



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
MAY 1st 2017**

MAYOR STEVE GEIGER CALLED THE MEETING TO ORDER AT 6:00 P.M.

PRESENT: MAYOR STEVE GEIGER, COUNCIL MEMBER KUNZEMAN, COUNCILMEMBER OSBORNE, COUNCILMEMBER ENGEL, COUNCILMEMBER LARKIN

ALSO PRESENT: ATTORNEY MARSHALL, PLANNER BRUBAKER, ASSISTANT PLANNER MILLER, ENGINEER LARSON AND CLERK WARREN

ABSENT: CHIEF CORNELIUS

THE PLEDGE OF ALLEGIANCE WAS RECITED.

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

Mayor Geiger acknowledged conflict of interest and disclosures statement.

CONSENT AGENDA:

- A. Approve Minutes of April 17th 2017, Regular Council Meeting*
- B. Approve Bills in the amount of \$6,010.32*
- C. Acknowledge Treasurers Report*

Motion to approve consent agenda

Councilmember Engel/Kunzeman. Roll Call vote. All voted in favor. Motion approved.

DEPARTMENT REPORTS/UPDATES:

MAYOR: Mayor Geiger commented on the Clean-up week. Nazarene Church would like to do the clean-up on Sunday also. So we will clean Sat. June 10th and Sun. June 11th. He has talked to Waste Mngt. And they will take care of the delivery and we will work with the County for the fees. He also would like to entice the S&W Motel into helping out with this. We would put one of the two dumpsters on their property. He has talked to Steve (one of the owners) twice and he is thankful that we are at least going to try to help them out. Mayor has also talked to Chief Mitton of the Northside Fire Dist. about a burn pile somewhere in town that would be safe and if the weather is good.

We made the paper on the Sandpoint's Resort City Local Options Tax. We are trying to sort through that.

Mayor Geiger thanked all of our staff for the great job that they do.

CLERK: Clerk Warren reported that the bed tax payments that are in make us \$1,693.89 short from last year. However, we have received the numbers from #104 but not the check. After we receive the payment we will be over last year \$4,778.13

Councilmember Engel asked what our next step with the City of Sandpoint charging their 1% resort City option tax to our businesses is. We have sent one letter with no response. Attorney Marshall stated that obviously we don't represent the businesses in Ponderay even though they are in our City. It's our interpretation is obviously different from theirs. He is trying to work out a way that we could come together. It is complicated in the sense that there are certain transactions that could end up being where the products are delivered to Sandpoint, as the point of sale but those are very limited. Whereas Sandpoint seems to be taking the interpretation that anytime something is bought here in Ponderay and delivered into Sandpoint, the point of sale is at the delivery address. He does not think that that is true. He thinks that the businesses in Ponderay need to know that they should not be paying the extra 1% sales tax. Clerk will draft a letter to businesses in Ponderay.

POLICE: Mayor reported that nine potential officers were interviewed last weekend. There are three or four that would be a good possibility for us. Carlos is waiting for Jimmy to get back to answer a few questions of the design of the car port.

STREETS/PUBLIC WORKS: Dan Larson reported that the construction engineering and inspection (CE&I) negotiations are approved and there was a little bit of savings. It appears that they have come down one hundred forty five thousand dollars on their costs leaving the City Three hundred seven thousand, two hundred (\$307,200.00) match.

The State is preparing to patch US 200 out here. It will take a couple months and will down to one lane for part of that time.

The 1141 emergency state money should be coming in soon.

Mayor commented on the Emerald Industrial Park drainage issue. He spoke to Jack and gave him the write up. He thought that that was reasonable and appreciates the City's interest in handling this matter.

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

Planner Brubaker announced that the McNearney Park is open. We have contracted with Addison again for the lawn work.

Dan Larson and Planner Brubaker have had some meetings with FatBeam and they are going to be installing their fiber optic lines with over head and underground throughout the City of Ponderay/Kootenai. From the new proposed bridge at Schweitzer Cut-Off, overhead along Kootenai Cut-Off and down Triangle in the new conduit and continuing along Kootenai Cut-Off out into Kootenai. They are trying to get going right away, so we may see some activity. Dan added that they do accept commercial businesses as well. They expect to turn the lights on about July.

Councilmember Kunzeman asked about the sign in the sidewalk right-of-way. Planner Brubaker said that the property owner is very proud of that sign. We have regulations in place that we can ask them to maintain it and repair it but we will have to work around it.

Mayor mentioned that Spot reported that in 2016 the total ridership was 65,798.

Joint Planning Workshop w/P&Z Commission

Lakeside Village Sub-Area Plan Presentation & Workshop: Planner Brubaker introduced Tony Garcia, consultant for Street Plans. We started this in 2014 with a caret. This is a guide, it is a very good starting point. He talked about the vision that was heard at the caret and how they translated that into a master plan. And then how that master plan is translated a zoning code. Planner Brubaker received a grant to do a Master Plan for the Village area, expansion areas along with a greenway plan which was completed. The Master Plan for the area that would show new streets, blocks, potential locations for public buildings and then a code that would accompany that plan. What they noticed is that we have investment happening here just not in the village (the old town center). Part of the process is how we can get stuff to happen here in the way that it is happening in other places to capitalize on the urbanism and the infrastructure that we already have. We have already paid for the streets etc. What we have now is a form based code that gives us a value creation through design. Citizens can also unlock the power of their own properties. The Lake is our biggest asset. To start small town urbanism, you have to start with compact blocks, connected streets, no cul-da-sacs, no dead ends and mix the uses. Smaller lots create more value. Lake access is very important for a lot of this to happen. We need to

be able to provide that Lake access. What do we do next? We have to work through the final kinks in the code. Will this increase taxes? No. We will get more tax base without having to increase the rate at all. If we do not want to develop our property that is in the expansion area what do we do? Nothing, If we don't want to develop then we don't. There is the underpass study and trying to get money for that.

Mayor Geiger said that Ponderay is a great small town, he doesn't mind the malls and the parking lots. He is not looking for any dramatic changes that would promote accelerated growth. Mayor asked how much this study cost? The grant was for one hundred thousand dollars (\$100,000.00) with no match. This grant also supported the 4th purchase of the Hall property as part of the Pend Oreille Bay Trail. The point is for the community to self direct a plan if we get an underpass to the Lake, what we want that to do for our community, long term. The Mayor is concerned with the small community that we have here, so it doesn't dramatically change overnight. We need more neighborhood voices. An Underpass would definitely create change. We need to make sure that this is what our residents want before we go out for grants. This is a serious concept that really needs more study. Part of the exercise of a code is to look at the end result that you want.

Councilmember Larkin's concern is that we keep talking about growth and there is not sewer available. This is a major concern that we need to get taken care of. The City cannot expand or grow until we have the facility to expand. We keep talking about putting a bridge or a path at the railroad, which is going to cost a fortune, yet we have a piece of property north of town that we cannot develop because we cannot get infrastructure to it.

Councilmember Engel has mixed emotions. I don't want to do anything that will lead to anything with docks etc at the water front. She is all about making sure we put standards and codes in place to do meaning full fill in and development, but I don't want to change what Ponderay is. To her this plan changes what Ponderay is.

Councilmember Kunzeman thinks development of the lake front property is inevitable and we need to be prepared for it. This town will change whether it wants to or not. As soon as the Lake Front is opened up the town will boom. He thinks the developments that we have had like Wal-Mart, Home Depot we should never have let that happen again, and the apartment buildings development was a disaster. We need to look ahead, plan for the park up North and plan and prepare for it.

Councilmember Osborne had a prior discussion with Planner Brubaker regarding the underpass. To her the soul of Ponderay is a basketball on the street, kids riding bikes, being able to walk the town, the quietness. However, she believes Gary is right it is just going to take one person to figure it out. There has to be a path to protect the community and control development.

Nancy Piatt-Ponderay: Asked how many live on a twenty five foot (25') lot? Could you live on a twenty five foot (25') lot? Years ago when this town was first platted with twenty five foot (25') lots. When Planning and Zoning was first put into place one of the items was they made it so that the minimum lot size to build on is fifty (50') feet. What is wrong with Wal-Mart & Home Depot? The commercial is what is paying the majority of property tax in this city.

Scott Dempsey: Thinks there are some good ideas, there are pros and cons to it all. We do need to infill and get sewer up North.

Phil McNearney: said that he likes the twenty five foot (25') lot size because it gives more flexibility. There are people who need smaller houses. He would like to see more infilling and hoping that it might clean the City up a little.

Claire Marley: represents the Marley estate properties. There are four distinct properties in the town. The one we have the greatest concern about is the Content #6 shows a square and a triangle piece of property to the South. We have sixteen acres. That represents about 40% of our sixteen acres that is being suggested as being a community or civic center donation. It was originally discussed as a donation to allow them to build at a greater density or divide at a greater density. Yet our contribution was huge in comparison to the surrounding properties that would have also benefitted from that greater density, Yet in the initial stages of discussions suggested that it be something that we would give. We feel that does not represent our equitable contribution to this area. She feels that if the City would like this property, she feels that it would need to be purchased at a fair value to them. The second issue is that most of their property is zoned industrial. Industrial has become kind of a dirty word. We have opportunities to discuss with people some options for development. Our biggest concerns are losing what we have and contributing more than we think is our fair share.

Brad Mitton: As emergency services he questioned the small lots and how fire will spread if houses are small and close together. If a fire starts to run, where is it going to go? Tony replied that any attached buildings would have a fire wall. Also, setbacks and right of ways don't change they are exactly what they are now. He also questioned having two codes. What if they do not match? They should not directly conflict with each other but when you are dealing with a sub district you can make different types of regulations so it should work it's self out. It doesn't change the fire code, the building code or our City building standards still apply. If the City doesn't like the twenty five foot (25') lots it can be changed. The lots were platted at twenty five feet but the minimum building size lot is fifty feet.

Councilmember Engel/Larkin to adjourn. All in favor.
Meeting adjourned 8:03 p.m.

City Clerk/Treasurer Su Warren

Mayor Steve Geiger