



Ponderay - City Planning

P.O. Box 500 • Ponderay, ID 83852 • planner@ponderay.org

Erik Brubaker
Planning Director

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 not applicable.

1. Property Rights

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

Kaniksu Land Trust (KLT) goal is to create an inclusive neighborhood with housing options for various household sizes and income levels. The rezone to commercial is intended to make the best use of available land working together with surrounding neighbors.

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.

KLT's community will create permanent affordable workforce housing mixed in with market rate housing. Ponderay residence will be able to work and live in the City of Ponderay. The rezone to commercial will create a neighborhood density to support stable growth.

3. School Facilities

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

KLT's mission is to educate the community on the value of land conservation. This community will create a livable density while preserving open space. KLT has a long partnership with LPOSD. It is our interest to work with the district to coordinate this residential area with their education facilities growth plan.

4. **Economic Development**

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

To promote the development and improvement of City infrastructure.

The commercial development will improve existing street and utility infrastructure while anticipating future expansion. For example, connection of future roadways. The intent of this proposed development is to enhance the social fabric of Ponderay, ultimately connecting the historic Ponderay grid with the new commercial area. As well, this project intends to integrate socio-economic groups to enhance the City's overall economic condition.

5. **Land Use**

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

Manage new growth and development to create a compact, distinct, and identifiable City.

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

KLT's community will create 50 - 60 residential units in a 5-acre development creating density greater than the one residence per 7,100 square feet. The concept will highlight Ponderay's commitment to urban development. The community will preserve the greenbelt and designated wetlands on the properties, with the future intent of creating a connected pathway for all residents along the green corridor.

6. **Natural Resources and Hazardous Areas**

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

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

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

KLT's community goal is to limit urban sprawl and provide workforce housing close to established City services. Protection of natural resources in a cornerstone of KLT's mission. This project provides an opportunity to showcase the best ways to protect our environment

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.

The commercial rezone will expend existing infrastructure to better support the existing and future development by improving streets with future connectivity and looping water services.

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.

The primary access to the site via Hawthorne Ave will be supplemented with an east west primary street with street parking and fire access. This streets goal will be to eventually tie into the existing 7th Street to create an effective circulation path.

9. Parks and Recreation

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

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

The commercial rezone will reinforce the value of a walkable community with meaningful open space with future connectivity planned to the expanding Bay Trail.

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.

KLT's community housing initiative will create permanent affordable workforce housing. The housing mix will support individuals and families of all sizes and backgrounds with access and opportunities for elderly and disabled.

11. Community design and Special Sites

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

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

KLT's community will develop integrated housing with a small town feel while protecting as much green space as possible.

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.

KLT's is excited to partner with the City of Ponderay to enhance the livability of the community and to help create a new way to develop housing to serve all citizens.
