



**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
JULY 10TH, 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, Lawson Tate, Arlana Dunkel, Steve Fox

Staff: Planner KayLeigh Miller

ABSENT: Karen Engel, Steve Fox, Planner Brubaker

1. **GENERAL UPDATES:** Ponderay Neighbor Days has been scheduled for Sept. 14th from 1 to 6 p.m. Last week at the City Council meeting we had our survey results presented to the Council members. If you are interested in getting a copy of the items that were handed out at that meeting, we can certainly get those e-mailed out to you. I believe they are putting this on the agenda again for discussion next Council Meeting.

Commission member Fox arrived.

2. **ACTION ITEMS:** SS19-050 Tucker Taylor, LLC-Site Plan Review

Is requesting a site plan approval in order to construct the overflow parking lot and associated stormwater features and sidewalk adjacent to the Taylor & Sons Chevrolet dealership. The site is Lot 1A of the replat of Schweitzer View Business Park Phase 1, Section 11, Township 57 N, Range 2W.

OPEN PUBLIC HEARING: at 5:34 P.M.

No conflict of interest or disclosure.

Presentation by the Planner: showed pictures of site. This property is currently owned by CalMal LLC. But is proposed to lease the property to Tucker Taylor LLC for the purpose of this additional parking lot. The site is .572 acres. It is the Schweitzer View Plaza business Park Phase one replat Lot 1-A. It is currently undeveloped and is relatively flat and contains some grasses, weeds, dirt and gravel materials according to the engineer who prepared the Stormwater plan. Access to this site is provided by Schweitzer Plaza Drive which is a sixty-foot-wide public load right-of-way with a local access road hard surface. An approach is proposed via this project. US Fish and Wildlife National wetland inventory mapping tool does indicate the potential presence of wetlands on site. Our Code is silent with regards to wetlands and these maps are outdated and have very little opportunity for updates, so we use them as a general guide line for what might be happening in that area. There are no identified water bodies on the site and the parcel doesn't contain any natural flood plain according to the Bonner County GIS map. Services to the site within the district boundaries of Sandpoint water, Kootenai Ponderay Sewer District, Lake Pend Oreille school District and Northside Fire. This project type requires an open space of twenty five percent. Seeing how there is no structure proposed they are providing one hundred percent open space. The parking space requirements are based on square footage of the structure so there is none to be met for this type of project. Green space is required to be between ten to twenty-five percent and they are proposing thirty two point six percent. Site plan is required in the commercial district

to depict the sidewalks, or bike path that are proposed and those are shown. Our performance standards relating to noise, vibration, hours of operation, those types of things are all covered under 9-5-4 so we have our standard condition fee five proposed to ensure compliance with those standards. We do require that they do not store any commercial or industrial materials or equipment within that front yard setback, so we have a proposed condition B-4 relating to that. You can see that they are extending beyond the boundaries of this parcel to the west. That is because in prior projects the sidewalks stopped at the last approach into Taylor & Sons Chevrolet site, so they will pick it up there and continue on the west boundary of the proposed approach. Leaving just a small section to the East side that would not be constructed.

Agency comments: This project is a little unique as they are under construction on the site next door so we did allow the applicant to provide us with their stormwater plan, right up front as part of the application process we got that right out to the City Engineer to allow them to review that once we had confirmation that it was in compliance from them, We did authorize the applicant to go ahead and begin some grade work on that site pending Planning and Zoning Commission review knowing it was at their own risk until they receive that approval but in order stock pile materials we needed to get that in place. Police Chief and Building Official had no comment. KPSD they will not be serving the site but that it does have a stub in place and there were capping procedures and protection procedures that needed to be complied with. They asked the applicant to work with their crews to insure that is done properly. Some late comments were: Sandpoint Water said they had no objection to this project but there is an existing fire line that crosses the property. The site plan notes four feet of coverage or insulation. The standard for Sandpoint is that they provide five feet of coverage. They do not know what the depth of that line is. We provided a condition B-8 that said that construction shall comply with standard water line coverage or provide an alternate installation method to the satisfaction of the City of Sandpoint. Independent Highway said there were no problems with the design but did note that there could be a safety concern coming out of the block wall that is proposed on the site. No public comment has been received to date. Staff recommends approval with the addition of condition B-8.

Applicant- Mr. Taylor stated that that lot was purchased and there is nothing on the title report that shows any water lines. There is no wire in the water lines. We are not sure where the water lines are and nobody can tell them how deep they are. He is assuming that they are along the property lines so what we are going to do is probe to figure it out. Yesterday they went in and measured and they think it is about six feet where it starts. If that is the case, we will only be at about four feet but we are not going to open that whole thing up. We are going with three spots and see what we've got. Then if we have a problem with depth, we will have to deal with it. I think there is six inch fire line. The access on the East end is fairly small. He will be using angled parking and wants it for an exit only. He does not want trucks using it so that is why he built it the way it is. The lighting will be less than his current lot but it is security lighting. Sidewalk will be the same as is already there.

Question by the Commission members-Commission member Tate asked if the City of Sandpoint has to approve of this water line coverage what does that do to you? Mr. Taylor replied that he is not going to pay for it because I didn't put it in and it doesn't service my property. And the third party is not going to pay for it. I am going to protect it but I am not going to spend more money on this project. If it is three and half feet and I can insulate it and I am going to be driving on it. If the contractor says it is not going freeze that is what I will do. Until we find it don't know what we've got. If it is three feet or less we will have to insulate it.

No rebuttal or additional questions. Close hearing at 5:50 p.m.

MOTION TO APPROVE: I move to recommend approval of this application, FILE #SS19-050, including the proposed condition B-8 as listed in the presentation. **Commission Member Tate/Fox, Roll call vote, Commission Member Fox-yes. Commission Member Dunkel-yes. Commission Member Woller-yes. Commission Member Tate-yes. Motion approved.**

Mr. Taylor talked to the Commission about the oil that seems to be in the ditch along there. Planner Miller stated that there is another project that will be coming forward in the near future so we will be seeing some modifications to this ditch line at that time. There was more discussion on the ditch line.

WORKSHOP-Sign Code

The Meeting was adjourned at 7:02 p.m.

Planning and Zoning Chairperson

Su Warren, City Clerk-Treasurer