CITY COUNCIL AGENDA REQUEST FORM

Today's date: 12 / 12 / 17

Date of meeting 12 / 20 / 17

(City Council meetings are held the 1st and 3rd Wednesday of each month.)

Name of Citizen, Organization, Elected Official, or Department Head making request: Planning Staff

Address: 1123 Lake Street

Phone number and email address: 208.255.1738 aqualls@sandpointidaho.gov

Authorized by: Aaron Qualls

name of City official *(Department Heads, City Council members, and the Mayor are City officials.)*

Subject: Comprehensive Plan Land Use Map Update Resolution

Summary of what is being requested: Resolution to update the Land Use Map of the Sandpoint Comprehensive Plan, following 2 workshops, 1 site tour, 1 Planning Commission Public Hearing and 1 City Council Public Hearing.

The following information MUST be completed before submitting your request to the City Clerk:

1. Would there be any financial impact to the city? **Yes or No** ☐ ☑

   If yes, in what way? _____

2. Name(s) of any individual(s) or group(s) that will be directly affected by this action: — Have they been contacted? **Yes or No**

3. Is there a need for a general public information or public involvement plan? **Yes or No** ☐ ☑

   If yes, please specify and suggest a method to accomplish the plan: _____

4. Is an enforcement plan needed? **Yes or No** ☐ ☑ Additional funds needed? **Yes or No** ☐ ☑

5. Have all the affected departments been informed about this agenda item? **Yes or No** ☑ ☐

This form must be submitted no later than 5 working days prior to the scheduled meeting. All pertinent paperwork to be distributed to City Council must be attached.

ITEMS WILL NOT BE AGENDIZED WITHOUT THIS FORM

CITY OF SANDPOINT
AGENDA REPORT

DATE: 12/12/17

TO: MAYOR AND CITY COUNCIL

FROM: Planning Staff

SUBJECT: Comprehensive Plan Land Use Map Update

DESCRIPTION/BACKGROUND:
Resolution to update the Land Use Map of the Sandpoint Comprehensive Plan, following two workshops, one site tour, one Planning Commission Public Hearing and one City Council Public Hearing.

STAFF RECOMMENDATION:
Motion to Adopt

ACTION:
Adoption of Resolution

WILL THERE BE ANY FINANCIAL IMPACT? No HAS THIS ITEM BEEN BUDGETED?

ATTACHMENTS:
Resolution of Adoption
Revised Land Use Map

D. PUBLIC HEARING – COMPREHENSIVE PLAN MAP AMENDMENT

Mayor Rognstad announced that the purpose of this public hearing is to take testimony on the Planning and Zoning Commission's recommendation to update the Comprehensive Plan Map. Notice of this Public Hearing was published in the Bonner County Daily Bee on November 17, 2017.

Planning and Economic Development Director Aaron Qualls noted that the Sandpoint Comprehensive Plan is a 20-year vision, which is intended to be a guide and advise on future zoning decisions. The area the Planning and Zoning Commission and public has reviewed is the University of Idaho property and surrounding areas. The map was adopted in 2009 as a component of the Sandpoint Comprehensive Plan, and it was assumed, at that time, that an extension of the University of Idaho campus was likely going to occur on the property, as well as other uses. The Planning and Zoning Commission held two workshops: a site tour and a public hearing. City staff will bring back a proposed resolution with the final map amendments to a future City Council meeting. Based on a University of Idaho cost of community survey conducted in 2000 and a study conducted in 2010 by the American Farm Land Trust, with every dollar of revenue collected in four north Idaho counties, commercial uses collect more revenue than the services they demand. These revenues subsidize residential uses, which can be used when considering future uses for the City. Residential uses typically demand more services than what is paid for. It costs approximately $10,000 per acre per year to maintain City parks. The City currently has 9.6 acres per 1,000 residents, and our fee structure for impact fees is modeled by eight acres per 1,000 residents.

Mr. Qualls noted that a strong priority during the first workshop was recreation, to include a recreation center with mixed uses. Comments provided at the site tour also provided a strong priority for a recreation area with mixed uses. During the second workshop, eight different context areas were reviewed. Based on public input during the workshops, site tour and public hearing, the Planning and Zoning Commission recommends amending the map, with the blue area representing CA-3B with mixed use residential area with some multi-family residential and park area located on the eastern portion of the University of Idaho property. Also, added is mixed use multi-family residential and commercial areas near Mountain View Road and Boyer Avenue due to the entry to the airport. There was discussion of a potential recreation center on the southern portion of the property and a CA-4 area buffered by CA-3B. 57% of the University of Idaho property, which is approximately 42 acres, is designated as park area.

Aaron Qualls showed a comparison between the current land use map and the proposed amended map. The CA-3 area to the north was switched to industrial future use, even though the land use map designates it as multi-family residential use. There were issues surrounding residential use with the airport and airport overlay, which is not encouraged by the Federal Aviation Administration. He explained that the gray area on the map represents industrial. Context Areas 3B and Context Area 4, when translated to zoning, could support a recreational area. If the CA-3B area is translated to our mixed-use zoning

designation, then a conditional use permit would be required.

Councilwoman Ruehle noted that there was a comment made during a Planning and Zoning Commission meeting that the CA-3B rectangular area within the northern section of the University of Idaho property be lengthened so that the services remain along the street. Infrastructure would remain at a lower cost and would provide a broader park area. There was another comment that there should be open access next to the park space rather than traveling through a mixed-use area. Aaron Qualls replied that this is a course-grained phase. There will be further review on the details of the University of Idaho property. Nothing precludes having multi-family zones with park lands. **Councilman Eddy** asked what the reason was for CA-4 as higher use along the railroad tracks. Aaron Qualls said comments were made regarding other uses such as a recreation center to be developed on the commercial area rather than the residential zone. **Councilman Camp** asked, if a private developer purchased the property, whether the map would be changed dramatically. Aaron Qualls responded that the map won't change zoning, but if a developer wants a Planned Unit Development, we could contractually negotiate zoning with the developer on how it should be developed. He pointed out the Sandpoint Comprehensive Plan and land use map are guiding documents and not regulatory. He said that we should consider not only tax revenue and services but also economic development. He explained the reason for extending a portion of the park area along Boyer Avenue was to preserve access and parking. There is a wetland area within this area, as well. **Mayor Rognstad** suggested that City Council consider having the continuity of CA-3B within that area, which would still protect the wetland area. Aaron Qualls confirmed this area is not within the urban renewal revenue allocation area but is within the Urban Renewal Northern District. It does not generate revenue for urban renewal. With the exception of the portion of the parcel located to the east of the Union Pacific railway, it's outside the urban renewal district.

Mayor Rognstad advised that the hearing would be conducted in compliance with the following rules of procedure: Before persons testify at public hearings, they are to fill out the signup sheet available at the front of Council chambers and hand deliver to staff. If you desire, you may note your objection, approval or comment on the form provided. If you wish to comment during the public hearing, please come to the microphone and state your name and whether you reside within the City limits. Please limit your comments to no more than three minutes. Testimony shall directly address the subject at hand and shall not be personally derogatory at any individual, organization or business. Members of the Council may ask questions of persons who testify. If they do so, it will be only for the purpose of clarifying information. Once the public hearing portion of this meeting is closed, there will be no further opportunity for public input on the proposal. The Council will then discuss among themselves the testimony they have heard and what, if anything, they may propose as a result of this hearing. Those testifying should clearly indicate their name. You are not required to state your residence address but whether you reside within the City limits.

Mayor Rognstad opened the public hearing to accept testimony.

Molly O'Reilly, Sandpoint resident, noted the rare plants designated in the letter from the

Kinnikinnick Native Plant Society are located within the southeastern edge of the property, outside of the railroad tracks going toward Sand Creek.

Rich Price, non-Sandpoint resident, stated that the Sandpoint Nordic Club has used this property for the past five years and has had 2,500 skier visits per year. He urged the City to purchase the entire University of Idaho property. He said their organization does not oppose a recreation center. Benefits of an open space will add economic vitality to our community and tax revenue to the nearby community as a whole.

Julie McCallan, Sandpoint resident, noted that, based on comments made during the public workshops, the suggestion to extend park land along Boyer Avenue was to have the park land accessible.

Steve Holt, non-Sandpoint resident, said that, if the map is flexible, there are advantages to rezoning the areas to context areas as identified. He cautioned the City that if they define densities, it won't be economically viable.

Mayor Rognstad closed the public hearing.

Councilman Snedden moved that City Council, after consideration of relevant standards of Idaho Code, approve the proposed amendments to the Comprehensive Plan Land Use Map, as discussed and agreed upon. **Councilman Aitken seconded the motion.**

Councilman Eddy preferred that the property be all park land and open space, as this is an integral part for our community. There should be access into a City park along Boyer Avenue. The City can utilize the existing building and utilities. **Councilwoman Williamson** asked under what circumstances the amendments would lead to rezoning. Aaron Qualls explained that, if it's a legislative process, the entire area could be rezoned, and if there's a quasi-judicial process, it would be applicant driven. **Councilman Camp** asked how many more park areas the City needs. Can property owners support another park with no return on open spaces? **Councilwoman Ruehle** pointed out that the City has a Parks and Recreation Plan that was developed in 2007, which provides overwhelming support from residents for more open spaces with more underdeveloped park area. This property is well used in all seasons. She preferred that the City have more park area.

Councilman Snedden commented that he relies on the results from the workshops, with a resounding emphasis on parks and recreation. He felt the proposed amendment satisfies this priority. The fact that the park land area is already developed with an existing building defeats preserving open space. He said he trusts the judgment of the Planning and Zoning Commission on how the land is to be designated. He supports the proposed amendments to the map. Aaron Qualls noted there were 80 participants the first workshop, 40 participants for the site tour, up to 40 participants at the second workshop and up to 15 who participated the Planning and Zoning Commission public hearing. **Councilman Camp** said City Council should consider there was less than 1% of City residents who participated the workshops. It's difficult to determine what the majority of our residents want.

A roll call vote of Council resulted as follows:

Councilwoman Ruehle	No
Councilman Aitken	Yes
Councilman Camp	Yes
Councilman Snedden	Yes
Councilwoman Williamson	Yes
Councilman Eddy	Yes

The motion passed by a majority of Council, with Councilwoman Ruehle dissenting.

DRAFT

No: 17-
Date: December 20, 2017

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: THE CITY OF SANDPOINT COMPREHENSIVE PLAN MAP AMENDMENT

WHEREAS: The State of Idaho requires municipalities to prepare, implement, review and update a Comprehensive Plan;

WHEREAS: The City of Sandpoint has not updated the Comprehensive Plan since 2009;

WHEREAS: Portions of the City of Sandpoint 2009 Comprehensive Plan Land Use Map no longer adequately reflect the most desirable land use development pattern;

WHEREAS: The City of Sandpoint held 4 public workshops regarding the U of I property and surrounding area;

WHEREAS: The City of Sandpoint Planning Commission held a public hearing on November 14, 2017 and recommended changes to the Comprehensive Plan Map; and,

WHEREAS: The City Council held a public hearing on December 6, 2017 and approved the changes to the Comprehensive Plan Map.

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Sandpoint as follows:

SECTION 1 - That a new Comprehensive Plan Map dated December 20, 2017, a copy of which is attached and incorporated hereby this reference, is hereby adopted as the Official Comprehensive Plan Map of the City of Sandpoint.

SECTION 2 - That the former Comprehensive Map for the City of Sandpoint is hereby repealed.

SECTION 3 – That no other Ordinance or Resolution is affected by this Resolution.

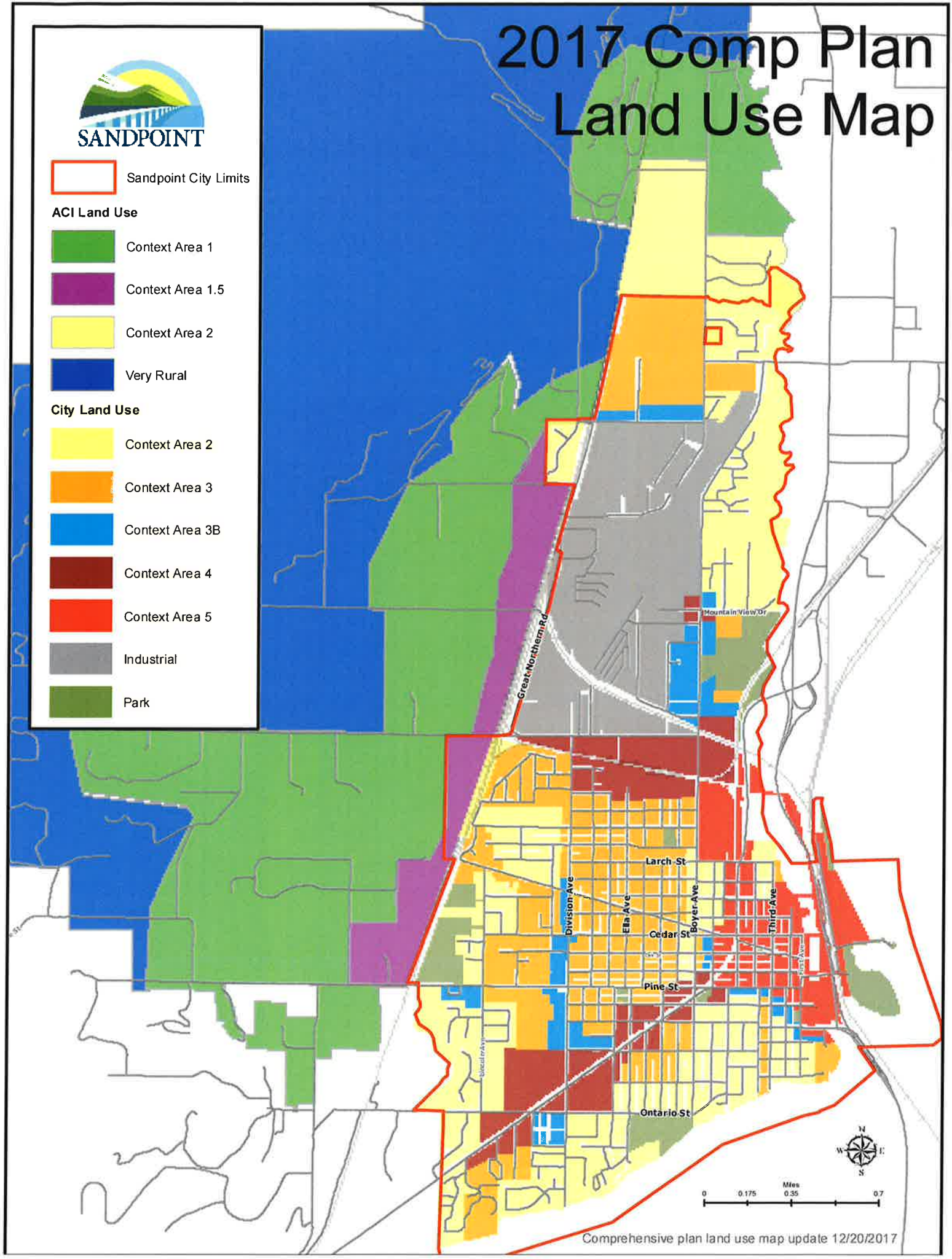
SECTION 4 – Effective Date: This Resolution shall be effective upon its passage and approval.

_____
Shelby Rognstad, Mayor

ATTEST:

_____
Maree Peck, City Clerk

City Council Members:

	YES	NO	ABSTAIN	ABSENT
1. Eddy				
2. Aitken				
3. Williamson				
4. Camp				
5. Ruehle				
6. Snedden				

2017 Comp Plan Land Use Map