



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
March 7th, 2022**

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

PRESENT: Mayor Geiger, Councilmember McNearney, Councilmember Mitton, Councilmember Thompson, Councilmember Larkin

ALSO, PRESENT: City Clerk Peterson, Chief Cornelius, Parks & Community Dev. Director Brubaker, Planning Director Miller, Attorney Marshall, Engineer Tadic

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

AMEND AGENDA:

PUBLIC COMMENT:

CONSENT AGENDA:

- A. Approve Bills \$ 17,173.23
- B. Acknowledge Police Report
- C. Acknowledge Treasurer's Report

Motion to Approve the Consent Agenda.

Councilmember Mitton/Thompson. Roll Call Vote. All Voted in Favor. Motion Approved.

DEPARTMENT REPORTS/UPDATES

MAYOR:

CLERK:

- **ACTION ITEM** Regence Insurance Renewal

Motion to Approve Insurance Package Renewal.

Councilmember Thompson/McNearney. Roll Call Vote. All Voted in Favor. Motion Approved.

- **ACTION ITEM** Liquor License Approval for Ivano's Catering

Motion to Approve Liquor License.

Councilmember Larkin/Thompson. Roll Call Vote. All Voted in Favor. Motion Approved.

POLICE:

- Chief Cornelius noted they had interviewed some promising applicants and are currently waiting on background checks. He hopes to hire by June 1st.
- Councilmember Mitton inquired about purchasing new vehicle. Chief Cornelius clarified he is ordering one at the end of the year.

STREET/PUBLIC WORKS:

- Engineer Tadic gave project updates.
 - Triangle Drainage and Striping Bid packages are being finalized and will go out for bid next week.
 - Paving Package Budget
 - Streets considered are as follows: a portion of Kootenai Cut Off, Larkspur to McNearney, Cedar, 4th to Ash, Bonner Mall Way, East Gate Drive to Cinema entrance and a portion of Piehl Rd.
 - Drainage issues are being looked at.
 - Weight Limit Restrictions – In Favor for.
 - Councilmember Mitton mentioned failed patching from Ting.
 - Councilmember Thompson noted a large pothole at the Kootenai Cut Off Road stoplight in the turning lane.

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

- Updates by Parks & Community Development Director Erik Brubaker
 - Field of Dreams Concept Planning
 - Met with representatives from ICE to finalize plan
 - Build Grant
 - Stakeholder meetings will start late March.
 - Sand Creek Greenbelt Property
 - HMH put together parking lot plan that adds 10-14 spaces. Leaned towards using Pathway funds.
 - Brubaker addressed questions on how Impact Fees work.
 - Pathway fees available - \$193,000.00
 - Parks fees available - \$315,000.00
 - Popsicle Bridge and School House frontage development.
 - Blue Cross of Idaho Grant applied for.
 - Pavilion at McNearney Park
 - Questions/comments by Council and public.
 - Mayor Geiger - 1150+ county single family dwelling permits issued in the last two years.
 - Planner Miller noted Ting pledged \$15,000.00 - \$20,000.00 to fund to remaining portions of the roof of the stage at Harbison Field.
- **ACTION ITEM UP21-078 Sand Creek Crossing, LLC, Special Use Permit, Multi-family Mixed Use Complex**

Opened the Hearing at 6:21 p.m.

Conflicts of interest or disclosures.

Councilmember and Fire Chief Mitton made a disclosure.

Presentation by Planning Director Miller.

Presented the Planning Staff Report and Staff Recommendation.

Public Testimony or Comment.

Additional Comments/Questions by Council

- Height of building and the limited parking.
- Increase of traffic and possibly turn lane.
- Property stability.
- Request for setback reduction.

Presentation by Applicant

- **Matt Kerr / Robert Wiese / Mike Delay, Sandpoint, ID**
 - Design Plan
 - Parking
 - Questions from Council
 - Height of building from ground level. (49' - 50' to peak of roof)

Public Testimony/Comment

- **Opposed**
 - **Patty & Larry Peak, Sandpoint, ID**
 - Height
 - Population growth
- **Neutral**
 - **J.R. Haynie, Sandpoint, ID**
 - Concerns with shared access, traffic and parking with noted population growth.
 - **Mark Stockwell, Sandpoint, ID**
 - Issue with affordable housing.

Rebuttal by Applicant

- Matt Kerr thanked everyone for their input.

Closed the Hearing at 7:35 p.m.

Final Questions and Comments

- Discussion amongst Councilmembers, Planning Staff and Applicant
 - Height of the building and accessibility in case of fire.
 - Loss of view.

Re-opened Public Hearing 7:40 p.m.

- Discussion with Matt Kerr on accessibility to roof from patio garden.

Closed Public Hearing at 7:49 p.m.

Motion to Remand this Application file UP21-078, Sand Creek Crossing, LLC, requesting Special Use Permit Approval to develop two six-unit Multi-family Structures and the site plan approval to construct two office condos structures and a restaurant within the commercial zoning District of Ponderay to the applicant to the address of participation. April 18th, 2022.

Councilmember Thompson/Mitton. Roll Call Vote. All Voted in Favor. Motion Approved.

MISCELLANEOUS REPORTS:

OLD BUSINESS:

ORDINANCES, RESOLUTIONS, PROCLAMATIONS, CONTRACTS:

- **ACTION ITEM** Resolution 2022-2 Purchase of the Wolters Property, Assessor's Parcel No. RP00000118150A
Motion to Approve Resolution 2022-2 Purchase of the Wolters Property, Assessor's Parcel No. RP00000118150A
Councilmember McNearney/Mitton. Roll Call Vote. All Voted in Favor. Motion Approved.

- **ACTION ITEM** Resolution 2022-3 Weight Limit Restrictions
Motion to Approve Resolution 2022-3
Councilmember Larkin/Mitton. Roll Call Vote. All Voted in Favor. Motion Approved.

NEW BUSINESS:

- **ACTION ITEM** Executive Session – ID 74-206, Subsection 1-a
 - a) To consider hiring a public officer, employee, staff member or individual agent.
Motion to enter Executive Session – ID Code 74-206, Subsection 1-a
Councilmember Thompson/Mitton. Roll Call Vote. All Voted in Favor. Motion Approved.
Entered Executive Session at 8:00 p.m.
Motion to leave Executive Session – ID Code 74-206, Subsection 1-a
Left Executive Session at 8:02 p.m.
Councilmember Thompson/Larkin. Roll Call Vote. All Voted in Favor. Motion Approved.
Motion to Hire New Deputy Clerk as discussed.
Councilmember Thompson/McNearney. Roll Call Vote. All Voted in Favor. Motion Approved.

PUBLIC COMMENT:

Councilmember Larkin/Thompson
Meeting adjourned 8:03 p.m.

City Clerk/Treasurer Stephanie Peterson

Mayor Steve Geiger