



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
November 15th, 2021**

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

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

ALSO, PRESENT: City Clerk Warren, Attorney Marshall, Parks & Community Dev. Director Brubaker, Planner Miller

ABSENT: City Engineer Shaw, Deputy Clerk Peterson

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

AMEND AGENDA:

PUBLIC COMMENT:

CONSENT AGENDA:

- A. Approve Bills \$ 36,417.72
- B. Approve October 13th, 2021, Special Meeting Minutes
- C. Approve November 1st, 2021, Council Meeting Minutes
- D. Acknowledge Attorney Report
- E. Acknowledge Police Report

Motion to Approve the Consent Agenda.

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

DEPARTMENT REPORTS/UPDATES

MAYOR:

- Mayor Geiger stated he attended a county meeting and noted the significance of growing pains throughout the County, and to have a Happy Thanksgiving.

CLERK:

- **ACTION ITEM:** Liquor License Approvals – Applications have been accepted by Pizza Hut, Sweet Lou's, Walmart, Sand Creek Schweitzer Conoco, Laughing Dog, and Hayden Beverage Company.

Motion to Approve 2022 Liquor Licenses.

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

- Clerk Warren gave updates regarding the election, no voting was necessary as there were only two candidates - Councilmember McNearney and Rick Larkin. Councilmember McNearney would remain Council President.

POLICE:

- Chief Cornelius provided an update regarding their hiring/application process.

STREET/PUBLIC WORKS:

- P&CD Director Brubaker updated on Field of Dreams and noted additional concepts were going to be presented at future Committee meetings. Planner Miller noted the ice rink had been received and will be inspected prior to storage.

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

- **ACTION ITEM:** Build Grant Surveying Contract – Matt Gillis with Welch-Comer introduced himself.

Motion to Approve the Build Grant Surveying Contract.

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

- **ACTION ITEM:** Alta Phase 1 Environmental Contract – for Wolters Property
Motion to Approve the Alta Phase 1 Environmental Contract.
Councilmember Mitton/McNearney. Roll Call Vote. All Voted in Favor. Motion Approved.

- **ACTION ITEM:** File #SS21-033, Meadowbrook, Preliminary Plat
Clerk Warren read the rules and asked for any conflicts of interest or disclosures.
Opened the Hearing at 6:13 p.m.

Councilmember and Northside Fire Chief Mitton made a disclosure.

Presentation by Planning Director Miller

- Presented the Planning Staff Report along with her recommendation.
 - Discussion amongst Planning Staff and Councilmembers.
 - Amend to note 2018 Fire Codes.
 - Drainage concerns around the area.
 - Street lighting and fencing/barriers.
 - Liability concerns about trees

Presentation by the Applicant

- **Drew Dittman, Lake City Engineering, 126 E Poplar Ave, Coeur d’Alene, ID**
 - Presented Project.
 - Questions from Council
 - Greenbelts
- **Cliff Mort, Post Falls, ID**
 - Provided additional project information.
 - Questions from Council
 - Interior street lighting.
 - Regulating noise and dust complaints.
 - Health Assessment of Trees.

Public Testimony/Comment

In Favor

- **Winnie Long, Mountain View Apartments, Ponderay, ID**
 - Included comments about
 - Why she chose to move to Ponderay
 - Developers doing a first-class job

Neutral

- **Rick Larkin, 1100 Kootenai Cutoff Rd, Ponderay, ID**
 - Included comments about
 - City of Ponderay Sound Ordinance, early morning noise from industrial zone.
 - Trees on Starr Lane.
 - Sidewalk concerns

Opposed

- **John Broderson, 1300 Starr Lane, Ponderay, ID**
 - Included comments about
 - Maintaining the rural atmosphere.
- **Cathy Ballard, 1400 Starr Lane, Ponderay, ID**
 - Not opposed, but included comments about
 - Disheartening changes to country atmosphere.
 - Stormwater management concerns.
 - Starr Lane extension.
 - Park access for children.

Additional Questions/Comments by Council

- Questions included
 - Child safety.
 - Rural character importance.
 - Impact Fees

Closed the Hearing at 7:29 p.m.

Planning Director Miller noted modifications made to the Conditions of Approval.

Discussion/Deliberation among Councilmembers and Planning Staff.

Motion to Approve this application, FILE #SS21-033, requesting subdivision approval to divide +/-21.13-acres into 63 lots finding that it is in accord with the applicable sections of Ponderay City Code as outlined in the staff report based upon the evidence submitted up to the time the staff report was prepared, and testimony received at this hearing. I further move to authorize the proposed rear yard setback reduction to zero on proposed lots 34-39 and to adopt the conditions of approval and to adopt the amendments stated by staff.

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

- **ACTION ITEM:** File #UP21-077, Helping Hands Healing Hearts, Special Use Permit Clerk Warren read the rules and asked for any conflicts of interest or disclosures.
- Councilmember and Northside Fire Chief Mitton made a disclosure.
- Councilmember McNearney made a disclosure.

Opened the Hearing at 7:35 p.m.

Presentation by Planning Director Miller

- Presented the Planning Staff Report along with her recommendation.
 - Discussion amongst Planning Staff and Councilmembers.
 - Parking space requirement concerns
 - Setbacks
 - Fencing
 - Pedestrian Traffic and Spot Bus spots.

Presentation by the Applicant

- **Toby Walrath, Board Chairman, Helping Hands Healing Hearts**
 - Presented Project Overview
- **Nicole Costello, Clearwater Engineering**
 - Presented Engineering aspects and noted unnecessary conditions of approval.
- **Debbie Van Dyk, Clearwater Engineering**
 - Reviewed Nicole's comments
 - Discussion amongst Planning Staff and Councilmembers
 - Traffic Study

Public Testimony/Comment

Neutral

- **Rick Larkin, 1100 Kootenai Cutoff Rd, Ponderay, ID**
 - Included comments about
 - Avoiding Kootenai Cutoff, allow right out only.

Opposed

- **Winnie Long, Mountain View Apartments, Ponderay, ID**
 - Included comments about
 - Concerns for apartment tenants.
 - No available housing for homeless, high rent costs.
 - Lowers standards of the community
 - Likes the program
 - Would be better in a different location
- **Rory Long, Mountain View Apartments, Ponderay, ID**
 - Included comments about
 - Location concerns

Applicant Rebuttal

- **Toby Walrath**
 - Help locals/families within the community
 - Addressing needs in the community

Opposed final comment by Mayor Geiger

- **Winnie Long**
 - Budget/fundraising, where will funding come from.
 - Council deemed final comment irrelevant, no rebuttal.

Closed the Hearing at 8:51 p.m.

Discussion/Deliberation among Councilmembers and Planning Staff.

- Fire Hydrant
- Right turn out

Motion to Approve this application FILE UP21-077, requesting special use permit approval to construct a 48-unit multi-family structure with associated personal services, within the commercial zoning district of Ponderay. I further move to approve the setbacks as presented and authorize construction to be three stories in height, 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 recommend adoption of the findings of fact, conclusions of law and Conditions of approval (noting any amendments) in the staff report. Including the amendment of Condition A-7 to add the word hydrant.

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

MISCELLANEOUS REPORTS:

NEW BUSINESS:

PUBLIC COMMENT:

**Councilmember Thompson/Osborne
Meeting adjourned 8:59 p.m.**

City Clerk/Treasurer Stephanie Peterson

Mayor Steve Geiger