

Ponderay - City Planning

Special Use Permit Application

Site/Project Information	
Brief Project Description:	The applicant is requesting special use permit approval within the Rural District authorizing rental warehouses, boat and/or recreational vehicle storage or ministorage to be developed in four phases.
Project Representative:	Martin E. Taylor, AICP, Project Planner James A. Sewell & Associates, LLC 1319 N. Division Ave. Sandpoint, Idaho 83864
E-mail:	mtaylor@jasewell.com
Phone #'s:	208-263-4160
Location:	The site is located at 477995 Highway 95.
Legal Description:	See Warranty Deed, Instrument 912054, attached.



Ponderay Planning Department	
File Number:	UP18-046
Fees:	app \$500 SW \$3417.40
Zoning:	Rural
Received By:	th
Date:	7/24/18

Comments:

Applicant/Owner Information	
Name:	Bill Wilson
Legal Owner:	Wilson Trust
Signature:	<i>Mark D. Sigh, ALWP, PRAT. REP.</i>
Mailing Address:	c/o Sewell & Associates
E-Mail:	wwilson511@gmail.com
Phone #'s:	c/o Sewell & Associates



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Procedures

1. Schedule preliminary meeting with the Planning Director to review project and sketch plans.
The project representative has been working with city staff on the corresponding code amendment and special use permit standards.

2. Submit project plans to agencies identified by Ponderay Planning
Staff confirmed 6/28/18 that staff will route the application to affected agencies.

3. Complete and return a site plan application with requisite fees, and proof of mailing or agency initials.
Staff confirmed 6/28/18 that staff will coordinate agency review.

4. Provide the following with the completed application:

Requirements

9-7-3: APPLICATIONS:

A. In Writing: An application for a variance or a special use permit shall be made, in writing, to the planning and zoning commission.

This document constitutes the special use permit application.

B. Required Information: Any application for a variance or a special use permit must include the following. Incomplete applications shall not be accepted. Ten (10) copies of all documentary evidence, including maps, plans and the application itself, must be submitted with any application.

1. A written narrative statement addressing the following:

a. How the proposed use will, in fact, constitute a variance or a special use.

This special use permit benefits from a code amendment (File Am18-016) authorizing as a special use within the Rural District rental warehouses, boat and/or recreational vehicle storage or ministorage.

b. Why the proposed variance or special use is necessary or desired.

There is a growing need and great demand for storage facilities in the greater Sandpoint area. With most storage facilities in the Sagle area, this proposed facility will accommodate customers north of the Pend Oreille River and Lake Pend Oreille.

c. Whether the proposed variance or special use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the comprehensive plan and/or this title.

The proposed special use as designed is in accordance with rental warehouses, boat and/or recreational vehicle storage or ministorage standards, and therefore is consistent with comprehensive plan objectives, specifically:

A. A minimum of Five (5) acres is required.

The site contains ±17.8 acres.

B. Setbacks

1. Structures shall not be located within three-hundred feet (300') from the edge of right-of-way of the nearest arterial as defined under subsection 9-1-2B of this title. The Planning and Zoning Commission may authorize a setback reduction to not less than one-hundred-fifty feet (150') from the edge of right-of-way of the nearest arterial as defined under subsection 9-1-2B of this title, when it can be documented that adequate screening exists onsite. In the event that a setback reduction is granted a condition shall be placed to ensure the screening is retained.

Proposed storage facilities are set back a minimum 300 feet from the east boundary of the US Hwy 95 right of way.

2. All side and rear yard setbacks shall be increased to not less than 25-feet.

Proposed storage facilities are set back a minimum of 25 feet from the side (south) property line and rear (east) property line.

C. Site shall have direct access onto a public right-of-way.

The property directly fronts on and directly accesses US Hwy 95 via a 30 foot wide commercial approach (ITD Permit 5-73-037).

- D. The use, any appurtenant structures and fencing shall be so arranged on the land as to minimize any adverse effects on the surrounding properties and rights-of-ways.

All setbacks, lot coverage, fencing, landscaping and lighting have been designed in accordance with special use permit standards.

- E. A maximum of 35% of the total lot or parcel may be used as a storage facility. The storage facility shall include storage structures, associated parking areas and fire lanes that are located within fenced storage facility boundary.

The property contains 17.8 acres, allowing for over six acres of storage and its associated lanes. The proposal includes about 34 percent of the total property.

- F. The exterior of all buildings shall be designed in a manner that is consistent with the rural character of the area.

See attached building concept. Structures will be steel sided.

- G. Fencing shall compliment the exterior building materials (similar color, materials and/or detailing) of the storage buildings, be of an agricultural nature or shall be obscured from view with landscaping and shall be maintained and kept in good repair.

Fencing will be chain link obscured along the south property line with existing landscaping.

- H. A landscape buffer 25-feet in width shall be installed and maintained around the perimeter of the site, which shall include evergreen trees a minimum of 4-feet in height and spaced no more than 15' on center. Or documentation demonstrating that an adequate buffer is provided by the existing natural vegetation. Exception: Storage located within existing agricultural buildings or new construction on active farm land providing a minimum of 90% open space.

An existing evergreen buffer will remain undisturbed along the Phase 1 south site boundary. The Phases 1 and 4 west boundaries are almost 600 feet from the highway. Accordingly, landscaping would serve no purpose along those boundaries. The east site boundaries of Phases 2 and 3 are vegetated, as are the north boundaries of Phases 3 and 4. These 25 foot wide or greater buffers will remain. Consequently, this documentation demonstrates that adequate buffers are provided by the existing natural vegetation and that no additional landscaping or screening is warranted.

- I. Outdoor storage shall be accessory to the indoor storage facility and shall be limited to major recreational equipment, including travel trailers, recreational vehicles, watercraft, boats or similar, vehicles or equipment.

Any proposed outdoor storage will include the aforementioned types of vehicles or equipment.

- J. Units shall not be used as dwellings or as a commercial, service, repair or industrial place of business. The manufacturing, commercial repair or sale of items from or at a rental warehouse, mini storage or boat storage facility is specifically prohibited.

Proposed uses are limited to rental warehouses, boat and/or recreational vehicle storage or ministorage.

- K. If the property abuts rural or residential zoned property or property which is developed with a residence at the time of construction, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

The subject property abuts Rural zoned property. Therefore, operating hours will be limited to 7:00 a.m. to 10:00 p.m.

- L. All lighting shall be shielded and downward directed so as to confine lighting to the premises and produce no glare on adjacent properties or rights of way. External lighting shall be activated by motion and or activity within the facility.

All lighting will be shielded or downward directed and motion activated.

- M. No portion of the above restrictions relating to storage shall be construed in a manner that shall inhibit agricultural pursuits.

- d. Whether the proposed variance or special use will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Because this project has been designed consistent with rental warehouses, boat and/or recreational vehicle storage or ministorage standards, the proposal is appropriate for the general vicinity.

- e. The effect of the proposed variance or special use on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.

The project, having been designed in accordance with the referenced standards, will not be hazardous nor disturbing to neighboring uses.

- f. The identity of the owner or purchaser of the lot which is subject to the proposed variance or special use.

The Wilson Trust is the applicant. See Warranty Deed, Instrument 912054, attached.

- g. Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the proposed variance or special use shall be able to provide adequately any such service or utility.

All public services are in place. The project does not require sewer or solid waste services. Power exists to the site. The property is accessed by an approved ITD 30 foot wide commercial highway approach (Permit 5-73-037).

- h. Whether the proposed variance or special use will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.

No additional public cost is associated with the project. Development costs will be borne by the applicant.

- i. Whether the proposed variance or special use will lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odor.

Specific standards have been adopted such that the proposed use cannot create detrimental conditions.

- j. Whether the property under the proposed variance or special use will have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public roads.

As noted, the property is accessed by an approved ITD 30 foot wide commercial highway approach (Permit 5-73-037).

- k. Whether the proposed variance or special use will result in the destruction, loss or damage of the natural, scenic or historic features of major importance.

The project does not include any features of major importance.

- I. A description of the previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.

The project consists of rental warehouses, boat and/or recreational vehicle storage or ministorage to be developed in four phases. The subject property abuts Rural zoned property. Therefore, operating hours will be limited to 7:00 a.m. to 10:00 p.m. No employees are proposed. There are no "materials delivered". Uses are limited to storage. Units shall not be used as dwellings or as a commercial, service, repair or industrial place of business. The manufacturing, commercial repair or sale of items from or at a rental warehouse, mini storage or boat storage facility is specifically prohibited.

From: Stacy Simkins <Stacy.Simkins@itd.idaho.gov>
Sent: Thursday, July 27, 2017 2:43 PM
To: Marty Taylor <mtaylor@jasewell.com>
Subject: RE: 477995 HIGHWAY 95

Looks like its permitted as a 30' Commercial Approach, # 5-73-037. You'd only need an additional permit if you plan on making any changes to the approach itself. I suppose if there were going to be a huge increase in turning movements the city or county might want ITD feedback on it and we'd have to address that issue if it comes up.

From: Marty Taylor [<mailto:mtaylor@jasewell.com>]
Sent: Thursday, July 27, 2017 2:25 PM
To: Stacy Simkins
Subject: RE: 477995 HIGHWAY 95

Below is what ITD concluded previously. I just found this.

The proposal referenced below was when we were thinking about a six lot plat. Because of sewer constraints, the current plan is for storage units.

-----Original Message-----

From: Shirley Walson [<mailto:Shirley.Walson@itd.idaho.gov>]
Sent: Friday, October 22, 2004 10:16 AM
To: Marty Taylor
Subject: RE: Pine Trailer Park

Hi Marty ~

ITD shows permit number 5-73-037 issued to R. Gilmore for a 30-foot commercial approach. I can't imagine that small number of lots would trigger turn lanes when the highway is already four lanes, or is it out of the four lane there? At any rate, comparing 1973 traffic volumes to 2004 traffic volumes will certainly give a different trigger point for number of trips that would trigger improvements.

The good news is - it already has a permit!

Shirley
Shirley Walson
Idaho Transportation Department
D-1 Traffic Section, Permits Coordinator
600 W. Prairie Ave.
Coeur d'Alene, ID 83815
(208) 772-1297

Thanks.

Marty

Martin E. Taylor, AICP

Member – *American Institute of Certified Planners*

Land Use Planning, Design and Permit Services