

Special Use Permit Narrative  
Bonner Co. EMS Facility  
Ponderay, ID

1.a The proposed Bonner County satellite EMS facility, although very small, has been classified as a Public Utility Complex by the City of Ponderay. To be located on a Commercial zone parcel, a Special Use Permit is required by City of Ponderay regulations.

1.b Bonner County purchased this parcel after careful consideration to provide a central location for EMS services for the City of Ponderay and adjacent outlying areas. Not granting the Special Use Permit would cause the facility to be located on less desirable property in terms of central location, ingress/egress and efficient response times.

1.c The compact size of the proposed facility is to be located in the center of the site, providing large horizontal separations to the housing to the south and Kootenai Cutoff Road to the north. Employee parking provides a buffer to the development to the west. As designed, the proposed facility meets the objectives of and is harmonious with the guidelines of the Comprehensive Plan.

1.d The proposed structure is constructed as light commercial with shed asphalt shingle roofs, composite wood and metal siding and residential-style windows. There will be no change in the essential character of the general vicinity with the approval of this facility. Also refer to Emergency Response Protocol statement at end of this document.

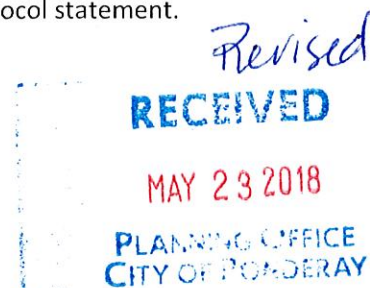
1.e Minimal disturbance from the operation of this facility will be developed that would adversely affect adjacent property or neighboring development. See Emergency Response Protocol statement

1.f The owner of the proposed site is Bonner County, 1500 Highway 2, Sandpoint, ID 83864.

1.g All required utilities are available at property lines or across the street. All required services are available to the site. Ingress/egress is provided at Moody Lane and from there either east or west onto Kootenai Cutoff Road. Site drainage will be developed on site and tied to existing off-site drainage features. Solid refuse/waste is to be stored in small wheeled trash can within the apparatus bays and moved street-side on the designated trash pickup day.

1.h No additional cost to the public will be generated by the development of this facility. The public will derive benefit with a centrally located EMS facility.

1.i No detrimental conditions in terms of traffic, noise, smoke, fumes, glare or odor will be generated through the development of this facility. Response times and distances will be shortened, improving on potential traffic issues. See Emergency Response Protocol statement.



1.j A single ingress/egress point onto Moody Lane and the controlled intersection at Kootenai Cutoff Road will minimize any issues resulting from EMS responses.

1.k The proposed site is vacant, with several mature evergreen trees along the north boundary and smaller deciduous trees at the south border. These trees will remain as part of this project. No natural, scenic or historical features of major importance will be impacted with the development of this facility.

1.l The existing property is and has been vacant and zoned commercial. The use of the property for a satellite EMS facility will result in 24 hour operation with a staff of 2. Service calls will be responded to in an efficient manner as they develop. Minimal deliveries are anticipated, including re-stocking of medical supplies and food.

**Emergency Response Protocol – from Chief Robert Bussey – Bonner County EMS**

Use of the sirens going through residential areas is discouraged when no traffic presents itself.

Entering onto Moody - siren use will be prohibited - there is no need to use it as the crew can visually clear and yield to traffic present.

Entering onto Kootenai Cut Off - it will be allowed but we will stress to crews not to fully engage a siren until on Kootenai Cut Off. Currently when we use Kootenai we only use the siren to navigate traffic, once we pull into the residential areas the siren is usually silenced. Each station has a siren use protocol based on where the station is located.