

FORESITE
ENGINEERING

February 16, 2022

Ponderay - City Planning
P.O. Box 500 · Ponderay, ID 83852
planner@ponderay.org

**RE: THE RETREAT AT BAY TRAIL APARTMENTS, SPECIAL USE PERMIT (SUP) APPLICATION,
(LOT 1, BLOCK 3 RPP39140030010A & LOT 2, BLOCK 3 RPP39140030020A)**

Dear City of Ponderay Planners:

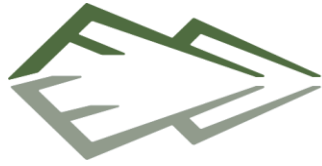
This Special Use Permit (SUP) submittal is for a multifamily apartment project. The proposed 8 unit apartments are in the Commercial Zone that requires a special use permit. The proposed project is harmonious the surrounding area and follows the general objectives of the comprehensive plan. See the completed Comprehensive Plan Worksheet attached to this submittal. The project is designed following Ponderay Code Section 9-5-3 as it relates to "Additional Restrictions for Multiple-Family Dwellings". See the attached Architectural Plans for area calculations. The proposed special use is designed to be harmonious and compatible with the existing character in the general vicinity. It will not change the essential character of the area, nor will it be hazardous or disturbing to existing neighboring uses. The property is currently 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. The project has an engineered site plan with erosion control, stormwater management with adequate approaches to public roads. The project will not create excessive additional requirements at the public's cost for public services and utilities or will be detrimental to the economic welfare of the community. The project will not 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. Nor will it result in the destruction, loss or damage of the natural, scenic or historic features of major importance. The owner/applicant is Bay Trail Retreat LLC. The lot is unimproved, currently vacant and recently the frontage was improved as part of the newly platted and constructed subdivision, The Retreat at Bay Trail. The nature of the business or occupancy is multifamily.

Let me know if you need any additional information.

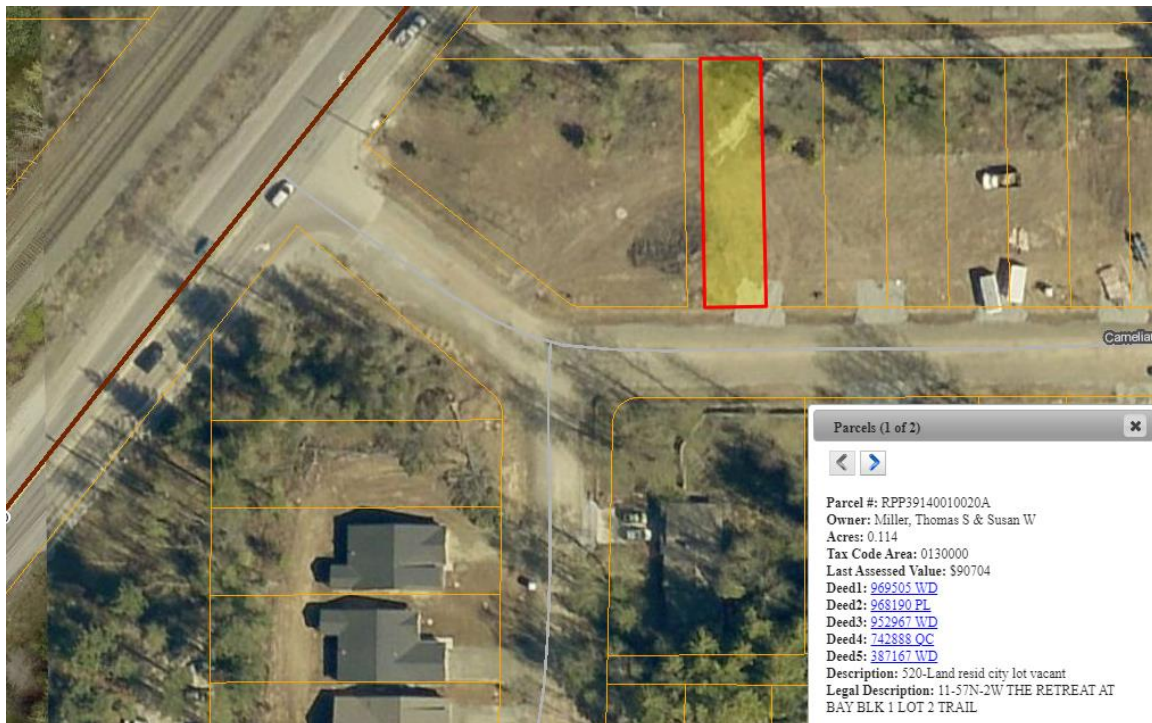
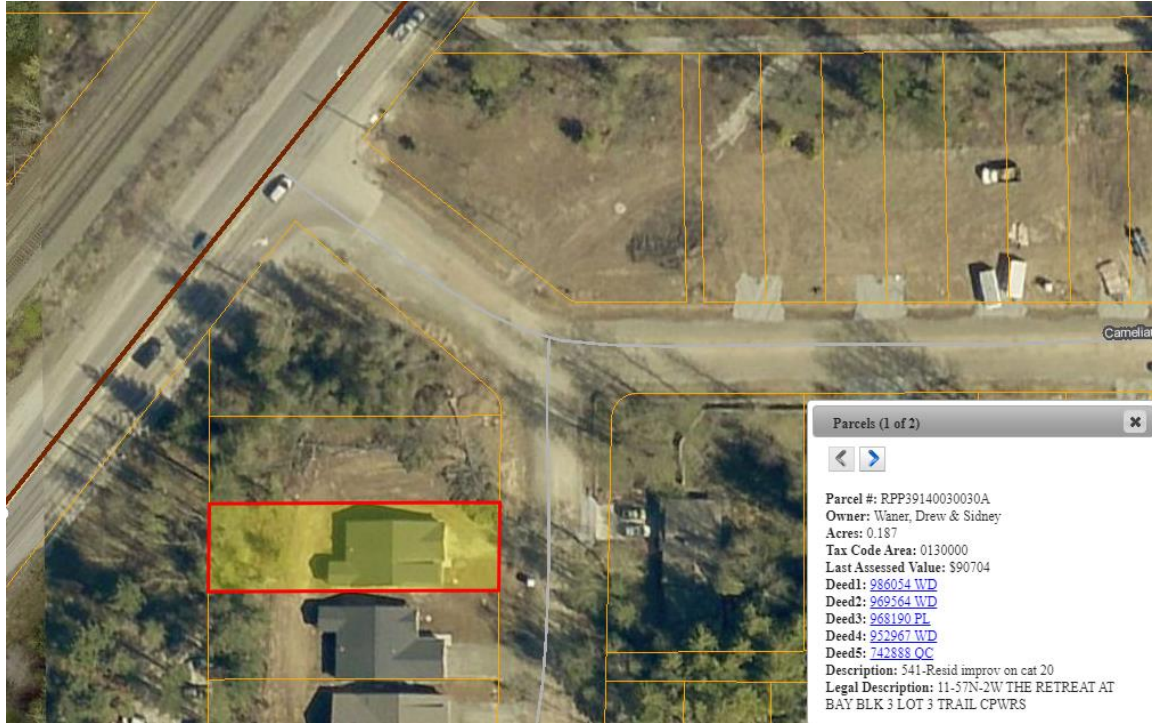
Thank you,

Ryan Fobes, P.E.
FORESITE ENGINEERING, PLLC

Attachments: Special Use Permit Application, Site Plan / Stormwater Plan, Architectural Plans, Comprehensive Plan Worksheet.



The names and addresses of all adjoining property owners:





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