

**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
Sept 14, 2016**

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

Chairman Kellee Merrill called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was recited.

Planner Brubaker called the roll: Commission Members Present: Kellee Merrill, Steve Fox, Phil McNearney, Lawson Tate, Marc Woller

Staff: Planner Erik Brubaker

**CONSENT AGENDA: Approve minutes of July 13, 2016 Regular P&Z Meeting
Commission Member Fox/Woller, all in favor. Approved**

PLANNING UPDATE: Planner Brubaker presented the final draft of the pathways plan. He will be doing the public notice and we can take this up at the next meeting so you can take a good look at it and possibly fold it into several of the components of our comprehensive plan. Adopt it as an appendix and we will be looking at the transportation, recreation, community design and natural resources components of the comp plan with this.

Secondly we have been working diligently with the City Council on 287 & 289 Birch to try to get some clean-up done. We have had a lot of success cooperating with the property owners and we are down to the last bit of clean-up.

ACTION ITEMS:

File SP16-028 – Wal-Mart fueling station & convenience store site plan review

Planner Brubaker gave an overview of the plan. They are proposing a six pump fueling station (2 pumps on either side equaling twelve) and one thousand four hundred eighty one (1481) Sq.Ft. convenience store in the northwest corner of the exiting parking lot. The basic layout is to take two of the drive isles and commit them to this project. Trash area is listed in condition #3. Parking reduction request for Wal-Mart. The proposed location would eliminate a number of parking spaces from Wal-Mart. They are also adding a few spaces that are required for the convenience store. However, as a result the overall Wal-Mart parking will be under the five spaces, per one-thousand Sq.Ft of floor area. Our City Code does provide for a parking reduction request. Storm-water questions were addressed by the project engineers. The bottom line is this is occurring on an existing & impervious existing parking lot. There are no major changes to the storm-water system. No formal comments. The Chief of Police raised concerns about the general levels of traffic. That intersection being problematic already. The police suggestion was to move the entrance to the East on hundred twenty five feet.

Joel Feldman - Cochran Engineering: Commission Member McNearney asked what they were going to do with snow. In the past the area to the North of this site is where they have put the snow from the parking lot. Joel said Walmart will have to make sure they push the snow far enough to get it past that area. There were trash concerns. The trash coming out of the convenience store will just go into the Wal-Mart trash compactor.

Commission member Woller asked about the property behind Burger King. The run-off and the flooding there have been an issue in the past. What do they plan to do with that? Joel said that they did not change any drainage patterns there. The kiosk will be higher than the grade is now. Commission member Woller asked what they will do with overnight/truck

parking that happens there. The current parking area works now and is not in the main parking lot. However, when the area is lost and the campers/trucks etc. move into the center of the Wal-Mart parking lot, what will be the effect of the lost of parking spaces? Joel said that Wal-Mart has identified 4.0 parking places for this site and there will be more than that. They do not see any concern. There are still a lot of parking spaces left. There was discussion on the parking issue especially during the fourth quarter.

Commission member Tate has some concerns. This is a vacation community and there are peak seasons of summer and Christmas time. The current storm water system doesn't seem adequate. The current traffic flow within the site doesn't seem adequate. He had some points on the site plan that borders on being unprofessional. There is a lot of detail lacking. You have rights-of-way without widths, you have travel ways without widths and we are talking about the Wal-Mart site in whole yet the site plan only focuses on the Northwest corner and we are not able to ascertain if you meet the parking ratio or not. If you had a full site plan that said there were say 4.63 parking spaces per thousand Sq.Ft. and there were calculation to back it up. Joel stated that the site plan approval is for the gas station site itself. There are seven hundred seventy two (772) parking spaces existing. There are forty-four spaces being removed as part of the gas station construction. Commission member Tate asked when Wal-Mart was constructed. Joel was not sure but did know that there had been an expansion to a super Wal-Mart about ten years ago. There was more discussion about traffic on Kootenai Cut-Off Road and storm water. There was discussion on ADA compliant sidewalk (pedestrian flow) & green space.

MOTION TO APPROVE- based on the conditions of 1) The dedication of Starr Lane from KCOR South. 2) Addressing a sidewalk from highway 95 easterly to the existing bus stop. 3) Internal traffic concerns near the North West corner of the Wal-Mart building. 4) Some ingress/egress point on the KCOR near the North Easterly corner of the Wal-Mart property. 5) Including the four conditions in the staff report to the satisfaction of the Planning commission and the City Engineer. Commission Member Tate/McNearney, all in favor. Approved

SP 16-029-Fontaine Latte Building Site Plan Review.

Planner Brubaker gave the commission an overview. Proposed is a small three hundred twenty feet coffee stand. It is on the property at the Northern turn of Fontaine drive adjacent to McDonalds and across from the Les Schwab truck tire center. The proposal is a small building, two travel lanes, vegetated areas and a storm water treatment structure. During review they looked at dust control. They are proposing a gravel travel lanes, Ponderay does not require asphalt. Also, sidewalks are generally required. However, there is a bike path there. City Engineer recommendations included an extension of that bike path. Not sure if it is needed. They are required to have parking for the attendance only. The minimum front setbacks need to be met. Sewer district is OK.

Commission member asked if we are going to ever expand that sidewalk why wouldn't you want the sidewalk to go through that location. A multi-use sidewalk might be better than to expand the bike path. There was more discussion.

Standard vs. reduced set-backs on Fontaine was discussed. Scott Dempsey answered the question of where the parking would be, how it would be set up. This property is only accessible from Fontaine. Sewer District sign-off is required, pre-construction. Sidewalk, traffic flow, storm water and approaches were discussed.

**MOTION TO APPROVE- with the conditions set forward and a sidewalk to the satisfaction of Planner Brubaker
Commission Member McNearney/Tate, all in favor. Approved**

SP16-030 Lot 1 Ponderay Place Industrial Site Plan Review.

Planner Brubaker gave a preview-The applicant is in route from the airport-can't be here tonight. The subject property is the Visser property. The property was recently subdivided into two lots with a North & South property. The proposal is primarily on the Northern lot. It does have some considerations based on building official comments. The northern lot is the existing Visser lot which contains two buildings that would be removed. One existing building would remain and two additional buildings would be constructed, adding about ten thousand Sq.Ft. to the project. The access lane is located within the sixty foot easement that was dedicated by through the plat. The three existing approaches would be converted into two, which would be somewhat more controlled. There is a building on the Southern lot that lost its existing physical access after this subdivision. Another legal access was provided. This project would remedy the physical access but there is a condition, based on Pat Parks review. His comments stated that the building no longer meet City building code because it doesn't have both legal and physical access. Pathway along this frontage, from a land use prospective, its Industrial. Engineering review, there were Storm water concerns as well. The original proposal had a phase two with another large building. Phase two was pulled off the plans to address the storm water concerns. The building and fire review did ask for the access to the southern lot. There were no major concerns in agency review. The sewer district would require a sign off prior to building construction. There was more discussion on the southern lot access. (for the record Commission Member Tate left the meeting.)

**MOTION TO APPROVE- with the conditions set forward in staff report
Commission Member McNearney/Woller, all in favor. Approved**

The Meeting was adjourned at 8.34 p.m.

Planning and Zoning Chairperson

Su Warren, City Clerk-Treasurer