



**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
January 20th, 2021**

CALL MEETING TO ORDER - THE PLEDGE OF ALLEGIANCE WAS RECITED.

Chairman Woller called the meeting to order at 5:30 p.m.

Planner Miller called the roll

Commission Members Present: Chairman Marc Woller, Steve Fox, Karen Engel, Arlana Dunkel

Staff: Planning Director Brubaker, Planner Miller

ABSENT: Commission Member Tate

CONSENT AGENDA: Nothing to approve.

PLANNING UPDATES:

1. General Updates:

Planner Brubaker noted that there were a few compliance issues, one on Oak Street regarding setbacks, issue has been forwarded to our City Attorney. He then spoke of the localized flooding that occurred.

ACTION ITEMS:

2. ZC20-020, McNearney Neighbor Zoning Map Update

Public Hearing Opened at 5:32 pm.

- Chairman Woller asked if there were any conflicts of interest. Commission Members Engel and Fox both made disclosures regarding Independent Highway District. Planner Miller stated this will be a Legislative style hearing and noted how the hearing will take place. She explained how they have come to this point, utilizing Workshops, exercises, and meetings with the public. They have come up with three Alternate Options and continued with all the proposed changes, then went over public comments and suggestions from the last Workshop.

Comments pertaining to the McGhee site:

- Being the Rural atmosphere
- Nature of the field
- They do not want to see the road paved or have increased traffic
- They wished not to see high residential across the street
- Concerns about wetlands and wildlife that occupy the field
- Concerns with drainage and flooding
- A request was made to leave a portion of this field Rural

Site specific comments:

- Independent Highway District (IHD) – Provided a potential site plan, concerned about part of their property being zoned as residential would render it unusable. It is critical with there operations, that it be full use.
- Hutton & Rickard – They would like to see theirs zoned fully residential, and they agree that IHD should be Industrial.
- Planning Commission Member comment – Based on the insightful public input, especially drainage and surface water concerns, and the standard practice of developable property being raised with fill, it is foreseeable that properties zoned for more immediate use or intense use will likely be raised with fill. He is reluctant to make a decision. He trusted the Commission and the City if a decision was made tonight, and while rezoning actions and comprehensive drainage design and infrastructure are not married, he thought that they are related and that developed properties are most vulnerable.
- Planner Miller shared her screen and went over Alternate Option Maps. Commission Member Fox commented, from the Dog Park on the west side, to the creek should be Industrial, and expressed concern about the additional traffic. There was discussion about Residential being among Industrial and current drainage issues.

Public Testimonies:

- Brett Engel – Expressed that more residential zoning was good but was concerned about the residential zoning in between Industrial zoning. He also stated that IHD will be coming and going all times of the night.
- Clifford Mort – Owner of Monogram Homes. Explained that he has worked in a lot of different jurisdictions. This change can be good for growth. Engineers can help with drainage issues. He stated that any of the Alternate Options would work for them.

- Casey Krivor – Mentioned the possibility of having an ordinance that transitioned between Residential and Industrial. He touched on the development of Woodland Drive. He thought any of the three options were good.
- Tim Closson – Commissioner for IHD – Voiced concerns for keeping their property zoned Industrial, and stormwater is a huge issue. Planner Miller displayed an example of their site plan.
- Cathy Ballard – Noted they are on the north side of Starr Lane, concerned about stormwater when development starts.
- Chelsea Redwood – Expressed she had the same comments as the rest of the public on McGhee Road.
- Christie Cosky – She liked Alternate Option 3 and stated if they decide on another Alternate Option to leave a strip of Rural zoned.
- Don Hutton – He likes any of the 3 proposals. Agreed that housing is what the demand is and mentioned that vegetation could be used as a buffer between Residential and Industrial properties.
- Drew Dittman – Echoed comments from Clifford Mort and Casey Krivor. Was okay with any of the Alternate Options.
- Jan Hansen – Stated she would be happy with Alternate Option 3 and asked Planner Miller to share a photo of drainage issues.
- Jeffrey Glab – Was concerned about taxes being impacted. He also mentioned that he had an informal meeting with Mayor Geiger about revenue generation, and how much of the revenue leaves the city.
- Teague Mullen – Real Estate Agent – Expressed concerns for the need of more housing. The demand does not meet the supply. Excited to be able to work with Ponderay and is in support of all 3 Alternate Options.
- Tim Rickard – He was in support of Residential and expressed ways to block sound between Residential and Industrial properties by using trees or fencing.

Commission Members Discussion/Deliberation:

- Commission Member Engel preferred Alternate Option 1 but would like to add the rural portion of Alternate Option 2, creating Alternate Option 4. Commission Member Woller preferred Alternate Option 1. Planner Miller shared her opinion why changing Rural zone to Residential would be more beneficial. Chairman Woller made a motion.

Motion to approve Alternate Option 1 and recommend to City Council.

Commission Member Woller. No Second. Motion Fails.

- Commission Member Engel made another motion.

Motion to Approve Alternate Option 4 (Alternate Option 1 with the modification to add the Rural zoning in Alternate Option 2) and Recommend to City Council.

Commission Member Engel/Dunkel. Roll Call Vote. Woller/Fox Not in Favor. Motion Fails.

- Discussion/deliberation commenced concerning Alternate Option 1 and Alternate Option 4. There were additional public comments pertaining to the utilities, and concerns updating Rural to Residential as it would give more options for development. After more consideration, Chairman Woller made a motion.

Motion to Approve Alternate Option 1 and Recommend to City Council.

Commission Member Woller/Fox. Roll Call Vote. All Voted in Favor. Motion Approved.

- Planner Miller mentioned Alternate Option 1 will move forward to the City Council for approval, and another public hearing will be held next month.

Public Hearing Closed at 7:13 p.m.

The Meeting was adjourned at 7:13 p.m.

Commission Member Engel/Dunkel

Planning and Zoning Chairperson

Su Warren, City Clerk-Treasurer