



CLEARWATER  
— FINANCIAL —

**INSIGHT**  
architects, p.a.

## MASTER FACILITIES & COMPREHENSIVE FINANCIAL PLAN UPDATE 2

June 20, 2023

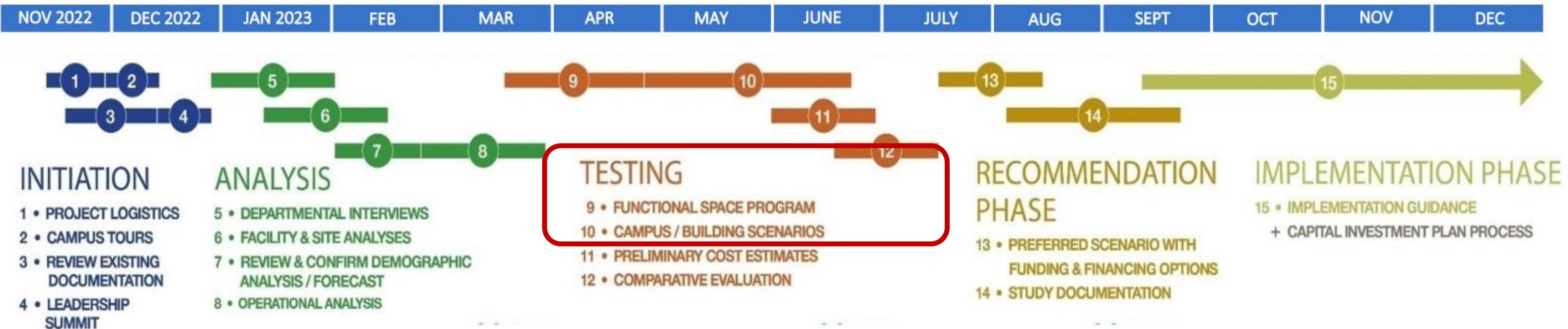
Christine Stoll | Vice President, Clearwater Financial  
Russ Phillips | President, Insight Architects





# PROJECT TIMELINE

## Owyhee County Master Facilities Plan Process / Timeline





# STATUS UPDATE

- **Phase 1: INITIATION**

1. Project Logistics - COMPLETE
2. Campus tours - COMPLETE
3. Review existing documentation - COMPLETE
4. Leadership Summit - COMPLETE

- **Phase 2: ANALYSIS**

5. Departmental interviews - COMPLETE
6. Community stakeholder interviews - COMPLETE
7. Review & confirm Demographic Analysis/ Forecast - COMPLETE
8. Operational Analysis - COMPLETE

- **Phase 3: TESTING**

5. Functional Space Program & Adjacencies – COMPLETE
6. Campus/Building Scenarios and Demographic Report – IN PROCESS
7. Preliminary Cost Estimates – NOT STARTED
8. Comparative Evaluation & Citizen's Committee Engagement – IN PROCESS





# VISION RECAP

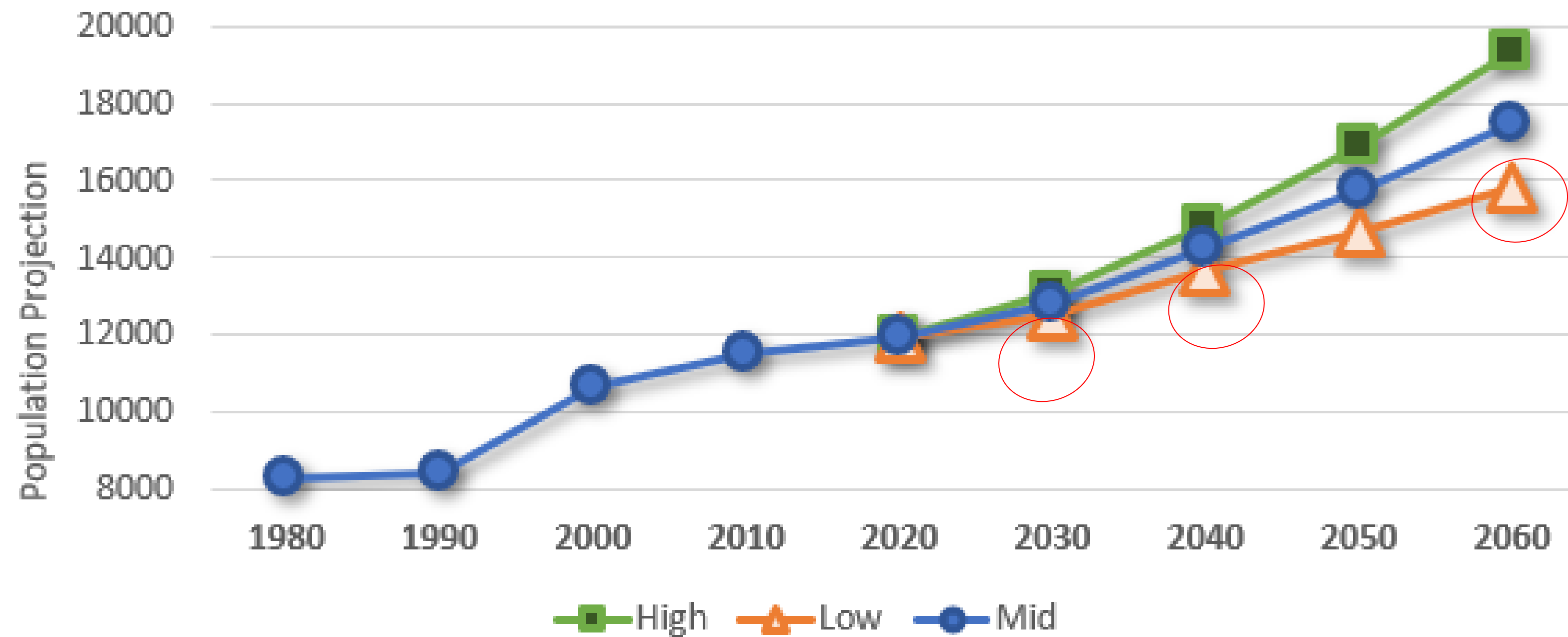
- **Forecast 10, 15, 30 + years**
- **No preconceived ideas**
- **Several scenarios for consideration & discussion**
  - Multiple options for scenarios in many cases
- **Considerations given to:**
  - County is making due
  - Future Department space needs and workspace equity
  - Program adjacency needs
  - Status of current facility
  - Determination to remodel or add to buildings
  - Gaps in service locations and or space allocation
  - Building and staff security
  - Building sustainability and efficiency
  - Public experience
  - Department and stakeholder feedback





# DEMOGRAPHIC ANALYSIS

**Table: Historical and Future Population Projection**



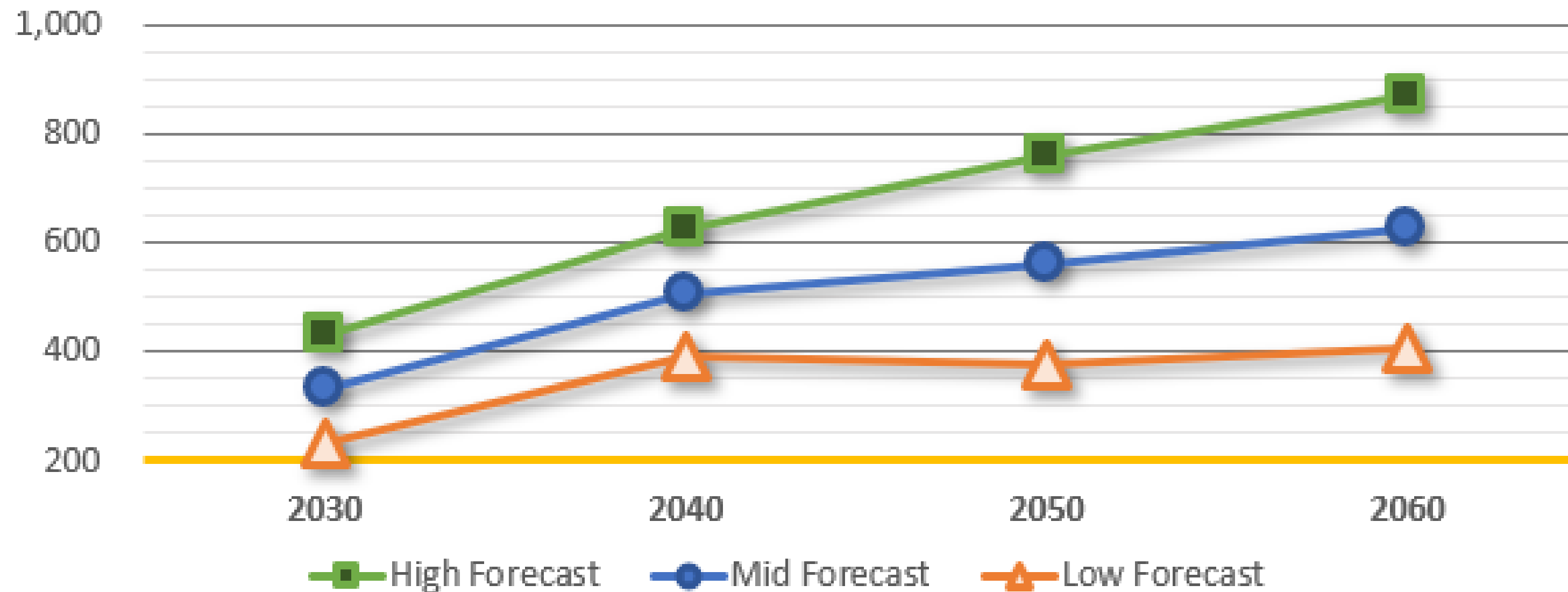
## Projections

- Estimated 2022 population is 12,336 citizens.
- County has grown by 387 people over the last 10 years, an increase of 3.4%.
- 27th fastest growing county in the State of Idaho.
- Projected 2030, 2040 and 2060 population is 12,552, 13,631, 15,791 (low forecast used)
- Low growth projection most probable over the next 20 to 30 years.



# DEMOGRAPHIC ANALYSIS

**Figure: Housing Forecast, Additional Need**



## Housing Projections

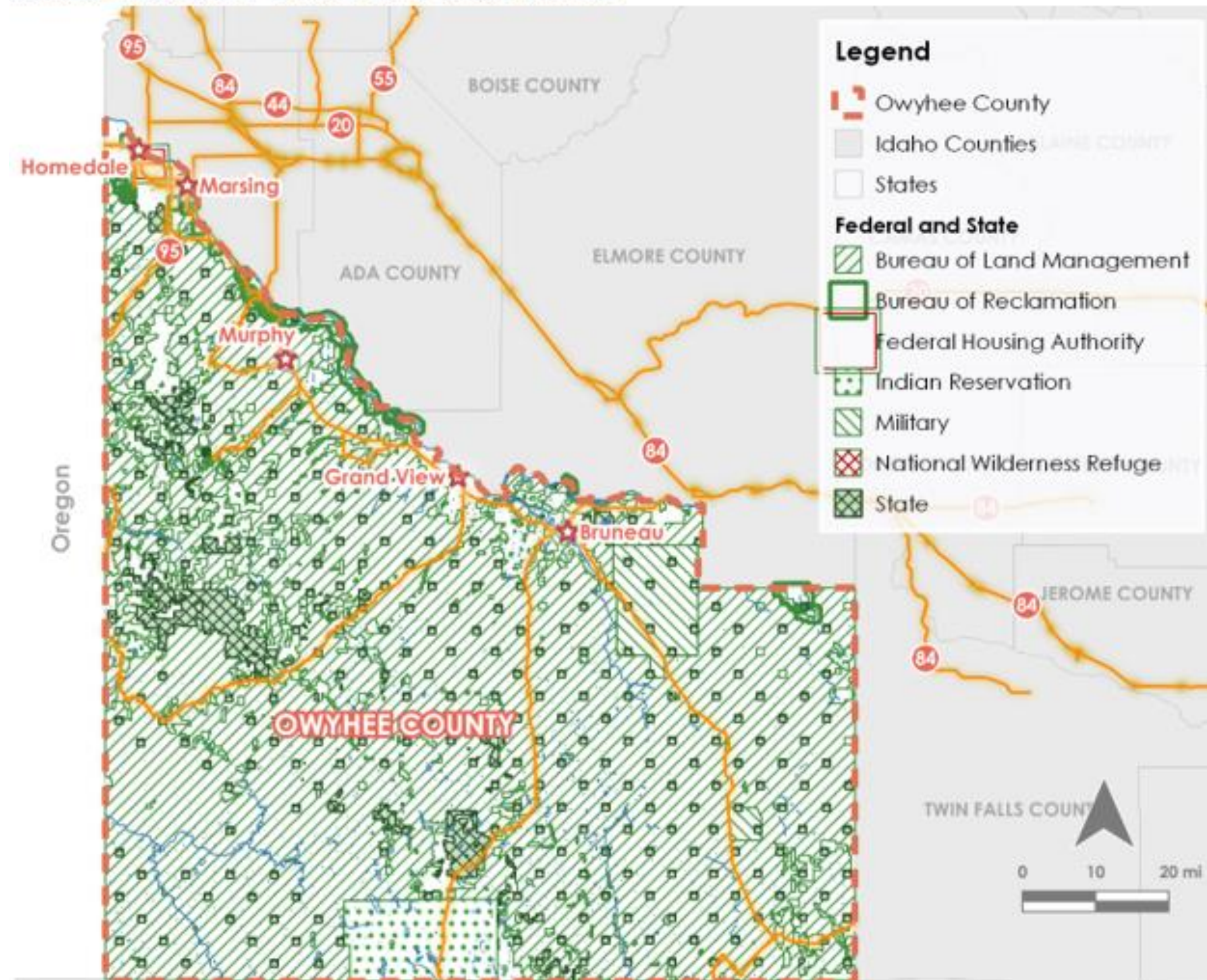
- Smaller dwellings needed, 2.76 people per household Countywide (including cities)
  - People staying in homes after children leave
  - Individuals delaying children or having fewer
- Larger households where non-related members reside together to reduce costs
- Multi-solution approach
  - Mixture of smaller and larger home sites.
  - Multi-family housing
  - Government supported housing programs
  - Planning coordination between cities and County





# DEMOGRAPHIC ANALYSIS

Attachment 02: Federal and State Lands



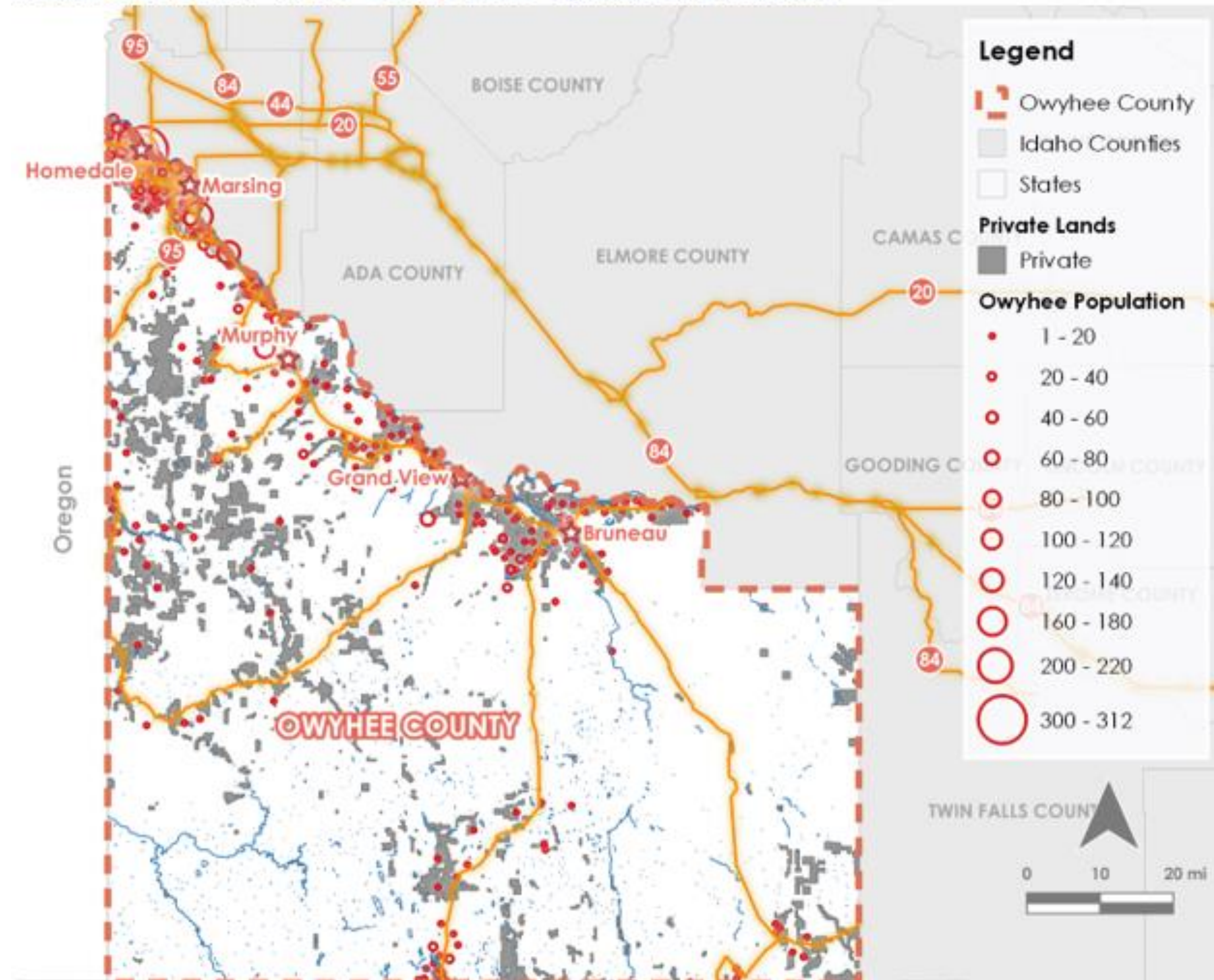
Total acres – 4, 926,841

**88.1 %**  
state or federal lands



# DEMOGRAPHIC ANALYSIS

Attachment 01: Private Lands and Population Densities



# 11.9 %

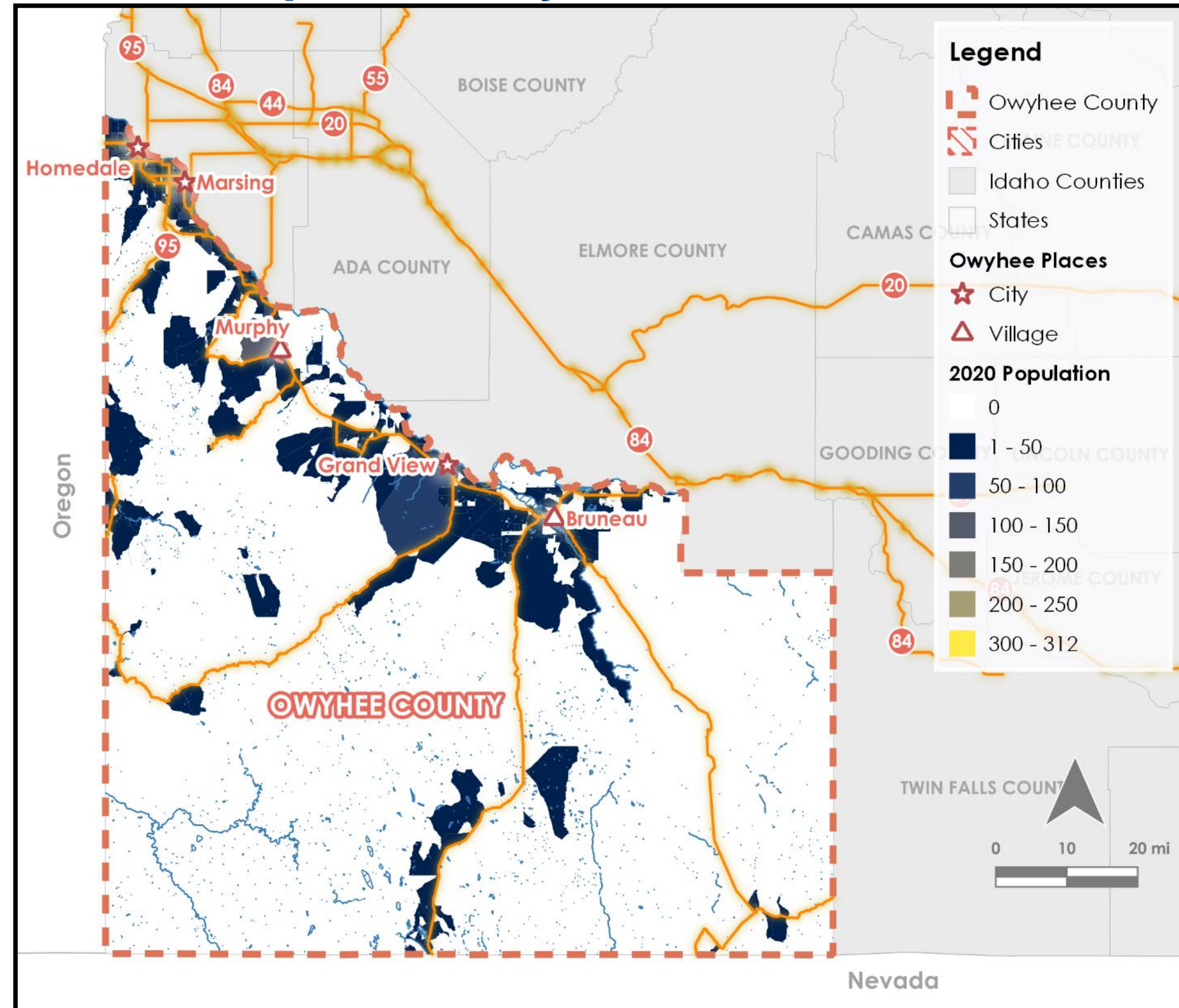
**Privately owned, 587,080 acres.**

Population is currently concentrated in Marsing & Homedale

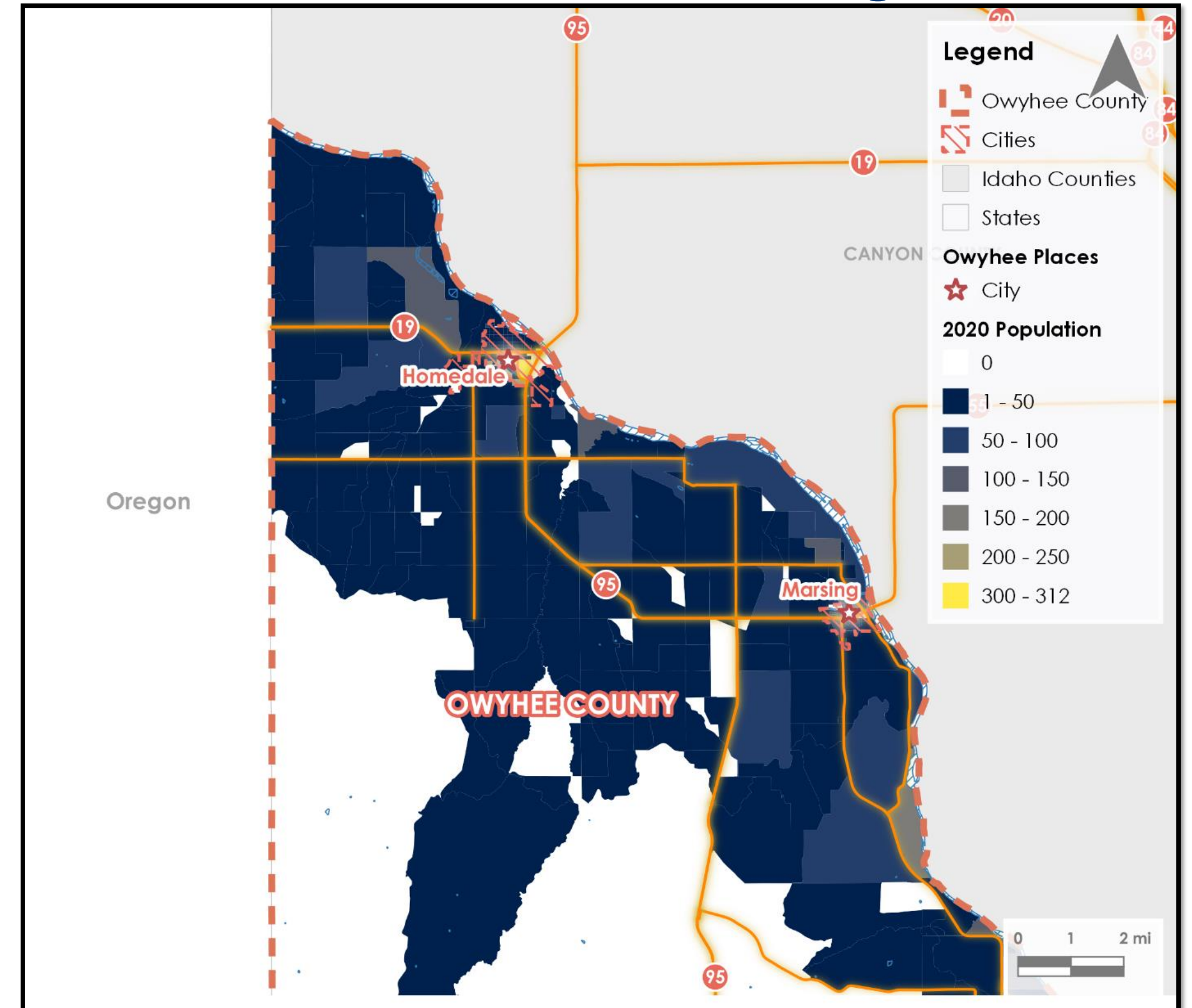


# DEMOGRAPHIC ANALYSIS

## Population by Census Blocks



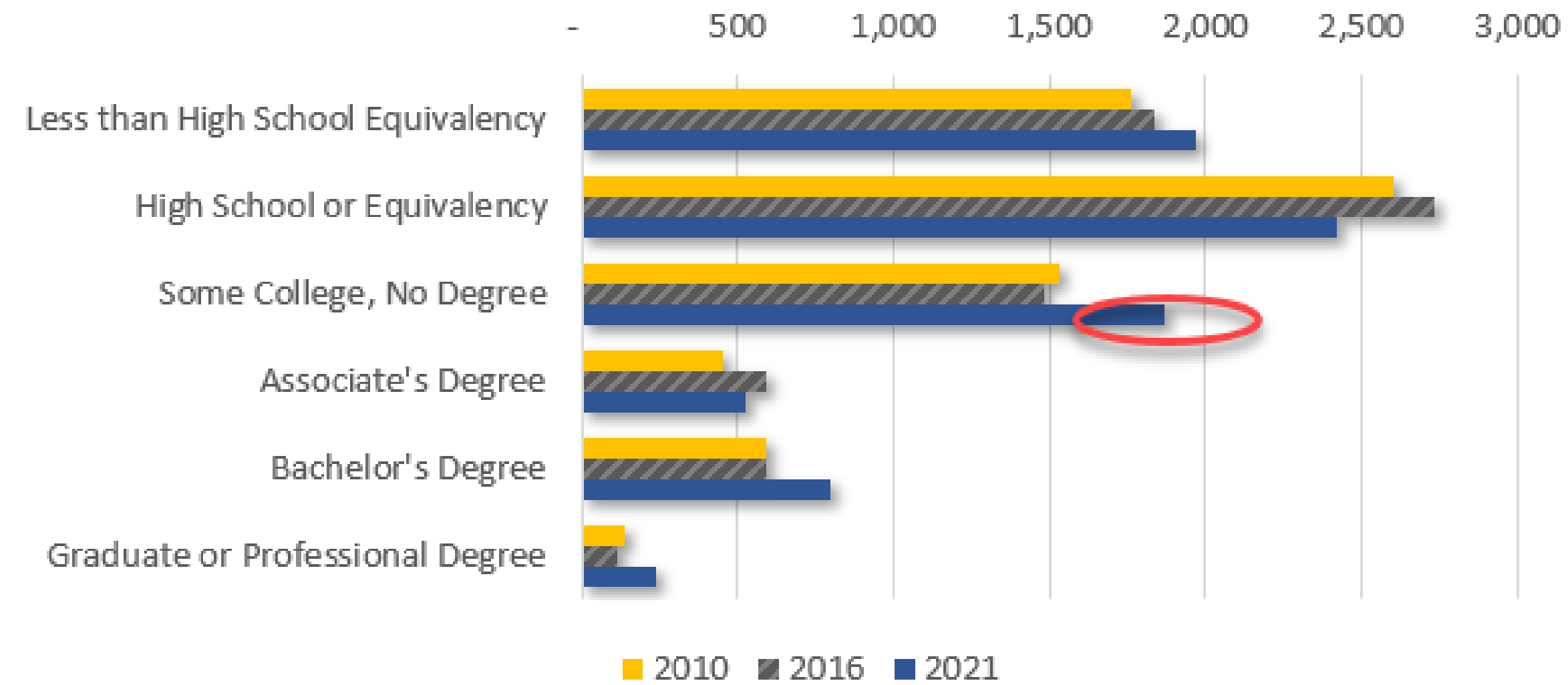
## Homedale and Marsing



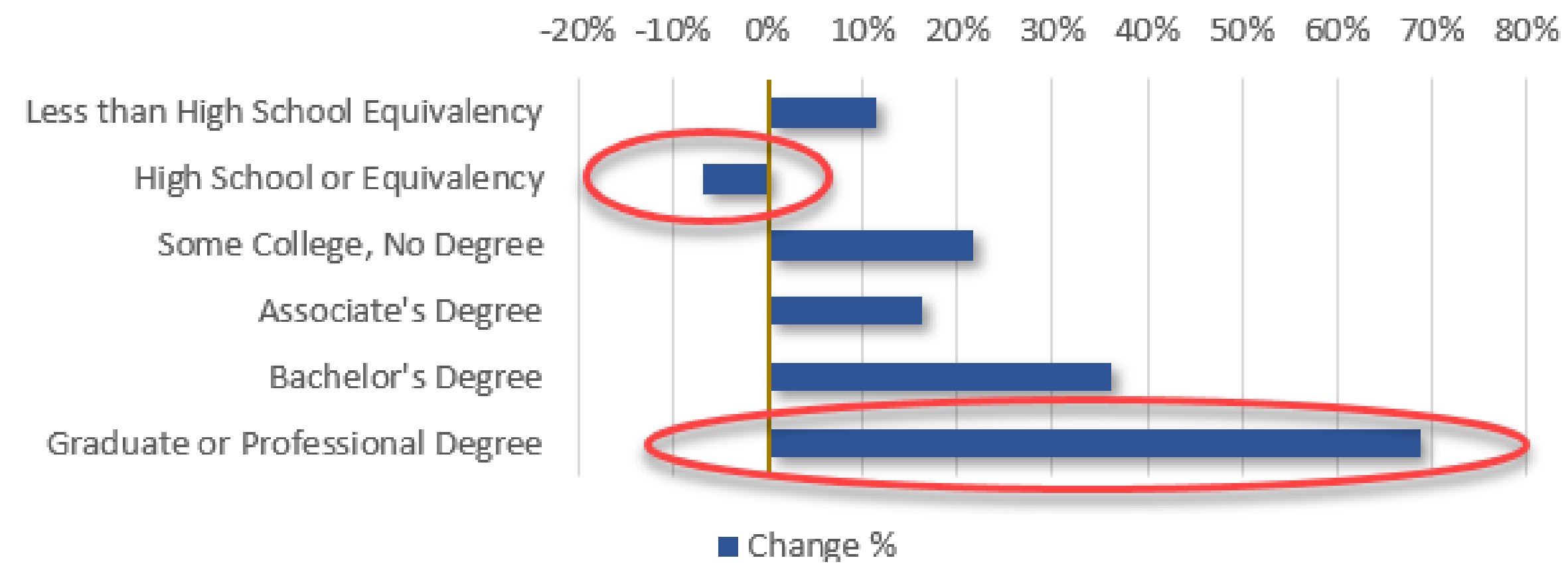




**Figure: Changes to Educational Attainment**



**Figure: % Change to Educational Attainment**





# DEMOGRAPHIC ANALYSIS

Table: Owyhee County, ACS Changes in Labor Force

Workforce	2011	2016	2021	Change 2016 2011	Change 2021- 2016	Aver. 5-Year Change	Change 2021 2011	2021 to 2011 % Change
Population 16+	8,458	8,664	9,158	206	494	350	700	8.3%
Not in labor force	3,549	3,729	3,789	180	60	120	240	6.8%
Civilian labor force	4,909	4,916	3,789	7	-1,127	-560	-1,120	-22.8%
Unemployment Rate	10.2%	8.8%	2.9%	1.4%	-5.9%	-3.7%	-7.3%	-71.6%



# DEMOGRAPHIC ANALYSIS

Table: Owyhee County, ACS Workforce Industries

Workforce	2010	2021	% Change by Total	2010 % of Total	2021 % of Total	% Change
Ag, forestry, fishing and hunting, and mining	865	1,171	<b>35.4%</b>	19.4%	22.5%	3.1%
Construction	561	599	<b>6.8%</b>	12.6%	11.5%	-1.1%
Manufacturing	401	383	-4.5%	9.0%	7.4%	-1.7%
Wholesale trade	71	174	<b>145.1%</b>	1.6%	3.3%	1.7%
Retail trade	367	391	<b>6.5%</b>	8.3%	7.5%	-0.7%
Transp and Warehousing	282	252	-10.6%	6.3%	4.8%	-1.5%
Information	45	35	-22.2%	1.0%	0.7%	-0.3%
Finance and ins, and real estate, and rental and leasing	186	205	<b>10.2%</b>	4.2%	3.9%	-0.2%
Professional	131	258	<b>96.9%</b>	2.9%	5.0%	2.0%
Education and Social Services	877	827	-5.7%	19.7%	15.9%	-3.8%
Arts, Entertainment, and Food	252	377	<b>49.6%</b>	5.7%	7.2%	1.6%
Other Services	147	283	<b>92.5%</b>	3.3%	5.4%	2.1%
Public administration	263	247	-6.1%	5.9%	4.7%	-1.2%
<b>Total Workforce</b>	<b>4,448</b>	<b>5,202</b>		<b>100.0%</b>	<b>100.0%</b>	

## Top Workforce Industry Changes by %

- Wholesale Trade 145%
- Professional 96.9%
- Other 92.5%
- Arts, entertainment, food 49.6%



## Scenario A

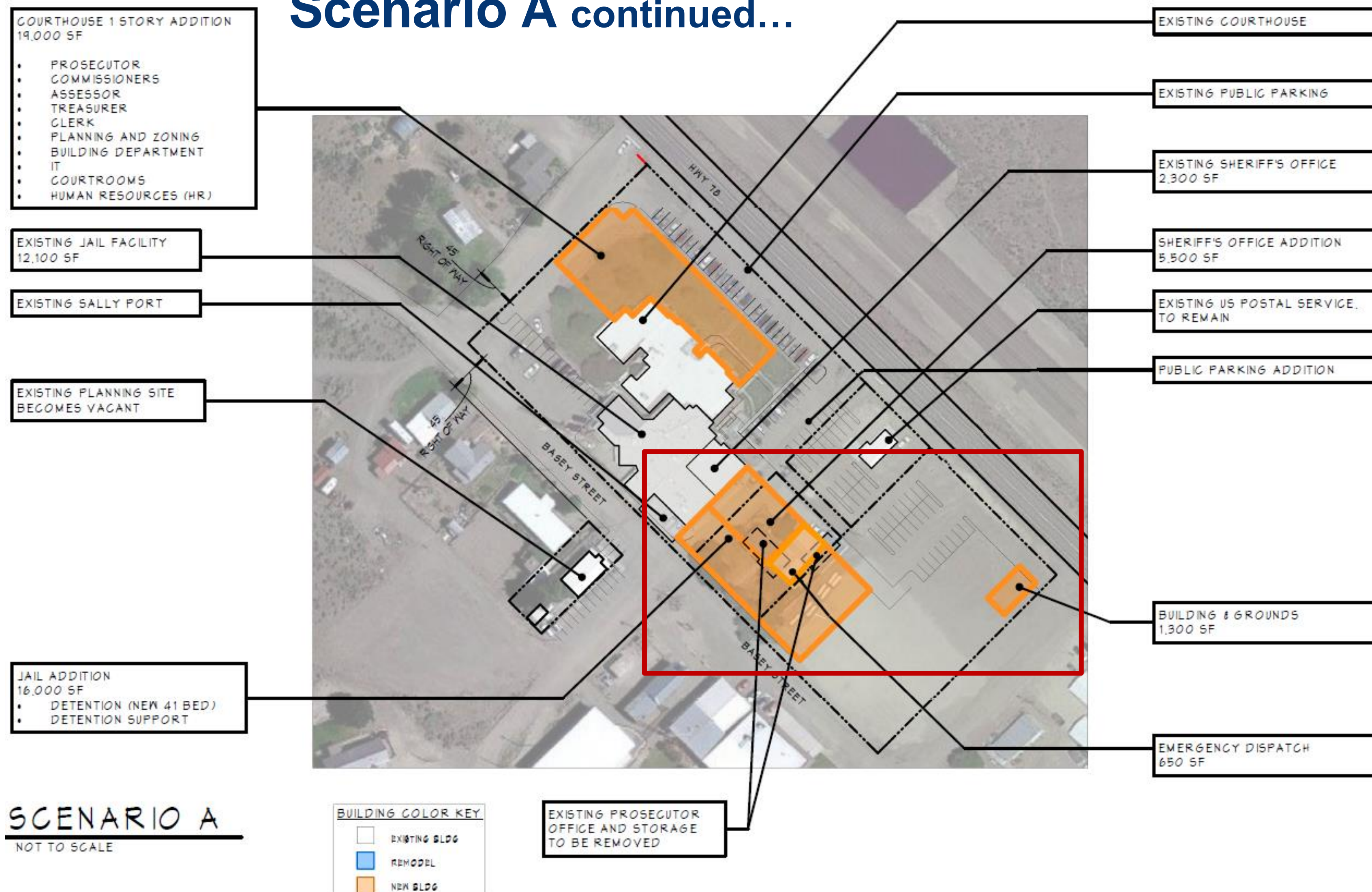


- Courthouse expansion: 19,000 SF
  - Prosecutor
  - Commissioners
  - Assessor
  - Treasurer
  - Clerk
  - Planning & Zoning
  - Building Department
  - IT
  - Courtrooms
  - Human Resources
- Relocate Building & Grounds -1,300 SF
- Existing planning site vacated
- Prosecutor office/storage removed for Sheriff expansion



# SHERIFF – MURPHY CAMPUS

## Scenario A continued...



## Remodel, Expand, Include

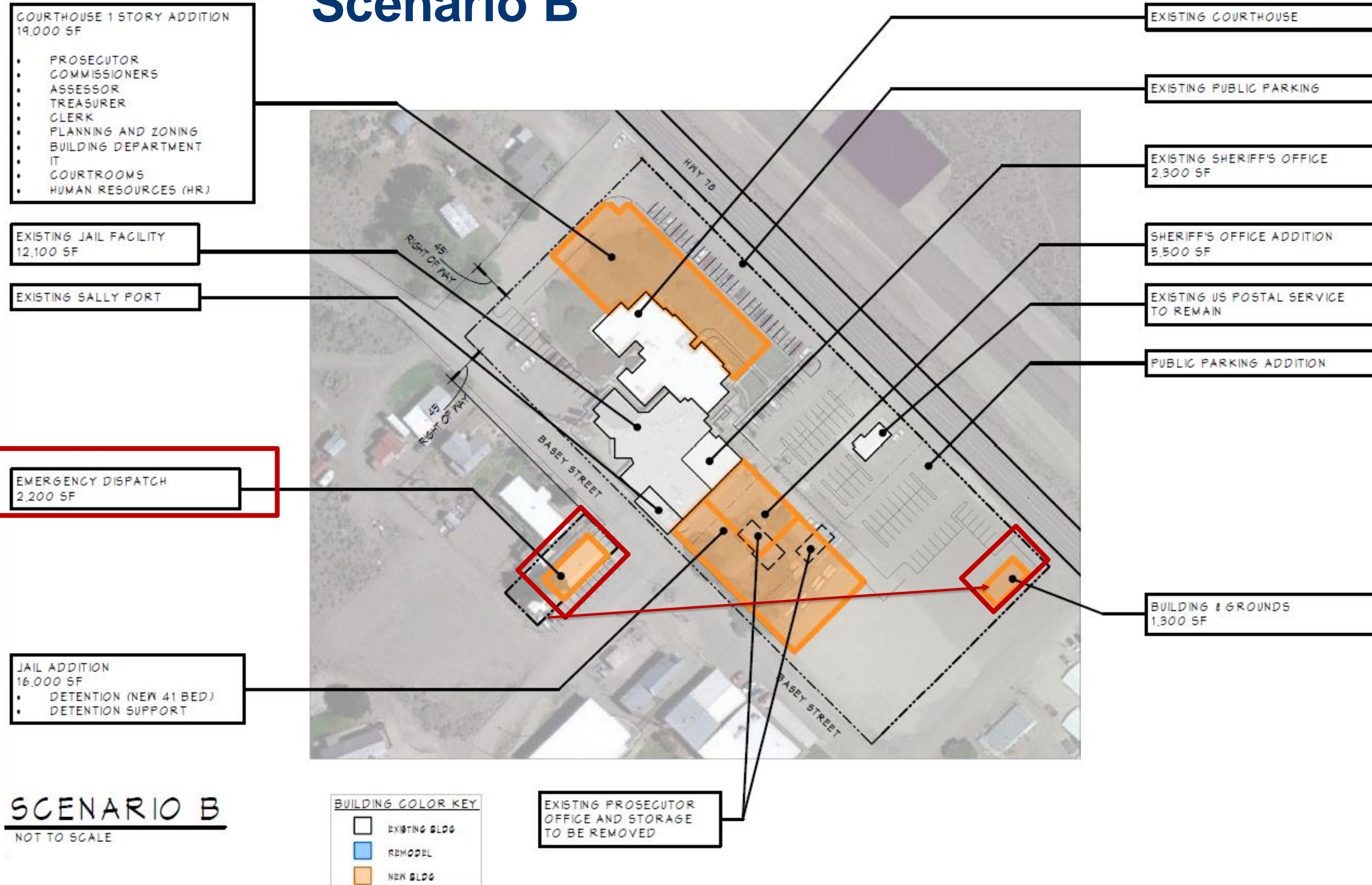
- Vacate road between Sheriff & Prosecutor offices
- Remove existing Prosecutor office/storage
- Add more public parking
- Sheriff expansion:
  - Office space – 5,500 SF
  - Jail – 16,000 SF
    - 41 new beds
    - Support center
    - EMS Dispatch - 650 SF

**SCENARIO A**  
NOT TO SCALE



# ALL – MURPHY CAMPUS

## Scenario B

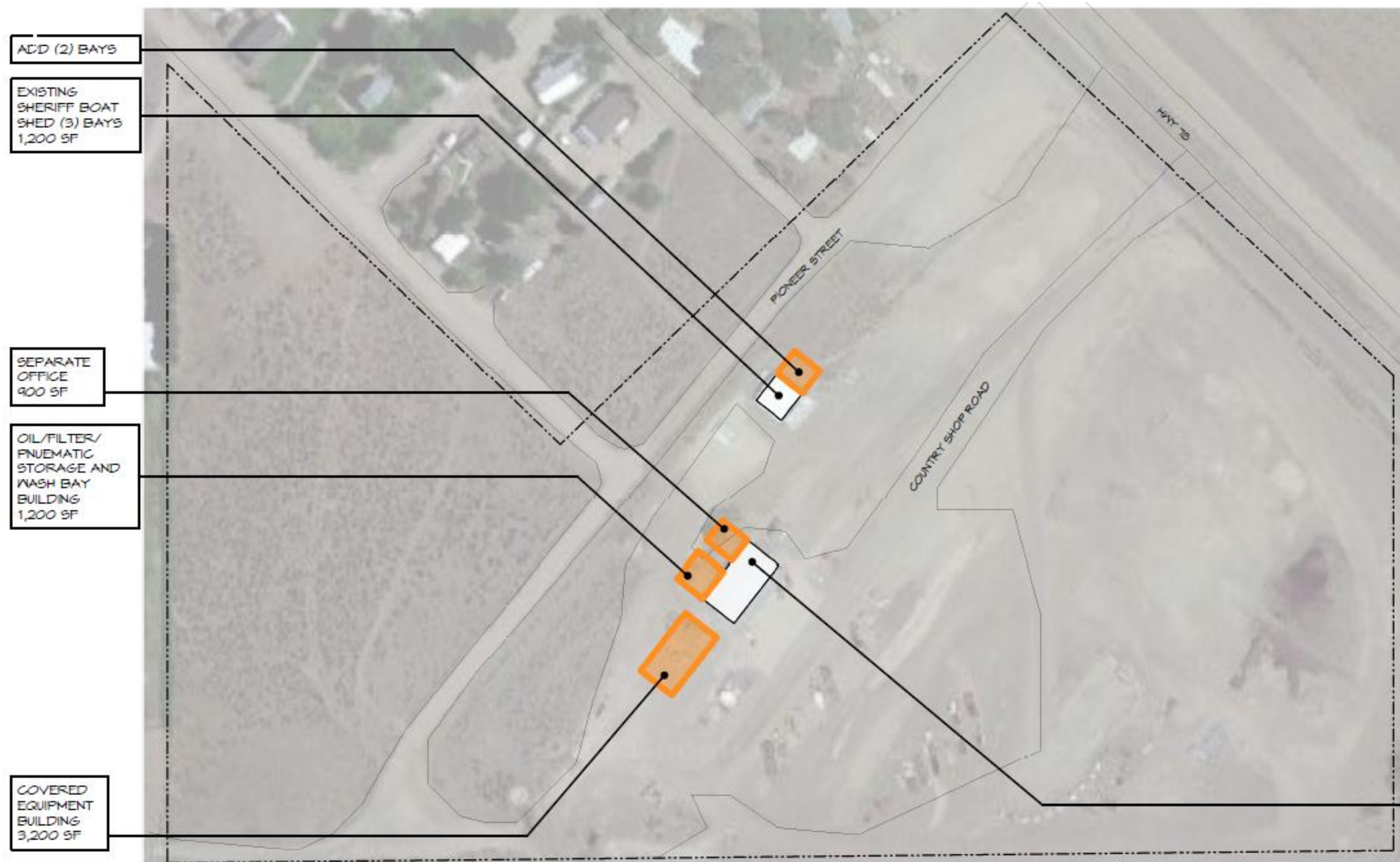


## Remodel, Expand, Include

- *Same as Scenario A except:*
  - Expand PZ building
  - Move EMS dispatch to current Planning & Zoning site
  - Remove Building & Grounds structure
  - Relocate Building & Grounds to NE corner
    - Combined office and shop 1,300 SF.



# ROADS & BRIDGE - MURPHY



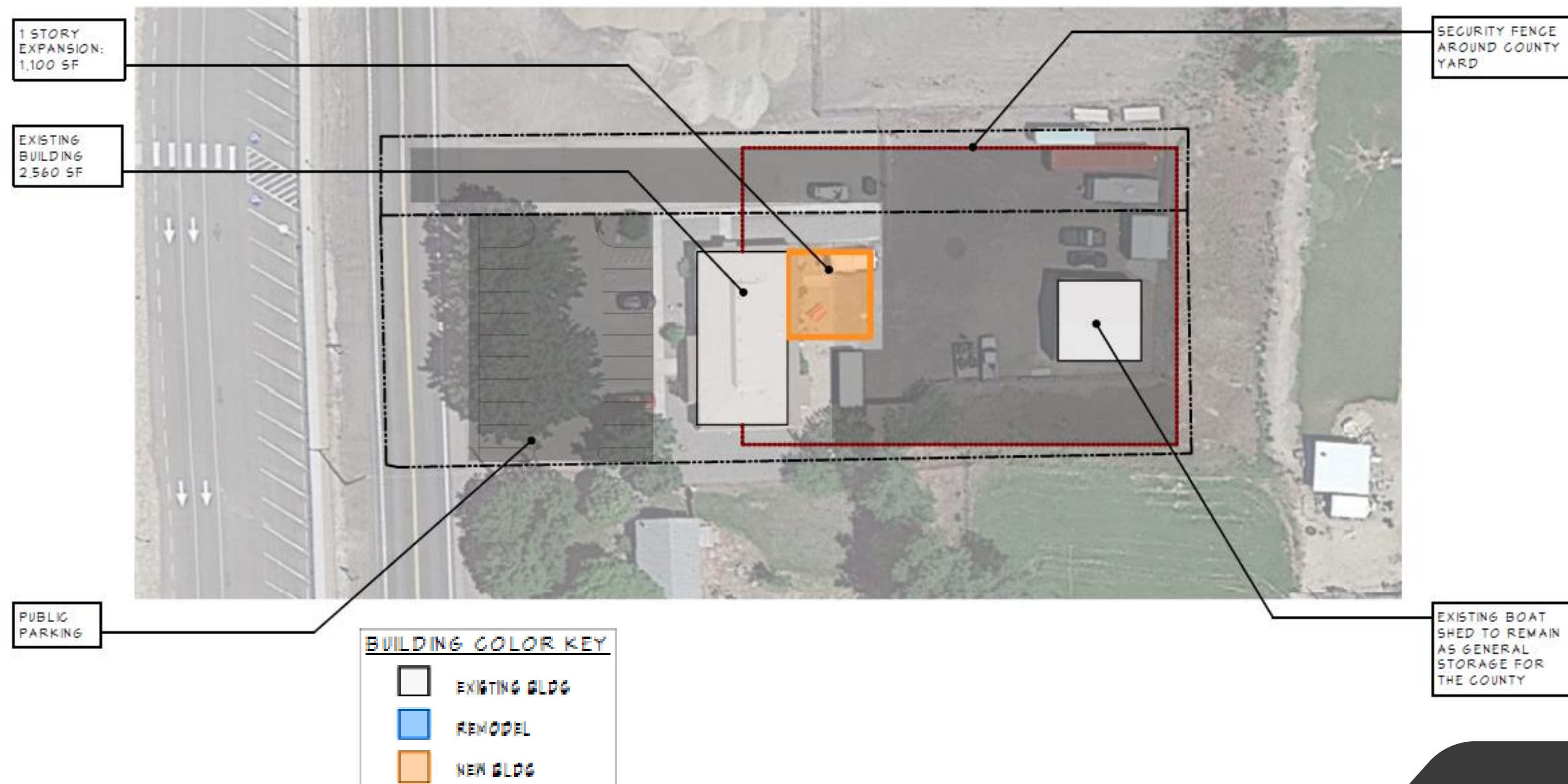
## Additions:

- Bays (2)
- Separate admin office – 900 SF
- Oil/filter/pneumatic storage + wash bay – 1,200 SF
- Covered equipment building – 3,200 SF



# COUNTY EXTENSION – LOCATION SAME

## Scenario A-C (Marsing)



### Expand Current Facility

- 1 story expansion 1,100 SF
  - Larger teaching room
  - Upgraded appliances
- Security fence around yard
- Existing boat shed to serve as general storage for County.
- Expanded public parking

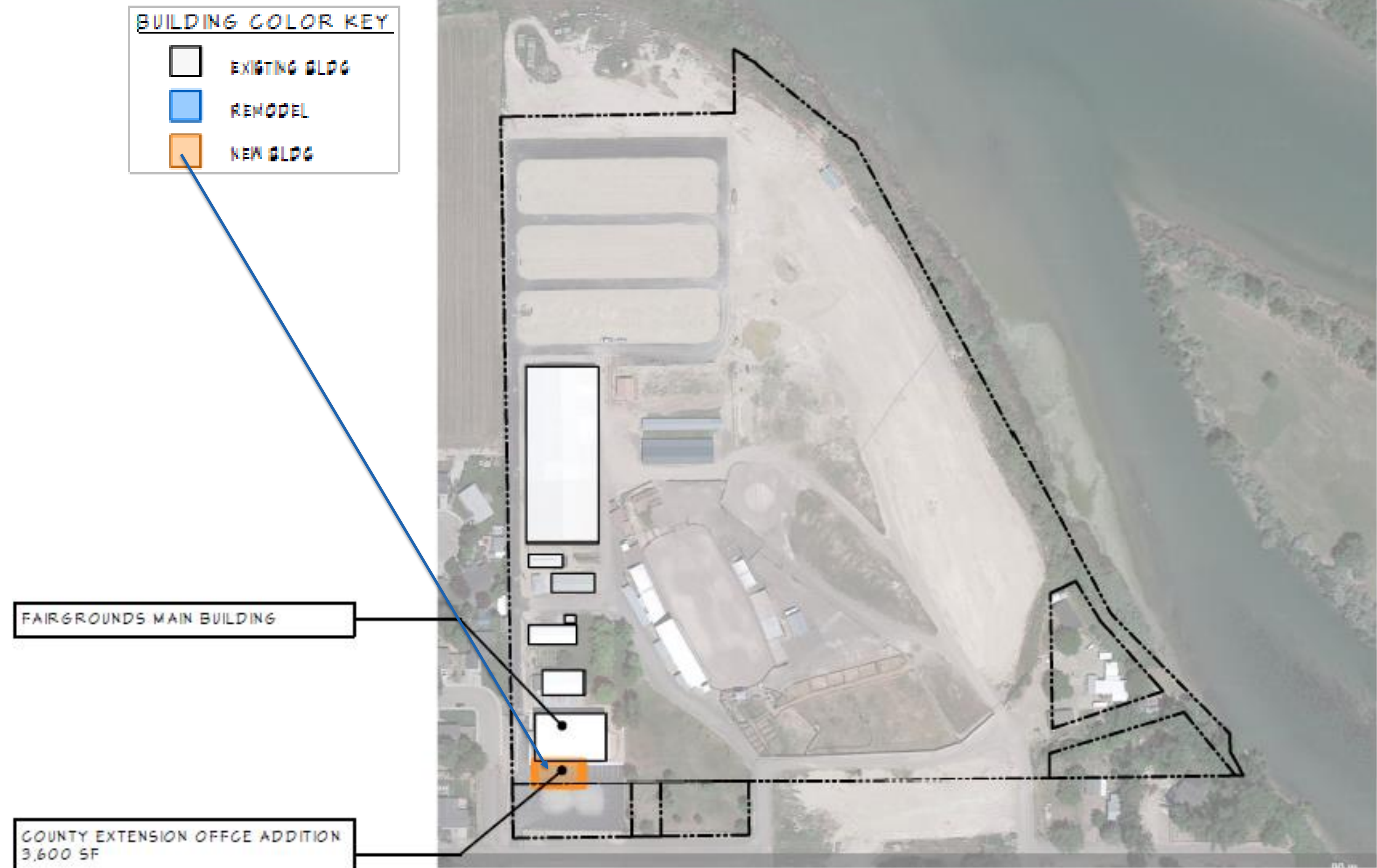


# MOVE EXT. OFFICE TO FAIRGROUNDS

## Scenario A-B

**3,600 SF**

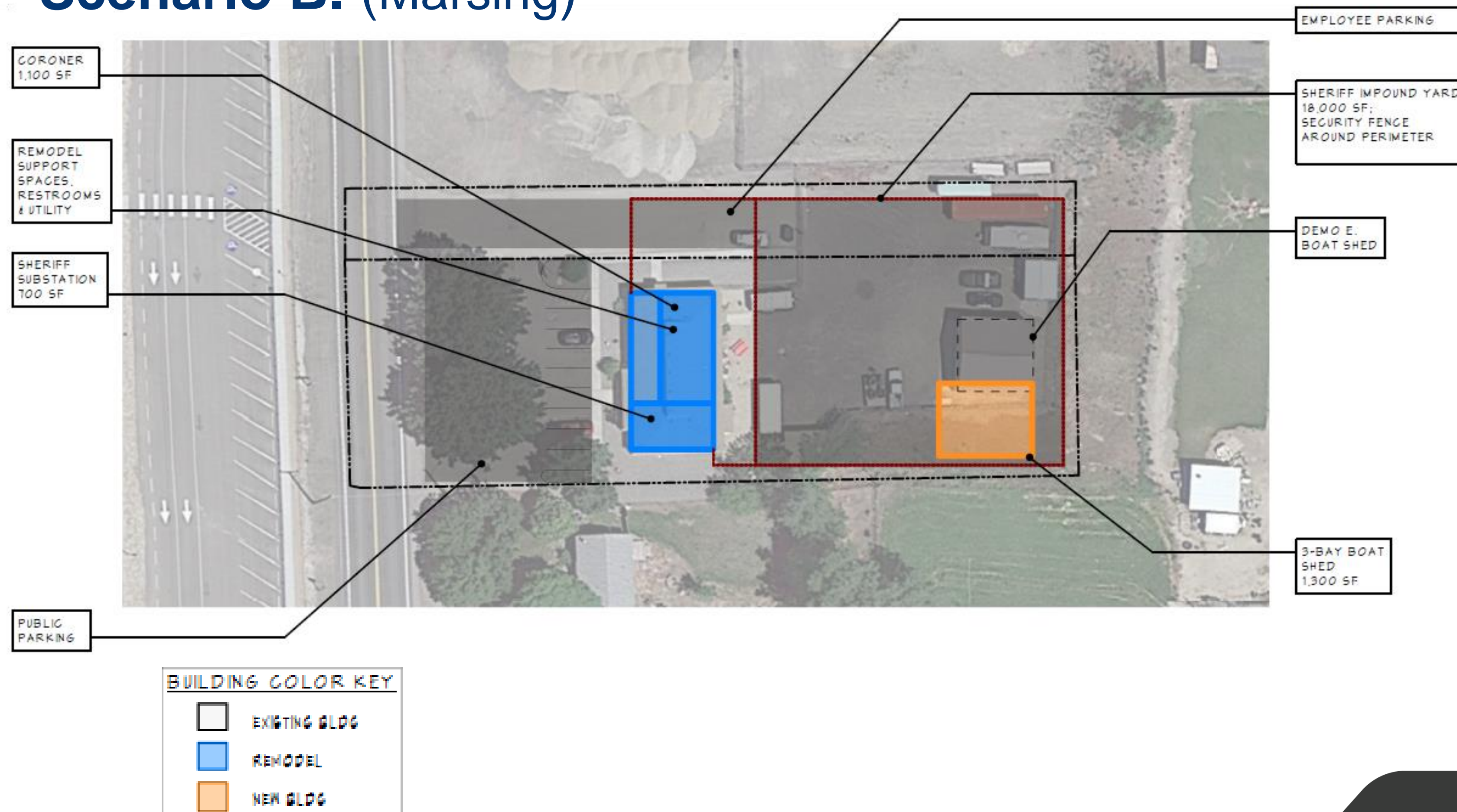
- Look at options to move County Extension (Marsing) office to Fairgrounds (Homedale).
- Efficiencies – shared meeting spaces
- Location
- Space for larger classes
- Better parking





# SHERIFF, CORONER MOVE TO COUNTY EXT.

## Scenario B. (Marsing)



## Relocate County Extension + Remodel

- Relocate County Extension (Marsing) to Fairgrounds (Homedale)
- Remodel building:
  - Support spaces, restrooms, utility areas
  - Sheriff - 700 SF
  - Coroner – 1,100 SF
- Sheriff impound area – 18,000 SF
  - Demo current boat shed
  - Add boat shed (3 bay) – 1,300 SF
  - Security fencing
- Add employee parking

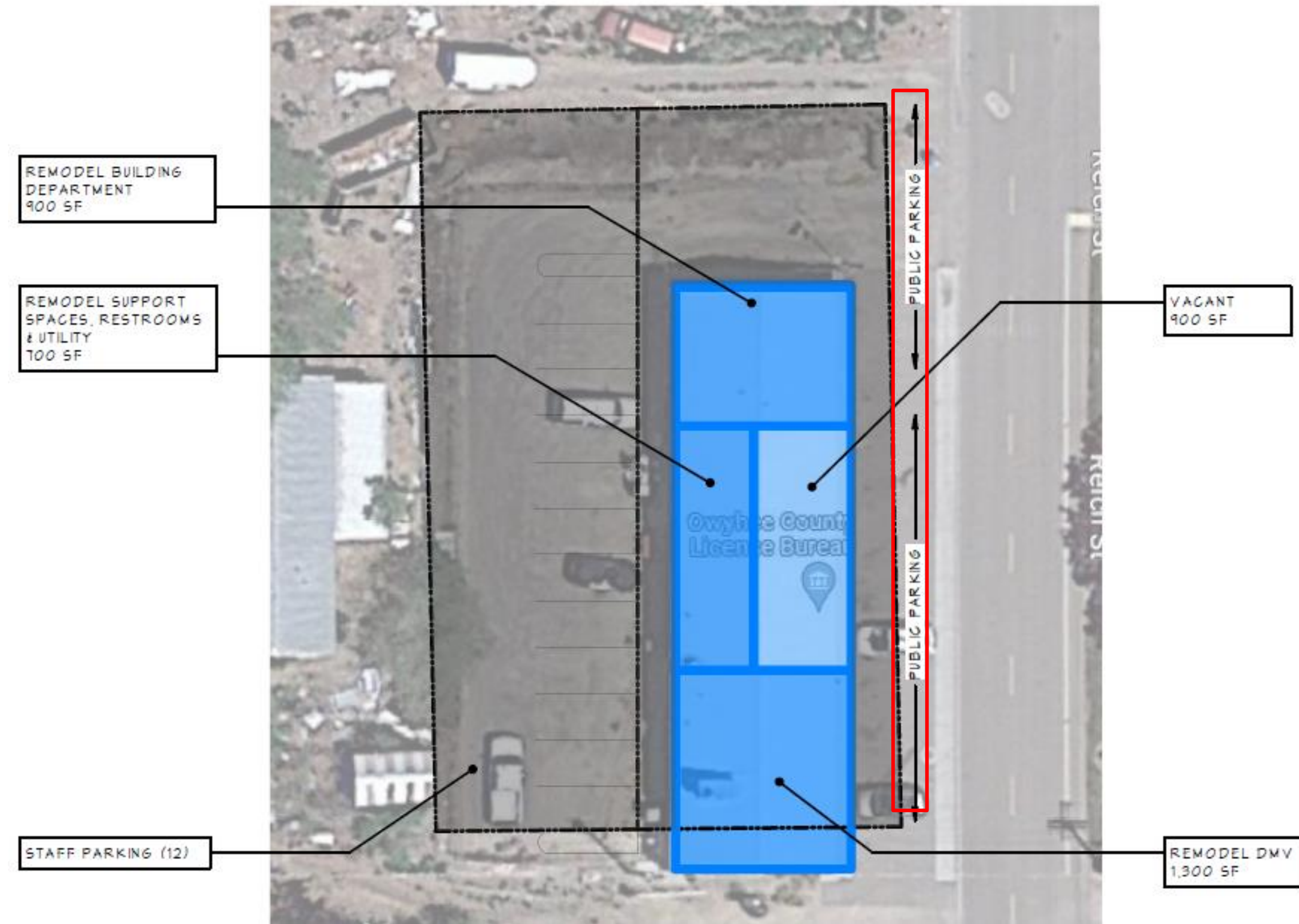


# DMV & BUILDING DEPARTMENT STAYS

## Scenario C. (Marsing)

### Remodel + Relocate Services

- Remodel support spaces & restrooms – 700 SF
- DMV – 1,300 SF
  - Remodel space
- Building Department – 900 SF
  - Remodel space
- Vacant space – 900 SF
  - County storage
- Expand staff parking
- **Not enough room for adequate public parking**





# PROBATION & COURTHOUSE ONLY

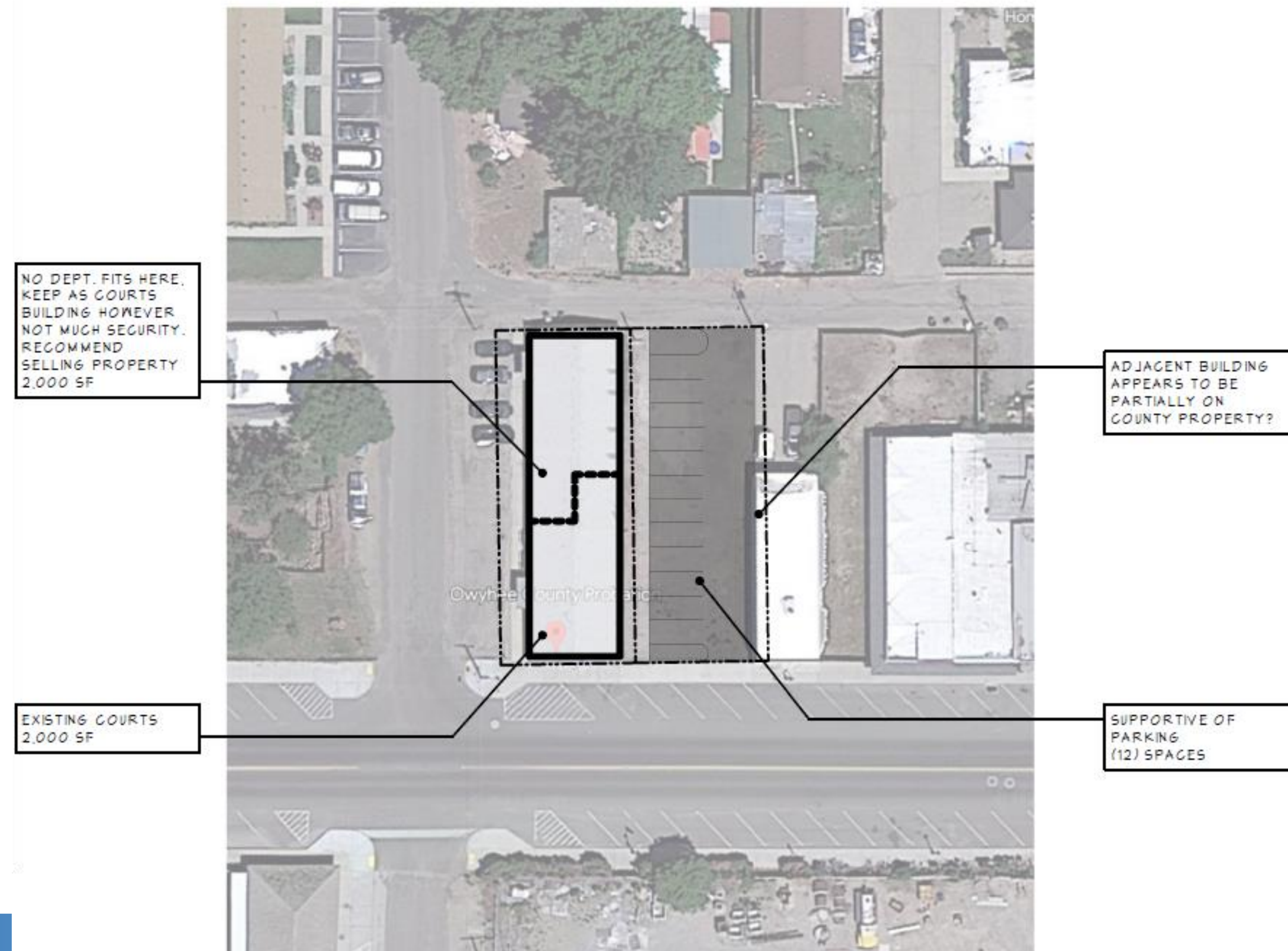
## Scenario D. (Homedale)

### \* Recommend Selling Property

- No room for future Probation Program or Court growth
- Lack of security
- Adjacent building may be on property line
- Not enough room for adequate staff or public parking
  - Can support 12 spaces

BUILDING COLOR KEY	
	EXISTING BLDG
	REMODEL
	NEW BLDG

Total building 4,060 sf





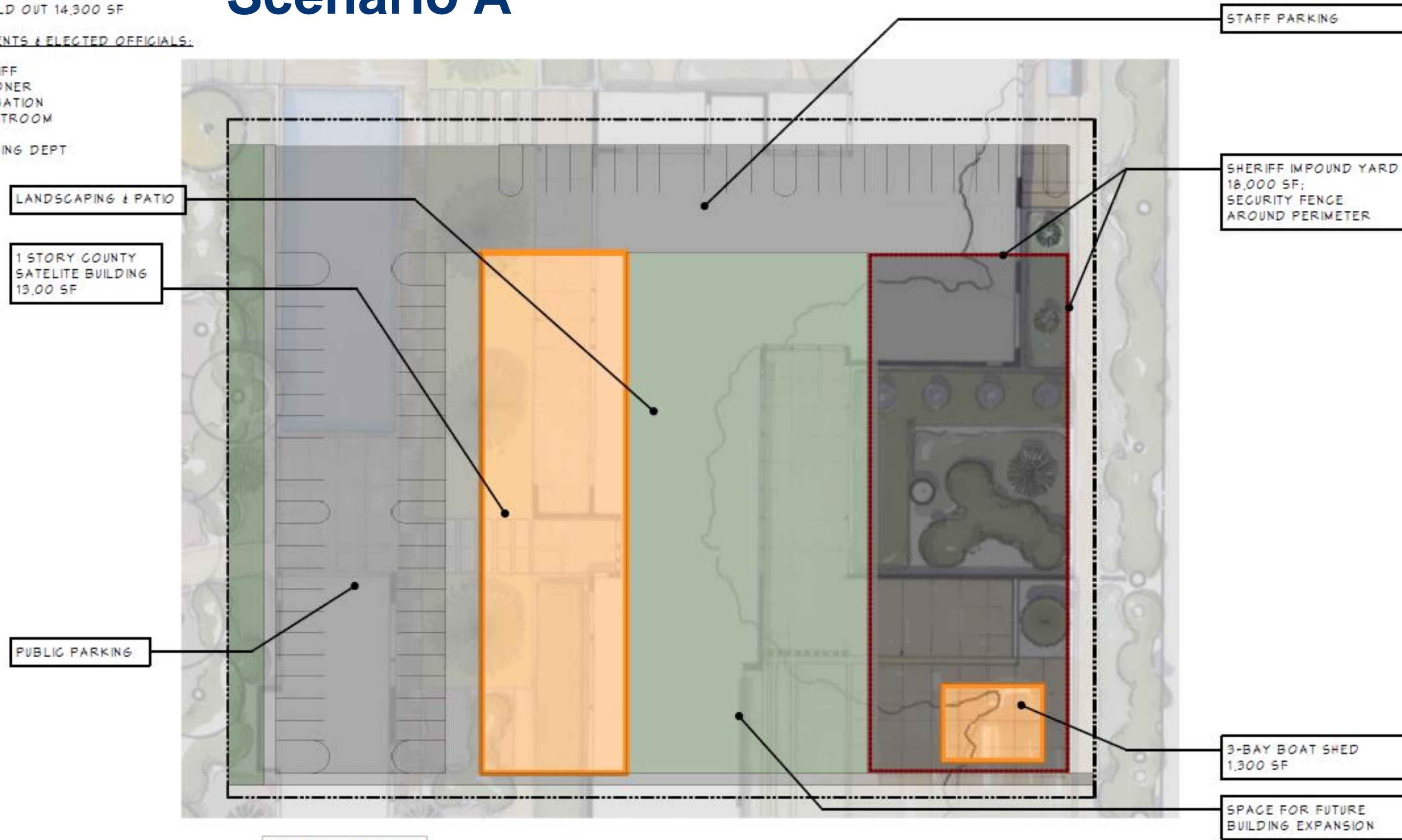
# PURCHASE NEW SITE & BUILD

## Scenario A

3 ACRE SITE  
TOTAL BUILD OUT 14,300 SF

DEPARTMENTS & ELECTED OFFICIALS:

- SHERIFF
- CORONER
- PROBATION
- COURTROOM
- DMV
- BUILDING DEPT

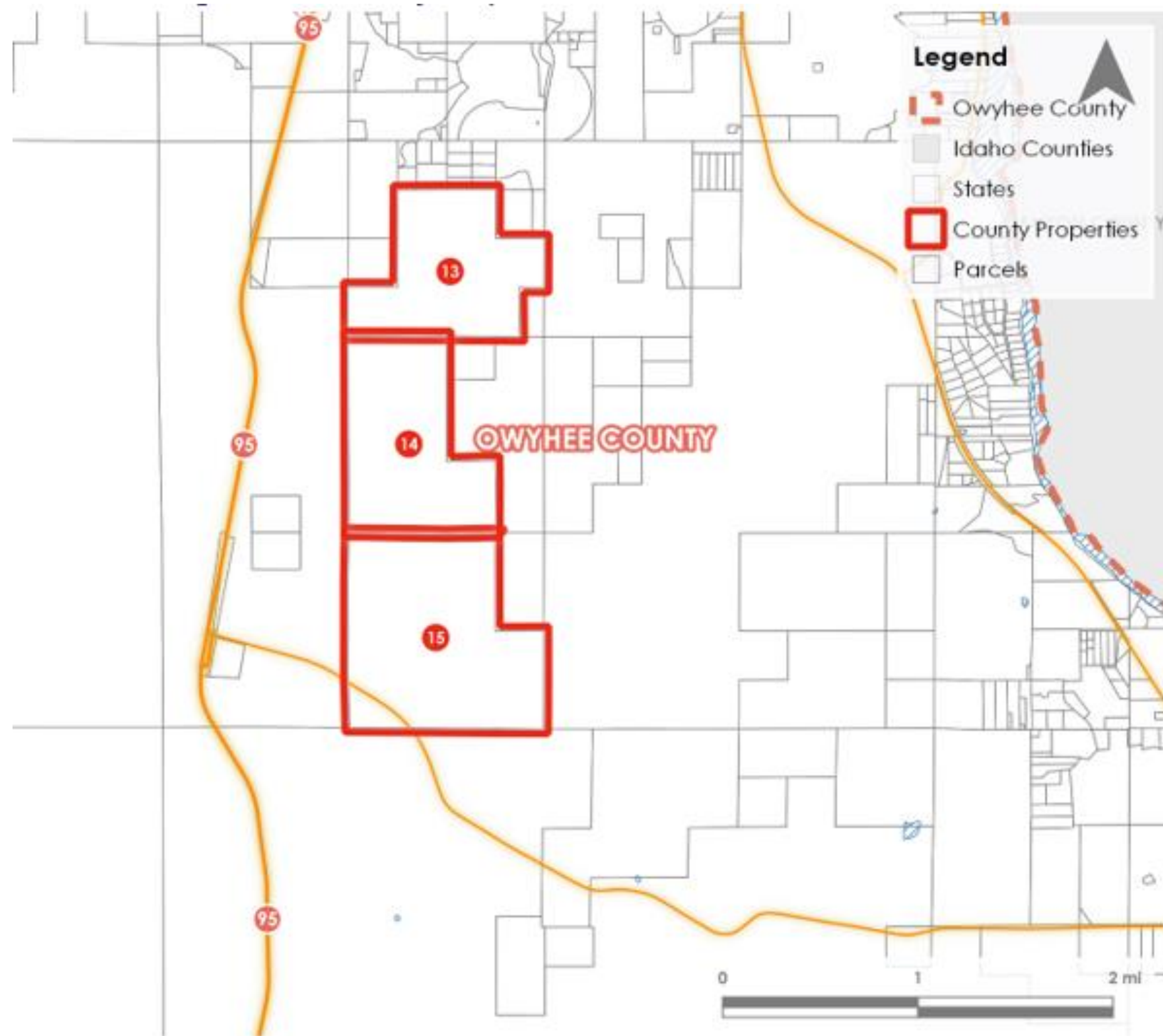


### 3- Acre Site

- Homedale or Marsing
- Total Future: 14,300 SF
- Departments/Elected
  - Sheriff
  - Coroner
  - Probation
  - Courtroom
  - DMV
  - Building Department
- Future expansion
- Sheriff boat shed + impound yard



# POSSIBLE 3 – ACRE SITE FOR NEW BUILDING



**Owyhee County (Vacant Land)**

- Between Hwy 95 and Desert Dr. 340 Acres

**Owyhee County (Vacant Land)**

- Between Hwy 95 and Desert Dr. 340 Acres

**Owyhee County (Vacant Land)**

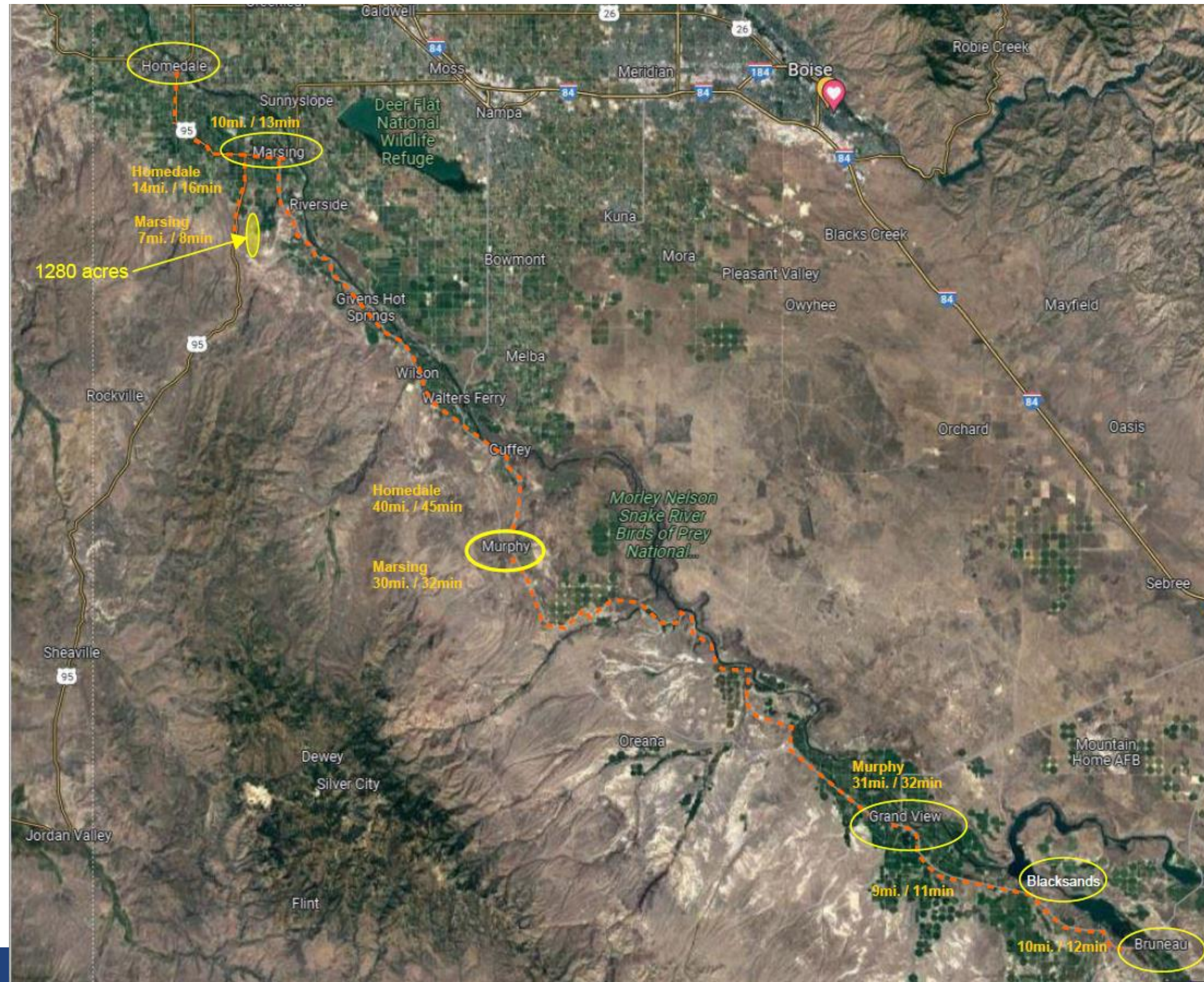
- Between Hwy 95 and Desert Dr. 340 Acres

**South of Marsing- 1,200 - acre parcel**  
Future site of solid waste facility

- **Distance by car:**
  - Homedale:
    - 14 miles
    - 16 minutes
  - Marsing:
    - 10 miles
    - 14 minutes



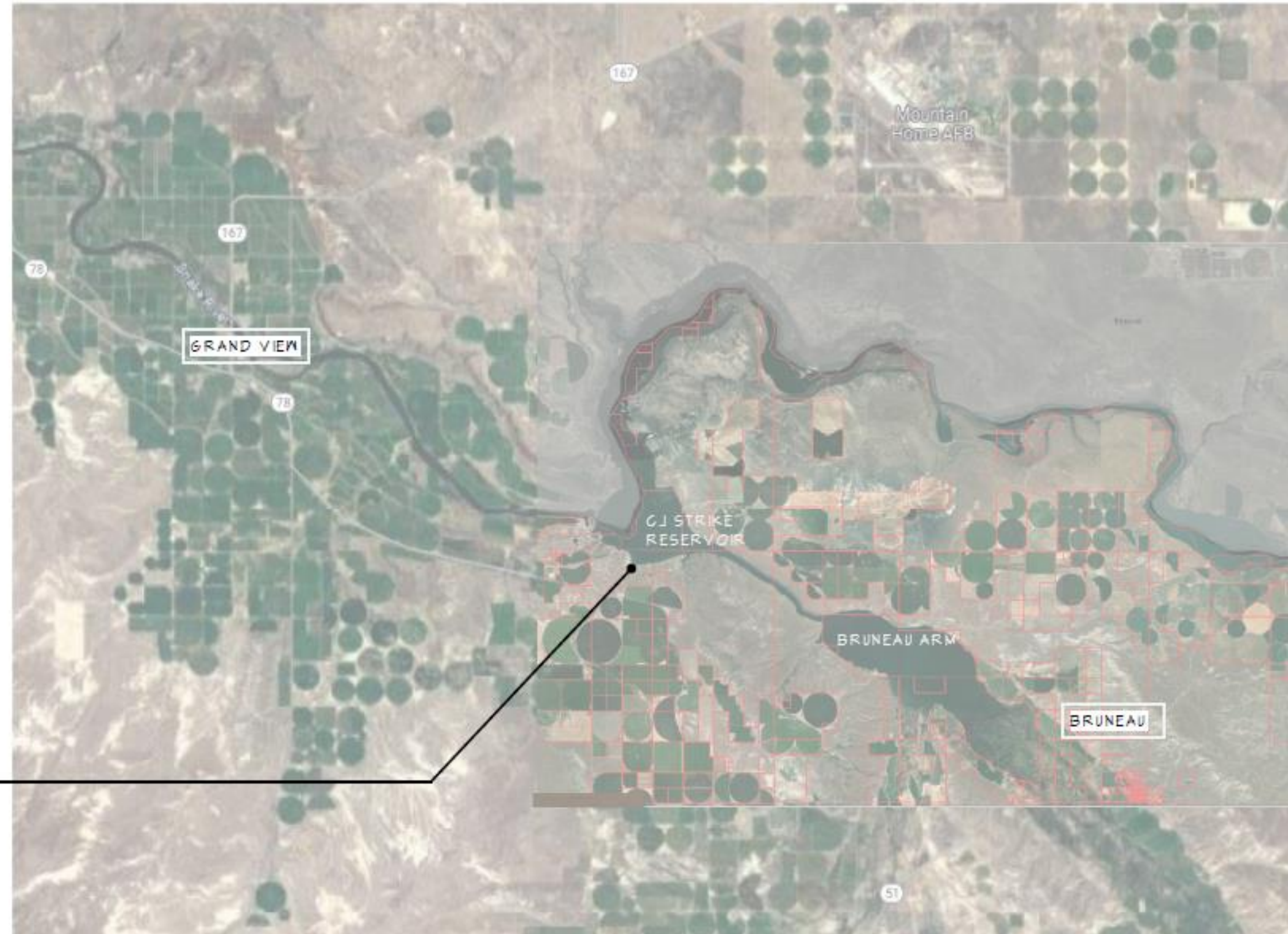
# POSSIBLE 3 – ACRE SITE FOR NEW BUILDING





# ROADS & BRIDGE - SUBSTATION

## Scenario D. (Black Sands – CJ Strike Reservoir area)



**Space needed – 1 acre**

### Main services

- Sheriff building – .5 acre
  - Admin + sleeping quarters – 1,700 SF
  - Boat house – 1,300 SF
  - Impound/ storage yard
- Tipping station – .5 acre

### Satellite location for:

Location could provide small space or use of safe bathroom facility for other services

- DMV
- Probation
- Other?





# PUBLIC ENGAGEMENT

Involving Your Public at Each Stage is Key



ESSENTIAL FOR  
SUPPORT



PUBLIC IS  
DECISION  
MAKER



LISTEN, LEARN,  
ADJUST



EARLY  
&  
OFTEN



# Events Identified for Public Engagement

Owyhee County Master Facility Plan and Comprehensive Financial Plan Upcoming Public Outreach & Engagement
<b>May 2023</b> <ul style="list-style-type: none"> <li>• Utility Billing Insert</li> <li>• Commissioner Meeting</li> <li>• Press Release (Commissioner meeting, assessment findings)</li> <li>• Facebook Post (Kickoff with press release)</li> </ul>
<b>June 2023</b> <ul style="list-style-type: none"> <li>• Event: Outpost Days (June 3-4, Murphy)</li> <li>• Citizens Committee Kick Off</li> <li>• Facebook Post (Survey)</li> <li>• Facebook Post (learn more about MFP/CFP next phase)</li> <li>• Press release after CC</li> <li>• Survey</li> </ul>
<b>July 2023 put together info that can be at a <u>booth</u></b> <ul style="list-style-type: none"> <li>• Event: July 4 Celebration (July 3, Marsing) exhibit hall- poster</li> <li>• Demolition Derby on the 4<sup>th</sup> at the fairgrounds</li> <li>• 3Q 2023 Website Update (Commissioner update 2) <ul style="list-style-type: none"> <li>◦ Commissioner updates</li> <li>◦ Citizens Committee #2 (July 17<sup>th</sup>)</li> </ul> </li> <li>• Event: Grand View Days (July 8, Grand View)</li> <li>• Press Release (Update, Committee activity, Survey findings)</li> <li>• Facebook Post</li> </ul>
<b>August 2023</b> <ul style="list-style-type: none"> <li>• Citizens Committee #3</li> <li>• Event: Owyhee County Fair (August 7-12, Homedale)</li> <li>•  </li> </ul>
<b>September 2023</b> <ul style="list-style-type: none"> <li>• TBD</li> </ul>
<b>October 2023</b> <ul style="list-style-type: none"> <li>• 4Q 2023 Website Update</li> <li>• Press Release (Update, Committee Activity)</li> </ul>

## Purpose

- Educate public on project
- Gather feedback from residents
- Analyze results to make informed decisions

## Opportunities


- County outreach (website, social, utilities, office postings)
- Public events
- Partners

## Events

- June- October



# Facility Survey Deployed



**OWYHEE COUNTY FACILITY SURVEY**

This survey takes 3 - 4 minutes to complete. The County is conducting a Master Facilities Plan to assess current and future facility needs to ensure the County can meet community needs now and in the future. Your input as a facility user is important to this process. For more information about the Plan, visit [Owyhee County MFP CFP](#)

**1. What County facility did you visit today or on your most recent visit?**

- ☐ Building Department (Marsing)
- ☐ Clerk/Assessor/Treasurer/Recorder (Murphy)
- ☐ Coroner (Marsing)
- ☐ Courthouse, Main (Murphy)
- ☐ DMV (Murphy)
- ☐ DMV (Marsing)

## Purpose:

- Facility feedback from County residents

## Timeline:

- Launched May 2023
- Close TBD

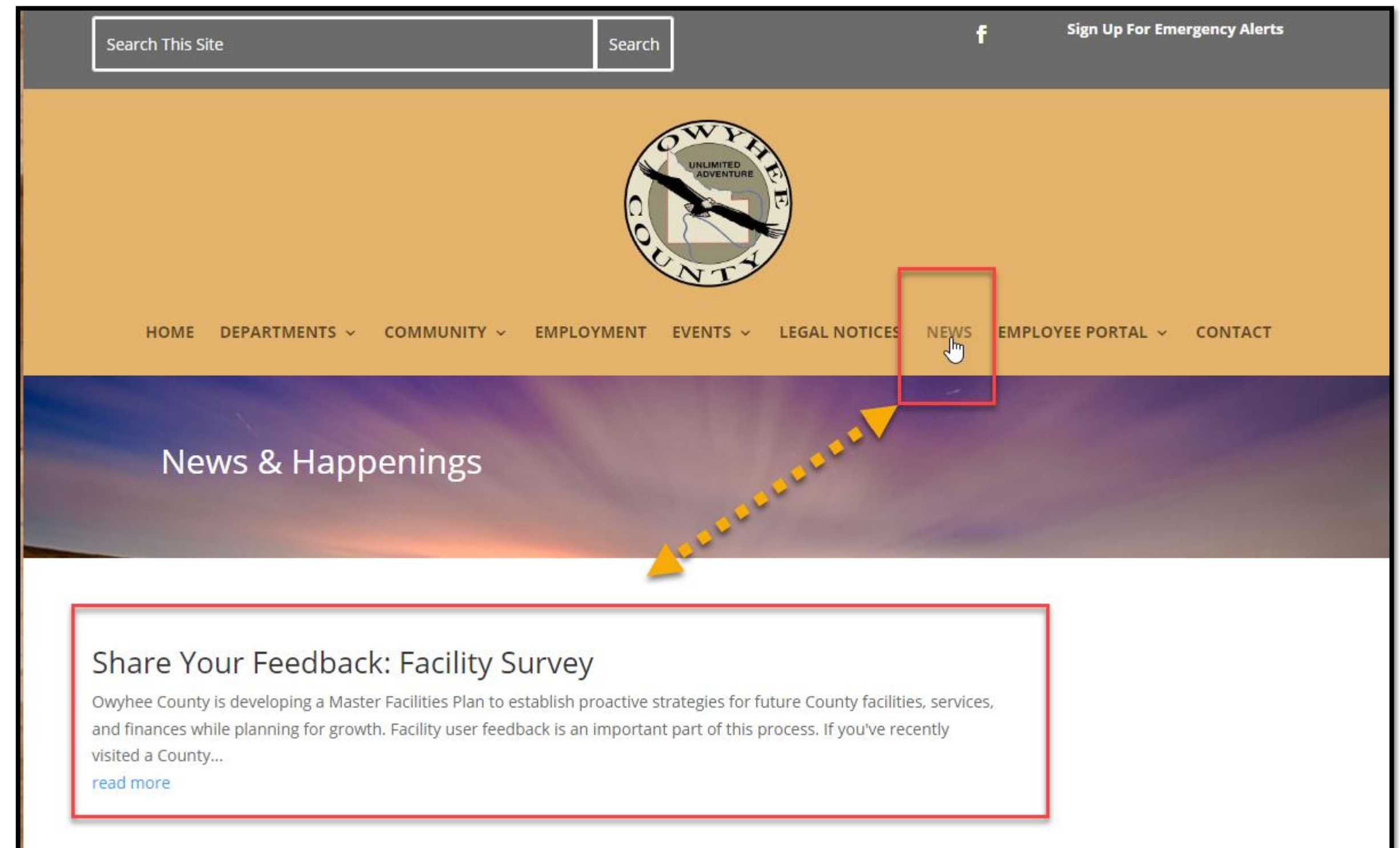
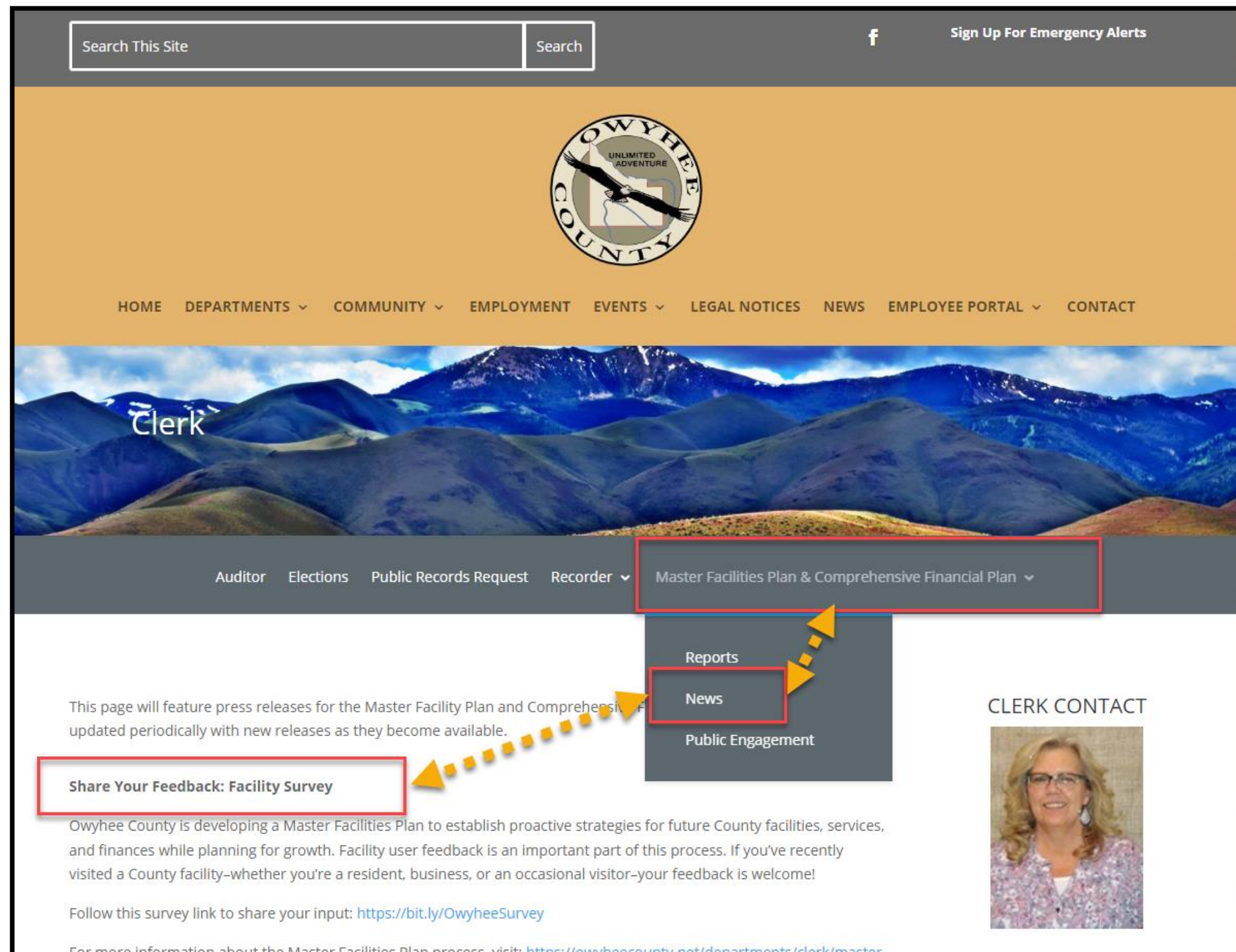
## Details:

- Unique links for different events
- 6 questions
- + Demographics



# Facility Survey – Website Notification

2 website locations





## Facility Survey – Generic Flyer for events

**We're planning for the future  
and we want to hear from you.**

Owyhee County is developing a Master Facilities Plan  
which includes physical assessment of existing facilities.

**Your feedback as a facility user  
is an important part of this process.**

Would you take a moment share your input  
regarding your most recent visit(s) to County facilities?  
This should take no more than three or four minutes of your time.



**WE WANT YOUR  
FEEDBACK**

Scan the QR code or  
visit [www.owyheecounty.net/news/](http://www.owyheecounty.net/news/)  
to link to the survey and share your feedback.



The Master Facilities Plan will establish proactive strategies for future  
County facilities, services, and finances while planning for growth.

For more information about the Master Facilities Plan,  
visit the Clerk's page on the County website:  
<https://owyheecounty.net/departments/clerk/>

### Events

- Links specific for each event
- Post on site
- Provide at booths

### Social

- Post

### Partners

- Ask partners to share via social, newsletters, etc.



## Facility Survey – June 2023 Utility Billing

### Owyhee County is planning for the future.



Owyhee County is developing a Master Facilities Plan to establish proactive strategies for future County facilities, services, and finances while planning for growth.

*Your feedback as a County resident is an important part of this process.*



Scan the QR code or visit [www.owyheecounty.net/news/](http://www.owyheecounty.net/news/) to link to the survey and share your feedback.



## Facility Survey – Outpost Days

**Owyhee County is planning for the future.**

**Facility Survey**

Owyhee County is developing a Master Facilities Plan to establish proactive strategies for future County facilities, services, and finances while planning for growth.

Facility user feedback is an important part of this process.

If you've recently visited a County facility--whether you're a resident, business or an occasional visitor--your feedback is welcome!

Owyhee County Outpost Days

**WE WANT YOUR FEEDBACK**

Scan the QR code to take the survey

### Posted

- At the museum

### Provided

- Sheriff booth gave away over 100 flyers



## Facility Survey – Fair book ad

### Owyhee County is planning for the future.



Owyhee County is developing a Master Facilities Plan to establish proactive strategies for future County facilities, services, and finances while planning for growth.

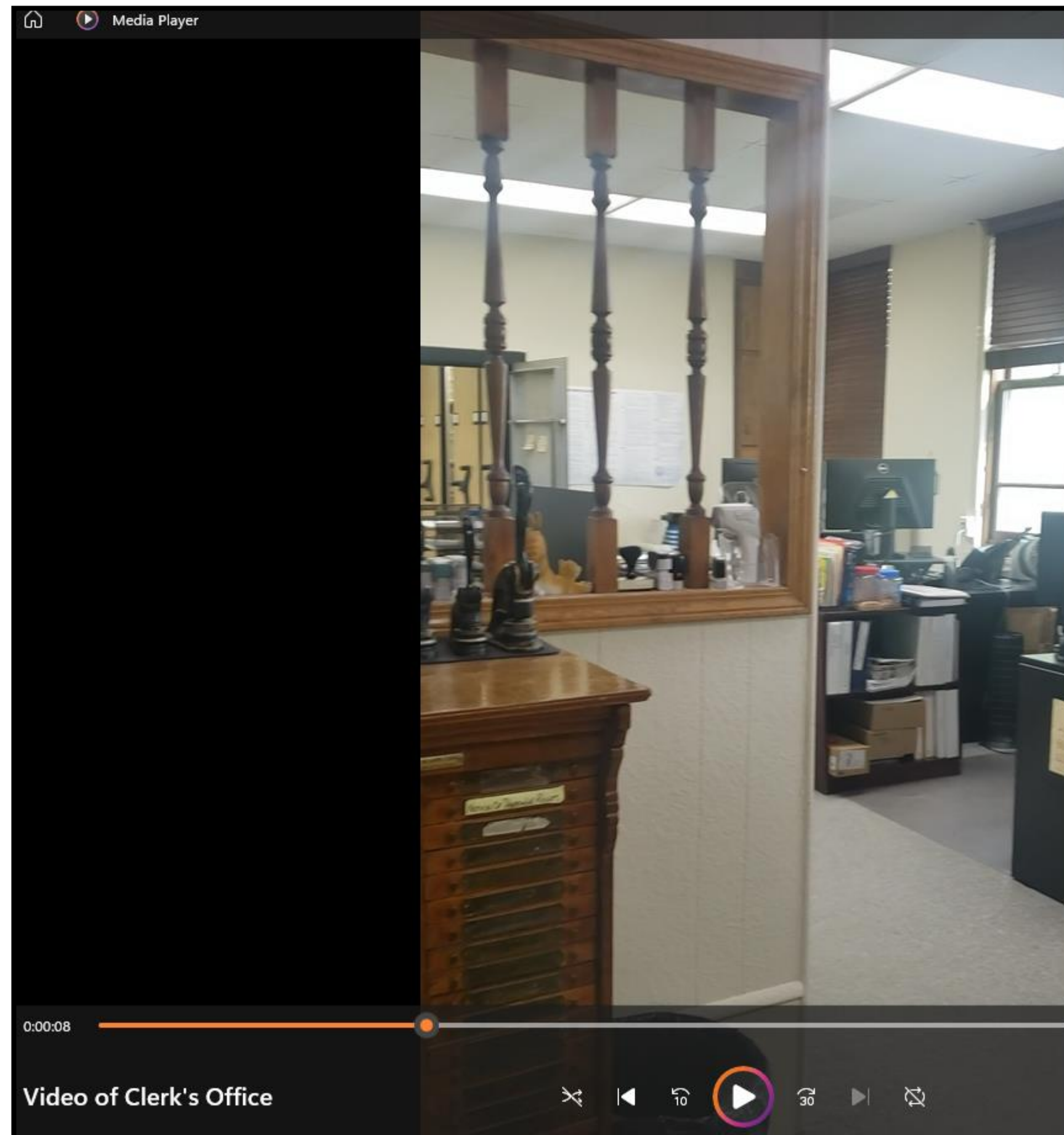
*Your feedback as a County resident is an important part of this process.*



Scan the QR code or  
Visit <https://bit.ly/OCSurveyFair> to link to the survey and share your feedback.



## Facility Videos



### Purpose

- Document current status of County facilities

### Details


- Short 2-minute or less video of each location
- Staff narrated
- Video of inside and outside of building

### Uses

- Historical documentation
- Reference for Clearwater Analytics and Insight Architect staff
- Review for Citizen Committee
- Citizen education



# Citizen Committee: June 12, 2023, Kickoff



**MASTER FACILITIES PLAN  
COMPREHENSIVE FINANCIAL PLAN  
CITIZENS COMMITTEE**

**INFORM · CONSULT · INVOLVE**

**Master Facilities Plan (MFP) & Comprehensive Financial Plan (CFP) Purpose**

- Address immediate space needs (MFP)
- Assess existing asset conditions (MFP)
- Develop a long-range plan to respond to future growth and ensure continuous delivery of services (MFP & CFP)
- Develop rolling 10-year CFP to fund the needed facility improvements (CFP)
- Review and implement adjustments to the MFP & CFP annually based on economic conditions (MFP & CFP)

Project Overview: [Master Facilities Plan & Comprehensive Financial Plan - Owyhee County Idaho](#)

**Goals of Establishing a Citizen's Committee**

- Share information to provide an understanding of the County's facility needs, challenges, findings, opportunities, and [alternatives](#)
- Seek feedback from community members and [stakeholders](#)
- Ensure public concerns are heard and [considered](#)

**Committee Role**

- Review and provide input on MFP & CFP information and [recommendations](#)
- Communicate professional and/or community [concerns](#)
- Share MFP & CFP progress with community members and [stakeholders](#)
- Follow up on suggested [adjustments](#)
- Submit final Letter of Support to the Board of Commissioners

## Participants

- **Staff**

- Commissioners
- County Clerk
- Planning and Zoning Director

- **Community Members**

- Representation from residents and business owners:
  - Marsing (3)
  - Oreana (1)
  - Grandview (1)
  - Homedale –TBD
  - Bruneau –TBD

- **Commitment**

- June – through September
- 1.5-hour meetings





# NEXT STEPS

## Owyhee County Master Facilities Plan

### Process / Timeline



CLEARWATER  
FINANCIAL

**INSIGHT**  
architects, p.a.







# DISCUSSION

