

# Ponderay - City Planning

P.O. Box 500 · Ponderay, ID 83852 · planner@ponderay.org

Erik Brubaker  
Planning Director

## Comprehensive Plan Worksheet

Below you will find a list of the Ponderay Comprehensive Plan components and goals. Please read the goal statement for each component and use the lines provided to describe how your proposed use is consistent with the applicable components of the Ponderay Comprehensive Plan. If a component is not applicable just leave it blank or write not applicable.

### 1. Property Rights

**Goal statement:** All land use decisions made pursuant to this Comprehensive Plan shall protect the fundamental rights of all residents.

THIS PROJECT PROPOSES SELF IMPOSED DEDICATIONS AND DESIGN CRITERIA TO LIMIT THE IMPACTS ON NEIGHBORING PROPERTIES. BUSINESS WILL BE CONDUCTED INSIDE THE STRUCTURE(S) TO MINIMIZE, IF NOT NEGATE, IMPACT ON NEIGHBORING PROPERTIES.

### 2. Population and Growth

**Goal statement:** The citizens of Ponderay desire to maintain the existing quality of life and plan for stable growth that is consistent with the City's character and within the fiscal capability of the community.

THE PROPOSED PROJECT WILL BRING NEW BUSINESS TO THE CITY OF PONDERAY. THE PROJECT WILL HAVE ASPECTS THAT WILL APPEAL TO CURRENT CITY RESIDENTS, VISITING TOURISTS, AND SURROUNDING MUNICIPALITIES.

### 3. School Facilities

**Goal statement:** To coordinate and cooperate with the school district in the development of the City's education facilities.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 4. Economic Development

**Goal statements:** To maintain and promote a healthy social and economic condition and development for City residents.

To promote the development and improvement of City infrastructure.

THE PROPOSED USE WILL COMPLIMENT EXISTING BUSINESSES IN THE AREA. RETAIL ITEMS PURCHASED AT OTHER LOCATIONS CAN BE TRAINED WITH AT THIS LOCATION. LOCAL RESTAURANTS / HOTELS WILL BENEFIT FROM THE INFLUX OF CUSTOMERS FROM THIS LOCATION.

## 5. Land Use

**Goal statements:** Urban development should achieve wise use of Ponderay land resources.

Manage new growth and development to create a compact, distinct, and identifiable City.

Restrict development on and around sensitive lands and significant natural features, including wetlands and floodplains.

THE PROPOSED DEVELOPMENT DOES NOT RESULT IN THE CREATION OF NEW PARCELS OR LOTS, BUT MAKES USE OF EXISTING LOTS, ADDING VALUE TO THE AREA. THE PROJECT AS PROPOSED PROVIDES DEDICATIONS TO PROMOTE ACCESS AND PROTECT SENSITIVE DRAINAGE AREAS.

## 6. Natural Resources and Hazardous Areas

**Goal statements:** While conserving the environmental quality, the utilization of natural resources of Ponderay may be allowed.

To manage the area's natural resources through the development of policies that respect the area's important natural resources.

To protect the public safety, health and welfare from hazardous areas and conditions.

THE LEAD DEPOSITED INSIDE THE BUILDING BY EXPENDED PROJECTILES WILL BE PROFESSIONALLY MINED, REMOVED, AND RECYCLED. ON THE EXTERIOR, OVER 40% OF THE PROPERTY'S NATURAL GREEN SPACE AND VEGETATIONS WILL BE RETAINED.

## 7. Public Services and Utilities

**Goal statement:** Plan for an orderly and efficient pattern of public facilities and services to serve as a framework for existing and future development.

DEDICATIONS ARE PROPOSED AS PART OF THIS PROJECT. THIS LOCATION CURRENTLY HAS PUBLIC UTILITIES AND SERVICES, MAKING ANY CHANGES MINIMAL.

## 8. Transportation

**Goal statement:** To maintain the street system for current users, emergency response efforts, and future generation by providing for the safe and effective circulation of vehicular and pedestrian traffic.

THIS LOCATION IS LOCATED ON U.S. HIGHWAY 95. THE IDAHO DEPARTMENT OF TRANSPORTATION HAS BEEN CONSULTED AND NO CHANGES TO THE CURRENT INGRESS AND EGRESS ARE REQUIRED.

**9. Parks and Recreation**

**Goal statements:** To provide and maintain recreational areas and facilities for citizens of Ponderay, Idaho.

To promote public recreation opportunities that respond to the needs of the community.

THIS PROJECT WILL PROVIDE RECREATION FOR THE PUBLIC OF ALL AGES, YEAR ROUND. FROM TRAINING CLASSES TO PRACTICAL APPLICATIONS OF LEARNED SKILLS, THIS PROJECT WILL PROVIDE A VAST ARRAY OF ACTIVITIES FOR PONDERAY RESIDENTS AND VISITORS.

**10. Housing**

**Goal statement:** To provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly, and the disabled.

N/A

---

---

---

---

**11. Community design and Special Sites**

**Goal statements:** Preserve, protect, and enhance area of historic and natural interest, and scenic beauty.

To foster growth in a manner that enhances the small town identity of the Ponderay community.

THE EXTERIOR DESIGN OF THIS PROJECT IS INTENDED TO BLEND IN WITH THE SURROUNDING RURAL AREA WITH THE USE OF FOILAGE. ~~THE~~ THIS PROJECT WILL ALSO BRING SPORTING ACTIVITIES THAT APPEAL TO THE SMALL TOWN IDENTITY OF PONDERAY.

**12. Implementation**

**Goal statements:** The City of Ponderay Comprehensive Plan and related ordinances will be considered "working documents" and implemented by citizens and City leaders to shape the future of Ponderay.

THIS PROJECT WILL KEEP THE CITY'S COMPREHENSIVE PLAN AND RELATED ORDINANCES IN MIND AND STRIVE TO POSITIVELY CONTRIBUTE TO THE FUTURE DEVELOPMENT OF PONDERAY.

---