



RCE-32415 PWC- 010773-CC-1-2

P.O. Box 58 \* Ponderay, ID 83852 \* 208-263-5520 \* [lippertexcavation@gmail.com](mailto:lippertexcavation@gmail.com)

To the Ponderay City Council and other concerned:

Lippert Excavation and Pipeline Inc. is a locally owned and operated small business serving Bonner County and the surrounding area. We are a licensed, bonded and insured to serve Federal, State, Commercial and residential requirements.

We provide between 15 to 20 full time and part time jobs. Our scope of work ranges from excavation, site and paving preparation, and utility infrastructure projects. throughout the community, and can be residential, commercial, state and federal job in the area. Lippert Excavation and Pipeline is interested in purchasing a lot at the end of McNearney Rd, and propose a zone change that is more appropriate to the nature of our intended use for the property. Below is our response to Ponderay Planning on their general questionnaire regarding zone change requests.

1.A.b.

We believe that zone change is needed to change the property from its current Rural zoning to Industrial zoning to adequately describe what will occur on site. We store construction materials, provide parking for heavy equipment and trucks as well as a mechanical shop to service our equipment.

C.D.

We believe that this will be positive change for the area because the property borders current industrial zoning. McNearney road is already a truck route with Lake Pre-Mix and the Independent Highway District both planning to build or currently constructing new facilities on lots on McNearney Road. Both of these companies are similar in nature to Lippert Excavation and Pipeline.

E. We do not believe that we will have any hazardous or disturbing effects on the neighboring lots.

F. Owner of the lot currently is the Starrs Development Group and would sell to Lippert Excavation and Pipeline with title being held as Harley L and Kimberly J Lippert.

G.

The property could be serviced by City water and Kootenai- Ponderay sewer district. Dry utilities can be served by Avista.



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H. This change should create no additional cost to the public.

I. We are not planning to have any activities that will create excessive traffic, smoke and dust to the area.

J. We will propose 2 new commercial approaches to minimize traffic disturbance.

k. The site is currently a vacant flat field with no historical significance, buildings or unique natural landscape.

l. The current use of the proposed piece is currently rural farm ground. As stated previously the intended use for this piece would be to locate our business, Lippert Excavation and Pipeline to this property. We employ 15-20 full and part-time employees; some of which are seasonal. Large delivery trucks will occasionally deliver construction materials to our site. Primary use of the site will be heavy equipment and truck storage as well as an office and mechanical shop to service our company equipment.