

Ponderay - City Planning

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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.

The Subject Property contains three 1+ acre parcels with physical improvements on only the corner parcel, an existing house and shed that were constructed in 1967. The property is located on one of the busiest commercial corners in the City limits and on a main arterial that the City has expensed funds that will service more than 3 residences. Rezoning the property to commercial will create a better use of the City's infrastructure and will complement a majority of the surrounding parcels which are also zoned commercial including Home Depot, Walmart, Waste Management and Frontier Communications to name only a few. A more cohesive zoning in this area would have the reflective affect of protecting the rights of property owners in this corridor

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 purchaser of the Subject Property intends to maintain and contribute to the planned growth of the City and has confirmed that there are utilities (city water, sewer, electricity, gas, Internet and telephone and solid waste) currently on site with additional capacity available to accommodate future growth. A majority of the adjacent properties are already zoned commercial and the request to zone this in-fill property to commercial is in keeping with the City's future growth plans. It is also in keeping with the general character and growth of the area. The current zoning would allow for only 2 additional residences and would not be as fiscally responsible as a commercial development that would show a higher use of the infrastructure that the City had installed and which is under utilized along this commercial corridor

3. School Facilities

Goal statement: To coordinate and cooperate with the school district in the development of the City's education facilities.

There are currently no public education facilities in the City limits, however, with commercial development, jobs are created which may attract new residents to the area, some of whom may have school age family members which may in turn lead to a demand for such facilities. Commercial development also creates a tax revenue which benefits the county's residents and which may improve and add to city services which may be a draw for additional residents.

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.

New development creates jobs which may attract new residents to the area and which may also improve the income level of existing residents. New commercial developments generate tax revenue, through business growth and expansion as well as by the residents who are spending money in the City limits. From an economic point of view, a commercial development would contribute more back to the City than 2 additional residences on the parcels as current zone. Additionally, it is more financially responsible to utilize the infrastructure that was expanded by the City to support such development than to leave it underutilized under the current zoning.

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.

To the best of the applicant's knowledge, the Subject Property does not contain any wetlands nor is it in a floodplain and until recently, at least
than 2/3 of the Subject Property was logged and had no previous improvements. This is an infill property situated in a heavily developed commercial corridor.
Figure 5.1 of the Comprehensive Plan designates this property in a commercial zone and while much of the City's commercially zone property runs north
and south along Hwy 95, this infill property, when zoned commercial should attract more commercial growth toward the City's business center,
reducing sprawl into some of the less densely populated and rural areas surrounding the City

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 subject property is an infill property that has witnessed some of the City's greatest commercial growth to its west, south and northeast
and will utilize resources available on and to the property without requiring expansion of existing resources and should have limited if any
noticeable impact on Ponderay's natural resources

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 applicant does not anticipate development until sometime around the end of 2020 allowing time to design a commercial development
that will utilize the infrastructure and services that are already available on and to the Subject Property. Electric lines, gas lines, water lines
sewer, internet and phone lines all run parallel to the property along Starr Lane and Kootenai Cutoff Rd. The current zoning would cause an
under-utilization of the existing infrastructure that was designed to accommodate commercial development along this corridor. In other words
commercial development will cause an increase in usage of what is currently available to the property

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 Applicant is aware that the City anticipates new traffic controls and traffic patterns to be installed by the City and plans to work with the City as it
designs and develops changes to the existing street system. The property fronts on both a local access road, Starr Lane, and a commercial arterial,
Kootenai Cutoff Rd. As part of a commercial development, fewer access points may be required in order to access all three parcels and will
be planned so as to complement traffic flow

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.

Creation of a commercial development will contribute to the City's tax base which can translate into revenue that the City may use in the creation and maintenance of recreational facilities for the citizens of Ponderay, ID. Anticipated population growth from the development of more commercial centers will create a growing demand for recreational facilities which depend on tax revenue for development and maintenance.

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.

It is expected that a commercial development will bring jobs to this central city corridor which in turn assists existing residents in affording homes in the area. It could also serve as an attraction for new residents to the community. Since a commercial zone allows a variety of uses including residential and mixed use development, and, while a plan has not yet been determined for the property, it is possible that this development might incorporate some form of mixed residential/commercial component

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.

To the best of the Applicant's knowledge, this property is not a property with any historic or natural interest. It was logged by a prior owner. The property is a prominent corner on this main arterial and as an infill property has been under-utilized. As part of the site plan and permitting process required under the City code, the property will include design aspects that enhance the overall area.

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.

Applicant shares the City's future growth vision and supports the City's plans to create a commercial core along Kootenai Cutoff Rd. in conformance with the Comprehensive Plan. The applicant is a current member of the community and through the acquisition and development of the property hopes to contribute to the planned growth of the City through design, tax revenue and job growth.
