

4P17-039
RECEIVED

AUG 07 2017

**PLANNING OFFICE
CITY OF PONDERAY**

SPECIAL USE PERMIT NARRATIVE

PROJECT SUMMARY

Nuttman Welding & Fabrication, LLC is requesting a Special Use Permit to conduct business at 1015 Triangle Drive, Ponderay, Idaho which is currently zoned as Commercial.

PCC9-4C-4 COMMERCIAL ZONE SPECIAL USES

Light industrial which meets the following criteria:

- A. Carried on in such a manner as to not create a hazard of fire or explosion.
- B. All byproduct, emissions, waste and other discharges must meet the minimum standards of call local, state and federal agencies with jurisdiction, including, but not limited to, EPA, health district, sewer district and sanitary landfill district. In addition, said use shall not negatively impact adjoining and/or adjacent properties.
- C. All storage of material, equipment, supplies, etc. must either be indoors or contained within a six foot (6') high, sight obscuring fence. Storage or hazardous, flammable or explosive materials must be in accordance with Northside fire department requirements.

BACKGROUND

There is a pending subdivision to divide parcel RPP36400020010A into two (2) parcels.

PARCEL DETAILS

Parcel# RPP36400020010A

Legal Description: 11-57N-2W TRIANGLE COMMERCIAL BLK 2 LOT 1 PARK BLDGS ON LR S

Lot Size: 1.03 Acres (44,866 Sq Ft)

CURRENT CONDITIONS

This parcel has an existing 120' x 60' building of which 60' x 60' is currently being utilized by a powder coating business. Nuttman Welding & Fabrication, LLC plans to utilize two (2) bays of the building for a total of two thousand four hundred (2,400) square feet.

PROPOSED CONDITIONS

This proposal does not require any construction or ground disturbance and as such a stormwater plan is not being provided.

The proposed use is for a local, growing welding and fabrication business which intends to employ 2-4 people at any given time between the hours of 7:00 am and 5:00 pm. Operations, excluding mobile operations which will not be on site, will take place inside the insulated building and equipment will not run after operating hours. With operations taking place inside the building and hours of operation mimicking typical business hours the company does not foresee being a disturbance to neighboring properties.

ACCESS

The site has existing access from Triangle Drive.

SNOW STORAGE

Snow storage will be on site at locations which do not impede operations of either business, drainage and/or utility access.

SERVICES

Water is currently provided by City of Sandpoint.

Sewer is currently provided by Kootenai Ponderay Sewer.

Natural gas and power are currently provided by Avista Utilities.

The location of the utilities has been identified on the site plan.

SOLID WASTE

Garbage will be collected by standard trash cans to be collected by waste management. Trash cans will be stored indoors or screened in within accordance of city code. The majority of the waste as a result of normal operations is scrap metal which is either used on smaller jobs or, recycled to reduce the company's carbon footprint. A metal scrap bin will be kept inside the building until reused or recycled.

LIGHTING

The use of external lighting is proposed for security and signage. All lighting will be downward facing and situated in such a way as to not distract drivers or shine onto a public right of way.

LANDSCAPING

The site has existing landscaping. If future landscaping is to be done, it will be in accordance with the City of Ponderay's regulations and requirements or, only after receiving prior approval from the Planning Director.

GREEN SPACE

A minimum of 10% is required by code – 14.9% is existing.

OPEN SPACE

There is existing open space of 65+/-% .

PARKING

The proposed industrial use requires a minimum of one (1), two hundred (200) square foot parking space per thousand (1,000) square feet of structure. The area of the structure is seven thousand two hundred (7,200) square feet. All square footage is currently operating space therefore, eight (8) parking spaces will be maintained.

DUST ABATEMENT

Dust resulting from the small existing graveled area will be minimized by watering or chemical treatment as needed.

SIGNAGE

There is an existing metal sign tower on the property as illustrated on the site plan. Nuttman Welding & Fabrication will replace one of the current signs in the tower with its own as well as affix a 2' x 3' sign to the building above the bay door of the space leased.