

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.

Special use permit process allows a land owner alternate options for development within a zone, while setting safeguards in place to protect the property right of both the land owner and neighboring owners. This project proposes self imposed dedications and design criteria to limit the impacts of neighboring properties

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 proposed project will bring 3 new businesses to the city of Ponderay creating job opportunities for existing and future residents. Additionally, the business intends to see future growth which provides potential to bring new residents to the area. The site has been designed to take advantage of existing infrastructure. New development on existing vacant properties adds value which in turn creates long term wealth for the city.

3. School Facilities

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

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.

The proposed use is consistent with neighboring properties in the area, approval of the project will bring a new business and source of jobs to the community. The project as proposed makes use of the existing infrastructure but also provides multiple dedications that allow for not only improved drainage in the area,

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.

The proposed development does not result in the creation of new parcels but instead makes use of existing buildings.

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.

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.

Dedications are proposed as a part of this project. Areas ~~dedicated~~ dedicated to the public are available for use in future access projects as well as future utility extension projects.

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.

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.

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.

The site will be designed so as to minimize the impacts on neighboring housing, while provided new potential employees with in walking distance housing

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.

This project is designed to integrate job creation.

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.
