

3/15/2022

Ponderay Planning and Zoning  
288 Fourth Street  
Ponderay, Idaho 83852

Attn: Site Plan Cover Sheet

**Re: Site Plan Application for Hotel**

**Project Address: A portion of parcel RP00000037302A (Approx. 3 acres). Lot to be created via separate application.**

Providence Development, LLC (Providence) is pleased to present application for site plan review of a new proposed hotel located on the west side of Interstate 95 in the city of Ponderay. The hotel is a 3 story 67,849 square-foot 95 guest room Springhill Suites by Marriott. The hotel offers guests amenities including a bar and lounge area, outdoor patio space, fitness center, indoor pool and spa, laundry and bike/ ski storage. The building design is focused on enhancing the surroundings with custom materials and features.

Providence is currently pursuing encroachment permits from Idaho Department of Transportation for the north and south approaches. The north approach will be a shared drive for the hotel and future development for the remainder of the site. The south approach will be a shared access drive with the adjacent property to the south. The site plan provides cross access through the parking lot drive aisle to provide connection between the two existing driveway approaches.

Providence is currently in a sales agreement for the subject property with a lot line adjustment being pursued via a separate application to create the subject parcel. The lot line was approved by Planning Commission at the March 9<sup>th</sup> hearing. The lot line adjustment creates the 3.17-acre parcel reflected in the site plan package. The total project area with the access drives is 3.45 acres. Total imperious for the project is 2.15 acres with 1.30 acres being designated for landscape and stormwater retention area.

Providence looks forward to partnering with the City of Ponderay in creating a successful project that the community can be proud of. Current plans for the project will start construction summer 2022 with opening winter 2023.

Thanks,  
Parker Lange  
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**PROVIDENCE**  
DEVELOPMENT