

Blaine County Comprehensive Plan - Introduction

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Eagle Creek Canyon in Fall - Carol Waller

Introduction

Vision

We are a world-class rural resort county that protects our pristine natural features as one of our highest priorities. We treasure our open undeveloped hillsides, agricultural lands, clean air and water, wildlife, and unparalleled recreational opportunities. We are proud of our success in directing new growth into our cities, keeping the County rural in nature. We will continue to build on our high quality of life for our permanent and visiting population by providing efficient and effective public services, and maintaining state-of-the-art standards for new growth. We will succeed in retaining and growing our diversified economy, which includes partnerships with the cities for job and housing opportunities. We have a strategic eye on the future, and are nimble in responding to a changing world around us. We value above all the special character of Blaine County, and aim to protect that character for future generations.

The Key Guiding Principles

Blaine County places the highest possible value on its natural environment, including the scenic vistas, the hills and mountains, the clean water and air, and the abundant fish and wildlife that share our waters and our lands. This pristine environment defines Blaine County. It is the heart and soul of our community. Our natural environment is the source of the community's economic sustainability, including the agricultural, recreational and tourism industries. We recognize that our economic and cultural sustainability is wholly dependent upon the carrying capacity of the County's natural environment and the conscientious stewardship and conservation of it. Thus, preservation of our natural environmental heritage is of paramount importance. All land-use planning decisions in Blaine County are required to protect and enhance these priceless assets through careful regulation.

Regarding the built environment, the community has identified important principles that reduce the human footprint, protect the County's financial capability to provide services, foster a sense of community, preserve the historic character of rural and open-space environments and promote economic strength and security for all who live, visit and work in Blaine County.



Big Wood River Winter Snow – Carol Waller

Natural environmental attributes, including scenic vistas, public open space, healthy forests, clean water and air, and abundant fish and wildlife are the heart and soul of our community.

In addition to contributing to our high quality of life, these natural environmental assets are the driver of our local and visitor economies. Conservation and stewardship of these assets are therefore more important than extraction of resources (e.g., timber production and mining). Understanding the carrying capacity of the County's natural environment, based upon reliable scientific study and analysis, enables our leaders to make sound decisions that will help to protect it.

The hills and mountains of our community are to be preserved in their natural state, and land uses on them shall be strictly regulated.

The County's Mountain Overlay District is intended to preserve the beauty and integrity of our mountains and foothills. Primary purposes of the County's strict hillside regulations include preserving the natural character and aesthetic values of our hillsides, protecting wildlife habitat, maintaining slope and soil stability, and preventing unsafe development in areas at risk from wildfire and avalanches or debris flows.

Land uses in hazardous areas and sensitive areas shall be closely regulated.

Development in hazardous areas such as avalanche zones, floodways and floodplains, and wildland-urban interface locations leads to higher public costs and greater risk to human safety. These include provision of emergency services, as well as potential loss of property or life. Development in sensitive areas like critical habitat and movement corridors for wildlife, wetlands, and riparian zones is in direct conflict with the preservation of valued natural environmental assets.

Recreation is the centerpiece of the local and visitor life experience.

Activities that enhance the public recreational experience, while recognizing and upholding other values such as the protection of the natural environment, are goals of our community. Balancing the needs and desires of multiple user groups becomes more challenging as population and visitor numbers increase. Important factors in future development are responsibly adding to recreational facilities in proximity to the people who need to be served, maintaining our existing assets, and preserving access to public lands and waters.

Agricultural land uses are an important historic and community heritage and an important economic resource for our community. The County intends to preserve productive agricultural lands.

Blaine County's history is closely tied to its agricultural lands. Farming and ranching continue to contribute to our economy through the production of high quality crops, local produce, and livestock. In addition, its working landscapes have contributed to today's open space, bird and wildlife habitat and corridors, and wetland sanctuaries throughout the County. Preserving eco-systems and sustaining the health of the land benefit both agriculture and the environment. These goals support the economic contribution agriculture provides to the County, while recognizing and upholding other critical values such as the protection of the natural environment. Land use regulation should encourage Best Management Practices (BMPs) in partnership with farmers and ranchers on the land.

Terms used in this plan

Vision - A vision is a mental picture of what we want our community to look like tomorrow. It incorporates our highest standards and values. It's our ideal and unique image of the future for the common good.

Key Guiding Principles - These are guidelines for the development of the Plan and will serve as the foundation for ordinances and policies. They represent those common beliefs we share as a community and reflect community concerns, needs and priorities.

Setting - The setting is an overview of current conditions, which "set the stage" for our desired outcomes and policies.

Desired Outcomes - Desired outcomes (aka "goals") are the intended result of our planning efforts. They are statements that respond to relevant community needs. Each Plan component will establish a reasonable number of outcomes that directly support the County's visions. Desired outcomes address the most critical and/or relevant issues facing the community.

Action Plans

Action plans make outcomes tangible and therefore should have the following "SMART" characteristics:

- **Specific:** indicate exactly what result is expected so that the performance can be judged accurately.
- **Measurable:** something that can be measured and reported in quantitative and/or clear qualitative terms.
- **Accountable:** "owned" by a specific department or entity.
- **Results-oriented:** track an important value or benefit needed to advance the community vision and achieve the end results.
- **Time-bound:** set a specific time frame for the results to be produced.

Several other terms are defined in the glossary.

Development in remote areas creates higher costs and significant time challenges for the provision of public and emergency services and is discouraged by existing zoning.

Housing and other development in proximity to infrastructure and emergency services is appropriate and cost-efficient. Costs and times for delivering services increase as distance from incorporated cities increases, especially in locations off the main transportation corridors. Response times for emergency services are longer and depletion of sufficiently trained responders becomes a concern. Low-density zoning makes economic and safety sense for remote areas, and requirements for adequate mitigation are appropriate for development there.

Most commercial and institutional uses belong in the incorporated cities.

Businesses such as retail stores, banks and offices help to create a vibrant downtown core for cities. Such uses outside the cities can compete with and detract from the vitality of a city's downtown. Commercial, institutional and urban-type land uses also create the need for many public services, especially emergency services, and therefore should not be located in remote areas. Commercial uses in the unincorporated County should be limited to activities such as agricultural businesses, clean and light industries that require larger land areas, home occupations and other uses that do not require significant services or detract from the cities' commercial areas. These generally are allowable only with a conditional use permit. The County does not want to compete with its cities for commercial uses, but does want to be able to consider commercial and institutional uses that need more physical space than cities can provide. Future ordinance or zoning amendments that would allow schools, institutes, and light industry should take many factors into consideration. These include proximity to services, impact on water resources, access and parking

needs, land-area needs, feasibility of annexation into incorporated areas, and other relevant criteria.

A balanced and diverse economy is necessary for a sustainable community.

Managing growth was a priority for the County and its communities in the last decades of the 20th century and the first few years of this century. Since the Great Recession, however, efforts to create a more diverse economy – one that is not reliant only on population and tourism growth and related construction activity – have gained visibility. The County should do its share in supporting economic opportunity that upholds its values of conservation and responsible use of public funds, while contributing to a business environment that has supported the County's residents in the past and will nourish the economic drivers of the future. Blaine County has fine public, private and alternative education systems that are important assets to our current and future economy. Balancing our priorities for a healthy economy requires thoughtful planning tools and supporting infrastructure.

Social and cultural diversity and historic preservation are community goals.

Stated objectives of County leaders have included honoring the County's heritage and being mindful of its legacy to future generations. Our County has a rich history. Preservation of historic buildings and sites helps us remember our heritage, and tells the story of our past. Blaine County's history also includes a diverse culture that continues and evolves today. A wide range of ideas, customs, culture, and wisdom enrich community life. Quality community services, both public and private, are important to support our diverse population.

A variety of housing types, prices and locations is required for the community's long-term viability.

Housing that is available to all income levels is critical to a healthy and vibrant society. An important County goal is to ensure the provision of housing

that is affordable to those with low and moderate incomes, including seniors. The availability of a variety of housing prices and types (single- and multi-family dwellings, including rental units) means that households have choices and that our residents can continue to live in Blaine County.

Integrated multi-modal transportation is necessary to maintain and enhance our quality of life.

Our transportation system will provide excellent mobility for citizens, visitors, and the workforce. A network of integrated countywide roads, transit routes and pathways will ensure a safe and efficient system for all users, including pedestrians, bicyclists, automobile and truck drivers, transit riders, and air travelers. Multi-modal transportation helps to mitigate traffic, is good for the economy, and puts less strain on the environment than the current automobile-oriented system.

Cooperation between jurisdictions enhances our quality of life and contributes to sound and effective land use planning and implementation.

Regional planning becomes possible when the County, its incorporated cities, government agencies and non-governmental organizations cooperate. Many influencing factors know no “municipal” boundaries — watersheds, aquifers, transportation “travel sheds,” and trade areas, to name a few.



The “Old County Courthouse,” still in use today

Working together on regional issues is smart and cost-effective.

Sound land-use decisions benefit the general health, welfare, and safety of the public and the local economy.

Clear and unambiguous ordinance language leads to defensible decisions on land-use applications and promotes responsible development. The Comprehensive Plan must lay a solid foundation for land-use ordinances, including zoning and subdivision regulations as well as public policies. Blaine County recognizes and supports private property rights, which include the property rights of applicants as well as neighbors and the larger community. All land use policies, regulations, and land use decisions are made in accordance with these national and state constitutional protections.

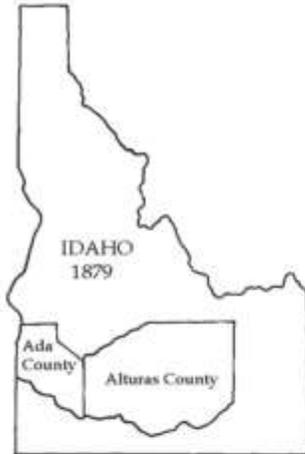
Climate-adaptation planning and strategies will increase our resiliency.

Blaine County recognizes that predicted changes in climate will impact Blaine County significantly in many ways. The Intermountain West may see impacts such as reduced mountain snowpack levels, earlier spring runoff, increased wildfires, and more insect damage in our forests. Planning for climate change is a new and critical challenge, and Blaine County will work in partnership with other entities to help educate decision-makers and the public about the potential climate effects in our region and devise adaptation strategies for coping with those effects.

History

Blaine County has a long and fascinating history, beginning some 4,000 years ago when Native American tribes followed big game into southern Idaho. See the timeline of highlights on the following page and the Appendix for additional historical context and interesting details.

Blaine County Timeline



1863-1864 – Idaho Territory is formed. Alturas County becomes the largest territorial county, including most of southern Idaho from the mouth of the Bruneau River to the Little Lost River.



1883 – The Union Pacific Railroad (originally the Oregon Short Line) makes its first stop in Hailey; and in 1884 it is extended to Ketchum. Also in 1884, the Ketchum & Challis Toll Road Company builds the original wagon road to Trail Creek Summit to connect mining and grazing lands with the Union Pacific railhead at Ketchum.



1905 – The Sawtooth National Forest is established.
 1907 – The Hayspur Fish Hatchery is constructed on Loving Creek near Picabo. It is the first hatchery operated by Idaho's Fish & Game Commission.
 1914 – Sawtooth Park Highway construction begins from the Lincoln County line north through the Wood River Valley.



1865 – The mining boom begins. Lead and silver lode discoveries spawn numerous mining camps and supply centers throughout the Wood River Valley.

1890-1900 – The sheep industry booms in Idaho, growing to an estimated 2.1 million head. Basque immigrants are hired as sheepherders and come to the Wood River region.

1895 – Blaine County is created, formed out of portions of Alturas County and named after former congressman, James G Blaine. Hailey is the county seat.

1920 – The sheep industry becomes the wealth of Wood River Valley, due to the drop in value of silver after not being tied to the US currency.

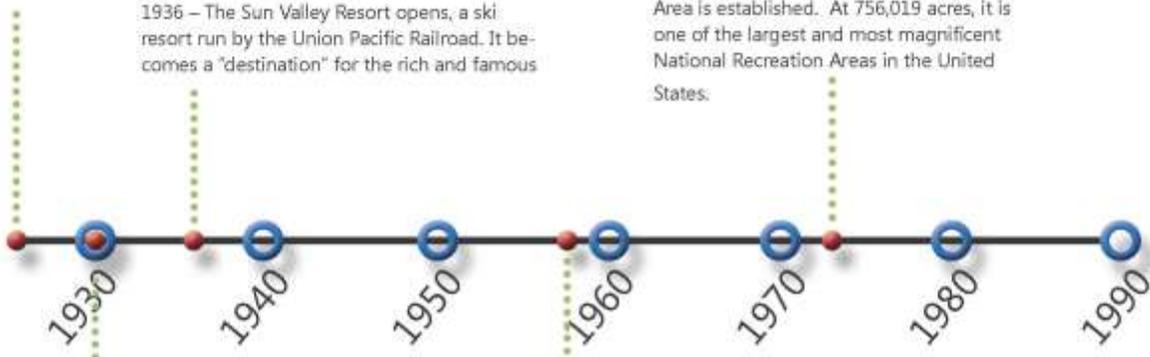




1927 – The Triumph Mine between Hailey and Ketchum reopens. A flurry of redevelopment at old mining sites begins and ends after World War II.



1972 – The Sawtooth National Recreation Area is established. At 756,019 acres, it is one of the largest and most magnificent National Recreation Areas in the United States.



1936 – The Sun Valley Resort opens, a ski resort run by the Union Pacific Railroad. It becomes a "destination" for the rich and famous

1930's – During the Great Depression, federal public works programs help construct numerous roads, bridges, public buildings and Forest Service recreation sites throughout Blaine County

1958 – In the First Wagon Days Parade, "The Big Hitch" and a few dozen Lewis Ore Wagons roll down Ketchum's Main Street.



Appendix - Introduction

History

Approximately 4,000 years ago... The Shoshoni and Bannock tribes moved into southern Idaho, following large game. In general, the Shoshoni and Bannock lived in the valleys during the winter and traveled into the mountains throughout the spring and summer. As more European-American settlers migrated west, tensions rose with the indigenous people. Wars occurred throughout the second half of the 19th century.

- 1819** Trapper and trader Andrew Henry (one of the founders of the Missouri Fur Company) explores the area between Little Lost River and Camas Prairie. Donald Mackenzie of Hudson's Bay Company's Snake River Brigade also traverses the lower Wood River region.
- 1824** Alexander Ross of the Snake River Brigade travels over Trail Creek Summit and the area between Wood River and the future site of Little Camas Reservoir.
- 1852** A wagon road is established from Fort Hall through the southern area of future Blaine and Camas counties.
- 1860s** After the 1860s mining discoveries in Boise Basin and Rocky Bar, a few former Oregon Trail emigrants settle in Camas Prairie and Wood River Valley.
- 1862** Trapper/trader Tim Goodale takes emigrant wagons on a cutoff route through the southern half of future Blaine County to the Salmon River gold rush. The cutoff was located approximately 2 ½ miles north of the present-day crossroads of Idaho highways 20 and 75.
- 1863** Idaho Territory is officially organized on March 4, 1863, by Act of Congress and signed into law by President Abraham Lincoln. Alturas County becomes the largest territorial county, including most of southern Idaho from the Bruneau River's mouth to the Little Lost River. Alturas has an area of over 19,000 square miles, or larger than Vermont and New Hampshire combined. Alturas is a word of Spanish origin signifying heights or mountains, which was sometimes given the more figurative interpretation of "heavenly heights."
- 1864** The mining camp of Rocky Bar, located about eight miles north of Featherville, becomes the county seat of Alturas. It is known today as a Ghost town, and part of Elmore County.
- 1865** Big Camas and Black Cinder are the earliest recorded mining claims in what is known today as Blaine County. The Wood River hills were full of high grade silver and lead ores.
- 1873** Prospector Warren Callahan discovers gold south of the future Bellevue townsite near Goodale's Cutoff.

- 1878** Bannock Indian War. Regional Native American tribes, angry over broken treaties and settlers' agricultural disturbance of their traditional camas grounds, start the "Bannock Indian War." Part of the war took place on the Camas Prairie and in the Wood River Valley. Federal troops put an end to the war and moved tribes to smaller reservations in southeastern Idaho and southeastern Nevada.
- 1879** Levi Smiley- a prospector discovers the riches of ore. In November mining camps opened in, Sawtooth City of Beaver Canyon & Vienna of Smiley's Canyon.
- 1880** Lead and silver lode discoveries spawn numerous mining camps and supply centers in the Wood River area, including Galena to the north and Jacob City (later called Broadford) to the south.
- Originally the smelting center of the Warm Springs mining district, Ketchum is first named Leadville in 1880. The postal department decided that was too common and renamed it for David Ketchum, a local trapper and guide who had staked a claim in the basin a year earlier.
- Development of hot springs begins near Ketchum (Guyer Hot Springs) and Croy Gulch (Croy/Smith/Hailey Hot Springs) for medicinal and recreational purposes.
- Construction of the Galena Toll Road started from Ketchum north to Stanley Basin.
- The town of Bellevue is platted. Owen Riley, merchant and first postmaster, erected the first building in the town. Approximately 2,000 mineral patents were located in the hills west of town.
- 1881** Townsite of Hailey is platted, named after John Hailey, a stage-line operator and territorial delegate to the U.S. Congress. It wins the Alturas county seat designation over Bellevue in a controversial election.
- Sarah (Mrs. Lafe) Griffin starts a store near what is later called Timmerman Hill Stage Station.
- Wood River Times is founded by T.E. Picotte
- 1882** John Hailey and his business partners sell most of the Hailey townsite to the Idaho-Oregon Land Improvement Company, a subsidiary of the Union Pacific Railroad.
- The Philadelphia Smelter, located on Warm Springs near Ketchum, begins production. It becomes the largest smelter in the region.
- 1883** The Philadelphia Smelter doubles in size and the first electric light plant in Idaho is established there.
- A group of Mormon colonists settle in the southeastern corner of present-day Blaine County. First called "Marysville," their settlement was renamed "Carey" in 1884.

The Oregon Short Line (OSL) railroad tracks reach Picabo from Blackfoot in 1883. A spur was built to Hailey by mid-1883. The OSL was later consolidated into the Union Pacific Railroad.

1884 The Union Pacific Railroad is extended from Hailey to Ketchum.

The Ketchum & Challis Toll Road Company builds the original wagon road to Trail Creek Summit to connect mining and grazing lands with the Union Pacific railhead at Ketchum.

1885 This date marks the apex of mining development in the Wood River area. Later, falling silver prices cause "busts" in production during 1888 and again in 1892.

The agricultural industry, especially ranching, becomes an important part of the area's economy.

Ezra Weston Loomis Pound is born in Hailey Idaho. He became an expatriate American poet and critic who was a major figure of the early modernist movement.

1886 Alturas Hotel (later Hiawatha Hotel) opens to the public in May with a grand ball. It was said to have cost \$35,000; furniture \$8,000, not including the \$5,000 bar and fixtures connected with the billiard hall. Hailey Hot Springs (about two and a half miles west of town) is piped in and the hotel is heated throughout with this water which has a temperature of 136 degrees F.

1888 Union Pacific Railroad promoter Robert Strahorn acquires the hot springs in Croy Gulch and builds The Hailey Hot Springs Hotel. It became a favorite resort for railroad magnate Jay Gould and his family, who also owned interests in several area mines. It burned down seven years later.

First National Bank of Hailey, with a capital stock of one hundred thousand dollars, is founded by W.B. Farr of St. Louis, Missouri.

1889-1890 Many cattle herds are decimated during a harsh winter, and hardy sheep became the main livestock raised in the Wood River and Little Lost River valleys.

1895 Blaine County is formed out of portions of Alturas County on March 5 and named after former congressman, James G Blaine, the "plumed knight from Maine", Secretary of State in the Garfield and Harrison administrations. Hailey remained the county seat.

1890-1900 The sheep industry booms in Idaho, growing from an estimated 614,000 head in 1890, to 2.1 million head. Basque immigrants are hired as shepherders and come to the Wood River region.

1905 The Sawtooth National Forest is established.

1907 Hayspur Fish Hatchery is constructed on Loving Creek; it is the first hatchery operated by Idaho's Fish & Game Commission.

1909-1911 The mining industry tapers off in the Wood River region.

- 1914** Sawtooth Park Highway construction begins from the Lincoln County line north through the Wood River Valley.
- 1910-1920** Ketchum becomes one of the largest stock shipping centers in the United States.
- 1915-1920** James McDonald, a Standard Oil heir, builds a house in Hailey and a vacation compound at Petit Lake. He produced films to help develop tourism in the Wood River and Stanley basins. McDonald also provided money for fish eggs to be placed in Hayspur Hatchery and helped transport fingerlings to local mountain lakes.
- 1920** Sheep Herding becomes the wealth of Wood River Valley, due to the drop in value of silver after not being tied to the US currency.
- 1925** The State of Idaho establishes the Warm Springs Game Preserve near Bald Mountain.
- 1927** The Triumph Mine between Hailey and Ketchum reopens; a flurry of redevelopment at old mining sites begins and ends after World War II.
- 1930s** During the Great Depression, federal public works programs help construct numerous roads, bridges, public buildings and Forest Service recreation sites throughout Blaine County.
- 1934** Taylor Grazing Act limits stock grazing access to public lands. The sheep and cattle industry in Idaho, which suffered from poor markets since WWI, went into decline.
- 1936** Averill Harriman, son of Union Pacific Railroad president E. H. Harriman, buys the Brass Ranch east of Ketchum and in less than a year develops it into a ski resort run by the Union Pacific Railroad. The world's first alpine skiing chairlift located in Sun Valley was built on Proctor Mountain. Built by Union Pacific Railroad engineers, it was designed after a banana-boat loading device. The 1936 fee: 25 cents per ride. Sun Valley becomes a "destination" resort for the rich and famous.
- 1937** Sun Valley International Open Harriman Cup is held, the first major international ski competition in North America. It was held in the Boulder Mountains north of Sun Valley until 1939.
- 1939** Ernest Hemingway arrives in Sun Valley to work on his novel, *For Whom the Bell Tolls*. Idaho offered wide open spaces for Hemingway to indulge in his passions for hunting, skiing, fishing, and other outdoor activities.
- 1940** Bald Mountain and the base River Run lift areas are developed, expanding the Sun Valley resort's recreational services.
- 1941** Sun Valley is featured and promoted in the movie Sun Valley Serenade.

- 1941-1946** Sun Valley Lodge closes during World War II and is used as a convalescent hospital by the U.S. Navy. The Moritz Hospital facility was named after Dr. John Moritz when he retired in 1973.
- 1946-1949** Warren Miller winters in Sun Valley, first living in a small teardrop trailer in the River Run parking lot. Miller later rented an unheated garage for \$5 per month and sublet floor space to friends to pitch their sleeping bags (at 50 cents per night). One of these friends was Edward Scott, the future inventor of the lightweight aluminum ski pole. This extra cash helped Miller purchase his first rolls of 16 mm movie film, jump-starting his motion picture career.
- 1958** In the First Wagon Days Parade, "The Big Hitch" and a few dozen Lewis Ore Wagons roll down Ketchum's main street.
- Ed Scott invents the first ski pole made of aluminum. He is the founder of Scott USA, now Scott Sports headquartered in Switzerland.
- 1961** Hemingway is buried in Ketchum, Idaho where he died on July 2.
- 1964** Union Pacific sells Sun Valley Resort to the Janss Investment Company of Southern California. During this Janss era of ownership, the north-facing Warm Springs area was developed, as well as Seattle Ridge, and condominium and home construction increased significantly. Seven chairlifts were added, and the number of trails increased from 33 to 62. The first two double chairs on Warm Springs were installed in series in 1965; the upper "Limelight" had a 2,200-foot (670 m) vertical rise, the greatest in the U.S. at the time for a chairlift.
- 1969** Sun Valley Center for the Arts & Humanities is initiated by Mrs. Glenn Cooper, a non-profit focused on ceramics, photography and fine arts.
- 1972** The 756,019-acre Sawtooth National Recreation Area (SNRA) is designated by federal law, banning mining within it. Its headquarters are established eight miles north of Ketchum. As part of this legislation, the Sawtooth Primitive Area became the Sawtooth Wilderness covering 217,088 acres and part of the National Wilderness Preservation System under the Wilderness Act of 1964. The SNRA is one of the largest and most magnificent National Recreation Areas in the United States. The SNRA contains four mountain ranges with 40 peaks over 10,000 feet high. There are more than 1,000 high mountain lakes, as well as the headwaters of four of Idaho's major rivers, including the world famous "River of No Return" - the Salmon River.
- 1977** Earl Holding purchases Sun Valley Resort through his company, Sinclair Oil. He was chief of operations until April 2013. His family now runs the resort.

Interesting Historical Facts:

The odd shape of Blaine County, with its projection south to Lake Walcott and the Snake River Plain, was engineered in 1890 so that the mainline of the Union Pacific railroad would pass through the county, so as to send tax revenue into the county. Mining interests controlled early Idaho politics.

Variant names of the Big Wood River, according to the USGS, include Malad River, Malade River, Wood River, Poisonous Beaver River, and Sickley River

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Blaine County Comprehensive Plan –Community Profile

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Photo courtesy of Blaine County Recreation District

Community Profile

Population Demographics are the quantifiable statistics about population. Demography is used widely in land use planning as a way of understanding the community. Commonly examined demographics include gender, age, ethnicity, knowledge of languages, disabilities, mobility, home ownership, employment status, and location. Demographic trends describe the historical changes in demographics in a population over time. Demographics can be viewed as the essential information about the population of a region and the culture of the people there.

The two major sources of demographic data in this overview are the U.S. Census Bureau (generally from the 2010 Census) and the Idaho Department of Labor. Woods & Poole, a private firm that specializes in long-term county economic and demographic projections, has provided certain projections. The Employment section of this Plan also contains several data sources, which are noted. These data sources cannot always be directly compared with U.S. Census data, due to different assumptions and time periods for data collection. This Plan is a 10- to 15- year comprehensive plan, and data trends are of more importance than actual numbers in any given year. Because these different data sources are important in interpreting trends, they are used for such purposes in this Plan.

Unless specified otherwise, "Blaine County" or "County" data refers to the entire County, including unincorporated areas and areas within the cities. Definitions of key terms are found in the appendices.

Local Demographic Trends

The following key demographic topics have been noted for Blaine County, and are further described in this chapter:

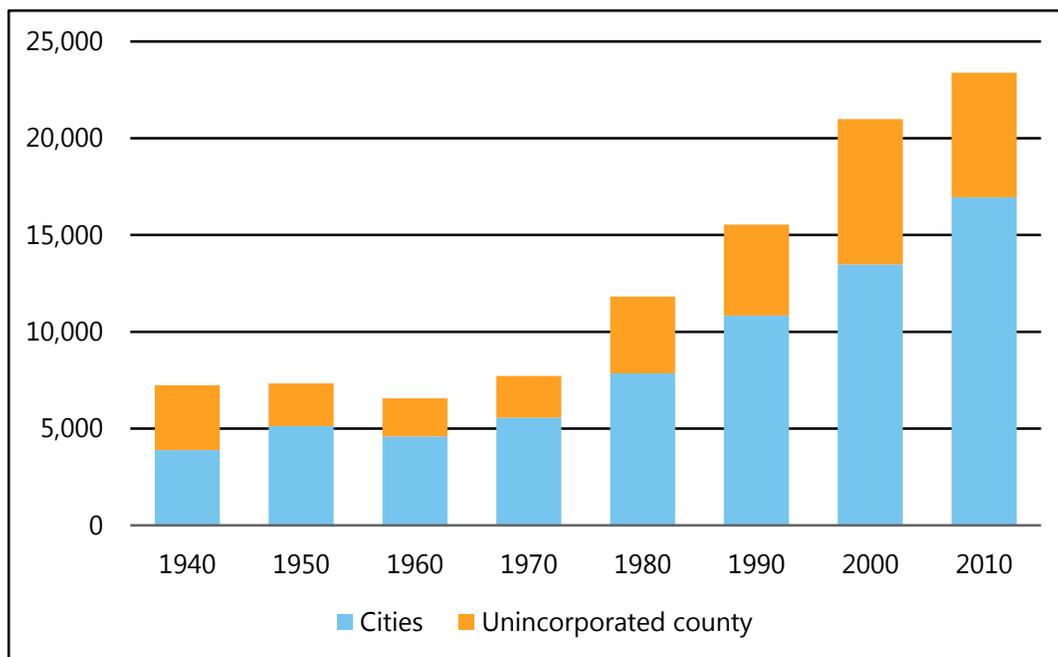
Population Distribution. Blaine County population is increasingly located in the valley cities. The share of the population living in the cities has grown from 37% in 1940 to 70% in 2010.

Age of Population. The proportion of residents age 55 and over has grown over the last two decades at a greater rate than the national average.

Diversity of Population. The Hispanic population has increased significantly over the past two decades.

Commuters. The number of workers commuting from neighboring counties has grown over the past two decades.

Chart 1: Historical Population 1940 to 2010: Cities and Unincorporated Areas



Source: U.S. Census Bureau, Population Division

Population Distribution and Trends

Most Blaine County residents live in the Wood River Valley along State Highway 75 in the western half of the County. This area includes all of the County's incorporated cities except Carey, which is located in the south-central part of the County. The County's southeastern panhandle, known locally as the Yale area, is very sparsely populated. Map 1.1 shows private land with dots indicating improved parcels, generally indicating residential locations.

Blaine County's permanent population, on the whole, has increased over past decades. Current projections show population growth continuing, but likely at a more moderate pace than the booming decades of the 1970s, 1980s, and 1990s as shown in Chart 1.

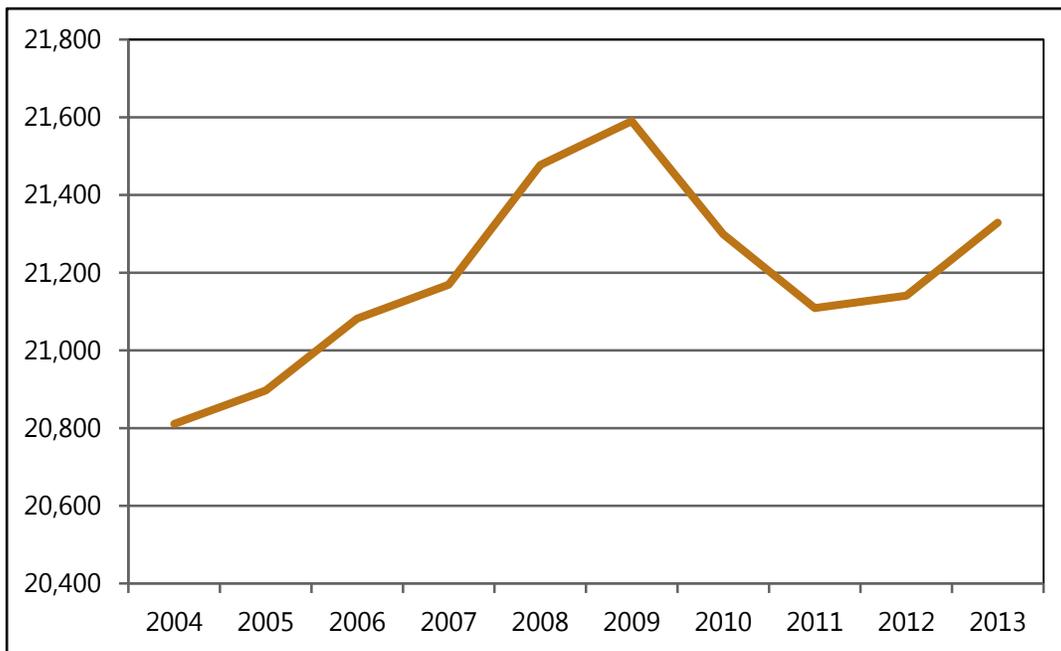
The majority of the population growth has occurred in valley cities. Unincorporated Blaine County accounted for only 20% of the population growth from 1990 to 2010. The 2010 Census showed nearly 70% of the population living within the incorporated

cities. Nevertheless, 30% of the population represents over 6400 people who live in the unincorporated County, placing a significant responsibility on county government to provide infrastructure and services over a vast geographic area.

The Housing and Land Use chapters suggest that growth patterns over the next 10 years should follow the current trend, which has most of the new population growth occurring in the cities within Blaine County.

From 2003 to 2013, the County's population grew by 6% (from 20,557 in 2003 to 21,789 in 2013). The data shows that population growth in Blaine County has been nonlinear, with the County growing in "spurts" that have generally followed national economic growth and recession trends. It is useful to look at the peaks and valleys in population growth over the past 10 years. Chart 2 shows the higher growth period of 2003-2008, with loss of population

Chart 2: Blaine County Population over Prior Decade



Source: U.S. Census Bureau, Population Division

from 2009-2011, and growth picking up again in 2012 and 2013. The post-recession decline may explain the modest growth forecast by Idaho

Department of Labor, discussed under Population Projections below. Impacts of the Great Recession are also outlined in Chapter 2, Housing.



Oinkari Basque Dancers - Carol Waller

Population Projections

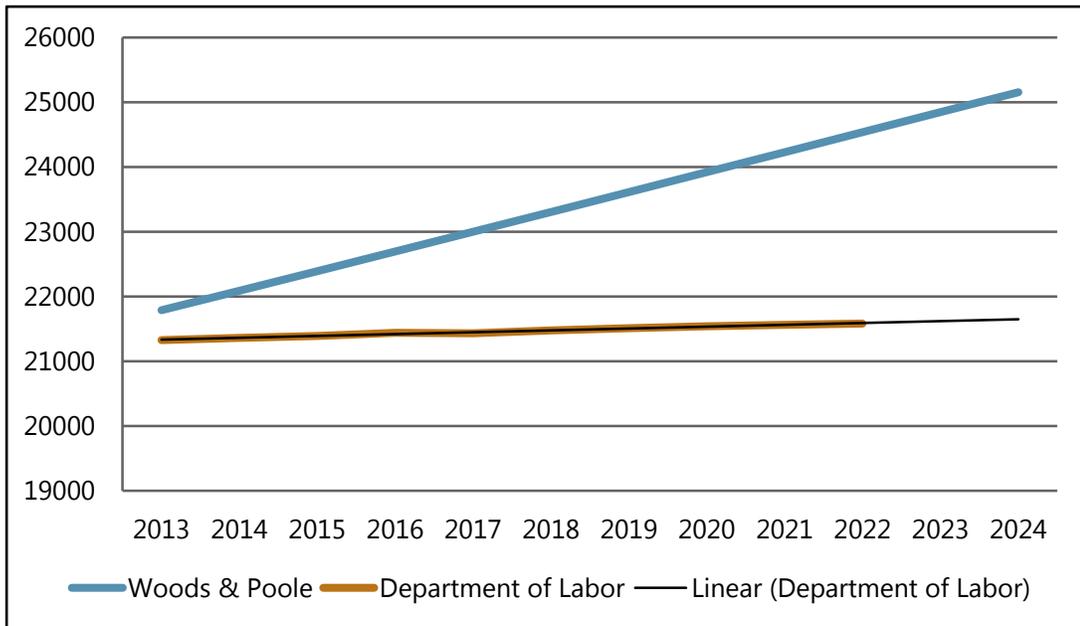
Population projections for Blaine County are developed from a variety of sources such as the Idaho Department of Labor and private nationally based demographic consultants. All sources are based on U.S. Census data, but different assumptions create a range of projections for the future. Unfortunately, population forecasts are becoming more difficult to obtain because of the lack of public money and funds in general dedicated to statistics and research.

Two demographic forecasts are presented in this Plan. One forecast is from Woods & Poole Economics, Inc., which has a database containing more than 900 economic and demographic variables for every county in the U.S. for every year from 1970 through projections for 2040. The other forecast is from Idaho Department of Labor (IDL), which uses the services of an economic modeling company, EMSI, Inc., for industry and occupational projections

and population projections. Demographic data sources include annual population estimates and population projections from the U.S. Census Bureau, birth and mortality rates from the U.S. Health Department, and projected regional job growth. EMSI utilizes data from Idaho Department of Labor as its state data source. Population and job growth correlate heavily in the EMSI forecasts. While EMSI does not divulge its model, it appears likely that the model looks at fewer and more recent years of population and economic activity. Specific Idaho data sources also may affect the projections.

These forecasts vary significantly and this Plan presents them as high and low estimates for future growth (Chart 3), considering them a range within which to plan. Frequent updating of population and economic forecasts are critical, particularly during this post-recession period.

Chart 3: Total Blaine County Population Projections to 2024



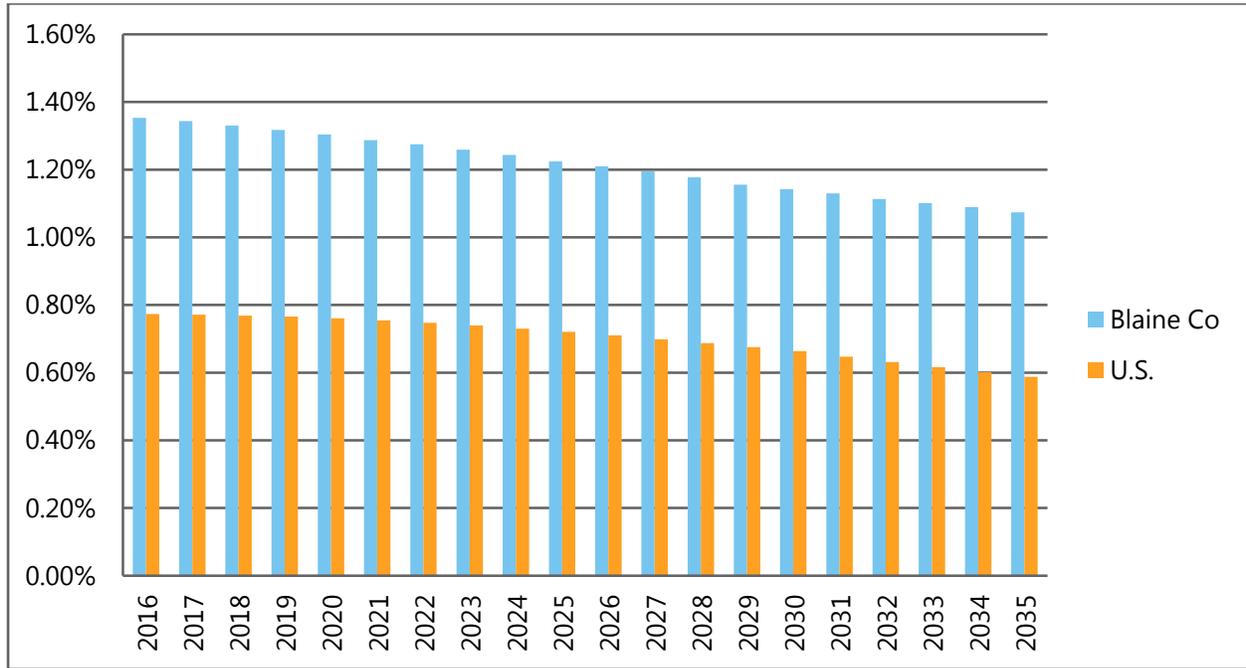
Sources: Woods & Poole Economics, Inc., and QCEW Employees - EMSI 2014.2 Class of Worker

Rate of Population Growth

Blaine County's slowing growth rate is similar to the slowing rate nationwide, although it is notable that Blaine County's growth rate continues to be much

higher than the national average, as shown in Chart 4.

Chart 4: Projected Rate of Population Growth



Source: Woods & Poole Economics, Inc.



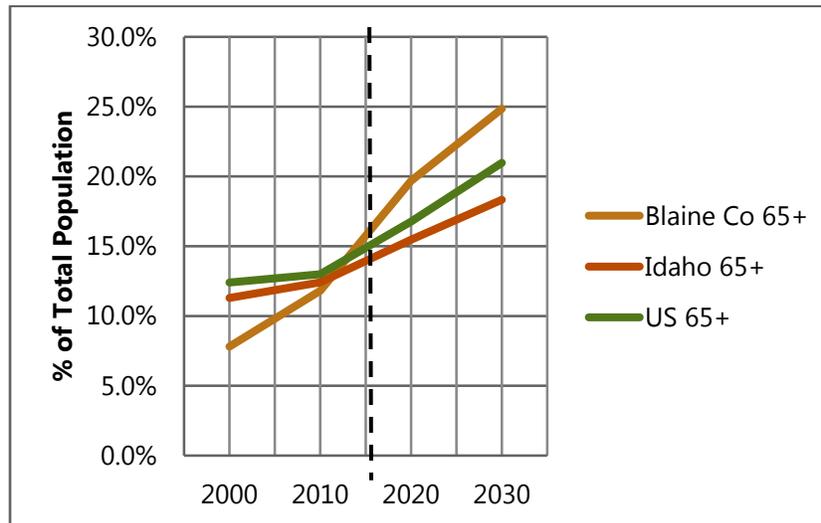
An Aging Population

Blaine County's population is aging at a more rapid pace than national average. This trend parallels the growth in second home ownership in the County, as well as national trends for retirees seeking lifestyle communities. Most projections see this trend continuing for Blaine County. Chart 5 shows projections by the U.S. Census and by Woods & Poole for the percentage of Blaine County residents age 65 and over, as compared to Idaho and the nation. (The Idaho Department of Labor does not

project out to 2030, but has projected very similar aging projections for 2020: 20.6% of the population age 65+.)

Implications of this trend will be considered in this Plan. The primary impacts of an aging population affect housing choices (including the desire to live closer to amenities and services), the need for tiered care and other medical service needs and a shift in income away from wage earners to passive income.

Chart 5: Age 65+ Population and Projection Comparisons



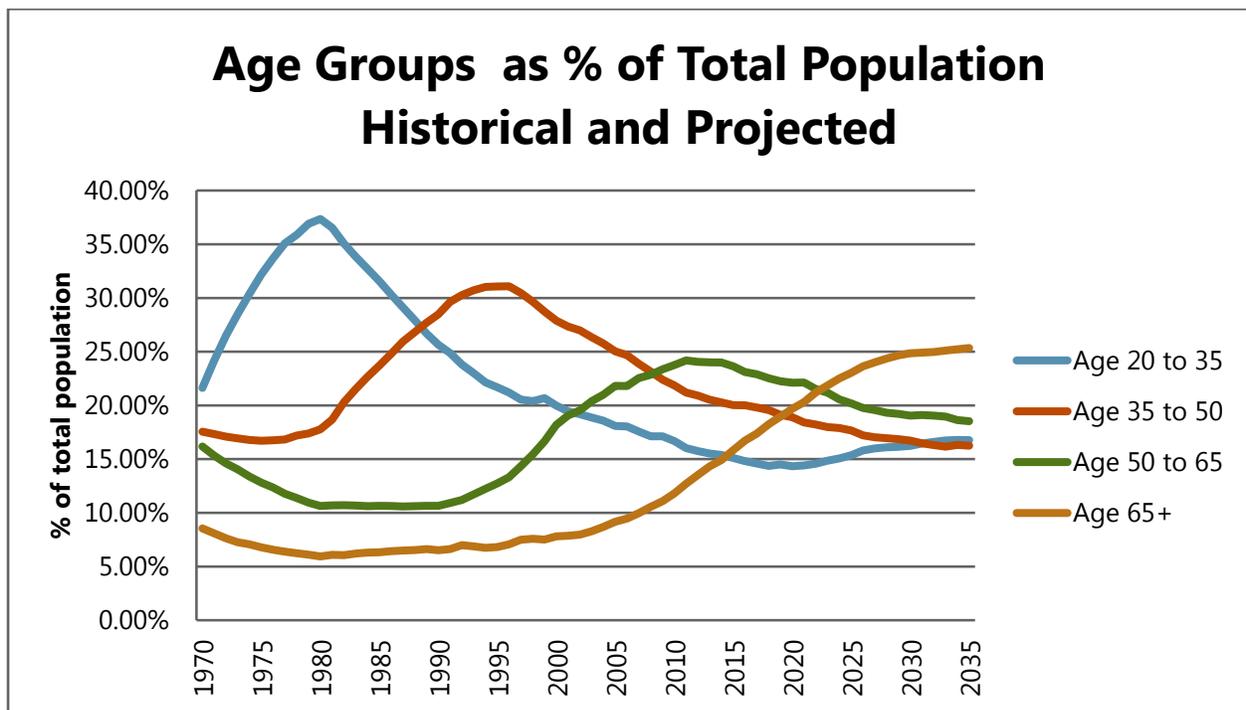
Source: Woods & Poole Economics, Inc. (Blaine Co.) and U.S. Census Bureau, Population Division and CDC Wonder (Idaho and U.S).

Chart 6 shows the shift since the 1970's and projections to 2035 for Blaine County adults age 20-35 (the historically typical age when people make decisions about where to live and begin to have families) as compared to adults in the 35- to 65-age group, and those over age 65. The percentage of those aged 20-35 has decreased significantly since 1980, and is projected to level out. Those aged 35-65 have decreased since 2000, with a significant decline projected to continue. Conversely, the percentage of those aged 65 and over has been increasing steadily

since 2000, and is projected to continue at least to 2030.

According to the 2010 Census, Blaine County had a smaller percentage of children (persons under 20 years of age) at 26% of the population than Idaho (29%) or the nation (27%). If the leveling out of the percentage of adults aged 20 to 35 holds true, the percentage of children is also likely to remain relatively level.

Chart 6: Blaine County Adult Age Groups as % of Population: Historical and Projected



Source: Woods & Poole Economics, Inc.

An Increasingly Diverse Population

The ethnic diversity has changed dramatically in Blaine County since the 1990s, with a large shift in the Hispanic population, as shown in Table 1. The 1990 Census showed a 2.9% Hispanic population, which grew to 20% by 2010. By contrast, all other ethnic groups grew by less than 1% from 2000 to

2010. The highest percentage of Hispanics is found in the communities of Bellevue and Hailey, which each have over 30% Hispanic population. The growing Hispanic population affects the workforce and the need for services in English as a Second Language.

Table 1: Blaine County Hispanic Population Growth

	1990	2000	2010
Total Population	13,552	18,991	21,376
Hispanic Origin	397	2,030	4,272
Share	2.9%	10.7%	20.0%

Source: US Census Decennial

OUR PAST AT A GLANCE

1994

In the 1994 Comprehensive Plan our roadway goals were:

- To provide safe and efficient circulation systems in the County.
- To minimize disproportionate public expenditures that may be the result of poorly planned and executed development.
- To preserve the scenic characteristics of Blaine County.
- To fully evaluate transportation components as part of land use planning.

In 1994, Highway 75 was a two-lane road. We were concerned about the future capacity of this main spine through the valley to meet our growth needs. However, we remained committed to keeping commercial growth only in the cities and unincorporated communities of Gannett, Picabo and Smiley Creek.

We wanted to retain access to public lands. We had a public transit system only in Ketchum/Sun Valley. We hoped to expand mass transit service throughout the County.

We recognized in the 1994 Comprehensive Plan the tremendous economic value of the airport. Because of the importance of air service to the local economy, a separate section on Air Service in the Comprehensive Plan was added. The extensive, multi-year study by the Friedman Memorial Airport Authority (FMAA) relating to airport relocation and upgrades made that section an ideal candidate to commence the Comprehensive Plan update process in 2009.

1975

In 1975, we recognized similar goals to those stated above. We called our road and transportation network the "lifelines" that connect our community to the outside world. Our only transit system was the Sun Valley Stage Line, which provided one daily trip from Sun Valley to Twin Falls.

In 1975, we were still considering using the Union Pacific Right of Way (now the Wood River Trail) for road and/or transit improvements!

In 1975, we were considering a regional airport north of Jerome to serve both counties.

Key Statistics from the Past	Highway 75 Average Daily Vehicle Trips through Ketchum	Highway 75 Average Daily Vehicle Trips Lincoln/Blaine co line	Miles of Roadway Maintained by the County
1975	4,720	1,550	372
1994	12,000	2,100	443
2010	12,500	2,800	449 total (130 paved, 280 gravel, 39 other)

Employment

Blaine County has a relatively diverse work force spread over a variety of industry sectors, as shown on Chart 7. The largest sector is leisure/hospitality, followed by government. These sectors account for 41% of the 11,508 industry jobs accounted for in 2012. (Most employment data in this section is from 2012, which is the most recent year for which complete data is available.)

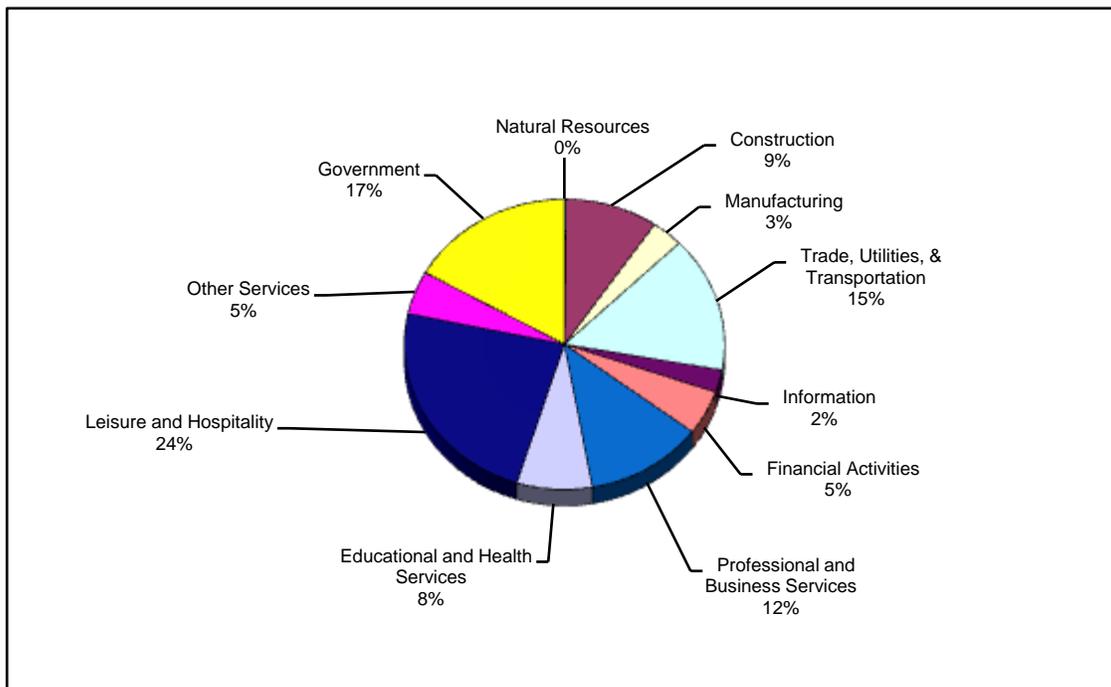
Of interest to note are the additional 3,374 sole proprietor jobs discussed further in this section. These workers are accounted for separately by the Idaho Department of Labor for tax reasons. Adding these jobs together with the industry jobs brings the Blaine County job total to 14,882. Worker categories, including "self-employed workers," as defined by the Department of Labor can be found in the Appendix.

The top employers in Blaine County (in alphabetical order) are as follows: Atkinsons' Market, Blaine County School District, Power Engineers, Rocky

Mountain Hardware, St. Luke's Wood River Medical Center, Sun Valley Resort (aka Sinclair Company) and Webb Landscape, Inc.

Historically, the majority of jobs in Blaine County were located in Ketchum/Sun Valley, with the focus on resort-related jobs. The 2012 labor numbers show that job growth has shifted towards Hailey. In 2012, the northern cities (Ketchum and Sun Valley) comprised 51% of the job base in Blaine County, with Hailey comprising 36% of the County job base. Another way to look at these numbers is that most jobs are in Ketchum and Hailey. These two towns comprise 75% of the jobs in Blaine County. A limited number of jobs (4%) are located in unincorporated Blaine County.

Chart 7: Blaine County Workers: Nonfarm Jobs by Sector 2012

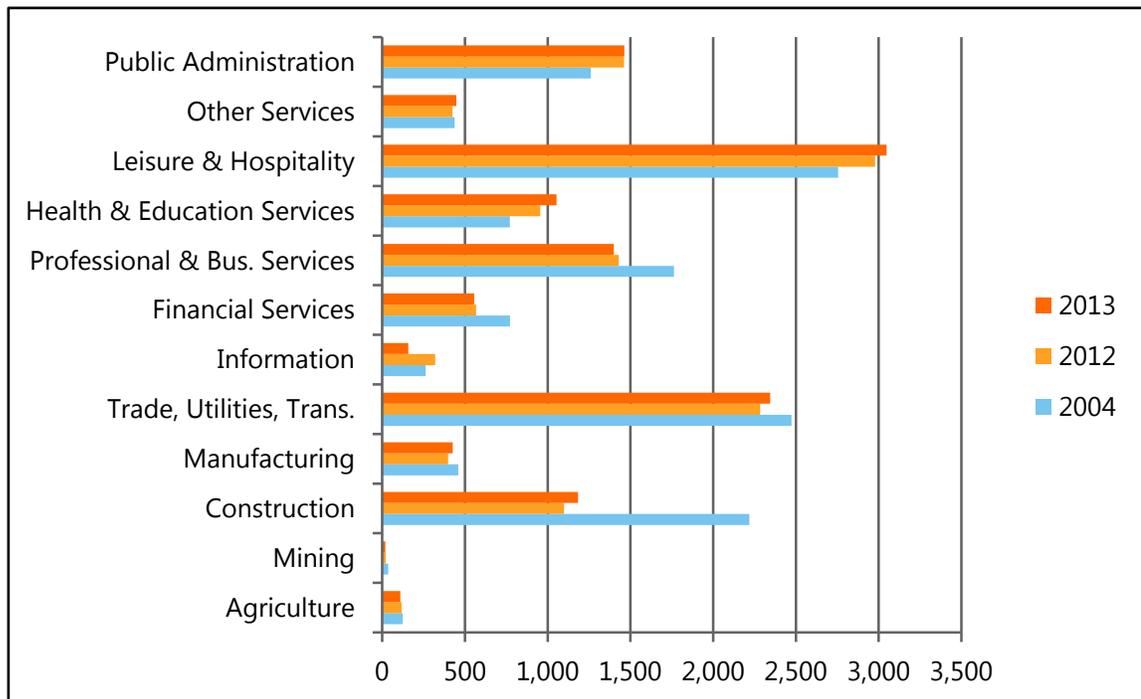


Source: Current Employment Statistics, Idaho Department of Labor/Bureau of Labor Statistics

Looking back over the past 10 years, there has been a dramatic loss of construction-related jobs in Blaine County, similar to national recession trends. Chart 8¹ shows employment in several key years: 2004 shows

the robust pre-recession employment numbers; 2012 shows the job loss by industry caused by the recession; 2013 shows the economy rebounding with modest job growth in some sectors.

Chart 8: Blaine County Employment by Industry Sector



Source: Current Employment Statistics, Idaho Department of Labor/Bureau of Labor Statistics

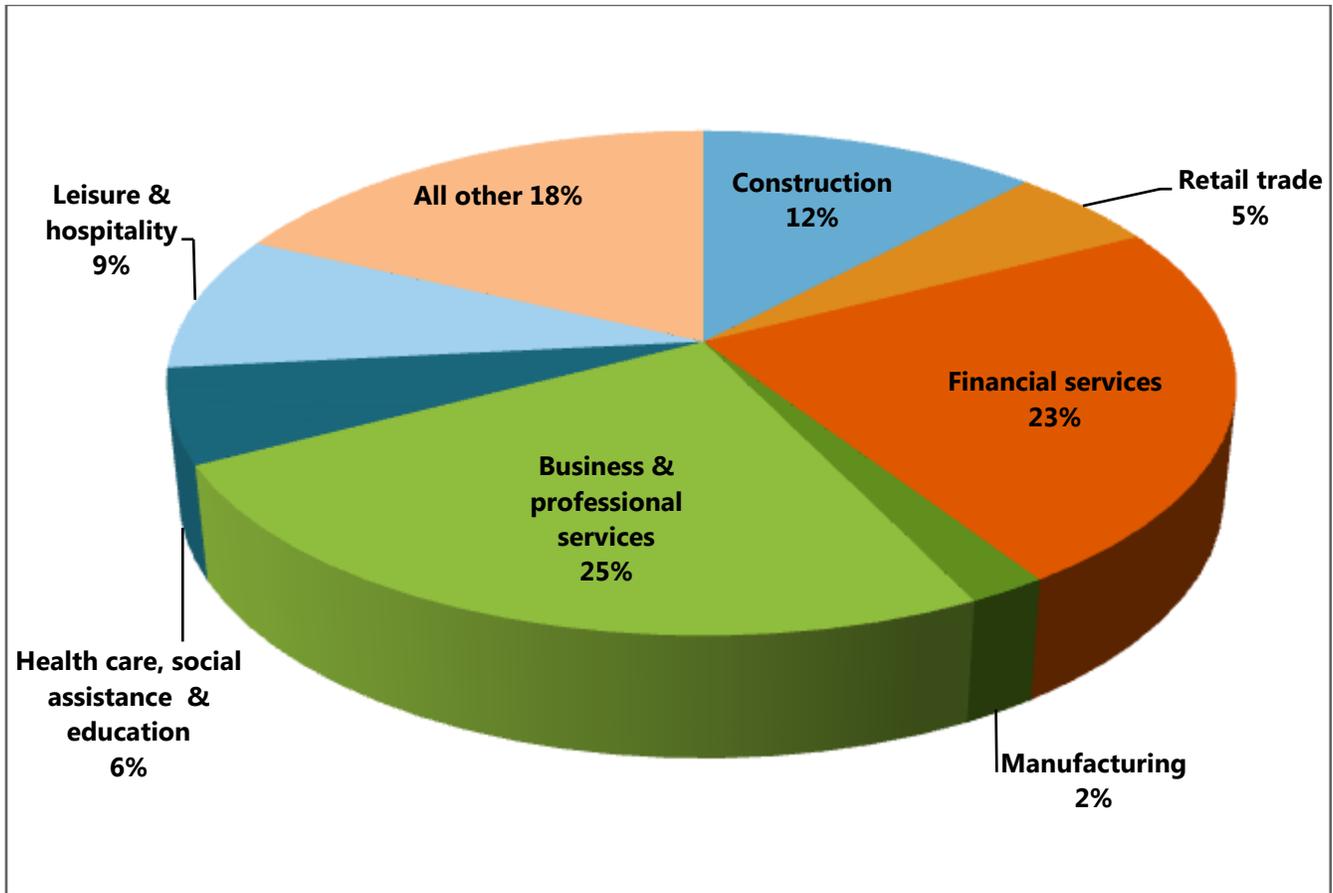
¹ Charts 7 and 8 use different data sources, so they are not exactly comparable. Chart 7 includes a survey of businesses combined with the Quarterly Census for Employment and Wages, while chart 8 does not include the survey, but adds in employees contributing to the Unemployment Insurance Fund. Chart 8 is a valuable way of comparing our current employment categories with pre-recession numbers.

Sole Proprietors

Blaine County contains a high number of sole proprietors and self-employed workers who are accounted for separately by the Department of Labor. Included in this category are real estate professionals, technical science, the arts, finance,

construction and other categories, as shown in Chart 9. These workers accounted for 3,374 jobs in 2012, and make up 23% of the total Blaine County workforce. These workers contribute \$175 million in wages to the Blaine County economy.

Chart 9: Blaine County Sole Proprietors 2012



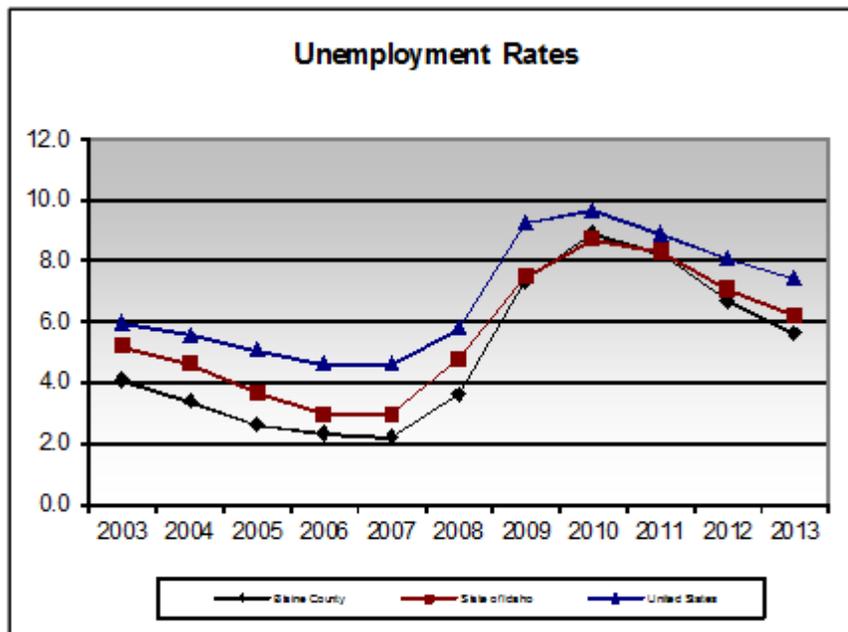
Source: Current Employment Statistics, Idaho Department of Labor/Bureau of Labor Statistics

Unemployment

Unemployment in Blaine County hit a low of 2.2% in 2007, and climbed to a high of 8.9% in 2010. Unemployment has stabilized at 4% for May of 2014,² as compared to Idaho overall at 4.9% and the national unemployment rate of 6.3%.

It is also important to note that Blaine County has high seasonal unemployment, as a large percentage of the workforce is employed in the resort industry. Idaho Department of Labor reports a high of 12% of the total workforce as seasonal workers in 2004, and a lower number of 8% of the workforce as seasonal in 2012, likely due to the recession. Although many of the seasonal jobs are in leisure and hospitality, construction accounts for the majority of seasonal jobs, correlating with the drop in construction jobs shown in Chart 8.

Chart 10: Blaine County Unemployment Rates



Source: Current Employment Statistics, Idaho Department of Labor/Bureau of Labor Statistics

² Idaho Department of Labor

Wages and Median Income

It is important to understand the difference between wages and median income. **Median income** is the amount that divides the income distribution into two equal groups, half having income above that amount and half having income below that amount. This term is used extensively by professionals analyzing housing costs and affordability. It has proven to be a good benchmark to compare costs across varied geographic regions. **Wages** are defined as income earned from work or services, usually compensated by the hour, day or week.

While median income is higher in Blaine County than state and national averages, wages are lower than the national average. When compared to area median home prices, this creates an “affordability gap.” Median household income in Blaine County is \$57,955, as compared to the national median

income of \$51,371. However, the national median home price in 2014 was \$212,400, as compared to \$300,000 in Blaine County. (It is also important to note the significant price difference in Blaine County; the median home price in the Sun Valley/Elkhorn area was \$450,000). This affordability gap is discussed in greater detail in Chapter 2, Housing.

The average annual wage in Blaine County was \$38,225 in 2012, as compared to \$36,149 for the state of Idaho and \$49,289 nationally. These wages are affected by the higher cost of living in Blaine County, where housing costs are higher than Idaho as a whole. Table 2 summarizes these key economic data statistics.

Table 2: Wages and Median Household Income (2012)

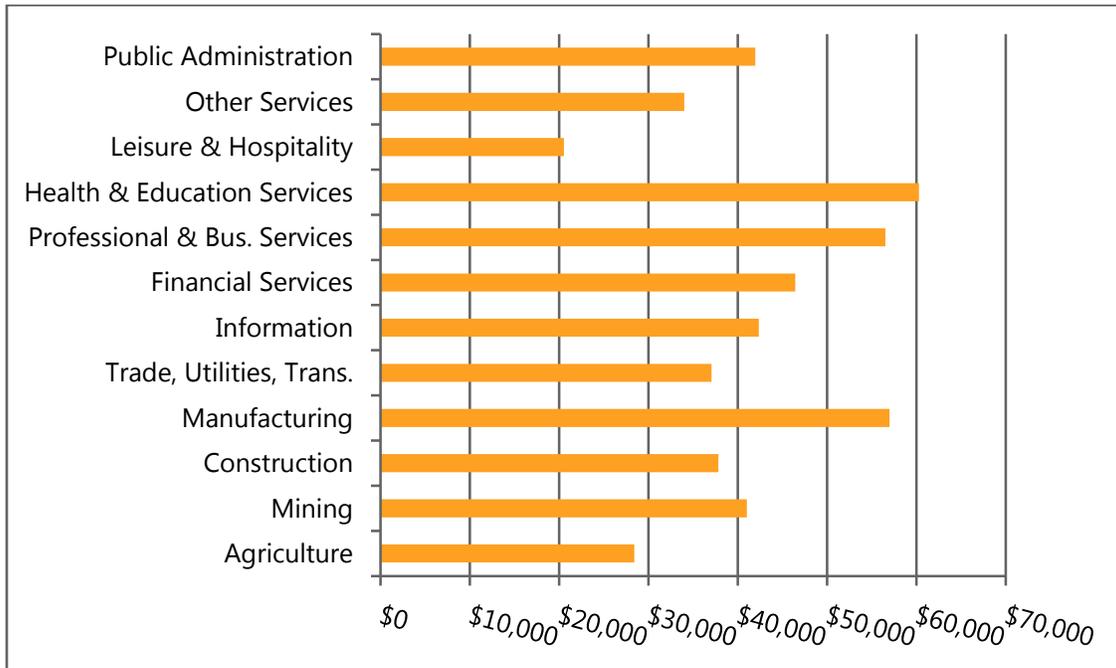
	Average Wages	Median Household Income
Blaine County	\$38,225	\$57,955
Idaho	\$36,149	\$45,489
United States	\$49,289	\$51,371

Source: Idaho Department of Labor, US Census

Chart 11 shows the range in wages by industry in Blaine County, with health and education, business/professional and manufacturing being the

highest wage-earning categories, and leisure/hospitality being the lowest wage-earning category.

Chart 11: Blaine County Wages by Industry (2012)



Source: Idaho Department of Labor

Workforce Trends and Projections

Similar to population projections, workforce trends are analyzed by a variety of professionals, with a range of projected outcomes. The Idaho Department of Labor's jobs projections by industry currently show an increase of 3% in the total number of jobs in Blaine County between 2013 and 2023. This can be contrasted with estimates from Woods & Poole, which projected a 17% increase in jobs for the County for that time period. In this instance it is worth noting that the Woods & Poole numbers for 2013 are projected from U.S. Department of Commerce data through 2010, while Idaho Department of Labor numbers for 2012 are based on actual historic data through that year and therefore may be more accurate than the Woods & Poole's projection.

The Idaho Department of Labor Occupational Report reviews the categories of workers (not including self-employed) and shows a significant decrease in some job categories offset by increases in others. Overall it appears that there is a modest but discernible trend toward more diversification in employment, with greater growth (both in percentage and in absolute numbers) in what are currently smaller occupation categories in terms of number of jobs. Three of the five fastest-growing occupations (Table 3) represent high-wage jobs. While the number of total workers in these categories remains relatively low, the percent increase is notable.

Table 3: Fastest Growing Occupations (Forecast), Blaine County

<i>Description</i>	<i>2012 Jobs</i>	<i>2022 Jobs</i>	<i>Change</i>	<i>% Change</i>	<i>Median Hourly Earnings</i>
Nursing, Psychiatric, Home Health Aides	86	126	40	47%	\$11.54
Engineers	151	214	63	42%	\$41.61
Health Diagnosing and Treating Practitioners	251	347	96	38%	\$36.89
Other Protective Service Workers (not Law Enforcement or Firefighting)	79	108	29	37%	\$12.43
Social Scientists and Related Workers	14	19	5	36%	\$28.98
Subtotal these categories	581	814			
Total jobs all categories	11,909	12,638			
Percent of total	5%	6%			

Source: Idaho Department of Labor, QCEW Employees & Non-QCEW Employees - EMSI 2014.1 Class of Worker

The top five most numerous occupations in Blaine County represent a surprisingly large percentage, 30%, of all jobs (Table 4). Of these, three low-wage categories (Food & Beverage Serving Workers, Building Cleaning Workers, and Cooks & Food

Preparation Workers) are expected to grow at a higher rate than the overall 6% growth rate for all categories. Construction workers are projected to decrease by 24%, which also represents a loss in a more highly paid category.

Table 4: Most Numerous Occupations (Forecast), Blaine County

<i>Description</i>	<i>2012 Jobs</i>	<i>2022 Jobs</i>	<i>Change</i>	<i>% Change</i>	<i>Median Hourly Earnings</i>
Food and Beverage Serving Workers	946	1,051	105	11%	\$9.53
Retail Sales Workers	820	826	6	1%	\$10.34
Construction Trades Workers	791	598	(193)	(24%)	\$17.18
Building Cleaning & Pest Control Workers	568	624	56	10%	\$10.56
Cooks and Food Preparation Workers	461	491	30	7%	\$10.57
Subtotal these categories	3,586	3,590			
Total jobs all categories	11,909	12,638			
Percent of total	30%	28%			

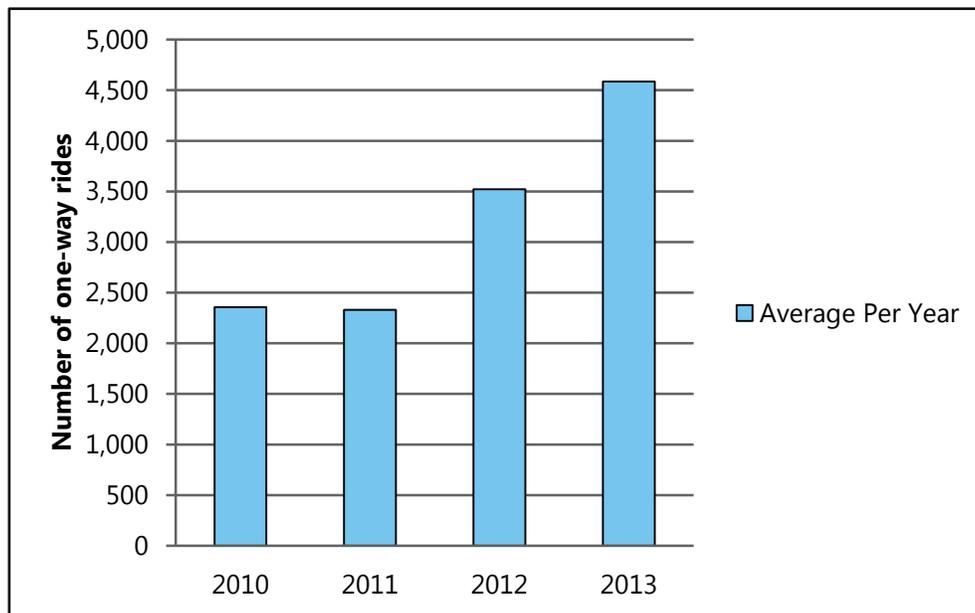
Source: Idaho Department of Labor, QCEW Employees & Non-QCEW Employees - EMSI 2014.1 Class of Worker

A Commuting Population

The high cost of housing in Blaine County has resulted in a large influx of commuting employees from other areas, primarily Lincoln County. Data sources on commuting numbers are limited, with varying margins of error. The American Community Survey 2006-2010 estimates 1,365³ commuters from Camas, Gooding, Jerome, Lincoln and Twin Falls counties. A Blaine County Housing Needs Assessment Survey from 2006 estimated that 17% of the Blaine County workforce commuted in to Blaine County. Both surveys found most commuters coming from Lincoln County.

Mountain Rides Transportation Authority also keeps data on vanpool commuters. Vanpool ridership has increased significantly over the past few years. Approximately 75% of those vanpool riders work for two large employers: Sun Valley Company and Webb Landscaping. Mountain Rides vanpoolers come into Blaine County from the Shoshone, Gooding, Fairfield, Jerome and Twin Falls areas, with a small number coming from Carey.

Chart 12: Mountain Rides Vanpool Ridership



Source: Mountain Rides

³ Margin of error: 419

Widening Income and “Affordability” Gap

The cost of living in Blaine County has increased since the 1990s, outpacing Idaho and the nation for necessities such as food and fuel as well as housing. Blaine County ranks 25th in the United States for personal income, but 104th in the United States for wages/salaries.⁴ At the same time, the Idaho

Department of Labor projects that the number of jobs at the lower end of the wage scale will increase. The combined effect of these two trends is a growing gap between high-income and low-income segments of the community and the ability of low income wage earners to live in Blaine County.

Table 5: 2012 Hispanic Population Monthly Wage Differentials

Quarter	Not Hispanic or Latino	Hispanic or Latino
1 st	\$3,033	\$1,860
2 nd	\$3,185	\$2,110
3 rd	\$3,254	\$2,326
4 th	\$3,943	\$2,343
Average Monthly Wage	\$3,353	\$2,159

Source: Idaho Department of Labor

⁴ Youngman Structural Analysis of the Sun Valley Resort Economy, 2009



County Build-Out Study

Comprehensive Plans require a look at existing development patterns to see where development can occur. A study of residential build-out will guide several chapters, including but not limited to Housing, Public Facilities, Economic Development, and Land Use. The Geographic Information Services (GIS) and Land Use Services departments worked together to produce a study that is a snapshot in time from September 2014.

To create the study, the GIS Department utilized tax parcel data as well as other informational layers. Beginning with all parcels in the County, the first step was to remove parcels within the incorporated cities, public lands, and parcels with no land associated with them (e.g., cabins on leased land, condominium units, and mobile home parcels). This is an important step in Blaine County, as a high percentage of our land base is public land. By removing the public lands and land within the cities, the study area was reduced by over 80% from 1,693,990 acres to 310,468 acres. The remaining parcels are referred to as “Study Parcels” (Map I.2).

Fall color on Highway 20 ranch - Carol Waller

By utilizing the zoning district GIS layer, the number of acres within each zoning district was quantified (column G). Then, by employing the appropriate divider (e.g., “20.00” for 1 unit per 20 acres in the A-20 district), the number of dwelling units potentially allowable within each district was calculated (column I).

Blaine County has two overlay districts that affect the allowable density: Mountain Overlay District (MOD) and Floodplain (FP). Land with slopes in excess of 25% within the MOD have a maximum allowable density of one unit per 40 or 160 acres, depending upon location. Land within the FP has a maximum allowable density of one unit per 5 acres. The next two steps were to decrease the number of potential units according to these slope and floodplain constraints (columns K and L). See Maps I.3 and I.4.

Additionally, a significant amount of land in the County is under conservation easements that restrict residential development. With assistance from the conservation entities, these areas were mapped and the corresponding development constraints further decreased the potential number of units (column M).

Map I.5 shows the areas in which developable units are decreased by conservation easements as well as the slope and floodplain constraints.

By subtracting the units in the corresponding zoning districts according to these three constraints, the "Build-out Potential Units" were calculated (column N). The number of existing units within each district was estimated by identifying parcels with improvements upon them, from the Assessor's information layer (column O). Finally, the existing units were subtracted from build-out potential units to get the remaining potential units (column P).

While this build-out study cannot be 100% accurate, it is a very good estimate and an extremely powerful tool for planning purposes. It is obvious that with 9,416 remaining potential units in the unincorporated County, projected population growth can easily be accommodated. The location of the remaining potential units with regard to proximity to employment, services and facilities, and so on will be examined in depth in the Land Use chapter of this Plan.

Assumptions and limitations of the build-out study include the following:

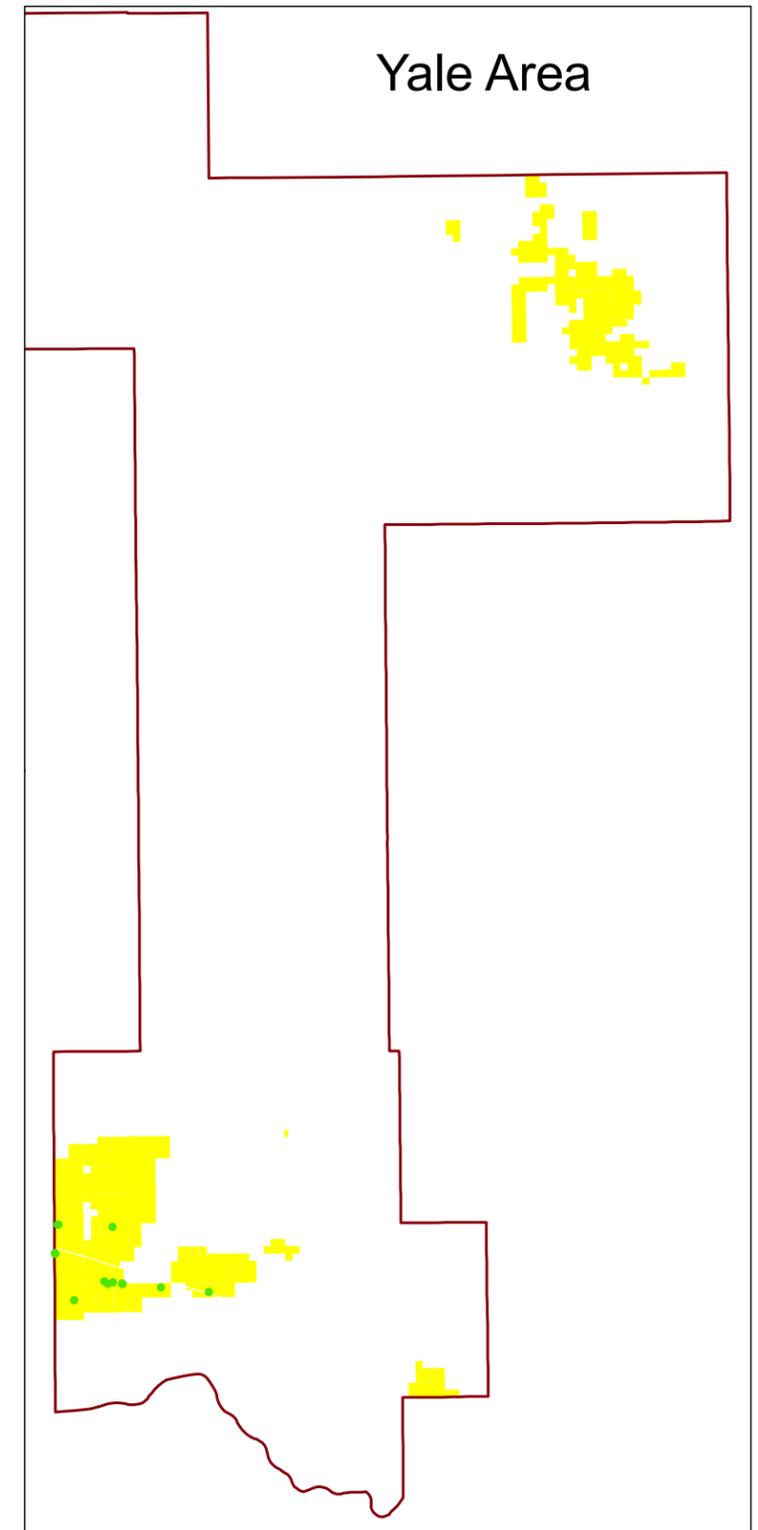
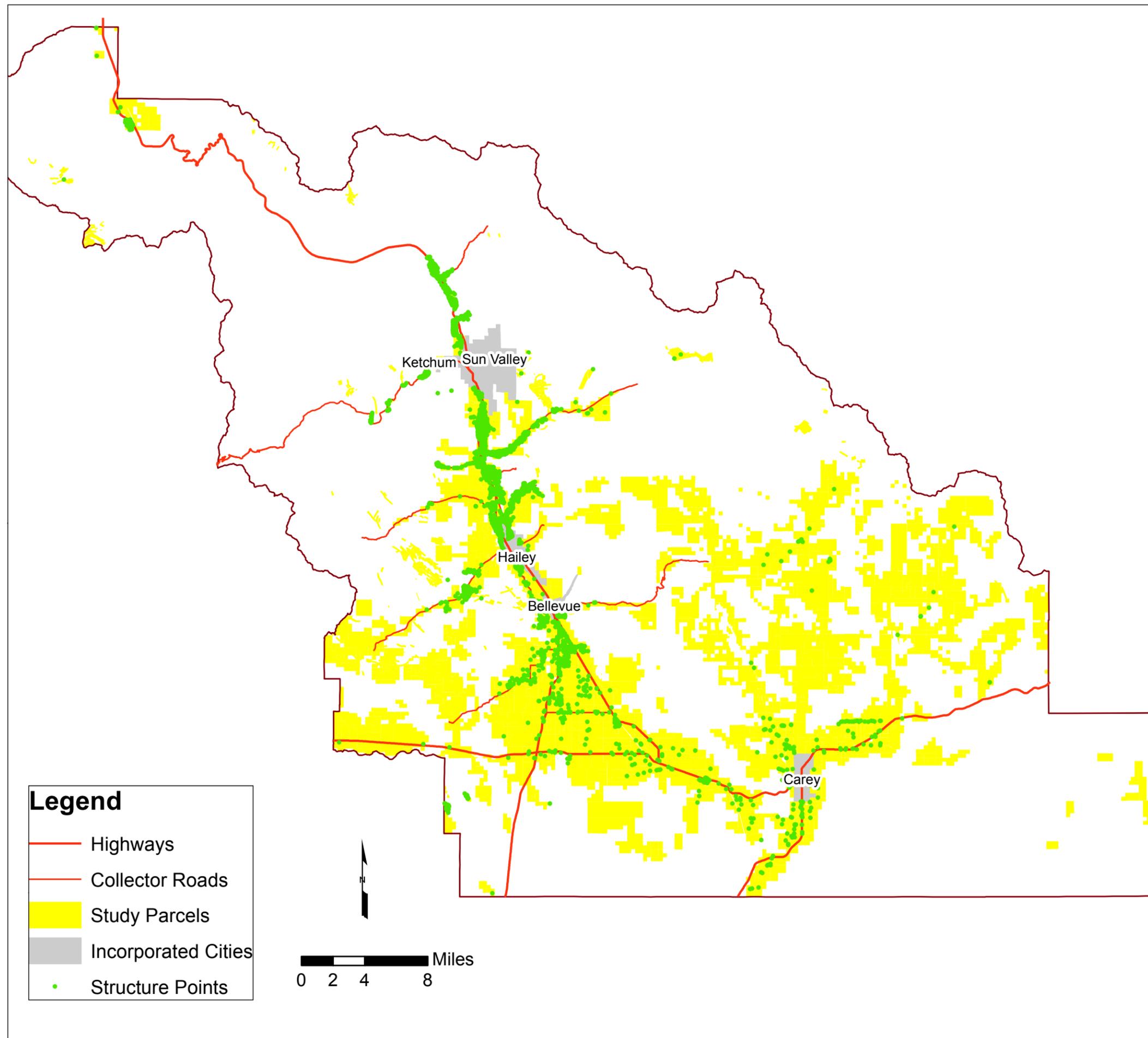
1. Address points are assumed to represent residential units, and are used to calculate the "Existing Units" in a zoning district.

2. All constraints have an impact except where they are coincident; then the most restrictive constraint takes precedence. E.g., in locations where Floodplain and Mountain Overlay District and Conservation Easement, only the Conservation Easement constraint was applied to calculate allowable density.
3. The number of units allowable on land subject to conservation easements is an estimate only, with assistance from the conservation entity.
4. Accessory dwelling units (ADUs) are allowed in most zoning districts on lots over 2 acres. Thus, the number of potential units may be underestimated. However, only a portion of all parcels allowed an ADU actually have one, and many ADUs are used as private guest quarters rather than as a rental unit which could be considered to be an additional unit.
5. Potential units are based on the zoning of parcels. There are, in fact, several subdivided lots which are significantly larger than zoning allows, yet will not be resubdivided. E.g. an 8-acre parcel in R-5 cannot be divided under that zoning, or a 10-acre lot may be precluded from resubdividing by plat note or CCR's. Thus, number of potential units may be overestimated.

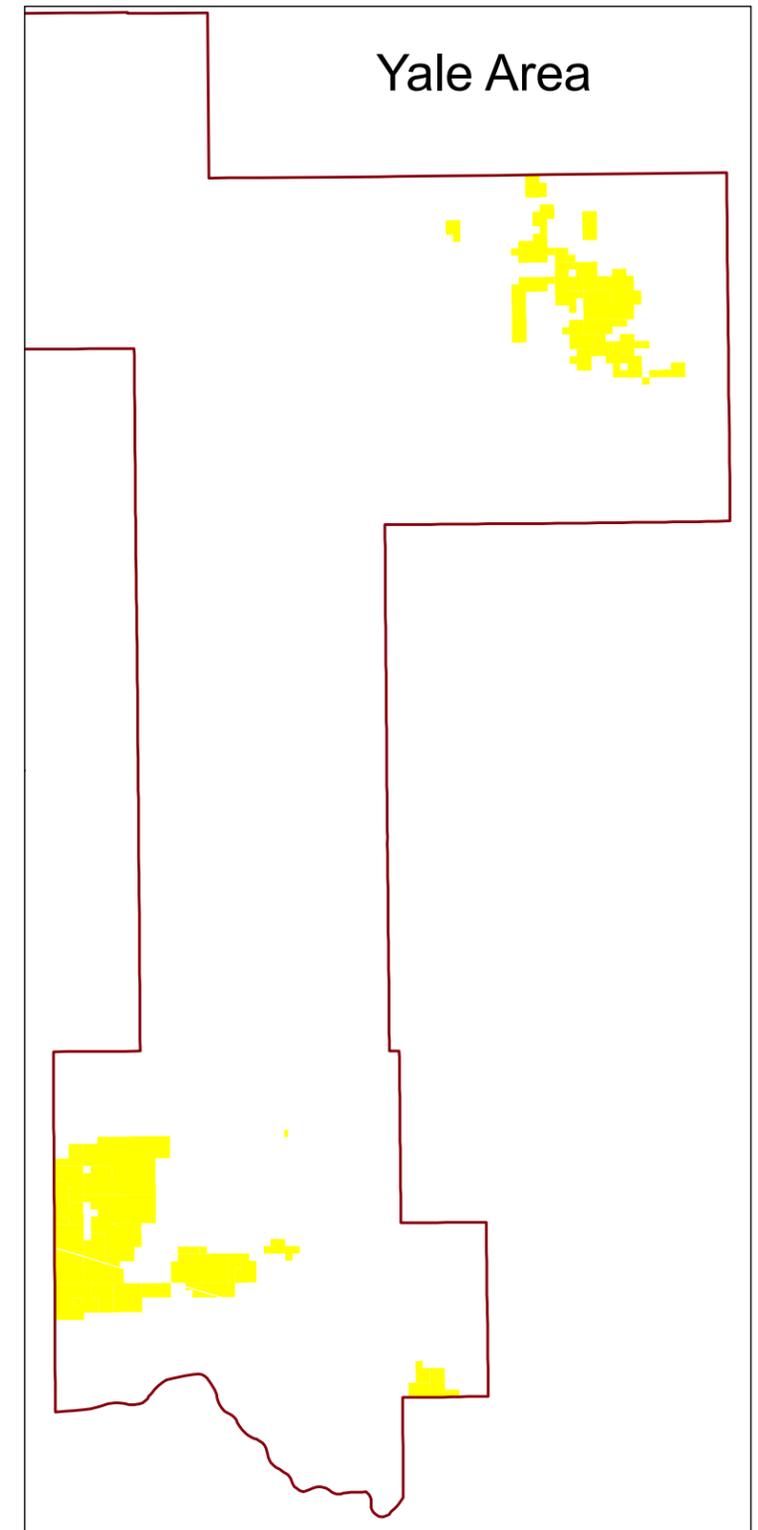
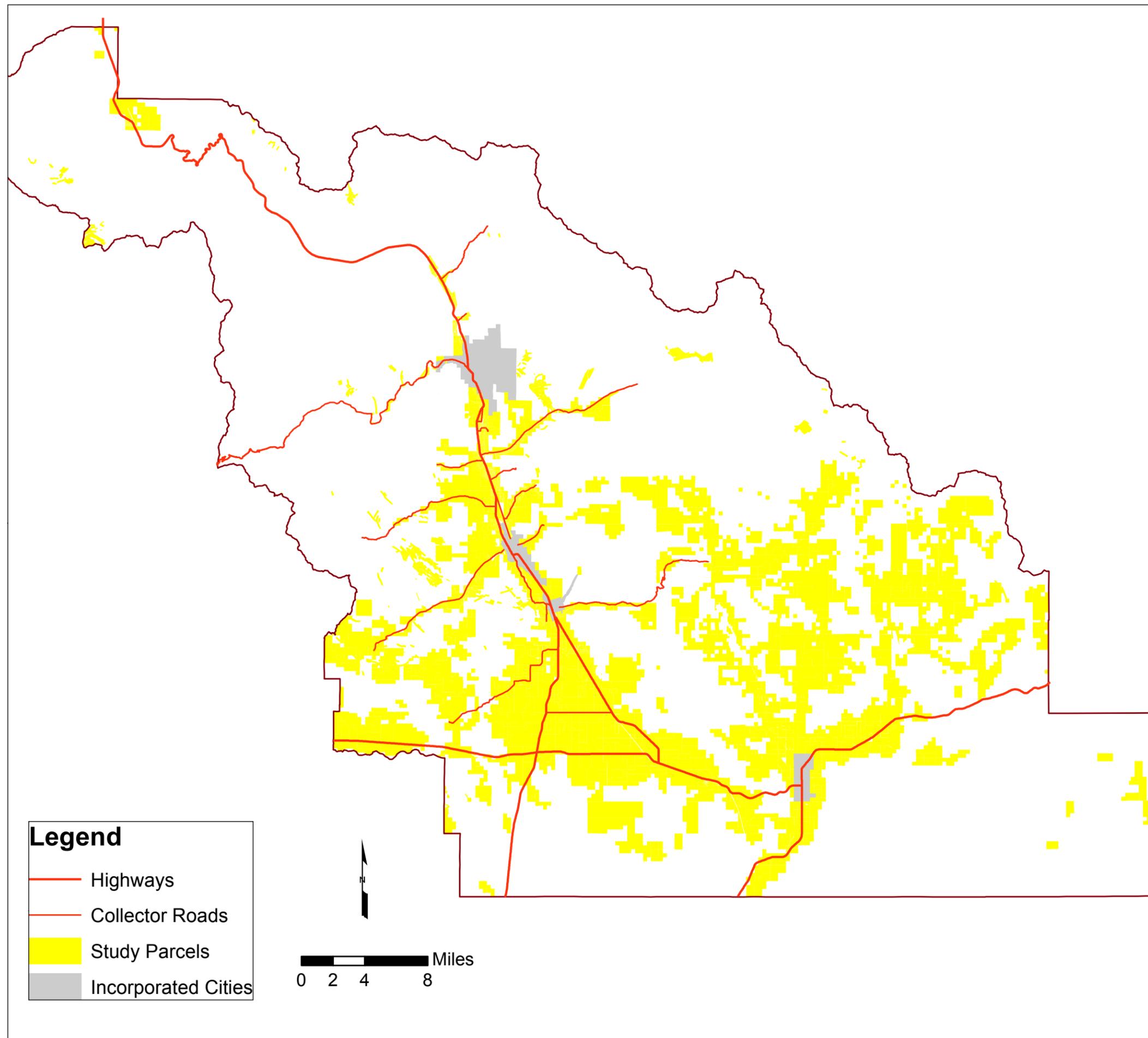
County Buildout Study - September 2014

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1		Total County				Study Parcels					Slope Decrease	Floodplain Decrease	ConsEase Decrease	Buildout Potential	Existing	Remaining Potential	
2	Zone	Acres	Divider	Units	Zone	Acres	Divider	Units			Units	Units	Units	Units	Units	Units	
3	A-20	19,591.52	20	980	A-20	19,028.47	20.00	951			3	0	71	876	223	653	
4	A-40	74,533.87	40	1,863	A-40	69,998.47	40.00	1750			6	0	355	1,388	233	1,155	
5	C	20.32	0.4	51	C	17.47	0.40	44			0	0	0	44	23	21	
6	CITY	13,617.14	0	0	CITY	17.16	0.00	0			0	0	0	0	0	0	
7	HI	1,383.79	0	0	HI	1,254.77	0.00	0			0	0	0	0	14 *	0	
8	LI	179.2	0	0	LI	149.28	0.00	0			0	0	0	0	34 *	0	
9	R-.40	362.47	0.4	906	R-.40	282.48	0.40	706			1	1	0	704	508	196	
10	R-1	2,400.69	1	2,401	R-1	2,088.34	1.00	2088			46	191	159	1,692	828	864	
11	R-10	9,304.16	10	930	R-10	3,282.56	10.00	328			251	0	0	77	12	65	
12	R-10(UIB)	70,665.11	10	7,067	R-10(UIB)	16,593.36	10.00	1659			879	0	34	745	77	668	
13	R-2	2,729.43	2	1,365	R-2	2,183.17	2.00	1092			24	72	19	976	556	420	
14	R-2.50	888.91	2.5	356	R-2.50	781.30	2.50	313			4	18	1	290	227	63	
15	R-5	11,970.88	5	2,394	R-5	10,810.72	5.00	2162			100	0	50	2,012	540	1,472	
16	RD	819.91	0.25	3,280	RD	533.13	0.25	2133			228	128	0	1,777	191	1,586	
17	RR-40	1,490,402.73	40	37,260	RR-40	183,352.45	40.00	4584			872	0	1,508	2,204	96	2,108	
18	SCC	13.47	0.4	34	SCC	13.47	0.40	34			0	11	0	23	2	21	
19	SCR.4	106.03	0.4	265	SCR.4	80.99	0.40	202			0	10	0	192	69	123	
20																	
21	Total	1,698,989.63		59,152		310,467.59		18,046			2,416	430	2,199	13,001	3,585	9,416	
22																	
23	Study parcels are unincorporated County (no Cities), minus exempt property (category code 81, which includes public land),																
24	minus parcels with no land (mobile homes, cabins, condominiums and leased real property).																
25																	
26	Slope 25% in MOD Acres in Study Parcels:				Floodplain Acres in Study Parcels:				Conservation Easement Acres in Study Parcels:								
27	62,036				9,348				80,264								
28																	
29	* Does not contribute to study calculation																

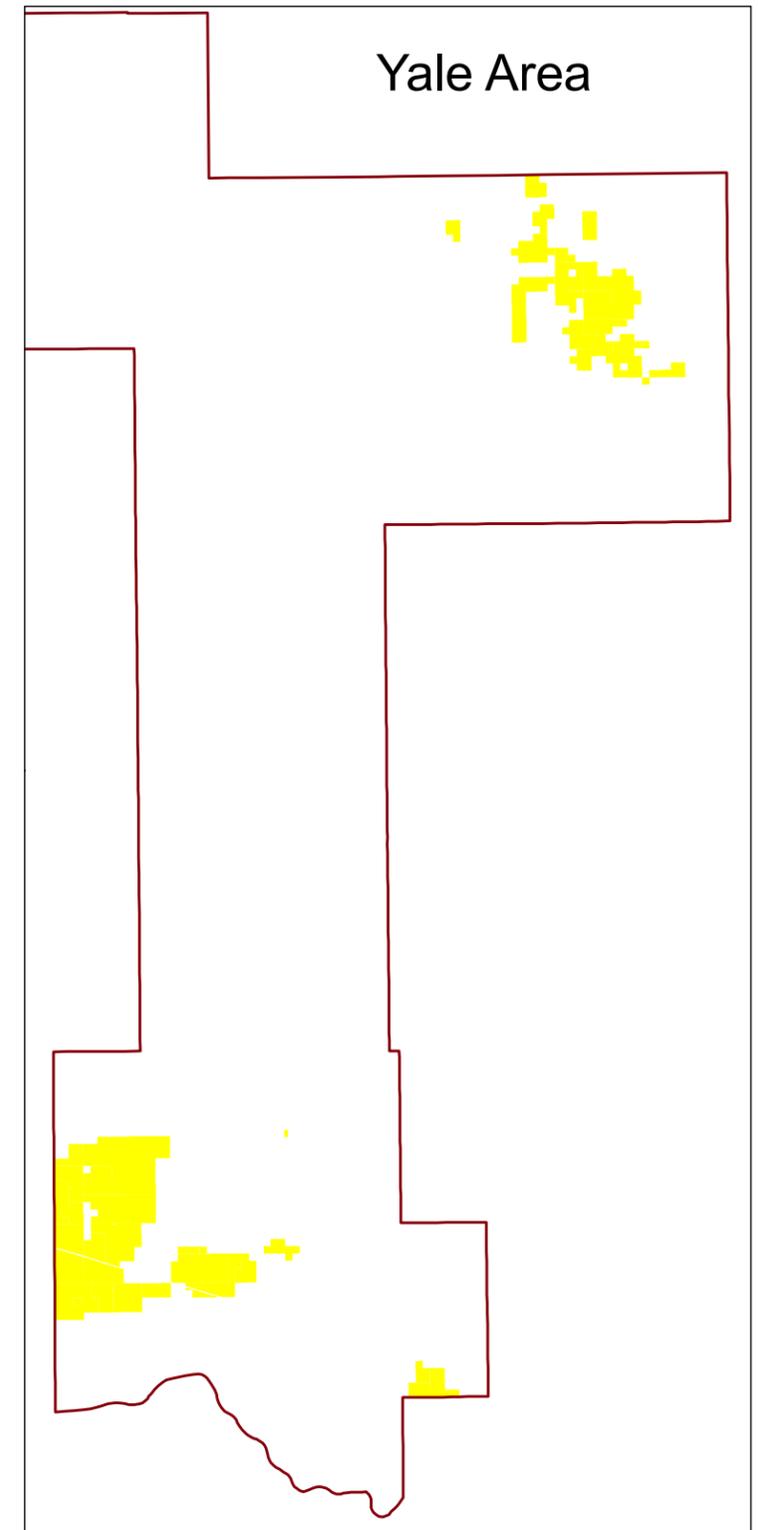
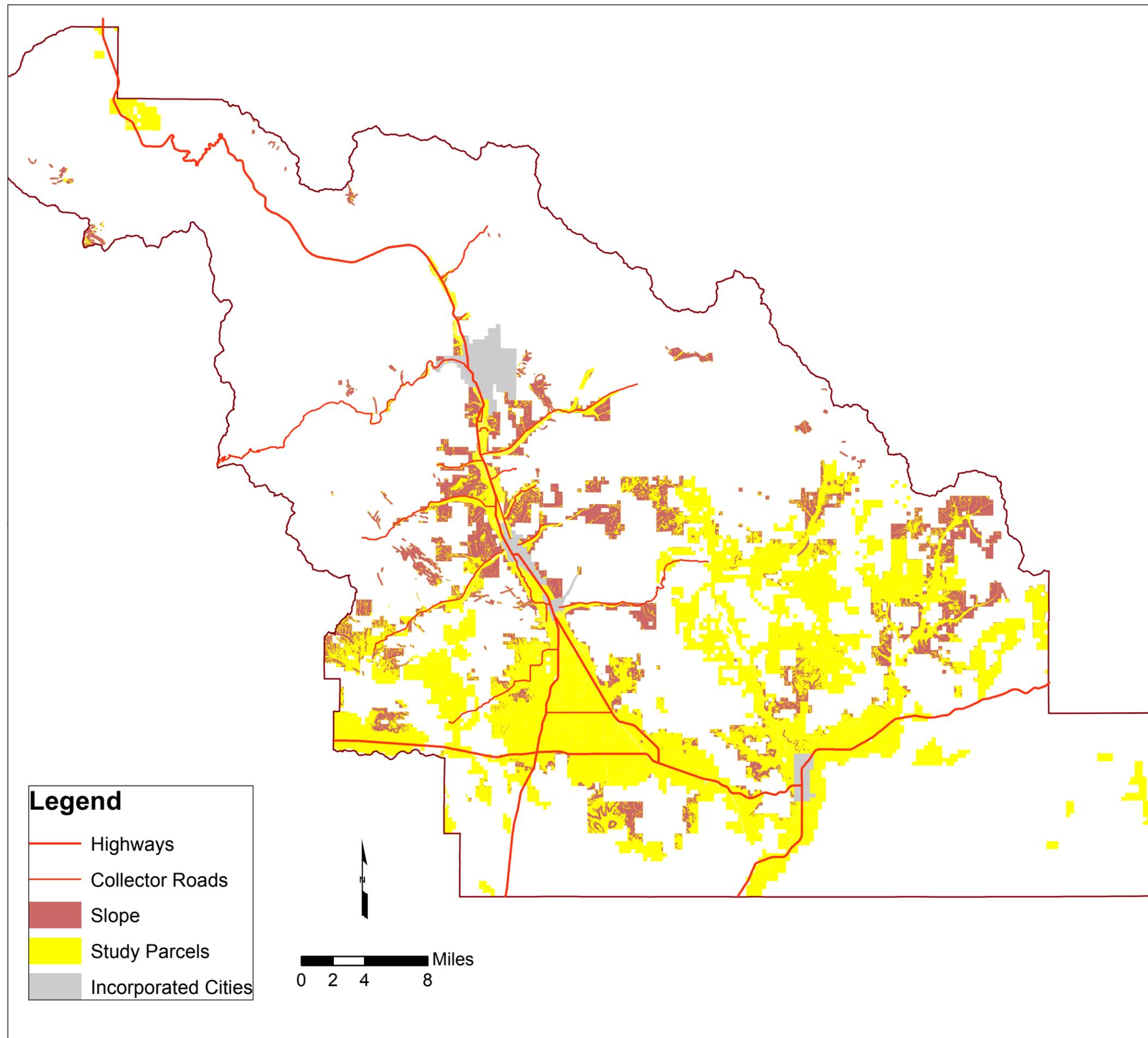
**Map I.1
Population Distribution
September 2014**



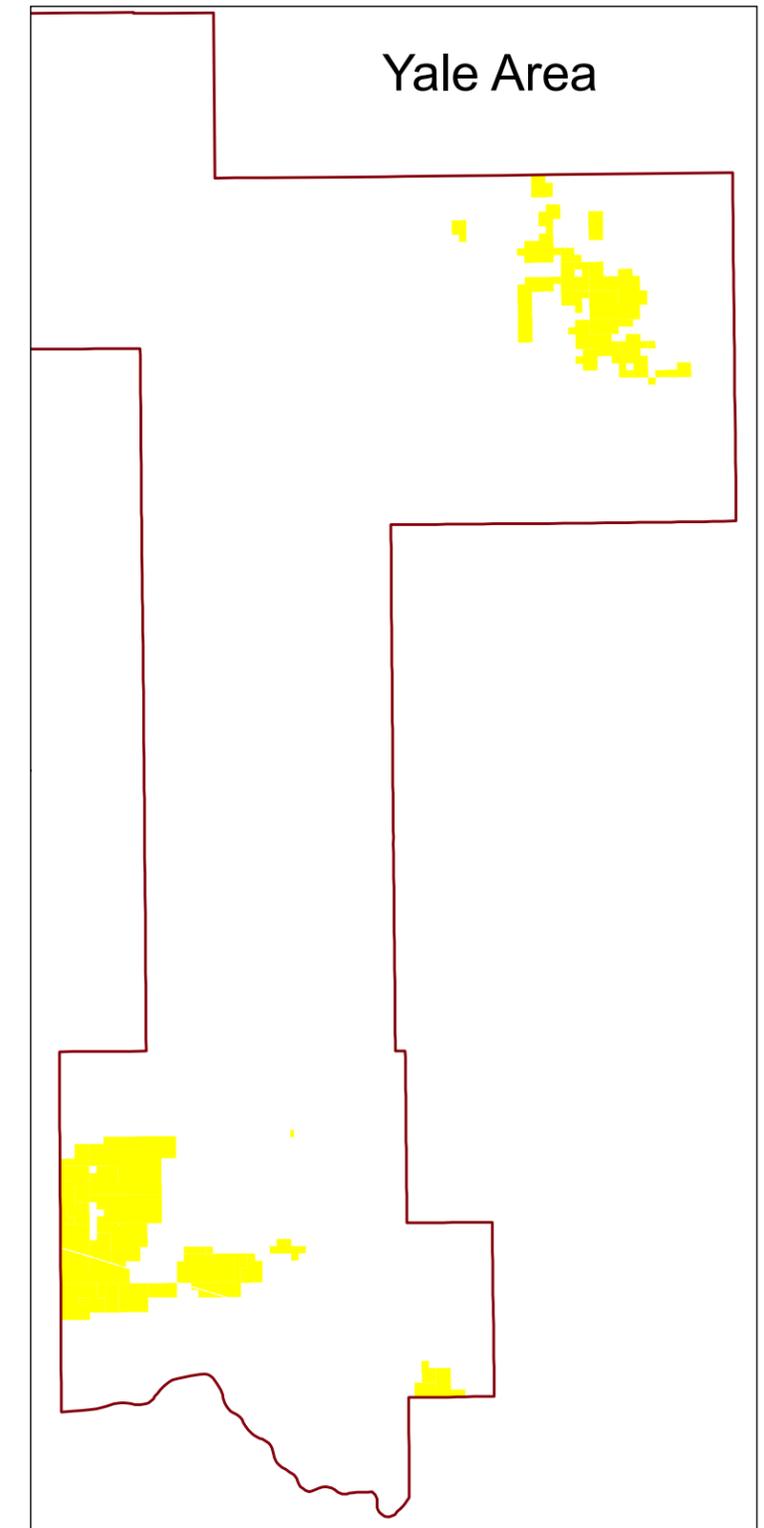
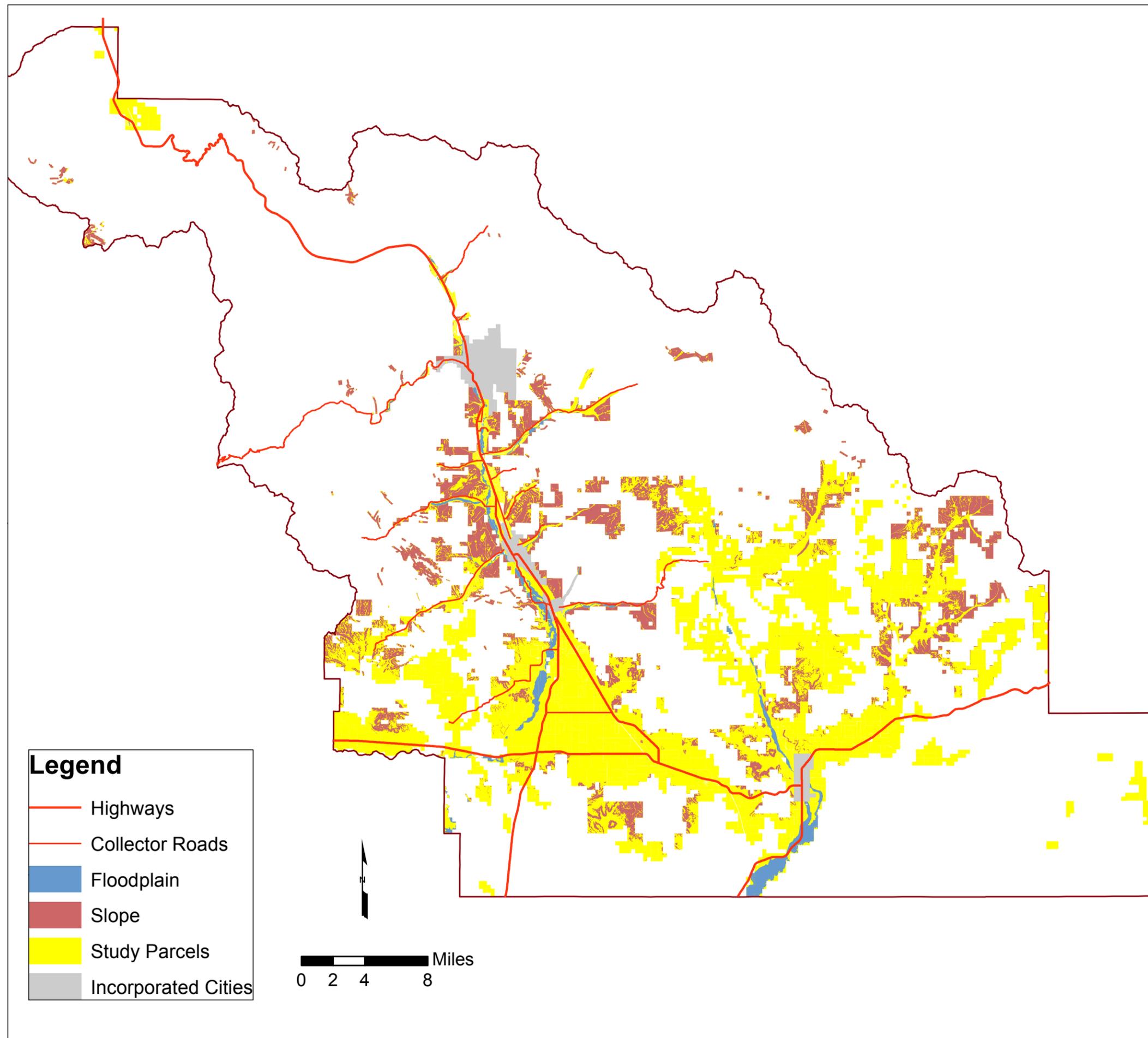
**Map I.2
County Buildout Study
September 2014**



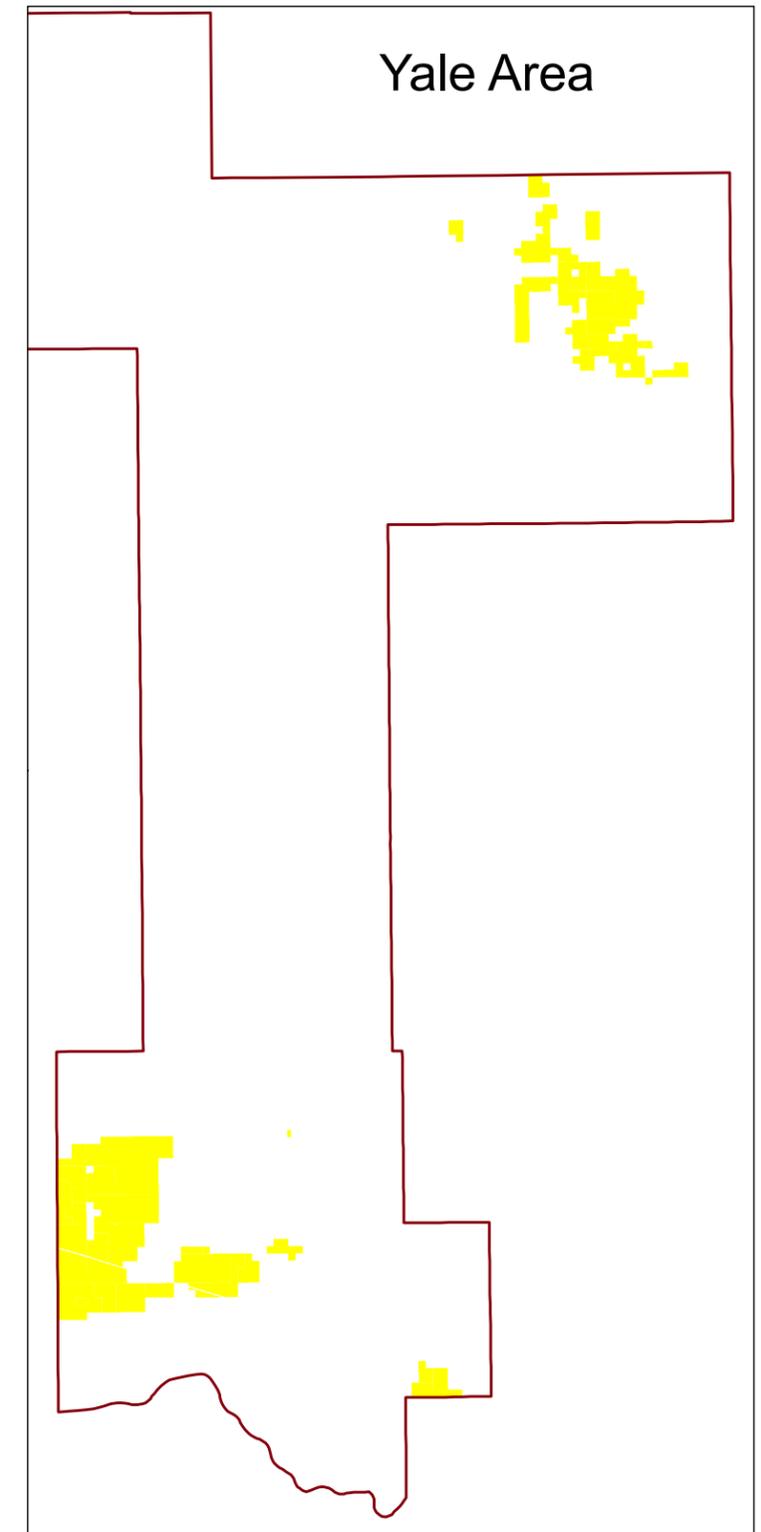
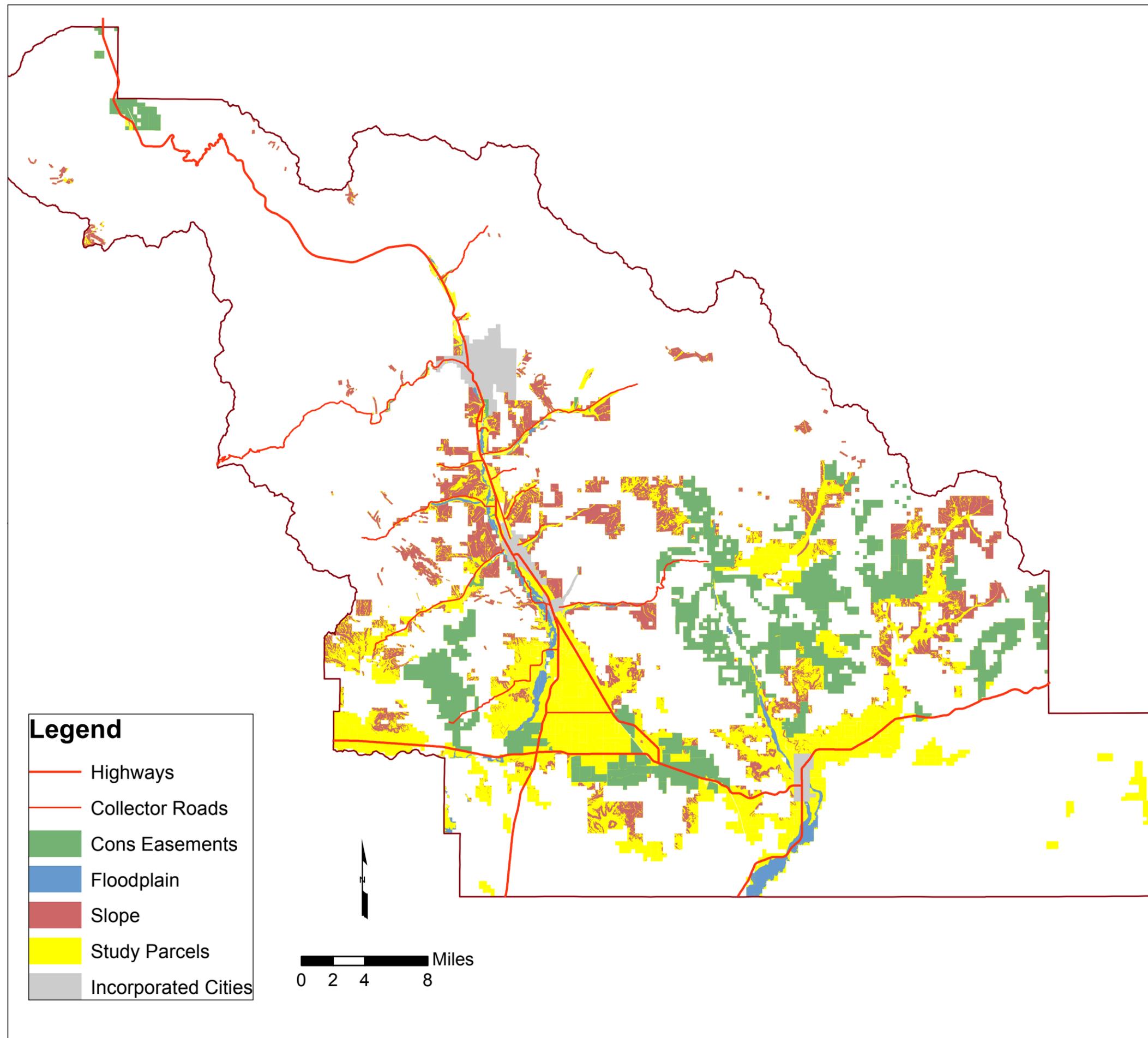
**Map I.3
County Buildout Study
September 2014**



**Map I.4
County Buildout Study
September 2014**



**Map I.5
County Buildout Study
September 2014**



Appendix - Community Profile

Population

Blaine County Population Growth 1940-2010

Historic Census Results								
	<i>1940</i>	<i>1950</i>	<i>1960</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>
Bellevue	502	528	384	537	1,016	1,275	1,578	2,287
Hailey	1,443	1,464	1,185	1,425	2,109	3,687	5,577	7,960
Sun Valley	n.a.	428	317	180	545	938	1,024	1,406
Ketchum	n.a.	757	746	1,454	2,200	2,523	2,765	2,689
Carey	n.a.	n.a.	n.a.	n.a.	n.a.	427	541	604
Unincorporated	3,350	2,207	1,966	2,153	3,971	4,702	7,506	6,430
Blaine County total	5,295	5,384	4,598	5,749	9,841	13,552	18,991	21,376
Blaine County Growth		1.7%	-14.6%	25.0%	71.2%	37.7%	40.1%	12.6%
Average Annualized Growth		0.2%	-1.6%	2.3%	5.5%	3.3%	3.4%	1.2%

Source: US Census Bureau