

# *Special Use Permit*

## *Alder Creek Townhomes*

*City of Ponderay, Idaho*

*March 2020 (rev)*



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Coeur d'Alene, Idaho 83814  
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## INTRODUCTION

The project proponent, Crystal Creek, LLC is requesting a Special Use Permit for 32 townhome units on property that is located on the West side of Larkspur Street in the Alder Creek Subdivision. Crystal Creek, LLC is the current owner of this property and is looking to develop it in accordance with the City of Ponderay standards and requirements.

## SUBJECT PARCEL

The property being requested for a Special Use Permit is as follows:

Parcel #s: RPP37890010010A  
RPP37890010020A

Legal Description: Lots 1 and 2, Block 1 of Alder Creek

Total Area: 2.39 acres

Current Zoning: Commercial  
Comp. Plan Designation: Commercial

Current Owner: Crystal Creek, LLC  
580 Capstone Court  
PO Box 949  
Hayden, Idaho 83835

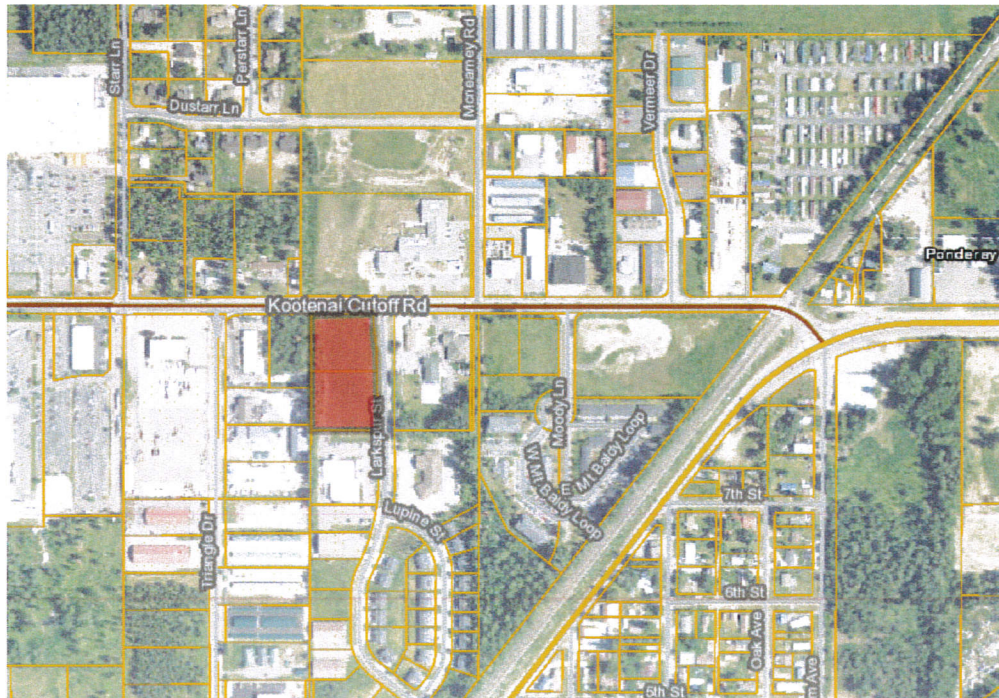


Figure 1: Vicinity Map

## ZONING CLASSIFICATION AND COMPREHENSIVE PLAN

The property is currently zoned Commercial (Figure 2). It is bounded by Commercial zoned property on all four sides. There is property zoned Residential approximately 400 feet to the South of the subject property. The City of Ponderay Future Land Use Map contained within the Comprehensive Plan designates the subject property as Commercial (Figure 3). In accordance with Section 9-4C-4 of the City of Ponderay Municipal Code, the project proponent is requesting a Special Use Permit for multi-family dwellings (townhomes) within the Commercial zone. Multi-family dwellings for six or more dwelling units per parcel are allowed in the Commercial Zone through the issuance of a Special Use Permit.

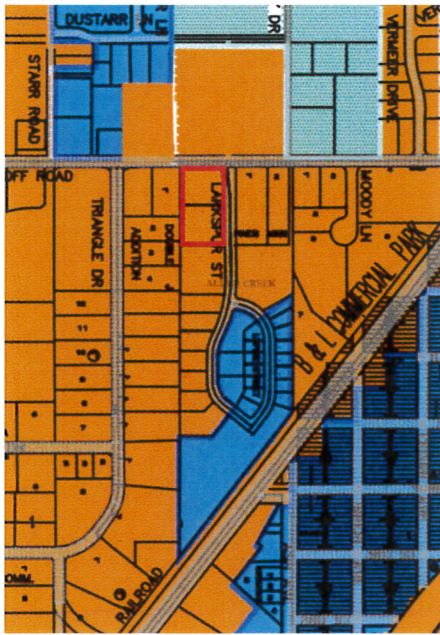


Figure 2: Zoning Map

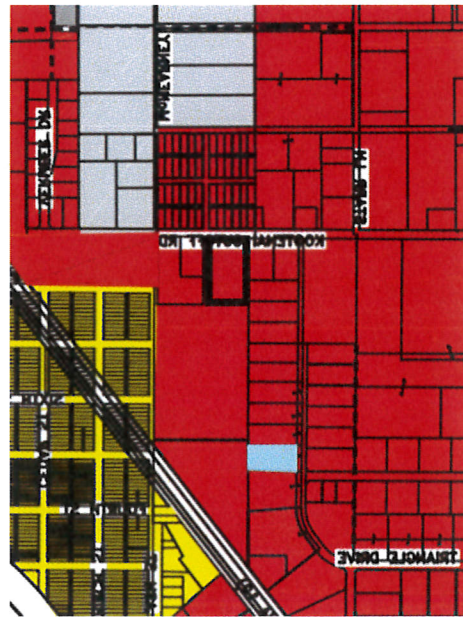


Figure 3: Future Land Use Map

Considering the surrounding commercial uses, the close proximity to major arterial streets, and the nearby multi-family projects to the South, this is an ideal site for the proposed use. The proposed multi-family residential uses will be compatible with the existing and proposed land uses both adjacent and nearby and will help contribute to the demand for affordable and workforce housing within the community. Being as this project is being proposed by the original developer of the Alder Creek subdivision, the proposed special use will be harmonious with, and maintained in such a manner as to be compatible with the surrounding land uses and will not change the character of the neighborhood. There are several existing multi-family projects within the Alder Creek subdivision and located within close proximity to the proposed site.

The following Comprehensive Plan Goals and Policies are appropriate and applicable to the proposed project.

### **Population and Growth**

- Policy 2: *Growth should enhance the quality and character of existing areas and the general community.*
- Policy 3: *Unimproved land within the City of Ponderay limits should be developed and utilized in order to maximize public investment.*
- Policy 4: *The City should not approve new residential subdivisions nor commercial or industrial developments without services available at the time of approval.*

### **Economic Development**

- Policy 1: *To promote the orderly development of land uses.*
- Policy 6: *The City should encourage efforts to develop and maintain quality neighborhoods and housing that are recognized as basic infrastructure requirements of economic development.*

### **Land Use**

- Policy 1: *Establish a consistent set of zoning, subdivision, and development regulations based upon adequate information, analysis, and neighborhood input to protect the property rights of the citizens of Ponderay, Idaho.*
- Policy 2: *Development within the area of City Impact should be required to be consistent with the City's development regulations, and expansion of the City should be based upon conformance with the urban service area and service facilities.*

### **Natural Resources & Hazardous Ares**

- Policy 11: *The City should encourage new development to manage its stormwater runoff.*
- Policy 12: *The City should promote continued improvements to the maintenance of stormwater drainage.*

### **Public Services and Utilities**

- Policy 1: *Ponderay should cooperate to provide sewage treatment*
- Policy 2: *Transportation systems should be maintained and improved.*
- Policy 10: *The City should require developers to participate in providing infrastructure to serve its projects as a condition of approval.*

### **Transportation**

- Policy 1: *Consider street improvements necessary to serve existing and future demands.*

### **Housing**

- Policy 2: *The City should require new residential developments within the City to connect to available water and sewer services*

*Policy 3: The City should encourage safe, sanitary, and attractive housing that enhances the general appearance of the neighborhood and the community.*

*Policy 5: The City should encourage a diversity of housing types (i.e., single-family, multi-family, etc.) and choices between ownership and rental units for all income groups in a variety of locations throughout the community.*

## **PROPOSED USES**

The project proponent is intending to build 4 buildings totaling 32 units of apartments. Each building will contain 8 townhomes with a mixture of 1, 2 and 3-bedroom units. Each unit will have a separate garage and adjoining tandem parking stall.

The proposed project will not have an excessive burden on existing infrastructure or public services. The majority of the required services and utilities are already extended to the project site and such uses were anticipated when the Alder Creek Subdivision was designed and constructed. Any required infrastructure improvements will be at the expense of the project proponent and will not have a detrimental economic impact on the community nor city.

The proposed residential uses will have minimal impacts on the environment. The townhomes and the residents that will occupy the same, will not compromise the general welfare of the public by increasing pollution, noise, or creating excessive other environmental concerns. The following will outline the existing and proposed infrastructure associate with this proposed project.

### **Trip Generation**

Trip generation rates for peak AM and PM hours are most commonly determined by using information derived from the *Institute of Transportation Engineers Trip Generation Manual (10<sup>th</sup> Edition)*. For the proposed 32 units of townhomes, Land Use Code 220 Multi-family (low-rise) was used to establish the anticipated number of peak trips.

- 7.32 Average Daily Trips (ADT)
  - $7.32 \times 32 = 234$  Trips per Day
- PM Peak Hour: 0.56 Trips
  - 63% entering / 37% exiting
  - 18 PM Peak Hour Trips
  - 11 Trips in / 7 Trips out
- AM Peak Hour: 0.46 Trips
  - 23% entering / 77% exiting
  - 15 AM Peak Hour Trips
  - 3 Trips in / 12 Trips out

## **Streets and Stormwater**

The project is surrounded on the North and East by existing streets: Kootenai Cutoff Road and Larkspur Street, respectively. Both of these streets are constructed to acceptable standards and will not require additional improvements, with the exception of stormwater swales and a sidewalk along the South side of Kootenai Cutoff Road. A 5' wide concrete sidewalk exists along the East side of the project site and will provide pedestrian access and connectivity to adjoining properties.

There is currently an existing approach and access point to the subject property on Kootenai Cutoff Road. This approach will allow traffic to enter the project and will be a one-way access. The project will utilize the existing approach and we propose to construct 2 additional approaches on Larkspur Street as shown on the enclosed Site Plan. The multiple accesses to the site will allow for the efficient movement and circulation of the additional traffic that will be created by the project. The location and installation of the approaches will be in accordance with City of Ponderay and Independent Highway District standards.

An internal drive aisle will be constructed to private street standards and will provide access to the townhomes as well as additional parking. Stormwater treatment will be provided by bio-infiltration swales and disposed of per the City of Ponderay standards and requirements. The western portion of the subject property will drain to the existing wetlands/drainage area along the western property line. The design and layout of the project is such as to maintain and enhance the existing drainage area and to preserve and protect these facilities for use of stormwater treatment and disposal. The eastern portion of the project will drain to the existing drainage system in Larkspur Street that was constructed as a part of the original Alder Creek Subdivision. This system was designed to accommodate the anticipate stormwater flows generated from this site.

## **Domestic and Irrigation Water**

Domestic and irrigation water for the project will be provided by the City of Sandpoint Water Department. They currently have the capacity and willingness to serve the proposed 32-units. Water distribution mains exist along both of the frontage streets and are immediately adjacent to the subject property. New master meters will be installed, and a private water services will be extended to each proposed building.

## **Sanitary Sewer**

Sanitary sewer services will be provided by the Kootenai-Ponderay Sewer District. There are existing gravity sewer mains located on the subject property that will be utilized. There are currently 2 sewer services that are extended into the subject property, and we are proposing 2 add 2 additional services that will tie-in to the existing gravity sewer mains. Each building will have its own sewer service installed in accordance with the Idaho Plumbing Code.

## **Dry Utilities**

All necessary dry utilities are currently installed in the adjacent streets including power, phone/cable, and natural gas. Services will be extended as required into the project site.

**APPENDIX A  
SITE PLAN**