

**CITY COUNCIL AGENDA REQUEST FORM**

Today's date: 12 / 11 / 19

Date of meeting 12 / 18 / 19

*(City Council meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.)*

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


Amanda Wilson, Infrastructure & Development Services Manager

Address: 1123 Lake Street, Sandpoint, Idaho 83864

Phone number and email address: awilson@sandpointidaho.gov

Authorized by: Amanda Wilson

*name of City official*



*City official's signature*

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

Subject: Repeal and Replace, City Code 7-3-10, Sidewalk Construction; Modify City Code 7-3-1

Summary of what is being requested: Proposed changes to the Code are an effort to improve fairness, equity, and clarity. Request City Council consider repealing/replacing City Code 7-3-10

and modifying 7-3-1, generally shifting more responsibility of sidewalk construction onto the City.

**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? Proposed Code provides opportunity for an increase in City responsibility for sidewalks. Actual cost impacts would be subject to annual budget adoption of capital projects.

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**

Public

Yes

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:

To date, outreach has included: (2) City Council workshops, (3) citizen review meetings, individual meetings, news articles in the local paper, as well as notification on social media.

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 6 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:** December 11, 2019

**TO:** MAYOR AND CITY COUNCIL

**FROM:** Amanda Wilson, Infrastructure & Development Services Manager

**SUBJECT:** Repeal and Replace, City Code 7-3-10, Sidewalk Construction; Modify City Code 7-3-1

**DESCRIPTION/BACKGROUND:**

In response to citizen feedback and the 2018-2020 City Council Strategic Priorities, staff are presenting a proposed revision to the existing City Code 7-3-10, New Construction of Sidewalks, in an effort to improve fairness, equity, and clarity. The proposed language is being presented in a manner that would fully replace the existing language of the referenced code. Replacing the applicable section of code in its entirety is based upon legal recommendation and serves to provide clarity. Review of additional, related City Code sections such as but not limited to maintenance and new construction of curbs, gutters, and drainage appurtenances will be considered at a later date.

In an effort to engage a broad range of perspectives, staff initiated multiple meetings with members from the Pedestrian and Bicycle Advisory Committee, as well as developers, contractors, business owners, property owners, and others that offered input related to accessibility. In addition, two City Council workshops were hosted to review the draft content and receive feedback.

Staff researched a multitude of municipal codes throughout the nation and considered a variety of options recommended throughout the engagement process. At the regularly scheduled City Council meeting on December 4, 2019, a presentation was provided to explain the proposed City Code, receive additional public comment, and City Council comments in preparation for finalizing the proposed language.

**STAFF RECOMMENDATION:**

Staff recommends repealing and replacing City Code 7-3-10 and modify City Code 7-3-1.

**ACTION:**

Move to adopt Ordinance to repeal and replace City Code 7-3-10 and modify City Code 7-3-1.

**WILL THERE BE ANY FINANCIAL IMPACT? Yes HAS THIS ITEM BEEN BUDGETED? N/A**

Proposed language provides opportunity for an increase in City responsibility of sidewalk construction while reducing the responsibility of property owners. Actual financial impact to the City would be based upon annual budget adoption based upon a Capital Improvement Plan and associated Multimodal Transportation Master Plan that is intended to provide an implementation strategy (location, priority, and costs) for the City's responsibility relating to sidewalk construction.

**ATTACHMENTS:**

1. Existing City Code 7-3-10
2. Proposed Ordinance, Replacement of City Code 7-3-10
3. Matrix of Scenarios
4. Examples of Recent Building Permits

## 7-3-10: NEW CONSTRUCTION OF SIDEWALKS; IMPROVEMENTS:

A. Application: The provisions of this section shall apply to all nonresidential zoning districts and uses, all planned unit developments, all mobile home zoning districts, all new subdivisions including short plat subdivisions where additional lots are being created, any use requiring a conditional use permit, any new multi-family residential development with three (3) or more dwelling units, or new construction by one contractor or owner of two (2) or more contiguous residential lots, installation or paving of any parking lot, and single-family homes including manufactured homes, and duplexes when there are existing sidewalks on immediately adjoining properties, or when the single-family homes or duplexes have frontage on a street designated by the city council with a pedestrian priority level of "high" or "medium". Whenever construction or repair to the sidewalk is ordered by the city, the order shall state the construction material and specify the portion of sidewalk to be constructed or repaired and the date on which it must be completed. The city engineer or city engineer's designee may allow the property owner up to three hundred sixty five (365) days after the date of the notice to complete the work.

B. Sidewalk Construction Required: Hereafter when building structures are constructed or reconstructed on or moved to or alterations are made to existing structures on lots, where there are no sidewalks, the persons constructing or reconstructing, or causing such construction, or moving, or causing to be moved such structures, or altering or causing to be altered such existing structures on the lots, shall, during the construction, moving or alteration of structures, construct sidewalks the entire frontage of a lot along any street including wheelchair ramps at corners and extending along one-half ( $1/2$ ) of any alley frontage. Notwithstanding the above, when the building permit is requested by a tenant, the owner of the affected property shall be the party responsible for the required sidewalk improvements. Sidewalks shall conform to the plans and specifications on file in the office of the city engineer or as set out by ordinance. No sidewalks shall be constructed in the city right of way without a permit issued by the city. The city engineer, or the engineer's duly authorized agent shall inspect all such work. The following additional conditions shall be enforced where applicable:

1. In the event sidewalks already exist and are substandard either as to size, deterioration or other criteria approved by the city, by resolution of the city council the sidewalks shall be reconstructed to meet the standards of the city.
2. In the event property on which a structure is to be constructed, reconstructed or altered does not front directly on a public right of way, pedestrian access from the building to the right of way will be provided in accordance with city standards as required by the public works director.
3. When fifty percent (50%) of the sidewalks (based on frontage) on the same block and same side of the street either exist, or the owners have agreed to construct the sidewalks pursuant to this section, the owners of the remaining properties on that same block and same side of the street, excepting single-family residences, shall be required to construct sidewalks in all areas.

C. Sidewalks Required; Deferrals:

1. Cost Threshold: No sidewalks are required when the building permit(s) is for an amount less than twenty five thousand dollars (\$25,000.00) aggregated over three (3) years, or the value of a structure moved onto the lot together with the amount for which the building permit is issued is less than twenty five thousand dollars (\$25,000.00) aggregated over three (3) years; however, if a footing and foundation only building permit is issued, and a subsequent building permit is issued for the structure that is to be placed on top of that foundation and the combined value of

both permits exceeds twenty five thousand dollars (\$25,000.00) aggregated over three (3) years, then for the purposes of this section both permits shall be considered as one permit and sidewalks shall be required, subject to any exceptions further defined herein.

2. Deferral: The owner of a single-family residence obligated to construct sidewalks on his/her property due to improvements costing between twenty five thousand dollars (\$25,000.00) and seventy five thousand dollars (\$75,000.00) may request and be granted a deferral of construction of the sidewalk contingent upon payment of a nonrefundable application fee (set by resolution). Deferrals shall be granted under the following circumstances:

- a. If a majority of other properties (based on frontage) on the same block and same side of the street do not have sidewalks; and if a majority of other properties (based on frontage) on the same block and same side of the street do not have an agreement to provide sidewalks pursuant to this section, or
- b. Neither adjoining property has existing sidewalks on the same street; and
- c. The section of sidewalk to be installed is less than one hundred feet (100') in length; and
- d. The total length is one hundred feet (100') or less when combined with any adjacent sidewalk deferral, or
- e. Deferral for all property owners may be granted if the public works director or an adopted capital improvement plan determines the right of way will have improvements within three (3) years that will provide the required sidewalk. The property owner shall enter into a deferral agreement until such time as the improvements are installed. Deferral shall expire at the end of three (3) years if improvements are not installed.
- f. The deferral agreement shall provide that once the above criteria are met, if the owner fails to construct the sidewalk in a timely manner, the owner shall either pay the city all costs to construct the sidewalk in a timely manner, or shall consent to participate in a local improvement district for construction of the sidewalk.

D. Sidewalk Repair Or Replacement: Where existing sidewalks are deteriorated to the extent that pedestrian safety is a concern, the building official may order repair or replacement of such sidewalks by the property owner. Where no danger exists, the property owner will be given at least one year's written notice to comply with the order to repair or replace sidewalks. (Ord. 1216, 7-15-2009)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 7, CHAPTER 3, BY REPEALING AND REPLACING SECTION 10 PERTAINING TO SIDEWALK CONSTRUCTION AND AMENDING SECTION 1 PERTAINING TO RESPONSIBILITY OF SIDEWALK CONSTRUCTION AND REPAIR; PROVIDING THAT THIS PROVISION SHALL BE DEEMED SEVERABLE AND THAT REMAINING SECTIONS OF SANDPOINT CITY CODE SHALL NOT BE AFFECTED BY A FINDING THAT THESE PROVISIONS ARE UNLAWFUL OR UNENFORCEABLE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS: The 2018-2020 City Council Strategic Priorities requires that staff refine City Codes;

WHEREAS: The community has expressed a desire for quality sidewalks that provide safe connectivity;

WHEREAS: The community has expressed concerns with the fairness, equity, and clarity of existing City Code 7-3-10 relating to sidewalk construction;

WHEREAS: City Council supports reducing the adjacent property owner's responsibility for constructing sidewalks;

WHEREAS: The 2018-2020 City Council Strategic Priorities requires that staff develop integrated master plans for infrastructure, including but not limited to, sidewalks and pathways, as well as associated compliance with American with Disability Act, and therefore, a Multimodal Transportation Master Plan is underway to identify priorities, policy guidelines, projected costs, and alternative means of funding associated infrastructure improvements;

WHEREAS: The City intends to develop and adopt a comprehensive, five-year, Capital Improvement Plan to clearly define a funding strategy for priority improvements;

WHEREAS: Staff conducted an assessment of other jurisdictional requirements associated with sidewalk construction;

WHEREAS: Staff engaged a broad range of perspectives, including multiple meetings with members from the Pedestrian and Bicycle Advisory Committee, as well as developers, contractors, business owners, property owners, and others that offered input related to accessibility;

WHEREAS: Two City Council workshops were hosted to review the draft content and receive feedback;

WHEREAS: Staff have incorporated suggested modifications by City Council; and

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WHEREAS: The proposed requirements are intended to address current challenges relating to pedestrian connectivity and provide a balanced and shared approach to funding of improvements.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Sandpoint:

**Section 1:** That Sandpoint City Code, Title 7, Chapter 3, Section 10, New Construction of Sidewalks - Improvements, is hereby repealed in its entirety and replaced with the following:

7-3-10-1 PURPOSE

The purpose of this Chapter is to provide sidewalks in support of a multimodal transportation system that is functional for all users and consistent with the adopted Comprehensive Plan. The requirements establish responsibilities and standards for the construction, reconstruction and repair of sidewalks in the public rights-of-way. The health, welfare, and safety of the public require that adequate sidewalks meeting the requirements of this Chapter be provided for the public convenience.

7-3-10-2 MULTIMODAL TRANSPORTATION PLAN

The City Council shall adopt a Multimodal Transportation Master Plan (MTMP) to establish a network and locations for sidewalks and provide a strategy for implementing connectivity for all users. The MTMP shall be reviewed by City Council no less than every ten years and include a detailed and prioritized list of capital improvement projects, funding opportunities, and performance standards.

7-3-10-3 NEW CONSTRUCTION REQUIRED

- A. New sidewalk construction is required and the responsibility of the City when:
  - 1. included in an adopted Capital Improvement Plan; or,
  - 2. as otherwise approved by City Council.
  
- B. New sidewalk construction is required along the entire lot frontage abutting a public street and is the responsibility of the property owner when any one or more of the following is applicable:
  - 1. a permit for construction for any new building, regardless of zone, if:
    - a. no sidewalks exist; and,
    - b. total square foot construction cost over three consecutive years, as published by the International Code Council, latest edition, exceeds twenty-five (25%) percent of the value of any existing building(s), as determined by the final assessment notice of the calendar year, as published by Bonner County.
  - 2. a permit for construction for any building addition, alteration, or repair, regardless of zone, if:
    - a. no sidewalks exist; and,
    - b. one or more lots abutting the lot has existing sidewalk; and,

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- c. permit construction value over three consecutive years, exceeds twenty-five (25%) percent of the value of any existing building(s), as determined by the final assessment notice of the calendar year, as published by Bonner County.
3. as otherwise required by City Code.

7-3-10-4 REPLACEMENT OR REPAIR REQUIRED

- A. Existing sidewalk replacement or repair is the responsibility of the City, when:
  1. included in an adopted Capital Improvement Plan; or,
  2. as otherwise approved by City Council.
- B. Existing sidewalk replacement or repair is the responsibility of the property owner, regardless of the zone, when:
  1. a permit for construction for any new building, addition, alteration, or repair, regardless of zone, if:
    - a. one or more lots abutting the lot has existing sidewalk; and,
    - b. permit construction value over three consecutive years, exceeds twenty-five (25%) percent of the value of any existing building(s), as determined by the final assessment notice of the calendar year, as published by Bonner County.
  2. as ordered by City Council resolution when any portion of the any sidewalk does not meet the requirements of this Chapter, the Americans with Disabilities Act (ADA) or is a hazard to the health, welfare, or safety of the public.

7-3-10-5 ADMINISTRATION

- A. Except as provided otherwise in this Chapter:
  1. the City Engineer may not approve a site plan unless sidewalks are shown on the site plan, if required by this Chapter or the Multimodal Transportation Master Plan;
  2. the City Engineer, or his/her designee, shall determine whether the sidewalk meets the established Design and Construction Standards;
  3. sidewalks shall be designed and constructed in accordance with the Design and Construction Standards;
  4. no permit shall be issued for construction, renovation, or remodeling of any building on such property unless the application for the permit provides for construction of sidewalks in accordance with this Chapter;
  5. all sidewalks that are constructed, rebuilt, repaired, or replaced shall be constructed in accordance with the plans approved by the City;
  6. when any sidewalk is constructed, rebuilt, replaced, or repaired, the person performing such work shall apply to the City to inspect it for acceptance in accordance with this Chapter;
  7. the Building Official may not issue a final certificate of completion or occupancy until a sidewalk required under this Chapter is installed and accepted by the City;
  8. a preliminary subdivision plan and a final plat shall indicate the location of sidewalks;

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9. if the required sidewalk is not in the public right of way, the applicant for a permit or subdivision shall agree in writing that before a certificate of occupancy the applicant will grant to the City for use by the public a right of way dedication or easement for sidewalk purposes, in accordance with the Design and Construction Standards.

7-3-10-6 PERMIT FOR SIDEWALK CONSTRUCTION REQUIRED

- A. Sidewalks may not be constructed, changed, altered, graded or sloped except upon written permission from the City.
- B. Such permit shall describe with particularity the portion of the sidewalk to be constructed or replaced and specify the conditions, changes and alterations permitted.
- C. Where an existing sidewalk is being replaced or repaired, temporary pedestrian detours shall be provided in accordance with the MUTCD and the portion of sidewalk being replaced or repaired shall be completed within 30 days of permit issuance.
- D. The applicant shall pay a permit fee adopted by resolution.

7-3-10-7 MODIFICATIONS

- A. The City may issue a written modification to the requirements of this Chapter when one more of the following conditions are met:
  1. the City Engineer determines that the requirements of this Chapter are impractical because one or more of the following criteria are met:
    - a. the modification is necessary to eliminate or reduce impacts on existing drainage patterns;
    - b. the installation of required improvements would likely cause unacceptable environmental impacts;
    - c. sufficient right-of-way cannot be provided;
    - d. the topography would require the construction of a retaining wall more than two feet high to accommodate the sidewalk; or
    - e. the City has conflicting or inconsistent standards.
  2. the permit for construction is required due to a casualty loss.
  3. the City Council has adopted a Capital Improvement Plan that will otherwise provide for the installation of the required sidewalk within the next five-years, contingent upon funding.
  4. the property owner elects to pay a fee in lieu of construction as an alternative to meeting the construction requirements of this Chapter.



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7-3-10-8 SIDEWALK FEE IN LIEU OF CONSTRUCTION

- A. A sidewalk fee in lieu of construction is required and shall be paid in full prior to issuance of a construction permit by the property owner abutting a public street when a modification has been authorized in accordance with this Chapter, except in the event of a casualty loss.
- B. Development associated with Title 10 is precluded from electing to pay a fee in lieu as an alternative to meeting the requirements of this Chapter, except where the City Council has adopted a Capital Improvement Plan that will otherwise provide for the installation of the required sidewalk within the next five-years, contingent upon funding.
- C. The sidewalk fee in lieu amount shall be adopted annually by resolution.
- D. A sidewalk fee in lieu collected under this section shall be placed in a dedicated fund and used solely for the purpose of constructing one or more system improvements identified in the adopted Capital Improvement Plan within the same quarter section, as determined by the Public Land Survey System.
- E. A sidewalk fee in lieu collected under this section shall be spent within ten years from the date fee is paid to the City. The owner of a property for which a fee in lieu was paid under this section may request a refund of any funds that remain unspent after the end of the ten-year period. A refund request under this section must be submitted in writing, on a form provided by the City. The City may refund the fee to the applicant if it is not spent within 10 years of the date of its collection.

**Section 2:** That Sandpoint City Code, Title 7, Chapter 3, Section 1, Property Owners Responsible, is hereby amended as follows:

- A. The property owners of the city shall be responsible for the construction and repair of all sidewalks and curbs abutting upon their respective properties, and on corner lots such responsibility shall include the sidewalks and curbs adjacent to each street, as required by this Chapter.
- B. The city council may, whenever it is deemed necessary or convenient by an order duly made and entered in its minutes, order the construction of a sidewalk or curb on any street of the city, and it may in like manner order the alteration or repair of any sidewalk or curb now or hereafter constructed.
- C. Notwithstanding the responsibility of the property owner, the city reserves the right to install, repair or replace any sidewalk or curb within the city.

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**Section 3: Repeal and Severability**

- A. That any provisions of the *Sandpoint City Code* found to be inconsistent with this Ordinance be and the same is hereby repealed.
- B. Should any provision of this ordinance be deemed unlawful or unconstitutional, such finding shall not affect the remaining provisions of this ordinance.

**Section 4: Effective Date**

This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL as an ordinance of the City of Sandpoint on this 18<sup>th</sup> day of December, 2019.

CITY OF SANDPOINT

\_\_\_\_\_  
Shelby Rognstad, Mayor

ATTEST

\_\_\_\_\_  
Melissa Ward, City Clerk

SUMMARY OF ORDINANCE NO. \_\_\_\_\_  
Sidewalk Construction Code Repeal and Replace

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 7, CHAPTER 3, BY REPEALING AND REPLACING SECTION 10 PERTAINING TO SIDEWALK CONSTRUCTION AND AMENDING SECTION 1 PERTAINING TO RESPONSIBILITY OF SIDEWALK CONSTRUCTION AND REPAIR; PROVIDING THAT THIS PROVISION SHALL BE DEEMED SEVERABLE AND THAT REMAINING SECTIONS OF SANDPOINT CITY CODE SHALL NOT BE AFFECTED BY A FINDING THAT THESE PROVISIONS ARE UNLAWFUL OR UNENFORCEABLE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

The full text of the Ordinance is on file with the Sandpoint City Clerk and will be promptly provided during regular hours to any citizen on personal request.

Publication Date: \_\_\_\_\_

\_\_\_\_\_  
Melissa Ward, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Andrew P. Doman, legal advisor for the City of Sandpoint, Idaho, have examined the foregoing Summary of Sandpoint Ordinance No. \_\_\_\_\_ and find it to be a true and complete summary of said ordinance, providing adequate notice to the public of the contents thereof.

\_\_\_\_\_  
Andrew P. Doman, City Attorney

If A, B, C, or D is "no," sidewalks are <u>not</u> the responsibility of the property owner...		A	B	C	D	
What if...		Is it a building?	Is a permit required?	Existing Sidewalks on Adjacent Lot(s)	Value of Construction is greater than 25% of the Value of Existing Building(s)*	Sidewalks Required by Property Owner**
<b>Constructing New Building</b>	New Building on Empty Lot	Yes	Yes	N/A	Yes	<b>YES</b>
	Adding a \$30,000 Garage to a lot with a \$250,000 home	Yes	Yes	N/A	No	<b>NO</b>
	Adding a \$65,000 Garage/ADU to a lot with a \$250,000 home	Yes	Yes	N/A	Yes	<b>YES</b>
	Adding an 8' tall fence	No	Yes	N/A	N/A	<b>NO</b>
	Adding a deck	No	Yes	N/A	N/A	<b>NO</b>
	Adding a shed < 200 SF	Yes	No	N/A	N/A	<b>NO</b>
	Adding a shed > 200 SF	Yes	Yes	N/A	No	<b>NO</b>
<b>Addition, Repair, Remodel, Alteration to Existing Building</b>	Re-roofing	Yes	Yes	Yes	No	<b>NO</b>
	Adding an ADU on top of Garage	Yes	Yes	Yes	Yes	<b>YES</b>
	Adding an ADU on top of Garage	Yes	Yes	Yes	No	<b>NO</b>
	Remodeling a kitchen	Yes	No	Yes	Yes	<b>NO</b>
	Remodeling Commercial Building; adding a kitchen and moving walls	Yes	Yes	No	Yes	<b>NO</b>
	Extending a 10' retaining wall	No	Yes	Yes	Yes	<b>NO</b>
<b>Existing Sidewalk is a Hazard</b>	New Building; Sidewalk IS included in capital improvement plan	Yes	Yes	Yes	Yes	<b>NO</b>
	New Building; Sidewalk IS NOT included in capital improvement plan	Yes	Yes	Yes	Yes	<b>YES</b>
	Council Ordered the Repair because it doesn't meet ADA	N/A	N/A	N/A	N/A	<b>YES</b>

\*VALUE OF CONSTRUCTION IS BASED UPON (3) CONSECUTIVE YEARS, DETERMINED BY ICC

\*\*PROPERTY OWNER MAY CONSTRUCT OR PAY FEE-IN-LIEU

\*\*CODE PROVIDES FLEXIBILITY FOR EXISTING CONDITIONS: TREE IN THE WAY? PAY FEE IN LIEU AS "REASONABLE SHARE"

CITY OF SANDPOINT

EXAMPLES OF RECENT BUILDING PERMITS, AS COMPARED TO THE VALUE OF THE EXISTING PRIMARY STRUCTURE

						PER PROPOSED CODE	PER CURRENT CODE	PER OTHER CITIES
TYPE OF CONSTRUCTION	PERMIT CONSTRUCTION VALUE	ZILLOW, VALUATION - ALL	BONNER COUNTY, VALUATION - EXISTING PRIMARY STRUCTURE (NO LAND OR ACCESSORY BUILDINGS)	PERCENTAGE	SIDEWALKS REQUIRED (IF ADJACENT PROPERTY HAS SIDEWALK)		TYPICALLY USE 50% (NOT PROPOSED 25%)	
1 NEW DETACHED GARAGE	\$ 38,000.00	\$ 279,449.00	\$ 131,671.00	28.86%	YES	YES	NO	
2 GARAGE WITH ADU	\$ 104,000.00	\$ 273,936.00	\$ 110,600.00	94.03%	YES	YES	YES	
3 NEW DETACHED GARAGE	\$ 38,000.00	\$ 414,214.00	\$ 253,604.00	14.98%	NO	YES	NO	
4 ADU	\$ 74,000.00	\$ 290,011.00	\$ 152,540.00	48.51%	YES	YES	NO	
5 NEW DETACHED GARAGE	\$ 64,000.00	\$ 438,783.00	\$ 248,869.00	25.72%	YES	YES	NO	
6 CONVERT GARAGE TO ADU	\$ 15,000.00	\$ 248,480.00	\$ 107,422.00	13.96%	NO	NO	NO	
7 NEW DETACHED GARAGE	\$ 27,350.00	\$ 268,578.00	\$ 114,021.00	23.99%	NO	YES	NO	
8 CONVERT GARAGE TO ADU	\$ 24,000.00	\$ 279,449.00	\$ 116,382.00	20.62%	NO	NO	NO	