

2025-2026 HPC Survey Results

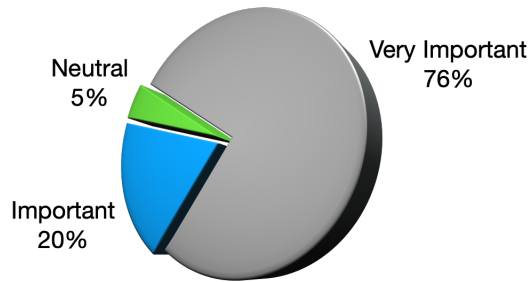
Total Surveys Submitted



Digital	26
Mailed	15
Grand Total	41

1. How important is it to you to maintain the historic qualities of Silver City?

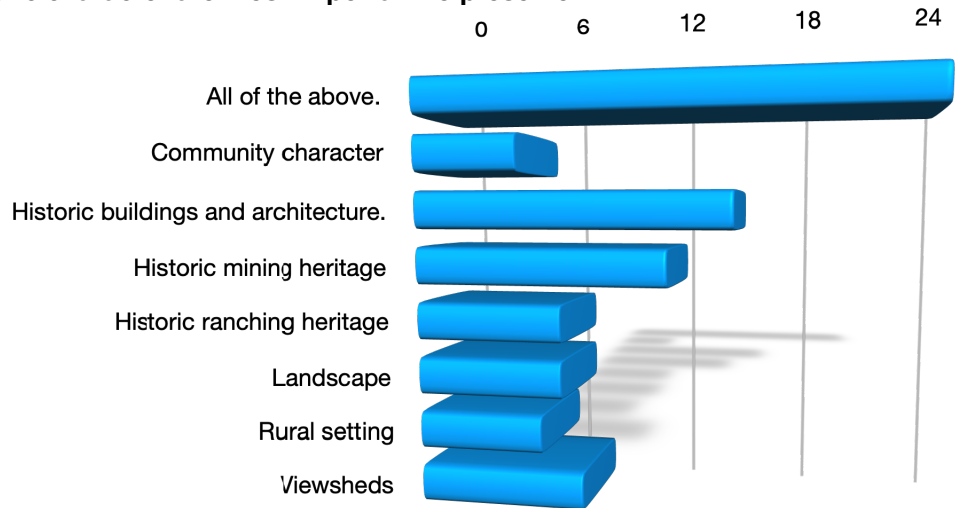
Comments
Some things are historic, some are not.
Without its historical qualities, Silver City is just another town of no special interest.
We don't need to become Idaho City.
We were give our lots as long as we agreed to follow 88-03. Maybe this should be looked into.



Important	8
Neutral	2
Very Important	31
Grand Total	41

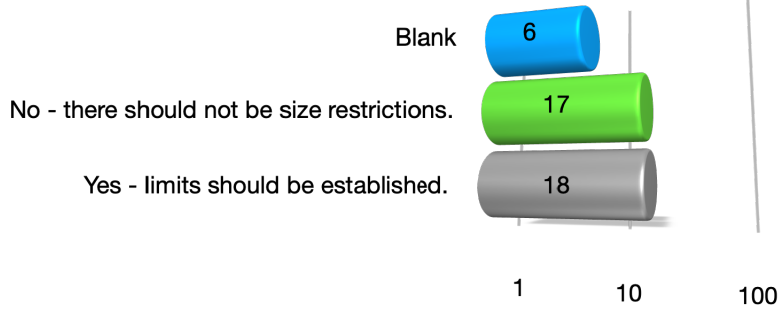
2. What aspects of Silver City's historic character are most important to preserve?

All of the above.	24
Community character	5
Historic buildings and architecture.	15
Historic mining heritage	12
Historic ranching heritage	7
Landscape	7
Rural setting	6
Viewsheds	8
Grand Total	84



Comments
Please remember that the guidelines are limited.
Fuels reduction and improved community cooperation.
Silver City was founded on mining. That is what brought the people there.
Need fuel reduction to protect against wildfire.
Silver City's historic character is not one thing but the sum total of its elements, past and present.
Land contour, no new flat spaces!!! No new parking areas, no new rock piles.
S.C. has no ranching heritage, just because the OCA meets in S.C. annually & cows occasionally come through doesn't create a ranching heritage.

3. Should there be a limit on the size of solar panel clusters in Silver City?



Blank	6
No - there should not be size restrictions.	17
Yes - limits should be established.	18
Grand Total	41

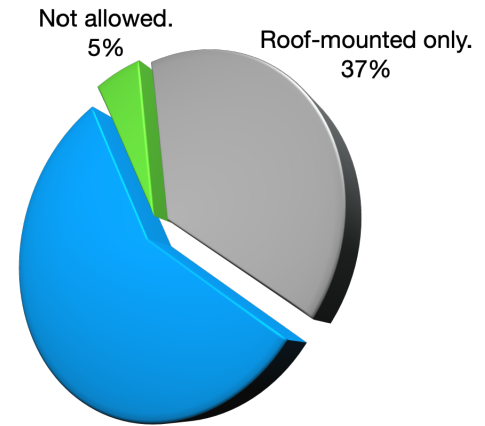
Comments
Consider visual impact along with size.
Limited to the needs of that home's contemporary use
Solar panels are not part of the historic character of Silver City
I feel solar panels are a concession to be made to allow homeowners to better utilize their building
Would not like commercial size arrays.
I'm against solar.
Nobody can deny power.
Limits should be generous, with the focus on preventing egregious/obtrusive installations.
Solar is changing, newer panels are more efficient. I would say placement of the panels is the key.
But with different limits for commercial establishments, i.e. the Idaho Hotel.
Solar should be adapted to need of homeowner to reduce the need of running generators!
Arrays sized for household use.

4. If you feel solar panels should have guidelines, what do you think those should include?

Blank X 16
As needed for the use each home has
Ask Mike Leonard he knows the state laws.
Black panels only. Be consistent.
Color should be the same for all.
Current businesses should be grandfathered in to whatever rule is decided. Watchman's quarters should have unlimited access to power and safety features.
Looks, size, placement—i.e. how visually obtrusive the panels are. In choosing to preserve Silver City's characters, we have to choose between: 1. adding electricity (making Silver City just another town); 2. Installing/using generators (which are noisy and polluting); or 3. Off-grid operations including solar. The second option (generators) is by far the worst option. The latter option (solar/off-grid) is by far the most desirable and best for preserving Silver City's character. We should promote and be proud of our off-grid/independent character, which is increasingly rare.
Maybe up to 4 panels of a size not to exceed ??? in total area.
No
Not on the street side would be the best if possible. If that is an issue maybe they can be placed on the shed of that property.
Not visible from public roads!
On roofs unless that is not possible
Only on roof. No freestanding panels.
Reasonable is key! Should be reasonable to power normal residential living. Commercial buildings should be reasonable size to operate requirements but with modification to limit visibility/intrusion if possible. Reasonable is key!
See Idaho Statutes 55-3208
Should attempt to blend in with surroundings
Size and Quantity.
Size depends on square foot of home.
Small in size, placed in most obscure location.
Solar has replace oil lamps which has probably saved the town. Remember all the close calls with lamps.
Solar panels installed in as inconspicuous a place as possible. If not possible to inconspicuous, then allow pole mounted array in less visible location.
The challenge with guidelines is you can not grandfather people in who already exceed those guidelines. Everyone would need to comply, not just some or those getting future solar panels
The guidelines should include minimal intrusive
They should be hidden as much as possible.
They should be small enough to maintain the status of SC as we experience it today. To prevent any large installments that take away the beauty of our town. I don't know info as to what size they should be.
Visual /visibility guidelines could impact locations and size. If low visibility impact size could be larger.

5. Should solar panels be:

Both roof and ground mounted solar should be allowed.	22
Not allowed.	2
Roof-mounted only.	14
Grand Total	38

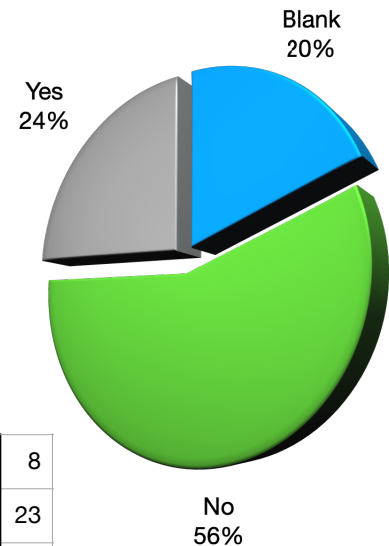


Both roof and ground mounted solar should be allowed.
58%

Comments
Roof looks better but trees & other buildings leave only for ground mounted.
According to the orientation and structure of building, ground mounted is more appropriate in some applications.
Temporary panels allowed in summer.
preferably on roof, with exception if that is not possible
Not sure
I would be opened to ground mounted if it is out of sight.
Roof mounted fit w/ the historic outline of the building. Ground mounted are intrusive.
Ground-Mounted can be a landscape distraction.

6. Should solar panels be a standard color?

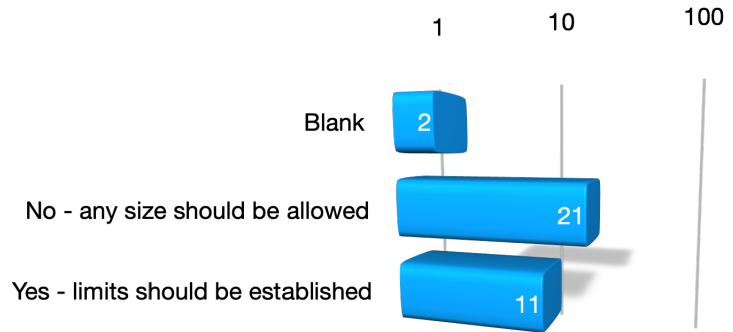
Comments
I think a preference to whatever roof color is of the building may make it less conspicuous but I understand this may be difficult in some cases
Not sure
made to blend in with the landscape
Within reason...didn't know they came in choices. Use Common sense
Blend with roof color if possible.
Yes and no—how about a standard range of colors so there is choice but the colors are as unobtrusive as possible?
Most if not all tanks are out of sight. On the road to my land I can't think of one that stands out.
I thought they mostly were.



Blank	8
No	23
Yes	10
Grand Total	41

7. Should there be a limit on the size of propane tanks?

Blank	2
No - any size should be allowed	21
Yes - limits should be established	11
Grand Total	34



Comments

As needed for contemporary use of that home

Some people will need bigger tanks because they spend winters or more time in silver. the problem is how infrequently we can get someone to fill them

Recommend size but no restrictions. Tanks should be within the property boundaries of the owner. Not on others property

Influenced by visual impact and safety

Not unless required by the fire marshal

Less than or equal to 500 gallon tanks, bury fuel tanks for fire protection.

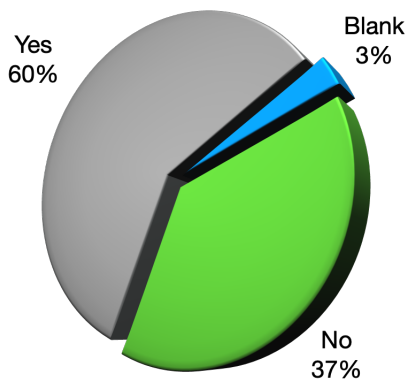
Each house has its own requirements.

Yes and no; Set generous limits according to the size and use of lot; it is unreasonable to make owners have to fill their tanks more that twice a season, but size does impact placement—tanks should not be eyesores.

As much as possible, not visible from public roads or as unobtrusive as possible.

Not sure

8. Should propane tanks be a standard color? (Fire code recommends white/light colors.)



Blank	1
No	13
Yes	21
Grand Total	35

Comments

I prefer white/light, however, I also prefer vegetation or some kind of concealment so it doesn't say "Hey! Here's a propane tank!"

Within recommendations for safety.

They should be painted a neutral, drab color, and if possible, screened (see Chad Hyslop tanks)

A recommendation, not a requirement

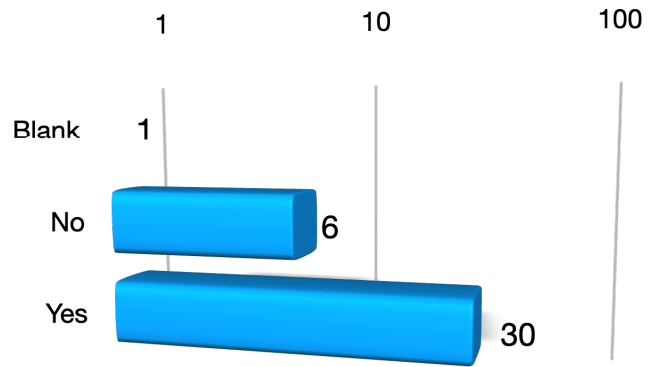
Not sure if you can paint them, I guess if one stands out it can be painted to blend in.

No...but given fire code recommendations, I would only ever paint ours white.;Placement/obtrusiveness matters—plantings can make tanks less obtrusive. Again, we should promote and be proud of living off-grid and independently while preserving Silver City's historic character.

White & light colors.

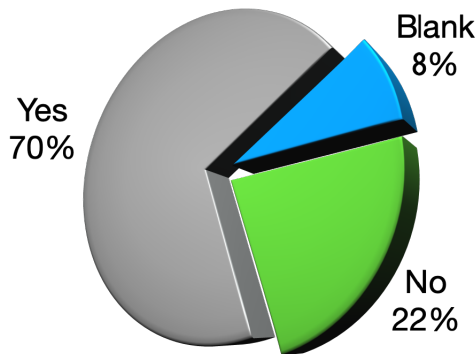
9. Should residential fences be allowed in Silver City?

Comments
Each house has its own requirements—cows, cars, safety of children, landscaping, tourists!
Only residential fences that are historical should be allowed (i.e., fences that appear in pre-1930 photos).
But only if historic, no structures that are not historic. Define the year that is “historic”.
Only if they can prove the building has one.
Only if a fence historically existed.
Needs to be historical correct.
Fencing that aligns with historic look and feel should be allowed in some instances if it supports traffic flow and property protection and does not adversely impact neighbors or traffic (foot or motor)
Yes. Should fit into historic styles- which are multiple
Only if there was a previous fence and it can be proven I
If the fence was there previously



Blank	1
No	6
Yes	30
Grand Total	37

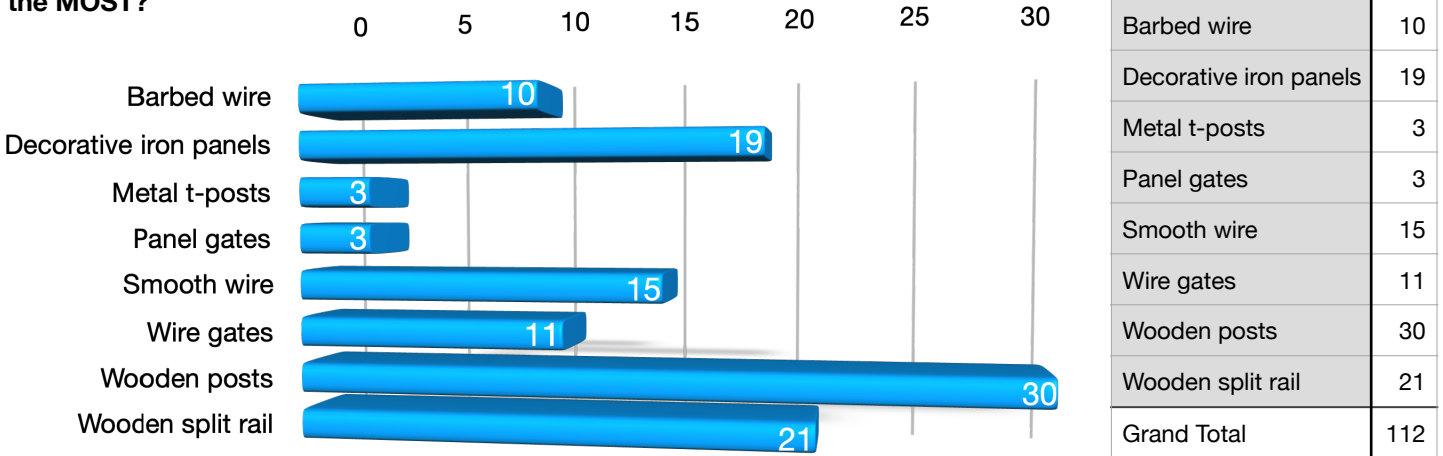
10. If yes, should fences have height or design requirements?



Blank	3
No	8
Yes	26
Grand Total	37

Comment
But should be reasonable to fit circumstances. Not overly restrictive
The existing guidelines for historic character are sufficient.
No vinyl fences. Why require them to all look alike?
Historic metal, wood, etc.
They should be in scale with the historic fence it is representing
Because every home/property is different.
No fences except those that existed prior to 1950 (example). Any fence must conform to historic precedent.
Need to be the same as the original fence.
Must be of same height & design as the historic fence they are replicating.

11. If fencing develops requirements, what components do you think align with the historic nature of the area the MOST?



Comments

Hairpin wire & Historic wire patterns

Wooden pole fence

Wooden pole fence

Note that historical fences included picket fences and cement post-metal beam fencing. I would not object to any of those being restored.

5 foot maximum

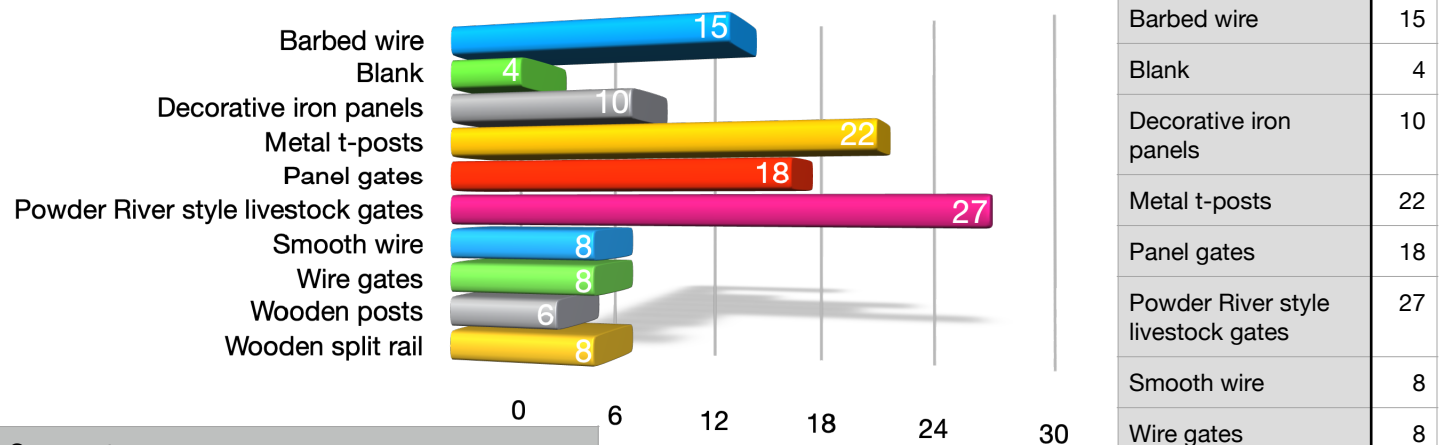
No fences should be allowed that did not already exist in say about 1950 or 1920. Code should specify the date. Fence should be exact copy of original.

Needs to be historical by the time period for our town. We are not fencing in livestock.

Must accurately reflect the design location of the fence they are replicating.

Gates appropriate to time and type of fence.

12. If fencing develops requirements, what components do you think align with the historic nature of the area the LEAST?



Comment

See through panels only.

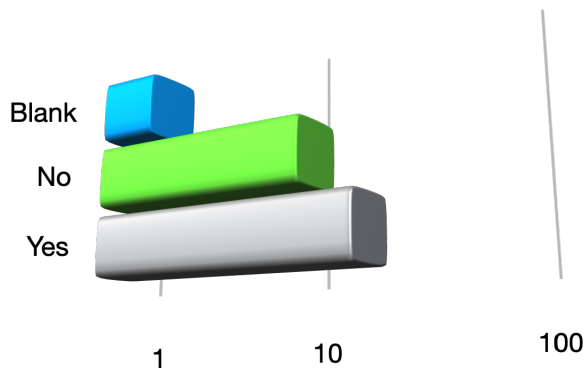
Any fence that did not already exist in 1950 or 1920.

Limit to 5 feet high.

Barbed wire	15
Blank	4
Decorative iron panels	10
Metal t-posts	22
Panel gates	18
Powder River style livestock gates	27
Smooth wire	8
Wire gates	8
Wooden posts	6
Wooden split rail	8
Grand Total	126

13. The Historic Preservation Commission currently makes recommendations to the Planning & Zoning Commission, which makes the final decision.

Would you support giving the Historic Preservation Commission final decision-making authority instead?



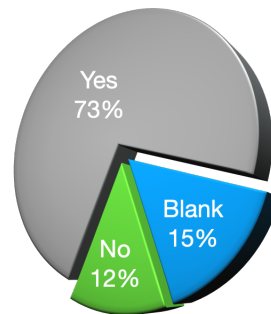
Blank	2
No	13
Yes	23
Grand Total	38

Comment
Not sure
Too much pressure from friends & family.
Most buildings are historic and should not have to meet modern codes.
So long as the decisions are appealable to the County Commissioners.
Read Ordinance #88-03. Decision making is clear, P&Z no decision power.
Do not we have to live by OC Ordinance 88-03? That process is spelled out.
Only if the committee is made up of experienced engineering and building persons
This only matters if there is enforcement; the final decision-making should reside with whichever entity is able/willing to enforce the requirements.
I think Planning & Zoning should follow up and make sure all permits follow the guidelines and if not they take the correct legal actions. I have been on the HPC board. I understand it is hard to find members but we need more than Silver City owners of family on it. This can and has caused issues in the past. It needs to be a fair, unbiased board with one or two Silver City non voting representatives. They don't need to meet every month maybe 2-5 times a year. If homeowners know the dates they will get their permits in.

14. Would you support this new definition of Ordinary Maintenance as shown below?

Proposed code: Maintenance or repair of any exterior feature which does not involve a change in design, material, color or outer appearance thereof.

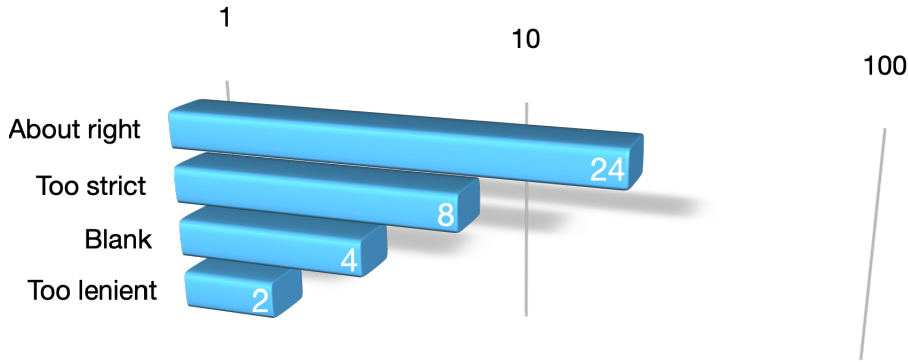
Current code: Any work for which a building permit or any other permit is not required and where the purpose of such work is stabilization and where such work will not change the exterior appearance of the structure.



Blank	6
No	5
Yes	30
Grand Total	41

Comment
Because every home/property is different.
Read Ordinance #88-03. Use its definition.
Do really think you can change the ordinance (88-03) that our land deeds are subject to?
Because the new wording omits the mention of permitting: Does the new wording exempt all Ordinary Maintenance from needing a permit?
I would prefer leaving in/including the "work for which a building permit is not required". For example: add to the suggested new text "...thereof, and for which a building permit is not required."
Too vague.

15. Do you feel current regulations are too strict, too lenient, or about right?



About right	24
Too strict	8
Blank	4
Too lenient	2
Grand Total	38

Comments

What about emergency repairs.

Enforcement is WAY too lenient.

Have they ever been enforced ??????

The recent 2014 Guidelines were never approved.

From what I see some people do what they want and nothing ever happens.

What matters here is not whether regulations are strict/lenient but the enforcement of regulations. Enforcement is currently inconsistent, which means it is sometimes too strict and sometimes too lenient and thus often unfair...which is why some people find the regulations too strict and others, too lenient.

16. What challenges have you experienced with the current zoning regulations?

Comments

19 Blank Responses

4 Responses of "None"

A lack of guidelines and examples for applications. Compliance cost is HIGH without TAX breaks.

Arbitrary opinions and personality conflicts have caused multiple delays and excessive expenses. My Grandfather (home owner, stage driver, miner, lineman, irrigation foreman, etc) said it was always this way..
Having been on both sides of these decisions, as a SC homeowner and as OC Historic Preservation Officer after Julie Hyslop, I recognize that it is not always an easy compromise. Requires flexibility, which the Preservation Officer can facilitate. example: When I was HPO, a SC homeowner requested a porch, some SC homeowners objected because porch wasn't there originally, but as HPO I was able to point out that without a porch, that house was not livable. (I Noticed last summer that same porch appears to have been there forever.)
Recently, I personally had difficulty getting through objections for approval on my own barrier fence, to keep people/kids from falling onto rocks. One board member objected. Which Delayed obtaining an insurance policy and increased danger. I am Thankful for help getting it approved, but it should not have been that difficult.

Consistency of what is allowed and not allowed with homeowners.

Extremely difficult for me to get a fence... now it has fallen down and I have no idea what to do with it..

have tried multiple times to contact building inspector with no response - otherwise have not had issues with the zoning regulations

High fees and long waiting times for approval.

More clearly defining maintenance and repair will help. No problems with applications.

Most Silver City homeowners lack prior experience drafting rigorous applications to the Historic Review Board, and thus have had inconsistent experiences with the review process. Providing supporting guidance for application drafting and examples of well-prepared applications would reduce homeowner friction with the review process and improve visibility of the review process.

No one likes paperwork nor how long it takes to get approval, but I don't know whether that's fixable. The main challenge I've observed is inconsistent enforcement: e.g., don't try to regulate anything on my building when someone else has built an entire rock yard and wall with impunity. Fair is fair: When enforcement is lax, regulations are meaningless.

Not consistently applied

P and Z has been authorized to act in the BOCC's capacity regarding final decisions.

People build or make changes that are HORRIBLY not historic but nothing is done to make the person undo the change. There are numerous examples in Silver City that are over 10 years old! They have ruined the historic feel of their lot.

Regulations applied inconsistently. Attempt to illegally apply "donut" ordinance to Silver City. Bondarized roofing is fake: a pretend old roofing.

Some houses in S.C. are very historic and some have no historic value. Many houses were just kept up by home owners as they fell into disrepair. Fixed rules don't work for all houses.

The process is unclear terms of how P&Z and HPC works together and how to work with each group and when — when building permits are required for exterior work.

Time getting approval.

Way to much time to complete a project if you have to go to planning and zoning.

We have always had no difficulty with obtaining permission or with the submitted plans. It's appreciated that the guidelines are clearly spelled out.

16. Are there any other issues you believe should be addressed in updating the code?

Comments
18 Blank Responses
Allowing modifications for ADA compliance.
As an aside can we put more emphasis on keeping the entire town neat and clean?
BLM needs to be at the table. Our patents are subject to this Ordinance.
Cannot alter Ordinance #88-03 without jeopardizing our deeds. Leave the ordinance alone. Regulations are not code. The code (88-03) does not have provision for updated regulations. Property owners today have title to their lots. The title is based on a law: Ordinance 88-03. Property owners and the County must accept that fact.
Consider who's paying for the maintenance
Enforcement!!!! Needs to be strengthened.
Fencing around properties to prevent "cattle grazing damage" should be priority!
Guard rails and fencing should be allowed for public safety, i.e. rock wall at church.
I continue to support the historical heritage of SC and feel it should be maintained.
I think homeowners should be allowed to have a fence, even if they're on the main road to prohibit to tourist from vandalizing or walking into private property. Just like there was in prior old photos. I also believe there should be a wooden walk bridge from the Masons to the barn, and not allow traffic through there. I also feel Jordan street should not be the main entry as it was not in the past. The one way has solved a lot of congestion. Now if the homeowners would use it too that would be great.
It would have been helpful to know what initiated this survey. These questions are too broad to be accurately and thoroughly addressed. Silver City has a history of "feuds" that affect decision making. I support the recommendations/input of an active Historic Preservation Officer who has expertise in these matters for the final verdict. Things should not have to remain unchanged, but do need to blend in. Preservation is the goal - Reasonable is the key..(ie no pink polka dot paint jobs!)
Just my main points: 1. Historical character is what makes Silver City unique, and that is worth preserving, even if preservation entails personal inconvenience and giving up our personal preferences, 2. No enforcement=no regulations, which results in each of us doing whatever we wish, thereby individually and incrementally destroying what makes Silver City unique and turning it into one of the many, many "just another town's scattered around Idaho.
No
Not at this time
Someone—Representing the County—not a homeowner needs to make sure the preservation commission is staying close to what BLM wants.
The abundance of old decaying trees, especially the ones on BLM Land, around the town and on the creeks.
The biggest threat to the historic character of Silver City is: 1) wildfire and 2) tourists. Not homeowner house maintenance. The whole place can burn down or be overrun and the entire character can be lost. Historic preservation should include reducing fire threat and managing tourists.
The HPC should authorize normal repair and maintenance at no charge.
The Silver City Zoning Ordinance does not match State law or federal guidance and needs to be updated with State Historic Preservation office assistance. Also, the number and size of solar panels should only meet the needs of the of the structure.
We don't need to turn Silver City modern. We do need to be able to use our places in comfort. Solar is a must. I think most panels can be located in an obscured area. I think buildings that are being neglected should have warnings if not more if they are unsightly. Blue tarps outside walls not sided and so on...
Would not like to see Silver City too updates, not for a lot of change. Need to maintain the historical value.
Yes. Matching fire resistant siding should be allowed. Wooden porches and decks should be allowed to be concrete or stone surfaces to eliminate serious ignition zones at our homes.