



**CITY OF PONDERAY PLANNING & ZONING
PONDERAY CITY COUNCIL CHAMBERS
288 4TH STREET
SEPTEMBER 13TH, 2017**

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

Phil McNearney called the meeting to order at 6:30 p.m.

Assistant Planner Miller called the roll: Commission Members Present: Phil McNearney, Steve Fox, Marc Woller

Staff: Assistant Planner KayLeigh Miller

ABSENT: Kellee Merrill, Planner Erik Brubaker, Lawson Tate

**CONSENT AGENDA: Approved minutes of July 12, 2017 Regular P&Z Meeting
Commission Member Fox/Woller, all in favor. Approved**

We are hosting a Ponderay Neighbor Day Saturday Sept. 23rd from 3:pm to 7:pm. This event is a product of a grant that was received from the LOR Foundation by the Friends of the Ponderay Bay Trail and is being co-sponsored by the City of Ponderay. Last Friday we sent out nearly thirteen hundred (1,300) invites. The idea being that this event is almost completely free to the attendees. Five dollar off coupons were sent out with the invites for food. There will be many food trucks, lots of kids activities, face painting, carnival style games and hot air balloon ride, weather permitting. Balloon rides will be in exchange for raffle tickets which are given out after completing our survey. It will be on the Harbison Property that the City purchased behind the Hoot Owl. Volunteers are needed.

ACTION ITEMS:

1. Discussion/Decision – File UP17-039, Nuttman Welding-special use permit to develop a commercially zoned property with an industrial use. This will be a metal welding and fabrication business. The property will be housed in the westerly building on the old Ponderay Yamaha site. This structure is located on lot 1. This will be in about half the existing building, the west half. The site access is directly on Triangle Drive. There is no new exterior construction or impervious surface changes as proposed as part of this use. Hours of operation will be from 7:am to 5:pm. We don't anticipate any conflict. A lot of their work occurs off site. Comments: Ponderay Police, Independent Highway, KPSD all had no comments or issues. City of Sandpoint water department submitted some initial comments based on the lot not having been recorded. Those comments required that they purchase a water hook up for the separate lot. The proposed future owner has purchased a water connection. Planner Miller went through some of the applicable Code sections; Requires a minimum of twenty five of open space, proposed is sixty seven percent. Parking; eight spaces are required, nine are being provided with an additional loading zone. Signage: the existing property had a pole sign at the corner of Bonner Mall Way and Triangle Drive. There is space on that sign and there will be a text change. They also proposed to have a building mounted sign. Site Plan; There is no proposed exterior construction and no new impervious surface is being proposed. There are a minimum amount of site plan review standards that will be applicable. For setback requirements the structure is forty five feet from the center line of Triangle Drive and twenty five feet from the edge of that right-of-way. The structure meets that setback. Structure is generally compliant however the Neal property line that divided it into two lots is closer to the

easement of the building than the ten feet that is required by code. That Code also allows the Planning & Zoning Commission to approve the reduced setbacks. Trash facilities we require that they are enclosed on at least three sides with a minimum of four foot high wall or screening. They propose that they will just have trash receptacles within the building and it will be taken to the curb for pick up. The majority of their waste on site will be scrap metal and steel and that will be recycled. Special use permit for light industrial use in the commercial zone have three very specific criteria that they are required to comply with in order to operate. 1)They cannot create any hazard or fire or explosions. 2)That they need to operate in compliance with all State and Federal regulations. 3) That any outside materials or equipment needs to be within a site obscuring fence with a minimum of six feet in height. Additional, we restrict outdoor storage for commercial and industrial use to not allow storage within the front yard setback. The Planning & Zoning Commission has the ability to add mitigating conditions to help insure that the use will not cause any sort of hazard or influence on the neighboring properties. Two things were added referring to light, the hours of operation and we have also added a condition that they do some landscaping and storm water management facility remain intact. At this time that applicant has applied for a change of use permit for the land use portion of this because it was in an existing facility, staff has authorized them to commence use pending approval of the Special Use permit and given them until October 31st to obtain this approval. Public Hearing closed at 6:47.

Approved UP 17-039-I move to recommend approval of the application, requesting special use permit approval to develop light Industrial use in the Commercial Zoning district. Finding that it is in accord with the applicable sections of the Ponderay City Code. Based upon the evidence submitted up to the time the staff report and testimony received at the hearing I further move to recommend adoption.

Commission Member Woller/ Fox, all in favor. Approved

The Meeting was adjourned at 6:50 p.m.

Planning and Zoning Chairperson

Su Warren, City Clerk-Treasurer