

Ponderay - City Planning

P.O. Box 500 · Ponderay, ID 83852 · planner@ponderay.org

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.

Landowner:

Ponder Industries LLC / Nathan Richard Rodland
101 Colorado St #2407
Austin, TX 78701

Prepared by:

Doug Lutz
Assistant Project Manager
Ramey Construction Company, Inc.
509 N Fifth Ave
Sandpoint, Idaho 83864

Location:

West of Ponder Point Lane cul-de-sac.

Legal Description:

RP00000112252A / RP00000112286A

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

The property will be well maintained for current residents and future generations.

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.

An additional residence adds to the stability of the infrastructure and population growth goals of the City of Ponderay.

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

The proposed family residence will not only help the education goals of the district through tax revenues, the new resident family will become active participants in the educational system.

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.

New residents add to economic growth through taxes directed toward infrastructure, responsible land development and spending/investing in local businesses.

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.

A portion of the property is located below the base flood elevation. All construction will occur consistent with Flood Damage Prevention Ordinance 103 standards specifying that lowest floors be elevated to or above the "flood protection elevation" (BFE + 1').

The property does not include any identified "mass failures" (landslides) (Idaho Department of Lands *Mass Failures in Pend Oreille Lake and Lower Clark Fork Watersheds* GIS map). In order to confine wetland disturbance consistent with an approved Army Corps permit as well as maintain site stability, sheet piling will be installed along the sides and rear of the building envelope prior to building foundation excavation.

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 site has the ability to support the proposed single-family dwelling without risk of harmful consequences pursuant to Ponderay City Code, Section 9-7-3(B)(9).

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.

NA

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.

The proposed project will comply with all transportation guidelines set by the City of Ponderay (including emergency response requirements).

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.

NA

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.

NA

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 single-family dwelling takes into consideration the natural landscape surrounding the site and seeks to complement and/or enhance elements natural to the site.

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 project respects the desires and goals of the existing community and comply with all “working documents” in keeping with the Comprehensive Plan of the City of Ponderay.