



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 property owner dedicated 10-foot wide additional public R-O-W to enhance access and circulation on McNearney Rd. The extra building setbacks would limit the right to build a desirable residence on the remaining lot which was approved by the city. The nature of modern setback regulations inherently limit property rights.

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.

Construction of a SFD residence on a legally created lot utilizing existing services is a good way to allow for expanding population while maintaining quality of life for existing and future residents.

3. **School Facilities**

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

The variance request will be provided to the school district for comment. It is generally favorable for projects that improve tax base without disproportionately burdening services. This project is within a mile of Kootenai Elementary School.

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 construction on existing infrastructure close to existing businesses will enhance the economic conditions in the City.

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 need for the setback variance is partly due to the nature of the conservation density provided by city code. There is a natural greenbelt to the west and the lot sizes are more consistent with traditional compact development. Compact development provides many land use advantages including parks, open space, and future infill development opportunities.

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.

Development away from the Sandcreek floodplain and riparian area; and in existing developed areas of the city are encouraged. Working farm and forest lands are threatend by commercial leapfrog development along our highway corridors.

Compact residential development with a high quality of life is part of the solution.

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.

This proposed resideintal use is within the existing service area and is part of an efficient and orderly development pattern.

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 need for the variance is precipitated due to the voluntary dedication of ten feet that provides the west half of a future 60-foot right of way along McNearney Rd. This will enable future road and walkway improvement and improved surface water conveyence. To the extent that setbacks are used as place holders for future R-O-W expantion, they become moot when dedications have already been made to meet standard width.

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.

The proposed residence will front on McNearney park and is a tribute to the ways public investments in parks and private development can complement a growing community. Residents will provide eyes on the park that enhance its value to the entire community through sense of security and safety.

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.

Renormalizing smaller traditional lots that include options for ADU's close to businesses, services, and transportation options are part of an improving housing equation. Small lots can, however, be disproportionately burdened by excessive setback regulations. Relief from such burden is more consistent with housing objectives.

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 subject lot has a traditional alley which allows the builder to enhance the neighborhood feel of the public street frontage as proposed.

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.

This application is the embodiment of implementation of comp plan while maintaining the legislative intent and integrity of the ordinance.

