

# Comprehensive Plan Highlights

## Intro

Canyon County is projected to add 111,106 people by the year 2040. Where Canyon County guides development will directly impact agricultural areas and operations, traffic, and the costs of growth to the taxpayer. How will the County maintain high growth rates while maintaining our rural way of life and agricultural economy?

## What is proposed?

The Development Services Department is proposing a future land use map, policies, and actions that once fully implemented will achieve a balanced growth strategy.

## Balanced growth strategy highlights:

- Focus on maintaining Agriculture as the foundation of the lifestyle, heritage, and economy
- More Agricultural designations giving agriculture primacy in operations, protections, and options
- Smart growth, guiding residential, commercial, and industrial development to cities and areas of impact where services and utilities are available and cost less to the taxpayer over the long term, and reduce conflicts with agriculture
- Identifies specific areas where residential non-agriculture related development is strongly encouraged and discouraged
- Reduction of residential designation in unincorporated Canyon County and smaller areas of impact around some cities
- Slow the pace of development to a sustainable level

## Canyon County

### Quick Stats

- Population grew by **45%** since 2010
- **4.4%** annual growth rate since 2010
- Unincorporated population stayed stable and grew **1.5%** since 2010
- **Projected to add 111,106 people** to the County by 2040

### Survey Feedback

Residents & farmers support agricultural preservation techniques

- **70%** of responded that scenery; farm, mountains and rivers were most important to where they lived
- **84%** want to see vacant parcels inside the towns developed before expanding into farmland
- **82%** do not want to see farmland developed wherever necessary to accommodate housing
- The most important reason to preserve farmland is the ability to grow our own food
- **75%** of respondents supported stricter zoning to preserve farmland

## Questions?

Contact the Development Services Department at 111 North 11<sup>th</sup> Avenue, #140, Caldwell ID 83605, or 208-454-7458 or [growingtogether@canyonco.org](mailto:growingtogether@canyonco.org)



# Comprehensive Plan FAQ's

## Purpose

A Comprehensive Plan incorporates the community vision into County goals and policies. The name implies it takes a "comprehensive" look at the community's past, present, and future. The Plan incorporates residents, stakeholders, and leaders' views of how the community should develop. It utilizes data, outlines community history, and sets aspirational goals for development. In addition to putting words to the community's vision, it puts future residents, developers, and prospective businesses on notice of what this community is all about.

## Why is the Comprehensive Plan update needed?

The current Comprehensive Plan is out of date. Keeping the Plan up to date is vital with the Comprehensive Plan's primary purpose of effectively guiding land-use and community vision. The Idaho Local Land Use Planning Act requires the Board of County Commissions and Planning and Zoning Commissioners in County (and City) to develop and adopt a Plan.

The Comprehensive Plan provides a guideline to assure future land use decisions (subdivision reviews, rezoning considerations, etc.) reflect the recognized vision for the community, as identified in the Plan. The Plan is:

- Generalized: Provides general guidance and direction for County growth and development.
- Comprehensive: Addresses all of the elements or components that are important in affecting the County's physical, economic, and social concerns.
- Long Range: Presents a long-term vision for the community.
- Not Stagnant: Should evolve through time through review and updating.
- Not a Zoning Ordinance: Goals, policies, and the projected land use map, as outlined in the Plan, serve as the basis for decision making in the development of future updates to the County's Zoning Ordinance and Zoning Map.

## Elements of the Plan

Title 67 Chapter 65 of Idaho Statute is the Local Land Use Planning Act of 1975. This section of State law both enables and requires that cities and counties in Idaho plan for the future. Not only does this legislation provide a purpose and requirements, it also sets up the process and means for how local governments should go about their business. This Statute has been expanded several times to include new requirements and provisions, including the following:

- Property Rights
- Population
- School Facilities
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- Agriculture
- Implementation
- National Interest Electric Transmission corridors
- Public Airport Facilities

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### Why do we Plan?

The purpose of planning is to ensure that Canyon County's excellent quality of life will continue. County residents, business owners, and community organizations help shape the County's land use and open space pattern through the planning process. A well-planned community provides compatible land uses and transportation networks, public facilities, and parks. In addition, a well-planned community protects its environmental and heritage resources. Planning helps to ensure that the Canyon County community continues to be attractive, safe, and prosperous.

### What is the difference between the Comprehensive Plan and the Zoning Ordinance?

The Plan generally guides land use and is an advisory document. The Zoning Ordinance is part of the County Code and regulates the type, scale, and intensity of development in the specific zoning districts. To fully understand how a parcel of land can be used, you first need to know how the land is planned in the Comprehensive Plan and then determine how the land is zoned. Just as changing the Plan for a parcel of land requires Plan amendment, changing the zoning for that parcel requires a rezoning application.

### Why is a Future Land Use Map needed?

One of the critical components of the Comprehensive Plan is the identification of future land uses. The County has a Future Land Use Map, which depicts where specific land uses are envisioned. The identified areas are based on existing conditions of the County, such as infrastructure, services, amenities, schools, agriculture, area of city impact, and other conditions that can impact public health, welfare, and safety. The Map outlines a general pattern of development, preservation, and land use. This is not a zoning map, with boundaries reflecting a generalized pattern of development.

### Who can help me understand what is planned for a particular property or area?

You may call or visit the Development Services Planner-of-the-Day at our office. No appointment is needed. The Planner can also tell you if any recent Plan amendments may affect the property or surrounding area.

Development Services  
111 North 11<sup>th</sup> Avenue, #140  
Caldwell, Idaho 83605

Telephone: 208-454-7458  
Hours: Monday – Friday, 8:00 a.m. – 5:00 p.m.

[growingtogether@canyonco.org](mailto:growingtogether@canyonco.org)

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### What is a Future Land Use?

Unlike zoning, future land use designations describe the character and type of use that is desired in the future, and not necessarily what is currently in place. Future land uses dictate the types of zoning that are envisioned on any particular piece of land.

### What are the new zones?

Several new zones have been proposed on the new future land use map. (\*new)

Land Use Type	Description
<b>*Agriculture Transition:</b>	The agriculture transition designation identifies rural transitional areas of the County in areas of city impact to provide a permanent boundary or land use buffer between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses where low to medium residential densities and urban type uses may be determined to be suitable. <i>These areas are found within the blue boundary (area of city impact) located around each city.</i>
<b>*General Agriculture:</b>	The general agriculture designation is applied to areas outside of the area of city impact. The primary purpose of this designation is to provide areas for a variety of agricultural production, agriculturally related activities and businesses, low-density rural residential uses, and other uses that may be desirable and compatible in an agricultural setting. Residential uses must accept the impacts of standard farming practices and related industries. <i>These areas are located outside of the blue boundary where agriculture is the primary use.</i>
<b>*Intensive Agriculture:</b>	The intensive agriculture designation is applied to prevent farmland fragmentation and protect working agricultural lands and operations where agriculture is identified as the highest and best use due to characteristics that include higher quality soils, water availability, and relatively flat topography. Uses include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to promote agriculture as the highest and best use while preventing the encroachment of incompatible uses and reducing the conflicts concerning noise, dust, smells, and safety by discouraging non-farming related residential uses. Residential uses with limitations may be permitted with a conditional use permit and development agreement or deed restrictions. They must be willing to accept the impacts associated with standard farming practices and related businesses. <i>These areas are located in areas of more intensive agricultural land uses outside of the blue boundary.</i>
<b>Agri-Tourism:</b>	The agritourism designation is intended to encourage the development of value-added agriculture in the Sunny Slope winery area and hops corridor of Canyon County to create attractive, cohesive tourism clusters that maintain the rural agricultural character.
<b>Single-Family Residential:</b>	Single-family residential land uses are denser than rural residential and promote and enhance predominantly single-family living areas that are suburban in nature. <i>These areas are called as residential are located primarily within the blue boundary and in some areas outside of the blue boundary.</i>
<b>Combined Medium Density Residential:</b>	This land-use encourages medium-density residential development areas with a full range of community services and facilities available or projected for establishment. <i>These areas are called as residential are located primarily within the blue boundary and in some areas outside of the blue boundary.</i>
<b>Neighborhood Commercial:</b>	Neighborhood commercial areas allow for residential and commercial land-use types, creating a flexible environment for development and restricting

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incompatible uses. *These areas are called out as commercial and are located primarily within the blue boundary and in some small spots along highways outside the blue boundary.*

**Service Commercial:** This land-use type provides for local commercial service needs and to restricts incompatible uses. *These areas are called out as commercial and are located primarily within the blue boundary and in some small spots along highways outside the blue boundary.*

**Light Industrial:** Light industrial provides the grouping of less intensive industrial uses designed through siting, buffering, and appearance of buildings to be discreet and not detrimental to surrounding commercial or residential uses. *These areas are called out as industrial and are located within the blue boundary.*

**Heavy Industrial:** This land-use encourages industries to locate and provide suitable areas where intensive industrial uses may be established, substantially free from residential and commercial activities that could interfere with operations. *These areas are called out as industrial and are located within the blue boundary.*

**Mixed-Use Arterial:** The mixed-use land use encourages a mix of residential and commercial or commercial and light industrial uses along principal arterials within Areas of City Impact.

**\*Parks and Recreation:** This land-use type identifies areas of the County that should be reserved for parks and recreational uses that serve the community's needs. *These areas are found where existing parks and recreation are located and where future parks and recreation sites are anticipated.*

**\*Conservation and Open Space:** This land-use type is intended to protect the rural character of the County. Areas include viewsheds of community-wide importance; unique geological features; riparian and watershed areas; wildlife habitat areas; and other ecologically sensitive areas of the County from incompatible development. *These areas are found in locations of environmental importance.*

### What is an Area of City Impact?

The Area of City Impact (AOCI) is a geographical area where a city is expected to grow into and annex. Idaho State Statute requires all cities to define an AOCI with their County. Besides defining the area for future growth, the AOCI also includes an agreement between the city and County about which plans, policies, and development standards apply in the area.

### If I own property within the Area of City Impact, what does that mean for me?

For most properties, there is no direct impact. The only direct impact on properties within the Area of City Impact are on those properties not yet annexed into the city where new development is proposed. If a property is located in the County, it is still under county jurisdiction.

### Why don't the County and Cities match future land use designations in the Area of City Impact (AOCI)?

Canyon County supports the vision our Cities have identified in their respective Comprehensive Plans and Future Land Use Maps. Maintaining agricultural and limited development in the area of impact allows the cities to develop at a pace they can regulate, prevent the city's boundaries from being blocked by county developments, and ensuring developments are located within the taxing district in which they are acquiring services from.

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**Is it considered a taking to change the Future Land Use Map?**

No. A regulatory takings is a regulation that renders a property economically useless, denies a fundamental property right, or occupies or takes a property without just compensation. First, the Comprehensive Plan is not a regulatory document, the zoning ordinances which implement the plan are the “regulations”, that specify how a property can be used. Second, the county is being re-designated to promote agricultural operations in maintaining and enhancing financial success in the farming industry.

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