

OCT 04 2022

**COMPREHENSIVE PLAN WORKSHEET** **PLANNING OFFICE**  
**CITY OF PONDERAY**

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.

**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 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. This project provides an essential daycare service in a close proximity to a new residential workforce neighborhood and enhances the livability of that 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:** *The need for childcare services to support a growing residential workforce encourages the development of the proposed project. Quality of life within the community is dependent upon the workforce having safe, adequate, and easily accessible facilities available for the care of their children. This project will be an attractive and well-maintained property, which will add to community aesthetic and support the advancement of the City of Ponderay's 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:** *Beyond providing care for Infants and Toddlers, this proposed facility will also provide daycare for school age children as roughly half of the facility's population. After-school care to avoid "latchkey child" situations is a benefit to community residents by keeping children productively active.*

**4. Economic Development**

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

**APPLICANT RESPONSE:** *This proposed Daycare facility will support much-needed housing to benefit the social and economic well-being of the community.*

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**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 and payment of property taxes to the City. Additionally, the proposed project will provide needed services for the new residential developments in design to the north and under construction to the west/northwest. Completion of the project will provide construction by the private developer of a portion of the extension of Bonner Mall Way from Schweitzer Plaza Drive and continued to the north. This new roadway extension will be constructed to City standards, which will benefit the City overall through more efficient traffic circulation while providing 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 amenity will be developed on existing vacant, unimproved land which is surrounded by infrastructure and businesses. This project will support new residential workforce developments being constructed on adjacent lots and create a meaningful addition to, and development within previously undeveloped land.*

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

**APPLICANT RESPONSE:** *The proposed Daycare location, in close proximity to its potential clientele in the new, adjacent residential projects, will help to define well-managed growth within a compact, distinct, and identifiable residential neighborhood.*

**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:** *This project will provide after-school daycare for children in the area and help to maintain safety, health, and welfare of those children, as well as within the community.*

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## 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 will contribute to the safety and welfare of the community and promote future planning for such services. Roads will be improved and extended, as will utilities such as water and sewer to serve this project.*

## 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 site includes right-of-way dedication for the Bonner Mall Way extension. It will front primarily on Bonner Mall Way. Street front improvements will be made where required by the City. The extension of Bonner Mall Way will benefit the city with improved vehicular circulation patterns and for future development in 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 added for new roads constructed. In addition, green areas and walkways will be provided on site.*

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

**APPLICANT RESPONSE:** *A playground for children at this daycare facility and on-site walking paths are included with this complex. 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:** *Although not providing housing opportunities, this project will support them through daycare services that might be needed for workforce residents of varying socio-economic backgrounds.*

### 1.1. 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.*

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

**APPLICANT RESPONSE:** This project will support current growth occurring in the immediate area. It will enhance the small-town identity by providing a well-located daycare facility that is easily accessed by residents soon to be living within walking distance of the facility. It will be an attractive and well-designed project.

## 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.*

## CONCLUSION

### **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 a daycare facility. This development will benefit the city greatly by providing a much-needed service for the nearby proposed residential population, providing safety and security within the area, 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: Brynn Klind – Schweitzer  
Lance Badger – Schweitzer  
Dennis Weibling – EH1 LLC

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