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Introduction

The 2009 Development Monitoring Report provides an overview of development trends within Ada and Canyon Counties. The Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999. The report also compares residential development activity with forecasted household growth from the region’s long-term transportation plan, Communities in Motion. Residential activity in the 2009 Development Monitoring Report is compared forecasts used in the long range transportation plan adopted in August 2006. The plan is updated every four years. The 25-year forecast developed for the long-range plan is divided into 5-year increments. Details of those forecasts are available on the COMPASS website at www.compassidaho.org/prodserv/demo-forecasts.htm.

The primary source of data for the Development Monitoring Report is building permits collected from the cities and counties within the region. Another important source of data is preliminary plats, which are subdivisions that have received preliminary approval for development but have not received final approval, and therefore have not been recorded. Preliminary plats represent areas that have a strong probability of future growth.

Building permits and lots within preliminary plats are organized according to the following geographies for the purposes of this report:

**City Limits** are the official jurisdictional and taxing boundaries of the cities. City limit boundaries tend to expand year after year as city councils approve property annexations. Building permits in this report reflect the city limit boundaries at the time of reporting.

**Demographic Areas** are collections of multiple Transportation Analysis Zones (TAZ) that roughly follow city areas and sub-areas within cities. A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. City limits boundaries are continuously expanding. Demographic area and TAZ boundaries stay the same for about 10 years and therefore provide a good geography by which to analyze growth trends within a constant boundary over a range of time.

The 2009 Development Monitoring Report, previous year reports, and other development-related data are available on the COMPASS website at www.compassidaho.org/prodserv/gtsm-devmonitoring.htm.

Custom data analysis for more specific areas is available upon request.

Any questions or concerns regarding the report may be directed to Nathan Dale at 855-2558, ext. 233 or email ndale@compassidaho.org.
Table 1: Total New Construction Permits Issued by Year

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**Table 3: New Residential Units by City Limits as a Percentage of Regional Total**

<table>
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<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
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<td>17.6%</td>
<td>15.4%</td>
<td>10.0%</td>
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<td>20.5%</td>
<td>11.5%</td>
<td>18.3%</td>
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<tr>
<td>Caldwell</td>
<td>8.3%</td>
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<td>7.6%</td>
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<td>14.3%</td>
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</tr>
<tr>
<td>Eagle</td>
<td>7.4%</td>
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<td>3.9%</td>
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<td>6.0%</td>
<td>4.8%</td>
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<td>1.4%</td>
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<tr>
<td>Garden City</td>
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<td>0.6%</td>
<td>0.7%</td>
<td>2.1%</td>
<td>1.4%</td>
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<tr>
<td>Greenleaf</td>
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<td>0.0%</td>
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<tr>
<td>Kuna</td>
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<td>6.0%</td>
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<td>11.3%</td>
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<tr>
<td>Melba</td>
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<td>1.3%</td>
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<td>2.0%</td>
<td>1.7%</td>
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<td>1.3%</td>
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<td>17.9%</td>
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<td>5.2%</td>
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<td>100%</td>
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### Table 4: New Non-Residential Square Feet (In thousands) by City Limits

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<th>2006</th>
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<th>2008</th>
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<td>197</td>
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<td>11</td>
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**Ada County Subtotal**: 2,995

**Canyon County Subtotal**: 0

**Regional Total**: 2,995

### Table 5: New Non-Residential Square Feet by City Limits as a Percentage of Regional Total

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<th>City</th>
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<tr>
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<td>0.9%</td>
<td>0.4%</td>
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<td>2.2%</td>
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<td>0.0%</td>
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<tr>
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<td>0.1%</td>
<td>6.4%</td>
<td>5.3%</td>
<td>1.1%</td>
<td>6.1%</td>
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<td>2.1%</td>
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<tr>
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<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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</tr>
</tbody>
</table>

**Ada County Subtotal**: 100.0%

**Canyon County Subtotal**: 0%

**Regional Total**: 100.0%

**Notes**
Not all permits for non-residential new construction contain square footage data.
Figure 2: Total New Construction Permits Issued From 2000 to 2004
Figure 3: Total New Construction Permits Issued From 2005 to 2009
Figure 4: 2009 Ada County Building Permits By Demographic Area

- Single Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential
- Demographic Areas
Figure 5: Ada County Preliminary Plat Boundaries and Potential Lots
As of December 2009

Total Preliminary Lots
Residential + Commercial
- 0 - 50
- 51 - 150
- 151 - 500
- 501 - 1,350
- 1,351 - 3,250

Preliminary Plat Outline
Demographic Areas

COMPASS makes no warranty with respect to the accuracy and completeness of the preliminary plat data in this map.
Table 6: Ada County Residential Units Permitted Between 2005 and 2009 Versus Short-Term Forecasted Household Growth

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<td>(5)</td>
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</table>

Notes
*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.
*Highlighted cells indicate demographic areas that have experienced growth, based on permitted residential units, that have exceeded forecasted household growth by the forecast horizon year indicated in the column heading.
*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.
Table 7: Ada County Likely Household Growth Versus Long-Term Forecasted Household Growth

<table>
<thead>
<tr>
<th>Demographic Area</th>
<th>New Residential Permits 2005 to 2009</th>
<th>Preliminary Plat Residential Lots As of 2009</th>
<th>Total Likely Household Growth (Permits + Preliminary Plat Lots) 2005 +</th>
<th>Forecasted Household Growth By 2020</th>
<th>Forecasted Household Growth By 25</th>
<th>Forecasted Household Growth By 2030</th>
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<td>(5)</td>
<td>(5)</td>
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<td>2,616</td>
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<td>2,301</td>
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<td>15</td>
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<td>19</td>
<td>32</td>
<td>32</td>
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<tr>
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<td>1,390</td>
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<tr>
<td><strong>Rural Area Subtotal</strong></td>
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<td><strong>7,410</strong></td>
<td><strong>8,264</strong></td>
<td><strong>2,693</strong></td>
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<td><strong>3,970</strong></td>
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<td><strong>Total</strong></td>
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<td><strong>19,644</strong></td>
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<td><strong>34,331</strong></td>
<td><strong>48,193</strong></td>
<td><strong>61,898</strong></td>
</tr>
</tbody>
</table>

Notes

*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.

*Likely household growth is based on permitted residential units & residential lots in preliminary plats.

*Highlighted cells indicate demographic areas that are likely to exceed forecasted household growth by the forecast horizon year indicated in the column heading.

*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.

*Preliminary plats are subdivisions that have received a preliminary approval but have not been granted final approval and recorded.

*COMPASS makes no warranty with respect to the accuracy and completeness of the preliminary plat data in this table.
Figure 6: 2009 Canyon County Building Permits By Demographic Areas

- Single-Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential
- Demographic Areas
Figure 7: 2009 Canyon County Preliminary Plat Boundaries and Potential Lots

Total Preliminary Lots
Residential + Commercial
- 0 - 50
- 51 - 150
- 151 - 500
- 501 - 1350
- 1351 - 3250

COMPASS makes no warranty with respect to the accuracy and completeness of the preliminary plat data in this map.
### Table 8: Canyon County Residential Units Permitted Between 2005 and 2009 Versus Short-Term Forecasted Household Growth

<table>
<thead>
<tr>
<th>Demographic Area</th>
<th>Residential Units Permitted</th>
<th>Residential Units Permitted</th>
<th>Residential Units Permitted</th>
<th>Residential Units Permitted</th>
<th>Residential Units Permitted</th>
<th>Total Residential Units Permitted</th>
<th>Forecasted Household Growth</th>
<th>Forecasted Household Growth</th>
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<td>2</td>
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<td><strong>Other City Subtotal</strong></td>
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<td><strong>97</strong></td>
<td><strong>126</strong></td>
<td><strong>87</strong></td>
<td><strong>78</strong></td>
<td><strong>19</strong></td>
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<td><strong>682</strong></td>
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<td><strong>860</strong></td>
<td><strong>460</strong></td>
<td><strong>9,903</strong></td>
<td><strong>11,306</strong></td>
</tr>
</tbody>
</table>

**Notes**

*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.*

*Highlighted cells indicate demographic areas that have experienced growth, based on permitted residential units, that have exceeded forecasted household growth by the forecast horizon year indicated in the column heading.*

*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.*

 COMPASS - Community Planning Association of Southwest Idaho
# Table 9: Canyon County Likely Household Growth Versus Long-Term Forecasted Household Growth

<table>
<thead>
<tr>
<th></th>
<th></th>
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<td><strong>26,224</strong></td>
<td><strong>30,772</strong></td>
<td><strong>35,136</strong></td>
</tr>
</tbody>
</table>

**Notes**

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