



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
April 18th, 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, City Engineer Shaw (via Zoom), Attorney Marshall

ABSENT: City Engineer Tadic

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

AMEND AGENDA:

PUBLIC COMMENT:

CONSENT AGENDA:

- 1) Approve Bills \$ 51,101.88
- 2) Approve Council Meeting Minutes April 4th, 2022.
- 3) Acknowledge Attorney Report
- 4) Acknowledge Police Report

Motion to Approve the Consent Agenda.

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

DEPARTMENT REPORTS/UPDATES

MAYOR:

- Asked how the Easter Egg Event went and was sorry he missed it. Chief Cornelius said it went fast.

CLERK:

- City Clerk Peterson gave Sales Tax and Bed Tax updates for February.
 - Sales Tax \$197,627.03
 - Bed Tax \$59,774.72.
 - 104 is behind and has been contacted.
 - Budget Hearing Meeting August 1st and Final August 15th, 2022.

POLICE:

- Chief Cornelius stated they are still in the hiring process.

- **ACTION ITEM** Patrol Vehicle Purchase

Discussion amongst Councilmembers, Mayor Geiger, and Chief Cornelius.

Motion to Approve Chief Cornelius to pursue the 2-Ford Explorers in Mountain Home.

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

STREET/PUBLIC WORKS:

- Engineer Shaw gave project updates.
 - Paving Contracts are out for bid.
 - Triangle Drive paving project is out for bid April 19th, 2022.
 - Field of Dreams received a concept plan update from Benardo Wills.

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

- Planner Miller and P&CD Director Brubaker gave Project Updates.
 - Bike Rodeo at 11:00-1:00 p.m. on May 22nd, 2022.

- City BBQ also May 22nd, 2022, at 12:00-2:00 p.m.
- City Cleanup June 12th, 2022.
- RFP reviewing 5-submissions for the Black Rock Cleanup.
- Build Grant - Design for the underpass to our lake to Pend d' Oreille Bay Trail.
 - First public meeting Tuesday May 17th 5:00 p.m. to 7:00 p.m. at the Elks.

- **ACTION ITEM** UP21-078 Sandcreek Crossing, LLC, Special Use Permit, Multi-family Mixed Use Complex (Remand, Continued to a date certain at the March 7th City Council Meeting)

Opened the Hearing at 6:22 p.m.

Conflicts of interest or disclosures.

Mayor Geiger and Councilmember Larkin removed themselves due to a conflict.

Presentation by Applicant

- **Matt Kerr / Robert Wiese**
 - Power point presentation
 - Design process and time taken to preserve to beauty of the site.
 - Architecture and materials chosen.
 - Scale of Building.
 - Lowered Height of building thirteen feet.

Public Testimony/Comment

- **In Favor**
- **Neutral**
- **Opposed**
 - **Larry Peak, Sandpoint, ID**
 - The design look from the Creek.
 - **Mark Stockwell, Sandpoint, ID**
 - Likes the design view from the highway but not the Creek Side View.

Rebuttal by Applicant

- **Matt Kerr**
 - Detailed landscape plans.

Closed Public Hearing at 6:41 p.m.

Final Question and Comments

- Discussion amongst Councilmembers.

Motion to Approve this application FILE UP21-078, requesting special use permit approval to develop two 6-unit multifamily structures, and site plan approval to construct two office condo structures and a restaurant, within the commercial zoning district of Ponderay. I further move to approve the setbacks as presented and the requested parking reduction to 103 parking spaces where 151 is required by code and a height of 4 stories for two residential structures and 3 stories for the southern portion of the office structure, finding that the project is in accord with the applicable sections of Ponderay City Code as enumerated in the findings of fact and conclusions of law in the staff report, and based upon the evidence submitted up to the time the staff report was prepared and testimony received at this hearing. I further move to adopt the findings of fact, conclusions of law and Conditions of approval noting the removal of finding 14 and the amendment of condition B-4 in the staff report.

Councilmember McNearney/Mitton. Larkin conflicted out. Councilmember Thompson Opposed. Motion Approved.

Discussion amongst Mayor Geiger and Councilmembers.

- City Ordinance regarding height of residential meeting up with commercial from the creek side.
- Impact Fees going forward.

MISCELLANEOUS REPORTS:

- Bonner County Council Minutes March 22nd & 29th 2022, Sandpoint City Council Minutes March 16th 2022, & April 6th 2022, and Spot Agenda April 11th 2022.

OLD BUSINESS:

ORDINANCES, RESOLUTIONS, PROCLAMATIONS, CONTRACTS:

- **ACTION ITEM** Ordinance No. 163 – Amendment of City Codes 3-2-1(A) and 3-2-2

Discussion amongst Mayor Geiger and Councilmembers.

- Tabled till next meeting.

NEW BUSINESS:

- **ACTION ITEM** Executive Session – ID Code 74-206, Subsection 1-f
f. to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Motion to enter Executive Session – ID Code 74-206, Subsection 1-f.

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

Entered Executive Session at 6:53 p.m.

Motion to Exit Executive Session – ID Code 74-206, Subsection 1-f.

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

Left Executive Session at 6.54 p.m.

PUBLIC COMMENT:

**Councilmember Thompson/Larkin
Meeting adjourned 6:55 p.m.**

City Clerk/Treasurer Stephanie Peterson

Mayor Steve Geiger