

COMPREHENSIVE PLAN

City of Placerville, Idaho

2023

TABLE OF CONTENTS

History

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

Implementation

HISTORY

The town of Placerville was founded in December of 1862, when thousands of miners began to enter Boise Basin to search for gold. In 1863, at the height of the gold rush, Placerville had a population of 3,200 consisting mostly of miners and townspeople who worked the Basin. Later, logging and ranching became the predominate occupations. Initially the first stop for suppliers coming into the Basin, Placerville became an important center for mining claims spread throughout the surrounding hills. Unlike the earlier Idaho mining areas of Florence and Pierce, the Boise Basin mines provided good returns over a period of many years, the peak years being 1863 through 1866. For that reason, the Boise Basin rush was significant in early Idaho settlement, bringing a substantial number of people who stayed to establish towns and providing a population base for retailing and agricultural settlement in the Boise Valley. Boise Basin had a higher percentage of families than did most mining areas, and the major towns, like Placerville and Idaho City, acquired substantial buildings, lodges, churches, schools, and post offices. Placerville was unusual in that it even had a street grid and a town square, known locally as the “plaza”. Additionally, it had an Episcopal church, thirteen saloons, seven restaurants, five butcher shops, five blacksmith shops, as well as hotels, druggists, express agents, bakeries, livery barns, carpenters, sawmills, and attesting to the presence of women-dressmakers and a millinery shop.

Mining in Placerville began with placer workings for gold, but miners soon turned to quartz mining as well. By 1864, a stamp mill was working in the area. Hydraulic giants were also used. By 1870, however, much of the excess population of the region had been drained off to other mining rushes and returns on claims had fallen somewhat. The population of Placerville shrank from 3,200 in 1863 and 1864 to 318 in 1870. By that time, a good percentage of the population was Chinese, as the Chinese were allowed to work the less rewarding claims that the white miners would not touch. The Chinese also established services like laundries and restaurants.

As was the case in most mining towns, Placerville suffered more than once from fires that burned a large part of the town. The fire that is most remembered is the 1899 fire, which practically destroyed the town. The streetscape remaining today dates mostly from the rebuilding immediately after that fire and another fire that burned several buildings ten months later. A few buildings of earlier dates also survive.

During the war years Placerville just maintained like the rest of the nation. Wartime restrictions included a suspension of the mining industry. There was no growth, only a feeling of “things have to get better”. Those hardy souls who stuck it out were tried and true pioneers.

In the late 1960's the upper lots were auctioned off creating what was and is now known as the “upper subdivision”. There were permanent and vacation homes built on these lots. Then as now there was only one business in Placerville, the town store.

Placerville continues to survive with the few full-time residents, some part-time residents, the town store, and the tourism industry which includes among others, history seekers, hunters, ATV, and snowmobile recreation. The incorporated city is governed by a Mayor and City Council which meets regularly at City Hall. The town is served by Placerville Fire Department which has its fire station located adjacent to the town plaza. There are two city museums which are maintained by public donations and volunteers. The museums are open weekends from Memorial Day to Labor Day and by special request.

At the writing of this Comprehensive Plan the town store continues to be the center and gathering place for the town citizens and visitors from far and wide. Within the last few years, new families have moved into town, some permanent residents, and some only part time. It seems as if the potential for growth is limited by the city boundaries and location.

PROPERTY RIGHTS

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.

Land use policies, restrictions, conditions, and fees shall not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.

The City of Placerville will use the provisions of the Attorney General's Regulatory Takings Act checklist, and the statutes applicable to such actions, to evaluate proposed changes to zoning ordinances. The City will notify owners of private property affected by regulatory changes, approvals, or denials of land use permits of their right to request a regulatory takings analysis pursuant to Idaho Code §67-8003.

POPULATION

A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

TOTAL POPULATION (2020 census) (**need 2020 census numbers)	55
MALE	32
FEMALE	28
MEDIAN AGE	57.6
UNDER 5 YEARS	1
18 - 64	53
65 AND OVER	16
SOCIAL CHARACTERISTICS	
POPULATION OVER 25	51
HIGH SCHOOL GRADUATE	36
BACHELOR OR HIGHER	7
VETERANS	15
DISABILITY	9
MARRIED MALE	21
MARRIED FEMALE	22
ECONOMIC CHARACTERISTICS	
IN LABOR FORCE	28
TRAVEL TIME TO WORK	44
MEDIAN FAMILY INCOME	75,625
PER CAPITA INCOME	20298
BELOW POVERTY LEVEL	6
HOUSING CHARACTERISTICS	
TOTAL HOUSING UNITS	77
SINGLE-FAMILY OWNER OCCUPIED	24
OWNER OCCUPIED	26
RENTER OCCUPIED	4
VACANT	47

Short term goals:

1. Recount residents
2. Define: Full time, legal, voting residents
3. Note differences with 2000 census

SCHOOL FACILITIES AND TRANSPORTATION

An analysis of public school capacity and transportation considerations associated with future development.

Elementary and secondary schools are located in Idaho City, 14 miles down a graded and year around maintained gravel road.

At the current growth levels there is no projected need for Schools to be located here.

Pupil transportation by bus is provided by the School District.

Placerville is located at the geographic center of Boise County and is ideally located to provide a centrally located hub for all the population in the county. It is located 14 miles from Idaho City, 19 miles from Horseshoe Bend and 14 miles from Garden Valley.

Average winter snowfall will often exceed 5 ft with storms accumulating up to two feet at a time.

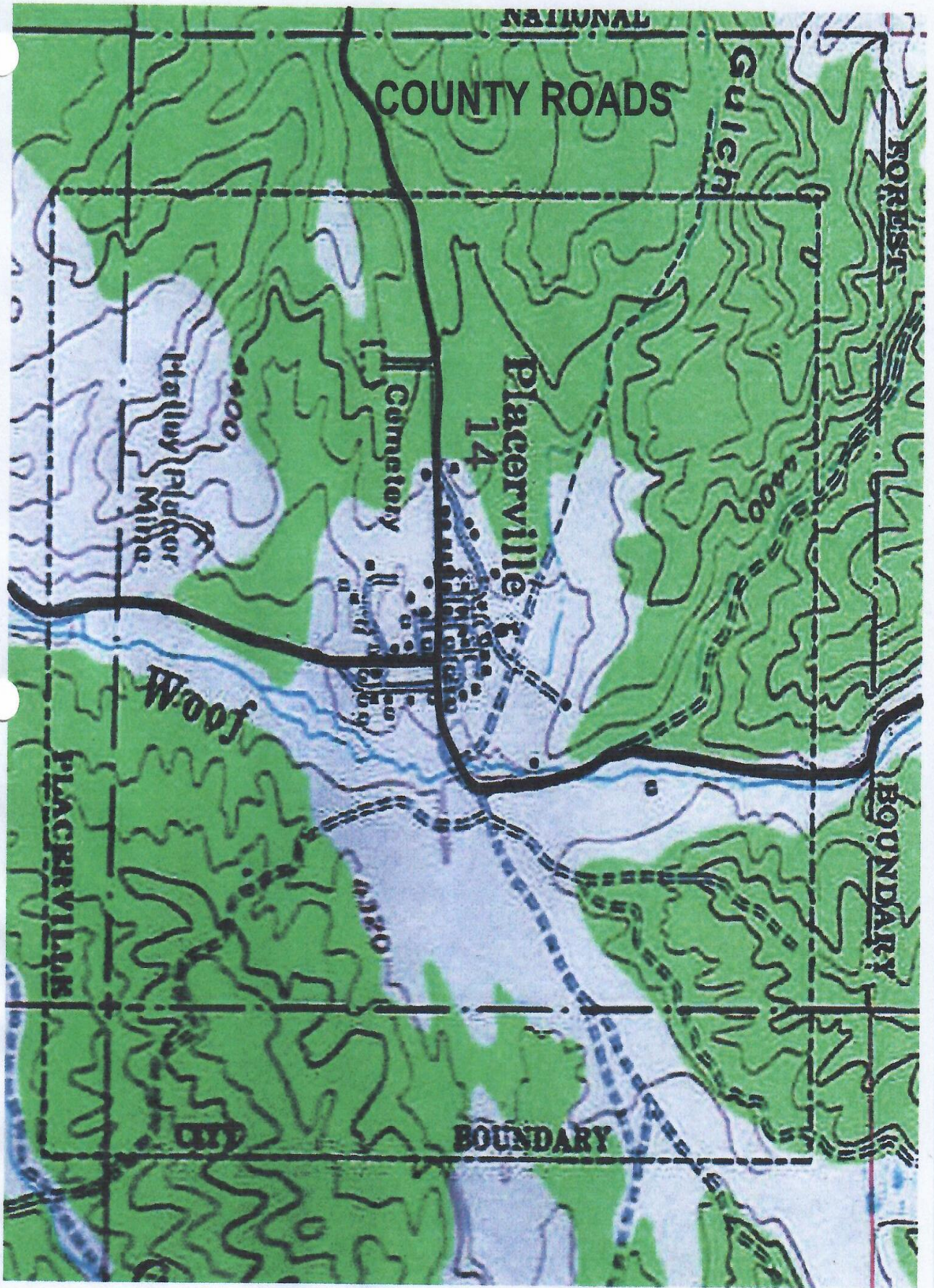
Future growth is based on these roads being paved in the future with particular emphasis on the main emergency evacuation route from Placerville to Horseshoe Bend.

Short term goals:

1. Pavement of county roads that traverse thru Placerville (see map)
2. Upgrade city equipment for city road maintenance and winter snow removal
3. Support county-wide road district

Long term goals:

1. Pavement of primary county evacuation road from Placerville to Horseshoe Bend and Placerville to Idaho City
2. Public transportation from Placerville to Boise City



ECONOMIC DEVELOPMENT

An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels

The economic base of the city is currently tourism and recreation.

Placerville is located in the heart of the Boise National Forest and surrounded by a mixture of private, Forest Service and BLM land. At the present time there is only one viable business in operation and that is Donna's Place. Donna's Place is operated as a convenience to those located in the area and without an increase in tourist and recreational traffic its long-term volatility is questionable.

Most income for the current work force is generated outside of the city limits and workers must commute to their jobs.

Short term goals:

1. Restaurant
2. Community Center
3. Hardware store
4. Private and Public RV Park/Campground
5. Environmentally Compatible Business
6. Antique shop
7. Recreation Field
8. Pursue scenic byways status

Long term goals:

1. Relocation of the Boise County Highway department and its equipment to Placerville
2. County Sheriff's office and jail facility

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. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

Existing land use has a majority of buildings listed on the National Register of Historic Places and these buildings should be maintained in as near to their original state as health and safety permits.

Exhibit A

Shows approximate current boundaries of the City of Placerville

Exhibit B

Shows short term expansion area to encompass the original mile square in the original city plat

Exhibit C

Shows suggested land use after expansion to original area

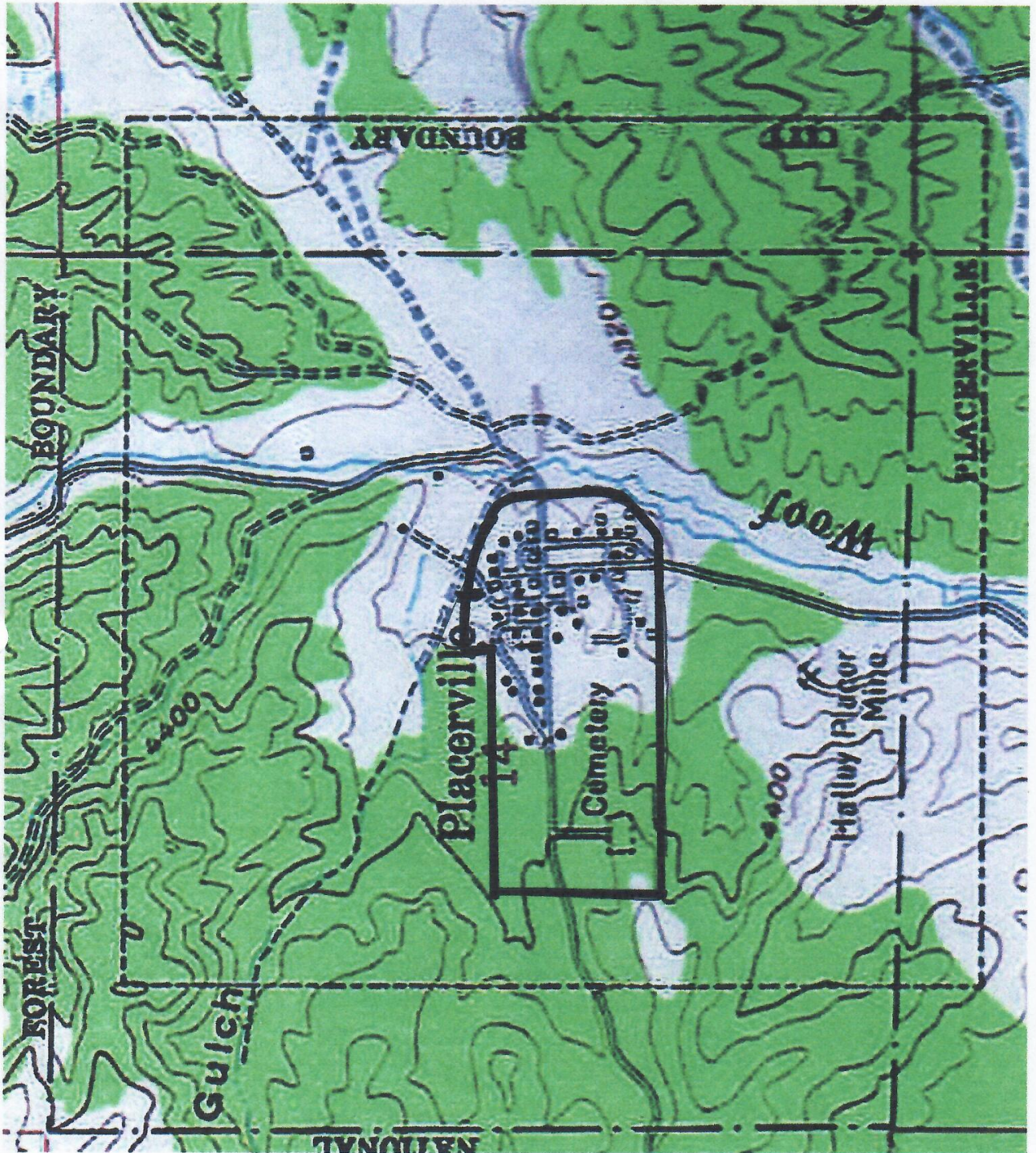
Exhibit D

Shows Placerville's sphere of influence

Exhibit E

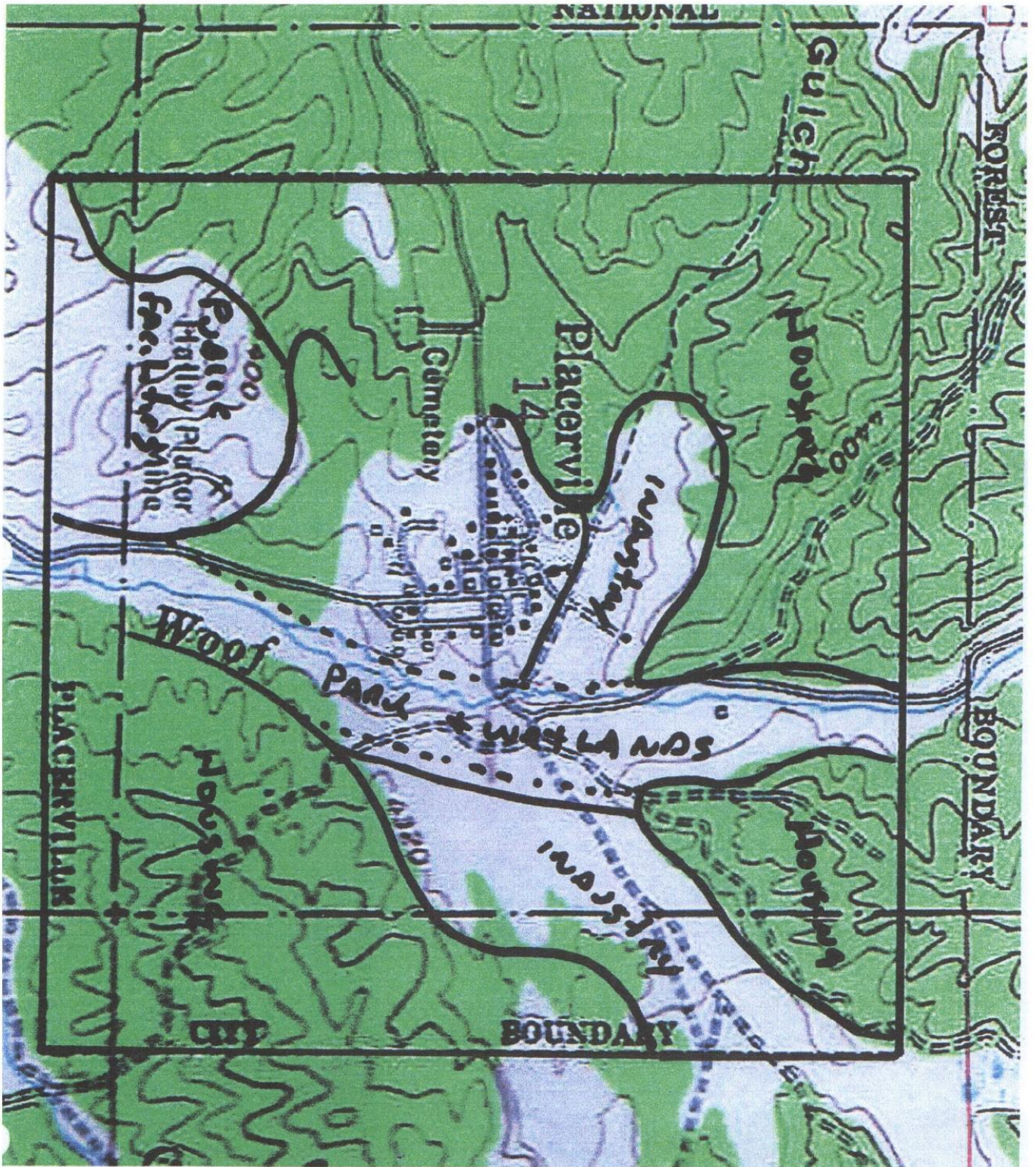
Shows land ownership

EXHIBIT A

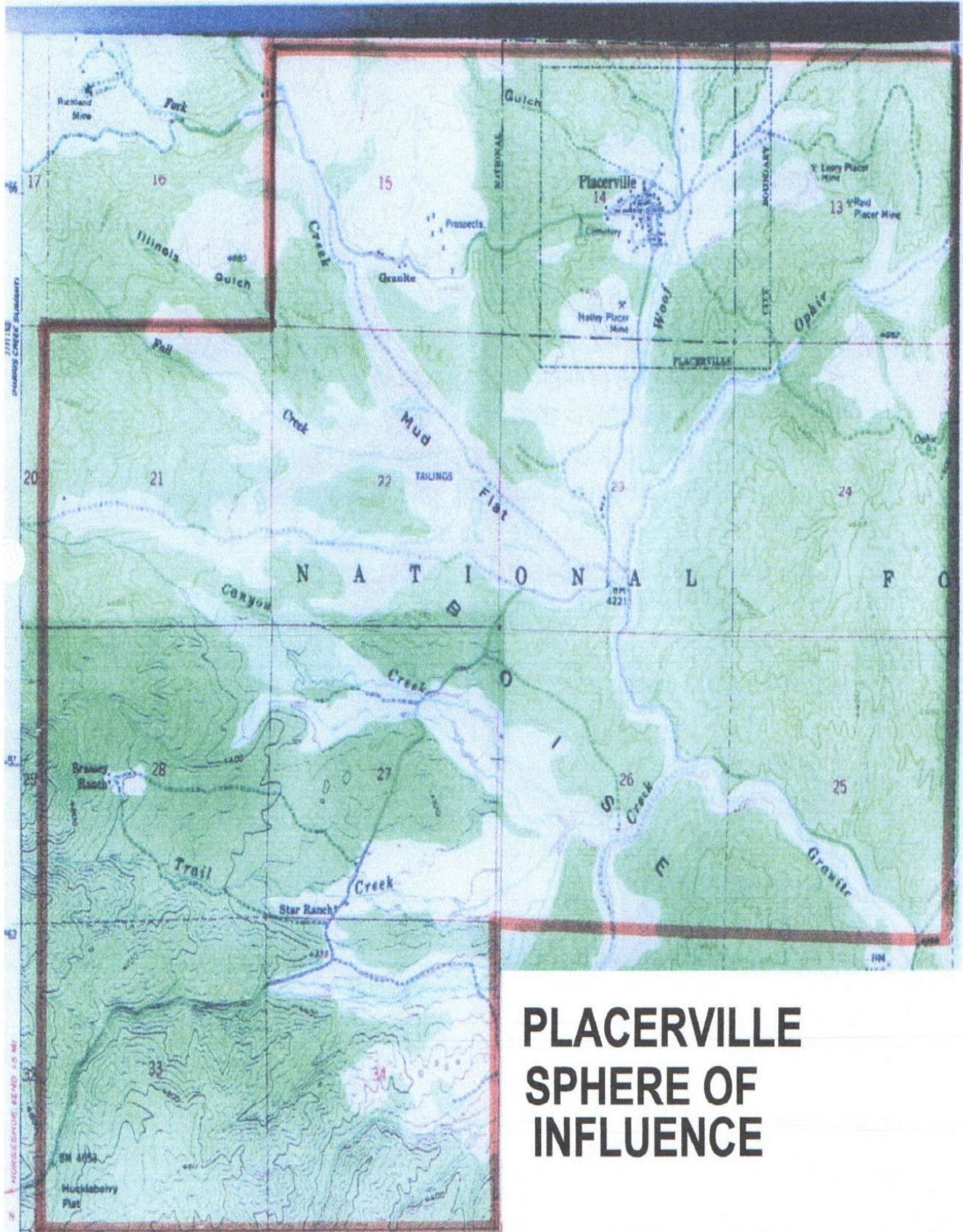


A PROX Current city limits

BOUNDARIES (PROPOSED)

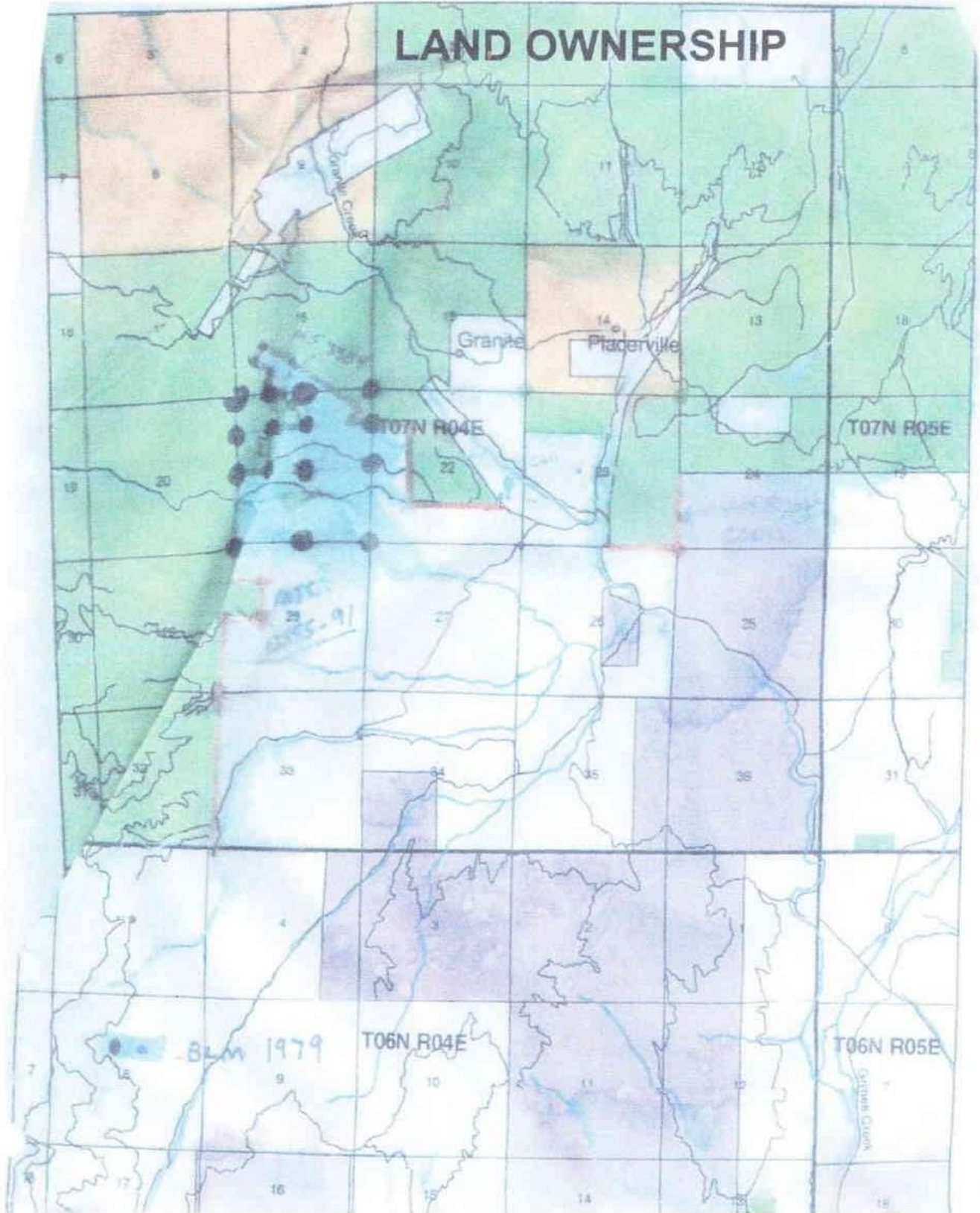


Proposed



PLACERVILLE SPHERE OF INFLUENCE

LAND OWNERSHIP



NATURAL RESOURCES

An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

One of the most important ongoing planning challenges is to adequately conserve and balance the natural resources of the City of Placerville with population growth and the protection of the lifestyle which makes the city an attractive place to live.

***Could be updated with current numbers**

Period of Record: 1/1/1931 to 12/31/2004

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Annual													
Average Max. Temperature (F)	35.4	41.3	48.5	59.0	68.8	77.1	88.1	87.2	77.4	64.5	46.0	36.6	60.8
Average Min. Temperature (F.)	12.7	15.4	21.2	27.7	34.4	40.1	44.7	43.0	35.6	28.5	22.0	15.2	28.4
Average Total Precipitation (in.)	3.63	2.79	2.38	1.76	1.77	1.39	0.44	0.50	0.88	1.47	2.90	3.60	23.52
Average Total Snowfall (in.)	24.3	16.7	7.1	0.9	0.1	0.0	0.0	0.0	0.0	0.7	9.2	22.3	81.3
Average Snow Depth (in.)	17	19	11	1	0	0	0	0	0	0	1	9	5

These are readings from Idaho City which is the closest available place where readings are recorded. Placerville is 1,000 feet higher which will affect the temperature and moisture.

Elevation 4300 ft

Mineral and Forest resources abound in the area surrounding the City of Placerville. Logging and Mining are the primary potential traditional uses. It has to be recognized that future sustained growth will be accomplished by shifting these uses to recreational activities while keeping the traditional uses.

Woof Creek flows north to south along the present boundary of the City of Placerville and when the expansion to the original square mile is accomplished will flow through the heart of the city. It is a free-flowing year-round creek providing fishing and recreational opportunities.

Short term goals:

1. Preservation of the land in the Placerville sphere of influence
2. Limit mineral exploitation
3. Promotion of non-destructive recreational usages
4. Protection of watershed

Long term goals:

1. Growth with established ecological preservation
2. Preservation of Woof Creek as a free-flowing non-polluted stream
3. Restriction on future mining and development activities that would affect Woof Creek

HAZARDOUS AREAS

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 snowslides and avalanches, and floodplain hazards.

Within the present boundaries of the City of Placerville the hazards are earthquake and the slippage that would accompany it. The city is located between two major fault lines. See fault map.

When the City re-acquires its one square mile the Woof Creek drainage would add a floodplain within that area.

Other hazards include forest fire and large amounts of snow.

Short term goals:

1. Survey present structures for earthquake survivability
2. Assess the possibility of land slippage
3. Assess the town for fire survivability
4. Participate in flood insurance

Long term goals:

1. Restriction or development in the floodplain
2. Restriction of mineral exploitation that could affect water quality
3. Reinforcement of buildings for earthquake survivability

PUBLIC SERVICES, FACILITIES AND UTILITIES

An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

The current public services provided by the city are winter snow removal, irrigation water, community center, cemetery and public park maintenance.

Placerville Historic Society under the direction of the Placerville City government runs and maintains the Placerville museums.

Fire protection services are provided by Placerville Fire District and Ambulance services are provided by the East Boise County Ambulance District.

Electricity is furnished by Idaho Power and Telephone service by CenturyLink.

Water is supplied by individual wells maintained by individual homeowners. Sewage treatment is with individual septic systems.

Municipal garbage is presently provided by an independent contractor in conjunction with county levy.

Law Enforcement is currently provided by Boise County Sheriff with an average response time of over thirty minutes.

The closest medical services, other than ambulance and Air Ambulance, are located a minimum of thirty minutes away, in Garden Valley, depending on weather conditions.

Short term goals:

1. Handicap access to all public buildings
2. New equipment for snow removal
3. New community center
4. Road and irrigation equipment for maintenance and improvement
5. Expansion of communication services.

Long term goals:

1. Formation of a Cemetery District
2. Provide year-round irrigation water system for summer irrigation and also assist with fire suppression needs year round
3. New infrastructure

TRANSPORTATION

An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

At the present time the main arterial streets that run through Placerville are gravel county roads. These roads vary in width from a 20 ft right of way to a 50 ft right of way.

City streets are gravel streets that vary from a 20 ft right of way to a 50 ft right of way.

Primary transportation in and out of Placerville is by private vehicle over county-maintained gravel roads.

Winter snow removal is provided on county roads by the county. The city also plows Standifer to maintain the school bus turn around. City streets are plowed and maintained by the city.

The county roads going through the city are main arterial streets with Mesplie, McDevitt, Ranft, Bledsoe, and Tucker roads being arterial feeders.

A transportation van is available for veterans, provided by a grant from the American Legion.

Short term goals:

1. New equipment for city snow removal
2. Paving of county roads in the city
3. Assisting the county to acquire right of ways needed for paving
4. Equipment for road and irrigation maintenance

Long term goals:

1. Acquire 50 ft right of ways on main arterial streets
2. Pave main arterial streets
3. Develop public transportation to Boise City

RECREATION

An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

The primary recreational facility in the current city limits is the Placerville City square which is now maintained as a public park and summer meeting place.

The public amenities are limited to a pavilion with picnic tables and electric power. The Forest Service has provided public toilets for the city square.

The Placerville City Square is a historic example of early city planning and should be maintained for its Historical and cultural heritage.

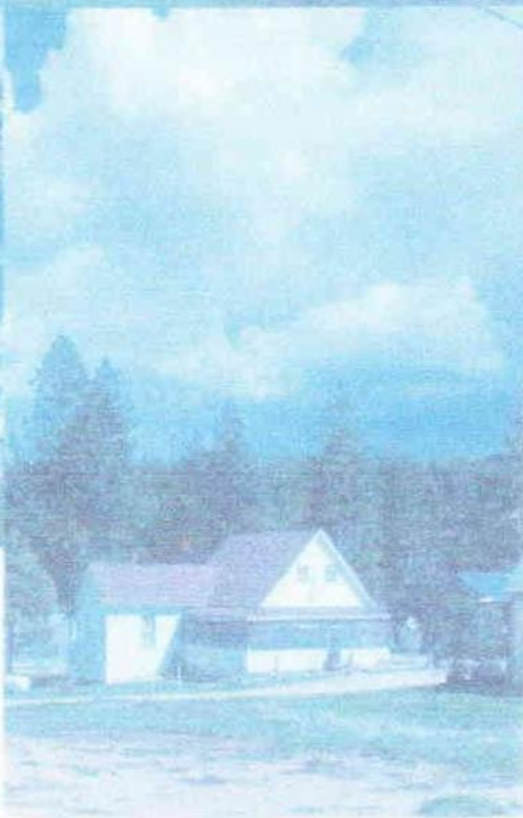
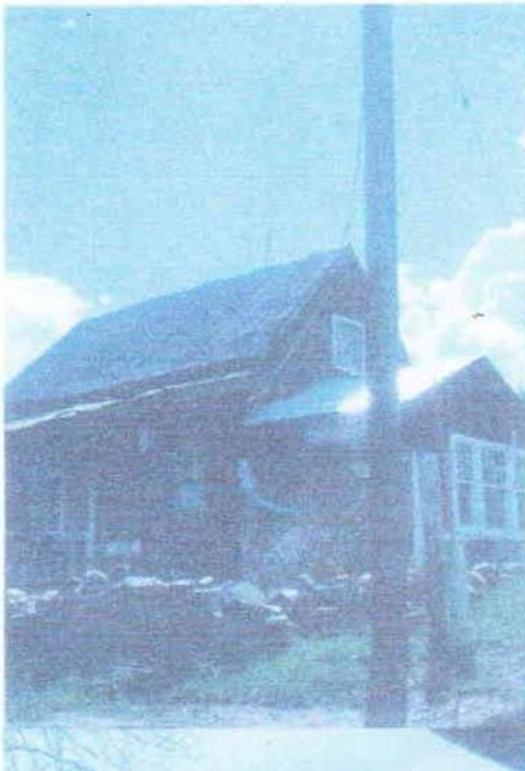
When the original mile square is reacquired the Woof Creek area should be set aside as a natural area for hiking and fishing.

Short term goals:

1. Encourage responsible recreation

Long term goals:

1. Acquire land along Woof Creek for a green belt
2. Playground equipment
3. Recreation field (Ball Diamond, Soccer Fields. etc.)
4. Community Center
5. Deepening of City well for drinking water



SPECIAL AREAS OR SITES

An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

Placerville City is on the National Historic register with many buildings listed and needing to be preserved.

Property that is included in the Placerville Historic District and listed with the National Park Service is:

1. Walt Hiatt House
2. Boise Basin Mercantile
3. James McDevitt butcher shop
4. Magnolia Saloon
5. March House
6. A.C. Gallupe House
7. Gallupe Office
8. Emmanuel Episcopal Church
9. Johnson House
10. Gunderson House
11. John Brogan House
12. James McDevitt House
13. Jim McDevitt Slaughter House
14. Marmaley House
15. Randal House
16. Nedean House
17. Placerville School
18. McKenzie Barn
19. Black House
20. Kenelly House
21. Prophet House
22. Perkins House
23. House
24. Mosso House
25. Miners Cabin
26. Darby Ranft House
27. Kenelly House
28. Assay Office (Corky Heron House)
29. Masonic Hall
30. Craig's Barn
31. Locklear House

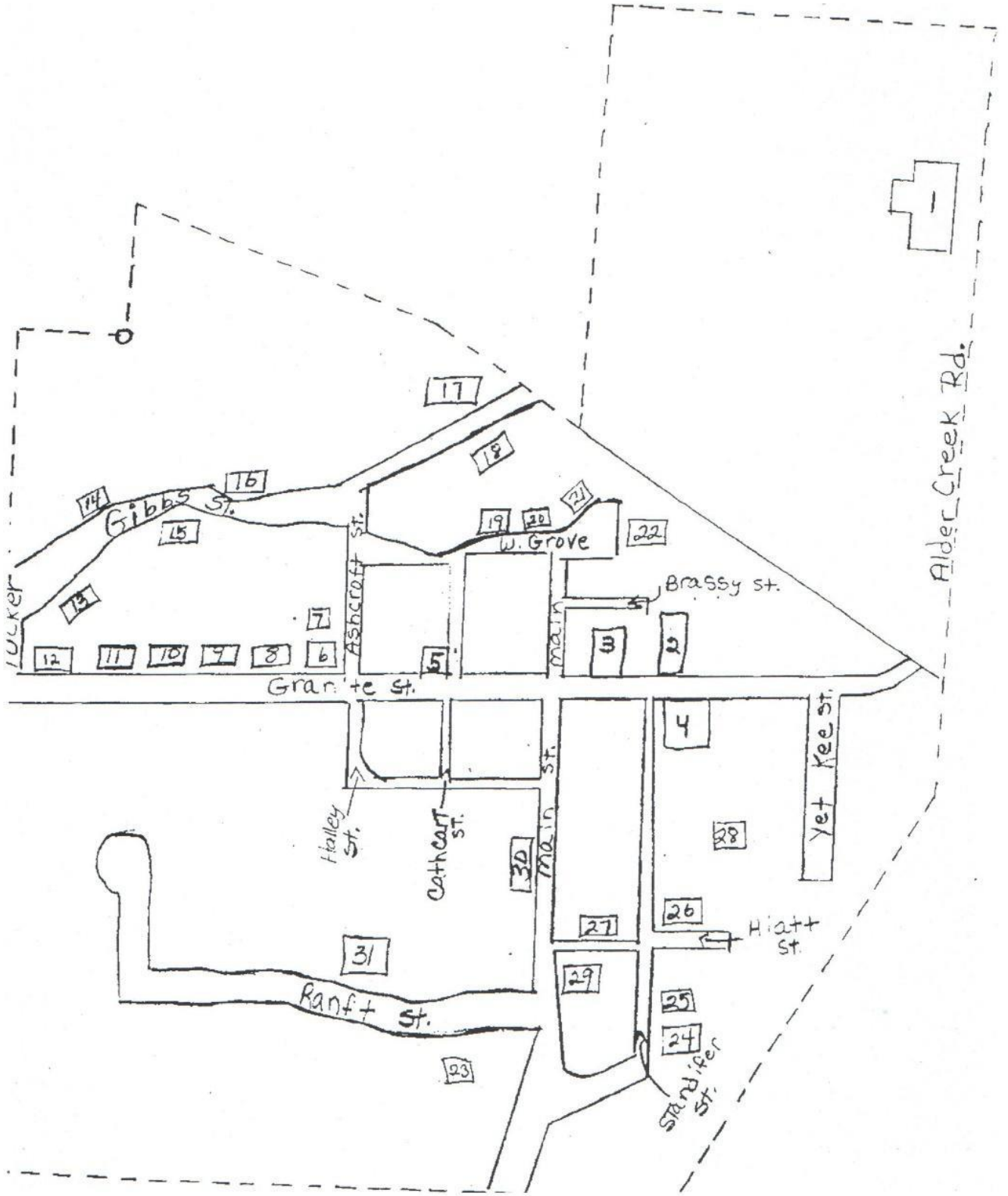
The Placerville Historic Cemetery is a prime example of a turn of the century cemetery that is easily accessible to all.

Short term goals:

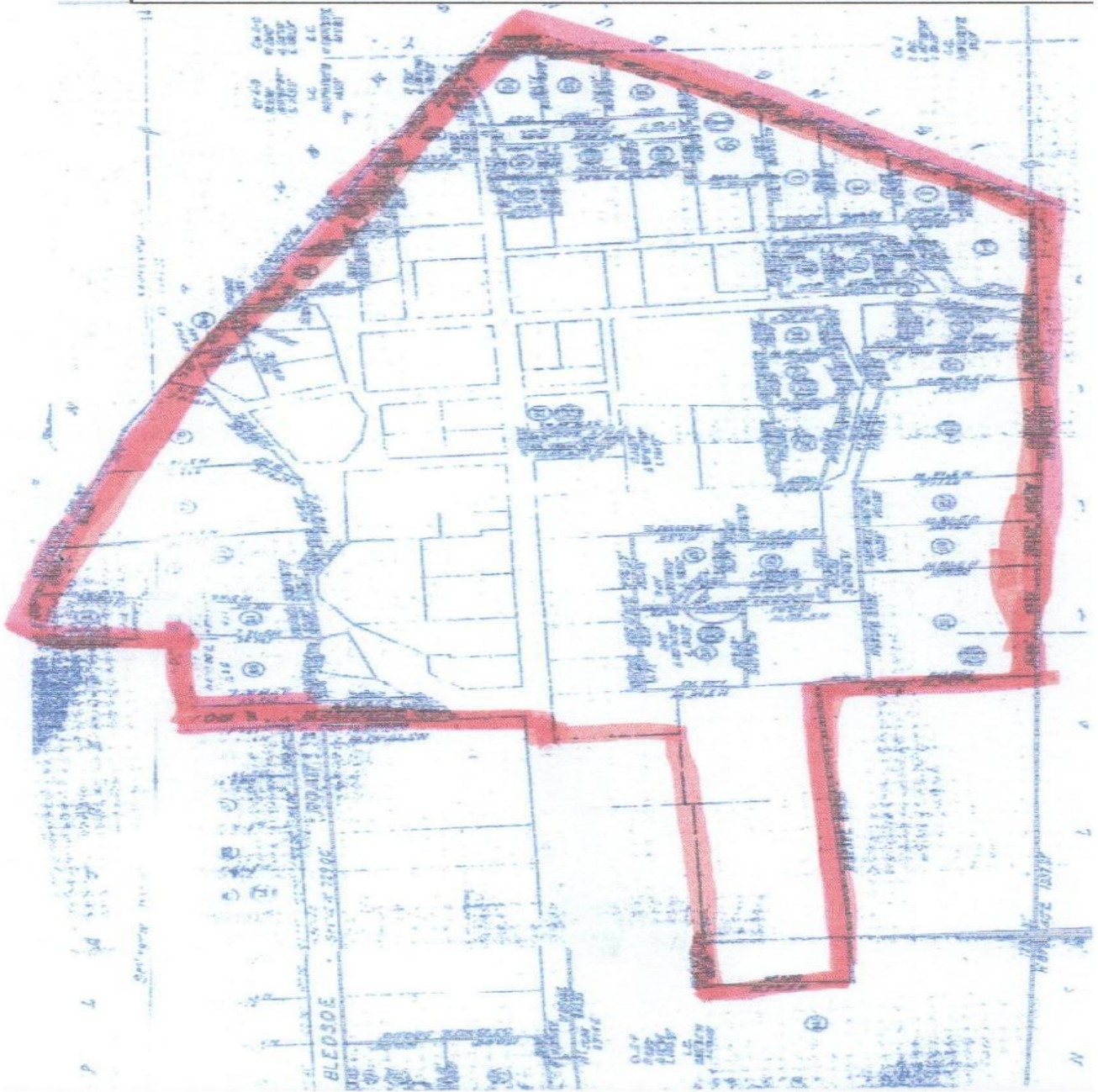
1. Maintenance of historic buildings
2. Handicap accessibility to historic buildings
3. Establish building codes to maintain historic area
4. Enact ordinances to preserve historic buildings

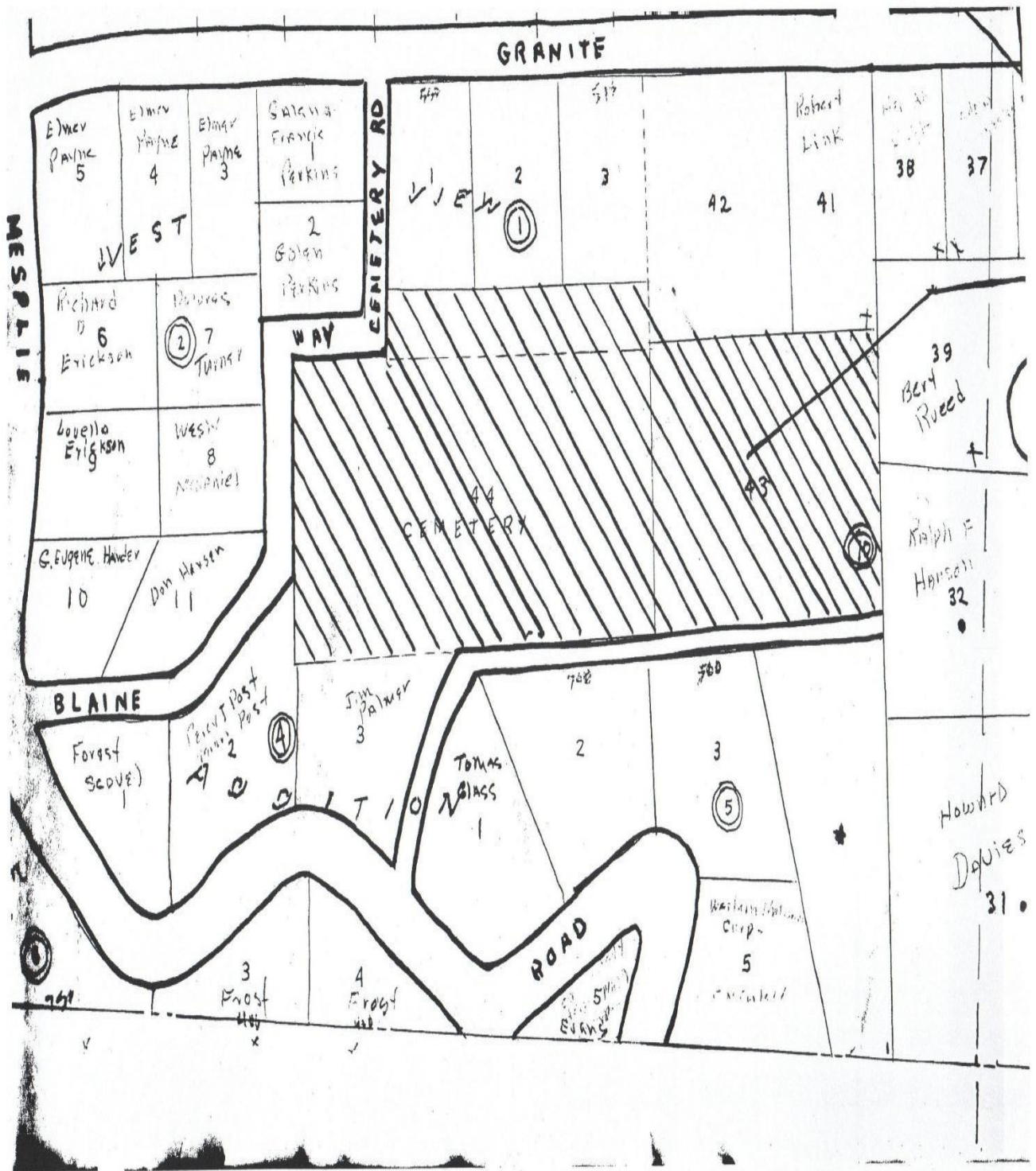
Long term goals:

1. Establishment of a downtown historic district
2. Establishment of historic preservation area
3. Establish Cemetery District



PLACERVILLE HISTORIC PRESERVATION AREA





HOUSING

An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

The City of Placerville has currently adopted the Uniform Building Code and has enforcement provisions.

With the limited area now encompassed by the city, structures are considered on an individual basis and reviewed by the Historical Commission if appropriate.

When the original Placerville City Boundary is re-established, further zoning will have to be enacted.

Presently the city has no property codes in place and no enforcement provisions.

Short term goals:

1. Maintain single family dwellings
2. Adopt and enforce property codes
3. Design review to maintain historical flavor of core area

Long term goals:

1. Develop new areas with appropriate value homes.
2. Provide new subdivisions with adequate lot size to maintain the visual esthetics

COMMUNITY DESIGN

An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

The future design of the City of Placerville should be multifaceted with the blending of historical preservation in the city core area with development that is aesthetically pleasing, environmentally sound and energy efficient in all areas.

Growth needs to be encouraged and cultivated in the future.

Future residential areas need to have paved roads, water for fire protection and landscaping included in the initial design. A maximum number of trees and native landscape should be preserved. All landscaping should take into consideration Fire Wise Requirements.

Commercial and industrial areas should be required to provide landscaping that maintains the rustic appearance of the City. Landscaping, road and fire protection needs will to be addressed in future growth.

Parks and open spaces are to be encouraged.

Short term goals:

1. City design review
2. Landscape standards and encouragement
3. City Park improvements

Long term goals:

1. Planning and zoning established
2. Building code enforcement and review

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.

The only agricultural uses of the area are forestry, primarily managed by the U.S. Forest service. Grazing occurs to a limited extent. Little, if any, of Placerville's economic activities are derived from other agricultural activities such as growing crops for harvest.

IMPLEMENTATION

An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

The City of Placerville's Comprehensive Plan anticipates events up to fifteen years into the future. This will allow time for implementing land use patterns, transportation networks, and facility plans.

Implementation is 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.

The City of Placerville will take these actions to help implement the Comprehensive Plan and encourage citizen participation in community development:

1. Coordinate local plans with the regional planning efforts of federal, state, county agencies and area cities.
2. Review and monitor land uses.
3. Evaluate development costs and benefits as related to land uses.
4. Provide information regarding environmental issues and hazardous areas to citizens.
5. Encourage quality commercial development in the commercial land use areas.
6. Investigate alternate administrative approaches to reduce tax burdens and streamline government costs.

Policies

- Establish zoning and land use ordinances to conform to the adopted Comprehensive Plan.
- Ensure that the Placerville Historic Preservation Commission oversees changes and development in the designated Historical District.
- The City Council has the responsibility to oversee and encourage the implementation actions, goals and objectives of the Comprehensive Plan.
- Establish a Planning Commission as the responsible party for review of the Comprehensive Plan at least once every two years.

- Require that the Comprehensive Plan be reviewed when land use decisions dictate and include public hearing on the proposed plan changes.

National Interest Electric Transmission Corridors: Because the Idaho Public Utilities Commission has not notified the City of Placerville concerning the likelihood of a federally designated national interest electric transmission corridor within or near the City limits, this component is omitted.

Public Airport Facilities: Because there is not a public airport facility owned by nor within the city limits of Placerville, this component is omitted.