



2023

COMPREHENSIVE PLAN UPDATE



City of Emmett, Idaho

Elevate Emmett Comprehensive Plan



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Public Thank You

- Many thanks to all the community members who participated throughout the process!



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Emmett, Idaho is a growing and changing city, evolving with the present day, and preparing for the future, all while embracing the rich agricultural history that makes Emmett unique. Emmett is committed to paving the way forward through holistic planning initiatives and a shared community vision. Over the last 10 months, this Comprehensive Plan has undergone community engagement, steering committee meetings and organizational partnerships to produce a guiding document that establishes this vision and enriches Emmett's way of life. This Plan is a culmination of the hard work that the community has put in, to establish where it wants to go, and how that can be achieved.

CHAPTER I:

PLAN OVERVIEW



Photo Courtesy of Duane via ElevateEmmett.com

CHAPTER I | PLAN OVERVIEW

INTRODUCTION

What is a Comprehensive Plan?

Comprehensive Plan

A tool used by governing bodies to take actions that the community has determined to be most beneficial and supportive of its vision for the future.

It is a strategy for managing the inevitable change that impacts a city over time, while setting goals and strategies to align with community desires to address that change. Emmett has taken the steps to create the City’s first independent Comprehensive Plan to establish a vision based on the current issues facing the community today.

Throughout this Comprehensive Plan, are clearly articulated goals that form the City’s new vision for the future. They include goals related to the subjects of growth management, land use, economic opportunity, agriculture, housing, and more. Idaho State Statute requires specific topics to be included in each Comprehensive Plan, which have dictated the chapters set forth in this document. Each of these topics will be discussed in the following sections. Subject chapters have also been determined by the evolving needs of the community since the last Comprehensive Plan was released.

Moving forward, the ideas set forth in this document will help prioritize City budgets, reveal the need for new ordinances, and form a basis for how the City can best take meaningful action towards achieving the desires translated from all the community input. Although it is document pointed towards the future, the content will guide the City’s present and everyday efforts. The Comprehensive Plan is intended to be a key part of the City’s planning efforts, while still working in tandem with a multitude of other plans, laws, budgets, and strategies. It is a key piece of a larger framework employed by the City that brings clarity to which decisions best suit the desires of the Emmett community.



Idaho State Statute Requirements

This Plan follows the topic areas and requirements of [Idaho State Statute](#) in order to comprehensively address the key subjects most relevant to Emmett.

These topic areas are Property Rights, Population, School Facilities and Transportation, Economic Development, Land Use, Natural Resources, Hazardous Areas, Public Services, Facilities, and Utilities, Transportation, Recreation, Special Areas or Sites, Housing, Community Design, Agriculture, Implementation, National Interest Electric Transmission Corridors, and Public Airport Facilities.

Chapter 2 | Existing Conditions highlights current conditions, predicted future trends and presents solutions that address each subject area. As Emmett is a unique city with aspects that make it unlike others in Idaho, this framework helps to breakdown the elements that make a city and distill it for clarified everyday decision-making.

Incorporation of Health

The City of Emmett was fortunate to receive funding from Blue Cross of Idaho Foundation for Health for the integration of health as a priority throughout this Comprehensive Plan. The Plan integrates health throughout each aspect of city planning, and addresses some of the key issues facing Emmett.

The issues at the forefront of Emmett’s future include increased community indicators of poverty, high rates of disabilities, high uninsurance rates, and increasing commute times. All these key factors contribute to health considerations crucial for Emmett to address. Health is interwoven throughout society, with each subject area addressed in this Plan playing a role in individual and collective wellbeing throughout Emmett. One such area that health is a dominant contributing factor is in the housing market. The housing costs associated with rentals and home ownership have increased exorbitantly in the past five years, exacerbating the poverty rate of 25.2% (2019) in Emmett and contributing to housing and food insecurity within the community. The mental and physical health that stressors of this kind can inflict is significant. This is just one example of the ways that forward thinking planning can relieve health risks, by addressing the environmental factors that contribute to overall wellbeing.

As the City continues to expand, the highly ranked community value of walkability will also be tested. The location of housing, businesses, transportation corridors, and pedestrian and bike connectivity are key factors in how growth is handled, and how the small-town character of the city can be maintained.

COMPREHENSIVE PLAN ELEMENTS

Health

Transportation

Economic Development

Education

Historic and Cultural Resources

Housing

Natural Resources and Hazardous Areas

Population and Growth

Public Services and Utilities

Recreation and Open Space

Airport



PLANNING IN THE CITY AND COUNTY

History of the Joint County-City Comprehensive Plan

Planning efforts in the City of Emmett saw their origins in 1974, when the Gem County Commissioners teamed with the Mayor and City Council of Emmett, along with the Ida-Ore Regional Planning and Development Association. The first Comprehensive Plans for both Gem and Emmett were joint efforts and official documents were released in the 1990s, 2003 and then again in 2014. Due to their proximity and planning department structure, a Joint Comprehensive Plan was chosen at those times, to represent both jurisdictions in an efficient strategy. Under the direction to revise and update as necessary, a steering committee comprised of both city and county residents formed seven subcommittees, based on the Comprehensive Plan subject matter, and proceeded to update based on chapter.

Reason for Creating Separate Plans

Over the last decade, since the 2014 Joint Comprehensive Plan with Gem County was released, many new issues have risen to the top of Emmett’s collective community conversation. Prior to the 2014 Comprehensive Plan, consideration was given to separate Plans between Gem County and Emmett before settling on the joint approach. At the time, the steering committee decided on another joint plan because they believed that the inseparable nature of the two jurisdictions required joint problem solving. While joint problem solving is still a consideration between the City of Emmett and Gem County moving forward, both jurisdictions have unique circumstances that warrant personalized goals and policies independent of one another.

In early 2021, Emmett’s City Council identified a need to undertake a process, specific to the City, to address needs and issues at a more detailed level. The process to write this Comprehensive Plan, involved taking a hard look at the policies in the Joint 2014 Plan to determine which policies are still applicable to the City and which may need to be adjusted or added. This process has also specifically looked at key factors addressing growth and how that impacts the potential for continued community enhancements. As a result of those discussions, this Plan has re-envisioned what the community of Emmett should prioritize in the future. This includes designating future land uses, actions, and policies to address the City’s growth in a beneficial way. This guiding document will help Emmett prioritize future development and steer actions towards the best direction for future generations of Emmett residents.

PLAN DOCUMENT OVERVIEW

Purpose

The City of Emmett is the county seat within Gem County. The City's current Comprehensive Plan, known as the Gem Community Comprehensive Plan, was last updated in 2014. This document, *Elevate Emmett*, is the result of the City’s desire for an independent and City-specific plan.

The *Elevate Emmett* Comprehensive Plan serves to meet the following purpose:

- Meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65
- Identify a shared 20-year vision for community
- Guide the location and character of development through its goals, policies, and future land use map
- Serve as a guiding document for future adjustments to the City’s zoning map

In recent years, Gem County and the City of Emmett have decided to pursue individual comprehensive plans as a way to address the unique aspects of each jurisdiction. The original joint planning efforts were a way to combine aspects of each area that were invariably linked. As the communities have evolved over time, the desire for a plan focused on the city led to this undertaking.

- Prioritize and direct future City actions and investments
- Integrate aspects of health and wellness throughout the Plan, and integrated as goals for future development and community enhancement

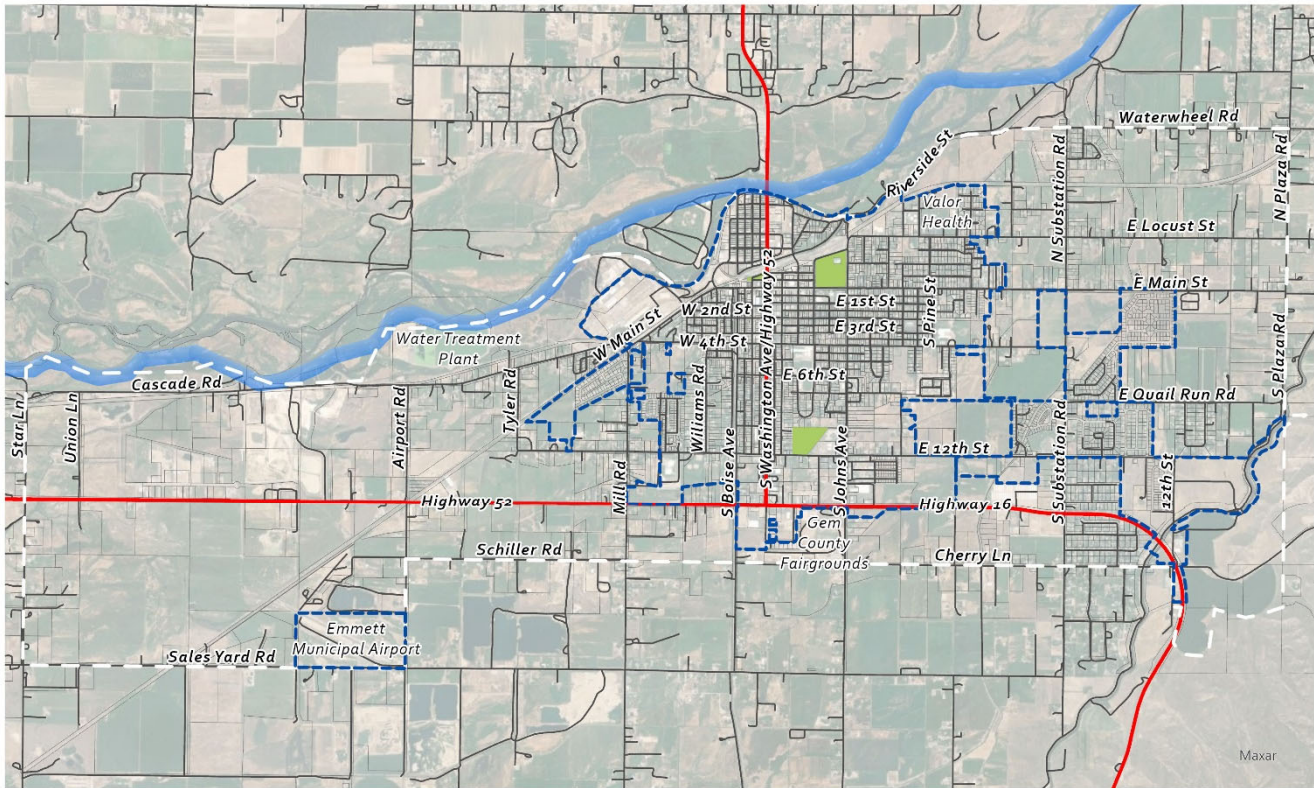
The community vision and the Comprehensive Plan document overall is intended to help shape decisions related to land use management, redevelopment and growth, City programs and services, coordination with Gem County and other agencies, budgeting, and capital improvements. The document is anticipated to be updated in ten years, or as significant changes in demographics, economic vitality, infrastructure capacity, and/or community values may dictate.

Plan Area

Elevate Emmett's land use and policy guidance applies to land within the incorporated area of the City as well as its surrounding Area of City Impact.

Close coordination between City and County in review, approval, and infrastructure execution and construction will be necessary to accomplish the desired vision of the community within these areas and ensure efficient and managed growth.

The Area of City Impact (ACI) is defined by Idaho Statute 67-6526 and identifies any “areas that can reasonably be expected to be annexed to the city in the future.”



Legend

- Parcel Boundaries
- Payette River
- Area of Impact
- Parks
- City Limits



Other Relevant Plans

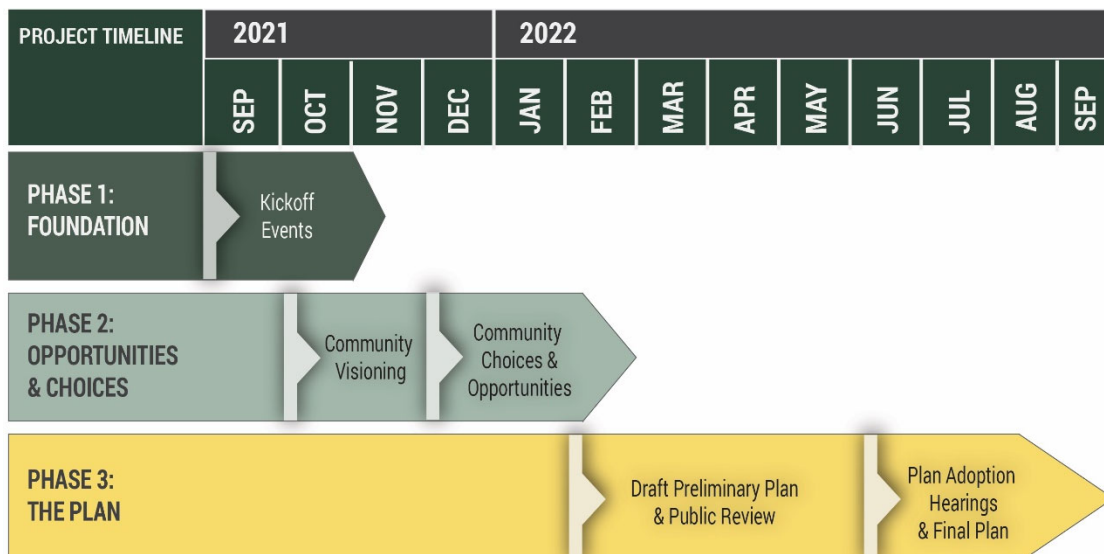
The Elevate Emmett Comprehensive Plan serves as an overarching guiding document on issues related to growth and development, land use, transportation, public infrastructure, economic development, and a host of other related topics under the City’s purview. While the Comprehensive Plan is not regulatory, it guides development of City regulations, guidelines, policies, and functional and sub area plans. Together these documents are intended to achieve the vision, goals, and policies outlined in the Comprehensive Plan. The following documents helped guide the development of the Elevate Emmett Plan. Hyperlinks are provided for plans where available; the remaining documents are accessible upon request.

- [City of Emmett Transportation Plan, 2018](#)
- Pedestrian & Bicycle Master Pathways Plan, 2020
- [Emmett Municipal Airport, Idaho Airport Development Plan, 2017](#)
- [Gem County Hazard Mitigation Plan, 2019](#)
- [United Way of Treasure Valley, 2020 Community Assessment](#)
- City of Emmett Sanitary Sewer Master Plan, 2016
- City of Emmett Water Master Plan, 2016
- [Idaho 2020 County Health Rankings Report](#)
- Gem County Comprehensive Plan, 2022
- Gem County Historic Preservation Plan, 2022

Plan Development and Outreach Process

The development of Elevate Emmett relied on outreach and feedback from the public over the course of ten months. Through one-on-one conversations; feedback from community events; discussion at small group workshops; and responses to online questionnaires; this feedback was integral in defining a vision for the City; identifying key opportunities and desired character for future development; and reviewing and refining the policy structure of the Plan. The steering committee for the project included community residents, large employers, City representatives, and school district representatives.

The planning process was organized by three phases as detailed below, and included City and County residents, developers, landowners, business owners, elected officials, and students. Demographics by online respondents have been tracked throughout the process and compared to the City’s demographic makeup.





100+ Community Event/Workshop Attendees



7 Steering Committee Meetings



320+ Online Questionnaire Responses



37 Tag the Map Markers + Photo Submissions



30 One-on-One Interviews



237 Draft Plan Reviews

Phase I: Vision and Values

The first phase of public outreach for the Elevate Emmett Comprehensive Plan Update process kicked off in September 2021 with the Elevate Emmett project website, direct emails, social media posts, newspaper articles, and a presence at the Gem County Harvest Festival to engage with residents and direct respondents to an online questionnaire. Through September and October, a series of small group meetings and one-on-one interviews were also conducted to gain insight into answers and community thoughts on key issues and opportunities for the City.

- **Harvest Festival.** Throughout the two days at the Harvest Festival, nearly 50 residents visited the Elevate Emmett booth, offering feedback focused on what the community loves and what they would improve.
- **Plan Hub.** Following the Harvest Festival, City planning staff set up a plan hub information table at City Hall to get the word out on Elevate Emmett and allow for nondigital community engagement.
- **Online Questionnaire.** An online questionnaire was launched in mid-September, and available through January 5th at www.elevateemmett.com. The questionnaire was printed out and available for people to complete at plan hub sites located at Emmett City Hall and the Emmett Library. Over 250 people responded to this questionnaire online and an additional twelve responded via the plan hub sites. The online questionnaire focused on the same two key questions asked at the Harvest Festival.
- **One-On-One Interviews.** Over the course of four days in mid-November 2021, the project team conducted 30 individual interviews to gain an idea of what attendees felt are the biggest issues and opportunities that the City of Emmett is facing. One on one interviews were held virtually and via phone to provide flexibility for attendance. Attendees included City staff, board and committee members, Comprehensive Plan Steering Committee members, employers, developers, housing representatives, real estate professionals, community groups, and City and nearby County residents.
- **Utility Bill Mailers.** Throughout all phases of the project, an Elevate Emmett newsletter was included in the monthly utility bill mailings to provide updates and inform residents of engagement and feedback opportunities.



Phase 2: Land Use Opportunities + Visual Preference

The second phase of public outreach for the Elevate Emmett Comprehensive Plan Update process kicked off in February of 2022 with social media posts, newspaper articles, and utility mailers.

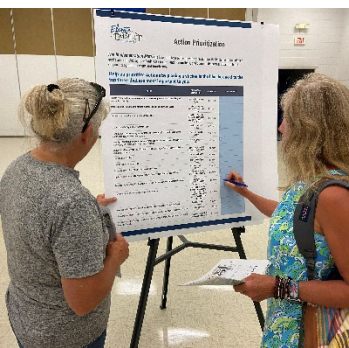
- **Land Use Workshops.** In late February and early March, the City hosted a series of in-person and virtual land use workshops to explore growth opportunities and constraints and discuss benefits and trade-offs of future development in Emmett. The workshops were attended by a total of 25 people.
- **Visual Preference Questionnaire.** Following the Land Use Workshops, a second online questionnaire was posted to allow residents to provide input on the character of future development in Emmett. The questionnaire was open from mid-March to early May and received 57 responses.
- **High School Outreach.** Posters were hung in the hallways of the Emmett High School with rotating questions to allow students to provide direct feedback on opportunities and improvements in Emmett.
- **Plan Hub.** The plan hub site remained up during Phase 2 of public engagement with rotating questions for community members to respond to.
- **Messenger Index Articles.** In March, the *Messenger Index* ran a full two-page article highlighting the Elevate Emmett Comprehensive Plan process as well as the Gem County Comprehensive Plan Update. The article also included information on the virtual land use workshops and the visual preference questionnaire.



Phase 3: Draft Plan Review

The final phase of public outreach for Elevate Emmett extended from June through August 2022 with social media posts, newspaper articles, and utility mailers as well as a public open house and online draft plan. The focus of this final engagement phase was to review and comment on the full draft plan.

- **Draft Plan Open House.** On the evening of July 18, City staff and Steering Committee hosted a draft plan open house to gain feedback and thoughts on the overall draft document, future land use map, and prioritization of action items. Approximately 30 City of Emmett and surrounding residents attended, and primarily offered feedback on action items, which has helped inform the final implementation chapter of the Plan, specifically regarding timeline and priority of action items.
- **Online Public Comment.** The Draft Plan was released and available for comment online from July 12 through August 1. According to website statistics, there were approximately 237 views of the online document. Many of the comments were editorial in nature and accommodated into the Adoption Draft.



Community health extends beyond access to healthcare and permeates every aspect of life. Even seemingly unrelated social and economic functions of a community have intrinsic links to community health. This Plan will establish the basis for why health is a priority for Emmett and the ways in which it can be achieved within each chapter's focus areas.

CHAPTER 2:

COMMUNITY HEALTH



Photo Courtesy of Karen Schlecht via ElevateEmmett.com

CHAPTER 2 | COMMUNITY HEALTH

INTRODUCTION

Blue Cross of Idaho Foundation for Health identifies the social determinants of health in their [2021 Annual Report](#) as the conditions in which people are born, grow, live, work, and age. These conditions are further categorized into the following groups: education, economic stability, social and community context, neighborhood and built environment, and access to health care. For the purposes of this Comprehensive Plan these same groups are integrated into the existing chapters that make up this Plan and adhere to Idaho state statute.

Community health extends beyond access to healthcare and permeates every aspect of life. Even seemingly unrelated social and economic functions of a community have intrinsic links to community health. This Plan will establish the basis for why health is a priority for Emmett and the ways in which it can be achieved within each chapter's focus areas.

FIGURE I. THE FIVE SOCIAL DETERMINANTS OF HEALTH



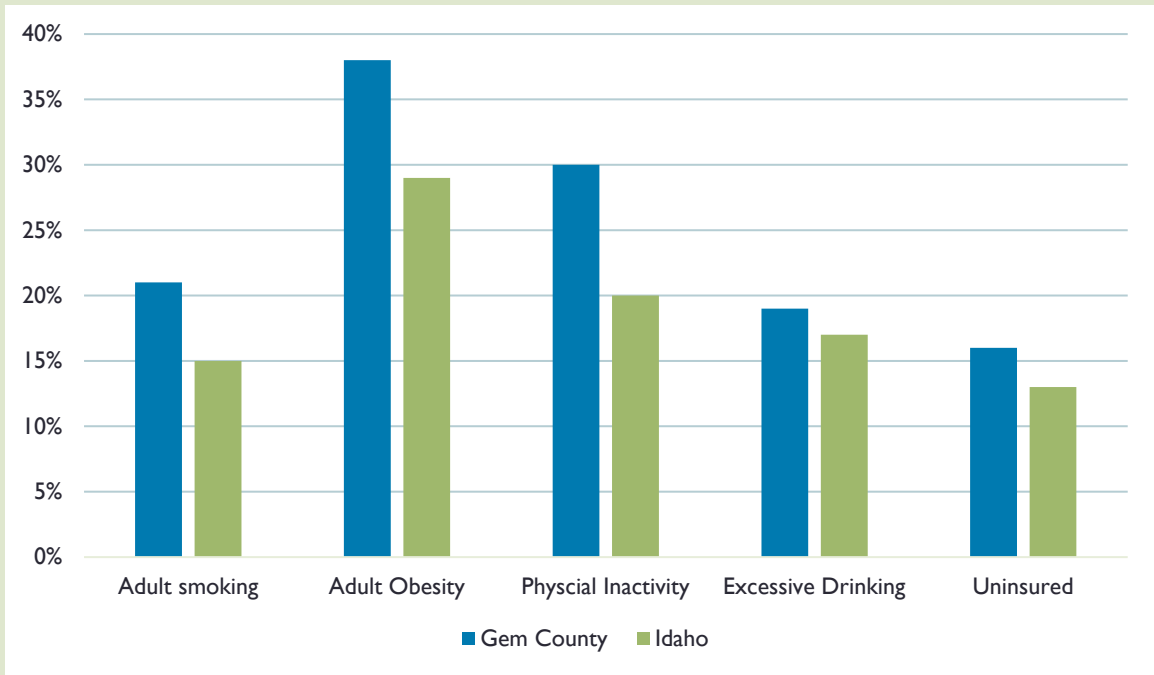
Source: Blue Cross of Idaho Foundation for Health 2021 Annual Report

WHY DOES EMMETT NEED TO FOCUS ON HEALTH?

As explained in Appendix A, Existing Conditions, Emmett is seeing a high rate of growth and development in and adjacent to the City. To accompany this trend, community indicators of poverty level, disabilities, uninsured residents, and commute time are also increasing. The City of Emmett, along with the nation, has recently seen exorbitant increase in owner and rental costs, exacerbating the high poverty rate of 25.2% (2019) and contributing to housing and food insecurity in Emmett. In addition, the City has a high rate of persons with disability (23.4%), nearly double the Idaho average. All these factors are indicators of community health.

According to the University of Wisconsin Population Health Institute County Health Rankings, in 2021, Gem County was ranked one of the least healthy counties in Idaho with higher rates of smoking, adult obesity, physical inactivity, excessive drinking and uninsured individuals than the state average.

FIGURE 2. GEM COUNTY HEALTH FACTORS



Source: <https://www.countyhealthrankings.org/app/idaho/2021/rankings/gem/county/outcomes/overall/snapshot>

Through this update to the Comprehensive Plan, Emmett is prioritizing health in all aspects of the community, by viewing each of the chapter elements that is relevant and pertinent to community health in this Plan through a lens in which public health can improve.



Each element discussed in this chapter includes accompanying key considerations that provide additional guidance about how Emmett can achieve health related advancements. These key considerations tie the accompanying community element to a real-life health component and provide references to studies that support a basis for encouraging healthy living.

I. TRANSPORTATION

As the City continues to expand, the highly ranked community value of walkability is being tested. Access to housing, businesses, transportation corridors, and pedestrian and bike connectivity are examples of how community health can be prioritized as Emmett continues to grow. Providing a complete community in Emmett where people can live, work and play decreases the amount that people must drive for their basic necessities. A robust transportation system that provides a safe bike and pedestrian environment along with shared transportation options can also create a city in which people can get in physical exercise and travel around their communities without having to use their cars. Some of these goals have already been established in the 2020 Pedestrian and Bicycle Master Pathways Plan. Expanding the park and ride to Emmett and increasing more shared transportation options can contribute positively to community health as well.



A diversity of safe and accessible transportation options and pathways also provides opportunity to large sectors of the community who cannot or do not want to drive. Children under 16 and those without drivers' licenses can see friends, bike to the library, go shopping, and plan activities without a car. This mobility contributes to the personal freedom of individuals, increasing their access to safe physical activity and bettering mental health.

Connectivity

Emmett's walkability is already an established community value. According to [WalkScore.com](https://www.walkscore.com) Emmett has a walk score of 62, categorizing Emmett as a place where some errands can be accessible by foot, but not all. However, Emmett scored the lowest in its walkability to grocery stores. Emmett is not completely car-dependent, but improvement is needed to increase the accessibility of pedestrian infrastructure and proximity to destinations, especially grocery stores.

According to a [study in the National Library of Medicine](#), proximity to destinations, safety, and accessibility are key factors that contribute to people feeling comfortable going on walking trips. Although the common metric in the United States is one-quarter mile for the average distance someone will walk to get to a destination, this article found that the median distance walked was closer to one-half mile or ten minutes. For a pedestrian, whether they are choosing to walk for recreation or to get to a destination, adequate infrastructure that provides direct routes can mean that a ten-minute walk provides more opportunities for people who may wish to travel by foot more often. (*National Policy and Legal Analysis Network to prevent childhood obesity. Making Streets Welcoming for Walking. ChangeLab Solutions.org. Dec 2013*)



The ability to walk to destinations provides an opportunity for physical activity and improved health.

KEY CONSIDERATIONS:

Direct Access to Buildings: Accessible storefronts should face the street so that they are easily accessed by pedestrians. ADA accessible ramps and infrastructure and reducing the number of stores with large parking lots in the front of the building are also priorities to reduce the distance pedestrians have to walk.

Street Connectivity: A grid-based structure with short blocks, many intersections, and frequent street crossings allows pedestrians to arrive at their destinations by the most efficient and direct route. Gridded street patterns also offer alternative routes, allowing for alternative stops to and from work. Making sure that these pathways are safe, green, comfortable, and maintained is important for ensuring use of these facilities.

Destinations: The pathways to get to and from destinations are important, but if there isn't anywhere to go or destinations are far from one another, would-be pedestrians will be discouraged from walking and are more likely to opt for automotive transportation. However, when potential destinations are clustered, people are more likely to walk between destinations because it is easy for people to be efficient in their stops.

2. ECONOMIC DEVELOPMENT

Within Emmett, both unemployment and poverty rates are high, with 25% of the population below the poverty level. As cost of living continues to rise in the state, Blue Cross of Idaho explains that many people forego basic needs, like high-quality foods, transportation, medical care, and safe housing due to a lack of sufficient income. This has detrimental impacts on the health of these individuals and their families. The City’s commute rate also shows that many Emmett residents commute either in or out of Emmett for work and very few people live and work within the City itself.

Commuting

A 2012 American Journal of Preventive Medicine study found that people with longer commute times participated in moderate-to-vigorous physical activity less often than those with shorter or no commutes. People with longer commute times also showed a reduction in overall energy expenditure associated with physical inactivity and sedentary behaviors, which has negative impacts on an individual’s health. Within Emmett, 55.9% of the population commutes 10 to 24 miles; 9.3% of the population commutes 24 to 50 miles; and 8.3% drives over 50 miles to work. According to the study, commutes over ten miles are where participants started to see higher risk factors in several categories. Longer commute times were associated with higher rates of obesity and central adiposity, decreased cardiorespiratory fitness (CRF), and had greater body mass index (BMI), waist circumference, and blood pressure. The study explains that daily commuting represents a source of chronic stress in people that has mental and physical health impacts, including unmeasured health risk factors such as poor diet, poor sleep, anxiety, depression, and social isolation ([American Journal of Preventative Medicine: “Long Commutes May be Hazardous to Health”, Beverly Lytton 2012](#))

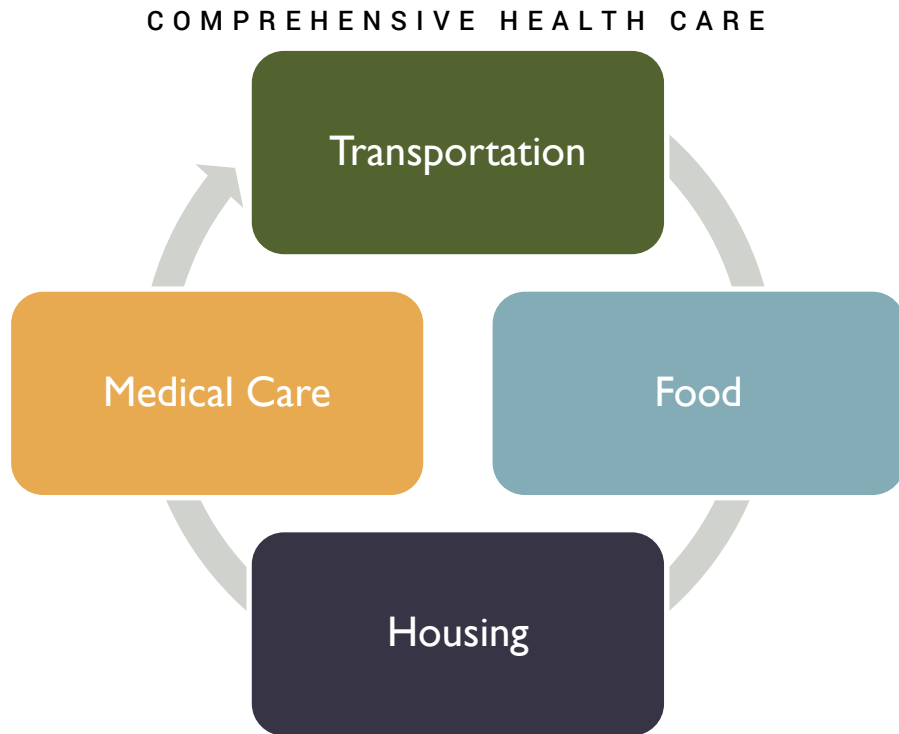
Commute times can contribute to an array of chronic illnesses, including obesity and hypertension.

KEY CONSIDERATIONS :

- Job Diversity:** An opportunity exists to reduce commute times by providing jobs within the City, close to where people live, and generate positions for a diversity of skillsets and educational attainments. An increase in job diversity can be facilitated through expanded secondary education opportunities.
- Employment Diversity:** Employing diverse staff and attracting diverse industries to Emmett can prevent marginalized and low-income groups from being singled out to commute long distances to work.
- Local Transportation Options:** Within the City itself, a greater diversity of transportation can provide the community better options to get to work and experience the city. The instability of gas prices also makes alternative forms of transportation an attractive option for people trying to make ends meet as cost of living continues to rise.

3. EDUCATION

In their [2021 Annual Report](#), Blue Cross of Idaho explains that access to high-quality education from early childhood through post-secondary school is essential to obtain jobs in Idaho’s changing economy. As previously mentioned in the economy section, the ability to pay for basic needs like transportation, food, housing, and medical care directly impacts the opportunities for individuals to live healthier lives. To obtain a high-quality education, children’s basic needs must be met to provide the best environment for them to successfully learn.



Within Emmett, 49% of the students are from low-income families. The Emmett Independent School District (EISD) has a Free Meal Program funded by the department of Agriculture that serves enrolled students and provides discounted meals for adults and guests. This program was set to end in May of 2022 but the challenges that low-income families face remain. Ensuring that children and families have access to healthy and regular meals is essential for optimal learning, as well as mental and physical health.

KEY CONSIDERATIONS:

School Meals: Providing healthy meals at low- to no cost for families can create a stable and healthy learning environment for all children. Creating opportunities for adults and community members to participate in meal programs has also proven beneficial for both students and community members by providing community connection and involvement.

Higher Education: Creating opportunities for higher education, workforce training, or technical schools while communicating about education positively within the community can incentivize children to continue learning and support the creation of the future local workforce.

Mental Health Resources: Pursuing Blue Cross of Idaho's Healthy Minds Partnership so that kids can obtain access to behavioral health services at school has been shown to decrease school absences, remove transportation barriers, and set kids up for success in a school environment.

Inclusivity and Reputation: Providing programs and resources is helpful but getting kids to participate requires the removal of social barriers. Creating an inclusive and open environment for students, regardless of background, can help children feel comfortable at school, ask for help if needed and utilize resources available to them. According to Scientific American, research shows that children as young as age five start modifying their behavior to help them form better impressions in others. These reputational behaviors can prevent kids from asking for help or utilizing programs like a free meal. Lowering the stakes of asking for help by providing private avenues for conversations with adults, reframing asking questions as positive behavior, and reframing seeking help as socially desirable can encourage children to pursue available resources that can benefit their mental and physical health. <https://www.scientificamerican.com/article/why-kids-are-afraid-to-ask-for-help/>

Inclusive Physical Activity: Supporting a variety of outdoor activities and sports can help kids get outside and create a positive relationship with exercise and their peers. Blue Cross of Idaho provides Community Transformation Grants (CTG) that could fund programs and activities like "Safe Routes to School", bike repair stations, skate park amenities, new playgrounds, workout rooms, community gardens and more, based on Emmett's community needs. https://www.bcidahofoundation.org/wp-content/uploads/2022/02/BCIFH_AnnualReport_2021_ForWebFinal.pdf

4. HOUSING

Housing is one of the most researched social determinants of health. According to a study about unstable housing and its correlation to child and caregiver health in renters, the three forms of housing instability are: being behind on rent, making multiple moves, and homelessness. According to the United States Census Bureau American Community Survey (ACS) Five-Year Estimates, in 2019 51% of Emmett’s households were considered rent-burdened and are assumed to have insufficient funds for other expenses such as food, transportation, and healthcare. The health study previously mentioned, found that households behind on rent show increased odds of poor caregiver and child health, maternal depressive symptoms, child lifetime hospitalizations, and household marital hardships. Families experiencing homelessness or who had to move multiple times experienced similar hardships. [\(Sandel, Megan, et. al., *Unstable Housing and Caregiver and Child Health in Renter Families.* 2018\).](#)



According to ChangeLab Solutions, difficulty in finding access to safe, stable, and affordable housing leads to stress, poor mental health, and reduced access to key health-promoting opportunities. Nationally, other factors such as race, gender, and income are associated with further housing related health risks. These housing related health risks can be compounded over generations. Providing safe, stable, and affordable housing within Emmett can help diminish these community hardships. [\(ChangeLab Solutions: *Health Effects of Unsafe, Unstable, and Unaffordable Housing.* 2018\)](#)

KEY CONSIDERATIONS

Quality Construction: Providing heating in the winter, monitoring air quality within and outside of homes, and maintaining the physical integrity of residential structures provides a more stable home environment with less costly repairs. In addition, providing financial assistance to those who cannot afford repairs, or assistance to renters who are within unsafe living environments can reduce financial stresses on residents and maintain a higher overall community character.

Affordability: As housing prices across the US are rising rapidly, maintaining affordable housing stock is important for lower income families as well as middle income families and working individuals. Maintaining rental properties that can provide longevity with limited turnover and ownership opportunities for families can reduce the financial burden of moving. Maintaining a housing stock affordable to the local workforce also encourages investment in the community, as workers are less likely to commute and more likely to spend money and volunteer locally. For low-income families, stable and affordable housing is important for overall mental and physical health.

Location: Housing with access to food, services, and employment can reduce the demand on costly commuting, time away from families and provide essentials for families who need them.

5. NATURAL RESOURCES AND HAZARDOUS AREAS



As the City grows, it will be important to continue to monitor environmental health. Tracking indicators such as water quality, which may be at risk with an increase in impervious surfaces, and air quality, which could be impacted by traffic, fire, and temperature inversions, will help decision-makers identify necessary changes to policy and infrastructure to help protect the integrity of habitat and farmland surrounding Emmett.

Water and Wildfires

Due to the areas around the City of Emmett that are at very high risk of wildfires due to worsening drought conditions, fire and drought are serious considerations for the community’s overall health. According to the EPA, “wildfires increase air pollution in surrounding areas and can affect regional air quality. The effects of smoke from wildfires can range from eye and respiratory tract irritation to more serious disorders, including reduced lung function, bronchitis, exacerbation of asthma and heart failure, and premature death. Children, pregnant women, and the elderly are especially vulnerable to smoke exposure. Emissions from wildfires are known to cause increased visits to hospitals and clinics by those exposed to smoke.” The EPA also notes that as wildfires continue to increase in prevalence and expand their area of influence, respiratory difficulties related to wildfire are likely to continue to increase as well. Studies are underway to better understand the effects of wildfires on human health. ([Wildland Fire Research: Health Effects Research. 2021.. https://www.epa.gov/air-research/wildland-fire-research-health-effects-research](https://www.epa.gov/air-research/wildland-fire-research-health-effects-research))

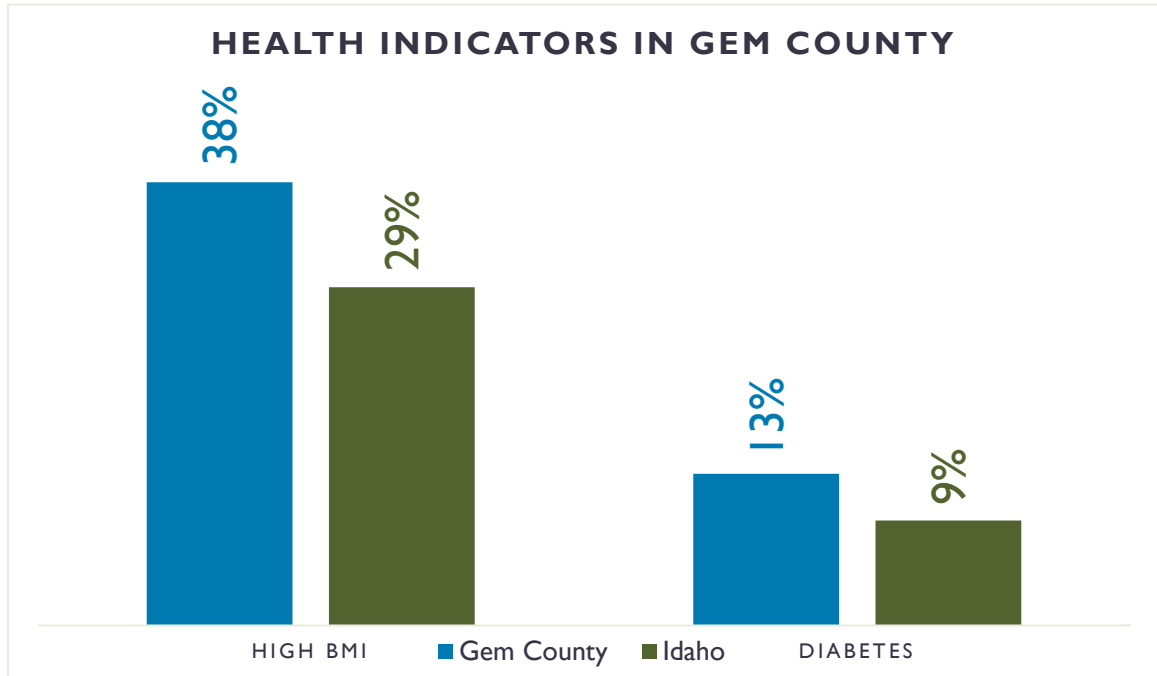
Surrounding the City of Emmett are areas at very high risk of wildfires due to worsening drought conditions.

KEY CONSIDERATIONS

- Vulnerable Populations:** Identification of at-risk populations such as children, elderly, pregnant women, and uninsured is important because these populations are more likely to suffer greater health impacts and increased clinic and hospital visits in the event of a regional wildfire.
- Displaced Populations:** In the event of a regional wildfire, displaced populations from evacuated forested areas may seek temporary shelter that still provides access to their employer while they cannot return to their home.
- Information Sharing:** Preventative education on the risks of drought conditions, wildfires, and air pollution can help the community know exactly what resources are available to them and be prepared for evacuation if needed.

6. POPULATION AND GROWTH

In 2017, the percentage of the adult population that reported a body mass index considered as being obese was 38% in Gem County as compared to 29% throughout Idaho. The percentage of adults with diagnosed diabetes was 13% in Gem County as compared to 9% throughout Idaho.



These healthy lifestyle metrics serve as measures for evaluating diet and limited physical activity. Although relevant health data is only available at the county level, the City of Emmett undoubtedly plays a significant role in providing opportunities to obtain healthy food, engaging in physical activity, and receiving quality healthcare services.

KEY CONSIDERATIONS :

Social Inclusion: According to Blue Cross of Idaho’s 2021 Annual Report, community health requires a social fabric that encourages belonging, connection, and social inclusion. Feeling supported and connected to one another promotes healthy lifestyles. It is important that all social groups from various backgrounds, socioeconomic status, race/ethnicity, sexual orientation, gender identity, religion, age and more feel welcomed, safe, and accepted within Emmett for both mental and physical health.

With a higher proportion of elderly residents compared to the State of Idaho, it is important that the City of Emmett encourages and provides opportunities for healthy lifestyles that will allow seniors to age comfortably while remaining healthy and active.

7. PUBLIC SERVICES AND UTILITIES



The facilitation of trust with public services and utilities can be a beneficial pursuit for Emmett to prioritize. The City of Emmett has their own municipal Police Department which coordinates closely with the Gem County Sheriff’s Department and participates in joint training sessions to ensure the safety of the community. Ensuring that the Emmett community trusts the police department, government services, fire department, and healthcare system can encourage people to reach out for help.

Healthcare

For many communities, access to healthcare and the affordability of healthcare is a barrier. The City of Emmett has the Valor Health Hospital with 16 beds and a multispecialty clinic for a variety of medical care, but also a high proportion of individuals who do not access healthcare. According to the Idaho 2020 County Health rankings report, the concept of health equity is defined as “everyone has a fair and just opportunity to be as healthy as possible. This requires removing obstacles to health such as poverty and discrimination, and their consequences, including powerlessness and lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care.” The City of Emmett should strive to enhance health equity wherever possible and adjust practices based on a changing and growing population.

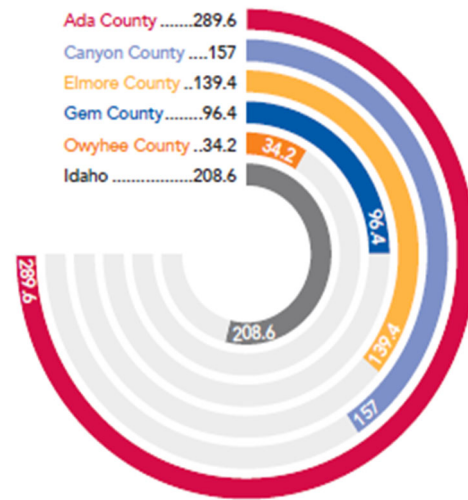
Trust and comfort can facilitate individuals seeking medical care sooner; encourage them to help in social situations that may endanger their safety, and ask more questions related to overall health and safety.



Access to Mental Health Services

According to the [2020 United Way of Treasure Valley's Community Assessment Report, Idaho](#) is consistently one of the states with the highest suicide rates in the nation, with suicide being the leading cause of death for Idaho residents between 15 and 34 years old. Males are three times more likely than females to die from suicide in Idaho. Within Gem County, there are only 9.64 mental health care providers for every 10,000 people, which is significantly less than the adjacent counties of Elmore, Ada, and Owyhee. The prevalence of mental health challenges in Gem County not only impact the health of the individual but families, friends, and greater community. Destigmatizing mental health services, making them more available, and encouraging the community to use them can have lasting impacts on not only retaining population, but reducing the reverberating impacts of actions like suicide on the greater Emmett community.

Figure 57 Mental Health Care Providers per 100,000 Population



DATA SOURCE: University of Wisconsin Population Health Institute, County Health Rankings, as cited by Trinity Health Data Hub, 2019

KEY CONSIDERATIONS :

Vulnerable Communities: Identification of vulnerable communities and targeted outreach to those who might be unaware of community services, or are underinsured or uninsured, could promote utilization of the public services that Emmett offers, especially by those who are not yet comfortable with accessing them.

Accessibility: Continuing to provide services to patients who might not have physical access to medical services and those for whom English is not their first language can improve health equity and promote healthy lifestyles throughout the community.

Mental Health: Those who have mental health issues may not always be aware of their illness or know how to receive help. Beginning education and access to mental health services at a young age can encourage better mental health practice into adulthood. Starting mental health services has no age limit and is helpful at all stages of life. Utilizing state grants like the Community Transformation Grant, and programs such as the Idaho Rural Health Care Access Program to bring more telehealth opportunities, community development projects, and employee recruitment and retention for professionals in Gem County can improve access to these mental health services. Source: RuralHealthInfo.org

8. RECREATION AND OPEN SPACE



Recreation

Recreation opportunities and open space are widely available across Emmett, from expansive trail systems, hiking, kayaking, and rafting on the Payette River, to family activities at the Gem Island Sports Complex, all encompassed by scenic views of rangeland and lush greenery. [A 2019 study](#) shows that access to outdoor recreation and sports provide physical and mental health benefits for not only adults but children as well. For many, accessing outdoor recreation can decrease stress and alleviate symptoms of depression and anxiety. Developing Emmett's trails, recreation, and open spaces is a worthwhile investment in the community's wellbeing and can create a well-connected community centered around an appreciation for the natural beauty of Emmett.

KEY CONSIDERATIONS:

Diversity & Inclusion: Establishing welcoming spaces for the community of Emmett is vital to ensuring that Emmett's recreation opportunities are enjoyed by all. Creating parks, recreation opportunities, and open spaces that are easily accessed by all communities through strategic placement of recreation opportunities, identifying points of connectivity, and paying attention to areas where access has been hindered is a key way to support this goal and maximize the benefits of having these amenities.

Public Access: Open space and recreation are powerful ways to increase the health of a community. Outdoor recreation should be publicly accessible and controlled by the City, rather than letting private businesses and institutions develop recreation and trails.

Funding: For many regions, funding for public projects can be difficult to obtain. A measure the City can take to create a source of funding is a cash-in-lieu program, which allows developers to give back and create public infrastructure for growing populations. This will reduce the burden on the City to acquire funds for new public projects while supporting the community's vision for its parks, trails, and open spaces.

Trees

According to the Nature Conservancy, studies have proven that “trees and other natural features in cities can help regulate water quality, water quantity, and the timing of water flow. They can help clean and cool the air, reducing harmful air pollutants and ambient air temperatures. They lend beauty to our streets, enhance citizens’ lives, and significantly increase property values. When you consider all the benefits that street trees can provide to society, there is a strong business case for increased societal investment. One study in California, for instance, found that for every dollar spent on tree planting and maintenance, urban trees deliver \$5.82 in benefits.” The National Recreation and Parks Association also found that “individuals reported less mental distress and higher life satisfaction when they were living in greener areas.” ([The Nature Conservancy. Funding Trees for Health: An Analysis of Finance and Policy Actions to Enable Tree Planting for Public Health. 2017](#))

KEY CONSIDERATIONS :

Clean Air: Prioritizing the reduction of air pollution can help reduce rates of asthma and cardiovascular disease. In the event of a natural hazard like wildfire, education about and access to air quality levels can help people know when it is safe to go outside, if they need air filters, and how best to protect themselves.

Air Temperature: Street trees reduce the impact of impervious surface heat islands that can cause increased chances for heat-related illnesses. Heat islands occur when cities are made up of dense concentrations of buildings and pavement that absorb heat throughout the day and retain that heat in the area throughout the night. Extreme heat events can be exacerbated by this effect and impact all citizens, but especially outdoor workers and vulnerable urban populations, like older people, those without air conditioning, children, pregnant women, and economically disadvantaged people.

Exercise: People enjoy walking and biking on tree-lined streets and pathways that are shaded and provide cooling.

Mental Health: Studies show that tree-lined streets and access to green spaces improves mental health. In a 2012 study regarding green space and stress, Ward et al explains that exposure to green space is associated with lower levels of cortisol (a stress hormone) in the body. Cortisol is a biomarker for chronic stress within the body, which has significant impacts on healthy sleep, mental and physical health. ([ThinkHazard.org](#))

The National Recreation and Parks Association also found that “individuals reported less mental distress and higher life satisfaction when they were living in greener areas.”

Source: NRPA.org

Parks

Emmett has 17 acres of parkland within City boundaries, and while under County jurisdiction, with easy access to the County’s Sports Complex, and Fairgrounds that support rodeos and training stables. As the City grows, it will be important to diversify Emmett’s community parks and open space to provide equitable access to these community resources as well as a wider variety of outdoor activities to residents of all ages. The majority of residents within the City live within a 10- to 15-minute walk to a park, however there are still portions of the west side of the City and at the City’s outer edges that do not live within walking distance of a park. The National Recreation and Park Association reports that “people living more than 0.6 miles away from a green space have nearly 50% higher odds of experiencing stress than those living less than 0.2 miles from a green space. Results also showed that the more often respondents visited green spaces, the less stress they experienced.” The organization also reports that “use of green spaces is associated with decreased health complaints, improved blood pressure and cholesterol levels, reduced stress, improved general health perceptions, and a greater ability to face problems.” ([National Recreation and Parks Association. Parks and Improved Mental Health and Quality of Life. 2021](#))

KEY CONSIDERATIONS :

Park Type: Providing all residents with easy access to a great park fulfills each neighborhood’s need for nature, open space, and recreational activities. Ensuring a variety of parks are accessible also encourages a wider range of community members to use the parks and enjoy the outdoors.

Access: Closing the gaps in parks access and quality by improving parks in neglected places and increasing the amount of park area for groups with the least access and the greatest need ensures equitable access to parks and open spaces across the community.

Health Equity: Supporting health and health equity by incorporating holistic health into how parks are distributed and used, further promotes use of parks, especially in regard to ensuring ADA access, seating, and potentially ADA playground equipment. ([Complete Parks Overview: Creating an Equitable Parks](#))



9. AIRPORT



In compliance with Idaho state statutes, Emmett maintains an updated Airport Master Plan to protect community health and safety. A study from 2018 linking aircraft noise and self-assessed mental health around a regional airport found that the noise environment around smaller airports with no night flights and fewer overall flights had little influence on mental health. The same is not true for larger airports, whose noise has been associated with increased risk of hypertension, cardiovascular disease, and other adverse health impacts.

Maintaining a low level of community disturbance and surrounding the airport with compatible uses to maintain community health is a priority for the City. Compatible land uses include agricultural, recreational (non-wildlife attracting), open space, industrial, and limited commercial. ([*Wright, David et. al. Aircraft Noise and Self-Assessed Mental Health Around a Regional Urban Airport: A Population Based Record Linkage Study. 2018.*](#))

KEY CONSIDERATIONS:

Noise: While only single engine aircrafts of a smaller size fly out of Sawyer Airfield, consistent exposure to noise can affect health. Noise barrier techniques should be considered if noise becomes a community concern in the future, due to potential detrimental impacts on health.

The following chapter establishes goals and suggested policies for the City of Emmett to move forward based on the community input received over the course of this process and the City's desired future.

CHAPTER 3: GOALS AND POLICIES



Photo Courtesy of Kneedeep via ElevateEmmett.com

CHAPTER 3 | GOALS AND POLICIES

ELEVATE EMMETT VISION

The vision for Emmett is two-fold in order to encapsulate the desired future character of the community of itself, while integrating the concept of health, which has become a priority throughout the state of Idaho.

Vision Statement



Emmett is a safe and walkable, independent, small town, which balances a high quality of life with respect for its rural and agricultural roots.



Emmett is friendly and prioritizes health and community connections.

GOALS AND OBJECTIVES BY ELEMENT

The policy structure of Elevate Emmett consists of:

Goals express a desired outcome and broadly establish an ideal of future conditions.

Policies guide decision-making and give clear indication of intent to achieve the goal.

Action items detail steps needed to implement goals and policies and are detailed in Chapter 5.

LAND USE, PROPERTY RIGHTS, AND COMMUNITY DESIGN



1. **Protect, maintain, and enhance the historic, quiet, small-town character, and rural atmosphere.**
 - A. Maintain and improve the quality of established neighborhoods.
 - B. Promote high-quality residential developments that build on access to open space, parks, and/or pathways, safe access to schools, and convenient proximity to small-scale neighborhood services.
 - C. Implement dark sky standards to protect and preserve Emmett’s rural character.

2. **Promote an aesthetically pleasing community environment that reflects the values of economic diversity, recreational opportunities, environmental interests, community health, and a sense of security.**
 - A. Promote a street tree program to encourage beautification of the community.
 - B. Develop pathways along the south side of the Payette River within the City boundary.
 - C. Encourage residential housing on upper stories within Downtown.
 - D. Promote consistent and thematic design of key gateways into Emmett, especially along Washington Avenue, and at the Payette River crossing.
 - E. Support programs and community groups which provide funding, primarily to families with low or median incomes, to repair, improve, or modernize dwellings and remove health or safety hazards.

3. **Reinforce a compact pattern of growth by promoting compatible infill development and redevelopment within and adjacent to Downtown and existing neighborhoods, and thoughtfully designed and connected new neighborhoods.**
 - A. Ensure future development will take advantage of existing city services, and avoid patterns of leapfrog, noncontiguous, or scattered development without plans for roadway connections in place.
 - B. New neighborhoods should preserve future right-of-way for expected collectors, arterials, local streets, and pathways as defined on the future streets framework and provide roadway and off-street connections.
 - C. Prioritize infill development within the Downtown, Downtown Expansion, and Infill Neighborhood land use category.

4. **Respect private property rights.**
 - A. Review all land use actions against the Idaho Regulatory Takings Act Guidelines checklist to ensure that actions are within the confines of the law.

POPULATION, GROWTH, AND ECONOMIC DEVELOPMENT



1. Increase economic diversity, employment base, and tax base for enhancement of quality of life, health, employment, and efficient fiscal growth.

- A. Support economic expansion within Downtown, and along Washington Avenue and Highway 52, including a diversity of retail and commercial uses that enhance the community’s character, expand employment base, and provide access to needed community services.
- B. Reserve sufficient land along the Highway 52 Corridor and adjacent to Sawyer Airfield (formerly Emmett Municipal Airport) to fulfill the community’s anticipated industrial and commercial growth.
- C. Preserve area for Sawyer Airfield operations and potential expansion as an integral part of the local economy.
- D. Work with the Gem County Chamber of Commerce and Western Alliance for Economic Development, or its successor, to develop long-term strategies for job creation, businesses attraction, business assistance, and employee training.
- E. Ensure that needed infrastructure is provided for new and expanding businesses.
- F. Support business retention, expansion, and creation.
- G. Support the development of non-motorized pathways connecting commercial areas with surrounding neighborhoods, schools, and recreational areas.

2. Enhance Downtown as the heart of the City.

- A. Encourage pedestrian-oriented activities including, restaurants, employment, specialty retail shops, and mixed residential.
- B. Support the development of cultural and destination tourism opportunities.
- C. Work with property owners within Downtown to maintain and enhance properties and businesses.
- D. Promote residential uses on the second floors of Downtown to create more vibrancy on Main Street.
- E. Promote multifamily residential redevelopment opportunities within the Downtown Expansion areas to provide additional housing near Downtown’s businesses and services.
- F. Enhance the look and feel of Downtown through streetscape and park improvements.
- G. Support development of additional public gathering spaces including parks and plazas.
- H. Create direct connections from Downtown north to the Payette River, allowing pathway and potential greenbelt connections to Main Street.
- I. Investigate the potential for a Downtown Master Plan and potential Urban Renewal Area, allowing for funding for public realm improvements within Downtown.
- J. Pursue Main Street designation and potential grant funding opportunities.

EDUCATION

1. Support educational opportunities that meet the needs of the growing population.

- A. Support continued enhancement and expansion of the Emmett School District, and charter/independent school system.
- B. Provide high-quality higher education and technical/vocational training.
- C. Partner with the Emmett School District to develop educational and workforce training opportunities and infrastructure that enhance Emmett’s strengths.



Photo Courtesy of mkelderberry via ElevateEmmett.com

HISTORIC AND CULTURAL RESOURCES

1. Preserve local historic and cultural resources.

- A. Utilize the Gem County Historic Preservation Plan to guide protection and preservation of the City’s historic assets.
- B. Coordinate preservation efforts between Gem County, City of Emmett, local organizations, and private residents.
- C. Consider revising the City’s Zoning Code to incentivize preservation of or thoughtful redevelopment of historic properties while maintaining their historic character.
- D. Consider local, state, federal, and non-profit funding incentives.



Photo Courtesy of mkelderberry via ElevateEmmett.com

HOUSING

1. Support development of local workforce housing.

- A. Integrate workforce, attainable, and affordable housing as part of individual neighborhoods and distribute throughout the larger community.
- B. Develop incentives to promote development of housing for the local workforce such as density bonuses or parking reductions.
- C. Encourage the development of housing nearby employment, transportation, schools, parks, and Downtown.

2. Provide more opportunities for housing choices.

- 1. Encourage development of a variety of housing types and densities in newly developing areas that expands housing options, including high-density housing, Accessory Dwelling Units (ADUs or granny flats) and mixed-use buildings within the Downtown.
- 2. Expand housing options in existing neighborhoods by encouraging:
 - i. Compatible infill development on vacant and underutilized lots within Downtown Expansion and Infill Neighborhood areas.
 - ii. Conversion of internal spaces such as small basement or upstairs apartments to serve as attached ADUs.



- iii. Development of detached ADUs above garages or within backyards on lots of sufficient size.
- iv. Construction of missing middle housing, including duplexes through fourplexes, townhomes, small multifamily projects integrated within new neighborhoods.
- v. Construction of duplexes, townhomes, and clusters of small single-family houses compatible with the building scale of adjacent properties.

3. Support inclusive housing.

- A. Encourage development of housing for populations with special needs, including residences for people with disabilities, populations requiring group homes or other specialized facilities and other vulnerable populations to be dispersed throughout the community while near needed services, amenities, and commercial areas.
- B. Encourage development that offers opportunities for residents to “age in place.”

NATURAL RESOURCES AND HAZARDOUS AREAS



1. Protect groundwater resources.

- A. Support efforts to maintain and improve water quality.
- B. Promote the use of water conservation.
- C. Within the Area of City Impact, serve new development with City water and sewer utilities, and not well and septic, to the maximum extent possible.
- D. Collaborate with regional partners and Gem County on water conservation initiatives.

2. Balance the diverse uses of waterways by protecting, enhancing, and maintaining the natural, hydrological, scenic, historical, agricultural, economic, and recreation qualities of lands along creeks, canals, ponds, drains, laterals, and the Payette River.

- A. Support clustering of development and other incentives in exchange for open space, floodplain protection or buffering along these waterways.
- B. Create a greenbelt pathway system along the Payette River and extending into the surrounding County.
- C. Create and enhance public access points along the Payette River.
- D. Minimize overhead utility lines where possible to enhance scenic vistas.

PUBLIC SERVICES AND UTILITIES



1. Prioritize maintenance of existing infrastructure.

- A. Prioritize the maintenance of existing public services and facilities.
- B. Maintain a fiscally sustainable level of development requirements to provide for maintenance and repair of existing and potential infrastructure deficiencies.

2. Provide for efficient and cost-effective distribution of public infrastructure and services.

- A. Develop a multi-year plan for capital improvements and update it annually.
- B. Link infrastructure planning with capital improvements programming.
- C. Ensure the City has sufficient water and water rights to serve projected growth.
- D. Identify funding for operation and maintenance costs for approved capital projects at the time projects are approved.
- E. Ensure infrastructure expansion projects do not place an undue future cost burden on the City.

3. Continue partnerships with all utility providers that serve the City to provide reliable services that meet existing demands and future growth.

- A. Extension of facilities and services to development within the Area of City Impact will require concurrent annexation to the City of the land served.
- B. The installation and extension of all utilities will be consistent with the provisions of the Comprehensive Plan and responsibilities of the respective utility providers.

4. Prioritize infrastructure expansion and improvements that result in improvements to public safety, community health, and emergency and medical services.

- A. Direct development to locations where it can be adequately served by critical public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management and parks, in accordance with adopted levels of service for public facilities and services.
- B. Invest in sanitary sewer system capacity and main extensions that address conversion of existing septic systems and impacts to ground water, within the Area of City Impact.
- C. Prioritize investment in infrastructure that supports economic opportunities within the constraints of City financial resources and that satisfies community objectives.
- D. Expand broadband availability and adoption in unserved and underserved areas through initiatives that address infrastructure and cost barriers.

TRANSPORTATION



1. Develop and maintain a multimodal transportation system that is safe, efficient, convenient, and comfortable for people of all ages and abilities.

- A. Regularly update the *Transportation Plan* and *Pathways Plan* to guide transportation programming priorities.
- B. Create a Safe Routes to School Plan that addresses each public school in Emmett.
- C. Adopt an Intersection Control Evaluation Policy that requires all intersections of two roads functionally classified as a collector or higher consider safety as one of the key metrics for determining the proposed intersection control (e.g., roundabout, all-way stop control, two-way stop control, or signal).
- D. Coordinate with the Ada County Highway Department (ACHD) Commuteride to continue to provide commuter van service for Emmett residents.
- E. Collaborate with ITD and Gem County to create and implement corridor plans for SH-16 and SH-52/Washington Avenue to promote economic vitality and safety along crucial corridors.
- F. Collaborate with ITD and Gem County to study the potential network impacts and adjacent land uses of the Eastern Bypass alternatives.
- G. Promote the development of the SH-16 / I-84 interchange to directly connect Emmett with the economic opportunities of Interstate 84.
- H. Connect with Valley Regional Transit to explore the feasibility of commuter transit service between Emmett and Nampa.

2. Maintain existing assets in state of good repair.

- A. Prioritize the preservation and maintenance of existing facilities, such as roads, bridges, sidewalks, pathways, signs, etc. over building new roadway infrastructure.
- B. Continue to progress towards the asset management targets established in the *Transportation Plan*.
- C. Investigate including improved walking and biking facilities with every pavement improvement project.
- D. Adopt a Dig Once and Dark Fiber Policy so that all utility stakeholders will coordinate for excavation activities on or adjacent to roadways, to minimize unnecessary expense and disruption, while providing a viable means of bringing high-speed Internet infrastructure to Emmett.
- E. Collaborate with the Local Highway Technical Assistance Council (LHTAC) to obtain grant funds.



3. Create and cultivate a network of pathways for recreation and utilitarian uses.

- A. Create a Linear Park Program to plan, design, construct, and maintain pathways along the Payette River.
- B. Require easements along identified pathway corridors to preserve right-of-way for future pathway development.
- C. Install green infrastructure along pathway corridors to improve stormwater infiltration and management.
- D. Collaborate with Gem County, local irrigation districts, and Idaho North & Pacific Railroad (INPR) to explore pathway opportunities that cross jurisdictions and align with existing infrastructure.

4. Develop Emmett’s transportation system in a smart, responsible manner.

- A. Prioritize creating grid networks that promote local access and connectivity.
- B. Incentivize infill and innovative development in downtown Emmett that promotes active transportation.
- C. Construct walking and biking facilities identified in the *Pathways Plan*, such as sidewalks, curb ramps, pathways, bike lanes, signal upgrades, and other improvements.
- D. Collaborate with Gem County to ensure that roadways within the Emmett Area of Impact apply multimodal, complete street design standards to ensure seamless transitions as Emmett grows and develops.
- E. Update the Emmett Master Street Map to include new development and recent projects, annually.

RECREATION AND OPEN SPACE



1. Expand recreation programs and opportunities.

- A. Enhance City Park with expanded recreational activities and facilities.
- B. Work with the community to determine what recreational programs are needed (skate park, dog park, passive open space, ball fields, accessible parks, etc.).
- C. Provide opportunities for multi-season recreation activities.
- D. Provide opportunities for recreation, exercise, relaxation, and contact with nature for residents using land for parks and open spaces.

2. Maintain and expand upon a safe and functional parks and trails system to support community needs now and in the future.

- A. Coordinate the locations of future parks with growth and the needs of new neighborhoods.
- B. Develop connections between existing parks through a system of pathways and linear parks.
- C. Support an interconnected local system of trails to connect destinations such as schools, parks, community facilities, and services.
- D. Balance public access along the waterways with mitigation of negative impacts to adjacent private properties.

3. Develop a balanced transportation system which accommodates all modes of travel.

- A. As development occurs, improve transportation connections and infrastructure to support increased demands for all modes of travel.
- B. Coordinate with Valley Regional Transit, Idaho Transportation Department (ITD), and other regional transportation organizations to assure that land-use and transportation decisions will improve regional air quality.
- C. Develop street standards for all land within the Area of City Impact to ensure seamless roadway, bicycle, and sidewalk connections as the area is developed.

- D. Adopt and implement safety guidelines as needed to protect both motorized vehicle drivers and bicyclists, pedestrians, and other alternative transportation users. (2020 Pedestrian and Bicycle Master Pathways)
- E. Investigate a potential roadway connection at the east end of the Area of City Impact, connecting Highway 52 to Plaza Road to mitigate traffic impacts.

4. Enhance community walkability.

- A. Encourage the development of neighborhood schools and safe routes to school.
- B. Promote the development of a walkable and accessible community by designing neighborhoods and mixed-use business areas to provide easy and safe access by foot, bike, and transit.
- C. Enhance streetscapes with greater sidewalk coverage and walkway connectivity, street crossing safety features, traffic calming measures, and other design elements.

AIRPORT



1. Coordinate and collaborate with Gem County, ITD, and other stakeholders to plan, program, and operate Sawyer Airfield safely and efficiently.

- A. Collaborate with Gem County to develop an airport overlay zone that guides the allowable uses and development requirements in the area surrounding Sawyer Airfield.
- B. Regularly update the [2017 Airport Master Plan](#) monitor airport conditions and development.
- C. Adhere to ITD Airport System Plan (2020) guidelines in planning, programing, and developing Sawyer Airfield.

2. Protect and preserve the health and safety of Sawyer Airfield users and the surrounding community.

- A. Include safety improvements such as airport fencing and signage into the Emmett Capital Improvements Program.
- B. Adhere to Federal Aviation Administration guidelines, standards, rules, regulations, and best management practices in the airport overlay zone.

3. Promote and prioritize the economic vitality of Sawyer Airfield.

- A. Encourage aviation-related economic development opportunities in appropriate locations surrounding Sawyer Airfield.
- B. Ensure compatible land uses surrounding Sawyer Airfield that prevent aviation hazards.
- C. Encourage open space and clear areas adjacent to reduce safety risks on the ground and in the air.

COORDINATION



1. Increase intergovernmental cooperation through proactive, long-range planning within the Emmett Area of City Impact (ACI).

- A. Use the future land use map as a tool to guide and manage growth outside of the city limits and delineate the extent of urban development in Emmett.
- B. Maintain an Intergovernmental Agreement (IGA) between the City of Emmett and Gem County for managing development within the Area of City Impact, which defines conditions governing annexation, development referral and approval process, common development standards, and the maintenance of public facilities.
- C. Coordinate shared standards for urban design, fee structure, transportation, and stormwater drainage within the ACI.
- D. Collaborate with Gem County on procedures and evaluation criteria to help guide prospective developers considering projects within the ACI.

2. Continue to partner with non-profits, businesses, landowners, and other agencies on issues and projects of mutual interest.

- A. Partner, fund and collaborate with local non-profit service providers to ensure adequate and responsive assistance for human service's needs, including mental illness and substance use disorders; food access; workforce development; and education.
- B. Collaborate with the business community, educational institutions (Emmett School District), and economic development organizations (e.g., Gem County Chamber of Commerce), to support a healthy economy; provide employment opportunities; increase private investment; and improve the quality of life for Emmett residents.
- C. Actively participate in conversations with the State of Idaho to collaborate on upgrading transportation and other regional infrastructure to fulfill Emmett's goals.

CHAPTER 4:

LAND USE FRAMEWORK AND CATEGORIES



Photo Courtesy of Duane via ElevateEmmett.com

CHAPTER 4 | LAND USE FRAMEWORK AND CATEGORIES

TRANSPORTATION FRAMEWORK MAP

Overview

Transportation infrastructure is vital in connecting Emmett residents, visitors, and businesses, and as such, is a crucial component for achieving many other goals. In Emmett, the transportation network is shared by private vehicles, agricultural equipment, freight vehicles, pedestrians, equestrians, and cyclists. The Idaho Transportation Department (ITD) District 3 and the City of Emmett Public Works Department are the primary public agencies responsible for planning, designing, constructing, and maintaining the transportation network in Emmett. The City of Emmett also often collaborates with Gem County on regional issues and activities, and this coordination is an integral aspect of providing the best service possible to Emmett residents.

2018 Transportation Plan and 2020 Pedestrian and Bicycle Master Pathways Plan

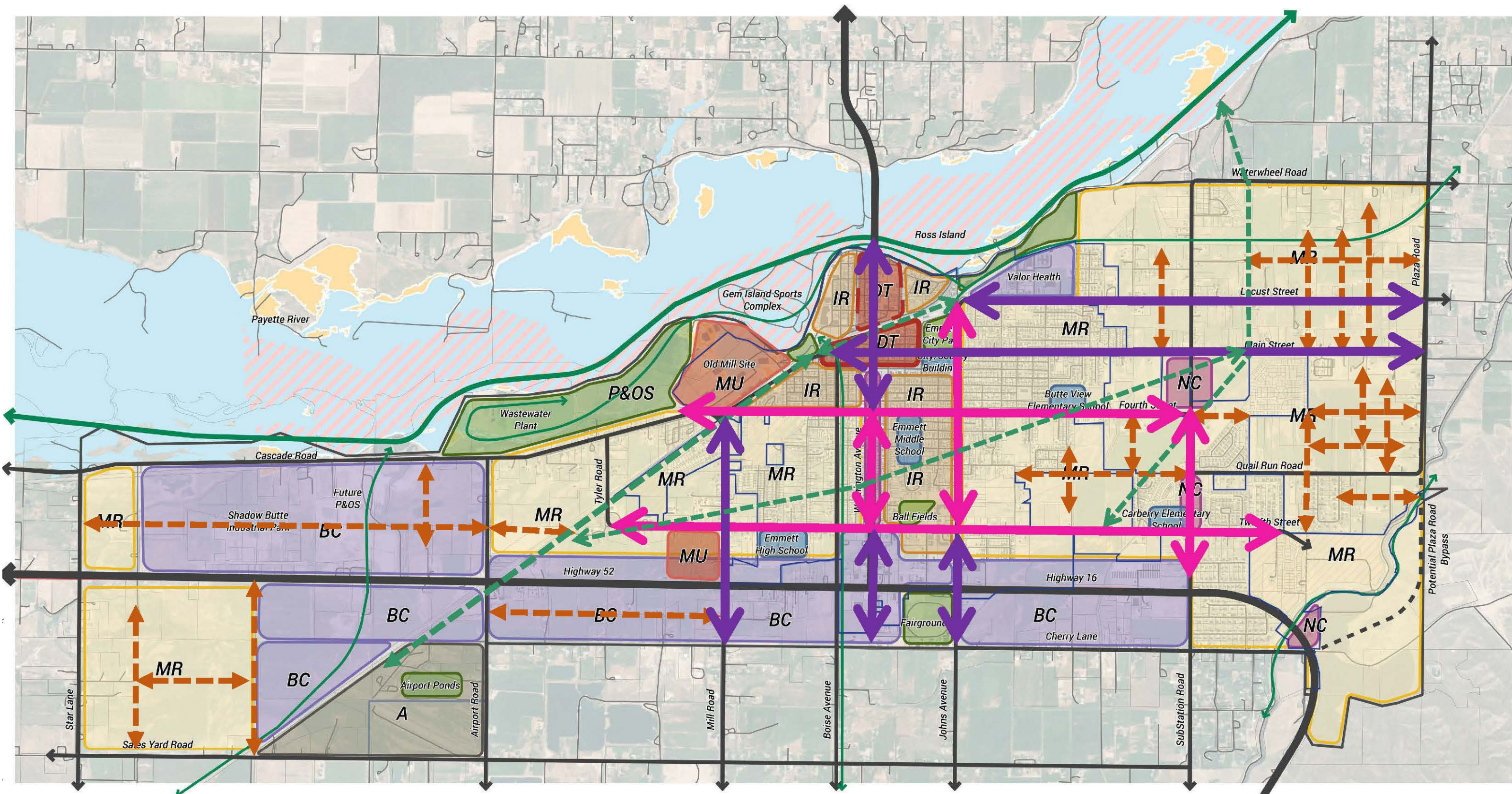
Transportation programming and decision-making for Emmett is guided by the 2018 *Emmett Transportation Plan* and 2020 *Pedestrian and Bicycle Master Pathways Plan*, which inform the Capital Improvements Program (CIP). These plans guide the creation and maintenance of multimodal facilities that balance the movement of people and goods as Emmett grows.

The City of Emmett is responsible for about 78 lane-miles of paved roads, and 520 feet of unpaved roads and ITD is responsible for State Highway 16 (SH-16) and SH-52 which traverse Emmett. While the City of Emmett is not currently served by transit service, in 2015 a Park & Ride Lot was opened at the SH-16 / S Johns Avenue intersection to serve private carpooling as well as ACHD Commuteride vanpools. As nearly 85% of Emmett residents commute between Gem, Canyon, and Ada Counties, regional connectivity along the SH-16 corridor is an important component of the Emmett transportation system. In addition to employment, corridors such as Washington Avenue, SH-16, and SH-52 provide commercial opportunities that support the economic vitality of Emmett. Balancing the multimodal needs of people and freight is a priority for the residents of Emmett.

Airport

Sawyer Field (formerly Emmett Municipal Airport) is a general aviation airport owned and operated by the City of Emmett. Sawyer Airfield is managed within the Emmett Public Works Department, and the Public Works Director also serves as the Airport Manager. Sawyer Airfield is governed by the City of Emmett Code of Ordinances and is empowered to form an Airport Advisory Committee to provide guidance, as necessary. The City of Emmett adopted an *Emmett Municipal Airport Plan* in 2017 that guides the development of the airport, as does the ITD *Airport System Plan*, adopted in 2020. While the airport is an important regional resource, it generally serves smaller private aircraft, as there are no commercial passenger or large-scale freight services. This section outlines goals and actions to guide Sawyer Airfield.

Transportation decision-making is guided by the 2018 *Emmett Transportation Plan* and 2020 *Pedestrian and Bicycle Master Pathways Plan*.



Legend

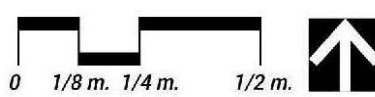
- City Boundary
- Area of City Impact

- Floodway
- 500-Year Floodplain
- 100-Year Floodplain
- Parks

Land Use

- Downtown and Expansion Area (DT)
- Infill Residential Neighborhoods (IR)
- Mixed Residential Neighborhoods (MR)
- Mixed Use (MU)
- Neighborhood Commercial (NC)
- Business/Flex Commercial (BC)
- Airport
- Public, Parks, and Open Space (PS)

- Trail
- Roadways (existing and potential)



Disclaimer

The Land Use Map is illustrative and for advisory purposes only. This is not a regulatory document or a zoning document, and locations are generalized to illustrate concepts.

- Potential Street Connection*
- Potential Pathway
- Safe Routes to School Corridor
- Key Multimodal Corridor

*To be built as development or redevelopment occurs



FUTURE LAND USE MAP AND CATEGORIES

Future Land Use Map

Overview, Opportunities and Constraints

The future land use map illustrates desired growth patterns by illustrating existing and anticipated location of land use within the City of Emmett and its Area of City Impact. The future land use map should influence any zoning changes as development and redevelopment occur. Constraints such as existing development, water and sewer service area boundaries, hydrology and floodplain, and conservation easements have been considered in development of the future land use map.

The location and characteristics of the defined land uses reflect the overall community vision and opportunities as identified from community discussion throughout the planning process:

- Focus on the intersection of Downtown and the Payette River as the heart of the community.
- Allow for adjacent redevelopment and infill to increase the vibrancy of Downtown.
- Incorporate additional pathways and riverfront amenities and housing between Downtown and the riverfront.
- Emphasize residential development within surrounding neighborhoods, but ensure a mix of housing types and sizes, and allow the flexibility for low-impact mixed-uses.
- Preserve areas for continued economic growth, including commercial/industrial/flex areas along Highway 52, and adjacent to Sawyer Airfield (former Emmett Municipal Airport).
- Enhance the Washington Avenue corridor as a transitioning area of historic residential use into an eclectic mixed-use area and transition between the roadway corridor into Downtown and adjacent residential neighborhoods.
- Preserve water conveyance facilities as part of the agricultural heritage of the City and the Valley and using these as part of the pathway system within and outside the City.
- Capitalize on the Payette River as a community asset, preserving the natural environment enhancing access to the River, working toward a regional pathway system along the River, and incorporating safe recreational access along the River.
- Continue the high level of connectivity within the City through both street right-of-way preservation, pathway connections, and continued sidewalk construction.

Future Land Use Categories

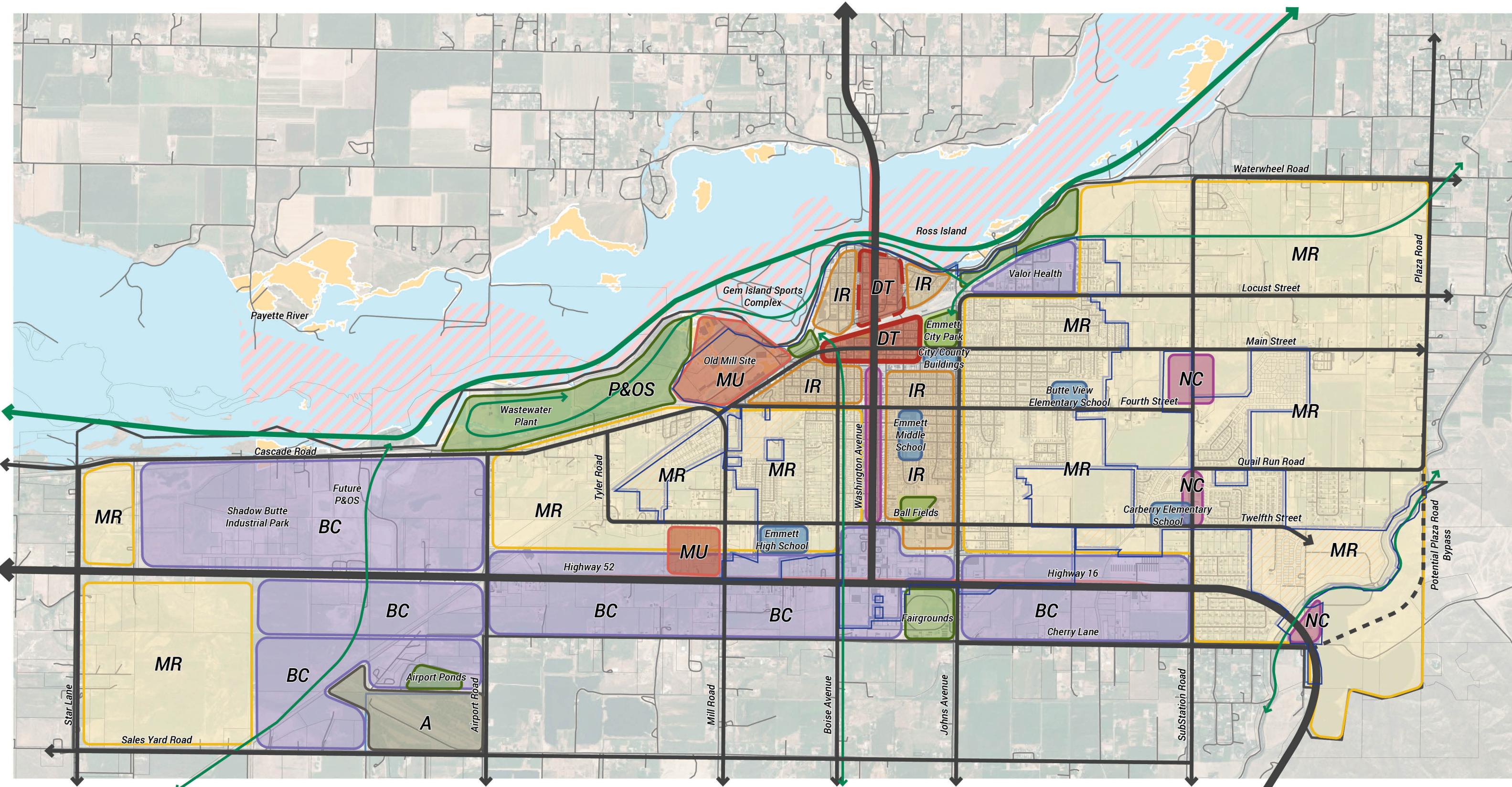
The future land use categories are described on the following pages. Each land use category outlines:

Anticipated primary and secondary uses;

- General characteristics, features, and amenities;
- Suggested residential density range (i.e., dwelling units per acre) and/or commercial floor area ratio (FAR);
- Allowable zoning categories; and
- Photo imagery of typical character (as selected by respondents to the Visual Preference online questionnaire, refer to Chapter 1 and the Appendices).



The future land use map illustrates desired growth patterns by illustrating existing and anticipated location of land use within the City of Emmett and its Area of City Impact.

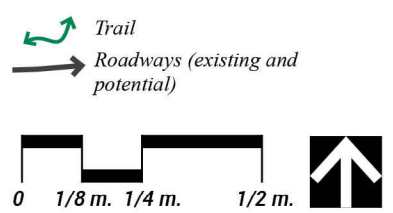


Legend

- City Boundary
- Area of City Impact
- Floodway
- 500-Year Floodplain
- 100-Year Floodplain
- Parks

Land Use

- Downtown and Expansion Area (DT)
- Infill Residential Neighborhoods (IR)
- Mixed Residential Neighborhoods (MR)
- Mixed Use (MU)
- Neighborhood Commercial (NC)
- Business/Flex Commercial (BC)
- Airport
- Public, Parks, and Open Space (PS)



Disclaimer

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The following table aligns previous land use categories with proposed land use categories:

<i>Previous Land Use Category</i>	<i>New Land Use Category</i>
Central Business District	Downtown (DT)
Mixed Plan Development	Infill Residential Neighborhoods (IR)
	Mixed Residential Neighborhoods (MR)
N/A	Mixed-Use (MU)
Neighborhood Commercial	Neighborhood Commercial (NC)
General Commercial	Business/Flex Commercial (BC)
Industrial	
Public/Quasi Public	Sawyer Airfield (A)
	Public, Parks, and Open Space (P&OS)

Downtown (DT)

Description

Downtown serves as the destination for dining, entertainment, shopping, and culture and is a centralized location for public gathering and community events. Development and redevelopment downtown should focus on expansion of Main Street mixed-uses to City Park at the east and Boise Avenue to the west. Preservation of historic buildings and infill development that reflects the existing scale and character of existing buildings should be encouraged. Vertical mixed-use buildings, with second- and third-story residential uses should be encouraged on and adjacent to Main Street to promote additional vibrancy and market viability for business attraction and expansion. Multifamily infill should be encouraged north of Main Street to the Payette River. Visibility and access to the Payette River should be enhanced from Downtown, with mixed-use business/residential incorporated at the River's edge.

Key Characteristics

- *Primary Uses:* Restaurants, retail, office, entertainment, artisan and civic, apartment and condominium units, short-term and hotel lodging in a vibrant, walkable environment
- *Secondary Uses:* Neighborhood parks and civic space, live-work units, smaller-scale apartments, and townhomes
- *Suggested Commercial Floor Area Ratio (FAR) and Residential Density Range:* >1.0 FAR, 12 - 24 units per acre net density
- *Allowed Zoning:* C, Commercial; R-3, Multifamily Dwellings/Apartments; MUR, Mixed Urban Residential; P, Public Use
- *Existing Example:* Main Street

Infill Residential Neighborhoods (IR)

Description

This category includes neighborhoods adjacent to Downtown and allows for a wide range of residential housing types, and infill and redevelopment. These neighborhoods are supported by the traditional, highly connected grid system, and close proximity to both Downtown and the Payette River. Enhancements should include detached sidewalks, pocket parks, and public gathering spaces. Small-scale service establishments, including small offices, home-based businesses, and civic and community uses could be integrated within neighborhoods.

Key Characteristics

- *Primary Uses:* attached single-family; apartments and condominiums, townhomes, duplexes, accessory dwelling units
- *Secondary Uses:* small-scale commercial, civic uses, neighborhood parks
- *Suggested Residential Density Range:* 12 - 24 units per acre net density
- *Allowed Zoning:* R-3, Multifamily Dwellings/Apartments; R-2, Two-family Dwellings/Duplexes; MUR, Mixed Urban Residential; P, Public Use
- *Existing Example:* Neighborhoods between Washington Street and Johns Avenue

Mixed Residential Neighborhoods (MR)

Description

Mixed residential neighborhoods are the predominant land use within the City and Area of City Impact, and consists primarily of single-family homes, with a mix of multifamily homes. These neighborhoods are served by a highly connected street pattern, centered around schools, public facilities, neighborhood amenities or parks, and connected by trails. A neighborhood center and/or park should be integrated within every neighborhood.

Key Characteristics

- *Primary Uses:* detached and attached single-family; backyard cottages; cottage courts; duplexes; townhomes, apartments, condominiums
- *Secondary Uses:* civic uses, schools, parks, and open space
- *Suggested Residential Density Range:* 3 - 20 units per acre net density
- *Allowed Zoning:* R-1, Single-Family Dwellings; R-2, Two-family Dwellings/Duplexes; R-3, Multifamily Dwellings/Apartments; P, Public Use
- *Existing Example:* Most neighborhoods within the City

Mixed-Use (MU)

Description

Mixed residential neighborhoods are the predominant land use within the City and Area of City Impact, and consists primarily of single-family homes, with a mix of multifamily homes. These neighborhoods are served by a highly connected street pattern, centered around schools, public facilities, neighborhood amenities or parks, and connected by trails. A neighborhood center and/or park should be integrated within every neighborhood.

Key Characteristics

- *Primary Uses:* restaurant, retail, office, multifamily residential
- *Secondary Uses:* live-work residential; attached single-family residential
- *Suggested Commercial Floor Area Ratio (FAR) and Residential Density Range:* <1.0 FAR; 4 - 12 units per acre net density
- *Allowed Zoning:* MD, Mixed Development; MUR, Mixed Urban Residential; R-3, Multifamily Dwellings/Apartments; P, Public Use
- *Existing Example:* The Old Mill site including the restaurant and campground

Neighborhood Commercial (NC)

Description

Smaller-scale commercial areas, to seamlessly transition from office/restaurant/services into neighborhoods. Identified as the area between Downtown and Highway 52 along Washington, and small neighborhood centers developed as part of new developments. Washington Avenue should serve as a gateway to downtown and a transition between arterial street into residential neighborhoods and preserve the character and scale of the corridor. Washington Avenue could include enhancements to streetscape and signage and consistency in sidewalks and setbacks with any new development or redevelopment.

Key Characteristics

- *Primary Uses:* small-scale restaurant, retail, office
- *Secondary Uses:* multifamily residential; live-work residential
- *Suggested Commercial Floor Area Ratio (FAR) and Residential Density Range:* <1.0 FAR; 4 - 12 units per acre net density
- *Allowed Zoning:* C, Commercial; P, Public Use; MD, Mixed Development; R-3, Multifamily Dwellings/Apartments (as a special use permit)
- *Existing Example:* Washington Avenue; small neighborhood-scale offices at Carberry Elementary

Business/Flex Commercial (BC)

Description

Business/Flex includes commercial areas with a variety of office, retail, and light industrial uses, integrated with essential services, and supported by immediate access to highway corridors. Building types may include free-standing, mid-rise, retail, and office of high-quality design and integrated pathways and open space.

Key Characteristics

- *Primary Uses:* office, light industrial, retail, and service
- *Secondary Uses:* multifamily residential; live-work residential; neighborhood and community parks
- *Suggested Commercial Floor Area Ratio (FAR) and Residential Density Range:* 0.15 - 0.5 FAR; 8 - 20 units per acre net density
- *Allowed Zoning:* C, Commercial; I, Industrial; P, Public Use; MD, Mixed Development; R-3 Multifamily Dwellings/Apartments (as a conditional use)
- *Existing Example:* Highway 16/52 Corridor

Airport (A)

Description

Sawyer Airfield (former Emmett Municipal Airport).

Key Characteristics

- *Primary Uses:* airport, light industrial, and office
- *Secondary Uses:* community parks and open space
- *Suggested Commercial Floor Area Ratio (FAR):* < 0.25 FAR
- *Allowed Zoning:* I, Industrial; P, Public Use
- *Existing Example:* Sawyer Airfield

Public, Parks, and Open Space (P&OS)

Description

Public, Parks, and Open Space set aside land for schools and civic use, and provide opportunities for recreation, including active and passive park space, community gardens, multi-purpose trails, recreational facilities, and/or small-scale agricultural uses. Open Space areas include the Payette River and its associated floodplain, wetland, and habitat areas to be preserved, while allowing for passive recreational access including a Greenbelt system, river access points, wildlife viewing areas, etc. Greenways are areas of maintained green spaces, typically consisting of linear pathways and connections between neighborhoods to open space areas.

Key Characteristics

- *Primary Uses:* schools, recreation uses such as parks and trails, civic uses, undeveloped, natural open space; drainageways/floodplain areas
- *Allowed Zoning:* P, Public Use
- *Existing Example:* Payette River and associated floodplain, wetland areas, City Park, Ball Park, Blaser Park, Gem Island Sports Complex

CHAPTER 5: IMPLEMENTATION



Photo Courtesy of Bilkar12 via ElevateEmmett.com

CHAPTER 5 | IMPLEMENTATION

The primary intent of the Elevate Emmett Comprehensive Plan is to provide information, guidance, and direction for future development within the City of Emmett.

Overview

Emmett’s decision-makers have broad discretion in interpreting the Comprehensive Plan and its purposes and are allowed to weigh and balance the various goals and policies when applying them. Implementation of the Plan’s Future Land Use Plan as well as goals and policies will be key considerations during review of future development proposals. As projects are reviewed and competing issues arise, it will be the responsibility of the approving authority to balance these needs of the community to meet the intent of the Comprehensive Plan.

In addition to use in development review, this Plan will be used to its fullest practical and applicable extent, as a guide to City-initiated regulatory changes, and with other projects, programs, and relevant funding choices. It is expected that the highest priority recommendations of this Plan will be considered during development of annual budgets and multi-year capital improvement programs.

Action Items

Action items detail steps needed to implement the goals and policies as defined in Chapter 3. Actions not listed within this document could be identified at a later date and through subsequent public process and still help achieve the goals and objectives within this Plan.

T Y P E

Regulatory Reform:	Some development regulations and standards will need to be updated to ensure consistency with the goals and objectives of the Comprehensive Plan.
Capital Projects:	These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and objectives but should be considered in conjunction with other capital improvements and related plans to determine priorities, project efficiencies, and timing of capital improvement expenditures.
Plans & Studies:	Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this Comprehensive Plan. These include site-specific development guidelines, master and/or subarea plans, and feasibility or funding studies.
Programs & Resources:	These may include developing an educational program, intergovernmental agreement/coordination, marketing campaign, or a repository of resources to inform the public, encourage civic engagement, and overall, invite the community to contribute to the success of the Comprehensive Plan efforts. Programs and resources may also involve seeking or continuing collaborative with local and regional organizations.



Timeframe

- **Ongoing/Immediate Actions:** Priority actions that may be completed within 5 years.
- **Short-Term Actions:** Actions which may be completed within 5 years
- **Mid-Term Actions:** Actions which may be completed in 5 to 10 years.
- **Long-Term Actions:** Actions which require 10 to 20 years for completion.

Action	Type	Associated Elements, Goals & Policies (refer to Chapter 3)
Ongoing and Immediate Action Items		
▶ Maintain an Intergovernmental Agreement between the City of Emmett and Gem County for managing development within the Emmett ACI.	Programs/ Resources	Coordination, Policy 1.C
▶ Organize joint meetings between the City and Gem County elected bodies, planning boards, and urban renewal district boards to coordinate on growth related issues.	Programs/ Resources	Coordination, Goal 1
▶ Update zoning regulations to allow for a greater mix of housing types in all residential zoning districts and in commercial zoning districts where housing is compatible with allowed uses.	Regulatory Reform	Land Use, Property Rights & Community Design, Policy 2.C and Goal 3; Housing, Goal 2
▶ Engage in regional housing discussions to address housing supply and affordability concerns.	Programs/ Resources	Housing, Goal 1
▶ Implement recommendations from the Emmett 2020 Pedestrian and Bicycle Master Pathways Plan.	Plans & Studies	Land Use, Property Rights & Community Design, Policy 1.B; Recreation & Open Space Goals 2, 3, and 4
▶ Invest in airport infrastructure rehabilitation and new construction to increase safety and meet current demand.	Capital Projects	Airport, Policy 2.A

Action	Type	Associated Elements, Goals & Policies (refer to Chapter 3)
Short-Term Action Items		
▶ Update street and non-motorized facility standards to provide for a safe multimodal transportation network.	Regulatory Reform	Recreation & Open Space, Goals 3 and 4
▶ Update zoning and subdivision regulations to provide standards and clarity for newer development products including, but not limited to townhomes, accessory dwelling units, mixed-use residential/commercial, cottage housing, and community land trusts.	Regulatory Reform	Housing, Goal 2
▶ Explore creation of a Parks and Recreation Department to create a stable funding mechanism for ongoing and future maintenance of City parks.	Programs/ Resources	Recreation & Open Space, Policies 1.A, 1.D, and 2.A
▶ Develop level of service and maintenance standards for City parks.	Regulatory Reform	Recreation & Open Space, Goal 2
▶ Update zoning in commercial districts to allow low-impact industrial and manufacturing uses that are compatible in scale with surrounding development.	Regulatory Reform	Population, Growth, & Economic Development, Policy 1.B
▶ Produce a five-year report highlighting status of Plan actions.	Plans & Studies	Coordination, Goal 1
▶ Develop design standards for motorized and non-motorized transportation facilities to provide for a safe and connected transportation network that with new development.	Regulatory Reform	Population, Growth, & Economic Development, Policy 1.L; Recreation & Open Space, Goals 3 and 4
▶ Update zoning and subdivision regulations to require greater street connectivity and intersection density.	Regulatory Reform	Recreation & Open Space, Policy 3.C
▶ Develop standards for parks in new subdivisions.	Regulatory Reform	Land Use, Property Rights & Community Design, Policy 1.B; Recreation & Open Space, Policy 2.A
▶ Create Citywide Capital Improvement Plan.	Plans & Studies	Public Services & Utilities, Goal 2
▶ Develop standards requiring annexations to have water rights or cash in lieu adequate to serve development.	Regulatory Reform	Public Services & Utilities, Policies 2.C, 2.E, and 4.A



▶ Identify potential funding sources for operation and maintenance costs for approved capital projects at the time projects are approved.	Capital Projects	Public Services & Utilities, Policy 2.D
▶ Engage local businesses in a discussion on how the City of Emmett can assist in their sustained success.	Programs/ Resources	Population, Growth, & Economic Development, Policy 1.J
▶ Establish a Parks Board.	Programs/ Resources	Recreation & Open Space, Policy 1.B
▶ Update the Parks Master Plan.	Plans & Studies	Recreation & Open Space, Goals 1 and 2
▶ Prioritize accessible parkland for new subdivisions.	Regulatory Reform	Recreation & Open Space, Policy 2.A; Land Use, Property Rights & Community Design, Policy 1.B
▶ Update zoning to include requirements for dark sky compliant outdoor lighting.	Regulatory Reform	Land Use, Property Rights & Community Design, Policy 1.C
▶ Add additional stoplights or safe pedestrian crossings on Washington Street and other areas around town.	Capital Projects	Recreation & Open Space, Policy 4.C
▶ Update City of Emmett Code (Title 8) to establish height restrictions and an airport overlay zone surrounding Sawyer Airfield.	Regulatory Reform	Airport, Policy 3.B
▶ Update development requirements to include aviation easements and fair disclosure statements for new or substantial redevelopment of lots, buildings, structures, and activities near Sawyer Airfield.	Regulatory Reform	Airport, Policy 3.B



Action	Type	Associated Elements, Goals & Policies (refer to Chapter 3)
Mid-Term Action Items		
<ul style="list-style-type: none"> ▶ Develop regulatory and/or financial incentives for the creation of affordable housing. 	Regulatory Reform	Housing, Policies 1.A and 1.D; Land Use, Property Rights & Community Design, Policy 2.E
<ul style="list-style-type: none"> ▶ Develop a Greenbelt Pathway Plan to connect access along the Payette River and future riverfront parks. 	Capital Projects	Land Use, Property Rights & Community Design, Policy 2.B; Natural Resources & Hazardous Areas, Goal 2; Recreation & Open Space, Policy 2.D
<ul style="list-style-type: none"> ▶ Encourage septic users near City services to annex and connect to City sewer and water. 	Regulatory Reform	Public Services & Utilities, Policy 4.B
<ul style="list-style-type: none"> ▶ Utilize/Create the Emmett Urban Renewal Authority (URA) to develop Downtown as the heart of Emmett. 	Programs/Resourses	Population, Growth, & Economic Development, Goal 2, and Policy 1.A
<ul style="list-style-type: none"> ▶ Develop an off-street trail network that connects residences, parks, commercial areas, and employment centers. 	Capital Projects	Population, Growth, & Economic Development Policies 1.K and 1.L; Recreation & Open Space, Policies 2.C and 4.B
<ul style="list-style-type: none"> ▶ Invest in infrastructure improvements and maintenance, such as: <ul style="list-style-type: none"> • Lengthen and expand parallel taxiway from Runway 28 to Runway 10. • Improve roads around the Airport. • Construct T-Hangars to meet current demand. 	Capital Projects	Airport, Policies 2.A and 2.B



Action	Type	Associated Elements, Goals & Policies (refer to Chapter 3)
Long-Term Actions		
<ul style="list-style-type: none"> ▶ Work with Valley Regional Transit, ITD (Idaho Transportation Department), and other regional transportation organizations to fill in safety gaps and create seamless multimodal transportation. 	Capital Projects	Recreation & Open Space, Goal 3
<ul style="list-style-type: none"> ▶ Work with Gem County, private landowners, businesses, and the airport on extending infrastructure to the airport to support the goals and policies of the City's Comprehensive Plan. 	Capital Projects	Coordination, Goal 1
<ul style="list-style-type: none"> ▶ Invest in infrastructure improvements and maintenance, such as: <ul style="list-style-type: none"> • Maintain airport pavement rehabilitation schedule, including crack filling and slurry seal surface treatment. • Upgrade runway lighting system. • Update airport fencing to chain link fencing to improve security at the airport. 	Capital Projects	Airport, Policies 2.A and 2.B
<ul style="list-style-type: none"> ▶ Acquire land around the Airport for long-term improvements and future expansions. 	Capital Projects	Airport, Policy 3.A

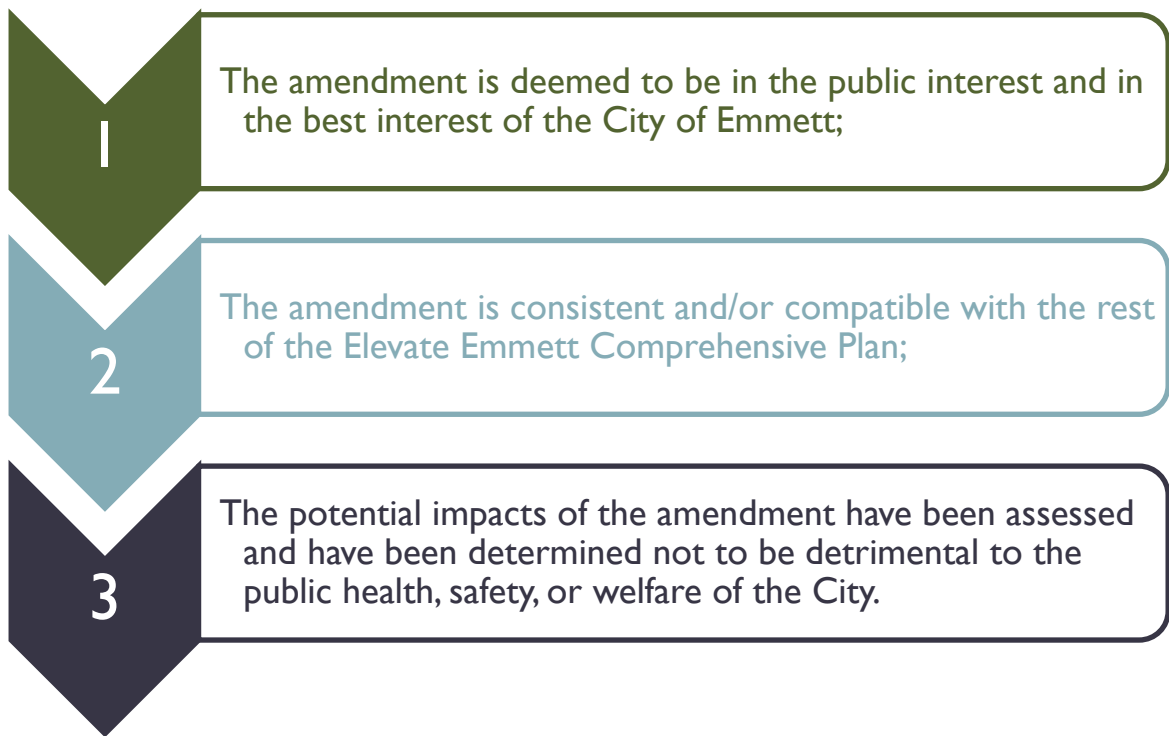
PLAN MANAGEMENT

Amending the Plan

The Idaho State Land Use Planning Act provides for amendment(s) and/or revision(s) to the Elevate Emmett Comprehensive Plan. Any group or person may petition the Emmett Planning and Zoning Commission for a Plan amendment at any time. On its own initiative the Emmett Planning and Zoning Commission may also originate an amendment or revision to the Plan.

Recognizing the need for the Comprehensive Plan to remain current and reflective of local issues and policies, State law allows the City to amend the Comprehensive Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed Comprehensive Plan amendment.

PLAN AMENDMENT CRITERIA



Annual Review Process

An annual report on the Comprehensive Plan performance and implementation is expected to be prepared and presented to the City Council with the annual budget. This report will evaluate whether goals and policies are being achieved by reporting on progress on recommended City initiatives, experience with the development review process, and recommendations for realignment of City priorities related to the Plan.



Updating the Plan

Plan updates provide an opportunity to evaluate the content of Comprehensive Plan more systematically for ongoing relevancy. This update process allows the City to reconfirm the Plan's vision and direction with the community as recommended by the Planning and Zoning Commission and directed by City Council. A limited, but targeted, update is recommended within 5 years of adoption, or earlier if sufficient need is indicated based on annual reporting and Plan experience. Plan updates are not expected to alter the overall organization and structure of the Plan and should continue on a five-year basis to ensure relevancy of the Plan. These periodic updates should serve to prolong the useful and relevant life of this document and extend the period before which a more comprehensive and complete revamping of the document is deemed necessary. These targeted updates should follow the process detailed in State Statute for adopting a Comprehensive Plan.

Minor changes or revisions to the Plan's text, figures, or maps may be processed administratively to reflect updated information or grammatical corrections, provided that these changes do not modify the intent or substantive content of the document, as adopted.

Elevate
EMMETT
Planning Our Future Together