



**CITY OF PONDERAY PLANNING & ZONING  
PONDERAY CITY COUNCIL CHAMBERS  
288 4<sup>TH</sup> STREET  
MARCH 8, 2017**

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

**Commission Member McNearney called the meeting to order at 6:30 p.m.**

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

**Staff: Planner Erik Brubaker**

**ABSENT: Kellee Merrill, Lawson Tate**

**CONSENT AGENDA: Approved minutes of Jan. 11, 2017 Regular P&Z Meeting  
Commission Member Fox/Woller, all in favor. Approved**

**PLANNING UPDATE:**

**File SP17-032, JSG Properties, Inc. Mini Storage**

JSG Properties, Inc. is requesting site plan approval to construct approximately 122 ground floor mini storage units in six buildings, ranging in size from 5'x10' to 10'x25' on ±1.09 acres. The proposal additionally includes second story storage units in Building "C".

The project is located along the east side of Triangle Drive, ±.2 miles south of Kootenai Cutoff Road in Section 11, Township 57 North, Range 2 West, Boise Meridian.

No Conflict of interest or disclosure. The property is zoned commercial. Rental Warehouse or Mini Storage is a permitted use in the commercial zone – PCC 9-4C-3 Site Plan Approval needed: Landscaping, signage, lighting, utilities and stormwater and erosion control plans were submitted and reviewed concurrently. We have asked for dedication of right-of-way and greenbelt easement.

Presentation by the applicant: John Gochenour-JSG Properties, Inc. We are going to build a nice facility. It will be paved with nice swales out back for storm water. After it is complete we will seed and add a few trees. There is fence on the north side already and a partial vinyl fence across the back. We will probably run cyclone fencing there and around the entire area. He explained what they are proposing with the units, trash, snow, parking, and lighting. He is not planning to build a second story at this time, but may in the future.

**Motion to Approve: Commissioner Woller moved to approve this project FILE SP17-032 for construction of between 122 and 125 ground level storage units with additional second story units in building "C", finding that it is in accord with the applicable provisions of Ponderay City Code. He further moved to adopt the conditions of approval as listed in the staff report. Commissioner Fox seconded the motion.**

**Conditions of approval:**

1. Prior to submitting a building permit application, the applicant shall submit a final site plan to the Ponderay Planning Department. The site plan shall incorporate any required revisions or conditions of approval.
2. The site shall be developed in accord with the approved site plan.
3. Building permits shall be obtained prior to construction of buildings or signage. Construction and signage shall be in accord with the approved site plan, applicable Ponderay City Codes and the adopted building and fire codes at the time of construction.
4. Prior to building permit issuance the land owner shall formally dedicate the land located within the existing road right-of-way easement to the public.
5. Prior to building permit issuance the landowner shall grant a greenbelt easement for drainage maintenance and access over, under and across the east 15-feet of the subject property, consistent with Ponderay Greenbelts and Pathways plan.
6. Construction must begin within one (1) year after the site plan is approved. An extension of time for beginning construction may be requested, in writing, from the planning and zoning commission, which shall grant such an extension for a specified reasonable time upon a showing of good cause.
7. All proposed or future trash and/or garbage collection areas shall be enclosed on at least three (3) sides by a solid wall or sight obscuring fence of at least four (4) feet in height, or within an enclosed building or trash and/or garage collection dumpster. Adequate vehicle access to and from such area or areas for collection of trash and/or garbage shall be provided. Trash and/or garbage collection areas must also be animal proof.
8. Landscaping shall be installed and maintained in accord with the approved landscaping plan.
9. External lighting shall be installed in accord with the approved lighting plan. Exterior lighting shall not be placed in any manner as to permit beams and illumination onto a public right of way. All lighting shall be downwardly directed.

**Commission Member Woller/ Fox, all in favor. Roll Call Vote. Approved**

**Workshop discussions - Sub Area Plan**

Planner Brubaker would like to accomplish two things 1) Hand off and go through and mark it up as you see fit for typo's and edits etc. 2) He wanted to step through it together and pick apart some of the pieces with our target time frame to come back next month and do a public hearing on this. So the better we can get it refined the better off we are. So the follow up to this is to sit down one on one and look at questions that you may have. He would like to focus on the content and concepts. This is a hybrid code, it does not abandon our existing zoning ordinance but is rather an overlay type of code that applies in addition to the standards we have in place.

**The Meeting was adjourned at 7:50 p.m.**

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Planning and Zoning Chairperson

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Su Warren, City Clerk-Treasurer