

Hi Marty: I have completed my review of the above application, but feel there are just a few minor things that you will need to address. They are as follows:

- PCC 9-4A-4 (E) Caps the project site at 35% of the parcel. Currently pg 2 of 4 of the stormwater plan shows the fencing only for phase 1. Please add the remaining fencing to the site plan. As it currently stands the assumption would be that all stormwater features would be a part of the site. This would put the "total site at greater than 35% by my rough calculation. Need to use the fence line to define the site boundaries consistent with your math.

Revised SUP site plan, attached. Added perimeter fencing.

- PCC 9-4A-4 (F) Rental warehouses, requires the buildings to be design in keeping with the rural character of the area. The application states the building will be metal and some very basic elevation drawings were provided. I don't believe that this is going to be sufficient for the planning commission to make that determination. Please provide more detail. (i.e. color, wainscoting to break up the tall side walls, etc) I think the more information that you can provide on how this will blend the better.

Added "earth tone" note to roofing and siding coloring. (You know, a lot of "rural" buildings are metal sided...)

- PCC 9-4A-4 (G) Please show how the fence will be obscured in all directions. Not just to the south. Photos of the existing landscaping mentioned in the application are needed to show that it will be obscured.

Photos attached.

- PCC 9-4A-4 (H) Please provide documentation or photos of the existing landscaping buffer. Also, no landscaping buffer is shown on the site plan to the west. While I know that this is a great distance from the highway the requirement is that the buffer exists on all sides of the proposed site or "documentation" demonstrating that an adequate buffer is provided on site. If this is the case then we would need photos or some other form of documentation showing the existing vegetation in lieu of the required landscaping.

Photos attached.

- PCC 9-7-2 (A) (1) Allows for stipulated conditions controlling the timing. In order for me to address this with the planning commission I think we will need some sort of proposed timeline for the phasing. I didn't see anything outlining this timeline in the application package, but may have missed it. Can you provide the phasing timeline?

PCC 9-7-2 (A) (1) addresses hours of operation. Hours of operations are provided under paragraph K, page 6, of the SUP application. Your comment/question goes to project buildout. PCC 9-7-2(B) and PCC 9-7-2(E) stipulate that work shall commence within one year of SUP issuance and that work shall be diligently pursued. Though phasing is proposed, the code does not stipulate time certainty, only that progress has to be diligently pursued. Because buildout will be market driven, it seems reasonable that once issued the applicant simply follow the code sections cited.

- PCC 9-7-3(1)(g) Please address how solid waste will be handled and add it's location on the site plan. Also, see the onsite trash requirements at PCC 9-5C-5 for specifications.

Revised page 7, SUP app, paragraph g, attached. No garbage collection areas are proposed nor necessary.

- PCC 9-7-3(1)(l)(10) The site plan does not depict any easements onsite. though with utilities onsite I suspect that some easements may affect this property. If there are any easements that are not shown, please add them. Additionally, the site plan is required to show the location of future lighting. Please add the lighting to the site plan or submit a lighting plan. PCC 9-8-3 requires that a lighting plan be reviewed concurrent with the site plan review.

Sheet 1 of the SUP site plan already depicts "down facing lights."

- PCC 9-8-3 (c)(6) Dust Control - Please submit a dust abatement plan. This should cover onsite dust control during construction and any gravel travel ways used to access the site permanently.

Plan attached.

- PCC 9-8-3 (c)(8) Other Information - I think some sort of artistic rendering would help show how the structures are keeping with the rural character of the area

The project is subject to setbacks, fencing, screening and site obscuring landscaping. See Ord. 146. See the SUP application, noting *All setbacks, lot coverage, fencing, landscaping and lighting have been designed in accordance with special use permit standards.*

- PCC 9-8-3 (H) Need a lighting plan (where will the lights be going) and additional landscaping detail as outlined above.

Sheet 1 of the SUP site plan already depicts "down facing lights." Photos attached confirming existing veg buffer and screening.

- PCC 9-5-2 A Caps the max fence height at 8 feet. How tall will the fence be?

8' or less.

- Also, just a suggestion, the proposed fence symbol and the elevation symbol are both an X on page 3 of 4 of the stormwater drawings. Makes it tough to tell the difference. Maybe when they add the rest of the fence locations they can change the symbol?

The SUP site plan was revised to include fencing.

I think that should do it. Please let me know if you have questions or want to discuss.

KayLeigh Miller

Planner

City of Ponderay

(208) 265-5468 (phone)

(208) 265-4357 (fax)

4 attachments



S-SUP-WILSON-HWY95 (rev).pdf

900K



SUP app (rev Pg 7 solid waste).pdf

109K



SUP app pics.doc

5439K



dust plan (Wilson).pdf

873K