

# Ponderay - City Planning

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## 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.

P+ D Development and owner, Mr. Scott Dempsey, chose to lease Unit A of their building at 55 Emerald Industrial Park Road to us, knowing our intent was to use it as an automotive repair facility. We have accepted his terms and come to mutual agreements ~~operation~~ with other tenants regarding traffic flow, circulation, snow plowing and other shared elements of the site. Our proposed operations do not impact or detract from other surrounding businesses.

### 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.

The City of Ponderay is defined by the integrity, honesty, hard work, and neighborliness of its citizens. Our small, locally owned, family business can help meet the automotive maintenance needs of residents while keeping local dollars in Ponderay and contributing to the City's small town identity.

### 3. School Facilities

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

Not applicable

### 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.

Services provided by Blackstone Auto Care LLC would promote healthy social & economic conditions for residents. From research, networking, and conversations with locals over the past four months, we gathered that many shops are booked out nearly a month leaving citizens in need of timely, critical repairs stranded. Also, many mentioned that they feel the need to travel to and spend local dollars in other cities such as Coeur d'Alene and Spokane to obtain reliable and timely auto maintenance and repair services.

## 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.

We propose to use the existing building at 55 Emerald Industrial Park Road and require no new development. Emerald Industrial Park Road is comprised of primarily industrial businesses and lots. Our proposed use would not change or detract from the current character of the road.

## 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.

As experienced shop owners, we know the importance of minimizing our environmental impact as we do business. We hold an EPA 609 Certification, practice safe storage and handling of fluids, and have a spill prevention plan in place. We agree to follow all guidelines of local utilities and are in communication with them. We also contribute to environmental efforts by maintaining emission systems in local vehicles.

## 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.

Unit A at 55 Emerald Industrial Park Road (EIPR) is a 4000 square foot metal building with 3000 square feet of shop space, an overhead door, and 1000 square feet of office space. The road is primarily comprised of industrial businesses in similar metal buildings. The business force and operators would not change the identity or character of EIPR. Our lot does not occupy any frontage on Hwy 200.

## 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.

Our proposed use would require no changes to the current circulation of vehicular and pedestrian traffic on Emerald Industrial Park Road.

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**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.

Not applicable.

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**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.

Not applicable

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**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.

The City of Ponderay is characterized by hard working locals with a strong sense of community and a unifying love for the surrounding natural beauty of the area. Local, family-owned small businesses, such as ours help enhance the small town identity of Ponderay and provide essential services to residents while keeping local dollars in the community and celebrating the quality of local care and service.

**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.

We are small business owners who value and give back to the community. We are a family with children who look to the citizens and leaders of the community to help shape their integrity and values. We are hard working, skilled individuals who hope to contribute to this community, and we hope that the citizens and leaders of this community will consider our business and skills an asset in the community.