



**CITY OF PONDERAY PLANNING & ZONING  
PONDERAY CITY COUNCIL CHAMBERS  
288 4<sup>TH</sup> STREET  
FEBRUARY 13<sup>TH</sup>, 2019**

**CALL MEETING TO ORDER - THE PLEDGE OF ALLEGIANCE WAS RECITED.**

**Commission Member Woller called the meeting to order at 5:30 p.m.**

**Planner Brubaker called the roll: Commission Members Present: Marc Woller, Steve Fox, Lawson Tate, Chairman Merrill (via phone conference)**

**Staff: Planner Erik Brubaker, Planner KayLeigh Miller**

**ABSENT: Josh Devita, Karen Engel**

**CONSENT AGENDA:** Minutes P&Z Regular meeting

- January 9, 2019
- November 14, 2018
- September 12, 2018
- August 8, 2018
- July 11, 2018

**Commission Member Tate/Fox, Roll call vote, all in favor. Motion approved**

**ACTION ITEMS:** File SP19-048, Tucker Taylor, LLC (landowner) and Taylor and Sons Inc dba Taylor and Sons Chevrolet (operation business), Site plan modification

Tucker Taylor, LLC (landowner) and Taylor and Sons Inc dba Taylor and Sons Chevrolet (operating business) are requesting site plan modification approval in order to construct a ±6,074 square foot addition. The proposed addition will house 6 additional vehicle service bays.

Additionally, the proposal includes modification of the on-site stormwater facility located in the southeast corner of the parcel and parking areas located to the east of the existing structure in order to accommodate the turn movements of a WB-50 truck. The subject property is located along the south boundary of Schweitzer Plaza Drive at its intersection with U.S. Highway 95 in Section 11, Township 57 North, Range 2 West, Boise Meridian

No conflicts of interest or disclosure. Open Public Hearing at 5:37 p.m.

This is a site plan modification so anything that is not being proposed for change through this site plan modification we are not reviewing. For Orientation purposes, the existing property is made up of three existing lots. Taylors are asking for six additional service bays to the East. In addition to that, on the south side of the building, they are proposing an additional storage space and a relocation of their waste and oil tanks. And reconfiguration of the existing stormwater swale. This is the civil plan depicting not only reducing the size, change and reconfiguration in order to allow for some additional parking spaces and the movements of a WB-50 truck.

- PCC 9-4C-3 Uses Permitted
  - Wholesale and retail sales facilities are of up to 20,000 sq. feet are permitted by right
    - The proposed addition does not increase the retail square footage of the facility

- Incidental repair and maintenance services and servicing are permitted outright in the commercial zone
- PCC 9-4C-2 (A) Open space
  - 25% Required
  - 80.5% is proposed
- PCC 9-4C-2 (C) Parking Space Requirements and PCC 9-5 Article E
  - Office and retail space require parking at a rate of 1 space per 200 sq. ft
  - Industrial space requires parking at a rate of one space per 1000 sq. ft
    - Existing office and retail space - ±8,039 sq. ft
    - Existing industrial space - ±12,027 sq. ft
    - Proposed industrial space - ±6,074 sq. ft
    - 58 spaces required and one loading zone
    - 125 spaces are shown
  - Proposed Condition B-4 requires that a minimum of 58 spaces be retained
- PCC 9-4C-2 (E) Green space
  - 10-25% required
  - The 2010 approval included ±18,273 sq. ft of greenspace or 13.75% per the provided Century West Engineering memo
  - An additional ±4,769 sq. ft of impervious surface is proposed through this application, leaving ±13,504 sq. ft of greenspace or 10.17% per the Century West Engineering memo
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- PCC 9-5C-5 Trash
  - Trash enclosures are being relocated to the south side of the building
  - Condition B-2 requires screening on three sides a minimum of 4-feet in height
- PCC 9-5-4 Performance standards
  - Condition B-6
- Changes to access, signage and lighting are not proposed
- Agency comment

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|--|-------------------------------------|
| ☒ Kootenai-Ponderay Sewer District                             | ☒ Northside Fire District           |
| ☒ Ponderay Police Department                                   | ☒ Pat Park, Building Official       |
| ☒ City of Sandpoint  | ☒ Avista                            |
| ☒ Idaho Transportation Department                              | ☒ Lake Pend Oreille School District |
| ☒ Frontier Communications                                      | ☒ Northland Cable                   |
| ☒ Jesse Herndon, P.E., HMH Engineering, Ponderay City Engineer |                                     |

- Routed January 17, 2019
- Pat Park, Ponderay Building Official, James A. Sewell and Associates, email dated January 18, 2019 – Recommended approval as proposed
- Ponderay Police Department, Jimmy Cornelius, email dated January 18, 2019 – no comment
- Kootenai-Ponderay Sewer District (KPSD), Colleen Johnson, letter dated January 30, 2019 – Site is located within the district boundaries and is currently connected. Once all conditions of the district have been met they will provide service.
  - Condition A-3
- Jesse Herndon, PE, HMH Engineering, Ponderay City Engineer, email dated January 30, 2019 – Has no issues with the propose design

**Presentation by applicant:** it is about fifty two hundred seventy feet (52,070) in the service area and there is seven hundred and fifty eight or parts on that south wall and it is twenty five feet set back from the neighboring property. He explained where these changes would all go. No questions or comments. Hearing adjourned at 5:42 p.m.

**MOTION TO APPROVE:** I move to approve this project FILE #SP19-048 requesting site plan modification approval in order to construct a ±6,074 square foot building addition, which will include additional service bays and to modify the onsite stormwater facilities and parking areas along the east parcel boundary finding that it is in accord with the applicable provisions of Ponderay City Code. I further move to adopt the conditions of approval, as listed (or amended) in the staff report.

**Commission Member Tate/Fox, Roll call vote, all in favor. Motion approved**

**Ponderay Sign Code workshop-** tabled  
**The Meeting was adjourned at 5:46 p.m.**

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Planning and Zoning Chairperson

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Su Warren, City Clerk-Treasurer