creek Road as well as the Chimney Creek area. Lack of parking can be a problem. The few trailheads and parking areas are:

Wells Summit-Soldier Road Junction parking
Couch Summit Parking Area
Chimney Creek Parking Area

This confines non-resident snowmobilers to limited starting choices. Local snowmobilers often start from their home so parking may be less important to them.

Snowmobilers should respect private property rights. Riders should obtain permission from landowners and determine if there are any sensitive areas to avoid. Late night riding and noisy machines may alienate landowners and neighbors. Restrictions may exist in some areas at different times. Riders should comply with speed limits and other requirements when riding on roadways.

CAMPING

Camping opportunities range from commercial R.V. Campgrounds to remote sites used by backpackers and pack strings. Most of the campgrounds are on public land. Campsites are available at Twin Lakes (aka Mormon Reservoir) and Magic Reservoir. There are many U.S. Forest Service campgrounds with various amenities depending on the location.

Camping conditions are being improved in some areas. The Forest Service works in the Sawtooth National Forest each year cleaning and maintaining the restroom facilities.

Winter camping is a very unique experience, and requires careful and extensive preparation. Cold temperatures and safety concerns about weather and avalanches will keep winter camping from being a routine experience in our community.

GOAL:

Develop, maintain, and improve recreation opportunities while protecting and improving wildlife and the environment.

OBJECTIVES:

- 1) Determine community desires for additional facilities such as walking trails, biking trails, snowmobile and cross country skiing trails.
- 2) Create and maintain inventory of recreation uses, frequency of use, and trends to include visitor numbers and consumption.
- 3) Create and maintain recreation map with overlays for the different activities.

- 4) Develop policies, zoning, and ordinances to protect and improve recreation opportunities, especially concerning wildlife and environment.
- 5) Develop policies to maintain and improve visitor access and facilities to include parking areas.
- 6) Encourage farming practices that improve wildlife habitat, the environment, scenic vistas and recreation opportunities.
- 7) Protect and preserve scenic views, minimizing visual impacts of development.

GOAL:

Communicate with and educate the public concerning recreation opportunities and problems.

OBJECTIVES:

- 1) Create and maintain a positive presence on the Federal and State planning and regulatory process.
- 2) Work together with Federal and State land managers regarding our community needs and desires.
- 3) Inform public by means of news stories, legal notices, or other methods as required.
- 4) Encourage Camas County residents to be informed and involved in the policy making process.

GOAL:

Manage recreation activities to improve the economic situation in Camas County.

OBJECTIVE:

- 1) Encourage low impact private recreation businesses to locate in our community.
- 2) Develop Fee Schedule and collect use fees on designated activities.

GOAL:

Provide a pleasurable camping experience

OBJECTIVES:

- 1) Create and maintain inventory of camping facilities.
- 2) Create and maintain a camping map showing location of clean and quiet camping facilities.
- 3) Provide support to State and Federal Land Managers when developing policies that maintain clean, quiet, campgrounds.

4) Educate the public concerning policies and regulations that may affect their camping experience.

GOAL:

Develop, maintain, and improve winter recreation opportunities

OBJECTIVES:

- 1) Create and maintain an inventory of winter recreation facilities.
- 2) Create and maintain a map showing location and access routes to winter recreation facilities.
- 3) Encourage the creation and maintenance of groomed Cross-country Ski Trails.
- 4) Discourage total snowmobile bans and instead support limited snowmobile corridors through or near sensitive areas such as wildlife feeding or bedding grounds.
- 5) Support responsible expansion of the Soldier Mountain Skiing facility.
- 6) Support creation and maintenance of more and/or larger parking areas for skiing and snowmobile use to include portable toilets or restroom facilities.
- 7) Encourage garbage carry out to maintain clean environment.
- 8) Encourage organized winter community functions.
- 9) Support and maintain a well trained Emergency Response capability.

GOAL:

Support a continuing relaxed sport flying opportunity for light private aircraft and model aircraft.

OBJECTIVES

- 1) Maintain the airport to provide a safe facility.
- 2) Continue to schedule priorities for snow removal from runway and parking areas.
- 3) Encourage development of limited restroom facilities.
- 4) Support safe foot access from hanger area to store and restaurant area.

RECREATION INVENTORY OF FACILITIES AND USE

RECREATION SITES:

These sites are concentrated use locations.

LOCATION	USE
THORN CREEK RESERVOIR	Fishing
TWIN LAKES (aka MORMON RESERVOIR)	Boating, Camping & Fishing
MAGIC RESERVOIR	Fishing, Boating and Camping
KIDS POND	Fishing
CAMAS PRAIRIE CENTENNIAL MARSH	Sight Seeing& Bird Watching
SOLDIER CREEK NATURE CONSERVANCY	Sight Seeing
JOHNSON HILL OVERLOOK	Sight Seeing
SOLDIER MOUNTAIN PEAKS	Snowmobiling, Hiking, Fishing
SOLDIER MOUNTAIN RESORT	Golf, Hiking
WEST MAGIC RESORT	Dinning, Fishing
SOLDIER MOUNTAIN SKI AREA	Alpine and Cross Country Skiing
CAMAS/GOODING COUNTY LINE ON HIGHWAY	Tubing and Snowmobiling
LAWRENCE CREEK CROSS COUNTRY SKI TRAIL	Cross Country Skiing
SNOWMOBILE TRAILHEADS	
WELLS SUMMIT ROAD	Snowmobiling
COUCH SUMMIT	Snowmobiling
SALT CREEK ROAD	Snowmobiling
SOLDIER CREEK PARKING LOT	Snowmobiling
Chimney Creek	Snowmobiling
HIKING TRAILHEADS	
IDAHO CENTENNIAL TRAIL	Multiple use area
SOLDIER CREEK	Multiple use area
WILLOW CREEK	Multiple use area
DEER CREEK	Multiple use area
WELLS SUMMIT	Multiple use area
COUCH SUMMIT	Multiple use area
HORSE RIDING TRAILHEADS	

BEAR CREEK TRANSFER STATION	Multiple use area
BREMNER CREEK	Multiple use area
SOLDIER CREEK	Multiple use area
DEER CREEK	Multiple use area
CAMPGROUNDS	
Iron Mountain Inn RV Park	Full Hookups
TWIN LAKES (aka MORMON RESERVOIR)	No Hookups
MAGIC RESERVOIR RV Park	Full Hookups
FS CAMPGROUND LIST	Forest Service Sawtooth National Forest Headquarters

SECTION XI

SPECIAL AREAS OR SITES

The citizens of Camas County have identified several sites within their community and county that has special or historical significance to them. These are:

- 1) The Camas County cemeteries located at Hill City, Corral, Fairfield and Manard
- 2) Little City of Rocks
- 3) Camas Prairie Centennial Marsh (Hill City Marsh) - IDFG
- 4) Old Depot - Fairfield
- 5) South Fork - Boise River
- 6) Union Pacific RR Caboose - Visitors Center
- 7) Manard School Site
- 8) Soldier Mountain
- 9) Opera House and Bank - Soldier
- 10) Big Smokey Guard Station
- 11) Carrietown (abandoned mining town)
- 12) Hill City was the largest sheep shipping station in North America in the early part of the 1900's.
- 13) Numerous private homes in the area.
- 14) Mormon Reservoir
- 15) Historical Sites of Native American importance.

In addition there exist many old sites of historical Indian importance, many of which are not publicly identified. There has been local concern expressed about visitor impact or vandalism on all of Camas County's important sites.

Currently there is only one historic site in Camas County on the National Register of Historic Places. That is the Bannock Wars site approximately 3 miles west of Fairfield on the south side of U.S 20.

GOAL:

Continue to maintain areas of interest in our community whether for lessons in education, historical preservation or to maintain a sense of community.

OBJECTIVES:

- 1) Encourage private owners of these sites to recognize their significance to the community and preserve them as much as possible.
- 2) To keep a historic record of each site for future generations.
- 3) To research the possibility of additional sites being named on the National Historic Register.
- 4) Promote a map of the area with local road signs for a self-guided tour of places of interest.
- 5) Preserve scenic, historic and recreational areas of interest within the county.

SECTION XII

HOUSING

The following presentation of Camas County housing data cites information from several sources, including the U.S. Census Bureau as well as state employment and economic development data. The data has been included to offer the reader several views of current and historical housing inventory and residential use in the County.

Because of the different sources cited, and the different methodologies, definitions of terms, data selection criteria and objectives used, the numbers can appear to be in disagreement. Populations and housing patterns are always in a pretty fluid state, and in a County as small as this one, the difference between a count today and another count tomorrow may look large. So we suggest to Comp Plan readers that the Camas County housing story can best be read for a general appreciation of long term trends and patient patterns of change, keeping in mind the perennial challenge of counting things that rarely stay put in real life.

DATA FROM U.S. CENSUS BUREAU

According to the Census, the following housing breakdown prevailed over 1990-2010.

	1990	2000	2010
Housing Units (including modular)	481	601	831
Owner-Occupied	221	208	374
Renter-Occupied	67	89	113
Average House Value	\$35,500	\$86,400	\$209,100

According to the above data, since 2000, approximately 230 new housing units have been built in the County.

Households by Type - 2010 Census	Number	Percent
Total Households	420	100
Family Households	279	66.4
With Children under 18	106	25.2
Households with Individuals under 18 years	119	28.3
Households with Individuals 65 years and over	113	29.6
Total Housing Units	709	100
Seasonal, Recreational or Occasional Use	168	23.7

DATA FROM IDAHO STATE SOURCES

Age of Homes

Pre-1970	299
1970-79	120
1980-88	59
1989-92	15
1990-1994	44
1995-2000	99
2001-2010	73

This region is only one of three in Idaho where rental housing stock is newer than owner occupied stock. Most residents feel their home is in good condition.

Statistics show that in south central Idaho population increased from 2000 to 2010. In addition, employment trends have affected affordable housing in the region. When the impacts of low wages are coupled with the increase in population, housing becomes less available. In a supply and demand market, this increases rental and sale values, which in turn increases assessed valuation. Higher prices and taxes place the cost of both new and existing homes beyond the reach of some of the average incomes in Camas County.

Camas County area citizen concerns are high in insuring adequate housing, the provision of affordable housing and the necessary infrastructure to serve them. Statistics indicates that the fastest growing segment of the population in Camas County is non-elderly couples with or without children and the median age is 43.2.

Affordable housing is defined by two conditions. First the rent may not exceed 30% of income and second, there should not be more than one person per habitable room.

The county does not have housing geared specifically for the senior population at this time, although this has been recognized as a need. There exists some privately owned low income housing located in Fairfield. Manufactured homes are considered as a suitable housing type for single family lots when meeting certain construction and placement requirements as set by the county.

Land and development costs are affordable and loans are available for the Camas County area. Currently, Fairfield provides water and sewer services to its residents at the cost of the developer, while developments in the county are required to get permits from the Health District for water supply and septic systems. In addition, if access is required the property owner is responsible for developing the road within the construction standards set by the County.

GOAL:

To provide for all levels and types of housing needs in the county to meet the demands of current and future residents.

OBJECTIVES:

- 1) To encourage the provision of quality affordable housing for all income levels for both owner occupied and rental units.
- 2) To encourage the provision of senior oriented housing, congregate housing and assisted living quarters as needed.
- 3) To encourage multifamily dwellings, particularly within the Fairfield city limits and area of impact to meet some of the objectives stated above.
- 4) To encourage the practice of fair housing policies in both the sale and rental of units in Camas County.

SECTION XIII

COMMUNITY DESIGN

Camas County currently has not developed design standards in any area of the county with the exception of street and road construction standards.

The city of Fairfield is the County Seat and is the commercial business center. Future commercial enterprises will also be encouraged to locate in Fairfield to maintain a central business area. Commercial enterprises related to specific tourism activities may be located in those tourism areas subject to the Conditional Use Permit process. Commercial Spot or Strip Zoning will be discouraged.

Camas County currently has a limited Industrial Zone. Light industries and small manufacturing plants that are environmentally sensitive and low impact will be encouraged to locate in Fairfield or the city area of impact.

Fairfield is the population center and is the location of the schools, library, and other government facilities. The city Area of Impact identifies the area where Fairfield has concerns about changes in land use. Residential growth will be encouraged in the city's Area of Impact and existing town sites. This will consolidate community services and utilize the central water and sewer system already in place as well as concentrate growth in the appropriate areas in order to preserve farm and ranch lands. An area on the East side of the county is currently zoned to allow growth for residents, some of whom may be employed in Blaine County. In 2008 Camas County adopted a new zoning ordinance and map that allows development in areas that are suited for growth. This helps to maintain agricultural lands and develop land that is not as suitable for farm production.

Destination recreation and tourism areas create economic opportunities but may have adverse impacts to scenic vistas, environment, and wildlife, for example. The Soldier Mountain Ski Area, Mormon Reservoir, Magic Reservoir, golf courses, and snowmobile areas should be recognized as unique sites. Increased skiing opportunity at the Soldier Mountain Ski Area is encouraged; however, the lack of ground available for parking or building may limit expansion opportunities on site. Development of supporting facilities-parking, motels, restaurants, shops, housing, transportation - will be encouraged to locate at a suitable site or sites on the valley floor where the expansion can be accommodated. Some properties in the area have been zoned commercial to allow for future growth. Transportation could be provided from those areas to the ski area. Development and exploitation of recreation and tourism areas will be subject to the Conditional Use Permit process and appropriate zoning.

Open scenic vistas, and greenbelt areas are being considered in order to preserve and maintain rural identity, environment, and quality of life. Clustered housing, density transfer and other creative compromises may be used to protect sensitive areas and locate housing in areas identified by the Land Use Map and Zoning Map.

GOAL:

To encourage the development of an aesthetically pleasing community protecting the quality of life Camas County residents enjoy.

OBJECTIVES:

- 1) Encourage Community Forestry standards in the planting and care of appropriate trees and landscaping, particularly in industrial and commercial areas.
- 2) Encourage the proper maintenance of residential, commercial and industrial buildings to avoid a "run down" look to the county.
- 3) Develop standards for such things as junkyards, livestock containment operations, etc.
- 4) Develop a code enforcement program to be run by county staff, utilizing means under the Idaho Code to do the enforcement on individual properties that are not in compliance with county codes.
- 5) Enhance the image of Camas County as a good place to live, work or visit.
- 6) Develop standards for signs and billboards, particularly along the major state and county roads.
- 7) Update zoning standards and districts from time to time to be in compliance with the comprehensive plan.
- 8) Develop policies to preserve scenic ways and areas, including the use of overlay districts.
- 9) Enforce snow load and roof design standards for all housing.
- 10) Enforce insulation-heat loss standards for all housing.
- 11) Study the possibilities for establishing community architectural standards, and if appropriate adopt such standards.
- 12) Develop criteria to assist in the protection of scenic areas, minimizing the visual impact of development.

SECTION XIV

AGRICULTURE

Camas County has a total area of 678,400 acres. Of this acreage the following land use breakdown (as 2010 Department of Commerce statistics indicate) exists:

<u>Land Type</u>	<u>Acres</u>	<u>% of Total Land Area</u>
Private Property	214,981	31.2%
Federal Land	445,876	64.8%
BLM	122,330	
Natl. Forest	323,546	
Other	0	
State Land	24,816	3.6%
County Land	2,320	.3%
Municipal Land	7	

<u>Land Use</u>	<u>Acres</u>	<u>% of Total</u>
Urban	600	.1%
Agricultural	122,200	18.0
Rangeland	401,300	59.2
Forest	149,400	22.0
Water	2,100	.3
Barren	2,800	.4

Of the total population in Camas County, 26% (375) live in the City of Fairfield (not considered "urban" by the Department of Census who classifies such areas as over 2,500 in population). These 26% live on 0.37% of the land (the city limits and area of city impact) in the county. The other 74% of the population reside in the rural portion of the county.

As of 2005 there were 109 farm owners or ranchers in the county, up from 106 in 2002. According to the Idaho Department of Commerce, the total acreage is up from 129,490 in 1992 to 134,168 in 2002. Farm sizes have decreased from 43 farms of 1000 acres or more to 34 farms of 1000 acres or more.

Agriculture is a major portion of the economic base in Camas County. As urban land has expanded, the agriculture base has decreased. Care must be taken to encourage residential development in more urban areas, within the communities themselves and the established Areas of City Impact. Preservation of farm and range land is a high priority and due consideration is given by the Camas County Planning and Zoning Commission, Board of Commissioners and Camas Soil Conservation District.

Farmers and ranchers in Camas County are concerned about future possible impacts of unplanned and uncontrolled growth upon their industry:

1) Unlimited access on county roads and state highways will endanger the "farm to market" concept and place new liabilities upon the farm's operation in the movement of equipment.

2) As residential developments occur around existing agricultural operations, complaints from new residents about the agricultural use may increase. Much of the hay is harvested between 11:00PM and 10:00 AM which means some noise during the night.

3) The growth will place impacts upon the water sources of the agricultural operations.

4) Lack of design standards and zoning within and outside of rural subdivisions will place burdens upon the farmer and the county. Zoning in areas of existing subdivisions will enable the county to concentrate growth, thus saving agricultural lands. The lack of clustering of new homes will cause these impacts to be widespread rather than isolated to areas where problems could be addressed and handled when growth is concentrated.

Farmers and ranchers have expressed a need to view agriculture as any other major industry and protect its resources for future success in operation. Inappropriate urban growth will endanger the major economic industry of Camas County if standards for such growth are not set.

Livestock, grazing, and alfalfa cultivation have long been an economic activity of Idaho and Camas County, providing many benefits to the residents. Livestock producers care for private and public land alike, which is important for Idaho and Camas County where much of the land is public owned. Today's ranchers are better stewards of the land, spending hundreds of thousands of dollars throughout the state to improve the land, and to protect the future of Camas County. Good stewardship in the future as in the past is a necessary component for the future of Camas County.

Stock watering from springs or streams is essential in the livestock industry. It is a standard, traditional and customary use of water in Camas County for the past 120 years. Because of the importance of these watering sources, it is imperative to protect such rights against erosion or diminution. Fencing or change of habitat in these areas could have significant affect on the livestock industry.

Riparian habitats, wetlands and water quality are also concerns to the citizens of Camas County. At the same time, a balanced multiple use of such natural resources has been historical and is in the best interests of the citizens of the County. It is recognized that spring heads that serve as a water resource for downstream users should be protected from pollution or contamination from livestock usage.

GOAL:

To preserve and maintain the agricultural way of life in Camas County.

OBJECTIVES:

- 1) Preserve the visual aspects of the county through careful placement of residences. Encourage clustering of residences on land meeting certain criteria to accomplish this.
- 2) Encourage lower housing densities in the agricultural areas.
- 3) Preserve agricultural operations use of roads by controlling access and traffic volume.
- 4) Protect agricultural operations through protection of resources including water sources.

5) To actively protect and encourage the continuation of traditional and customary practices of livestock and grazing activities in Camas County, while maintaining balanced multiple uses of the resources supporting these activities within the County, including accepted conservation practices, using the advantages of the best science available. Concentrating the growth in the areas of existing subdivisions such as Fairfield, Willow Creek, Soldier, Corral, Hill City, Old Blaine Townsite and the Ski Resort will help prevent the loss of Agricultural lands.

6) Encourage non-traditional agriculture that has minimal impact to neighbors and/or the environment and is compatible with traditional agriculture.

7) Encourage notification and education to residents of new developments regarding the statutory protections afforded to agricultural uses.

SECTION XV

IMPLEMENTATION

The Camas County Comprehensive Plan plans for approximately ten years into the future, which allows time for implementing land use patterns, transportation networks and facility plans.

Implementation of the phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Prioritization of the tasks does not mean that some are more important than others, simply the urgency a task might have or the length of time needed to implement a task. Therefore, a high priority should be in developmental stages very quickly, while moderate priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time.

"Board" shall indicate the Board of County Commissioners.

"P&Z" shall indicate the County Planning and Zoning Commission.

"ED" shall mean the Economic Development organizations in the County.

"CIT" shall mean citizens of the county.

"School" shall mean School Board.

GOAL STATEMENT

Execute this Comprehensive Plan as a vital working document as it guides future growth of Camas County.

TASK	RESPONSIBILITY	PRIORITY
Private Property Rights		
1) To review all land use decisions, policies, procedures and ordinances keeping the County's policy as stated above in mind.	Board	High
Schools		
1) Upgrade Public Facilities as necessary for safety and upkeep, including long range facilities planning.	Board, School	High
2) Improve communications by encouraging participation at parent/teacher conferences, encouraging the involvement of school board, staff and volunteers in various community meetings, projects and events, and to encourage participation of community leaders, parents and citizens, the Camas Civic Organizations in school activities and projects.	CIT, School	Mod.

Economic Development:

- | | | |
|---|-----------------------------|------|
| 1) To attract new businesses and retain current businesses in Camas County with a focus on light manufacturing and production and the tourism and recreational industry, creating a better wage base for county residents. | ED | High |
| 2) To improve resources available to promote and attract new businesses, encouraging agricultural alternatives and businesses that support agriculture. | ED, Board | High |
| 3) To develop year round visitation and recreational opportunities for tourists, including the Centennial Marsh and other potential sites. | ED, Board | Mod. |
| 4) Utilize outside resources, such as the Department of Commerce, to assist in this effort. | Board, ED | Mod. |
| 5) Upgrade infrastructure as needed including supporting infrastructure improvement efforts within Fairfield such as sidewalks, water and sewer capacities. Promote aesthetics in the population centers of the county which service tourist and business needs. | Board, Cit, ED | High |
| 6) To plan economic growth that will be compatible with the rural way of life in Camas County and avoids a more urban setting. | ED, P&Z, Board, Cit | High |
| 7) Encourage policies that require for the cost of growth to be paid by that growth and not by the current citizens. Develop a system or process to evaluate the costs of developments and ways to mitigate negative impacts. Analyze whether the benefits of a development offset the costs of the county to provide services. | Board, P&Z, Cit | High |
| 8) Utilize technology such as Internet to reach the largest possible customer base for local products and tourism. | ED, Board | Mod. |
| 9) Protect the quality of life currently available to Camas County residents. | Cit, Board, P&Z, ED, School | High |

Land Use:

- | | | |
|---|---------------------|------|
| 1) Agricultural use must be protected above all other uses in the county, given its importance to the economy and way of life. | Board, P&Z, ED, Cit | High |
| 2) Residential uses will be encouraged in areas where such development has minimal impact upon the agricultural/range uses and on the | Board, P&Z | High |

environment in the county.

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|--|---------------------|------|
| 3) Development will be encouraged to preserve wide open spaces, aesthetics of the land and to be accomplished in appropriate and compatible areas for the use. | Board, P&Z | High |
| 4) Provide a mechanism for Planned Unit Developments(PUD) and other tools to encourage high quality, clustered development. | Board, P&Z | High |
| 5) Encourage the development of residential areas that are clustered, preserving larger agricultural parcels into the future. Prior to placement of these residential clusters care must be taken to study the environmental effects such development might have on the surrounding areas (such as septic, surface and groundwater, watersheds, flora and fauna, riparian areas, wetland and wildlife areas, erosion, soils and historical significance) and the transportation system serving the development as well as other factors. | Board, P&Z, Cit | High |
| 6) Create overlay areas that encourage the preservation of recreational areas and facilities, environmentally sensitive areas, and provide additional regulations for special land uses. | P&Z, Board | High |
| 7) Develop appropriate building setbacks along county roads, particularly scenic areas, to preserve the rural nature of the area. | P&Z, Board | High |
| 8) Develop a "hillside" component to ordinances that identify and protect critical watersheds and sloped areas that may be developed. | P&Z, Board | High |
| 9) Develop a process to measure the impact of a development on the county and mitigation factors of that impact. | P&Z, Board, ED, Cit | High |
| 10) Develop standards on which residential development in an agricultural land use area would be allowed including, but not limited to, current and potential future uses of the land, soil type, drainage, impact upon the aquifer and other environmental factors, impact on roads, utilities and other public services, visual impact and impact upon surrounding uses. | P&Z, Board, Cit | High |
| 11) Devise general guidelines that would be used to protect the quality of life in Camas County by determining the impact and overall consumptive use a development | P&Z, Board, Cit | Done |

might have on the county, and base approval decisions upon that standard.

Agriculture:

1) Preserve the visual aspects of the county through careful placement of residences. Encourage clustering of residences on land meeting certain criteria (as mentioned in the Land Use component) to accomplish this.	P&Z, Board	High
2) Encourage lower housing densities in agricultural areas.	P&Z, Board	High
3) Preserve agricultural operations use of roads by controlling access and traffic volume.	Board	Mod.
4) Protect agricultural operations through protection of resources including water sources.	Board, P&Z	High
5) Establishment of natural resource easements on residential developments to assist in protecting agricultural lands from residential encroachment.	Board, P&Z, Cit	High
6) To actively protect and encourage the continuation of traditional and customary practices of livestock and grazing activities in Camas County, while maintaining balanced multiple uses of the resources supporting these activities within the County, including accepted conservation practices, using the advantages of the best science available.	Board, P&Z, Cit, ED	High
7) Encourage non-traditional agriculture that has minimal impact to neighbors and/or the environment and is compatible with traditional agriculture.	Board, P&Z, ED	Mod.

Natural Resources:

1) To educate County officials and citizens as to the various man-made hazards associated with certain types of business and to encourage mitigation of such hazards.	Board, Cit	High
2) To remain aware of environmental impacts as growth occurs.	Board, P&Z, Cit	High
3) To discourage development in any area determined to be hazardous, such as any avalanche, flood or drainage areas in the county, and requiring mitigation of such	Board, P&Z	High

hazards.4) To protect the air quality and evaluate the impact that new developments and uses might have on the environment.	Board, P&Z	High
5) Encourage on-site drainage to protect water resources and construction designs to allow for natural drainage of snow melt and runoff.	Board, Cit	High
6) Develop a checklist in the review of all development proposals that considers the impact upon natural resources and encourages their preservation and use.	Board, P&Z, Cit	Mod.
7) Protect watersheds and aquifers; encourage development and use of an inventory of resources to prevent overuse.	Board, P&Z	High
8) Encourage protection of resources to maintain stable environment for wildlife and humans.	Board, P&Z, Cit, ED. School	High
9) Encourage protection of natural resources to maintain recreation and tourism opportunities.	Board, P&Z, Cit, ED, School	High
10) As natural resources are an integral part of the quality of life for the residents of Camas County, they must be protected and planned for in growth.	Board, ED, P&Z, Cit School	High

Hazardous Areas:

1) Regulate construction in the flood areas for the life, health and safety of the general public.	Board, P&Z	High
2) Prevent or limit development activity in hazardous areas. Generally, industrial areas should not be reclassified as residential areas unless any known spills or hazards have been removed.	Board, P&Z	Mod.
3) Promote education on potentially hazardous materials. County planners need to ensure that the business already in the county follow Federal and State regulations for hazardous materials and that new businesses comply with the regulations.	Board, P&Z	Mod.
4) Encourage retention of hazardous areas as open space. For example, old landfills should not be developed.	Board, P&Z	Mod.
5) Regulate construction in avalanche areas.	Board, P&Z	High

Transportation:

1) Continue to implement snow removal road plowing priorities. Publish priorities in the community newspaper.	Board	High
2) Establish County requirements and limitations for opening new roads and providing services for maintenance and snow removal.	Board	High
3) Enforce emergency procedures for road opening in heavy snowfall or drifting conditions (to include residential, and life threatening situations such as stranded people)	Board	High
4) Encourage the establishment of private roads servicing subdivisions where appropriate.	Board	Low
5) Develop maintenance schedules for existing roads.	Board	High
6) Follow road construction and access standards in all new developments.	Board, P&Z	High

Housing:

1) To encourage the provision of quality affordable housing for all income levels for both owner occupied and rental units, while making new growth pay for itself.	Board, Cit, ED	Mod.
2) To encourage the provision of senior oriented housing, congregate housing, and assisted living quarters as needed.	Board, ED, Cit	Mod.
3) To encourage multifamily dwellings, within the Fairfield city limits and area of impact.	Board, ED, Cit	Mod.
4) To encourage the practice of fair housing policies in both the sale and rental of units in Camas County.	Board	High

Recreation:

1) Determine community desires for additional facilities such as walking trails, biking trails or an indoor swimming pool.	Board, Cit	Mod.
2) Create and maintain inventory of recreation uses, frequency of use, and trends to include visitor numbers and consumption.	Board, ED	Mod.

3) Develop policies, overlays, and ordinances to protect and improve recreation opportunities, especially concerning wildlife and environment.	Board	Mod.
4) Develop policies to maintain and improve visitor access and facilities to include parking areas.	Board	Mod.
5) Encourage farming practices that improve wildlife habitat, the environment, scenic vistas and recreation opportunities.	Board, P&Z, ED, Cit	Mod.
6) Protect and preserve scenic views, minimizing visual impacts of development.	Board, P&Z	High
7) Create and maintain a positive presence on the Federal and State planning and regulatory process.	Board	High
8) Create Liaison office or designate a person to inform Federal and State Land Managers of our community needs and desires.	Board	Mod.
9) Inform public by means of news stories, legal notices, or other methods as required.	Board, P&Z, ED Cit, School	High
10) Encourage Camas County residents to be informed and involved in the policy making process.	Board, P&Z, Cit, School, ED	High
11) Encourage low impact private recreation businesses to locate in our community.	Board, ED	High
12) Develop Fee Schedule and collect use fees on designated activities.	Board	Low
13) Create and maintain inventory of camping facilities.	ED	Mod.
14) Provide support to State and Federal Land Managers when developing policies that maintain clean, quiet, campgrounds and control domestic livestock access to campgrounds.	Board, P&Z, Cit School, ED	High
15) Educate the public concerning policies and regulations that may affect their camping experience.	ED	Low
16) Create and maintain an inventory of winter recreation facilities.	ED	Low

17) Encourage the creation and maintenance of groomed cross-country ski trails.	ED	High
18) Discourage total snowmobile bans and instead support limited snowmobile corridors through feeding or bedding grounds.	Board, Cit, ED	Mod.
19) Support responsible expansion of the Soldier Mountain Skiing facility.	Board, P&Z, ED, Cit, School	High
20) Support creation and maintenance of more and/or larger parking areas for skiing and snowmobile use to include portable toilets or restroom facilities.	Board, ED, Cit	High
21) Encourage carrying out of garbage to maintain clean environment.	Board, ED Cit	High
22) Encourage organized winter community functions.	Board, ED, Cit, School	Mod.
23) Support and maintain a well trained Emergency Response capability.	Board, ED, Cit	High
24) Maintain the airport to provide a safe facility.	Board, ED. Cit	High
25) Continue to schedule priorities for snow removal from runway and parking areas.	Board	High
26) Encourage development of limited restroom facilities at the airport.	ED, Cit	Mod.
27) Support safe foot access from hanger area to store and restaurant area.	Board, ED Cit	Mod.

Community Design:

1) Encourage Community Forestry standards in the planting and care of appropriate trees and landscaping, particularly in industrial and commercial areas.	Board, P&Z, ED, Cit	Mod.
2) Encourage the proper maintenance of residential, commercial and industrial buildings to avoid a "run down" appearance to the county.	Board, P&Z, School, Cit, ED	High
3) Develop standards for such things as junkyards, livestock containment operations, etc.	Board, P&Z, Cit	High
4) Develop a code enforcement program to be run by county staff, utilizing means	Board	High

under applicable Idaho codes to do the enforcement on individual properties that are not in compliance with county codes.

5) Enhance the image of Camas County as a good place to live, work or visit.	Board, P&Z, Cit, School, ED	High
6) Develop standards for signs and billboards, particularly along the major state and county roads.	Board, P&Z, Cit	Mod.
7) Update zoning standards and districts to be in compliance with the comprehensive plan.	Board, P&Z, Cit	Done
8) Develop policies to preserve scenic ways and areas, including the use of a recreation zone or overlay.	Board, P&Z	High
9) Enforce snow load and roof design standards for all housing.	Board	High
10) Enforce insulation-heat loss standards for all housing.	Board	High
11) Study the possibilities for establishing community architectural standards for hillside development.	Board, ED	Done
12) Develop criteria to assist in the protection of scenic areas, minimizing the visual impact of development.	Board, P&Z, Cit	Mod.

Special Areas and Sites:

1) Encourage private owners of these sites to recognize their significance to the community and preserve them as much as possible.	Board, Cit	Mod.
2) To keep a historic record of each site for future generations.	Board, Cit	Mod.
3) To research the possibility of additional sites being named on the National Historic Register.	Cit, ED	Mod.
4) Promote a map of the area with local road signs for a self-guided tour of places of interest.	ED	Mod.
5) Preserve scenic and recreational areas of interest within the county.	Board, P&Z, Cit, School, ED	High

Public Facilities

- | | | |
|---|-----------------------------|------|
| 1) Consider establishment of fire and ambulance districts. | Board, Cit | High |
| 2) To control pollution of water resources to insure water quality for all. To monitor water and sewer operations, while protecting capacity. | Board, Cit | High |
| 3) To study alternatives in offering public services and maintaining public facilities, including the costs of doing so and the ways to finance such operations. | Board, ED, Cit | Mod. |
| 4) To recognize the importance of the law enforcement and fire services and to maintain these to a level needed to adequately protect the population. | Board, P&Z, Cit, School, ED | High |
| 5) Control and direct development activities in a manner that will avoid excessive burdens to fire, law enforcement, solid waste and other services or facilities. Encourage that growth pays for itself. | Board, P&Z | High |
| 6) To encourage the establishment of a fulltime Health Clinic. | Board, ED Cit, P&Z, School_ | High |

SECTION XVI

NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDOR

To date no notification has been received from the Idaho Public Utilities Commission in regard to a federally designated National Interest Transmission Corridor. A proposed corridor does lay to the South in Gooding County and a small portion of that corridor is a third alternate route, that may be proposed, across the extreme Southeast corner of Camas County

SECTION XVII

PUBLIC AIRPORT FACILITIES

I. PUBLIC AIRPORTS:

There are currently two (2) public-use airports in Camas County. According to the Federal Aviation Administration (FAA) and Idaho Transportation Department - Division of Aeronautics (ITD Aero), a public-use airport is open to and for public use without prior permission, and without restrictions within the physical capacities of available facilities. Currently, public airports in Camas County require FAA approval and are subject to their regulations. Our current Zoning Ordinance requires any new public airport be on land zoned industrial.

PUBLIC FACILITIES

Camas County Airport (U86)

Camas County Airport is located in south central Idaho in the agricultural community of Fairfield. Fairfield is near the Soldier Mountain Ski Resort that is growing in popularity and features ski and backcountry trails. Nearby attractions, include Fairfield Area Snowmobile Trails, and Camas Prairie Centennial Marsh.

Camas County Airport is a general aviation airport, located just south of the city of Fairfield along U.S. Highway 20. Camas County owns and operates the airport, which sees approximately 4,000 operations every year and has five (5) based aircraft. The airport has one dirt runway (08/26) that is 2,950 feet long and 40 feet wide as well as three aircraft hangars, a wind cone and segmented circle, a tie down ramp, and a partial perimeter fence. There are no aircraft services available at this time.

The airport has several uses. During the growing season, it supports agricultural spraying operations. During the fire season, it supports firefighting operations, search and rescue, and medical evacuations. The airport also allows access for visitors and business travelers to Fairfield and the surrounding area.

The State of Idaho has identified the Camas County Airport as a General Aviation - Basic Service airport. A Basic Service airport serves a limited role in the local economy, primarily accommodating recreational and personal flying.

Camas County Airport currently supports several safety and recreational uses in the surrounding area. The airport continues to make an economic contribution as the area continues to develop. The airport provides an economic impact to the surrounding area of three jobs, a payroll of \$66,000, and a total economic impact of \$169,300.

Magic Reservoir Airport (U93)

Magic Reservoir Airport is located in south central Idaho about 20.5 miles east south east of Fairfield and adjacent to Magic Reservoir. The primary attraction is the recreation opportunities of Magic Reservoir such as boating, fishing, and water sports in general. West Magic, as the area is known, is a recreational 'vacation' community with primarily second homes, a limited 'resort' and restaurant, and limited rooms to rent for non-residents. No aircraft services are available at this time.

The airport has two active runways; the primary runways 04/22 are 4,000 feet long with a dirt surface while the secondary runways 10/28 are 1,750 feet long with a turf surface. Fencing surrounds most of the facility except the

end of runway 22. Other facilities include a wind cone, rest room, picnic table with no available water, and one private hangar near the end of runway 10. It has one based aircraft and an unknown number of operations annually.

The airport primarily provides access to Magic Reservoir and West Magic. It has had limited use for firefighting, and flight training, and as a pilot stop over on cross-country flights. The primary users are local pilots such as the Gooding Airport Flyers Association who have aided with some facility (fence) maintenance and for fly-in breakfasts.

The State of Idaho has identified the Magic Reservoir Airport as a General Aviation - Basic Service airport. A Basic Service airport serves a limited role in the local economy, primarily accommodating recreational and personal flying.

The primary capital investment on the airport facility is maintenance. The Division of Aeronautics applies a dust abatement coating to runway 04/22 every two years for about \$4,000 per application, and sprays to eliminate weeds annually. Currently there is little activity and pressure to make notable improvements.

Magic Reservoir was not part of the last (2010) Economic Impact analysis. However, by extrapolating from the previous data, the economic impact for the airport would be no more than one job, with a payroll of about \$12,000 and an overall impact of about \$30,000.

II. PRIVATE AIRPORTS, LANDING FIELDS, HELIPORTS:

Per the FAA and ITD Aero, private use aviation facilities are available for use by the owner only or by the owner and other persons authorized by the owner. Other than approval of airspace, neither the FAA nor ITD regulate private airports. Local authorities have the power to regulate or not.

There are several identified private airports, landing fields and heliports in Camas County at this time. The Board of Commissioners has chosen to allow private airports, in the past, without any regulations. The County believes that it would be advantageous to require FAA airspace approval of current and future private airport in Camas County.

The County recognizes that future private airports might be built in Camas County, and that such airports may be allowed with FAA airspace approval if in compliance with appropriate land use and zoning regulations.

PRIVATE FACILITIES

There are several identified operational private airports and landing fields in Camas County, at least 3 are not currently registered for airspace with the FAA. Camas County would encourage that all private airports become compliant in this matter.

The majority of our private facilities support agricultural or tourism-based businesses. Others support the residence premises in a variety of ways including commuting to work. These uses are consistent with our Comprehensive Plan Vision Statement plus the Goals and Objectives under the Economic section.

The County encourages private airports that fall into those primary uses. There is no hard-economic data available for private airports but it is noted that private air transportation does support a number of commercial, tourism-based businesses in Camas County.

III. ISSUES:

One of the greatest threats to the viability of all airports is the encroachment of incompatible land use. Neither the FAA or ITD Aero has any jurisdiction over local land use, nor do they have any enforcement authority to stop incompatible land use. As such, local communities and law makers are heavily relied upon and responsible for undertaking such efforts. Another identified issue is; Safety and Quality of Life. Proactive land use planning and conditional use permits, where applicable, will help mitigate negative impacts from noise, dust, fumes and safety related issues. Care must be taken to protect private property landowner's rights, both as an airport owner and the surrounding land owners.

IV. GOALS:

1) TO ENCOURAGE PUBLIC AND PRIVATE AIRPORTS THAT WILL SUPPORT THE VISION AND ECONOMIC GROWTH AREAS IDENTIFIED IN THE MAIN COMPREHENSIVE PLAN. THOSE PRIMARY AREAS ARE AGRICULTURE, RECREATION AND PUBLIC SAFETY.

V. OBJECTIVES:

1) PROPERLY IDENTIFY ALL AIRPORT PROJECTS ACCORDING TO OUR VISION STATEMENT PRIORITIES.

2) USE CURRENT LAND USE PLANNING TOOLS TO REGULATE CURRENT AND FUTURE PUBLIC AND PRIVATE AIRPORTS.

3) REQUIRE COMPLETE FAA COMPLIANCE ON ALL ASPECTS OF PRIVATE AND PUBLIC AIRPORTS.

4) PROTECT PRIVATE PROPERTY OWNERS' RIGHTS WHILE BALANCING OUR GENERAL GUIDELINES STATING, "PROTECT THE RURAL NATURE OF THE VALLEY AND QUALITY OF LIFE THEY NOW ENJOY."