



Ponderay - City Planning

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Comprehensive Plan Worksheet

Below you will find a list of the Ponderay Comprehensive Plan components and goals. Please read the goal statement for each component and use the lines provided to describe how your proposed use is consistent with the **applicable** components of the Ponderay Comprehensive Plan. If a component is not applicable just leave it blank or write not applicable.

1. Property Rights

Goal statement: All land use decisions made pursuant to this Comprehensive Plan shall protect the fundamental rights of all residents.

The use of parcel RP00000115800A will be in accordance with its zoning. The apartment complex concept fits within the residential zoning of the lot, which is also a respectful use of land regarding the neighboring properties.

2. Population and Growth

Goal statement: The citizens of Ponderay desire to maintain the existing quality of life and plan for stable growth that is consistent with the City's character and within the fiscal capability of the community.

The proposed project will increase the existing quality of life for the City of Ponderay residents by providing affordable residential housing to the ever-growing community.

3. School Facilities

Goal statement: To coordinate and cooperate with the school district in the development of the City's education facilities.

The proposed development is in a location that is easily accessible by the school bus transportation system. The development will provide two bedroom and three bedroom housing to families with school age children in the City of Ponderay.

4. Economic Development

Goal statements: To maintain and promote a healthy social and economic condition and development for City residents.

To promote the development and improvement of City infrastructure.

The proposed project will provide quality neighborhood and housing that will in turn support the business and commercial development already taking place in the City of Ponderay.

The apartment project is located within walking distance of many retail stores, as well as some of the largest employers in the City of Ponderay.

5. Land Use

Goal statements: Urban development should achieve wise use of Ponderay land resources.

Manage new growth and development to create a compact, distinct, and identifiable City.

Restrict development on and around sensitive lands and significant natural features, including wetlands and floodplains.

The proposed development is intentional about providing a distinct neighborhood feel inside the City of Ponderay. A stormwater management plan has been secured for the site in order to offset the potential negative effects that might be created by the impervious areas in the apartment complex.

6. Natural Resources and Hazardous Areas

Goal statements: While conserving the environmental quality, the utilization of natural resources of Ponderay may be allowed.

To manage the area's natural resources through the development of policies that respect the area's important natural resources.

To protect the public safety, health and welfare from hazardous areas and conditions.

The proposed project will not negatively affect the natural resources of the City of Ponderay. Additionally, views of Schweitzer Mountain will be improved, while maintaining as many trees and natural features as possible on the property. The aesthetics of the proposed apartment complex will enhance the natural surroundings by using colors and materials that are complementary to the alpine feel of the area.

7. Public Services and Utilities

Goal statement: Plan for an orderly and efficient pattern of public facilities and services to serve as a framework for existing and future development.

The proposed project will support the expansion of public facilities by expending impact fees for each unit built, as well as through annual property taxes. Additionally, the property's greenspace will be dedicated to the City of Ponderay to be used as a public park.

8. Transportation

Goal statement: To maintain the street system for current users, emergency response efforts, and future generation by providing for the safe and effective circulation of vehicular and pedestrian traffic.

Because there are several ingress and egress options available to the proposed project, it is not anticipated that the new development will create traffic issues or congestions. Furthermore, there will be a dedication of 30 feet along the northern border of the property and a dedication of 20 feet along the southern border of the property for future roads to be developed and maintained by the City of Ponderay.

9. Parks and Recreation

Goal statements: To provide and maintain recreational areas and facilities for citizens of Ponderay, Idaho.

To promote public recreation opportunities that respond to the needs of the community.

A dedication to the City of Ponderay of the development's greenspace is anticipated upon completion of the project. This greenspace will be developed and maintained by the City of Ponderay as a park to be used by the residents of the development as well as the community. This will provide additional recreation opportunities to the residents of Ponderay.

10. Housing

Goal statement: To provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly, and the disabled.

The proposed development will provide attractive and affordable housing to the residents of the City of Ponderay, including a total of 24 ADA accessible and/or convertible units on the ground floor.

11. Community design and Special Sites

Goal statements: Preserve, protect, and enhance area of historic and natural interest, and scenic beauty.

To foster growth in a manner that enhances the small town identity of the Ponderay community.

The proposed development will enhance its natural surroundings and scenic beauty by improving views of Schweitzer Mountain, maintaining natural greenery and mature trees on the site, and by dedicating the greenspace area to the City of Ponderay to be developed into a city park.

12. Implementation

Goal statements: The City of Ponderay Comprehensive Plan and related ordinances will be considered "working documents" and implemented by citizens and City leaders to shape the future of Ponderay.

The proposed development helps to achieve many of the goals of the City of Ponderay Comprehensive Plan by providing additional housing, recreational opportunities, and roads and byways to the residents of the City of Ponderay.