

*Special Use Permit  
And Subdivision*

*“The Vault”*

*City of Ponderay, Idaho*

*Revised July 2023*

*Revised UP23-099*  
**RECEIVED**

**JUL 28 2023**

**PLANNING  
CITY OF PONDERAY**



*126 E. Poplar Avenue  
Coeur d'Alene, Idaho 83814  
208-676-0230*

## INTRODUCTION

The purpose of this proposal is to request a Special Use Permit for a 19-unit Industrial warehouse/shop and storage project on property that is located on Bonner Mall Way just South of Triangle Drive. In submitting an application for the Subdivision process, the project proponent is requesting to divide the existing parcel of 1.97 acres into 4 lots that will each contain a 5- or 4-unit building. RPPT, LLC is the current landowner, and is looking to develop the project in accordance with the City of Ponderay standards and requirements.

## SUBJECT PARCEL

The property being requested for a Special Use Permit is as follows:

Parcel #:	RPP3640010020A
Total Area:	1.97 acres
Current Zoning:	Commercial
Comp. Plan Designation:	Commercial
Current Owner:	RPPT, LLC 402 Cedar Street Sandpoint, Idaho 83864
Project Proponent:	Lake City Engineering, Inc. 126 E. Poplar Avenue Coeur d'Alene, Idaho 83814

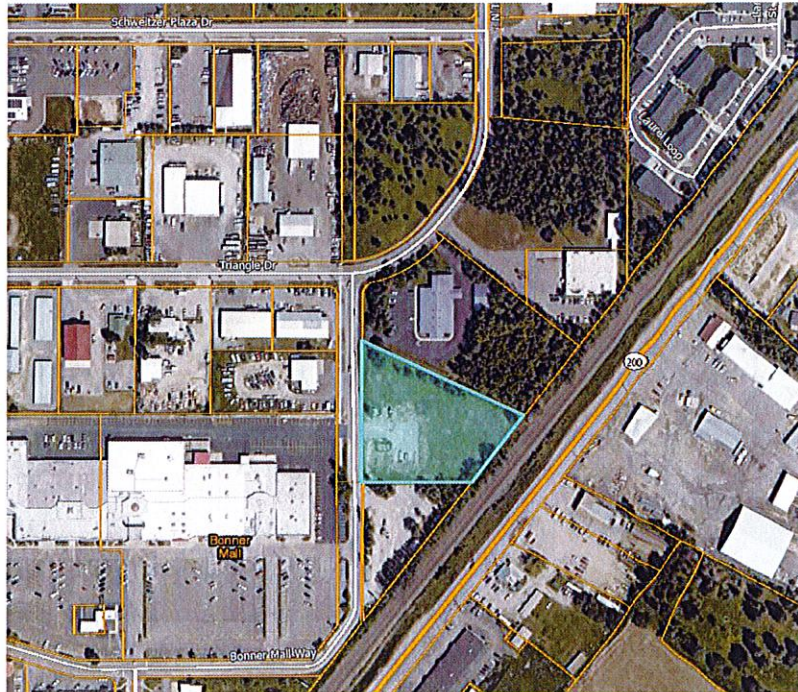


Figure 1: Vicinity Map

## ZONING CLASSIFICATION AND COMPREHENSIVE PLAN

The property, which is currently vacant land that is zoned Commercial, is within the city limits of the City of Ponderay, Idaho. It is bounded on all sides by Commercial zoned property and backs up to the Union Pacific Railroad right-of-way and State Highway 200. The City of Ponderay Future Land Use Map contained within the 2005 Comprehensive Plan designates the subject property as Commercial. The project proponent is requesting a Special Use Permit to allow for the construction of Industrial warehouse/shop as well as commercial uses in the Commercial zone. Per Section 9-4C-4 of the Ponderay City Code (PCC), the proposed use requires the approval of a Special Use Permit.

As defined in the PCC, the Commercial zone is established to promote the development of land areas for general retail/wholesale sales and general office use. These areas require Collector access. This proposed project fits this definition and will provide additional needed light industrial and commercial uses to this area. These uses could include, but are not necessarily limited to, vehicle maintenance and service, general storage for materials and supplies related to an allowed use, contractor and equipment storage related to an allowed use (Contractor Yard), and other allowed commercial and light industrial uses. Considering the surrounding existing land uses and proximity to the Bonner Mall, this is the ideal location for the proposed project. There are no adjacent residential uses, therefore there is not a compatibility issue.

In addition, the project proponent foresees no adverse effects on neighboring uses as a result of this proposed development. No adjacent residential uses, combined with the fact that this property is surrounded by parking lots, the BNSF Railroad, other commercial uses and vacant land, mean that this project's overall impact on the community and natural features of the land will be very low. None of the future potential allowed uses are anticipated to have a hazardous or disturbing effect on the neighboring uses, and all hours of operation for future businesses will be in accordance with City Code. In addition, the general nature of these businesses are not anticipated to have any extraordinary number of employees or material delivery systems that would have negative effect on the community or surrounding uses. No excessive public services or utilities, at public cost, will be required for the successful implementation of this project. This project is anticipated to help sustain and add to the economic welfare of the community by providing additional commercial and industrial opportunities for local businesses. The anticipated uses that would be allowed by this Special Use Permit are not expected to generate any additional noticeable levels of traffic, noise, smoke, fumes, dust, glare or odor that would be detrimental to the general welfare of the community.

The 2005 Comprehensive Plan designates this property as Commercial. This category is intended to promote a mixture of retail trade and service-oriented businesses, although with the approval of an SUP for this parcel, other commercial/light industrial uses such as warehouse and storage space are allowed. The subject site is adjacent to the Bonner Mall and West of the Union Pacific Railroad right-of-way, thus providing great opportunity and access to the variety of commercial uses that would fit well in this location. Included as a part of this submittal is the Comprehensive Plan Worksheet demonstrating conformance and consistency with the Comprehensive Plan.

## **PROPOSED USES**

The project proponent is intending to build 4 buildings totaling 19 units of commercial / light industrial space. Each building will be on a separate lot. Three of the buildings will contain 5 units each and the fourth building will contain 4 units. Each unit will consist of a warehouse space up front with a small office and bathroom at the back. Parking space will be provided in front of each unit. The project details are listed below:

Project Area:	1.97 acres
# of Units:	19 units
# of Lots:	4 lots
Zoning:	Commercial

Additional project details can be found in the attached Site Development Drawings and Specifications included with this submittal.

### **Streets and Stormwater**

The project's western border runs adjacent to Bonner Mall Way, which is fully constructed and will not require additional road improvements, with the exception of a new sidewalk along the project's western boundary. Bonner Mall Way is a Collector and will provide direct access into and out of the project via a new commercial approach that will connect to a public access providing direct access to the new lots. Additional traffic generated from this project is not anticipated to have a negative effect, nor interfere, with the traffic patterns and circulation on the existing surrounding roads. Internal drive aisles will be privately maintained and constructed in accordance with the recommendations of the Geotechnical and Civil Engineers (refer to the included Site Disturbance Plans) and provide access to the building units as well as additional parking. Stormwater from roof runoff will be collected and directed via an underground pipe network into the large grassy swale near the southeastern edge of the property.

### **Domestic and Irrigation Water**

The project will be served by the City of Sandpoint. The City currently has the capacity and willingness to serve the proposed project via a 10" water distribution main located along the frontage in Bonner Mall Way. Each building will have its own water meter, and a separate irrigation meter will be installed for the landscaping. An 8" main will be extended into the project with a fire hydrant that is centrally located. The system will be capable of providing the required fire flows.

### **Sanitary Sewer**

Sanitary sewer service will be provided by the Kootenai-Ponderay Sewer District. There is an existing low-pressure sewer main located in Bonner Mall Way that will serve the project.

**Dry Utilities**

All necessary dry utilities are currently installed in the adjacent Bonner Mall Way, including power, phone/cable, and natural gas. Avista will be the gas and power provider, while phone, cable and internet will be provided by Verizon and Frontier. Solid waste disposal will be provided by Bonner County Solid Waste. Fire suppression and emergency medical response services will be provided by Northside Fire District.

**Schedule**

The project proponent intends to start development of this project immediately upon receipt of the required approvals from the City of Ponderay and other jurisdictional agencies. It is anticipated to receive said approvals and commence construction in the Summer of 2023.