

SANDPOINT URBAN RENEWAL AGENCY
Minutes of Board of Commissioners Meeting
May 7, 2019, 7:30 a.m.
City Hall Second Floor Conference Room
1123 Lake St., Sandpoint, Idaho

COMMISSIONERS PRESENT: Eric Paull, Kendon Perry, Jacob Humble, Marilyn Sabella and Aaron Qualls

COMMISSIONERS ABSENT: Tom Bokowy and Steve Lockwood

CITY STAFF PRESENT: City Clerk Melissa Ward (taking minutes) and Infrastructure and Development Services Manager Amanda Wilson

The meeting was called to order by Chairman Paull at 7:30 a.m.

I. Approval of Meeting Minutes

Minutes of the April 2, 2019, regular meeting approved as submitted.

Motion: Commissioner Sabella

Second: Commissioner Perry

Unanimously approved by Commissioners present.

II. Financial Report

Chairman Paull reported that balances as of April 30, 2019, were as provided on the meeting Agenda: Downtown general account \$452,309.69; Revenue Allocation Fund a/c \$127,913.60; Northern \$2,001,623.47. Downtown loan balance \$479,538.41 (Series 2011), and \$1,445,601.76 (Series 2018). Next payments due 9-15-19.

Increment received in April: \$64,496.48 Northern and \$18,793.00 Downtown.

Invoice not project-specific. \$27.71 *TABLED*

III. Old Business

1. and 2. Downtown Streets and Engineering

Ms. Wilson reported that amendments have been made to sequencing of work downtown, and final terms and conditions are currently being worked out. Once legal review is complete, then the Downtown Phase II project will go to bid in a couple of weeks, with the plan to award by the end of June. There is a flurry of activity currently taking place downtown prior to Lost in the 50s weekend, including utility work consisting of lowering overhead power lines on Main Street and installing large underground vaults. Crews are also replacing water meters and flushing and changing out water lines, as needed. The sidewalk adjacent to the condemned property at First Avenue at Cedar Street will be

shored up and a temporary sidewalk installed for use until this fall. Crews are trying to get as much accomplished as possible before fall.

Ms. Wilson replied to Commissioner Humble that the condition of the burned wall remaining on Bridge Street at First Avenue is substantially more stable than originally thought, and the plan is to brace it and open the sidewalk before Lost in the 50s weekend.

3. Art

a) Silver Box Project – No report.

b) Schweitzer Roundabout Public Art – An invoice has been received and will be presented at the next meeting.

4. Northern URD Update – No report.

IV. New Business

SURA Commissioner and City Planning and Community Development Director Aaron Qualls provided an explanation of zoning in the City of Sandpoint.

The City's current Comprehensive Plan, adopted in 2009, resulted in broad rezoning throughout the City in 2012-2013, with State law requiring that zoning be in accord with the Comprehensive Plan. One element of the Comprehensive Plan is the future land use map. The official, adopted City zoning map is what regulates zoning in Sandpoint; the land use map presents the vision for future zoning. Rezoning of individual property/parcels is a different process from broad, citywide rezoning.

The Comprehensive Plan envisions mixed housing types, as appropriate, in all areas of the City. The minimum required lot size is the same in both single family and multi-family zones. The Mixed Use Residential (MUR) zone allows for all housing types and low-impact commercial development. Setbacks or screening is sometimes required for commercial development in the MUR zone. The City shifted toward tighter regulation as to the form of the build environment, requiring certain design standards, and less restrictive regulation as to use.

Duplexes require a minimum 10,000 square foot lot. Townhouses are allowed in multi-family and commercial zones, and each unit can be sold separately. Residential development is not allowed in industrial zones, although some homes, built prior to the zone changes in 2012-2013, exist in these zones. An example of heavy industrial would be something like a smelter. The Industrial General zone does not allow for heavy industrial. Commercial zones allow for residential under certain circumstances, depending on the type of commercial area.

The Airport Overlay zone governs the height of buildings. It has generally been the opinion of the Federal Aviation Administration (FAA) that residential development near airports is not a compatible land use.

Ms. Wilson reported that the City is currently initiating an update to the Comprehensive Plan, providing an opportunity to help shape the City's future.

Commissioner Perry left the meeting at 8:03 a.m.

There was discussion regarding the definition of affordable housing. As long as standards are met, Accessory Dwelling Units (ADU) are allowed in Sandpoint, and there has been an uptick in the construction of ADUs. Commissioner Qualls pointed out that there are opportunities for residential infill on the north end of town and residential development in the Commercial C zone.

V. Adjourn

The meeting adjourned at 8:16 a.m.

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