



GEM COUNTY LAND USE AND DEVELOPMENT CODE UPDATE

December 05, 2022

PROJECT DESCRIPTION

The Gem County Land Use and Development Code (LUDC) Update process aims to revise the Gem County Subdivision and Zoning Ordinances, following the adoption of the Gem County Comprehensive Plan.

The LUDC Update process will focus on diagnosis, collaborative drafting, and public outreach. The process will begin with review of the Gem County Comprehensive Plan goals and policies, comparing them to the current Zoning and Subdivision Ordinances, and creating an outline for the new regulations. Based on that framework, we will divide the code into several manageable sections, or “modules”, to effectively draft updated sections that the public can review, understand, and respond to. At each step, we will engage the public, key code users, County staff, and the County's ultimate decision makers - the Planning and Zoning Commission and Board of County Commissioners.

PROJECT TIMELINE

Targeted to begin Spring 2023

UPCOMING EVENTS

Phase I Community Engagement Opportunities

The objective of phase one of the project is to assess the strengths, weaknesses, and opportunities of the existing development review processes and existing standards through community engagement and stakeholder feedback. Phase 1 of the Gem County Land Use and Development Code (LUDC) Update will kick-off **Spring 2023**, following the adoption of the Gem County Comprehensive Plan.

Questionnaire

An online questionnaire will be launched on the County's website in **Spring 2023** to gather initial feedback on the strengths and weaknesses with the current Code and how you would like to be updated and involved throughout the Code update process.

Community Interviews

The County and consultant team, Logan Simpson, will be hosting one-on-one and small group interviews in **Spring 2023**. These interviews will be your initial opportunity to collaborate on the key strengths and weaknesses of the current Code and how you would like to be involved

throughout the Code update process. As with any project, its success depends on these important conversations among a broad range of people, and your feedback is integral to the process!

WHAT ARE THE ZONING AND SUBDIVISION REGULATIONS?

The Zoning Regulations and Subdivision Regulations are currently housed in the Gem County Code as Titles 11 and 12 respectively. Collectively referred to as the Land Use and Development Code (LUDC), these regulations comprise the primary regulatory document that the County uses to ensure quality development with guidance from the Gem County Comprehensive Plan. The LUDC includes regulations and standards that address zoning, land uses, natural resource protections, subdivision standards, building setbacks, building height, parking, landscaping, neighborhood character, and application procedures.

PRELIMINARY GUIDING PRINCIPLES

The Gem County Comprehensive Plan is a guide for future development of both private and public land and includes proposals for the use of developed or vacant land and for adjusting incompatible uses. To ensure County goals and policies are implemented in the LUDC, the following guiding principles have been developed to focus the update process:

1. **Provide Clear and Understandable Standards.** The LUDC should be easy to use for the general public, applicants, and administrators. Information should be logically arranged, easy to find, and include language and graphics that are attractive and clear to communicate design principles and/or aid in document navigation.
2. **Incentivize Desirable Development.** The County development process should include clearly stated, attractive incentives for the development the County wishes to see.
3. **Uphold the County's High Quality of Life.** Ensure that new workforce housing development seeks to maintain standards of livability and existing neighborhood character. Preservation of existing attainable housing should be a priority.
4. **Update Definitions and Allowed Uses.** In addition to updating the general formatting and structure of the LUDC, updating the definitions and allowed uses throughout the LUDC to align with best practices and achieve County goals is a priority of Gem County. Updating outdated uses and revising definitions provides for clarity and ease of use.
5. **Simplify the Regulations and Reference Federal/State Statute.** The federal government and State of Idaho provide standards for many uses and processes. To ensure that the most accurate standards are followed, federal and state statutes and standards should be referenced so that as the federal and state regulations are updated, Gem County does not need to amend its LUDC.

KEY DOCUMENTS

- Current County Code
 - *Title 11 Zoning Regulations*
 - *Title 12 Subdivision Regulations*
 - *Title 13 Flood Damage Prevention*

- *Road Design Ordinance*
- Gem County Comprehensive Plan (DRAFT)
- Historic Preservation Plan
- Transportation Plan (In Progress)