Chapter 11 - Community Design

Idaho Code Regarding the Community Design Component:

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

Introduction

This element concerns community identity and design features that present an attractive community appearance of Emmett and Gem County. Maintaining and enhancing the livability of the community relies on conserving the area’s natural and historic features, protecting its scenic vistas, enhancing entrance corridors and ongoing efforts to upgrade unique geographic areas of the County. Upgrading community design standards for landscaping, building design and signage can be accomplished through the adoption of development review criteria to ensure that development occurs in a compatible manner. This will be overseen by the design review committee.

Vision Statement

In anticipation of growth and through assessment of need, we will promote attainable goals that will guide individual and commercial development.

Strive to create an aesthetically pleasing community and protect the unique natural beauty and small-town character of our community.

Envision... The Gem Community, a beautiful community, with greenways, stands of trees and well landscaped spaces; distinct neighborhoods and districts, defined by our small-town rural charm; a community that is known for its waterways, parks, and the pathways that connect them; a sense of place, where people want to raise their family, start a business; a destination, where people want to return; a community where the downtown is the epicenter of culture and its history.

4.0 Quality of Life Goal Statement

Sustain, enhance and promote carefully considered economic growth, exceptional schools, quality housing and more recreational choices that contribute to the high quality of life in Gem County.

Policies

11.1.1 Maintain and encourage a small-town friendly community where people want to raise families and a place to which people wish to return.

11.1.2 Support economic expansion throughout the community, including a diversity of shops that enhance the community’s character. Attract businesses that provide competitive employment opportunities.
11.1.3—Develop and publish standards for housing that encourage continuity of design.

11.1.4—Continue to add recreational choices for families and youth alike.

11.1.5—The community should consider setting water quality standards that encompass existing housing and future growth.

11.1.6—Within the downtown, lighting should be considered to include a consistent type and style of lighting.

**Introduction**

This Community Design Chapter is closely related to other elements of the Comprehensive Plan, for example, the Land Use Chapter, the Transportation Chapter, and the Recreation and Open-Space Chapter. Land-use Planning and Zoning play a key role in Community Design. The City’s and County’s Land Use Maps and Zoning Ordinances provide the basis for what gets built where. Goals and Objectives outlined in the Transportation Chapter and Recreation and Open Space Chapter also play a key role in Community Design. Community design is used to further describe the desired image and character of a community’s natural and built environment at the human scale.

There are two distinct perspectives to the character of community design: the visual perspective and functionality perspective. Community design encompasses all the physical elements that make up the community and its natural settings. On this scale, community design deals with the visual qualities of the community. Building design, such as height of structures and the type of exterior materials, public and private spaces, such as greenbelts, open spaces, trails and pathways, landscaping such as type and locations of landscaping and the control of noxious weeds, public access, location of sidewalks, and protecting historic structures and public art are some of the issues considered as visual qualities of the city.

One of the greatest concerns of a community is how the pieces of the urban environment fit together. The community design element addresses the “fit” and compatibility of development with the content of its surrounding environment both visually and functionally. The community design element is meant to be a guide in the discussion of such issues as height, bulk, landscape, signage, lighting, points of access, and architectural elements.

Communities should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.

The City’s and County’s Design Guidelines and review procedures should guide future and existing development, to ensure development occurs in a compatible manner and reflects the goals and policies in this chapter.

2.0 Community Design Goal Statement

Standards shall promote, encourage and enhance an aesthetically pleasing community that citizens can be proud of. Our community should reflect the values that are important to us, such as economic opportunity, recreational opportunities, environmental interests, quality education, quality health care, and a sense of security.
Gem Community Comprehensive Plan
Chapter 11 – Community Design

Policies

11.2.1 A community-design-review committee will be established.
11.2.2 Follow adopted landscape ordinances.
11.2.3 Encourage area beautification with reasonable sign standards that enhance the community.
11.2.4 Require the beautification of streets, parking lots and public parks as stated in the landscape, lighting and sign ordinances.
11.2.5 Control the spread of noxious weeds.
11.2.6 Take actions to remove litter on public lands, state highways and county roads.
11.2.7 Recognize the Payette River as an important resource for the community and for its potential recreational use.

Entryway Corridors

Entryway corridors are arterial roadways entering the community that introduce both visitors and residents to Emmett and Gem County. The City of Emmett entryways include Highway 16 and 52, Washington Avenue and John’s Avenue. Major Gem County entryways include Highway 16 to the south and Highway 52 to the west and north. Entryway corridors to Letha are Idaho Blvd from the west and Vanderbilt Rd from the east. The Sweet-Ola Highway going north/south, creates the entryway corridors for both the towns Sweet and Ola.

Entryway corridors are a community’s “front door.” It is acknowledged that the corridor’s landscaping, commercial signage and building character provide the first, and oftentimes, the most lasting impression of the entire community. Strong subliminal messages are delivered to the traveling public and to local citizens alike. The community’s economic vitality, its willingness to ensure the safety and well-being of its citizens, its degree of concern for the natural environment, and the respect citizens have for one another are but a few of the messages that are conveyed. Therefore, the entire community and most specifically its governing bodies, have the responsibility to guide the development and redevelopment that occurs along entryway corridors.

The design review process should guide development and redevelopment. It will address the individual requirements that best enhance Gem County’s entryways with landscaping, traffic flow control, lighting and signage requirements.

3.0 Entryway Corridors Goal Statement

Promote and encourage aesthetically pleasing approaches to the community by encouraging clean roadsides and controlled design.

Policies

11.3.1 Once the design review committee is established, ordinances should be prepared for entryways into the Gem Community.
11.3.2 The community should consider implementing design standards for: building design, landscape, signage, lighting, trash, weed control and other necessary standards.

11.3.3 Entrance corridors shall be adequately signed to appropriately welcome visitors to the community and direct them to points of interest and community events.

11.3.4 Minimize overhead utility lines where possible to enhance scenic vistas.

11.3.5 Gem County will actively work with Idaho Transportation Department (ITD) to establish entryway corridor standards.

4.0 Established Neighborhoods

Future development should recognize the vitality of established areas. Downtown residential neighborhoods contribute to the viability of commercial activities should be encouraged.

The objective is to protect, maintain and improve the quality of established neighborhoods in Gem County. New construction that maintains the style and surrounding scale should be encouraged.

Policies

11.4.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.

11.4.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.4.3 Within the City of Emmett, continue to upgrade the existing local government complex so it remains a viable government center in the East Main Street neighborhood. Government operations should remain in downtown areas.

11.4.4 Infill (replacement of existing housing) should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.

11.4.5 Encourage residential housing above commercial establishments in the City of Emmett downtown.

11.4.6 Encourage multi-unit housing with adequate parking in established downtown areas.

Residential Housing

All future and existing residential housing including single family dwellings, multi-family housing, owner occupied and non-owner occupied housing (vacant or rental) shall meet or exceed the minimum design standards. These standards are specified by city ordinances and outlined and enforced by the community design review and/or community planner. These standards take into consideration the aspect of appearance and integration. The appearance of new housing should be closely guarded so as to enhance, improve and maintain the area’s look and style. The integration of new housing is to be complementary to the existing structures and meet the design standards.
Existing
Defined as areas already developed with houses, business and industry including historic areas. The idea is that these are to be maintained and any future proposed changes are to take in the existing feel, architectural elements and designs that are already defined within the area. Here the community design review and/or community planner would set forth criteria for building design, landscaping, signage and other aesthetic standards.

New-Development
These areas must comply with guidelines and standards, such as the amount of common or open areas, pathways, landscaping etc. Subdivisions should be scrutinized to uphold ideals of quality of life and the potential impact on the community.

Impact Area
These areas should comply with City requirements in anticipation of being annexed. Development should be allowed in the Area of City Impact on the condition that upon annexation, sewer and domestic water facilities would be provided to such a development at the owner’s expense. Roads, sidewalks, lighting and open spaces would be designed to meet or exceed city ordinances and requirements.

Rural
These areas are defined by land use. These should remain, as they are to maintain the “farming way of life”, with irrigation, animals, crops, wildlife and a preservation of the visual amenities within Gem County. The goal is to encourage the preservation of natural resources such as creeks, drainages, steep slopes, and ridgelines as visual amenities. Buffer and transition zones should be developed between conflicting types of land use. We intend to preserve the rural way of life.

Downtown / Central Business District
Historically and also today, the City Center is the Downtown / Central Business District.

Historically and also today, the City Center is the commercial and transportation hub of Emmett. This historic significance lends a small-town character and sense of place important to the community. As the heart of Emmett, the historical center of Emmett, the downtown contains a number of several buildings worthy of preservation and continued use. Since many of these structures could be rehabilitated to recapture the warmth and beauty they once had. In the 1950’s, many owners of downtown buildings across the nation wanted to modernize their buildings. To do this, many owners placed false facades on their buildings. In the 1980’s and 1990’s these false facades were removed and, underneath the original structure, were left, often in good condition. Many buildings like this can be restored. Making old buildings more functional and keeping their historical significance is very important to a community, even though new buildings can be designed to emulate historic structures.

June 12, 2007 January 27, 2020
potential exists to continue strengthening downtown to attract tourists and shoppers from beyond Emmett and serve as a focal point for city life. Designed with pedestrian focus, downtown Emmett should be a mix of commercial, cultural and residential uses stimulating community activity and providing a unique housing market for people who enjoy living close to the commercial and community center. This applies to all communities in Gem County. The Communities of Letha, Sweet and Ola include both residential and commercial uses in their downtown to provide a center for commerce, culture and social interaction.

5.0 Downtown / Central Business District Goal Statement

Encourage the location of uses in Downtown Emmett that are compatible with civic, culture, and business purposes and promote the area as the community focal point.

Policies

11.5.1—The City and County shall continue to work together to support new development in downtown Emmett.

11.5.2—Adequate public parking is vital to the businesses of our community. The City of Emmett is encouraged to maintain and increase parking in downtown.

County Waterways

A special natural and manmade feature of Gem County is the Payette River, reservoirs, and various creeks, canals, drains, ponds and laterals. We encourage the development of these waterways to provide water recreation plus a trail network for designated walking, cycling, running and horseback riding, where applicable. All waterways including the reservoirs, creeks, Payette River, canal, ponds and the aquifer must be protected and maintained.

6.0 Waterways Goal Statement

The City and County shall balance the diverse uses of its waterways by protecting, enhancing, and maintaining the natural, hydrological, scenic, historical, agricultural, economic and recreation qualities of lands along creeks, ponds, reservoirs and the Payette River.

Policies:

11.6.1—The Payette River and irrigation network are an important part of the open space system of the community.

11.6.2—Public access along the waterways shall be protected and maintained, but also protect adjacent private properties from the negative impact of public recreation uses as necessary.

11.6.3—The City of Emmett will take the primary responsibility for implementing pathways along the south side of the Payette River within the City boundary.

11.6.4—Gem County will retain the primary responsibility for implementing pathways near the Payette River within the Island Park area.

11.6.5—The City and County shall work with other Federal and State Agencies to implement these policies.

June 12, 2007 January 27, 2020
Entryway Corridors

Entryway corridors are arterial designated roadways entering the community that introduce both visitors and residents to Emmett and Gem County. The City of Emmett entryways include Highway 16 and 52, Washington Avenue and Johns Avenue. Major Gem County entryways include Highway 16 to the south and Highway 52 to the west and north. Entryway corridors to Letha are Idaho Blvd from the west and Vanderdasson Rd from the east. The Sweet-Ola Highway going north/south, creates the entryway corridors for both the towns Sweet and Ola.

Entryway corridors are a community’s “front door.” It is acknowledged that the corridor’s landscaping, commercial signage and building character provide the first, and oftentimes, the most lasting impression of the entire community. Strong subliminal messages are delivered to the traveling public and to local citizens alike. The community’s economic vitality, its willingness to ensure the safety and well-being of its citizens, its degree of concern for the natural environment, and the respect citizens have for one another are but a few of the messages that are conveyed. Therefore, the entire community and most specifically, its governing bodies, have the responsibility to guide the development and redevelopment that occurs along entryway corridors.

The design review process should guide development and redevelopment. It will address the individual requirements that best enhance Gem County’s entryways with landscaping, traffic flow control, lighting and signage requirements.

The City of Emmett entryways include:

- Highways 16 and 52
- Washington Avenue
- Johns Avenue
- Substation Road

Major Gem County entryways include:

- Highway 16 to the south
- Highway 52 to the west and north.

Entryway corridors to Letha include:

- Idaho Blvd from the west

Entryway corridors for Sweet and Ola include:

- The Sweet-Ola Highway

4.9 Neighborhoods [For Existing and New Development]

Future development should recognize the vitality of established areas. Downtown residential neighborhoods contribute to the viability of commercial activities should be encouraged.
The objective is to protect, maintain and improve the quality of established neighborhoods in Gem County. New construction that maintains the style and surrounding scale should be encouraged.

A neighborhood is a geographically localized community located within a larger city. The objective is to protect, maintain and improve the quality of established neighborhoods and to create neighborhoods in which the basic amenities of schools, utilities, parks and services are accessible, visually pleasing and integrated to encourage walking and cycling. New construction that maintains the style and surrounding scale should be encouraged.

Policies
11.4.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.
11.4.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.
11.4.3 Within the City of Emmett, continue to upgrade the existing local government complex so it remains a viable government center in the East Main Street neighborhood. Government operations should remain in downtown areas.
11.4.4 Infill (replacement of existing housing) should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.
11.4.5 Encourage residential housing above commercial establishments in the City of Emmett downtown.
11.4.6 Encourage multi-unit housing with adequate parking in established downtown areas.

Multi-Family Housing
It is important to have distinguishing characteristics when developing multi-family housing. Avoid creating a building that looks strange or out of place in its neighborhood. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies and other facade elements. Consider using landscape elements to add variety and differentiate units from each other. All future and existing multi-family housing shall meet or exceed the minimum design standards specified by city ordinances and outlined in the Design Review Manual. The appearance of new housing should be closely guarded to enhance, improve and maintain the area’s look and style.

Commercial Development
Smart, well planned community development is essential for a growing community and is supported if done properly. Use appropriate building scale. Buildings should not dominate the site. Locate new buildings so they are compatible with the siting and massing of existing adjacent buildings and site development. Considerations should include setbacks, building heights, parking, arrangements and building shape, and massing. Locate building entries so they are easily identifiable from site entries and provide secondary entrances that are easily accessible and convenient to parking and delivery areas that serve buildings without being
dominate. In siting, orienting and developing new buildings and facilities, protect and enhance existing views and provide view corridors.

New Subdivisions Development
These areas must comply with guidelines and standards current City and County codes, such as the amount of common or open areas, pathways, landscaping etc. Subdivisions should be scrutinized to uphold ideals of quality of life and the potential impact on the community.

Impact Area
These areas should comply with City requirements the Area of City Impact Ordinance in anticipation of being annexed. Development should be allowed in the Area of City Impact on the condition that upon annexation, sewer and domestic water facilities would be provided to such a development at the owner’s expense. Roads, sidewalks, lighting and open spaces would be designed to meet or exceed city ordinances and requirements.

Rural
These areas are defined by land use. These should remain, as they are to maintain the “farming way of life”, with irrigation, animals, crops, wildlife and a preservation of the visual amenities within Gem County. The goal is to encourage the preservation of natural resources such as creeks, drainages, steep slopes, and ridgelines as visual amenities. Buffer and transition zones should be developed between conflicting types of land use. We intend to preserve the rural way of life.

Public Open Space
Public open space, defined as shared outdoor areas intended for use by all residents, should be as thoughtfully designed as any other "space" in a development. It is helpful to think of open spaces as outdoor rooms and to design and furnish them with the same care you would any room in your home. Such rooms should be easy to access from any dwelling unit in a development. And they should have clear boundaries so that residents and visitors understand what is public and what is private. Finally, public open areas, such as sidewalks and parking lots, should be designed for use at night as well as during the day. Well-designed nighttime lighting will help ensure that public spaces are attractive and safe after sundown. Sensitive designed public open space can turn a good development into a great one, providing a lasting amenity for residents and neighbors alike.

Private Open Space
Private open space (individual outdoor areas where residents can enjoy sun and sky in relative privacy) is essential to quality of life for all of us. Housing development should provide private outdoor space for all dwelling units. Patios, porches, decks, balconies, and common areas should also be of adequate size with easy access from each dwelling unit. Fencing should be considered wherever possible to provide added privacy and to indicate clear boundaries. Special care should be taken when designing balconies to successfully balance the need for light and view with safety considerations. Outdoor storage is often overlooked, yet it can be critical in making private open space work for residents—even a small amount can go a long way. Well designed, adequately sized private open space will improve the quality of any affordable housing development and should be considered a necessity rather than an amenity.
Landscaping

Landscaping, too often treated as a secondary consideration or eliminated altogether due to cost constraints, is, in fact, a critical component of any successful development project and should be considered an essential part of the design process. A rich variety of plantings should be provided, and they should be selected so that they are appropriate for their intended use.

Street trees provide shade to help keep buildings cool in the summer, conserving energy as well as enhancing the visual appeal of a streetscape to create a pleasant environment for pedestrians and bicyclists. The placement of trees in a parking lot can reduce the amount of heat generated, thus reducing air conditioning for the adjacent structures; it also reduces the heat buildup of the vehicles in parking lots. Landscape buffers can be used between commercial and residential properties to provide visual separation as well as insulating residential areas from noise and visual impacts.

Paths and Outdoor seating should fit the overall landscape plan and take into account how and when residents will use them.

Landscaping can make or break a project. Done well, it complements and enhances a development and its neighborhood. Done poorly—or not at all—and the quality of a development is diminished, no matter how well the buildings are designed.

Public Sidewalks, Pathways - Installation and Improvement

The community has provided sidewalks/pathways for pedestrian access throughout Gem County. Some are established sidewalks/pathways that may not be connected. Pedestrian-friendly development is encouraged as an important aspect of community design. Walkable neighborhoods and commercial districts promote social interaction and are accessible to those who cannot drive. The presence of pedestrians on the street adds vitality to neighborhoods and shopping areas and provides informal surveillance of public spaces. To create and/or retain a pedestrian friendly environment, special attention must be paid to streets as a shared public space. Pedestrian friendly features include building entrances oriented to sidewalks/pathways rather than parking areas, a consistent edge of buildings along the streetscape, a variety of building styles, sidewalks separated from the road by planting strips and shade trees.

Community Activities and Festivals

A festival is described as a time or day of feasting, celebration or performances. A festival or festivals can bring unity to a community. Farmers markets, county fairs, and other festivals and events can draw people together of very diverse backgrounds. Civic organizations and businesses should sponsor annual community festivals or events to bring the growing community closer together. The Gem Community has various seasonal activities that can promote Gem County.

Code Enforcement
Property maintenance is the responsibility of the entire community. Events should focus on clean-up and beautification of all areas of Gem County, including the neighborhoods, downtown, and commercial areas. Code enforcement helps to convey community pride and increase property values by maintaining an urban environment that is free from inappropriate uses and unsightly materials, such as weeds and junk vehicles. Currently, the City of Emmett and Gem County code enforcement occurs on an as-needed basis, based on responses to code enforcement complaints.

**County Gem Community Waterways**

A special natural and manmade feature of Gem County is the Payette River, reservoirs, and various creeks, canals, drains, ponds and laterals. We encourage the development of these waterways to provide water recreation plus a trail network for designated walking, cycling, running and horseback riding, where applicable. All waterways including the reservoir, creeks, Payette River, canal, ponds and the aquifer must be protected and maintained.

### 11.1 Community Design Policies

Sustain, enhance and promote carefully considered economic growth, exceptional schools, quality housing and more recreational choices that contribute to the high quality of life in Gem County. Standards shall promote, encourage and enhance an aesthetically pleasing community that citizens can be proud of. Our community should reflect the values that are important to us; such as economic opportunity, recreational opportunities, environmental interests, quality education, quality health care, and a sense of security.

**Policies**

11.1.1 Maintain and encourage a small-town-friendly community where people want to raise families and a place to which people wish to return.

11.1.21 Support economic expansion throughout the community, including a diversity of shops that enhance the community’s character. Attract businesses that provide competitive employment opportunities.

11.1.32 Develop and publish Maintain adopted standards for housing multi-family housing, commercial and industrial uses that encourage continuity of design.

11.1.43 Continue to add recreational choices for families and youth alike.

11.1.5 The community should consider setting water quality standards that encompass existing housing and future growth.

11.1.64 Within the downtown Gem Community, lighting should be considered to include a consistent type and style of lighting maintain current lighting, sign and landscape standards per City and County Codes.

11.1.5 Maintain the community design review process.

11.1.6 Within the Gem Community, require the beautification of streets, parking lots and public parks as stated in the landscape, lighting and sign ordinances.
11.1.6 Control the spread of noxious weeds.

11.1.67 Encourage community involvement to remove litter on vacant public lands, state highways and county roads.

11.1.78 Recognize the Payette River as an important resource for the Gem Community.

11.1.9 Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.2 **Historic Downtown / Central Business District Goal Statement**

Encourage the location of uses in Downtown Emmett that are compatible with civic, culture, residential and business purposes and promote the area as the community focal point.

**Policies**

11.2.1 The City and County shall continue to work together to support new development in downtown Emmett.

11.2.2 Encourage the development of pathways and open space corridors throughout Downtown Emmett. Pedestrian activities should be the focal point.

11.2.3 Adequate public parking is vital to the businesses of our community. The City of Emmett is encouraged to maintain and increase parking in downtown. Encourage the development of a strong community identified through urban design standards, downtown revitalization, cultural activities, signage and other visual impacts of development projects.

11.2.4 Any remodel or new development occurring within the designated historic district shall comply with additional design standards set forth in the City's Historic Design Guidelines.

11.3 **Entryway Corridors Goal Statement**

Promote and encourage aesthetically pleasing approaches to the community by encouraging clean roadsides and controlled design. Ensure that regional transportation corridors remain aesthetically pleasing while achieving compatibility with land uses and design standards set by the current City and County Codes.

**Policies**

11.3.1 Once the design review committee is established, ordinances should be prepared for entryways into the Gem Community.

11.3.2 The community should consider implementing design standards for: building design, landscape, signage, lighting, trash, weed control and other necessary standards.

11.3.3 Entrance corridors shall be adequately signed to appropriately welcome visitors to the community and direct them to points of interest and community events.

June 12, 2007 January 27, 2020
11.3.4 Minimize overhead utility lines where possible to enhance scenic vistas.

11.3.5 Gem County will actively work with Idaho Transportation Department (ITD) to establish entryway corridor standards.

Established Neighborhoods

Future development should recognize the vitality of established neighborhood areas. Downtown residential neighborhoods contribute to the viability of commercial activities and should be encouraged.

The objective is to protect, maintain and improve the quality of established neighborhoods in Gem County. New Construction that maintains the style and surrounding scale should be encouraged.

Policies

11.4.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.

11.4.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.4.3 Within the City of Emmett, continue to upgrade the existing local government complex so it remains a viable government center in the East Main Street neighborhood. Government operations should remain in downtown areas.

11.4.4 Infill (replacement of existing housing) should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.

11.4.5 Encourage residential housing above commercial establishments in the City of Emmett downtown.

11.4.6 Encourage multi-unit housing with adequate parking in established downtown areas.

11.4 Residential Housing

All future and existing residential housing including single-family dwellings, multi-family housing, owner occupied and non-owner occupied housing (vacant or rental) shall meet or exceed the minimum design standards. These standards are specified by city ordinances and are outlined and enforced by the community design review and/or community planner. These standards take into consideration the aspect of appearance and integration. The appearance of new housing should be closely guarded so as to enhance, improve and maintain the area’s look and style. The integration of new housing is to be complementary to the existing structures and meet the design standards.

Residential Housing in the Gem Community has character reflecting the generation and building trends used at that time. This is evident traveling throughout the city, town, and county, each neighborhood having its own personality and appearance. Future and existing residential housing including multi-family housing, owner occupied and non-owner occupied housing...
(vacant or rental) shall meet or exceed the minimum design standards that are specified by city ordinances. Appearance and integration for these design standards is encouraged so as to enhance, improve and maintain the area’s look and style. The integration of new housing should be complementary to the existing structures and meeting the design standards should be supported.

Policies:

11.4.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.

11.3.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.3.3 Within the City of Emmett, continue to upgrade the existing local government complex so it remains a viable government center in the East Main Street neighborhood. Government operations should remain in downtown areas.

11.3.4 Infill (replacement of existing housing) should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.

11.4.2 Encourage residential housing in Commercial zones as allowed per City Code.

11.4.3 Encourage multi-unit housing with adequate parking in established downtown areas.

11.4.4 Locate elementary and middle schools in residential neighborhoods to facilitate walking and reduce bussing for the district.

11.5 Neighborhoods Goal Statement

Future development should recognize the vitality of established neighborhood areas. Avoid creating a building that looks strange or out of place in its neighborhood. Downtown residential neighborhoods that contribute to the viability of commercial activities should be encouraged.

Policies

11.5.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.

11.5.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.5.3 Infill should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.
11.3.4 11.5.4 Encourage residential housing in Commercial zones as allowed per City Code.

11.3.5 11.5.5 Encourage more dense, multi-unit housing with adequate parking in established downtown areas.

11.3.6 11.5.6 Locate elementary and middle schools in close proximity to residential neighborhoods to facilitate walking/bicycling and reduce bussing needs for the district.

11.6 Public and Private Open Space Goal Statement

Encourage a balance of diverse uses of the community’s open spaces.

Policies:

11.6.1 Encourage private/public opportunities for the development of parks and open space in the future design of the community, especially in environmentally sensitive areas.

11.6.2 Encourage private beautification efforts.

11.6.3 Utilize landscape ordinance standards to ensure adequate landscaping for new development.

11.6.4 Periodically review the design standards to determine if any modifications are needed.

11.7 Landscaping/Streetscape/Street Lighting/Logos and Signage Goal statement

Encourage a balance of diverse landscaping uses through a network of beautifully landscaped, well-shaded, well-lit corridors, pathways, and public spaces unified with logos and signage.

Policies:

11.7.1 Increase the number of trees planted on private and public lands.

11.7.2 Increase number of shade trees along sidewalks and public open spaces.

11.7.3 Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.

11.7.4 Encourage beautification efforts through the landscape ordinance.

11.7.5 Establish and implement beautification standards for landscape design that include:
   1) Expanding and developing trails and Greenways.
   2) Improve infrastructure and streetscape requirements.

11.7.6 Utilize landscape ordinance standards to ensure adequate landscaping for new development.
   1) Establish beautification standards for design, property maintenance, and landscaping.
   2) Maintain and update procedures and practices governing the protection, installation, and long-term maintenance of trees, vegetation, and other landscape elements.
   3) Maintain design standards for commercial development such as buffering, screening, and building placement.

11.7.7 Control the spread of noxious weeds.

11.7.8 Increase number of low-lit streetlamps and landscape lighting along sidewalks/pedestrian pathways.

11.7.9 Incorporate City and County Logos and Signs throughout the Gem Community.

11.7.10 Incorporate Public Art/Murals in residential, commercial, and public areas that reflects our small-town charm and history.
11.8 Pedestrian and Bicycle Pathways Goal Statement

Improve and expand pedestrian and bicycle networks, especially to connect housing with shopping and other services and as well to outdoor recreation areas.

Policies:
11.8.1 Current road maintenance projects and future road construction shall consider all modes of transportation in their design.
11.8.2 All Public facilities shall provide bike lock stations.
11.8.3 Where appropriate, place sidewalks along public rights-of-way to provide pedestrian access.
11.8.4 The community should consider creating a greenbelt along the river similar to the Boise Greenbelt.
11.8.5 Continue to update and improve sidewalks in the Gem Community for compliance with the Americans with Disabilities Act.

11.9 Code Enforcement/Visual Impacts/Property Maintenance Goal Statement

Identify and determine the visual impacts (weed control), storage (outdoor and trash), lighting and utility structures that affect the physical appearance of the city.

Policies:
11.9.1 Discourage proliferation of visual clutter along public rights-of-way, such as billboards, signs, dumpsters, power lines and other visual impacts.
11.9.2 Properties should be free of unsightly objects, trash, litter, and the accumulation of weeds or “deleterious growth.”
11.9.3 Develop, maintain and enforce beautification standards for design, property maintenance and landscaping.
11.9.4 Promote local government and community private property beautification efforts.
11.9.5 Review and update the City code enforcement ordinance.

11.10 Waterways Goal Statement

The Payette River is an important asset and should be utilized to create an aesthetically appealing environment for citizens and tourists to enjoy. The river also provides opportunities for recreation activities such as river rafting, hiking, and fishing. The City and County shall balance the diverse uses of its waterways by protecting, enhancing, and maintaining the natural, hydrological, scenic, historical, agricultural, economic and recreation qualities of lands along creeks, ponds, reservoirs and the Payette River.

Policies:
11.6.1 The Payette River and irrigation network are an important part of the open space system of the community.
11.6.2 Public access along the waterways shall be protected and maintained, but also protect adjacent private properties from the negative impact of public recreation uses as necessary.
11.10.1 Formulate river access points and parking area as a part of landscape and open space review. Ensure that access is not in conflict with and will not cause degradation of habitat, wetlands or riparian areas.

11.10.2 The City of Emmett will take the primary responsibility for implementing pathways along the south side of the Payette River within the City boundary—within the City Limits.

11.10.3 Gem County will retain the primary responsibility for implementing pathways near the Payette River within the island park area—Gem County.

11.10.4 The City and County shall work with other Federal and State Agencies to implement these policies.