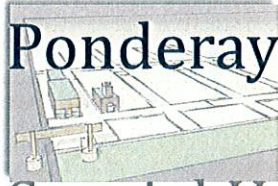


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PLANNING  
CITY OF PONDERAY



# Ponderay - City Planning

## Special Use Permit Application

### Site/Project Information

**Brief Project Description:**

Construction of a 24,000 square foot garden style residential apartment building. The site improvements include re-grading for positive drainage, connecting to existing storm system, landscaping, asphalt, striping with ADA compliant stalls, and sloped curb cuts.

**Project Representative:**

David Wilde

**E-mail:**

dwilde@wagarch.com

**Phone #'s:**

509-455-6999

**Location:**

282 Piehl Road, Ponderay, Idaho

**Legal Description:**

2-57N-2W STARRS ACREAGE NE OF BLK 5 LESS TAX 2 NW4 OF BLK 6 LESS TAX 2 PONDERAY MINI STORAGE

### Applicant/Owner Information

**Name:**

Jeff Bornholdt

**Legal Owner:**

GVD Commercial Properties, Inc.

**Signature:**

**Mailing Address:**

909 W First Avenue, Suite B, Spokane, WA 99201

**E-Mail:**

jeff@gvdcommercial.com

**Phone #'s:**

(509) 534-5805

### Ponderay Planning Department

**File Number:**

UP22-087

**Fees:**

\$700 AP Fee

\$500 SW Fee

RPP 044/005600WA

**Zoning:**

Comm

**Received By :**

**Date:**

**Comments:**

**Item B1**

*A written narrative statement:*

The development features 4.413 acres of site development, 24 units of Multi-Family, 26 Carports, and 10 single car garage units. Water, sewer, telephone, data/tv, and utilities will be needed to support this development. The proposed 3-story structure is over both “number of stories” and “number of units” therefore requiring a special use approval. The purpose of the proposed project is to support current work force housing demands from the adjacent commercial development and surrounding area.

The building design is based on a proven compact and cost-effective solution, using architectural treatments that are respectful and consistent with the community. The layout on the site maintains a buffer with adjacent commercial buildings while creating walking access for residents and guests of the existing hotel. The proposed development will have a net positive effect on the community by providing quality housing options for employees who currently commute from the surrounding areas.

The property is accessed via Piehl Road with minimal traffic impact relative to adjacent commercial uses. We have included in our submittal a Trip Distribution Letter. The driveway is centered on the block with generous spacing to the major and minor intersections. Likewise, impacts to public utilities and public services are minimal relative to a potential high-traffic commercial development, nor are there impacts by reason noise, glare, or air quality.

The proposed project will serve to enhance the surrounding area by infilling an unused secondary lot and creating a parklike landscaped setting to benefit the building residents, as well as the employees and residents of GVD's neighboring properties. GVD Commercial and the design team are committed to a development which will be a strong net positive asset for all stakeholders, including without limitation, the City of Ponderay.

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