



# Ponderay - City Planning

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PLANNING OFFICE  
CITY OF PONDERAY

UP18-044

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## 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.

No adverse impact will result in the granting of the Special Use Permit. The modest proposed facility has a full-time staff of 2 that are housed within. The single access is to Moody Lane which minimizes traffic impact. The fundamental rights of all residents will be protected.

### 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 facility will provide an essential service to the citizens of Ponderay with shortened response times to medical emergencies. Future development outside of this project within the city limits of Ponderay will also be served.

### 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.

Situating an EMS facility within the boundaries of the City of Ponderay is an addition to the City infrastructure as it will provide essential services to the citizens.

As part of project scope, sidewalk will be added at the north property line, bordering on Kootenai Cutoff Road.

**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.

A centrally located EMS facility within the boundaries of Ponderay is needed and a wise use of existing property. The site is adjacent to existing commercial development and separated from existing multi-family development by horizontal distance and existing vegetation. The compact footprint of the proposed facility minimizes impact on the overall site and surrounding lands. No portion of the site has been designated wetlands and/or floodplains.

**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 proposed facility has a minimal impact on the site. No existing trees are to be removed. No hazardous areas would be developed as part of this project.

**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.

The central location of the proposed EMS facility allows quick and efficient access to all parts of the City of Ponderay.

**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.

The location of the proposed facility fronting Moody Lane will minimize traffic issues at Kootenai Cutoff Road, using an existing controlled intersection for ingress and egress.

A vehicular easement exists at the south edge of the property that ties to future road expansion in the City of Ponderay.



**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.

N/A

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**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.

Although no housing will be directly developed as part of the proposed facility, the specific location of the facility minimizes impact on existing and future housing.

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**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 compact size of the proposed facility is in line with the small town identity and will have no negative impact on the historic and natural interest and scenic beauty.

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**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.

The development of a centrally located EMS facility within the boundaries of the City of Ponderay will provide an essential service and will dovetail in the updating of the Comprehensive Plan and assist in the shaping of future development.

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