

## City of Ponderay

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April 10, 2025

Bonner County Commissioners  
C/O Jake Gabell  
Bonner County Planning  
1500 Highway 2, Suite 208  
Sandpoint, Idaho 83864

Subject: Ponderay Revised Area of Impact Boundary Proposal

Dear Commissioners:

Please accept Ponderay's proposal for the revised 2025 Ponderay Area of Impact boundaries for your consideration. The proposed boundaries were approved by the Ponderay City Council on April 7, 2025. In review you will notice that our proposal greatly reduces our current area of impact boundaries to comply with the Idaho Code §67-6526.

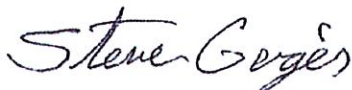
Prior to this submission Ponderay has met with our neighboring jurisdictions of Kootenai and Sandpoint regarding the proposed boundaries. Through our collaboration we have identified one area of overlap between the Ponderay and Kootenai proposals, involving  $\pm 18$  properties on the east side of McGhee Road, north of the Union Pacific railroad tracks. The identified properties access from McGhee Road currently or appear likely to access from McGhee Road at the time of development. For the following reasons we believe it is most appropriate to place the parcels in question within the Ponderay Area of Impact:

1. McGhee Road currently borders Ponderay's jurisdictional boundaries along the west side north of the Union Pacific railroad line.
2. There are approximately 229 acres of undeveloped land within the Ponderay City limits that are undeveloped or underdeveloped that directly abut McGhee Road west of the properties in question. The properties in question would be impacted by the development of this land within Ponderay's jurisdiction.
3. Ponderay is emerging as a recreational hub and has invested over \$10 million dollars into the first phase of the Field of Dreams recreation complex. As the  $\pm 229$  acres abutting McGhee Road is developed and the east west streets are constructed (see number 7 below) the residents in this corridor will have both vehicle and pedestrian access to this amenity.
4. Currently Bonner County Road and Bridge is responsible for the maintenance of Bronx Road north of the railroad tracks. During previous project reviews in this area Bonner County staff has expressed a desire to transfer ownership and maintenance responsibility of this portion of McGhee Road to Ponderay should the property abutting to the west be developed.

5. Ponderay has installed a pedestrian path along McGhee Road north of the railroad tracks within the McGhee Road right-of-way.
6. Future planning efforts in Ponderay provide for connection from McGhee Road directly to US Highway 95 and to the retail core of Ponderay. Additionally, the will provide for a secondary way in and out of the area. Adopted Ponderay planning documents include:
  - a. Ponderay Draft Comprehensive Plan, Future Land Use Map (Rewrite underway in 2024/2025) (Exhibit A). This plan identifies three "future major transportation routes" and extension of one "existing major transportation route" connecting McGhee Road, north of the Union Pacific (UP) Railroad tracks to the existing Ponderay transportation system. Additionally, it depicts several additional north to south "future major transportation routes" connecting this area to the retail core of Ponderay without the need to cross the UP tracks. These connections will also provide direct routes to US Highway 95.
  - b. Ponderay Comprehensive Plan, Adopted June 2005
    - i. Land Use Component, Future Land Use Map (Exhibit B). This plan identifies four "proposed future streets" as well as north to south "proposed future streets" connecting McGhee Road, north of the Union Pacific (UP) Railroad tracks to the existing Ponderay transportation system.
    - ii. Transportation Component, Capital Improvement List (Exhibit C) and Capital Improvement Map (Exhibit D). See proposed construction of streets H, J, K, L, M and N and descriptions in the attached exhibits.
  - c. Ponderay Transportation Development Impact Fee Study, Transportation Analysis Zones, Adopted in 2015 (Exhibit E). This plan identifies the same four "proposed major collectors" that are identified in the 2005 Comprehensive Map were identified in this plan. However, in this version one of the connections appears to be miss labeled as a as an existing major collector rather than proposed.
  - d. Triangle Access and Circulation Study, dated June 18, 2012 (Exhibit F). This plan identifies a boulevard extending from McGhee Road to US Highway 95 as well as two additional east to west collectors which connect to McGhee Road north of the UP line.
7. Ponderay is the commercial hub of Bonner County. It supplies retail, restaurants and other essential services for the Bonner County area including the properties in question. Ponderay bears the burden of street maintenance and construction costs for the busy streets providing access to the essential services.

For the above reasons, Ponderay believes that the properties in question are currently substantially dependent on Ponderay's resources. They will benefit from future transportation improvements and are more substantially impacted by decisions made by the City of Ponderay. Thank you in advance for your consideration of this proposal.

Respectfully,



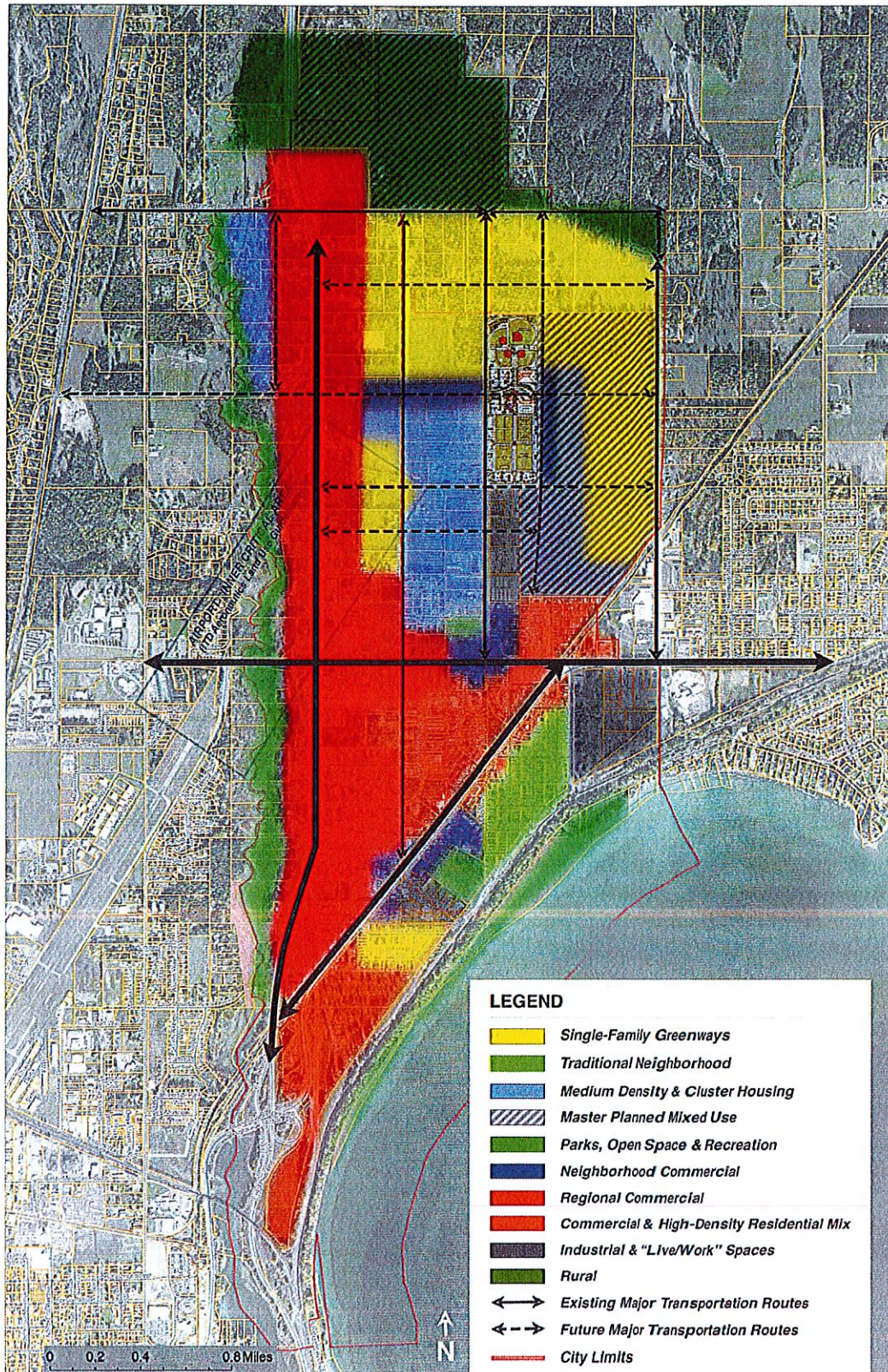
Steve Geiger  
Mayor



Kayleigh Miller  
Planning Director

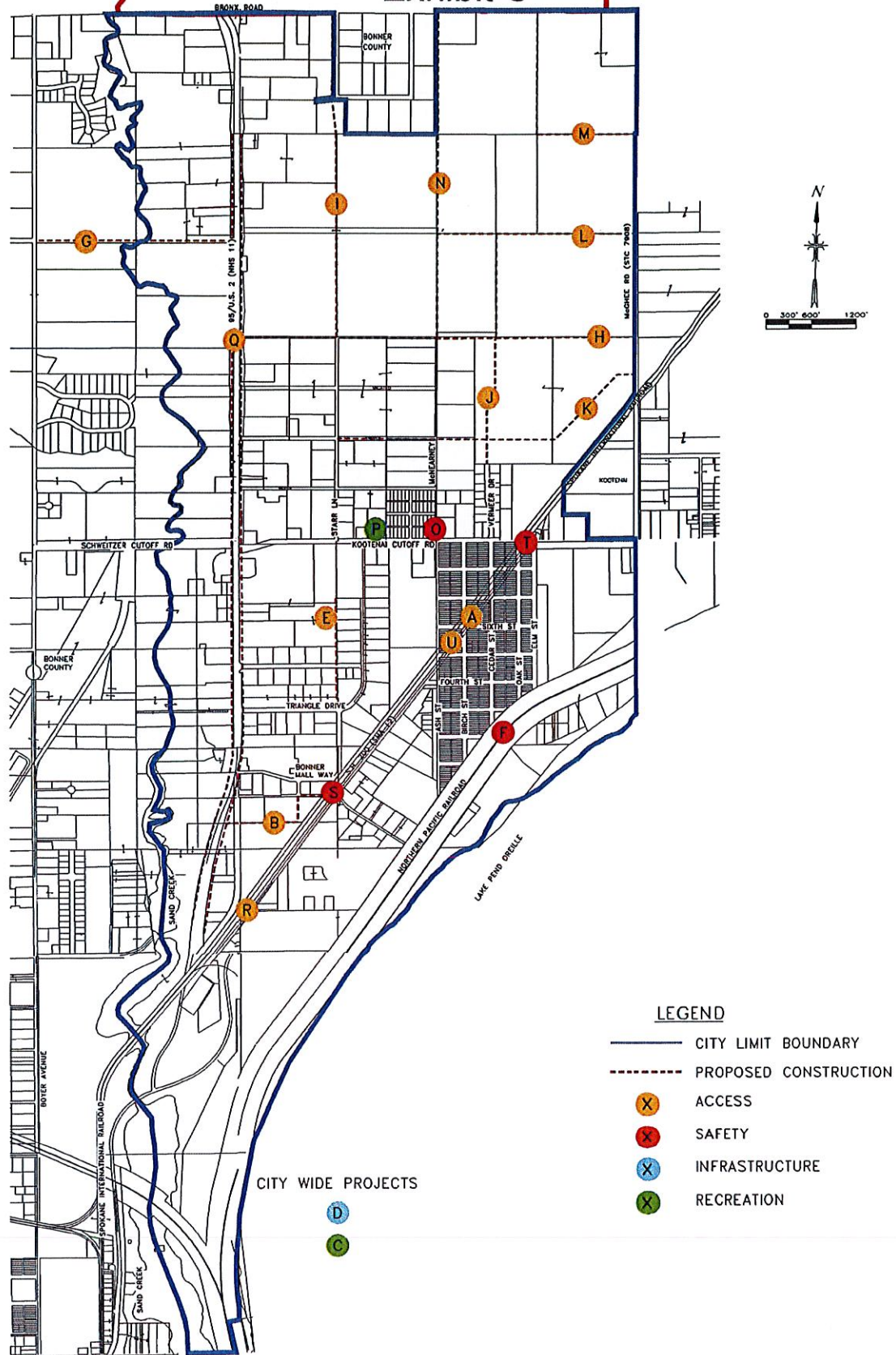
# Exhibit A

## Draft Future Land Use Vision Map





# Exhibit C



CAD FILE: JUB-001.dwg Engineers • Surveyors • Planners

8-3  
CAPITAL IMPROVEMENT PROJECTS  
CITY OF PONDERAY  
JUNE 2005

# Exhibit D

## CITY OF PONDERAY CAPITAL IMPROVEMENT PROJECT LIST

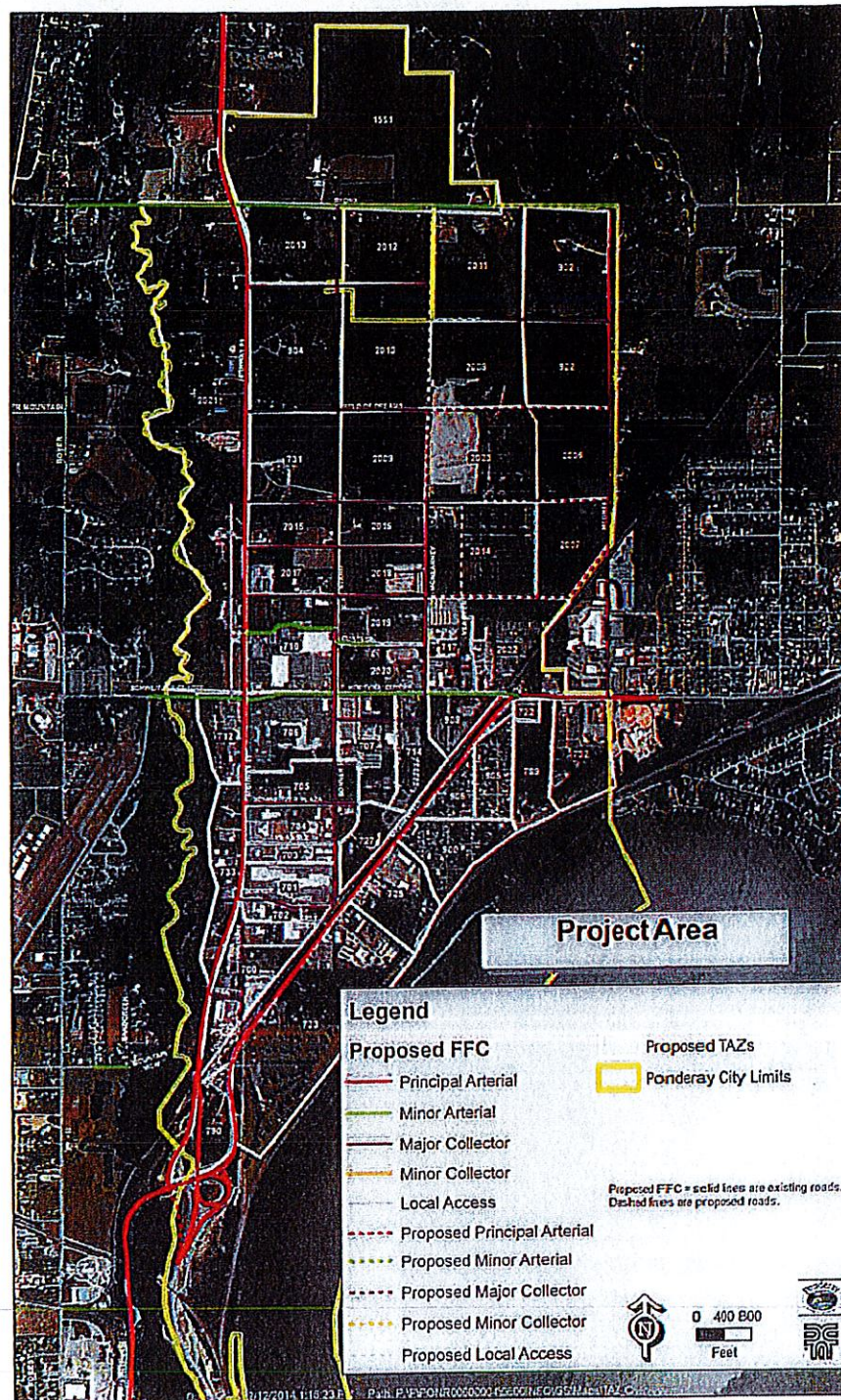
THIS LIST IS FOR LONG RANGE PLANNING PURPOSES AND IS SUBJECT TO ANNUAL REVISIONS BY PONDERAY CITY COUNCIL

2005	2006	2007	2008	2009
<p>A. S.H. 200 CORRIDOR STUDY</p> <p>T. WAYSIDE CORNER IMPROVEMENTS CO-OP PROJECT WITH ITD CITY CONTRIBUTED APPROX \$360,000 (MONEY SAVED FROM PREVIOUS YEARS)</p> <p>D. STORM WATER MASTER PLAN DEVELOP CITY WIDE PLAN</p>	<p>A. S.H. 200 CORRIDOR STUDY</p> <p>B. STP-URBAN INCENTIVE APPLICATION APPLY FOR PHASE 2 CONNECTOR ROAD PHASE 1 COMPLETED BY ITD IN 2005 BUDGET UP TO \$10,000</p> <p>C. ENHANCEMENT FUNDING APPLICATION IDENTIFY &amp; APPLY FOR 2009 PROJECT FOR PEDESTRIAN FACILITIES BUDGET UP TO \$10,000</p> <p>D. STORM WATER MASTER PLAN SEARCH/APPLY FOR GRANTS POSSIBLE ARMY CORPS OF ENGR. OR DEQ</p>	<p>E. IDAHO COMMUNITY BLOCK GRANT STARR LANE TO BONNER MALL WAY 2010 PROJECT BUDGET UP TO \$10,000</p> <p>(1) SAVE MINIMUM \$25,000 FOR MATCH IN 2009 (2) SAVE MINIMUM \$50,000 FOR MATCH IN 2009</p>	<p>C. ENHANCEMENT FUNDING APPLICATION IDENTIFY &amp; APPLY FOR 2011 PROJECT FOR PEDESTRIAN FACILITIES BUDGET UP TO \$10,000</p>	<p>B. CONNECTOR ROAD - PHASE 2 (PHASE 1 TO BE COMPLETED BY ITD) APPROX. 1/3 MI APPLIED FOR FOR FUNDING IN 2006 BUDGET \$1,000,000 (\$75,000 LOCAL MATCH) [1]</p> <p>C. SIDEWALKS AND/OR BIKEWAYS APPLIED FOR ENHANCEMENT FUNDING IN 2006 (MATCH @ 10% = \$50,000) MAY NEED R/W BUDGET \$500,000 (\$50,000 LOCAL MATCH) [2]</p>
<p><b>UNFUNDED PROJECTS FOR PONDERAY BEYOND 5-YEAR PLAN</b></p> <p>E. CONNECT STARR LANE TO BONNER MALL WAY</p> <p>B. SIDEWALKS AND/OR BIKEWAYS (2011 PROJECT IDENTIFIED AND APPLIED FOR IN 2008)</p> <p>A. S.H. 200 IMPROVEMENTS</p> <p>D. STORM WATER IMPROVEMENTS (MASTER PLAN AND IDENTIFIED IMPROVEMENTS)</p> <p>F. PEDESTRIAN OVER/UNDER PASS ACCESS TO CITY PROPERTY ON LAKE PEND ORELLE</p> <p>G. ACCESS TO SCHWEITZER MOUNTAIN</p> <p>H. NEW 5,400 FT ROAD FROM U.S. 95 TO MCGHEE ROAD</p> <p>I. CONNECT STARR LANE 5,500 FT NORTH TO BRONX ROAD</p> <p>J. EXTEND VERMEER DRIVE 3,200 FT NORTH</p> <p>K. EXTEND PIELH ROAD EAST 4,000 FT TO MCGHEE ROAD</p> <p>L. EXTEND NEW ROAD THROUGH FIELD OF DREAMS (APPROX 5,200 FT)</p> <p>M. CONNECT MCGHEE ROAD AND BRONX ROAD (APPROX 3000 FT)</p> <p>N. EXTEND MCNEARNEY ROAD 4,200 FT NORTH TO BRONX ROAD</p> <p>O. INTERSECTION IMPROVEMENTS AT MCNEARNEY ROAD AND KOOTENAI CUTOFF ROAD</p> <p>P. COMMUNITY CENTER</p> <p>Q. CONSTRUCT U.S. 95 FRONTAGE ROADS</p> <p>C. CONSTRUCT PEDESTRIAN FACILITIES THROUGHOUT CITY OF PONDERAY</p>				
<p><b>PROJECTS TO COORDINATE WITH STATE OF IDAHO AND/OR RAILROAD</b></p> <p>R. RELOCATE SWITCHING OF RAILROAD TO NOT ENCRUCH ON S.H. 200 (OR OVERPASS)</p> <p>S. GRADE SEPARATION AT EASTGATE &amp; INTERSECTION IMPROVEMENTS</p> <p>T. GRADE SEPARATION AT S.H. 200 AND KOOTENAI CUTOFF RD WITH RAILROAD TRACKS (WAYSIDE CORNER)</p> <p>U. S.H. 200 BYWAY AROUND PONDERAY AND KOOTENAI - S.H. 200 THROUGH PONDERAY CONVERTED TO LOCAL ROAD</p>				

ADOPTED BY PONDERAY CITY COUNCIL ON JUNE 6, 2005

## Exhibit E

**Figure A-1. City of Ponderay Transportation Analysis Zones (TAZs)**



# Exhibit F

Figure 13. Proposed Roadway Typical Sections

