



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.

This project is contained within the boundaries of the singular parcel owned by RPPT, LLC and is being developed in accordance with the allowed uses stated in the Comprehensive Plan. There are no encroachments into surrounding parcels.

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.

This project is situated in an area of existing commercial uses. As an infill project, it will provide additional, much-needed storage, warehouse, and office space for the small business owners in the community.

3. School Facilities

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

This goal statement is not applicable to the project.

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 development of this vacant parcel of land into an attractive space that will serve a variety of light industrial and commercial uses will promote the growth of new and existing small businesses within the City limits. The central location of the project is easily accessible by City residents.

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.

As an infill project adjacent to the Bonner Mall, the proposed shop / warehouse space avoids urban sprawl while wisely utilizing existing services located in Bonner Mall Way.

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.

This goal statement is not applicable to the project.

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 development of this parcel capitalizes on the nearby utilities and services already located in Bonner Mall Way. Its location between the Bonner Mall and the Union Pacific Railroad makes it an ideal site for the type of commercial and light industrial uses it will attract.

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.

Ingress and egress to the project off Bonner Mall Way adheres to the safe and efficient pattern of vehicular transportation in this area of the City, including that of emergency services. Minimal pedestrian traffic is anticipated.

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.

This goal statement is not applicable to the project.

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.

This goal statement is not applicable to the project.

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.

This goal statement is not applicable to the project.

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 project is in conformance with and consistent with the Goals and Policies of the Comprehensive Plan.
