

**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
NOV. 9, 2016**

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

**Commission Members Phil McNearney called the meeting to order at 6:30 p.m.
The Pledge of Allegiance was recited.**

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

Staff: Planner Erik Brubaker, Assistant Planner KayLeigh Miller

ABSENT: Kellee Merrill,

CONSENT AGENDA: Approve minutes of Sept 14, 2016 Regular P&Z Meeting

Commission Member Woller/Fox, all in favor. Approved

PLANNING UPDATE: Planner Brubaker introduced Assistant Planner KayLeigh Miller.

RV Occupancy: City has received a complaint that there is an RV being occupied about a block and a half from here. Lights have been seen at night. We are going to be working with them on compliance.

ACTION ITEMS:

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

Planner Brubaker gave the Commission what the engineers gave to them based on the four concerns that were laid out in the Site Plan approval. **1) The dedication of Starr Lane from KCOR South** future Starr lane right-of-way. They have agreed to dedicate that right-of-way. **2) Addressing a sidewalk from highway 95 easterly to the existing bus stop.** Sidewalks connecting along the frontage of Kootenai Cut-Off Road and an additional access that would align directly across from the bank access and also much better aligned with where the primary traffic flow enters the property from both directions on Kootenai Cut-Off. **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.** They have agreed to make the western most access, right in/right out. They have connected it out to the corner and they have also created some internal circulation connecting the convenience store to the Wal-Mart Store. The stage we are at is that they are looking to get a nod from the Planning Commission that this satisfies their concerns. Their Engineer and our Engineer may be able to work out some design details to move toward construction. They want to get their entitlements in place so they can then decide if they want to proceed with project or not. There was discussion.

MOTION TO APPROVE- Approve the concept plan for SP16-028

Commission Member Woller/Fox, all in favor. Approved

AX 16-013-Clark Annexation Assistant Planner Miller gave the commission an overview. Requesting annexation into City of Ponderay. The subject property is located at the intersection of West Bronx Road and Highway 95 in Sections 35/36, Township 58 North, Range 2 West, B.M. The current land use of the site is a Cedar building materials sales yard.

The applicant is proposing to be annexed into the city of Ponderay with a Commercial zoning district designation. The property is currently located in unincorporated Bonner County and is zoned Rural 5. No conflict of interest or disclosure. **Open Public Hearing at 6:56 p.m.** We accept the orientation as the planning department presentation.

Presentation by the Applicant - Marty Taylor for Tom Clark. - This property is within the Area of City Impact. We have sewer, water, a commercial approach and emergency services. It made sense to combine the acreage of the three properties. There was discussion on the Finney property parcel #4 which is not a part of this application. All agency comments are in the packets. No public to testify. **Close public hearing at 7:12 p.m.**

Initiate Deliberations, discuss finding of fact, and develop a reasoned decision.

MOTION TO APPROVE- I move to recommend approval of this project, FILE AX16-013, to annex properties into the city of Ponderay and to expand the zoning map and assign the zoning designation of commercial to the subject property, finding that it is in accord with the applicable sections of Idaho Code as enumerated in the findings of fact and conclusions of law in the staff report, and based upon the evidence submitted up to the time the staff report was prepared and testimony received at this hearing.

Commission Member Woller/Tate, all in favor. Approved

CA16-011-Comprehensive Plan Amendment. The City of Ponderay Planning and Zoning Commission will consider an amendment to the Comprehensive Plan of Ponderay to add a Greenbelts and Pathways plan as an appendix to the Comprehensive Plan. Amendments include a modification of the Land Use, Natural Resources, Transportation, Community Design, and Parks and Recreation components for the purpose of referencing the Greenbelts and Pathways Plan as applicable. No conflict of interest or disclosure. **Open Public Hearing at 7:32 p.m.**

Presentation by the planner.


Close public hearing at 7:35 p.m.

Initiate Deliberations, discuss finding of fact, and develop a reasoned decision.

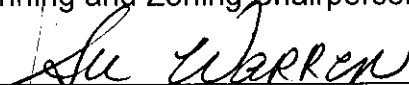
MOTION TO APPROVE- I move to recommend approval to the City Council for project FILE CA16-011.

Commission Member Woller/Fox, all in favor. Approved

The Meeting was adjourned at 8.43 p.m.



Kacey A. Merrill
Planning and Zoning Chairperson



Su Warren
Su Warren, City Clerk-Treasurer