



# Ponderay - City Planning

## Site Plan Application

RECEIVED

OCT 25 2023

PLANNING OFFICE  
CITY OF PONDERAY

### Cover Sheet

| Site/Project Information          |  |
|-----------------------------------|--|
| <b>Brief Project Description:</b> | The construction of two (2) 9,000 sf five unit industrial buildings with shared parking and approach |
| <b>Project Representative:</b>    | Jeff Jensen, P.E. (James A. Sewell and Associates, LLC)  |
| <b>E-mail:</b>                    | jjensen@jasewell.com   |
| <b>Phone #'s:</b>                 | 208-263-4160   |
| <b>Location:</b>                  | Hawthorne Ave (Lots 4 and 5, Lew's Industrial Park)  |
| <b>Legal Description:</b>         | Lots 4 and 5, Lew's Industrial Park, RPP39490010040A and RPP39490010050A                             |

| Applicant/Owner Information |  |
|-----------------------------|--|
| <b>Name:</b>                | Joel Sears                             |
| <b>Legal Owner:</b>         | Joel and Honor Sears                   |
| <b>Signature:</b>           |  |
| <b>Mailing Address:</b>     | 4014 E Olmsted Rd<br>Spokane, WA 99223 |
| <b>E-Mail:</b>              | jsearsmd@gmail.com                     |
| <b>Phone #'s:</b>           | 509-990-5000                           |

| Ponderay Planning Department |                                      |
|------------------------------|--------------------------------------|
| <b>File Number:</b>          | SP23-101                             |
| <b>Fees:</b>                 | 8400 pd ✓<br>8400 pd ✓               |
| <b>Zoning:</b>               | Industrial                           |
| <b>Received By :</b>         | JJA                                  |
| <b>Date:</b>                 | 10/25/23                             |
| <b>Comments:</b>             | RPP39490010040A<br>+ RPP39490010050A |



# City of Ponderay *Thank you!*

## PURCHASE RECEIPT

### City of Ponderay Clerk

288 4th Street  
Ponderay ID 83852  
(208)265-5468  
OTC Local Ref ID: 88448534  
10/25/2023 04:45 PM

Your credit card or bank statement will show this charge as City Payment.

Status: **APPROVED**  
Customer Name: Joel K Sears  
Type: AmericanExpress  
Credit Card Number: \*\*\*\* \* 2007

| Items  | Quantity | TPE Order ID | Total Amount |
|--|----------|--------------|--------------|
| Site Plan Application Fee                    | 1        | 60381256     | \$400.00     |
| File No.: <b>SP23-101</b>                    |          |              |              |
| Engineer Review Fee                          | 1        | 60381256     | \$420.00     |
| Note: <b>42,000 sq ft</b>                    |          |              |              |
| Total remitted to the City of Ponderay Clerk |          |              | \$820.00     |
| Access Idaho Fee                             | 1        | 60381256     | \$25.60      |
| Total Amount Charged                         |          |              | \$845.60     |

To offer the convenience of using your bank card, a service fee of 3% plus \$1.00 has been added to your transaction. This fee goes to our third-party provider, Access Idaho. The City does not keep any portion of this fee.



# JAMES A. SEWELL & ASSOCIATES, LLC

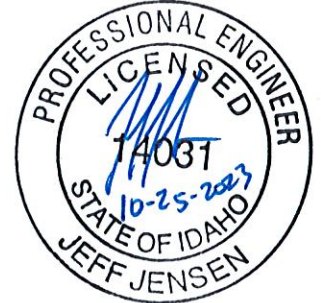
1319 North Division Avenue  
Sandpoint, Idaho 83864  
(208) 263-4160

OCT 25 2023

PLANNING OFFICE  
CITY OF PONDERAY

• Civil Engineering • Land Surveying • Building Inspection • Land Use Planning

**Date:** October 25, 2023  
**Attn:** City of Ponderay  
**Ref:** Sears – Lots 4 and 5 Lew's Industrial Park (Hawthorne Ave)  
Industrial Building Site Development  
**Subj:** Variance Narrative



Mr. Sears is proposing to develop each of Lot 4 and Lot 5 with a 9,000 sf (180' long x 50' wide) industrial building split up into five individual units. The proposed buildings will each have a monoslope roof that drains to the rear of the building and will be accessed by a shared approach and share parking facilities. There is a 10-foot utility easement along the easterly site of lots along Hawthorne Ave. Each lot is approximately 96 feet wide x 220 feet deep.

The lot is zoned Industrial and the building setbacks are 25 feet to the Right-of-Way and 10 feet to all other property lines. The applicant is requesting a variance to reduce the required 25-foot setback to the street to 10.2 feet.

Due to the depth of the lots (220 feet) and the length of the buildings (180 feet) a hammerhead turnaround is required at the western side of the property to allow for fire department access and fire vehicle turnaround and ensure that all portions of the building are within 150 feet of any fire department vehicle. This requires approximately 28' of space to the west of the buildings to allow for the construction of the hammerhead turnaround, clearance to property lines, and clearance to the proposed buildings.

All other aspects of the Industrial zoning setback, parking requirements, and landscaping requirements are in accordance with City Land Use requirements.

The building roof lines direct water and snow away from the Right-of-Way to proposed stormwater treatment retention and treatment facilities. There will be no impact to adjacent property vehicle site lines and it should also be noted that the existing building across the street (Diedrich) also received a setback reduction.

---

James A. Sewell & Associates, LLC

Newport Office - 600-4<sup>th</sup> Street West, Newport, WA 99156 (509)447-3626 (208)437-2641

Sandpoint Office – 1319 North Division Avenue, Sandpoint, ID 83864 (208)263-4160

Spokane Office – 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794

---