

Ponderay - City Planning

Special Use Permit Application

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**PLANNING OFFICE
 CITY OF PONDERAY**

Site/Project Information

Brief Project Description: The project will consist of three (3) apartment buildings on three contiguous located on Triangle Drive in Ponderay, Idaho, as further described below. The total project will include 84 residential units in a mix of 1-bedroom, 2-bedroom and 3-bedroom units. All buildings will be 3-stories in height.

Project Representative: Sean M. Barnes
 Eastmark Capital Group

E-mail: sean@eastmarkcapitalgroup.com

Phone #'s: (206) 856-2049


Location: Triangle Drive, Ponderay, Idaho

Legal Description: S.11, T.57N, R.2W, Boise Meridian, City of Ponderay, Bonner Co., ID
 Schweitzer Plaza, Block 1, Lots 8, 9, and 10

Applicant/Owner Information

Name: Sean M. Barnes
 Eastmark Capital Group

Legal Owner: James Fenton Company, Inc. a
 California Corporation

Signature: 

Mailing Address: 2212 Queen Anne Ave N, #339
 Seattle, Washington 98109

E-Mail: sean@eastmarkcapitalgroup.com

Phone #'s: (206) 856-2049

Ponderay Planning Department

File Number: UP22-083

Fees: \$ 700- Application
 \$ 1306.80- Stormwater

Zoning: Commercial

Received By: JRA **Date:** 1/26/22

Comments:
 RPP0760010080A, 0090A4 0100A

Ponderay City Planning – Special Use Permit Application

WRITTEN STATEMENT FOR SPECIAL USE PERMIT

Property Owner: James Fenton Company, Inc. a California Corporation

Property Location: Triangle Drive, Ponderay, Idaho

Zoning: Commercial Zone, City of Ponderay

Legal Description: 11-57N-2W; City of Ponderay, Bonner County, Idaho
Schweitzer Plaza Block 1, Lots 8, 9, and 10

Parcel Numbers: RPP07660010080A; RPP07660010090A; and
RPP07660010100A

Applicant: Sean M. Barnes
Eastmark Capital Group
Email: sean@eastmarkcapitalgroup.com
Phone: 206.856.2049

INTRODUCTION: Pursuant to the requirements outlined by the City of Ponderay Planning and Zoning Commission. The following shall serve as the basis for an application and written statement for approval of a Special Use Permit for the above referenced Project as further defined by the Location above.

The project consists of the new development of 84 residential apartments consisting of 1-, 2-, and 3-bedroom units in three buildings. The buildings as indicated on the attached site plan surround a common courtyard which encompasses approximately 24% of the overall 3-acre site area.

The developer has envisioned the project to provide essential quality housing to the greater Ponderay community, fulfilling the housing void that has hampered many employers from filling open positions and forcing workers to live far away from their jobs.

Partnering with Eastmark Capital Group on this project is Schweitzer, all of the units covered by this Special Use Permit will be occupied by Schweitzer annual and seasonal employees. As a cornerstone of recreational visits to the City of Ponderay, its critical for Schweitzer to provide safe, stable, and affordable housing to its employees thereby securing the long-term viability of the Schweitzer business model.

Given the connection to nature and the outdoors the development team shares, we've designed this project with generous outdoor spaces, significant private storage for each unit, above code required parking and intend to work SPOT to provide future service to the Ponderay Plaza Apartment community.

Thank you in advance for your consideration of this Special Use Permit, the entire development team feels this project will add significant value to the City of Ponderay in terms of growth in full-time residents, increased tax basis, utilization of city parks and services, and community building; all of which are essential components of successfully growing a city like Ponderay.

A. In Writing: An application for a variance or a special use permit shall be made, in writing, to the planning and zoning commission. –

APPLICANT RESPONSE: *Written statement to follow.*

B. Required Information: Any application for a variance or a special use permit must include the following. Incomplete applications shall not be accepted. Ten (10) copies of all documentary evidence, including maps, plans and the application itself, must be submitted with any application.

APPLICANT RESPONSE: *Applicant has included 3 copies of all documentary evidence as instructed by Kayleigh Miller, Planning Director of the City of Ponderay at an in-person meeting on Friday, January 14th, 2022.*

1. A written narrative statement addressing the following:

a. How the proposed use will, in fact, constitute a variance or a special use.

APPLICANT RESPONSE: *The proposed Project will be built as multi-family housing and is in a Commercial Zone in the City of Ponderay. Pursuant to 9-4C-4: Special Uses, of the City of Ponderay Code, "Multiple-family dwellings having six or more total residential units per parcel of land" is permitted only with an approved Special Use Permit. The Project consists of 84 units in 3 buildings with a minimum of 24 units per building exceeding the minimum of 6 units and therefore constituting a special use.*

b. Why the proposed variance or special use is necessary or desired.

APPLICANT RESPONSE: *As indicated in 1.a. above, a special use is necessary due to the limitations of 9-4C-4 of the City of Ponderay Code. In addition to this special use, the applicant is requesting a variance for the maximum allowable height limit. The existing height limit effectively restricts one from building higher than 2 stories, the Project is envisioned as 3 story buildings, as such the applicant requires a variance for the maximum height to achieve 3 story buildings. The applicant understands the biggest limitation to building 3 story building is the need for ladders to be used by the fire department and the applicant will agree to provide all necessary ladders as required by the fire department.*

c. Whether the proposed variance or special use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the comprehensive plan and/or this title.

APPLICANT RESPONSE: *The City of Ponderay has a well-documented lack of quality housing options. Most of the land in Ponderay is zoned commercial or industrial and the need for workforce housing to support local businesses provides the backbone to the community's economy. The proposed project is in a Commercial zone primarily consisting of retail and light industrial businesses. The proposed layout of buildings, parking areas, landscaping and lighting are harmonious with existing development and will provide no detrimental impact on the Comprehensive Plan. The Plan's policy recommendations will be met with selected examples, as follows:*

- Policies for Economic Development include “encouragement of efforts to develop and maintain quality neighborhoods and housing that are recognized as basic infrastructure and requirements of economic development”.

APPLICANT RESPONSE: *The proposed project satisfies this policy by providing a quality residential community in close proximity to businesses increasing the vibrancy of the area.*

- Land Use policies identify priority for development of existing vacant land within the City over outlying areas.

APPLICANT RESPONSE: *The proposed project satisfies this policy as it is in a centralized area, the land is undeveloped and will satisfy this policy by maximizing the usefulness of this undeveloped land.*

- Natural Resources policies encourage protection and utilization of native vegetation.

APPLICANT RESPONSE: *The proposed project satisfies this policy as we will be maintaining many existing trees, approximately 24% of the overall site area will remain open space and landscaping will include native plantings suitable to the area. The open/green space referenced above, exceeds open space city requirements.*

- Public Service and Utility policies identify the need for transportation systems to be maintained and improved.

APPLICANT RESPONSE: *The proposed project will have no impact on transportation systems but by virtue of providing additional tax base via real estate taxes and consumer taxes. This policy is satisfied by the proposed project.*

- d. Whether the proposed variance or special use will be designed, constructed, operated, and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

APPLICANT RESPONSE: *The proposed project will provide modern, attractive, and well-constructed multi-family structures designed to meet current Building and Energy Codes. The complex will have full-time management staff, generous parklike open spaces, and routine maintenance for the buildings and grounds throughout the year. The proposed uses will not be detrimental to the character of the area and will maintain many of the trees. Refer to Exhibit A for Architectural Site Plan, Exhibit B for Concept Landscape Plan, Exhibits E1 – E4 for Building Plans, and Exhibits F1 – F3 for Exterior Elevations of the proposed buildings.*

- e. The effect of the proposed variance or special use on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.

APPLICANT RESPONSE: *The development of the residential use within the Commercial zone will not create a hazardous or disturbing effect to existing neighbors. Some of the closest neighboring businesses may benefit from the increased residential population. Retail and Storage facilities are the closest existing businesses to the north and east, Walmart is nearby to the northwest, and a brewery is located to the south/southwest. Other industrial*

businesses located close by should remain unaffected by this project.

- f. The identity of the owner or purchaser of the lot which is subject to the proposed variance or special use.

APPLICANT RESPONSE: *The purchaser of the lots subject to this Special Use Permit is Eastmark Capital Group.*

- g. Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the proposed variance or special use shall be able to provide adequately any such service or utility.

APPLICANT RESPONSE: *The east frontage of the multi-family project will be along the existing Triangle Drive. The west frontage of the project will occur along a to be built during Phase 2 of the project extension of Bonner Mall Way. This street extension will be constructed to the City's standards during the 2nd Phase of the Project. All drainage for the subject site will be designed to remain and dissipate on site. Water and sewer are available nearby and will be extended to service this site and its proposed buildings. Refer to Exhibits C & D for Stormwater/ Grading Plan and Utility Plan.*

- h. Whether the proposed variance or special use will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.

APPLICANT RESPONSE: *The proposed use will be constructed using private funds and will not be dependent upon any public services or utilities other than those paid for by the users. It is believed that this use will be beneficial to the economic welfare of the community by providing needed housing, increasing density in the neighborhood, and utilizing the previously paid for public infrastructure. The addition of users and tax dollars help validate the City's infrastructure investments while impact fees and ongoing taxes help fund future improvements.*

- i. Whether the proposed variance or special use will lead to uses, activities, processes, materials, equipment, and conditions of operation detrimental to any persons, property, or the general welfare by reason of traffic, noise, smoke, fumes, glare, or odor.

APPLICANT RESPONSE: *As a residential complex, there will be no extraordinary detrimental conditions presented. Traffic for the complex will be limited to parking lots located between the buildings and roadways. Multiple points of access to parking lots will provide ample ingress and egress of traffic to and from the site. Additionally, the site is well located for residents to utilize mass transit, pedestrian walkways, and bike paths. The area intended for playground and outdoor activities for residents will be located between buildings, which are oriented in a "horseshoe" pattern, providing a buffer to existing business from any minimal noise or activity held there. The project will have no industrial or other use that will create excessive noise, fumes, smoke, glare, odor, or traffic.*

- j. Whether the property under the proposed variance or special use will have vehicular

approaches which shall be so designed as not to create an interference with traffic on surrounding public roads.

APPLICANT RESPONSE: *Traffic accessing or leaving the subject property will have multiple approaches to and from the adjacent roadways. With these multiple points of access, interference with traffic is expected to be minimal.*

- k. Whether the proposed variance or special use will result in the destruction, loss or damage of the natural, scenic or historic features of major importance.

APPLICANT RESPONSE: *The site design and location of the proposed project will not result in the destruction, loss, or damage to natural, scenic, or historic features of major importance. The site is very flat with little topography with no natural, scenic, or historic features of major importance.*

- l. A description of the previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.

APPLICANT RESPONSE: *This project site is vacant raw land that has no history of development and is currently covered with natural vegetation. The intended use will be multi-family residential containing 84 living units. Parking for these units is designed to exceed the City's minimum parking count for off-street parking and will have vehicular circulation around the fronts of the three residential buildings with green space, playgrounds, and pedestrian walkways on the rear faces of the buildings. The site will be occupied 24 hours per day.*

2. The name, address and telephone number of applicant.

Eastmark Capital Group
Sean M. Barnes, Owner
2212 Queen Ave. N., #339
Seattle, WA 98109
Phone: (206) 856-2049
Email: sean@eastmarkcapitalgroup.com

3. The legal description of property.

Sec. 11, T,57N, R.2W, Boise Meridian, City of Ponderay, Bonner County, Idaho
Schweitzer Plaza, Block 1, Lots 8, 9, and 10

4. A copy of the recorded deed showing proof of ownership.

See EXHIBIT A.

5. The signature of the legal title holder, if different from the applicant, signifying approval of the application.

See EXHIBIT B.

6. The names and addresses of all adjoining property owners, provided on a separate sheet of paper.

Not applicable. Pursuant to email correspondence between the Applicant and Kayleigh Miller, Planning Director, on January 24, 2022, Ms. Miller indicates that the mailing addresses for property owners is no longer publicly available, and this data will be provided by the City at a later date.

7. A vicinity map at the scale of one hundred feet to the inch (1" = 100') showing the current zone classifications and existing land use of adjoining property.

See EXHIBIT C.

8. Ten (10) copies of the following plans (suggested scale: 1" = 20'):

- a. Site plans showing the location and dimensions of all building setbacks, road frontage, curb cuts, circulation patterns, loading service areas, parking, sidewalks, landscaped areas, signs, lighting, easements, utilities, and drainage patterns and listing the total open space area, impervious surfaces, lot size and total building floor area.

See EXHIBIT D (Architectural Plans) and EXHIBIT H (Stormwater Management Plan).

- b. Floor plans, elevations: front, side and rear, and property lines and roofline dimensions.

See EXHIBIT E (Floor Plans), EXHIBIT F (Exterior Elevations) and Exhibit G (Concept Views).

9. The planning and zoning commission may require a land capability report prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. The report will identify the capability of the land to withstand disturbance without the risk of substantial harmful consequences of floods, sewage, drainage, erosion, sedimentation or geological or surface slippage, considering the variance or special use requested.

APPLICANT RESPONSE: Understood. Based upon the Geotechnical Report prepared by Allwest Engineering it is our understanding the soil conditions of the site are very similar to other recently developed projects in both Ponderay and Sandpoint.

10. Prior to granting a variance or special use, the planning and zoning commission may require a professional study of the social, economic, fiscal and environmental effects of the proposed variance or special use. (Ord. 6-2e, 2000; Ord. 6-2f, 2002; Ord. 6-29, 2003)

APPLICANT RESPONSE: Understood. We suspect any such report will illustrate the social, economic and fiscal benefits of the proposed project and as such will result in a recommendation to grant the requested Special Use.

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 notapplicable.

APPLICANT RESPONSE: *The Applicants response to each of the Comprehensive Plan components and goals addressed in this Comprehensive Plan Worksheet are below.*

1. Property Rights

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

APPLICANT RESPONSE: *The additional housing proposed within this Commercial zone will help to vitalize the surrounding commercial properties by locating residents within proximity. The ability to live within walking distance of some basic service needs is an important benefit to any housing community thereby providing access to essential needs and enhancing the livability of the neighborhood.*

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.

APPLICANT RESPONSE: *With the completion of this project, the City of Ponderay will benefit from the ability of the workforce that is the backbone of the economy having quality housing within proximity to their employment. Living within the city will benefit economic growth, support twenty-four-hour services, and enhance the quality of life of both the residents and city as a whole. This project will be an attractive and well-maintained property, which will add to community aesthetic, provide community building opportunities, and support the growth of the City of Ponderay population growth.*

3. School Facilities

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

APPLICANT RESPONSE: *The added population in this proposed multifamily project will likely have some school age children. Cooperation and engagement of this population with the School District plus added tax dollars from new residents will ultimately contribute to the district's well-being.*

4. Economic Development

Goal statements: To maintain and promote a healthy social and economic condition and development for City residents.

APPLICANT RESPONSE: *This proposed residential development will create much-needed housing to benefit the social and economic well-being of the community.*

Goal statement: To promote the development and improvement of City infrastructure.

APPLICANT RESPONSE: *The proposed project will promote development and improvement of existing City infrastructure through the use of such infrastructure, payment of property taxes and payment of impact fees to the City. Additionally, the proposed project is Phase 1 of a larger project that will include an additional 110-120 units in Phase 2. With the completion of Phase 2, the development will include extension of Bonner Mall Way from the Wal-Mart owned Starr Lane on the east end of the Wal-Mart land to Schweitzer Plaza Drive. This new roadway extension will be constructed to City standards, which will the City overall through more efficient traffic circulation as well as provide benefit to adjacent properties and potential future developments.*

5. Land Use

Goal statement: Urban development should achieve wise use of Ponderay land resources.

APPLICANT RESPONSE: *An attractive and useful community neighborhood will be developed on existing vacant, unimproved land which is surrounded by infrastructure and businesses. The development of the project will create higher density residential in a location within walking distance of retail amenities, proximity to bike trails and a short walk to the future Ponderay City lakefront park.*

Goal statement: Goal Statement: Manage new growth and development to create a compact, distinct, and identifiable City.

APPLICANT RESPONSE: *The proposed 3-story structures will provide a compact residential community, with attractive design and generous open/green spaces.*

Goal statement: Restrict development on and around sensitive lands and significant natural features, including wetlands and floodplains.

APPLICANT RESPONSE: *Not applicable, the subject Property is not adjacent to sensitive lands, natural features, wetlands, or floodplains.*

6. Natural Resources and Hazardous Areas

Goal statements: While conserving the environmental quality, the utilization of natural resources of Ponderay may be allowed.

APPLICANT RESPONSE: *Not applicable.*

To manage the area's natural resources through the development of policies that respect the area's important natural resources.

APPLICANT RESPONSE: *Not applicable.*

To protect the public safety, health and welfare from hazardous areas and conditions.

APPLICANT RESPONSE: *Not applicable.*

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.

APPLICANT RESPONSE: *The framework for Public Services may not be a part of this project, but the orderly and efficient use of the land should contribute to the safety and welfare of its residents and promote future planning for such services. Roads will be improved and extended for future use and utilities, such as water and sewer lines, will be installed to benefit neighboring properties by looping the system for added water pressure.*

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.

APPLICANT RESPONSE: *The proposed project fronts on the existing street system, specifically Triangle Drive. Street front improvements will be made where required by the City. As mentioned above, the land to the west of the proposed project is Phase 2 of the overall master plan, Phase 2 will include the extension of Bonner Mall Way from Schweitzer Plaza Drive to Starr Lane. The extension of Bonner Mall Way will benefit the city with improved vehicular circulation patterns and for future development of the area.*

9. Parks and Recreation

Goal statements: To provide and maintain recreational areas and facilities for citizens of Ponderay, Idaho.

APPLICANT RESPONSE: *Walking/biking paths along roads will be improved, where necessary on existing road and added for new roads constructed. In addition, green areas and walkways will be provided on site, including approximately 25% of the site area of the proposed project being designed as open/green space.*

Goal statement: To promote public recreation opportunities that respond to the needs of the community.

APPLICANT RESPONSE: *A playground and on-site walking paths are included with this complex. Bike and recreation activity toys storage will be provided and dedicated to each unit. Further promotion of existing recreational facilities is not envisioned, although this project will not hamper such promotion.*

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.

APPLICANT RESPONSE: *Housing is the goal of this project. This apartment complex will be an excellent example of housing for use by many different socio-economic backgrounds.*

Although not intended as a low-income alternative, various sizes of units will be available and barrier-free/ accessible units constructed as required by Codes. The project intends to pursue development of the project in a cost-effective manner and pursue all possible financial resources to enable the ownership team to provide a portion of the apartments to the community workforce at rental rates that are more competitive than typical new spec build construction.

11. Community design and Special Sites

Goal statements: Preserve, protect, and enhance area of historic and natural interest, and scenic beauty.

APPLICANT RESPONSE: ***Not applicable. The project is not adjacent to any areas of historic or natural interest; however, the development team is designing the project to be attractive, through its structures, and provide attractive landscaped environment. Where possible, existing trees and native vegetation will be utilized.***

Goal statement: To foster growth in a manner that enhances the small-town identity of the Ponderay community.

APPLICANT RESPONSE: ***Future growth in the community must have housing to support the citizens. Providing clean, attractive, and safe housing is the goal of this project, and this project will help to enhance the community's identity.***

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.

APPLICANT RESPONSE: ***It is our intent to work closely with the City of Ponderay and its citizens to provide a project that meets the expectations of all. We look forward to beginning this process.***

In Conclusion

The proposed Special Use Permit satisfies all criteria set forth by the City of Ponderay and is an ideal candidate for approval of the proposed development of multifamily housing. This development will benefit the city greatly by providing significant expansion of the residential population, while driving increased traffic to retailers in the immediate proximity of the site, providing density to support existing transit services as well as maximizing the utilization of the existing city infrastructure.

If you have any questions or need additional clarification, please do not hesitate to call. We look forward to your review and approval of this project.

Sincerely,

Eastmark Capital Group



Sean M. Barnes
Principal

cc: Julie Meyer - James Fenton Company, Inc.
Susan Kubiak - James Fenton Company, Inc.

Ponderay City Planning – Special Use Permit Application

SECOND SUBMISSION - APPLICANT RESPONSE TO PRELIMINARY REVIEW INQUIRY QUESTIONS SUBMITTED BY KAYLEIGH MILLER VIA EMAIL ON FEBRUARY 11, 2022

Property Owners Name: James Fenton Company, Inc. a California Corporation

Property Location: Triangle Drive, Ponderay, Idaho

Zoning: Commercial Zone, City of Ponderay

Legal Description: 11-57N-2W; City of Ponderay, Bonner County, Idaho
Schweitzer Plaza Block 1, Lots 8, 9, and 10

Parcel Numbers: RPP07660010080A; RPP07660010090A; and
RPP07660010100A

File Number: UP22 – 083, Multifamily Special Use Permit

Applicant/Representative: Sean M. Barnes
Eastmark Capital Group
Email: sean@eastmarkcapitalgroup.com
Phone: 206.521.0240

RECEIVED

FEB 18 2022

PLANNING OFFICE
CITY OF PONDERAY

INTRODUCTION: *The following shall serve as official response to the questions provided by Kayleigh Miller, Planning Director of The City of Ponderay via email to the Applicant on February 11, 2022, for the above referenced File Number.*

Thank you in advance for your thorough review of the Special Use Permit Application File Number: UP22-083. In an effort to provide a comprehensive response to your questions, below are the questions you posed in the referenced email with Applicant Response. Thanks in advance for your efforts with regards to this Special Use Permit application.

1. Is the daycare intended to be a part of Phase 1? It is not referenced throughout the application package, but it is not hatch marked on the architectural site plan. Additionally, in the project information portion of the document, it lists the daycare and provides detail regarding the required parking spaces. If it was not intended to be part of Phase 1, please add hatching to avoid confusion. Additionally, please hatch the Bonner Mall extension which is also identified as Phase 2 throughout the application.

APPLICANT RESPONSE: *The day care center is not part of Phase 1; we apologize for the confusion. The day care center has been removed from the site plan. The updated site plan is attached as Exhibit A (REVISED Sheet AC101).*

2. Phase 1 only is being reviewed at this time. As a result the application and site plan need to stand on their own and cannot consider future infrastructure associated with Phase 2. Please depict fire

EASTMARK CAPITAL GROUP

2212 Queen Anne Ave N #339 | Seattle, Washington 98109

code compliant turn around areas for the travel lanes on Lot 8 and Lot 10. These can be temporary in nature knowing that the intent is to connect to the future Bonner Mall extension. The building official will review this in depth during the agency routing period.

APPLICANT RESPONSE: *We have updated the site plan as requested. Upon completion of Phase 2; the Bonner Mall Way roadway will be built providing 2 access points from Phase 1 to Bonner Mall Way and therefore providing excellent fire vehicular circulation around the project. As you will note, the site plan has been updated to include crosshatching showing the fire vehicle circulation route that will be created over the future Bonner Mall Way. Additionally, we've noted that the future Bonner Mall Way will be dedicated to the City upon completion, and prior to dedication to the City the ownership of Phase 2 will grant an emergency access easement to the benefit of the Phase 1 ownership, these will be separate ownership entities. Please see Exhibit A (REVISED Sheet AC101).*

3. The parking along the south boundary of Lot 8 and the north boundary of Lot 10 are depicted as 17 feet in length. 90-degree parking spaces must be 9'x19' with a 25' drive aisle per Ponderay City Code 9-1-2, Definitions, Parking lot. There is some allowance for a minimal amount of compact parking. By my calculations and based on the current site plan the site could have 15 compact spaces. Please revise the site plan to correct the parking space lengths.

APPLICANT RESPONSE: *The parking stalls we provided do in fact include a parking area of 19 feet in depth which includes the following: 17 feet of paving, and 2 feet of curb and overhang. Parking spaces which are fully paved would require 19 feet of paving and a wheel stop 2 feet before the end of the paving. By incorporating the curb of the landscape area as a wheel stop and the landscape area as the vehicle overhang, we are reducing the overall rainwater runoff of the project. We have included a depiction of the parking stall section as designed on Exhibit A (REVISED Sheet AC101) for clarity.*

4. Please provide the dimensions of the proposed carports and their setbacks to the property lines as these are considered structures.

APPLICANT RESPONSE: *The carports are an all-metal structure with no walls. We have seen other jurisdictions allow this adjacent to property lines and within setbacks due to the simple construction, we've included an image of a typical carport as proposed by the Applicant on Exhibit A (REVISED Sheet AC101) for your review.*

5. Please correct a typo in the number of parking spaces provided in the project information section to reflect 130 as depicted on the architectural plan.

APPLICANT RESPONSE: *See attached Exhibit A (REVISED sheet AC101), this updated site plan includes the correct number of parking spaces.*

6. Please provide a plan for proposed signage. If none is proposed as a part of Phase 1, please provide that information. (see 9-8-3 (H))

APPLICANT RESPONSE: *See attached Exhibit A (REVISED sheet AC101), showing one sign at each entrance along Triangle Drive.*

7. Please provide an external lighting plan. (see PCC 9-8-3(H))

APPLICANT RESPONSE: *The Photometric Site Plan has been attached to this response as Exhibit B. See attached Exhibit B.*

8. The site plan, when printed at 11x17 is not to scale. As a result, we are unable to determine the width of the setback shown on all sides of the project or provide a note stating the distance identified by the setback like shown on the site plan.

APPLICANT RESPONSE: *See attached Exhibit A (REVISED sheet AC101), which includes more dimensions including additional setback details for carports. The drawings have been created as 22x34 full size so when printing at 11x17 these drawings show as ½ scale. For example, 1" = 30' would be 1" = 60' at 11x17. Bar scale has been added to the pdf file for clarity.*

9. Please depict the approximate location of the utilities along the frontage and the location of proposed utilities onsite. This should include existing and proposed fire hydrants.

APPLICANT RESPONSE: *See attached the following: Exhibit C-1(C500), C-2(C501), and C-3(C502). These three sheets show the existing and proposed utilities including fire hydrants.*

10. Please add arrows to show the anticipated drainage paths.

APPLICANT RESPONSE: *See attached the following: Exhibit D-1(C401) and D-2(C402). Sheet C401 shows some preliminary grading including flow arrows and Sheet C402 shows the proposed storm water management plan.*

11. Please provide a specific dust abatement statement which indicates how this will be handled onsite. We have issues with this typically during construction. This can be very simple. For example "A water truck will be used for dust abatement onsite as needed". This just gives us something to point to when/if we get complaints or see it is needed. (See PCC 9-8-3 (C)(6))

APPLICANT RESPONSE: *See attached the following: Exhibit E-1(C101), E-2(C201) and E-3(C202). Sheet C101 has specific Erosion and Sediment Control Notes (including dust control), Sheet C201 has Erosion and Sediment Control callouts, and Sheet C202 has Erosion and Sediment Control Details.*

12. PCC 9-5-3 (D) states that the building and appurtenant structures shall not occupy more than 40% of the site. Based on the information provided and the estimated square footage of the carport structures it appears that 42.6% of the site is covered by structures. Please ensure this number is less than 40% of the site. I will recalculate this information once the carport detail is provided.

APPLICANT RESPONSE: *See attached Exhibit A (REVISED sheet AC101), which now includes building lot coverage calculations. Total lot coverage including carports is 23%.*

In Conclusion

The proposed Special Use Permit satisfies all criteria set forth by the City of Ponderay and is an ideal candidate for approval of the proposed development of multifamily housing. This development will benefit the city greatly by providing significant expansion of the residential population, while driving increased traffic to retailers in the immediate proximity of the site, providing density to support existing transit services as well as maximizing the utilization of the existing city infrastructure.

If you have any questions or need additional clarification, please do not hesitate to call. We look forward to your review and approval of this project.

Sincerely,

Eastmark Capital Group



Sean M. Barnes
Principal

cc: Julie Meyer - James Fenton Company, Inc.
Susan Kubiak – James Fenton Company, Inc.