



**City of Ponderay**  
**March 11, 2021**

**Application Narrative – Amendment to Zoning Code**  
**Revised Code of the City of Ponderay**

Please consider the following amendments to the City’s Revised Code:

**PCC 9-5-3: Strike from the code Sections E.**

Q: Why the proposed amendment is necessary or desired.

A: The proposed change removes conditions on multi-family residential development that causes the designer or architect to limit interior community open spaces such as dining halls, game rooms, foyers, and even patios.

**PCC 9-5-3: Strike from the code Sections F.**

Q: Why the proposed amendment is necessary or desired.

A: The proposed change removes restrictions on multi-family residential development that encourages narrow fire lanes and discourages parking areas above the minimum requirements. It also discourages the on-site construction of sidewalks, pathways, patios and even playgrounds or other outdoor communal open spaces.

**PCC 8-4: Multiple changes are recommended.**

Q: Why the proposed amendment is necessary or desired.

A: The Code currently allows “*qualified, licensed Landscape Architects*” to submit stormwater management plans. The **Idaho Board of Licensure of Professional Engineers and Professional Land Surveyors** has determined that Stormwater design should only be under the direct supervision of a qualified and properly licensed Professional Civil Engineer.

The Code also limits Treatment options to Grassed Infiltration Areas (GIAs) which do not work well in the poorly-drained soils common in Ponderay. The current limitations prevent engineers from using Low Impact Development practices or other innovative design options. There are many other stormwater treatment and detention options engineers can use to meet the goals of the code. In addition, the Idaho Department of Environmental Quality will soon (July 1, 2021) complete the transfer of permitting authority of Idaho’s National Pollutant Discharge Elimination System Program. The BMP Manual proposed is intended to meet or exceed the goals of this program.

## **Comprehensive Plan Conformance**

### **1. Property Rights**

**Goal statement:** *All land use decisions made pursuant to this Comprehensive Plan shall protect the fundamental rights of all residents.*

The changes proposed above increase the flexibility of development, removing existing barriers to the creativity of design that directly affects the property rights of land owners in Ponderay.

### **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 changes proposed do not remove or modify other code restrictions that limit the density of multi-family residential development (maximum building lot coverage, parking, and green space requirements, for example).

### **3. School Facilities**

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

Not Applicable

### **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.*

Allows for additional flexibility in designing infrastructure for development, both private and municipal. The stormwater code changes proposed in particular will be necessary if the Regional Stormwater Management Goals are to be implemented.

### **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.*

Proposed changes will increase the options available to the planner and engineer when developing sites and systems around sensitive lands (wetlands and floodplains).

**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 Idaho BMP Manual was designed to meet this exact goal and should be implemented as the basis for stormwater management system design. This gives the engineer much more flexibility to choose a system that works best for each sites unique features.

**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.*

No change to public infrastructure requirements.

**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.*

Not Applicable

**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.*

Not Applicable

**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.*

Allows the ability to increase pedestrian areas and parking spaces in multi-family development. Also allows increased open and communal spaces within building designs for multi-family. Increases the flexibility for architectural design, landscape design, and fire access.

**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.*

Not Applicable

## **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.*

Modifies the “working document” to bring it more in line with neighboring community guidelines, current state standards and imminent environmental requirements.

### **The Effect on Property Within the City**

These changes will increase the flexibility of multi-family site design within the city of Ponderay. The proposed stormwater code changes will increase the flexibility of all stormwater system design within the city of Ponderay (both private and public), allowing the creativity of the engineer to tailor stormwater solutions to each site in a way that is best suited to that site.

Please consider the changes proposed. I would be happy to work with the city staff and other community contributors to refine the text as needed.

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Daniel W. Larson, PE - Principal  
7B Engineering

Date