



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
November 6th, 2023**

MAYOR GEIGER CALLED THE MEETING TO ORDER AT 5:30 P.M.

PRESENT: Mayor Geiger, Councilmember McNearney, Councilmember Thompson, Councilmember Larkin

ALSO, PRESENT: City Clerk Peterson, Planning Director Miller, Attorney Marshall, City Engineer Tadic

ABSENT: Councilmember Mitton, Chief Cornelius

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

AMEND AGENDA:

PUBLIC COMMENT:

CONSENT AGENDA:

- 1) Approve Bills \$345,803.28.
- 2) Approve Council Meeting Minutes – October 2nd, 2023.
- 3) Acknowledge the Attorney & Police Report.
- 4) Acknowledge the Treasurer's Report.

Motion to Approve the Consent Agenda.

Councilmember Larkin/Thompson. Roll Call Vote. Councilmember Mitton Absent. Councilmembers Larkin, Thompson, and McNearney Voted in Favor. Motion Approved.

DEPARTMENT REPORTS/UPDATES

MAYOR:

- Mayor Geiger gave updates.
 - Walk Challenge
 - Placed 10th in the state.
 - Popsicle Bridge

CLERK:

- City Clerk Treasurer Peterson.
 - Bed & Sales Tax Updates
 - Bed Tax – September \$44,401.64
 - All are current.
 - Sales Tax – September \$291,596.39
- Kaniksu Land Trust Update – Katie Eglund.
 - Sandcreek Connections Project

POLICE

STREET/PUBLIC WORKS:

- City Engineer Tadic gave project updates.
 - Field of Dreams
 - CTB
 - Parking lot
 - Stormwater Revisions
 - Light Pole Bases
 - Electrical Pedestals
 - Restroom Foundation
 - Budget (waiting on HVAC)

- **ACTION ITEM** Field of Dreams Restroom & US 95 Change Orders ~~(Scratched)~~

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

- **ACTION ITEM** Lakeshore Connection – Pend d' Oreille Bay Trail Impacts – 4f de minimis

Presentation by Matt Gillus & Jack Griffing, Welch Comer Engineers.

- Included a slideshow.
- Federal requirements.
- Design & Impacts
- Grants applied for.
 - Reconnecting Communities Funding
 - Raise Grant

Public Comments.

- Mike Hammock, 1180 McGhee Road, Ponderay, Idaho
 - Political contacts.
- Jan Griffitte, Ponderay, Idaho
 - POBT helped fund property.

Motion to Approve Planning Director Miller to prepare the letter for Mayor Geiger to sign.

Councilmember Larkin/McNearney. Roll Call Vote. Councilmember Mitton Absent. Councilmembers Larkin, McNearney, and Thompson Voted in Favor. Motion Approved.

- **ACTION ITEM** Time Extension Request, UP21-077, Helping Hands Healing Hearts, Special Use Permit

Presentation by Planning Director Miller.

- Additional 12-month Time Extension.

Motion to Approve Time Extension Request, UP21-077, Helping Hands Healing Hearts, Special Use Permit.

Councilmember McNearney/Thompson. Roll Call Vote. Councilmember Mitton Absent. Councilmembers McNearney, Thompson, and Larkin Voted in Favor. Motion Approved.

- **ACTION ITEM** SS23-046, 95 Pines Preliminary Plat

No Conflicts of Interest or Disclosures.

Opened Public Hearing at 6:30 p.m.

Presentation by Planning Director Miller.

- Presented the Planning Staff Report and Recommendation Report.
 - Read comments in for the record.

Questions or Comments.

Presentation by Applicant.

- Mike Hammock, 1180 McGhee Road, Ponderay, Idaho.
 - The road is being paved this week.
 - Power Trunk Line.

No Public Testimony.

Closed Public Hearing at 6:43p.m.

Motion to Approve this application, File SS23-046, requesting subdivision approval to divide an existing 9.81-acre platted lot, into three lots ranging in size from 3-acres to 3.84-acres, finding that it is in accord with the applicable sections of Ponderay City Code as outlined in the staff report, and based upon the evidence submitted up to the time the staff report was prepared and testimony received at this hearing. I further move to approve the conditions of approval in the staff report noting any amendments.

Councilmember Larkin/Thompson. Roll Call Vote. Councilmember Mitton Absent. Councilmembers Larkin, Thompson, and McNearney Voted in Favor. Motion Approved.

Recess at 6:45 p.m.

Reconvened at 6:47 p.m.

- **ACTION ITEM** SS23-045 and UP23-099, The Vault Preliminary Plat and Special Use Permit

No Conflicts of Interest or Disclosures.

Opened Public Hearing at 6:48 p.m.

Presentation by Planning Director Miller.

- Presented the Planning Staff Report and Recommendation Report.
 - Planning Director Miller read comments in for the record.

Questions or Comments.

- Councilmember McNearney.
 - Maintenance agreement travel with sell of property.

Presentation by the Applicant.

- The Vault, Teague Mullen, 4160 Sunnyside Road, Sandpoint, Idaho
 - Sidewalks options.

Questions or Comments.

- Clarification on what the applicant wants.
- Applicant would like the option to put in sidewalk in lieu of construction fee.

No Testimony by the Public.

Closed Public Hearing at 7:12 p.m.

Motion to Approve this application, File SS23-045, requesting subdivision approval to divide ±1.97-acres into 4 lots finding that it is in accord with the applicable sections of Ponderay City Code as outlined in the staff report based upon the evidence submitted up to the time the staff report was prepared, and testimony received at this hearing. I further move to adopt the conditions of approval in the staff report, noting the amendment of Condition A-12, allowing the landowner to choose between sidewalk construction or payment of a fee in lieu of sidewalk construction.

Councilmember McNearney/Thompson. Roll Call Vote. Councilmember Mitton Absent. Councilmembers McNearney, Thompson, and Larkin Voted in Favor. Motion Approved.

Motion to Approve this application, FILE UP23-099, requesting special use permit approval to allow for light industrial uses and a contractors yard to occur within the Vault Plat in the commercial zone of Ponderay, finding that it is in accord with the applicable sections of Ponderay City Code as outlined in the staff report and based upon the evidence submitted up to the time the staff report was prepared, and testimony received at this hearing. I further move to approve a 20-foot setback along Bonner Mall Way where 25 feet is required by code and to adopt the conditions of approval in the staff report, noting the amendment of Condition B-4, allowing the landowner to choose between sidewalk construction or payment of a fee in lieu of sidewalk construction.

Councilmember Thompson/McNearney. Roll Call Vote. Councilmember Mitton Absent. Councilmembers Thompson, McNearney, and Larkin Voted in favor. Motion Approved.

- Discussion – Road Maintenance Agreement, McNearney Road Extension
 - Scott Dempsey, Ponderay, Idaho.
 - Private Road / Locked Gate
 - Public Road / City Maintain
 - Storm water plan.
- Ponderay One Stop/Coleman Oil 76 – DEQ Update
 - Treated site for minimal contamination.
- Addressing Update/Discussion – Assigning Addresses from an Unnamed Alley
 - ½ number vs unit numbers.
- **ACTION ITEM** Comprehensive Plan Update, Consultant Selection

Presentation by Planning Director Miller.

Motion to Approve SCJ Alliance to draw up a contract.

Councilmember Larkin/Thompson. Roll Call Vote. All Voted in Favor. Motion Approved.

- Planning Direct Miller gave an update.
 - Blue Cross
 - Extension through the end of September for our Grant fund.

MISCELLANEOUS REPORTS:

OLD BUSINESS:

- ~~Cygnus, Emerald Industrial Park Drive~~

ORDINANCES, RESOLUTIONS, PROCLAMATIONS, CONTRACTS:

NEW BUSINESS:

PUBLIC COMMENT:

Councilmember Larkin/Thompson
Meeting Adjourned 7:45 p.m.