

Narrative

PCC9-7-3 (a) How the proposed use will, in fact, constitute a variance or a special use.

- The use will be light industrial

PCC9-7-3 (b) Why the proposed variance or special use is necessary or desired.

- Tenants currently occupying the structure are light industrial uses such fabricators and truck accessories businesses. The building has historically been retail with and ATV repair shop. As a result the structure lends itself to the more light industrial use.

PCC9-7-3 (d) Whether the proposed variance or special use will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- The structures are existing steel buildings. All surrounding uses are light industrial in nature.

PCC9-7-3 (e) The effect of the proposed variance or special use on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.

- The proposed use is very similar to those surrounding it.
- All operations and inventory will be housed indoors or in a fence.

PCC9-7-3 (f) The identity of the owner or purchaser of the lot which is subject to the proposed variance or special use.

- See email in file

PCC9-7-3 (g) Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the proposed variance or special use shall be able to provide adequately any such service or utility.

- The structures are existing
- Currently served by Kootenai Ponderay Sewer, City of Sandpoint and Northside Fire. Trash is hauled to the County dump facility. Site has frontage on both Triangle Drive and Bonner Mall Way

PCC9-7-3 (h) Whether the proposed variance or special use will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.

- No modification to the site is proposed.
- No new connects to services

PCC9-7-3 (i) Whether the proposed variance or special use will lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odor.

- Proposed uses will not generate and dust or smoke.
- Uses are similar to what has operated historically
- Similar to those that surround it

PCC9-7-3 (j) Whether the property under the proposed variance or special use will have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public roads.

- No changes to the existing approaches are proposed

PCC9-7-3 (k) Whether the proposed variance or special use will result in the destruction, loss or damage of the natural, scenic or historic features of major importance.

- No changes to the site are proposed

PCC9-7-3 (l) A description of the previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.

- Historically the building was a retail and repair facility with multiple employees
- The proposed condition includes conversion of the building into three light industrial units
- The current proposed tenants are single employee businesses
- Delivery systems remain the same
- Hours of operation are Monday-Friday 8-5
- Businesses are light industrial in nature including two fabrication companies, vehicle accessories

Kelly T. Spielman

9/10/2020