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COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

2005 Development Monitoring Report For Ada and Canyon Counties

Report Number: 05-2006

**2005 Development Monitoring Report
For Ada and Canyon Counties
January 1, 2005 – December 31, 2005**

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Introduction

The 2005 Development Monitoring Report for Ada and Canyon Counties provides an overview of development activity using information gathered from building permits submitted from January 1, 2005 through December 31, 2005. Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999.

Building permits in this report are tabulated at several levels of geography:

- City Limits
- Area of Impact
- Traffic Analysis Zones
- Demographic Areas

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

Areas of Impact are established by agreement between each city and the County. Impact areas are typically larger than the city limits boundaries and show areas of land that the city is likely to annex over the next 10 to 20 years. Every city develops a comprehensive plan that outlines how growth will occur and services will be provided within the impact area. Because the Treasure Valley has seen a high rate of growth and an ever-increasing demand for new land to develop, cities are under pressure to continually expand their areas of impact.

Traffic Analysis Zones (TAZs)

A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. The boundaries typically follow physical features such as streets, rivers or canals and are updated every ten years as part of the census. TAZs vary in size from a few blocks to several square miles. The former are typically found in downtown areas, while the latter are more typical in rural areas. Nearly all metropolitan planning organizations such as COMPASS use TAZ geography to analyze future transportation needs. Since there are over 500 TAZs in Ada and Canyon Counties, the Development Monitoring Report does not include this level of tabulation. However, all building permit data is compiled by TAZ and is available upon request. Maps showing TAZ boundaries can be found on the COMPASS website.

Demographic Areas are collections of multiple TAZs that roughly follow city areas and sub-areas within cities. City limits and area of impact boundaries are continuously expanding. Demographic area and TAZ boundaries stay the same for about ten years and therefore provide a good geography by which to analyze growth trends within a constant boundary over a range of time. In 2005 the demographic areas near Meridian, Nampa, and Caldwell were subdivided into smaller sections to allow for better analysis of specific growth areas within the city region. As an example, the Meridian demographic area was subdivided into three sections: North Meridian, Central Meridian, and South Meridian. COMPASS can still analyze the change in building permit activity within the Meridian demographic area as a whole because the overall Meridian area boundary did NOT change. Now, we can more easily see what specifically occurred in the rapidly developing North Meridian sub-area.

Building permits are also geocoded, or given a spatial reference on a map, allowing for even greater flexibility in analyzing permit activity. For example, COMPASS staff can now determine how many new residential units were permitted in a particular school district, or in a certain neighborhood.

COMPASS tracks building permit information primarily as a tool to analyze transportation needs in the Treasure Valley. This purpose affects the type of building permits included in the report as well as those that are not. For example, when looking at residential permits, only new residential structure permits are included. Home addition and remodel

permits are discarded. COMPASS also keeps track of the total number of residential units. A permit for a new single family home counts as one unit. A permit for a house demolition or conversion to a commercial use (such as a law office) counts as one negative unit. Manufactured homes, including mobile homes, are recorded separately and counted as one dwelling unit. The number of units in a new apartment complex is also recorded. Sometimes a building is constructed for multiple uses and includes space for both residential and commercial purposes. Usually the total residential units in those buildings are more difficult to record because the builder may not yet know exactly how many residential units will be in the building. The finish permits for those units trickle in over a longer period of time.

COMPASS does not include value per square foot of residential construction in the report for several reasons. Residential values vary greatly between areas. Also, value and square footage information is not always reported. Because demolitions and changes of use are included in the unit count, using units to calculate average values and square footage may be misleading. Value per square foot calculations can be completed for specific geographic areas upon request.

Non-residential permits are also analyzed by their impact on the overall transportation system. All new structure permits are included. Those permits are separated from non-residential additions and changes in use. Non-residential addition permits are only recorded if there is a significant addition of square footage and if the value is over \$10,000. Store and office remodel permits are discarded, regardless of value. Change of use is a more difficult category. COMPASS includes the permit if, for example, a restaurant space changes to a tanning salon or a law firm moves into an empty tenant space. The permit is discarded if one restaurant tenant moves out and another restaurant tenant moves in, or even if one kind of professional office (real estate) replaces another (law firm). If a commercial shell building is built, permits that establish occupancy are kept.

Non-residential permits are divided into three categories: Commercial, Industrial and Public/Quasi Public. COMPASS uses the Standard Land-Use Coding Manual to assign every building permit a four-digit code. Those codes are then compiled into the three main categories. Commercial uses make up the largest percentage of non-residential permits and are defined as wholesale or retail trade and personal or professional services. Industrial uses are for the production of goods; examples could include timber, canned foods or computer parts. Hewlett Packard and Micron are the Treasure Valley's larger contributors to permits in this category. Public/Quasi Public uses include churches, schools, athletic centers, city buildings and charitable services.

When looking at value and square footage data, it is important to note that while information is included with most permits, it is not included with every permit. Also, because COMPASS discards many permits when developing this report, as explained above, the value and square footage information included in this report may differ greatly from building permit reports generated by a city, for example. The values listed in the tables are for the cost of the structure only and do not include the cost of the building lots or small building improvements made after initial construction.

The data shown in this report reflects the building permits issued by each jurisdiction during the year. It does not reflect which of those permits were actually completed within the year. There is sometimes a delay between the date the permit is issued and the date of construction. Some never get built at all.

The 2005 report includes preliminary platting and final platting data. For the purposes of this report, developments are shown as preliminary when they have received preliminary approval from a city or county jurisdiction, but have not yet received final approval or been recorded by the county. The final plat tables reflect the number of lots and acres that the counties show as having recorded within the year. The data shown in these tables reflect the best available information available from the city and county jurisdictions at the time of the report. Preliminary plat information in particular is somewhat difficult for city and county jurisdictions to track. Development boundaries and the number of lots and acres change several times throughout the approval process.

Custom data analysis for more specific areas is available. Shape files and the original database are also available upon request. The 2005 Development Monitoring Report and previous year reports are available on the COMPASS website www.compassidaho.org/reports.html.

Overview of Ada County Permit Activity

Residential Construction

A total of 7,831 units were permitted in Ada County in 2005, a 42% increase over the same period last year and the largest percentage increase in the last several years. Star experienced a large amount of growth in residential permitting activity this year, seeing 548 new residential units—almost three times as many as last year. The percentage of residential units permitted outside of city areas of impact rose this year to 7.9% (page 7).

Ada County Total New Residential Units by City Limits 2001 - 2005 Building Permits

	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2005	1,189	530	70	563	3,314	548	1,617	7,831
2004	815	483	69	230	2,567	146	1,200	5,510
2003	1,119	421	88	232	1,766	102	1,036	4,764
2002	1,204	266	196	410	949	46	859	3,930
2001	1,823	361	103	321	921	43	950	4,522

The number of new multi-family units increased over 2004, but comprised a smaller percentage of the total new residential units again this year.

	Total Units	Multi-Family Units	% Total
2005	7,831	608	8%
2004	5,510	591	11%
2003	4,764	784	16%
2002	3,930	631	16%
2001	4,522	1,180	26%

Non-Residential Permits

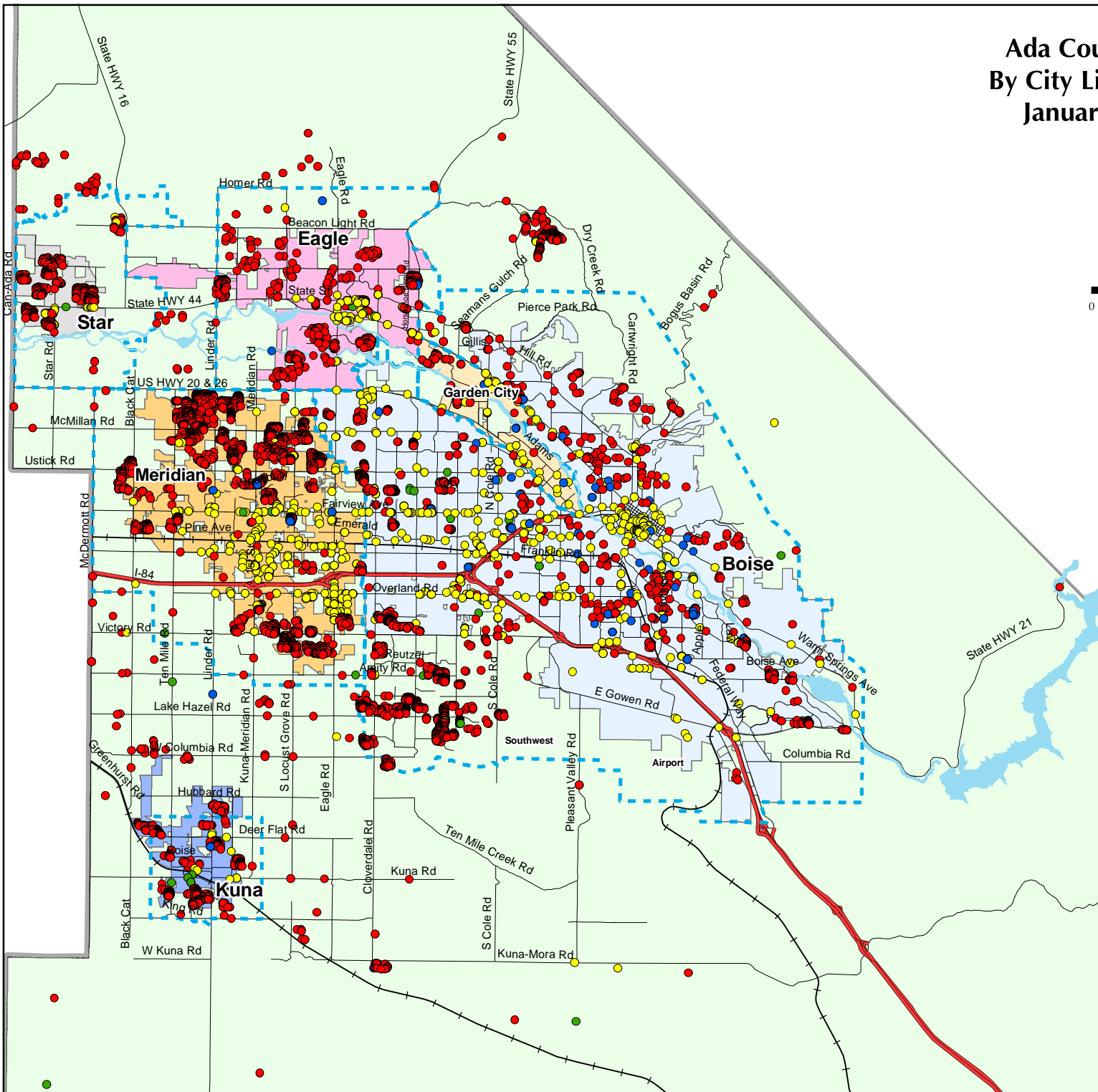
The highest value new commercial construction projects were in Boise for 2005, including additions to the St. Alphonsus Regional Medical Center (\$14 million), the 10th and Bannock Street retail and office building (\$12 million for the shell) and the downtown BODO development (\$9.6 million for the shell). The highest value projects in Meridian were the new Idaho Urologic Institute (\$6.8 million), Prospect Elementary School (\$6.6 million) and the Majestic 18-Plex Cinema (\$5.2 million).

Just as Meridian's residential permits have been growing, the amount of new non-residential square footage in Meridian continues to exceed other Ada County jurisdictions.

Ada County Total Square Feet New Non-Residential Construction by City Limits 2001 - 2005 Building Permits

	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2005	1,204,677	282,276	29,284	105,748	1,498,270	41,390	252,152	3,413,797
2004	1,069,599	245,385	74,931	55,994	1,309,641	76,173	163,729	2,995,452
2003	1,428,152	235,775	118,459	7,205	938,422	13,215	2,004	2,743,232
2002	861,321	108,869	23,677	44,978	291,561	1,319	171,027	1,502,752
2001	1,697,355	236,116	243,837	170,561	624,024	0	8,652	2,980,545

Ada County Building Permits By City Limits & Area of Impact January - December 2005



Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential
- ▭ Area of Impact

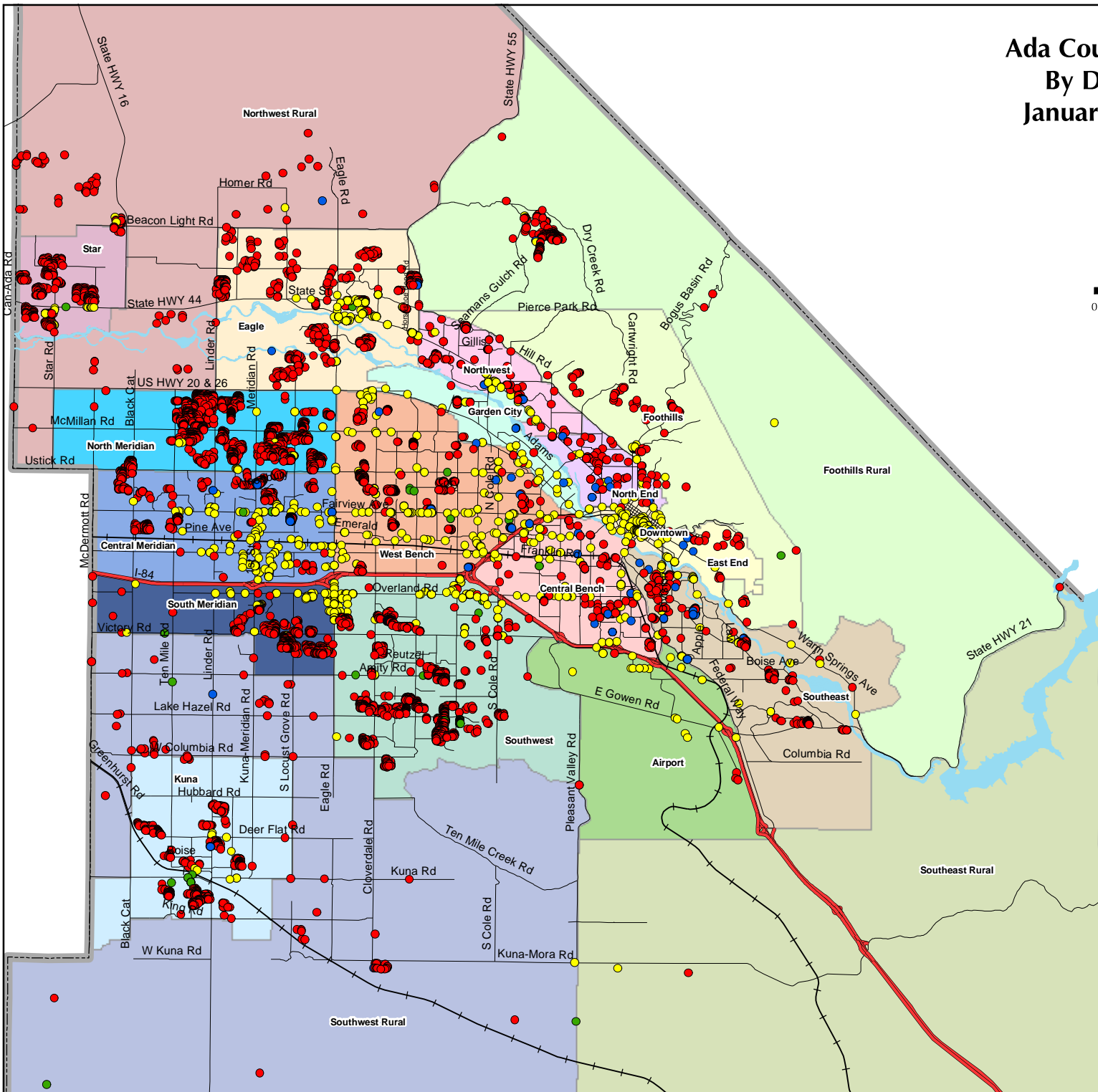
Road Features

- Interstate
- Roads
- + Railroad

Note:

Due to data limitations, 95% of permits issued are reflected on the map. Data shown reflect permits issued during the year, not permits completed.

Ada County Building Permits By Demographic Area January - December 2005



Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

Road Features

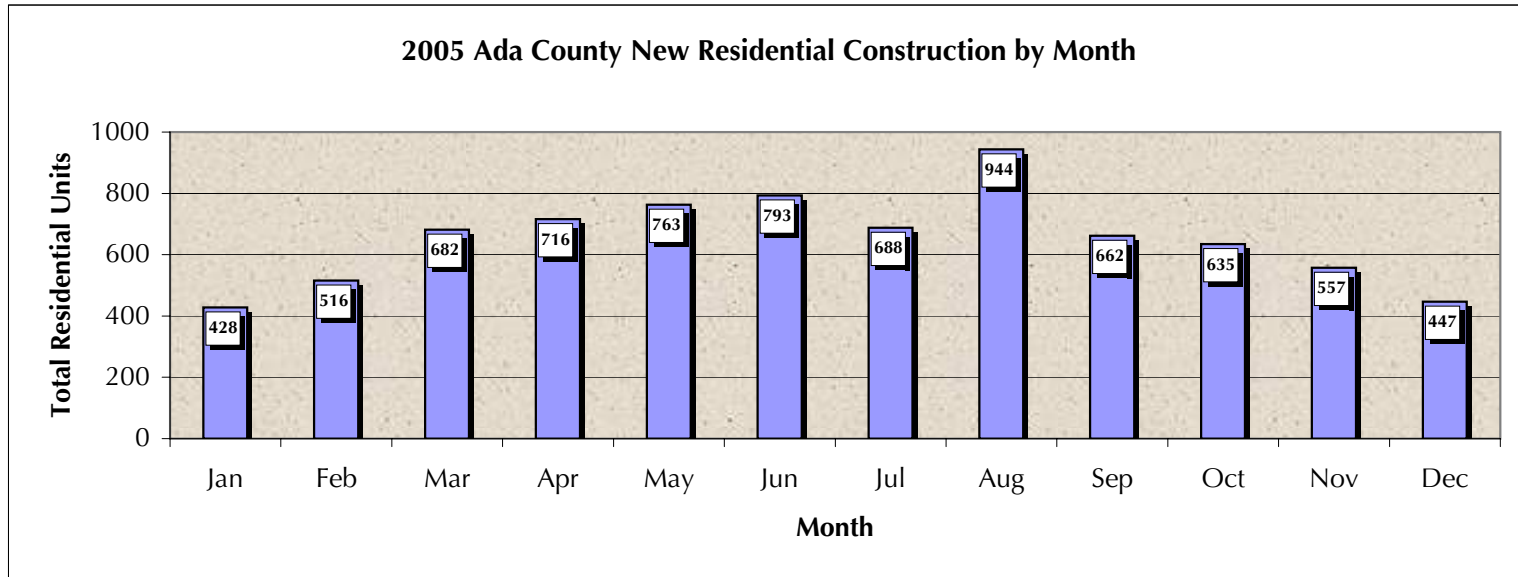
- Interstate
- Roads
- Railroad

Note:

Due to data limitations, 95% of permits issued are reflected on the map. Data shown reflect permits issued during the year, not permits completed.

**Ada County New Residential Construction
By City Limits
January - December 2005**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	799	\$162,329,074	1,986,406	377	\$32,363,495	535,271	13	1,189	15.2%
Eagle	505	\$178,211,764	1,717,700	24	\$3,243,360	33,775	1	530	6.8%
Garden City	58	\$11,971,809	19,909	12	\$1,155,780	0	0	70	0.9%
Kuna	522	\$84,473,091	1,041,676	30	\$2,535,339	33,228	11	563	7.2%
Meridian	3,161	\$608,520,658	7,493,042	148	\$17,361,783	246,886	5	3,314	42.3%
Star	547	\$99,090,584	1,206,230	0	\$0	0	1	548	7.0%
City Subtotal	5,592	\$1,144,596,980	13,464,963	591	\$56,659,757	849,160	31	6,214	79.4%
Unincorporated	1,573	\$345,556,560	5,268,457	17	\$1,455,612	22,770	27	1,617	20.6%
Total	7,165	\$1,490,153,540	18,733,420	608	\$58,115,369	871,930	58	7,831	



Notes:

- Data reflect city limits boundaries at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.

**Ada County New Residential Construction
By Area of Impact
January - December 2005**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	1,905	\$383,986,809	5,383,660	383	\$33,104,917	547,343	33	2,321	29.6%
Eagle	519	\$182,367,518	1,778,539	26	\$3,331,360	36,346	1	546	7.0%
Garden City	58	\$11,971,809	19,909	12	\$1,155,780	0	0	70	0.9%
Kuna	386	\$64,048,271	789,589	30	\$2,535,339	33,228	11	427	5.5%
Meridian	3,179	\$613,059,093	7,570,472	148	\$17,361,783	246,886	7	3,334	42.6%
Star	514	\$91,350,113	1,115,406	0	\$0	0	1	515	6.6%
Subtotal	6,561	\$1,346,783,613	16,657,575	599	\$57,489,179	863,803	53	7,213	92.1%
County	604	\$143,369,927	2,075,845	9	\$626,190	8,127	5	618	7.9%
Total	7,165	\$1,490,153,540	18,733,420	608	\$58,115,369	871,930	58	7,831	

Notes:

Data reflect area of impact boundaries as of February 2006.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Residential Construction
By Demographic Area
January - December 2005**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Airport	5	\$1,471,060	21,051	0	\$0	0	0	5	0.1%
Central Bench	56	\$8,810,056	121,656	28	\$2,006,011	35,964	2	86	1.1%
Downtown Boise	-4	\$226,000	2,068	1	\$188,000	3,080	0	-3	0.0%
East End	15	\$7,611,892	68,134	3	\$51,500	1,718	0	18	0.2%
Foothills	61	26,211,005	214,465	40	\$7,781,000	113,391	1	102	1.3%
North End	32	\$7,003,594	86,296	11	\$843,578	13,568	0	43	0.5%
Northwest	96	\$19,009,966	167,791	88	\$5,222,778	87,518	0	184	2.3%
Southeast	219	\$42,401,993	536,326	43	\$5,773,991	80,622	1	263	3.4%
Southwest	1,298	\$262,078,368	3,941,348	38	\$5,070,684	61,701	22	1,358	17.3%
West Bench	341	\$52,009,934	744,101	201	\$13,941,321	284,476	8	550	7.0%
Boise Area Subtotal	2,119	\$426,833,868	5,903,236	453	\$40,878,863	682,038	34	2,606	33.3%
Center Meridian	489	\$77,529,391	954,862	70	\$8,025,870	90,079	5	564	7.2%
North Meridian	1,997	\$397,537,301	4,894,030	12	\$1,802,007	22,112	0	2,009	25.7%
South Meridian	572	\$115,198,449	1,416,345	0	\$0	0	0	572	7.3%
Meridian Area Subtotal	3,058	590,265,141	7,265,237	82	9,827,877	112,191	5	3,145	40.2%
Eagle	510	\$179,745,551	1,744,786	25	\$3,316,360	35,050	1	536	6.8%
Garden City	25	\$4,440,009	13,371	8	\$915,740	0	0	33	0.4%
Kuna	531	\$87,654,605	1,091,688	30	\$2,535,339	33,228	11	572	7.3%
Star	561	\$104,621,962	1,275,729	0	\$0	0	1	562	7.2%
Other City Area Subtotal	1,627	\$376,462,127	4,125,574	63	\$6,767,439	68,278	13	1,703	21.7%
Foothills Rural	209	\$47,604,748	717,566	5	\$378,003	5,488	0	214	2.7%
Northwest Rural	77	\$26,365,236	385,848	1	\$15,000	1,296	0	78	1.0%
Southeast Rural	1	\$262,194	2,667	0	\$0	0	2	3	0.0%
Southwest Rural	74	\$22,360,226	333,292	4	\$248,187	2,639	4	82	1.0%
Rural Subtotal	361	\$96,592,404	1,439,373	10	\$641,190	9423	6	377	4.8%
Total	7,165	\$1,490,153,540	18,733,420	608	\$58,115,369	871,930	58	7,831	

Notes:

Data reflect the 2005 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Non-Residential Construction
By City Limits
January - December 2005**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	95	\$71,593,652	1,132,139	3	\$1,288,105	42,260	12	\$2,587,915	30,278	1,204,677	35.3%
Eagle	26	\$18,754,635	257,680	0	\$0	0	2	\$2,251,077	24,596	282,276	8.3%
Garden City	13	\$6,063,727	29,284	0	\$0	0	1	\$30,000	0	29,284	0.9%
Kuna	3	\$1,062,090	13,813	0	\$0	0	3	\$7,688,129	91,935	105,748	3.1%
Meridian	124	\$66,710,716	1,104,106	2	\$2,386,000	70,673	24	\$26,591,638	323,491	1,498,270	43.9%
Star	9	\$2,257,125	41,390	0	\$0	0	0	\$0	0	41,390	1.2%
City Subtotal	270	\$166,441,945	2,578,412	5	\$3,674,105	112,933	42	\$39,148,759	470,300	3,161,645	92.6%
Unincorporated	21	\$4,193,038	87,056	1	\$348,057	41,850	8	\$12,550,697	123,246	252,152	7.4%
Total	291	\$170,634,983	2,665,468	6	\$4,022,162	154,783	50	\$51,699,456	593,546	3,413,797	

**Ada County New Non-Residential Construction
By Area of Impact
January - December 2005**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	109	\$75,248,538	1,212,429	4	\$1,636,162	84,110	18	\$10,168,068	113,127	1,409,666	41.3%
Eagle	26	\$18,754,635	257,680	0	\$0	0	2	\$2,251,077	24,596	282,276	8.3%
Garden City	13	\$6,063,727	29,284	0	\$0	0	1	\$30,000	0	29,284	0.9%
Kuna	3	\$1,062,090	13,813	0	\$0	0	3	\$7,688,129	91,935	105,748	3.1%
Meridian	126	\$66,980,716	1,106,806	2	\$2,386,000	70,673	24	\$28,614,438	338,334	1,515,813	44.4%
Star	10	\$2,335,452	43,293	0	\$0	0	0	\$0	0	43,293	1.3%
Subtotal	287	\$170,445,158	2,663,305	6	\$4,022,162	154,783	48	\$48,751,712	\$567,992	3,386,080	99.2%
County	4	\$189,825	2,163	0	\$0	0	2	\$2,947,744	25,554	27,717	0.8%
Total	291	\$170,634,983	2,665,468	6	\$4,022,162	154,783	50	\$51,699,456	593,546	3,413,797	

Notes:

Data reflect city limits boundaries at the time of reporting.

Data reflect area of impact boundaries as of February 2006.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Non-Residential Construction
By Demographic Area
January - December 2005**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	10	\$5,369,577	41,370	4	\$1,636,162	84,110	0	\$0	0	125,480	3.7%
Central Bench	11	\$3,850,867	33,835	0	\$0	0	2	\$200,839	3,353	37,188	1.1%
Downtown Boise	5	\$22,746,356	423,548	0	\$0	0	0	\$0	0	423,548	12.4%
East End	3	\$677,100	3,287	0	\$0	0	0	\$0	0	3,287	0.1%
Foothills	3	\$5,198,493	63,830	0	\$0	0	0	\$0	0	63,830	1.9%
North End	4	\$2,039,769	30,280	0	\$0	0	0	\$0	0	30,280	0.9%
Northwest	6	\$3,251,576	6,122	0	\$0	0	0	\$0	0	6,122	0.2%
Southeast	9	\$2,620,364	28,220	0	\$0	0	2	\$122,200	1,650	29,870	0.9%
Southwest	43	\$26,608,443	497,350	0	\$0	0	8	\$8,752,929	97,580	594,930	17.4%
West Bench	43	\$22,739,558	338,659	0	\$0	0	7	\$1,842,100	20,544	359,203	10.5%
Boise Area Subtotal	137	\$95,102,103	1,466,501	4	\$1,636,162	84,110	19	\$10,918,068	123,127	1,673,738	49.0%
Central Meridian	52	\$29,218,265	482,716	2	\$2,386,000	70,673	8	\$4,798,700	38,163	591,552	17.3%
North Meridian	11	\$2,729,106	49,467	0	\$0	0	7	\$10,830,610	103,255	152,722	4.5%
South Meridian	39	\$17,848,772	319,923	0	\$0	0	8	\$12,235,128	186,916	506,839	14.8%
Meridian Area Subtotal	102	\$49,796,143	852,106	2	\$2,386,000	70,673	23	\$27,864,438	328,334	1,251,113	36.6%
Eagle	26	\$18,754,635	257,680	0	\$0	0	2	\$2,251,077	24,596	282,276	8.3%
Garden City	9	\$3,283,727	25,528	0	\$0	0	1	\$30,000	0	25,528	0.7%
Kuna	3	\$1,062,090	13,813	0	\$0	0	3	\$7,688,129	91,935	105,748	3.1%
Star	9	\$2,257,125	41,390	0	\$0	0	0	\$0	0	41,390	1.2%
Other City Area Subtotal	47	\$25,357,577	338,411	0	\$0	0	6	\$9,969,206	116,531	454,942	13.3%
Foothills Rural	1	\$181,008	4,800	0	\$0	0	2	\$2,947,744	25,554	30,354	0.9%
Northwest Rural	2	\$98,327	2,863	0	\$0	0	0	\$0	0	2,863	0.1%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	2	\$99,825	787	0	\$0	0	0	\$0	0	787	0.0%
Rural Subtotal	5	\$379,160	8,450	0	\$0	0	2	\$2,947,744	25,554	34,004	1.0%
Total	291	\$170,634,983	2,665,468	6	\$4,022,162	154,783	50	\$51,699,456	593,546	3,413,797	

Notes:

Data reflect the 2005 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County Non-Residential Additions and Change of Use
By City Limits
January - December 2005**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	303	\$128,975,162	2,043,409	3	\$3,848,827	89,777	32	\$9,637,895	209,770	2,342,956	75.3%
Eagle	65	\$5,098,128	149,964	0	\$0	0	6	\$1,445,113	20,472	170,436	5.5%
Garden City	22	\$1,352,457	0	0	\$0	0	1	\$125,000	0	0	0.0%
Kuna	3	\$302,899	4,667	0	\$0	0	2	\$187,208	5,343	10,010	0.3%
Meridian	150	\$18,296,149	492,898	0	\$0	0	12	\$2,471,395	58,454	551,352	17.7%
Star	8	\$394,415	4,335	0	\$0	0	2	\$60,000	1,250	5,585	0.2%
City Subtotal	551	\$154,419,210	2,695,273	3	\$3,848,827	89,777	55	\$13,926,611	295,289	3,080,339	99.0%
Unincorporated	10	\$1,157,363	28,988	0	\$0	0	3	\$163,353	1,680	30,668	1.0%
Total	561	\$155,576,573	2,724,261	3	\$3,848,827	89,777	58	\$14,089,964	296,969	3,111,007	

**Ada County Non-Residential Additions and Change of Use
By Area of Impact
January - December 2005**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	313	\$129,807,525	2,055,783	3	\$3,848,827	89,777	31	\$5,760,618	153,836	2,299,396	73.9%
Eagle	66	\$5,473,128	160,693	0	\$0	0	6	\$1,445,113	20,472	181,165	5.8%
Garden City	19	\$1,245,457	0	0	\$0	0	1	\$125,000	0	0	0.0%
Kuna	3	\$302,899	4,667	0	\$0	0	2	\$187,208	5,343	10,010	0.3%
Meridian	150	\$18,296,149	492,898	0	\$0	0	15	\$6,489,915	115,395	608,293	19.6%
Star	8	\$394,415	4335	0	\$0	0	2	\$60,000	1,250	5,585	0.2%
Subtotal	559	\$155,519,573	2,718,376	3	\$3,848,827	89,777	57	\$14,067,854	296,296	3,104,449	99.8%
County	2	\$57,000	5,885	0	\$0	0	1	\$22,110	673	6,558	0.2%
Total	561	\$155,576,573	2,724,261	3	\$3,848,827	89,777	58	\$14,089,964	296,969	3,111,007	

Notes:

Data reflect city limits boundaries at the time of reporting.

Data reflect area of impact boundaries as of February 2005.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County Non-Residential Additions and Change of Use
By Demographic Area
January - December 2005**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	13	\$4,803,730	66,410	2	\$2,074,250	63,600	1	\$40,000	1110	131,120	4.2%
Central Bench	41	\$89,728,275	962,470	0	\$0	0	6	\$1,345,239	35,530	998,000	32.1%
Downtown Boise	91	\$11,653,143	373,659	0	\$0	0	5	\$480,612	36,033	409,692	13.2%
East End	4	\$310,656	19,713	0	\$0	0	2	\$116,513	6,879	26,592	0.9%
Foothills	3	\$2,780,507	19,087	0	\$0	0	0	\$0	0	19,087	0.6%
North End	3	\$127,000	7,611	0	\$0	0	0	\$0	0	7,611	0.2%
Northwest	23	\$759,952	30,690	0	\$0	0	2	\$744,833	6,872	37,562	1.2%
Southeast	24	\$1,605,221	64,539	0	\$0	0	4	\$168,426	3,584	68,123	2.2%
Southwest	58	\$5,928,688	208,542	0	\$0	0	4	\$1,129,265	28,460	237,002	7.6%
West Bench	81	\$12,701,587	419,994	1	\$1,774,577	26,177	10	\$2,189,995	49,922	496,093	15.9%
Boise Area Subtotal	341	\$130,398,759	2,172,715	3	\$3,848,827	89,777	34	\$6,214,883	168,390	2,430,882	78.1%
Central Meridian	87	\$10,647,338	266,978	0	\$0	0	7	\$5,815,230	93,848	360,826	11.6%
North Meridian	13	\$1,286,083	20,232	0	\$0	0	2	\$18,520	448	20,680	0.7%
South Meridian	25	\$3,140,028	71,706	0	\$0	0	3	\$201,900	6,545	78,251	2.5%
Meridian Area Subtotal	125	\$15,073,449	358,916	0	0	0	12	\$6,035,650	100,841	459,757	14.8%
Eagle	66	\$7,895,094	149,964	0	\$0	0	6	\$1,445,113	20,472	170,436	5.5%
Garden City	16	\$1,118,957	18,371	0	\$0	0	1	\$125,000	0	18,371	0.6%
Kuna	3	\$302,899	4,667	0	\$0	0	2	\$187,208	5,343	10,010	0.3%
Star	8	\$394,415	4,335	0	\$0	0	2	\$60,000	1,250	5,585	0.2%
Other City Area Subtotal	93	\$9,711,365	177,337	0	\$0	0	11	\$1,817,321	27,065	204,402	6.6%
Foothills Rural	0	\$0	0	0	\$0	0	1	\$22,110	673	673	0.0%
Northwest Rural	1	\$375,000	10,729	0	\$0	0	0	\$0	0	10,729	0.3%
Southeast Rural	1	\$18,000	4,564	0	\$0	0	0	\$0	0	4,564	0.1%
Southwest Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Rural Subtotal	2	\$393,000	15,293	0	\$0	0	1	\$22,110	673	15,966	0.5%
Total	561	\$155,576,573	2,724,261	3	\$3,848,827	89,777	58	\$14,089,964	296,969	3,111,007	

Notes:

Data reflect the 2005 Demographic Area boundaries.

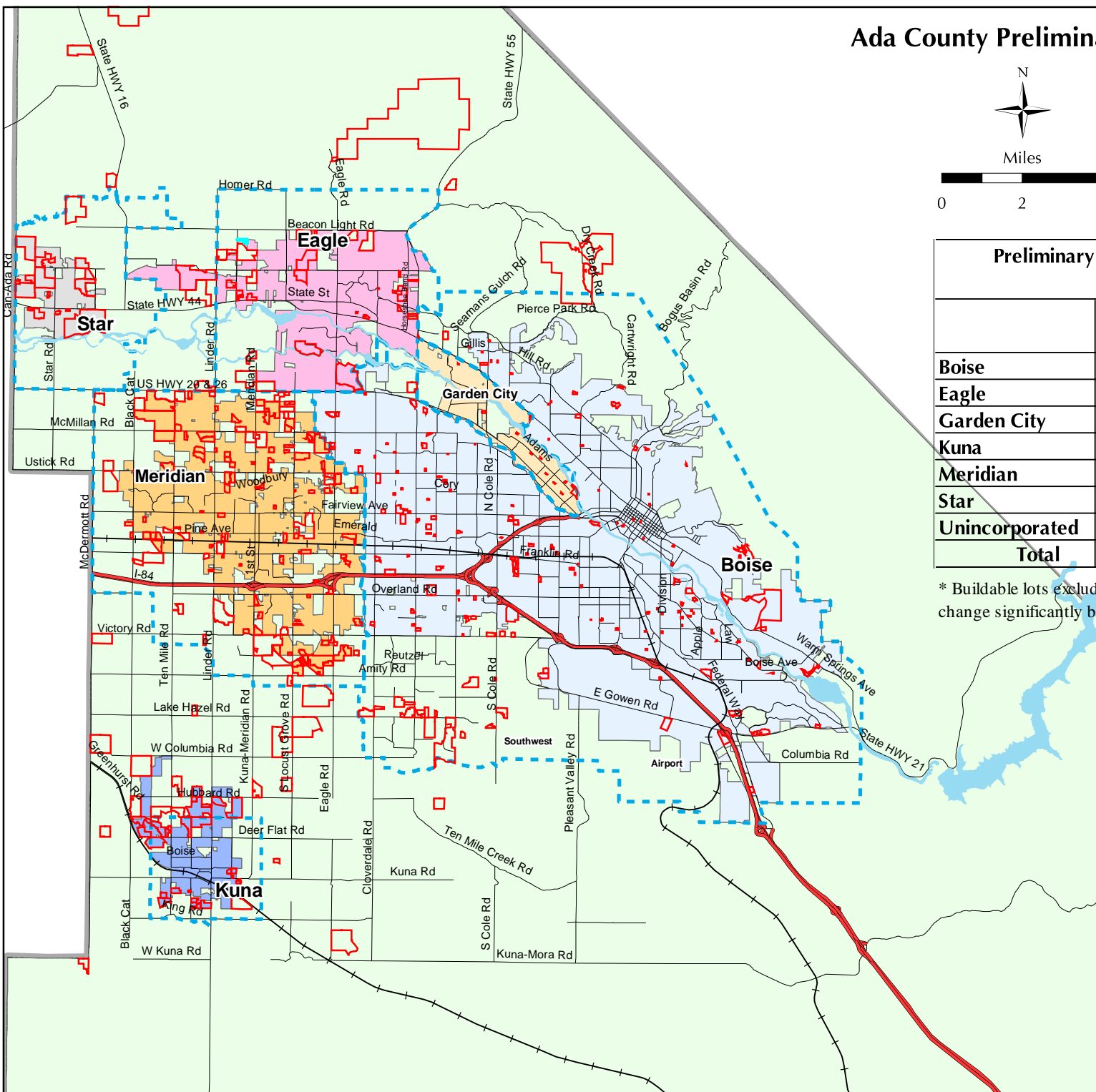
Demographic Area boundaries do not mirror area of impact or city limits boundaries.

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Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

Ada County Preliminary Plats



**Preliminary Plats as of March 9, 2006
by City Limits**

	Acres	Total Lots	Buildable Lots
Boise	1,128	1,973	1,767
Eagle	1,082	1,767	1,513
Garden City	7	37	36
Kuna	933	2,983	2,736
Meridian	3,277	9,806	8,535
Star	1,205	2,998	2,732
Unincorporated	3,308	2,811	2,606
Total	10,939	22,375	19,925

* Buildable lots exclude common lots. Preliminary plats may change significantly before receiving final approval.

- Preliminary Plats
- - - Area of Impact
- Road Features**
- Interstate
- Roads
- + railroad



**Ada County Residential & Non-Residential Platting
by City Limits
January - December 2005**

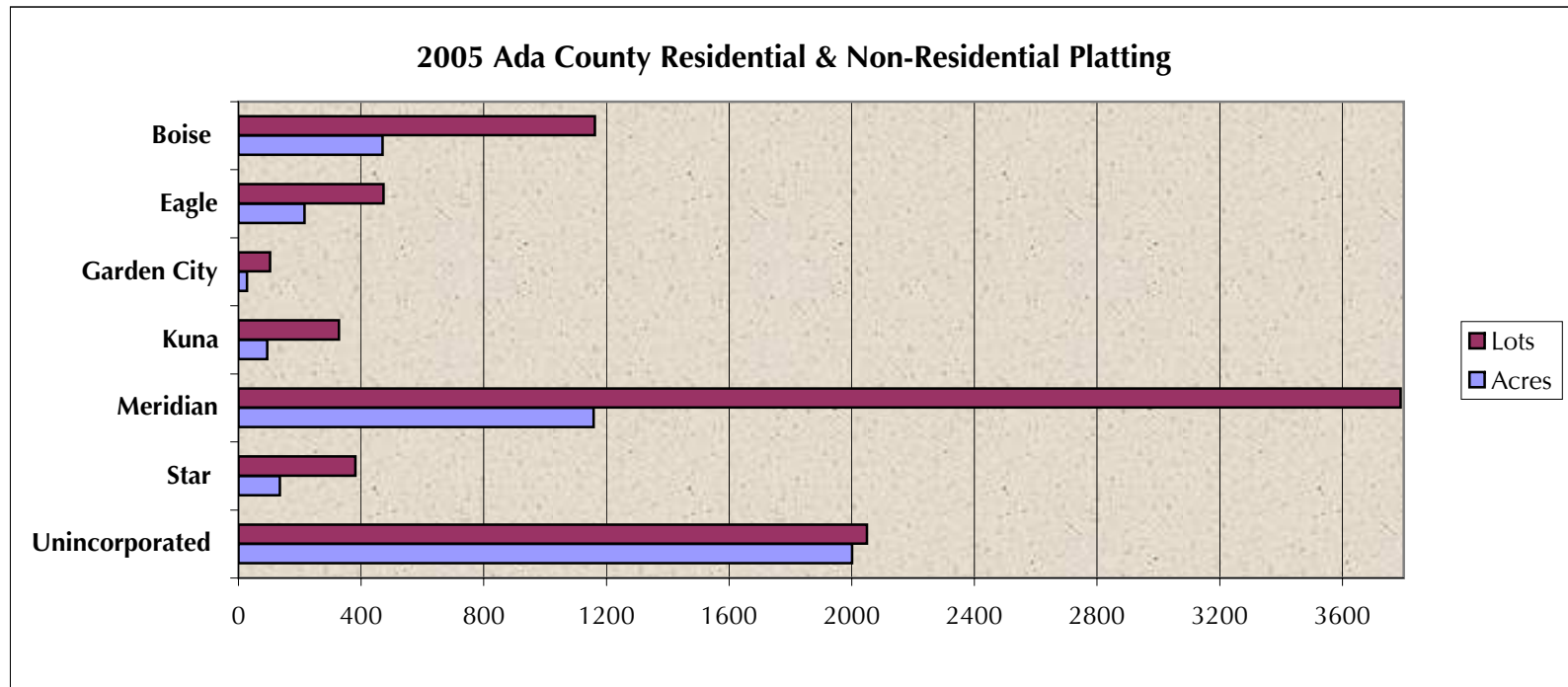
City	Lots	Acres	Percent Total Lots	Percent Total Acres
Boise	1,162	470	14.0%	11.4%
Eagle	473	215	5.7%	5.2%
Garden City	103	28	1.2%	0.7%
Kuna	328	94	4.0%	2.3%
Meridian	3,790	1,158	45.7%	28.2%
Star	381	135	4.6%	3.3%
City Subtotal	6,237	2,100	75.3%	51.2%
Unincorporated	2,049	2,001	24.7%	48.8%
Total	8,286	4,101		

Data Highlights:

Meridian far outpaces other Ada County cities in building activity. Meridian saw 3,161 total residential units approved via building permits for the year and 3,790 final platted lots.

Incorporated cities have 75% of the total platted lots for the year, but only 51% of the total platted acres, indicating that, as might be expected, lot sizes are significantly larger outside of city limits. The bar chart further empasizes that lots in unincorporated areas are, on average, just over an acre each.

The chart also shows that lot sizes in Eagle tend to be larger than those in other Ada County cities.



Notes:

Source: Ada County Assessor's Office
Data reflect city limits boundaries at the time of reporting.

**Ada County Residential & Non-Residential Platting History
by City Limits 2000 - 2005**

	Boise		Eagle		Garden City		Kuna	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
2005	1,162	470	473	215	103	28	328	94
2004	873	257	448	290	48	11	417	164
2003	789	289	446	232	94	20	396	104
2002	601	206	609	336	133	42	502	162
2001	780	332	503	427	162	46	333	81
2000	850	252	397	208	181	69	360	82

	Meridian		Star		Unincorporated		Total	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
2005	3,790	1,158	381	135	2,049	2,001	8,286	4,101
2004	3,527	1,250	508	169	1,357	1,466	7,178	3,607
2003	2,027	794	284	91	1,419	1,524	5,455	3,053
2002	1,372	539	75	27	1,007	1,236	4,299	2,549
2001	1,082	422	37	12	508	834	3,405	2,153
2000	928	300	19	5	1,356	1,558	4,091	2,474

Notes:

Source: Ada County Assessor's Office

Data reflect city limits boundaries at the time of reporting.

Overview of Canyon County Permit Activity

Residential Construction

A total of 3,213 units were permitted in Canyon County in 2005, an 11% increase over the same period last year. 14.9% of residential units were permitted outside of city areas of impact this year (page 20).

Canyon County Total New Residential Units by City Limits 2001 - 2005 Building Permits

	<u>Caldwell</u>	<u>Greenleaf</u>	<u>Melba</u>	<u>Middleton</u>	<u>Nampa</u>	<u>Notus</u>	<u>Parma</u>	<u>Wilder</u>	<u>Unincorporated</u>	<u>Total</u>
2005	999	3	3	137	1,384	8	11	20	648	3,213
2004	696	9	0	108	1,512	12	13	3	552	2,905
2003	694	0	9	99	1,446	3	15	4	520	2,790
2002	701	0	4	129	1,624	6	6	1	432	2,903
2001	552	3	20	42	1,385	7	8	0	500	2,517

Permits for multi-family units in Canyon County decreased dramatically last year, compared to previous years.

	<u>Total Units</u>	<u>Multi-Family Units</u>	<u>% Total</u>
2005	3,213	105	3%
2004	2,905	494	17%
2003	2,790	294	11%
2002	2,903	218	8%
2001	2,518	131	5%

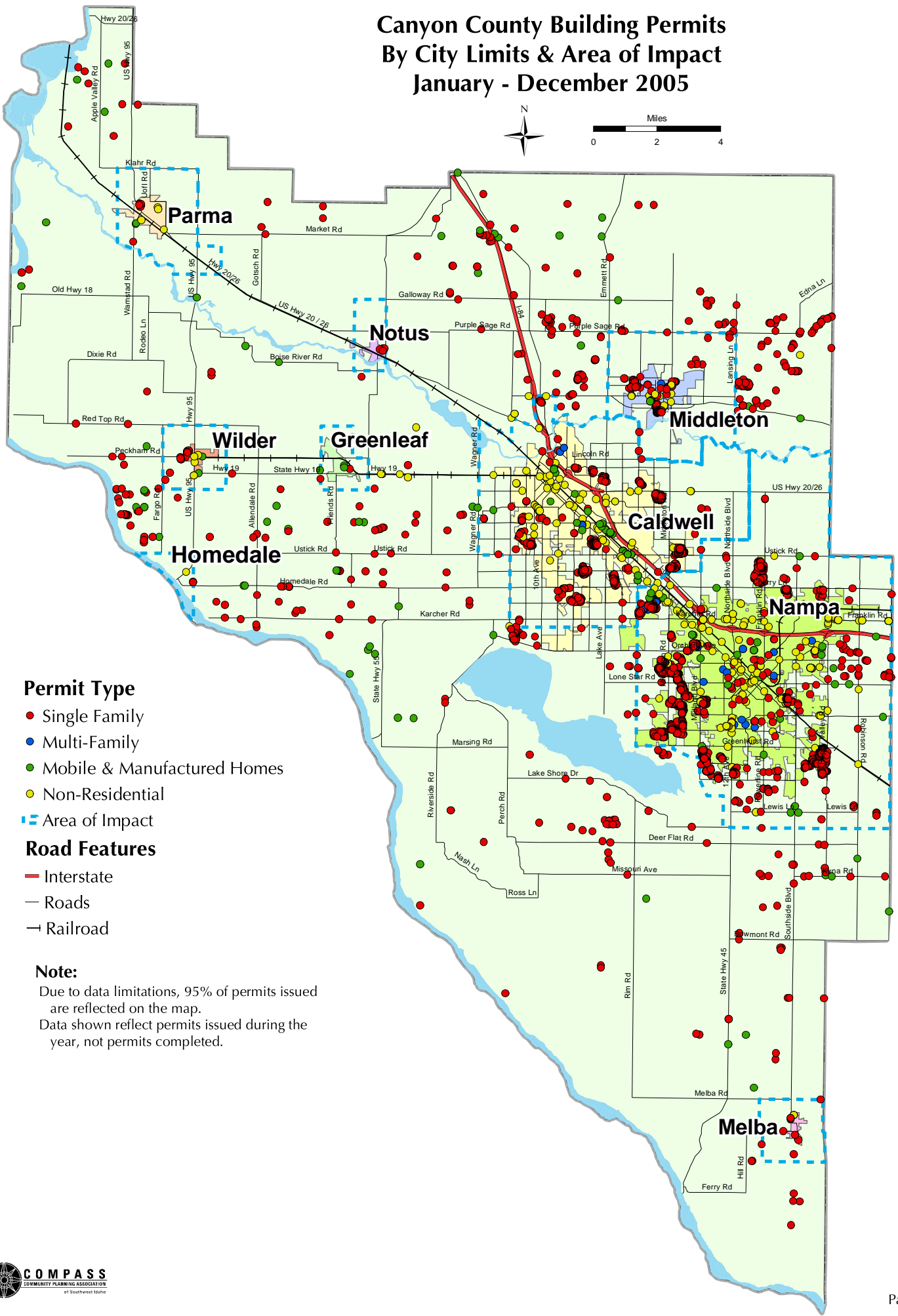
Non-Residential Permits

The highest value new non-residential projects were in Nampa for 2005, including a new retail warehouse (\$7.8 million), Columbia High School (\$4.6 million) and an assisted living facility (\$2.1 million). New non-residential permits in Nampa grew significantly over 2004, while Caldwell saw a substantial decrease over previous years.

Canyon County Total Value New Non-Residential Construction by City Limits 2001 - 2005 Building Permits

	<u>Caldwell</u>	<u>Greenleaf</u>	<u>Melba</u>	<u>Middleton</u>	<u>Nampa</u>	<u>Notus</u>	<u>Parma</u>	<u>Wilder</u>	<u>Unincorporated</u>	<u>Total</u>
2005	\$13,976,644	\$0	\$0	\$1,024,044	\$46,734,756	\$0	\$4,000,791	\$519,000	\$7,467,813	\$73,723,048
2004	\$39,758,284	\$0	\$67,200	\$1,112,936	\$31,066,217	\$0	\$23,200	\$0	\$4,690,430	\$76,718,267
2003	\$11,008,009	\$0	\$0	\$152,618	\$36,578,030	\$0	\$222,210	\$0	\$4,053,620	\$52,014,487
2002	\$6,632,264	\$0	\$268,711	\$4,552,347	\$32,534,792	\$16,679,930	\$314,700	\$8,394,085	\$4,037,163	\$73,413,992
2001	\$5,130,963	\$0	\$0	\$0	\$44,985,480	\$0	\$1,619,486	\$0	\$4,520,258	\$56,256,187

Canyon County Building Permits By City Limits & Area of Impact January - December 2005



Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

Area of Impact



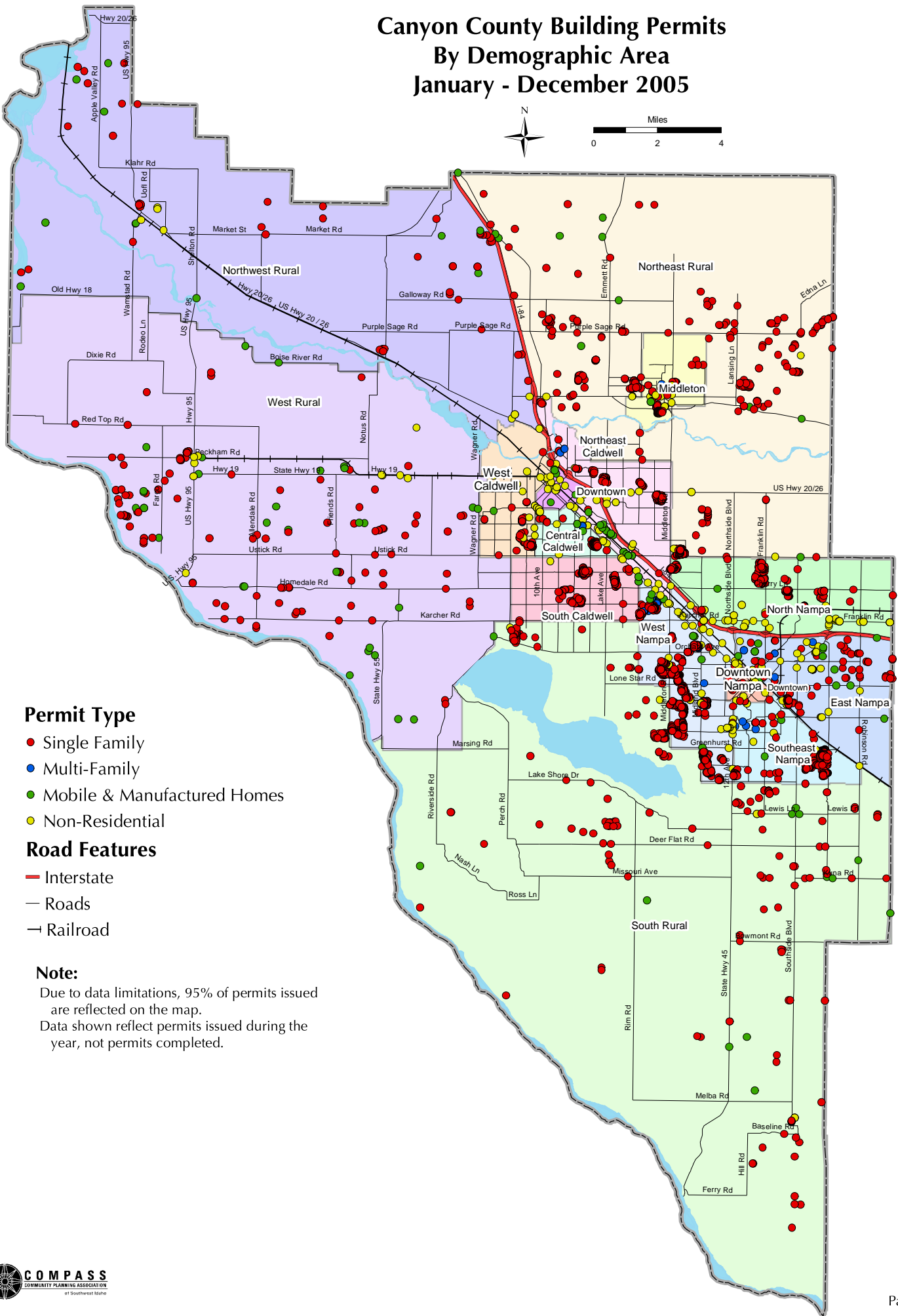
Road Features

- Interstate
- Roads
- Railroad

Note:

Due to data limitations, 95% of permits issued are reflected on the map.
Data shown reflect permits issued during the year, not permits completed.

Canyon County Building Permits By Demographic Area January - December 2005



Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

Road Features

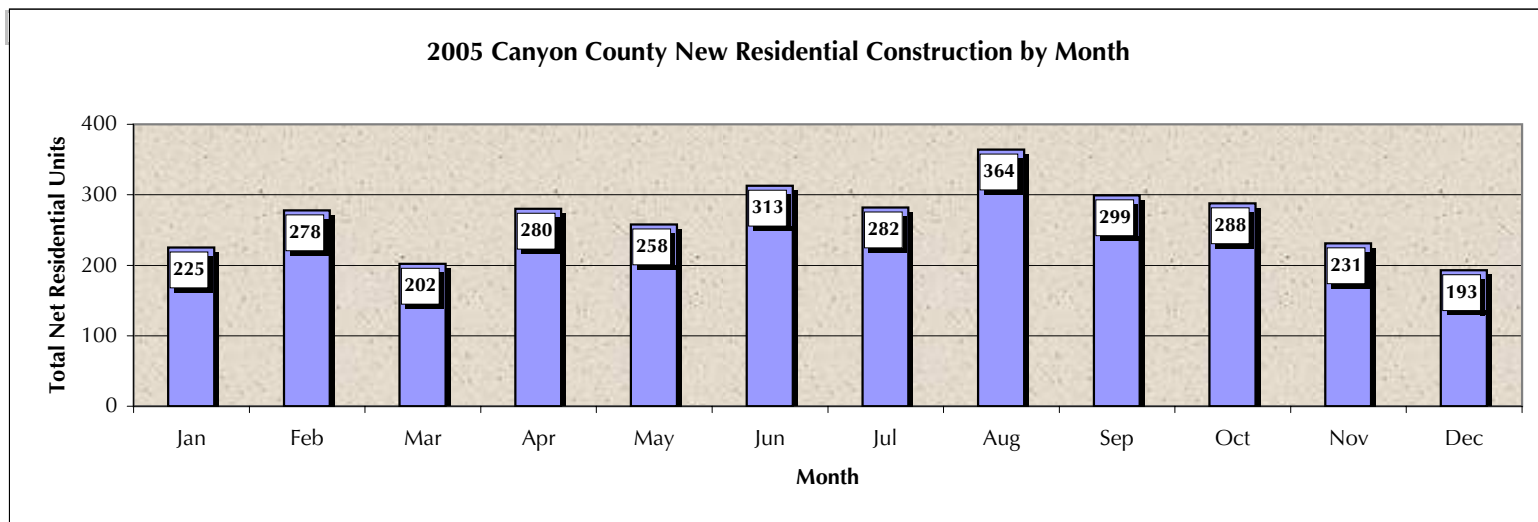
- Interstate
- Roads
- Railroad

Note:

Due to data limitations, 95% of permits issued are reflected on the map.
Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction
By City Limits
January - December 2005**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Caldwell	939	\$113,862,604	2,106,550	23	\$1,534,744	28,248	37	999	31.1%
Greenleaf	1	\$90,000	1,920	0	\$0	0	2	3	0.1%
Melba	2	\$282,069	5,430	0	\$0	0	1	3	0.1%
Middleton	130	\$21,331,119	265,372	2	\$293,056	3,516	5	137	4.3%
Nampa	1,283	\$178,704,622	2,176,153	80	\$4,608,556	30,314	21	1,384	43.1%
Notus	8	\$662,100	10,605	0	\$0	0	0	8	0.2%
Parma	9	\$1,430,416	16,997	0	\$0	0	2	11	0.3%
Wilder	19	\$2,012,126	23,897	0	\$0	0	1	20	0.6%
City Subtotal	2,391	\$318,375,056	4,606,924	105	\$6,436,356	62,078	69	2,565	79.8%
Unincorporated	575	\$116,117,553	1,096,149	0	\$0	0	73	648	20.2%
Total	2,966	\$434,492,609	5,703,073	105	\$6,436,356	62,078	142	3,213	



Notes:

Data reflect city limits boundaries at the time of reporting.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction
By Area of Impact
January - December 2005**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Caldwell	919	\$113,300,945	2,042,828	23	\$1,534,744	28,248	38	980	30.5%
Greenleaf	1	\$90,000	1,920	0	\$0	0	2	3	0.1%
Homedale	1	\$217,207	3,462	0	\$0	0	1	2	0.1%
Melba	0	\$0	0	0	\$0	0	0	0	0.0%
Middleton	204	\$32,194,471	443,909	2	\$293,056	3,516	5	211	6.6%
Nampa	1,381	\$200,007,459	2,357,561	80	\$4,608,556	30,314	34	1,495	46.5%
Notus	8	\$662,100	10,605	0	\$0	0	0	8	0.2%
Parma	10	\$1,441,897	18,699	0	\$0	0	2	12	0.4%
Wilder	21	\$2,268,753	27,697	0	\$0	0	2	23	0.7%
Subtotal	2,545	\$350,182,832	4,906,681	105	\$6,436,356	62,078	84	2,734	85.1%
County	421	\$84,309,777	796,392	0	\$0	0	58	479	14.9%
Total	2,966	\$434,492,609	5,703,073	105	\$6,436,356	62,078	142	3,213	

Notes:

Data reflect area of impact boundaries as of February 2006.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction
By Demographic Area
January - December 2005**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Central Caldwell	0	\$401,382	0	0	\$0	0	4	4	0.1%
Downtown Caldwell	0	\$439,672	4,618	0	\$0	0	0	0	0.0%
Northeast Caldwell	257	\$31,147,802	605,300	10	\$332,710	7,972	26	293	9.1%
South Caldwell	472	\$59,799,284	1,072,249	11	\$1,053,078	17,464	5	488	15.2%
West Caldwell	21	\$2,331,263	41,641	2	\$148,956	2,812	5	28	0.9%
Caldwell Area Subtotal	750	94,119,403	1,723,808	23	1,534,744	28,248	40	813	25.3%
Downtown Nampa	-1	\$76,668	1,222	0	\$0	0	2	1	0.0%
East Nampa	83	\$11,494,693	108,121	6	\$439,986	5,259	12	101	3.1%
North Nampa	285	\$38,302,612	511,670	3	\$150,275	2,787	1	289	9.0%
Southeast Nampa	273	\$40,055,496	457,187	13	\$742,520	5,700	2	288	9.0%
West Nampa	740	\$102,137,328	1,246,630	58	\$3,275,775	16,568	10	808	25.1%
Nampa Area Subtotal	1,380	192,066,797	2,324,830	80	4,608,556	30,314	27	1,487	46.3%
Middleton	142	\$24,290,681	278,313	2	\$293,056	3,516	6	150	4.7%
Northeast Rural	320	\$53,663,802	600,673	0	\$0	0	9	329	10.2%
Northwest Rural	55	\$8,306,387	98,459	0	\$0	0	14	69	2.1%
South Rural	206	\$42,450,914	490,386	0	\$0	0	15	221	6.9%
West Rural	113	\$19,594,625	186,604	0	\$0	0	31	144	4.5%
Rural Area Subtotal	694	124,015,728	1,376,122	0	0	0	69	763	23.7%
Total	2,966	434,492,609	5,703,073	105	6,436,356	62,078	142	3,213	

Notes:

Data reflect the 2005 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Non-Residential Construction
By City Limits
January - December 2005**

City	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	27	\$10,033,344	234,324	1	\$16,300	0	8	\$3,927,000	56,859	\$13,976,644	19.0%
Greenleaf	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	5	\$1,024,044	6,364	0	\$0	0	0	\$0	0	\$1,024,044	1.4%
Nampa	85	\$38,778,747	781,269	2	\$2,040,300	10,000	10	\$5,915,709	344,353	\$46,734,756	63.4%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	2	\$62,920	64	0	\$0	0	1	\$3,937,871	0	\$4,000,791	5.4%
Wilder	0	\$0	0	0	\$0	0	1	\$519,000	48,560	\$519,000	0.7%
City Subtotal	119	\$49,899,055	1,022,021	3	\$2,056,600	10,000	20	\$14,299,580	449,772	\$66,255,235	89.9%
Unincorporated	22	\$2,442,513	62,514	1	\$22,300	0	6	\$5,003,000	5,392	\$7,467,813	10.1%
Total	141	\$52,341,568	1,084,535	4	\$2,078,900	10,000	26	\$19,302,580	455,164	\$73,723,048	

**Canyon County New Non-Residential Construction
By Area of Impact
January - December 2005**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	30	\$9,709,078	224,861	1	\$16,300	0	9	\$5,927,000	56,859	\$15,652,378	21.2%
Greenleaf	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Homedale	0	\$0	0	0	\$0	0	1	\$1,000,000	0	\$1,000,000	1.4%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	6	\$1,099,044	6,364	0	\$0	0	0	\$0	0	\$1,099,044	1.5%
Nampa	91	\$39,116,528	781,269	3	\$2,062,600	10,000	13	\$7,861,709	347,953	\$49,040,837	66.5%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	2	\$62,920	64	0	\$0	0	1	\$3,937,871	0	\$4,000,791	5.4%
Wilder	2	\$117,600	9,216	0	\$0	0	1	\$519,000	48,560	\$636,600	0.9%
Subtotal	131	\$50,105,170	1,021,774	4	\$2,078,900	10,000	25	\$19,245,580	453,372	\$71,429,650	96.9%
County	10	\$2,236,398	62,761	0	\$0	0	1	\$57,000	1,792	\$2,293,398	3.1%
Total	141	\$52,341,568	1,084,535	4	\$2,078,900	10,000	26	\$19,302,580	455,164	\$73,723,048	

Notes:

Data reflect city limits at the time of reporting.

Data reflect area of impact boundaries as of February 2006.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Non-Residential Construction
By Demographic Area
January - December 2005**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Central Caldwell	1	\$380,000	0	0	\$0	0	0	\$0	0	\$380,000	0.5%
Downtown Caldwell	3	\$385,012	5,600	0	\$0	0	3	\$1,280,000	14,795	\$1,665,012	2.3%
Northeast Caldwell	10	\$3,437,974	86,766	1	\$16,300	0	2	\$2,500,000	36,310	\$5,954,274	8.1%
South Caldwell	8	\$2,427,660	95,554	0	\$0	0	3	\$147,000	5,754	\$2,574,660	3.5%
West Caldwell	5	\$1,029,230	30,824	0	\$0	0	0	\$0	0	\$1,029,230	1.4%
Caldwell Area Subtotal	27	\$7,659,876	218,744	1	\$16,300	0	8	\$3,927,000	56,859	\$11,603,176	15.7%
Downtown Nampa	2	\$23,000	710	0	\$0	0	0	\$0	0	\$23,000	0.0%
East Nampa	31	\$10,229,889	165,411	2	\$82,300	0	3	\$4,746,000	321,636	\$15,058,189	20.4%
North Nampa	15	\$15,899,049	314,892	1	\$1,980,300	10,000	1	\$42,000	0	\$17,921,349	24.3%
Southeast Nampa	2	\$120,000	5,905	0	\$0	0	3	\$1,081,709	17,229	\$1,201,709	1.6%
West Nampa	36	\$13,431,357	280,212	0	\$0	0	3	\$46,000	5,488	\$13,477,357	18.3%
Nampa Area Subtotal	86	\$39,703,295	767,130	3	\$2,062,600	10,000	10	\$5,915,709	344,353	\$47,681,604	64.7%
Middleton	5	\$1,024,044	6,364	0	\$0	0	0	\$0	0	\$1,024,044	1.4%
Northeast Rural	7	\$486,823	3,412	0	\$0	0	0	\$0	0	\$486,823	0.7%
Northwest Rural	7	\$2,244,372	45,786	0	\$0	0	2	\$3,994,871	1,792	\$6,239,243	8.5%
South Rural	1	\$16,660	0	0	\$0	0	4	\$3,946,000	3,600	\$3,962,660	5.4%
West Rural	8	\$1,206,498	43,099	0	\$0	0	2	\$1,519,000	48,560	\$2,725,498	3.7%
Rural Area Subtotal	23	\$3,954,353	92,297	\$0	\$0	0	8	\$9,459,871	53,952	\$13,414,224	18.2%
Total	141	\$52,341,568	1,084,535	4	\$2,078,900	10,000	26	\$19,302,580	455,164	\$73,723,048	

Notes:

Data reflect the 2005 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County Non-Residential Additions and Change of Use
By City Limits
January - December 2005**

City	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	31	\$8,021,030	125,066	0	\$0	0	2	\$146,742	10,820	\$135,886	30.6%
Greenleaf	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	3	\$175,000	0	\$0	0.0%
Middleton	6	\$626,000	6,857	0	\$0	0	2	\$40,000	0	\$6,857	1.5%
Nampa	44	\$3,186,881	106,245	7	\$7,028,888	140,260	8	\$434,978	49,590	\$296,095	66.7%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Wilder	2	\$135,000	1,308	0	\$0	0	0	\$0	0	\$1,308	0.3%
City Subtotal	83	\$11,968,911	239,476	7	\$7,028,888	140,260	15	\$796,720	60,410	\$440,146	99.2%
Unincorporated	4	\$71,599	3,476	7	\$966,020	0	0	\$0	0	\$3,476	0.8%
Total	87	\$12,040,510	242,952	14	\$7,994,908	140,260	15	\$796,720	60,410	\$443,622	

**Canyon County Non-Residential Additions and Change of Use
By Area of Impact
January - December 2005**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	31	\$8,021,030	125,066	0	\$0	0	2	\$146,742	10,820	\$135,886	30.6%
Greenleaf	0	\$0	0	0	\$0	0	0	0	0	\$0	0.0%
Homedale	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	3	\$175,000	0	\$0	0.0%
Middleton	6	\$626,000	6,857	0	\$0	0	2	\$40,000	0	\$6,857	1.5%
Nampa	47	\$3,220,480	109,721	14	\$7,994,908	140,260	8	\$434,978	49,590	\$299,571	67.5%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Wilder	2	\$135,000	1,308	0	\$0	0	0	\$0	0	\$1,308	0.3%
Subtotal	86	\$12,002,510	242,952	14	\$7,994,908	140,260	15	\$796,720	60,410	\$443,622	100.0%
County	1	\$38,000	0	0	\$0	0	0	\$0	0	\$0	0.0%
Total	87	\$12,040,510	242,952	14	\$7,994,908	140,260	15	\$796,720	60,410	\$443,622	

Notes:

- Data reflect city limits at the time of reporting.
- Data reflect area of impact boundaries as of February 2006.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.

**Canyon County Non-Residential Additions and Change of Use
By Demographic Area
January - December 2005**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Central Caldwell	8	\$5,981,000	17,070	0	\$0	0	0	\$0	0	\$5,981,000	28.7%
Downtown Caldwell	11	\$506,350	35,155	0	\$0	0	0	\$0	0	\$506,350	2.4%
Northeast Caldwell	6	\$363,629	19,314	0	\$0	0	1	\$146,742	8,820	\$510,371	2.4%
South Caldwell	4	\$1,258,000	43,298	0	\$0	0	1	\$0	2,000	\$1,258,000	6.0%
West Caldwell	4	\$0	11,293	0	\$0	0	0	\$0	0	\$0	0.0%
Caldwell Area Subtotal	33	\$8,108,979	126,130	0	\$0	0	2	\$146,742	10,820	\$8,255,721	39.6%
Downtown Nampa	9	\$506,000	18,735	0	\$0	0	1	\$250,000	9,438	\$756,000	3.6%
East Nampa	8	\$217,500	17,539	8	\$1,125,702	0	2	\$64,504	3,530	\$1,407,706	6.8%
North Nampa	9	\$1,079,530	25,804	5	\$6,834,206	140,260	0	\$0	0	\$7,913,736	38.0%
Southeast Nampa	2	\$66,000	10,594	1	\$35,000	0	0	\$0	0	\$101,000	0.5%
West Nampa	16	\$1,243,501	35,985	0	\$0	0	5	\$120,474	36,622	\$1,363,975	6.5%
Nampa Area Subtotal	44	\$3,112,531	108,657	14	\$7,994,908	140,260	8	\$434,978	49,590	\$11,542,417	55.4%
Middleton	6	\$626,000	6,857	0	\$0	0	2	\$40,000	0	\$666,000	3.2%
Northeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Northwest Rural	2	\$58,000	0	0	\$0	0	0	\$0	0	\$58,000	0.3%
South Rural	0	\$0	0	0	\$0	0	3	\$175,000	0	\$175,000	0.8%
West Rural	2	\$135,000	1,308	0	\$0	0	0	\$0	0	\$135,000	0.6%
Rural Area Subtotal	4	\$193,000	1,308	0	\$0	0	3	\$175,000	0	\$368,000	1.8%
Total	87	\$12,040,510	242,952	14	\$7,994,908	140,260	15	\$796,720	60,410	\$20,832,138	

Notes:

Data reflect the 2005 Demographic Area boundaries.

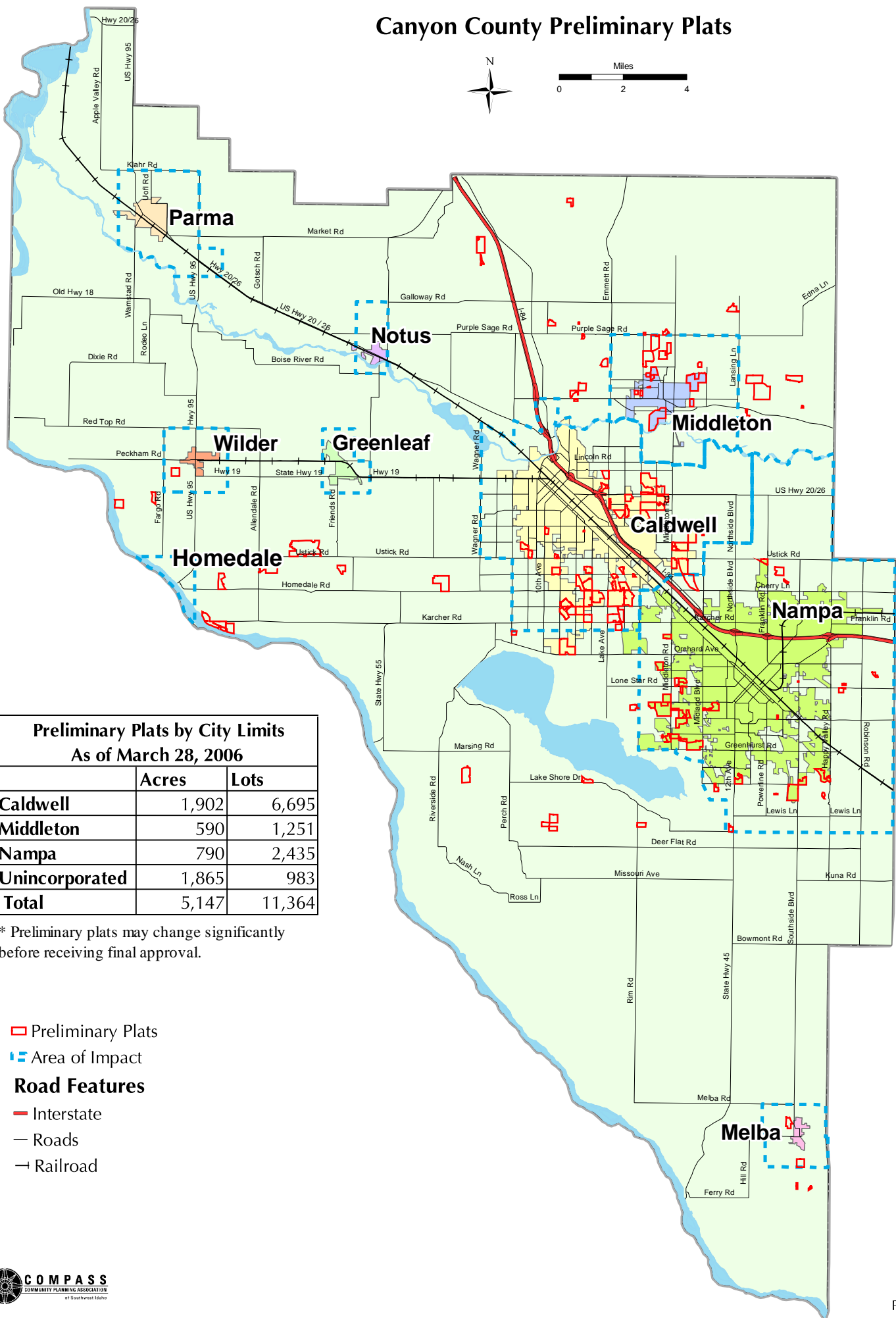
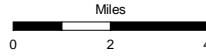
Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

Canyon County Preliminary Plats



**Preliminary Plats by City Limits
As of March 28, 2006**

	Acres	Lots
Caldwell	1,902	6,695
Middleton	590	1,251
Nampa	790	2,435
Unincorporated	1,865	983
Total	5,147	11,364

* Preliminary plats may change significantly before receiving final approval.

- ▭ Preliminary Plats
- - - Area of Impact
- Road Features**
- Interstate
- Roads
- Railroad

**Canyon County Residential and Non-Residential Platting History
by City Limits 2002 - 2005**

	Caldwell	Middleton	Nampa	Parma	Unincorporated	Total
2005	870	68	1,091	0	612	2,641
2004	1,064	45	1,385	0	584	3,078
2003	603	137	1,065	44	269	2,118
2002	466	134	1,217	0	336	2,153

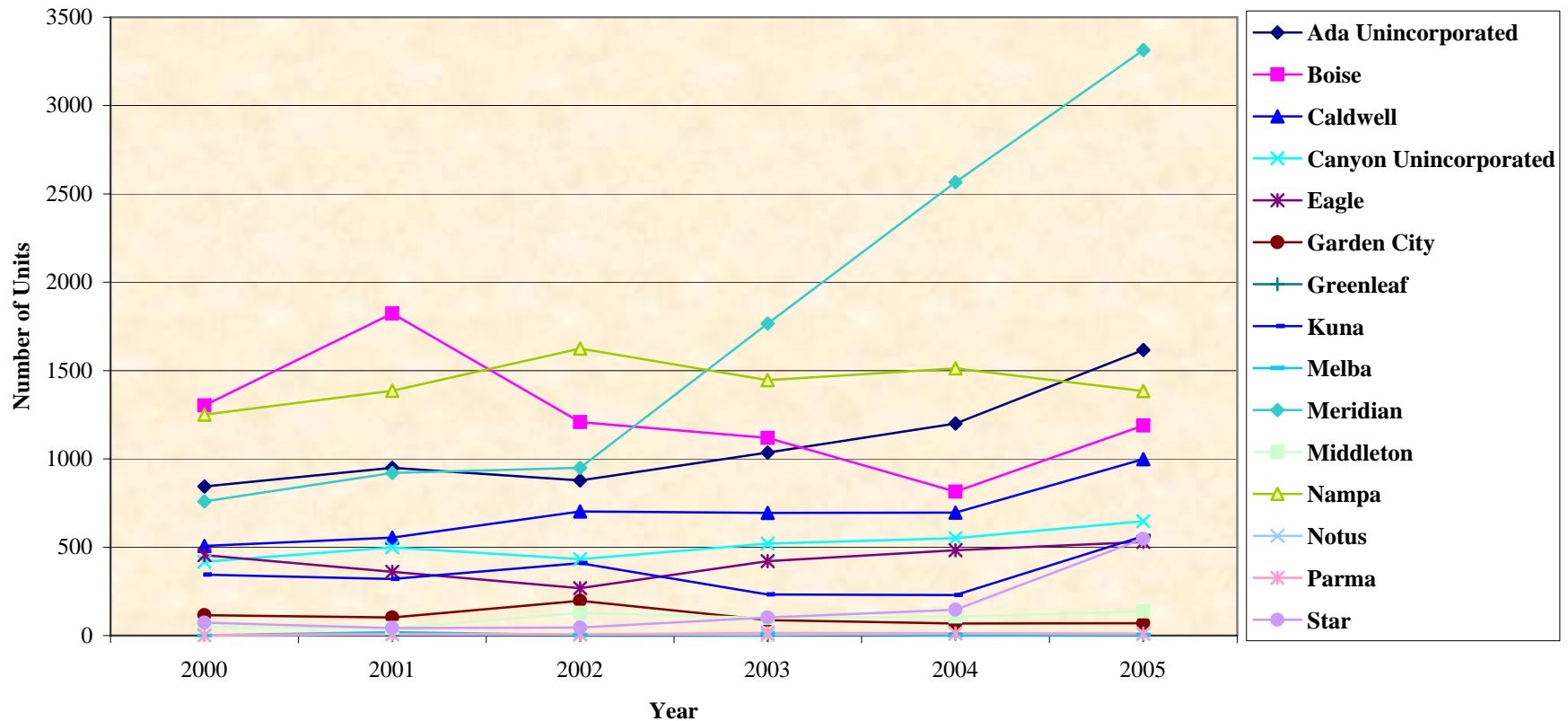
Notes:

Source: Canyon County Assessor's Office

**2005 information is based on the best available data.

County staff is not certain that all recorded plats are included in these numbers.

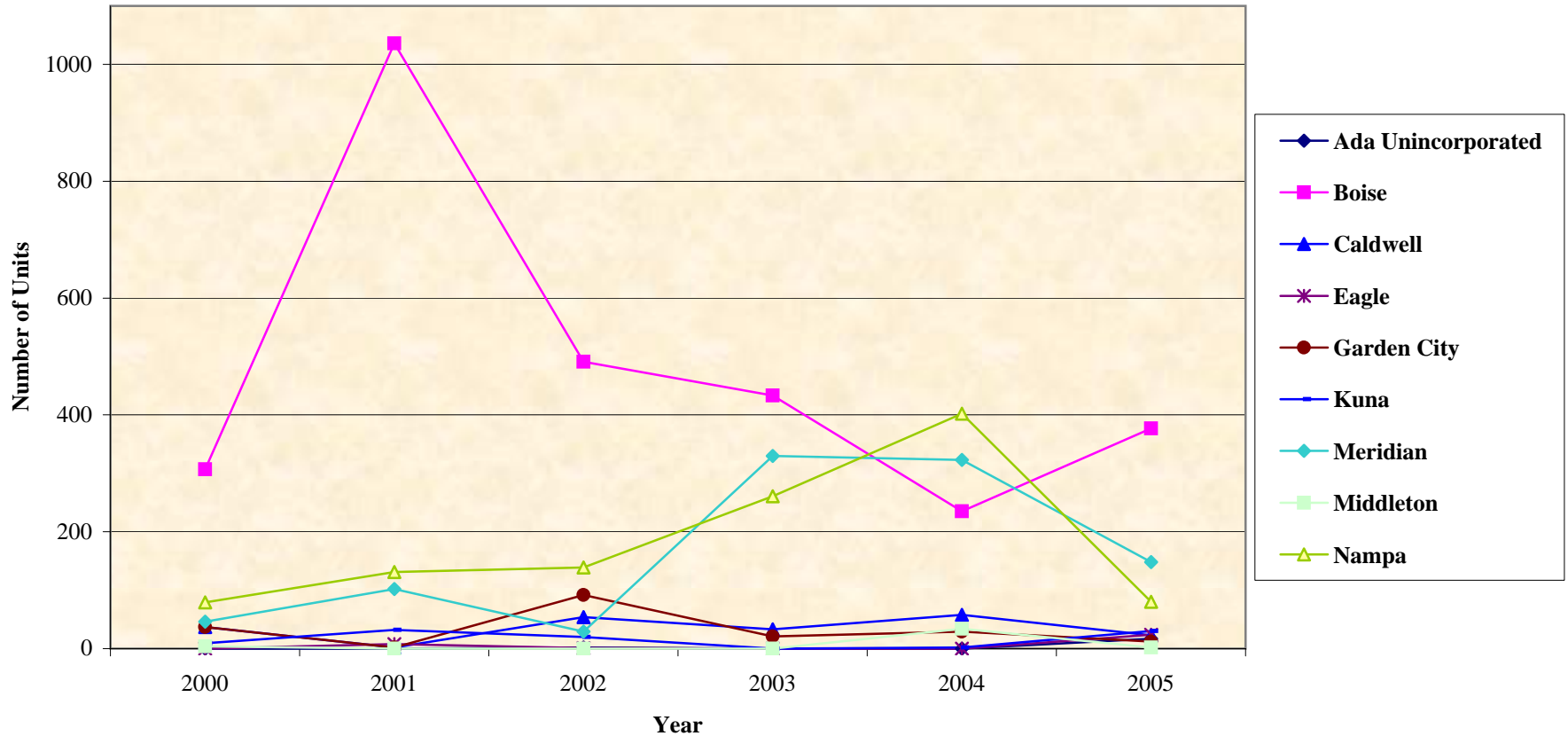
Total New Residential Units by City Limits in Ada and Canyon Counties (2000 - 2005 Building Permits)



Notes:

- Data reflect city limits at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Data shown reflect permits issued during the year, not permits completed.
- Greenleaf did not participate in building permit data collection from 2002-2003.

Multi-Family New Residential Units by City Limits in Ada and Canyon Counties (2000 - 2005 Building Permits)



Notes:

Data reflect city limits at the time of reporting.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflect permits issued during the year, not permits completed.

From 2000 - 2005, Canyon Unincorporated, Greenleaf, Melba, Notus, Parma, Star and Wilder did not report any multi-family permits.