



City of Ponderay
 208-265-5468 • Fax: 208-265-4357
 288 Fourth Street • P.O. Box 500
 Ponderay, ID 83852
www.cityofponderay.org

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MAY 14 2025

PLANNING OFFICE
 CITY OF PONDERAY

Variance Permit Application

Site/Project Information

Brief Project Description:

Mini Storage Less than 300' from centerline

Project Representative:

DARWIN BROWN (Bill)

E-mail:

brentals@sandpoint.net

Phone #'s:

208-610-5808

Location:

1100 Kootenai Cut C&F

Legal Description:

See ATTACHED

Applicant/Owner Information

Name:

DARWIN (Bill) BROWN

Legal Owner:

DARWIN BROWN

Signature:

[Handwritten Signature]

Mailing Address:

108 S 2nd Sandpoint

E-Mail:

brentals@sandpoint.net

Phone #'s:

208-610-5808

Ponderay Planning Department

File Number:

VR25-005⁴

Fees: \$

700

Zoning:

Commercial

Received By:

Date:

JRH

5/14/25

Comments:

1100 KCOF
 RPP0000028850A

Ponderay MH Park

Application for Variance Required Information

Planning Department – This proposed variance will not change the central character of this area as these mini storages are next to and parallel to existing mini storages.

This variance will have no effect on any adjacent property as one side is a railroad and the other is Arrow Supply commercial use.

This project will be served by existing roads designed for the completion of this project.

There is no public cost for this project.

This project will not cause any additional traffic, noise, smoke or fumes.

The vehicular approaches were designed to not interfere with traffic on surrounding roads.

This proposed variance will not result in any damage to natural scenic or historic features.



Ponderay - City Planning

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Erik Brubaker
Planning Director

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.

Mini STORAGE IN Ponderay Mobile Home PARK

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.

Mini Storage IN M.H. PARK

3. School Facilities

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

NO IMPACT

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.

Mini Storage Needs

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.

NO IMPACT

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.

N/A

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.

NO IMPACT

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.

ALL EXISTING

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.

N/A

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.

N/A

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.

N/A

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.

N/A

Application for Variance
File V25-004 and SM25-110

Additional information needed:

Lighting Plan – There will be no exterior lighting.

Trash Facilities – There is a dumpster facility 50 feet from the North East corner of this project and it is screened from view.

Floor Plan Attached.

Will be using existing lighting from
existing storage units.

Mike B
6-18-25