

Proposal for Zone Change: NNA McNearney Rd, Ponderay, ID 83852  
To the Planning Commission of Ponderay, ID,

1. A. We, Teague Mullen and Caleb Mullen—Owners of Mountain Scape Corp., hereby submit a formal request for the zone change of the parcel located at NNA Mcnearney Rd, Ponderay, ID 83852. Legally knows as: 2-57N-2W STARRS ACREAGE TAX 2 OF BLK 16 CPWRS, transitioning from Residential to Industrial use. This proposal aims to align the land's usage with the town's evolving vision for sustainable growth, economic vitality, and enhanced community well-being. The industrial need will be for a contractor's yard.
  - B. The proposed amendment from residential to industrial use would pave the way for significant infrastructure improvements. This includes the upgrading of utilities to support the needs of potential modern business, ensuring reliable and efficient services for current and future developments. This amendment will not allow for any excessive additional requirements at a public cost nor allow for activities, materials or equipment to be detrimental by reason of traffic, noise, smoke, fumes, glare or odors.
  - C. A zone change for NNA McNearney Rd represents strategic opportunity for Ponderay to promote sustainable growth improvement infrastructure and enhance the overall quality of life for its residents in the surrounding area. We believe that this proposal aligns with the towns long-term vision and respectfully request the Planning Commission's consideration and support.
  - D. This amendment will in fact be aligned and harmonious with existing and future zones of the area. Character and charm of the area can only be enhanced by industrial use.
  - E. This new zone will not be hazardous as large equipment will be held there for storage. This will not be disturbing to surrounding environment.
  - F. Identity of Owner: Caleb Mullen—Mountain Scape
  - G. The proposed industrial zoning is strategically located near existing infrastructure, ensuring seamless access to highways, streets, police, fire protection, water and sewer services. By designating the area for heavy equipment housing and implementing mitigation measures, the plan prioritizes minimal disturbance, fostering a harmonious integration with existing public services while preserving the peace and tranquility of the surrounding community.
  - H. This property will not induce any changes or impose excessive additional burdens on public resources,
  - I. The proposed amendment will not result in activities, processes, materials, equipment, or conditions of operation that would be harmful to individuals, property, or the general welfare due to factors such as traffic, noise, smoke, fumes, glare, or odors.
  - J. The vehicular approaches will not have an effect of interference with traffic on surrounding public roads.
  - K. The change in zone will not have any negative effect on natural, scenic or historic features of major importance.
  - L. The previous zone being residential did not actually come to fruition because this is a vacant lot currently, so the zone change will not have any effect on general nature of business or occupancy.
2. Applicant: Caleb Mullen, address: 402 Cedar St Sandpoint ID, 83864 Phone number: 208-610-3774  
Teague Mullen, address: 402 Cedar St Sandpoint ID, 83864 Phone number: 208-255-6650

3. LEGAL: 2-57N-2W STARRS ACREAGE TAX 2 OF BLK 16 CPWRS

4. Copy of deed- see attached

5. See front Application for signatures

6. Names and addresses of all adjoining property owners within 300 feet:

City of Ponderay, RPP386900002BCA (North)

Catherine Ballard, RPP0441010000HA (West) 1400 Starr Ln Ponderay ID 83852

Independent Highway District, RPP0441016000DA (South)

Big Creek Land Company LLC, RPP38620000010A (South) Starr Ln Ponderay ID 83852

John & Joyce Broadsword, RPP39050000010A (East) Mc Nearney Rd Ponderay 83852

Ian Ehram, RPP39050000020A (East) 1550 Mc Nearney Rd Ponderay ID 83852

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7. Vicinity Map for current surrounding zoning—See attached
8. Not necessary for any plans as this will be a yard.
9. Land Capability Report-TBD
10. Professional Study-TBD

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**JAN 19 2024**

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