



Ponderay - City Planning

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PLANNING OFFICE
CITY OF PONDERAY

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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.

[See attached.](#)

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.

[See attached.](#)

3. School Facilities

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

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

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.

[See attached.](#)

City of Ponderay – Comprehensive Plan Worksheet

Avista's responses are for the Bronx Road Substation SUP provided in blue text, below.

1. Property Rights

The proposed use supports the protection of private property rights by operating within the City of Ponderay's adopted zoning regulations and respecting surrounding landowners' use and enjoyment of their property. The City's 2050, Comprehensive Plan emphasizes that all land-use decisions must uphold residents' fundamental rights, and this project is consistent with those policies by providing transparent planning, complying with permitting requirements, and avoiding adverse impacts on neighboring parcels.

2. Population and Growth

The project aligns with Ponderay's goal to manage stable, fiscally responsible growth while preserving community character. The updated comprehensive plan anticipates continued development in the region and emphasizes infrastructure readiness before permitting major growth. The proposed use supports these objectives by strengthening utility capacity with reliable and efficient electrical service, while ensuring adequate services to accommodate forecasted population increases.

3. School Facilities

While not a school-specific development, the project indirectly supports local educational facilities by improving the reliability of essential utilities that schools depend on for safe operation. Ponderay's 2050 plan highlights the importance of coordinated planning with educational institutions; ensuring robust power infrastructure supports that mission.

4. Economic Development

The project supports economic vitality by enhancing public utilities needed for commercial, residential, and industrial growth. The comprehensive plan emphasizes promoting business innovation and ensuring infrastructure keeps pace with development. Improved electrical capacity consistently with Avista's substation — strengthens Ponderay's role as a regional commercial hub.

5. Land Use

The proposed use is compatible with planned future land-use patterns described in the 2050 plan, which include residential, mixed-use, commercial, and regional infrastructure corridors along major transportation routes. Utility infrastructure is an allowed and necessary component in these areas. The plan calls for compact, well-managed development supported by adequate utilities, which this project directly facilitates.

6. Natural Resources and Hazardous Areas

The project follows the plan's objectives to protect environmentally sensitive areas by ensuring utility siting avoids wetlands, floodplains, and natural resource zones when feasible. The comprehensive plan calls for safeguarding public health and welfare from hazardous conditions, which reliable power infrastructure also supports.

7. Public Services and Utilities

Strengthening electrical infrastructure directly fulfills Ponderay's goal of developing orderly and efficient public services. The 2050 plan highlights utility readiness as a key component of sustainable growth, and Avista is identified as a primary electric service provider for the city. Enhancing substation capacity improves system reliability for existing and future residents.

8. Transportation

Although the project is not a transportation facility, its location and construction activities will maintain safe traffic flow and access on Bronx Road. The comprehensive plan stresses supporting emergency response and public safety — both of which depend on reliable power and can be improved through strengthened grid infrastructure.

9. Parks and Recreation

The project supports community recreation by ensuring reliable power for lighting, safety systems, restrooms, and future amenities in parks and open spaces. The 2050 plan emphasizes expanding recreational opportunities while maintaining natural areas; dependable utilities help ensure these spaces remain functional and safe.

10. Housing

Electrical reliability is essential for all housing types, including single-family, multi-family, senior, and accessible units. The comprehensive plan's focus on diverse, affordable housing depends on adequate utility capacity. By improving power infrastructure, the project directly supports planned housing growth and increased housing variety.

11. Community Design and Special Sites

This project respects the city's identity by providing necessary services without disrupting scenic or historic areas identified in the comprehensive plan. Utility improvements help support long-term community vibrancy and maintain essential services for local landmarks and public spaces.

12. Implementation

The project aligns with the comprehensive plan's implementation strategy by providing infrastructure investments that advance the community's long-term vision. As the plan is designed to be a working, evolving document, this project supports its goals of preparing Ponderay for managed growth, expanded services, and enhanced community well-being.