



****DRAFT****

**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
May 12th, 2021**

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

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

Planning Director Miller called the roll.

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

Staff: Planning Director Miller, Parks and Community Development Director Brubaker, Engineer Shaw, Attorney Marshall

ABSENT: Lawson Tate

CONSENT AGENDA:

1. Minutes, April 21, 2021

Motion to approve the Consent Agenda

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

PLANNING UPDATES:

1. Ponderay Community Clean-up Day, Sunday, May 16, 2021
2. McNearney Park Bike Rodeo, Saturday, May 22, 2021
3. Ponderay Neighbor Day, Saturday, September 18, 2021
4. Planning Department Updates – Staff restructuring, welcoming a new Planning and GIS Technician.

ACTION ITEMS:

1. **SP21-073 The Co-Op Gas and Supply Company, Site Plan Modification, Bulk Propane Storage**

Chairman Woller asked for any conflicts of interest or disclosures.

Opened the file at 5:34 pm.

Presentation by Planning Director Miller. The Co-Op Gas and Supply Company is requesting site plan modification approval in order to place two above ground 30,000-gallon commercial propane tanks on the site. In 2020 site plan approval was granted for this site (SP20-063 City Service Valcon) allowing for the placement of one 30,000 propane tank. Since that time, the property has changed hands and the original tank was never installed. The site will not be open to the general public. The tanks will be used by employees to fill their trucks for local delivery. The site is located in Section 10, Township 57 North, Range 2 West, Boise Meridian.

- **Site Data** – The subject property is a triangular shaped +/- 1.1-acre parcel, located between US Highway 95 and Fontaine Drive in Ponderay. The site contains an existing gravel looped driveway.
- **Access** – Access to the site will be provided from Fontaine Drive. The existing approaches will be modified to allow for the turn movements of the proposed truck traffic and to reduce the impervious surface on site.
- **Environmental Factors** – The site is relatively flat in the areas proposed for development with sloped areas along the north and west boundaries. It contains primarily native grasses and brush around the existing driveway. There is no presence of wetlands, no water bodies, and no mapped flood plain.
- **Services** – The subject property is located within the service boundaries of Sandpoint City Water and within the boundaries of the Lake Pend Oreille School District and Northside Fire District. The site does not propose connection to public services.
- **Stormwater** – Existing impervious, and stormwater plan not required per City Engineer.
- **PCC 9-4C-3 Uses Permitted** – Storage of products, materials, inventory, provides all such products, materials, inventory, and equipment are stored indoors or within the perimeter of a sight obscuring fence. Wholesale and retail sales of up to 20,000 square feet.
- **PCC 9-4C-2 (A) Open Space** - +/- 96% is proposed.
- **PCC 9-4C-2 (E) Green Space** – 72.7% is proposed.
- **PCC 9-8-3 (H) Site Plan Approval** – Shall be considered to be a concurrent signage plan, landscape plan, lighting plan, stormwater and erosion control plan or other required plan if submission is adequate to satisfy the above requirement. The listed plans have been submitted and reviewed. (Conditions B-4, B-5, B-6, and B-10)

- **PCC 9-4C-2 (G) Site Plan** – The proposed development is temporary in nature, there are no connecting sidewalks in this location. As a result, staff has not proposed a requirement for sidewalk construction. This may be address at the time of permanent development.
- **PCC 7-6-8 Sign Size** – The application indicates the only signage onsite will be a decal on the fuel tank. (Condition B-6)
- **PCC 9-5A-3 (C) Property Line Setbacks, Commercial and Industrial Zones** – Site complies with all setback requirements.
- **PCC 9-5 Article E, Parking Space Requirements** – The proposed tank is temporary in nature. No permanent structures are proposed. No parking spaces are required. There is sufficient space onsite to accommodate parking while loading and unloading the propane delivery trucks and during maintenance operations.
- **PCC 9-5B-2 Bulk Storage of Flammable Liquids, Gases and Explosive Materials for Resale** – The site is located approximately 700 feet from the nearest residential zone. Aboveground Storage (Condition B-9). Underground storage is not proposed.

Routed to Agencies for Review on April 22, 2021.

- **Avista Utilities** – Recommends approval.
- **City of Sandpoint (Water), Dan Tadic PE** – Stated Sandpoint takes no issue with the proposed development.
- **Kootenai-Ponderay Sewer District, Colleen Johnson** – Stated that the subject property is not within the district boundaries and as a result there are no hook-ups or capacities reserved. The district did verify the location of the main lines along Fontaine Drive and found that they do not extend to this location. The district has no requirements for this project.
- **Pat Park, CBO, James A. Sewell & Associates** – Stated that he had reviewed the proposed project and indicated that the proposed tank exceeds the setback and separation requirements implemented by the 2018 International Fire Code and recommended approval.

No public comment received at the time the report was completed. Staff recommends approval, subject to the recommended conditions.

Presentation by Applicant – Dan Larson, P.E., 7B Engineering, 414 Church Street, Sandpoint – Noted that there is a security fence around a storage area between the tanks with lighting, it is on the site plan and thought it should be mentioned. He also stated that the old tanks will be replaced with the latest technology using the same cradle and foundation.

Closed the file at 5:46 pm.

Motion to Approve this project FILE #SP21-073 authorizing installation of two 30,000-gallon propane storage tanks, finding that it is in accord with the applicable provisions of Ponderay City Code. I further move to adopt the conditions of approval, as listed in the staff report.

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

2. SP21-072 – Chad and Caressa Vouk, Site Plan, Drive Thru Coffee Stand and Food Truck Court

Chairman Woller asked for any conflicts of interest or disclosures.

Opened the file at 5:50 pm.

Presentation by Planning Director Miller. Chad and Caressa Vouk are requesting site plan approval to place an 8'x10' drive through coffee facility (Kessa's Coffee stand to be relocated from the Day's Inn site next to Les Schwab) with associated drive isles. The application proposes construction of a small food truck court with associated parking and provides for a future phase, which would replace the 8'x10' coffee facility with a larger 15'x25' facility located further to the south. The site is located along the east side of Bonner Mall Way in Section 11, Township 57 North, Range 2 West, Boise Meridian.

- **Site Data** – The subject +/- 0.966-acre (1.072 acre per Bonner County GIS) property is located on Bonner Mall Way, east of the Bonner Mall Cinema. The site is currently undeveloped.
- **Access** – Access to the site is provided by Bonner Mall Way, an existing hard surfaced local access road. While the Bonner Mall Way right-of-way (ROW) varies in width, research indicated the ROW is 35 ft in width in the location of the project. The road is developed with a +/- 25 ft hard surfaced travel way. (Condition A-5)
- **Environmental Factors** – The site is relatively flat containing native grasses and shrubbery. Clearing has occurred onsite, which removed the majority of the onsite trees to open the site for the proposed development. There is no presence of wetlands, no water bodies, and no mapped flood plain.
- **Services** – The project proposes service by Sandpoint Water and Kootenai-Ponderay Sewer District. The site is located within the Boundaries of the Lake Pend Oreille School District and Northside Fire District.
- **Stormwater** – A stormwater management plan, dated March 29, 2021, was submitted for review by Debra Van Dyk, P.E., Clearwater Engineering, along with a civil site plan. The submitted plan was reviewed for compliance by Ponderay City Engineer, Christine Baker, P.E. of HMM Engineering. (Condition A-5 and A-6)
- **PCC 9-4C-3 Uses Permitted** – The application proposes installation of a drive thru coffee stand and food truck court.
- **PCC 9-4C-2 (A) Open Space** – 97% is proposed.
- **PCC 9-4C-2 (E) Green Space** – 67% is proposed.
- **PCC 9-5A-4 (A) Maximum Height** – The provided concept floor plans and elevations indicate the structures will be single story. (Condition B-9)
- **PCC 9-8-3 (H) Site Plan Approval** – Listed plans have been submitted and reviewed. (Conditions B-4, B-5, B-6, and B-10)
- **PCC 9-4C-2 (G) Site Plan, Sidewalks/Bike Paths** – The project does not propose sidewalks at this time.
- **PCC 9-5A-3 (C) Property Line Setbacks, Commercial and Industrial zones** – Phase 1 complies with all required setback requirements and would continue to be compliant post dedication. Phase 2 proposes construction of the drive thru coffee stand with a front setback of 21.12' (38.62' from ROW center). Post dedication the Phase 2 structure would be located 16.12' from the edge of the ROW and 36.12' from the center of the ROW. Based on the location and orientation of the road, staff does not believe that the proposed setback reduction would impede visibility or cause a hazard. No adverse agency

comments were provided relating to the proposed setback reduction. Staff recommends approval of the reduction request to the front yard setback.

- **Parking Space Requirements** – Phase 1, one parking space is required. Phase 2, a total of 11 parking spaces are proposed and 1 loading zone within the 12-foot oversized vehicle travel lane.
- **Trash** – The application proposes a 4 ft tall trash enclosure along the east boundary of the internal travel way. (Condition B-2)

Routed to Agencies for review on April 22, 2021.

- **Independent Highway District, Commissioner Mel Bailey** – Noted that he believes the southbound 10 ft traffic lane that exits onto Bonner Mall Way at an angle causes visibility issues. He noted it should enter the street as close to a 90-degree angle as possible. The narrow right-of-way along the frontage does not allow sufficient space for snow storage and limits drainage along the road. He noted that the right-of-way needed to be increased to allow proper maintenance to occur. (Condition A-5)
- **Avista Utilities, Don Peterson** – Recommends approval.
- **Justin Shaw, PE, and Christine Baker PE, HMM Engineering, Ponderay City Engineer** – Mr. Shaw and Ms. Baker commented that based on the visit to the site and the AutoCAD drawing supplied by Clearwater Engineering, it is acceptable to refrain from placing a driveway culvert on the southern approaches. They noted that if ponding occurs post construction, they will require a culvert or other mitigation be installed at that time. They noted that the existing stormwater facilities are adequate and they like the idea of a shared facility for the site and roadway in this location. (Condition A-5 and A-6)
- **Kootenai-Ponderay Sewer District, Colleen Johnson** – She stated that the property is located within the boundaries of the district and there is a capacity associated with this property. The district has verified the location of the main line to which the property will need to connect. The owner and contractor will need to be in contact with the District to review construction plans for connections. She also noted that cleanouts will need to be traffic rated protective boxes. After all requirements of the District have been met, they will provide service. (Condition A-4)
- **City of Sandpoint Water, Dan Tadic, P.E., City Engineer** – He stated that the site is located within the water service boundaries. He noted that a public water main is located within the Bonner Mall parking lot, across Bonner Mall Way the subject property. He stated that the City has both the willingness and capacity to service the subject property, details still need to be worked out. He said that there is conflicting information as to whether the 2" water lateral shown on the plans exist. Attempts to field locate have been unsuccessful. Other documents indicate there may be a 10" main with a 1" line extending to the subject property, which at this time has also not been validated. It is recommended that the property owners coordinate with the City to pothole the location indicated on the plans and confirm what exists. Mr. Tadic also noted that each structure will need its own water service line from the main. (Condition A-3)
- **Pat Park, CBO, James A. Sewell & Associates** – He noted that he has reviewed the proposed site plan application. He found that it allows for a fire hose of 150' in length to reach all portions of the structure along an approved route. He recommends approval.

Staff recommends approval subject to the recommended conditions.

Question by Chairman Woller regarding the culvert on the north end, and snow storage.

Presentation by Applicant – Debbi Van Dyk, Clearwater Engineering, PO Box 251 Sandpoint – She noted that they have been working on the water, trying to find the line, and are waiting on a contractor. Their main focus is the coffee stand. She also relayed information regarding the shared stormwater with the City.

- **Chad Vouk, 106 Humbird St. Kootenai** – Asked the Planning Commission to move the coffee stand to the new location and setup prior to utilities being installed, as they are waiting on a contractor. Staff noted that it was a possibility with a temporary Certificate of Occupancy.
- **Caressa Vouk, 106 Humbird St. Kootenai** – She noted that their primary need is to get the coffee stand moved to the new location, as well as their clientele. The new location will provide a much safer traffic flow. She voiced concerns about having things taken away a little at a time. Would like the project to move forward. They are hoping to make part of their landscaping as part of a park.

Closed the file at 6:25 pm.

Discussion/Deliberation among Commission Members. Commission Member Engel provided a new proposal.

Motion to Approve this project FILE #SP21-072 requesting site plan approval, in order to construct a drive thru coffee stand and food court, finding that it is in accord with the applicable provisions of Ponderay City Code. I further move to adopt the conditions of approval, as listed, and amended in the staff report and without the setback reduction. I further move to remove condition A-7 requiring a fee in lieu of sidewalk and replace with A-8 to add condition that we will allow a stipulation for a temporary Certificate of Occupancy as long as they comply with Panhandle Health Districts regulations for stand alone, off-grid water and sewer for a period not to exceed six months which is our standard temporary certificate of occupancy.

Commission Member Engel/Fox. Roll Call Vote. Commission Members Engel, Fox, and Dunkel Voted Yes. Chairman Woller Voted No. Motion Approved.

3. SP21-071 – Haymond Brothers Construction, 95 Express, LLC, Site Plan, Car Wash (continued to address remand from April 21, 2021)

Chairman Woller asked if there were any conflicts of interests or disclosures. Planning Director Miller disclosed that there were a couple of emails sent by an opponent to the project that went out to all members of the Planning Commission, it was the intent of the emails to reach everyone, there were some incorrect email addresses; staff then directed the Planning Commission not to reply to those emails. She also received an email this afternoon from our absent Planning Commission Member, that did go out to the entire Planning Commission no responses were made by Planning Commission members, only by staff directing them not to respond to the group email and that it would be discussed on the record and will be reading that in as public comment.

Opened the File at 6:33 pm.

Presentation by Planning Director Miller. 95 Express, LLC is requesting site plan approval to construct a +/-5,280 sq ft, drive thru express car wash with associated vacuum facilities. The property is located on the east side of US Highway 95, between Pape Machinery and The Farmhouse BBQ Restaurant, in Section 2, Township 57 North, Range 2 West, Boise Meridian. This file was remanded to the applicant on April 21, 2021, to address specific concerns relating to the following: Stormwater, Parking, and Noise. The applicant chose to redesign to best address the concerns raised. She also noted that Planning Commission Member Tate who was at the initial meeting is absent for today's meeting and Planning Commission Member Dunkel who was absent at the last meeting, was provided recorded audio and is up to date with the project.

- **Redesign Changes**
 - **Access is solely from US Highway 95**
 - **There is an escape or emergency lane**
 - **Reduction of vacuums to 14**
 - **Increase employee parking to 7 and one additional handicapped accessible van space**
 - **Outdoor pump facilities have been relocated indoors to eliminate or abate noise**
 - **Blower end of tunnel is now facing Highway 95**
 - **Landscape buffer will be arborvitae trees, planted in a zigzag pattern, 4 feet on center**
- **PCC 9-4C-3 Uses Permitted** – Personal and financial services, incidental repair and maintenance services and servicing. The car wash has been classified as a vehicle maintenance services. Permitted use, triggering only a site plan review. Does not require a public hearing. Staff has reviewed this use classification with our legal counsel and maintain that this is the appropriate category for the use at hand.
- **Access** – Access to the site is now proposed solely from US Highway 95. There is an existing approach installed by ITD during HWY construction. New encroachment permit filed for specific use. ITD Email dated May 6, 2021, indicated the permit will be approved upon purchase of the site. They will need to field verify the culvert and drainage and the appropriate signage and striping with need to be installed for right in/right out use.
- **Stormwater** – Redesigned to direct all water away from the shared facility. Still includes a fee in lieu. New fee is \$4,660.00.
- **PCC 9-4C-2 (A) Open Space** – 87% is proposed.
- **PCC 9-4C-2 (E) Green Space** – 14.9% is proposed.
- **PCC 9-5A-4 (A) Maximum Height** – The provided concept floor plans and elevations indicate the structures will be single story. (Condition B-9)
- **PCC 9-8-3 (H) Site Plan Approval** – The listed plans have been submitted and reviewed. (Conditions B-4, B-5, B-6, and B-10)
- **PCC 9-4C-2 (C) Parking Space Requirements** – Of the proposed square footage 4,157.25 of the facility was determined to be industrial in nature (wash tunnel) and was therefore calculated as follows: $4157.25/1000 = 4.16$ spaces required. The remaining 775.41 square foot of the structure (Office, restrooms, and operations room) $775.41/200 = 3.78$ spaces required. Total required spaces = 7.94. The following parking spaces are provided on-site – 14 vacuum parking spaces, 7 employee parking spaces, 1 van accessible space. Total onsite parking spaces provided – 22 and stacking for 26 cars is provided for those waiting to wash.
- **PCC 9-1-2 Definitions – Parking Lot:** An off-street parking area, located totally outside of any road right of way, for motor vehicles and complying with the dimensions designated herein for parallel angular and perpendicular parking which shall have access to a public street or alley or private driveway. In determining gross area required for an off-street parking lot requiring a specific number of parking spaces, including driveways and aisles, two hundred (200) square feet per space shall be used.
 - Parallel parking provided are 23' in length and scale at a width of 10' (230 sq ft per stall).
 - 90-degree vacuum parking spaces are 12'x23' (276 sq ft per stall)
 - The proposed drive isle is 34.74' in width between the parking spaces.
- **PCC 9-5C-5 Trash** – The site proposes a trash enclosure along the south boundary of the site to the west of the approach. (Condition B-2); Now located in the northeast corner of the site.
- **PCC 9-5-4 Performance Standards** – (Condition B-3) Redesign includes reorienting the tunnel so the dryers face Highway 95. Moved the vacuum pump into the structure. Arborvitae placed 4-feet apart on a zig-zag pattern for a visual and sound barrier to the east.

Re-Routed to Agencies for review on April 27, 2021.

- **Pat Park, CBO, James A. Sewell & Associates** – Stated that he had reviewed the revised site plan and dated 04/29/21 for the proposed car was and recommended approval.
- **Avista Utilities, Don Peterson** – Recommends approval.
- **Ponderay Police Dept, Chief Cornelius** – Stated that he thinks this is a much-needed service for the community and he had no further comment.
- **Idaho Transportation Department, Stacy Simkins** – Email dated 04/28/21, stated that the applicant would need to submit an encroachment permit and that ITD would need to review the easement for the shared approach along with documentation regarding why the applicant was not using the shared approach. Email dated 05/06/21, stated that ITD will approve a 40-wide, right in, right out approach from US95 for the subject parcel as depicted on the site plan as well as the ITD plan sheets. She indicated that she could not finalize the permit until 95 Express, LLC took ownership of the parcel and provided a copy of the recorded Warranty Deed. She further noted that they will need to field verify the culvert and drainage and that the applicant will need to properly stripe and provide signage for the right in, right out approach. (Condition A-5)
- **Independent Highway District, Commissioner Mel Bailey** – Mr. Bailey noted that the 95 approach is a potential problem. He asked if the facility had a wastewater treatment facility as a car wash produces a great deal of water and chemicals that can be problematic for a sewer system.

- **Staff Note:** Wastewater is reviewed and regulated by the Kootenai-Ponderay Sewer District for this site. The US 95 approach is regulated by the Idaho Transportation Dept.
- **Justin Shaw, PE, HMH Engineering, Ponderay City Engineer** – has reviewed the submitted revisions. On 04/29/21 he provided a revised review memo which noted that the plans were compliant with Ponderay City Code, and he had no additional comments. Mr. Shaw provided a calculated total of \$4,660 for the fee in lieu of detention based on the revised civil plans. (Condition A-8)
- **City of Sandpoint, Dan Tadic, PE, City Engineer** – Noted that the City of Sandpoint owns an 8” existing water main on the adjacent property near the northeast corner of the site. The plans indicate tapping this existing main with a 2” service connection to service the site. The City has the capacity and ability to serve the project. He noted that there appears to be a fence planned on top of the proposed service line and the site plan may need to be adjusted to ensure the water line is not damaged during construction. Upon payment of fees and completion of infrastructure they will provide service.
 - **Staff Note:** Staff advised Mr. Tadic that the depicted fence is existing and is located on the Pape site.
- **Kootenai-Ponderay Sewer District, Laura Dallas** – Stated that Tanner Weisgram, KPSD Operations Manager had reviewed the revised plan and has no objections.

Public Comment

- **GVD Commercial, Jerry Dicker, (signed by Jeff Bornholdt on behalf of Mr. Dicker), letter dated April 28, 2021**
- **GVD Commercial, Jerry Dicker, email dated May 3, 2021**
- **GVD Commercial, Jerry Dicker, email dated May 7, 2021**
 - **Staff Note:** Staff noted that the Planning Commission received copies of those emails in their packets. Some comments raised in the initial letter were a repeat of the comments that were verbally mentioned in the initial hearing and later emails contain requests asking that the project be removed from the Planning & Zoning Agenda, and to allow for them to work directly with the applicant’s representative in order to come up with an amicable solution. The City asked our legal counsel to weigh in and found it was inadvisable to remove a file from an Agenda unless it was a direct request from the Applicant.

Staff Recommendation

- Staff found that the project is compliant with all applicable provisions of Ponderay City Code and approval subject to the recommended conditions.

Presentation by the Applicant

- **Mark Haymond, 123 Krystal Loop, Sagle ID** – Mr. Haymond started with introductions, and then proceeded with why this express car wash is much needed in the community. He passed out conceptual elevation plans and noted highlights and the different technologies of the car wash. He also noted that Pape Machinery has been very supportive in helping them define an easement to access utilities. They have had an overwhelming positive response from the community, until the last meeting. This prompted them to go back and redesign. They would like to have minimal to no impact to their neighbors. They had sent a letter dated April 30, 2021, to their neighbor in opposition highlighting his concerns and they also wanted to make sure they had an opportunity to review the project and asked their input. To this date they had not received any requests from their engineering, legal team, GVD, or Jerry Dicker. They feel that all issues and concerns have been addressed with the revised plan.
- **Dan Larson, 7B Engineering, 414 Church St. Sandpoint, ID** – Mr. Larson showed a power point presentation. He reviewed the traffic patterns and access, and storm water management plans which included treatment, peak discharge, and the fee in lieu.
- **Mark Haymond, 123 Krystal Loop, Sagle, ID** – Stated that another concern was noise, which has also been addressed. The next concern was parking and then overflowing into the neighboring property for additional maintenance, this has been corrected. Lastly chemicals or smells, they had reached out to their suppliers, and they had received letters back stating there are no noxious emissions or odors, no smells, they are biodegradable and non-toxic, and they will be stored inside the building.

Planning Commission Comment by Email

- **Commission Member Tate (emailed letter)** – Planning Director Miller read the email. It stated he was asking if there any code excerpts that clearly backed up treating the car wash as a conventional application verses the special use permit. He indicated that it was potentially gray and the use could generate a whole heck of a lot of traffic if its remotely close to the version of Highway 95 and Appleway in Coeur d’Alene and considering the project growth and intensity of Ponderay commercial and when Canada reopens and we start getting back to normal for commerce it is reasonable to forecast such a business will be booming if the application type scenario isn’t clearly cut and dry he recommended the potential of being conservative and more processed as analytically driven.
 - **Staff Note:** It was stated that no one in that email group respond and Planning Director Miller responded to Mr. Tate as staff directly, to legal counsel, and Mr. Brubaker, just providing the same information that was provided in the presentation. That this has been reviewed and the site plan is the appropriate process and that if the Planning Commission or City Council believes that this should be a special use permit, then the use categories would need to be modified. The application is entitled to the rules in place at the time it was proposed.

Public Testimony

- **Andrew Fingel, 156 Ponder Point Dr. Sandpoint, ID (in favor)** – Mr. Fingel is the current owner of the property. He felt the car wash was a great idea, and he liked that the Haymond’s are locals.
- **Jerry Dicker, 1106 W 9th, Spokane, WA (opposed)** – Mr. Dicker felt that the applicants had done a good job addressing their concerns. He still felt that the project should be a special use permit, and quoted Ponderay City Code. He relayed one of his emails that was sent to the Planning Commission. He stated he needed a final site plan and a meeting with the applicant’s engineers, his traffic engineers, his other engineers, to see if it was accurate. He then voiced concerns regarding parking, stormwater, and smells. He also stated it was unfair to approve this project.

- **Shon Walsh, India via Zoom (in favor)** – Mr. Walsh noted that the Haymond's were his in-laws, and they have done extensive research by reaching out to other car wash facility owners and their engineers in surrounding states. He is excited to see this project move forward.

Planner Brubaker clarified our Use classifications due to a comment that was made by Mr. Dicker.

Rebuttal by Applicant

- **Mike Hammond, 123 Krystal Loop, Sagle, ID** – Stated Mr. Dicker did reach out multiple times but did not bring anything forward to consider with the redesign. He also noted that Mr. Dicker seem anxious to delay the project. Mr. Hammond felt this was a great project and that it will provide a positive impact.

Closed the file at 7:36 pm.

No additional comments or questions by the Planning Commission.

Motion to Approve this project FILE #SP21-071 requesting site plan approval in order to construct an express carwash facility and associated amenities, finding that it is in accord with the applicable provisions of Ponderay City Code. I further move to adopt the conditions of approval, as listed in the staff report.

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

WORKSHOP: None

The Meeting was adjourned at 7:37 p.m.

Commission Member Engel/Fox

Planning and Zoning Chairperson

Su Warren, City Clerk-Treasurer