

CITY COUNCIL AGENDA REQUEST FORM

Today's date: 10 / 16 / 20

Date of meeting 10 / 21 / 20

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

Name of Citizen, Organization, Elected Official, or Department Head making request:
Jennifer Stapleton, City Administrator, Kim Woodruff, Parks, Rec, Open Space Director

Address: 1123 Lake Street

Phone number and email address: 208.265.1483; jstapleton@sandpointidaho.gov

Authorized by: Jennifer Stapleton

name of City official

Jennifer P. Stapleton
City official's signature

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

Subject: Set Public Hearing to Consider Property Exchange at City Beach

Summary of what is being requested: Declaration of the real property value for properties to be considered for exchange at City Beach and schedule a public hearing to consider the exchange on

November 18, 2020

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 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: Yes No
Notice of the public hearing to consider the property exchange on November 18, 2020 will be published at least fourteen days in advance. A full presentation will be provided at the hearing.

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

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

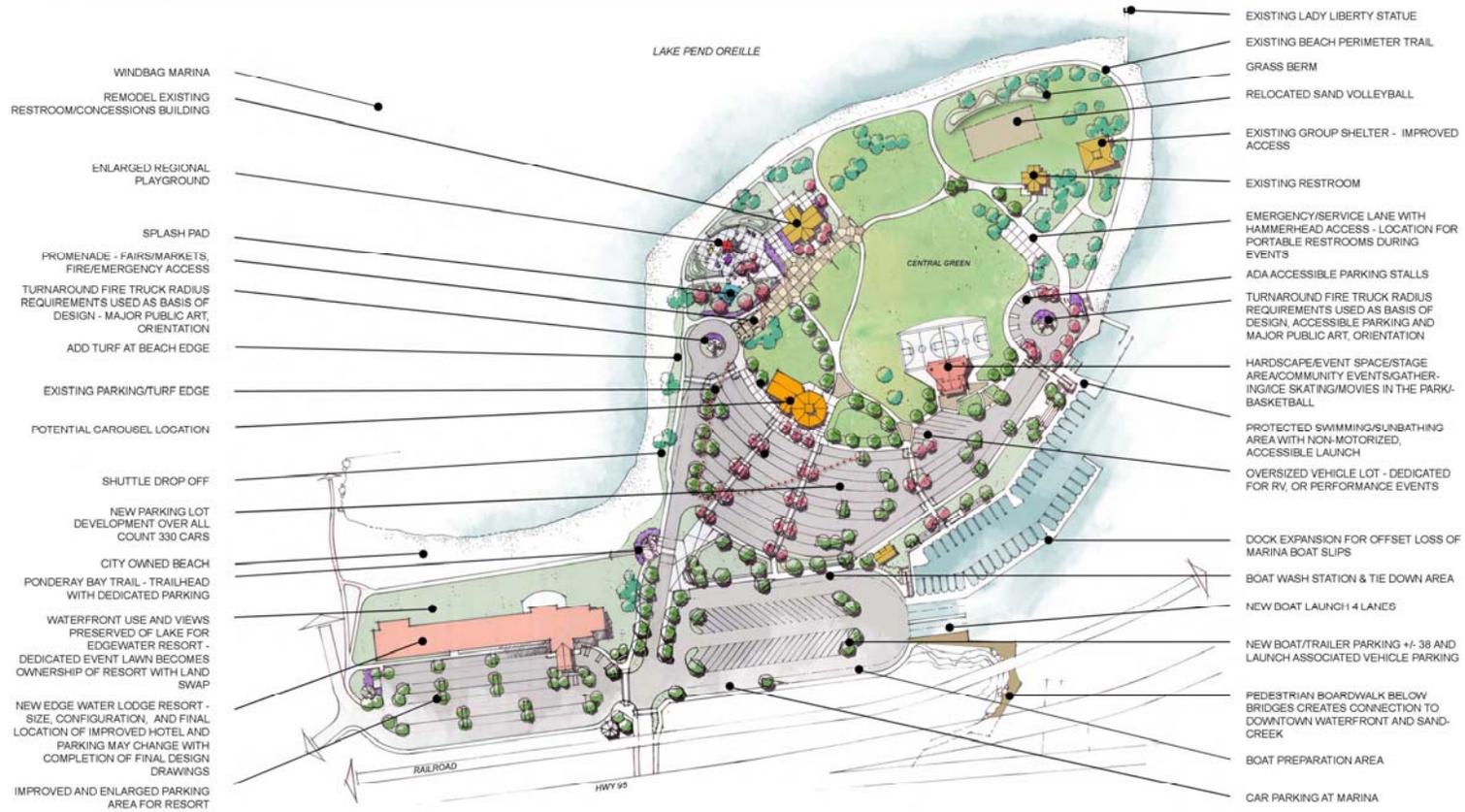
ITEMS WILL NOT BE AGENDIZED WITHOUT THIS FORM

CITY BEACH LAND SWAP





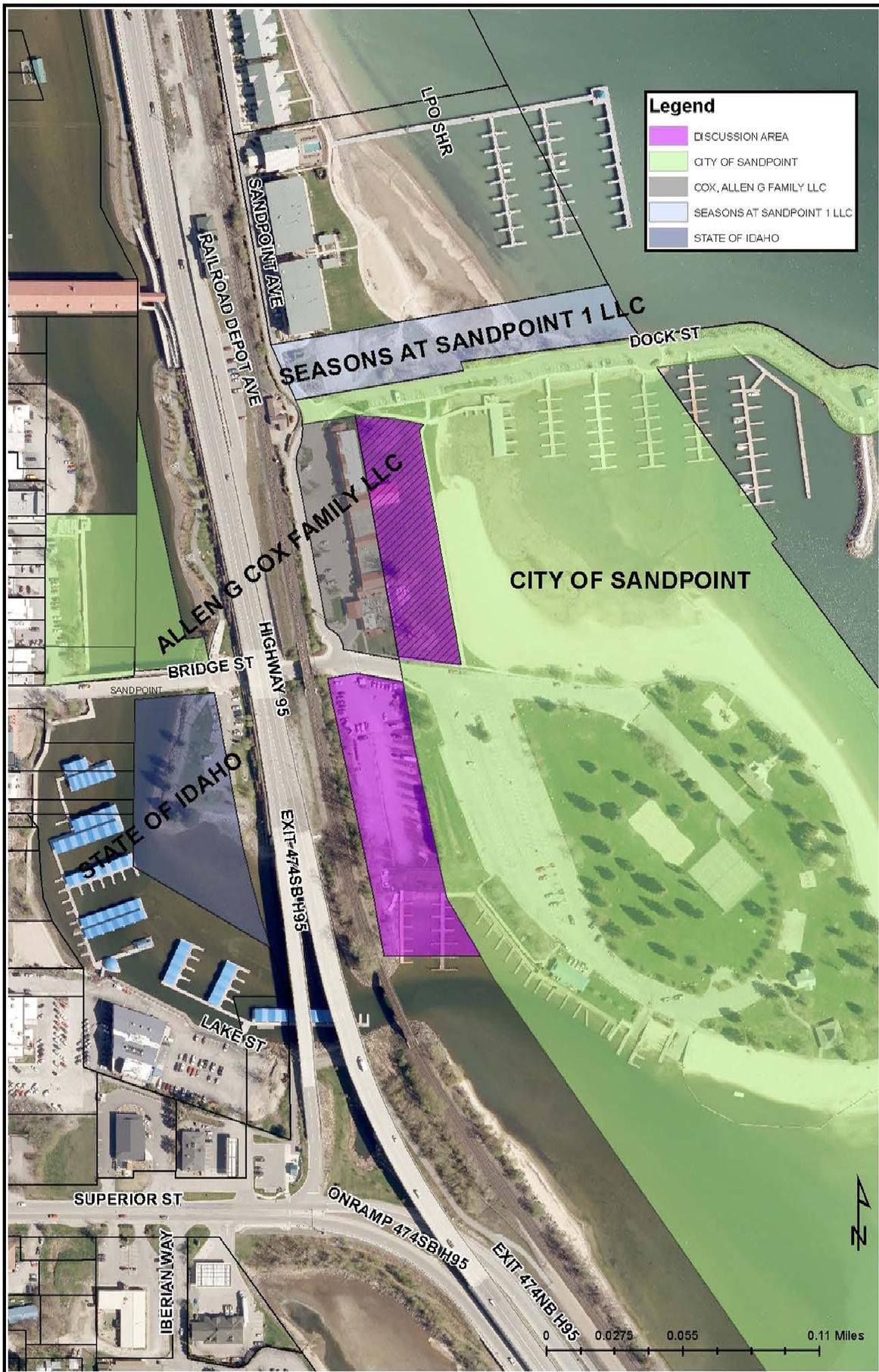
CITY BEACH CONCEPT



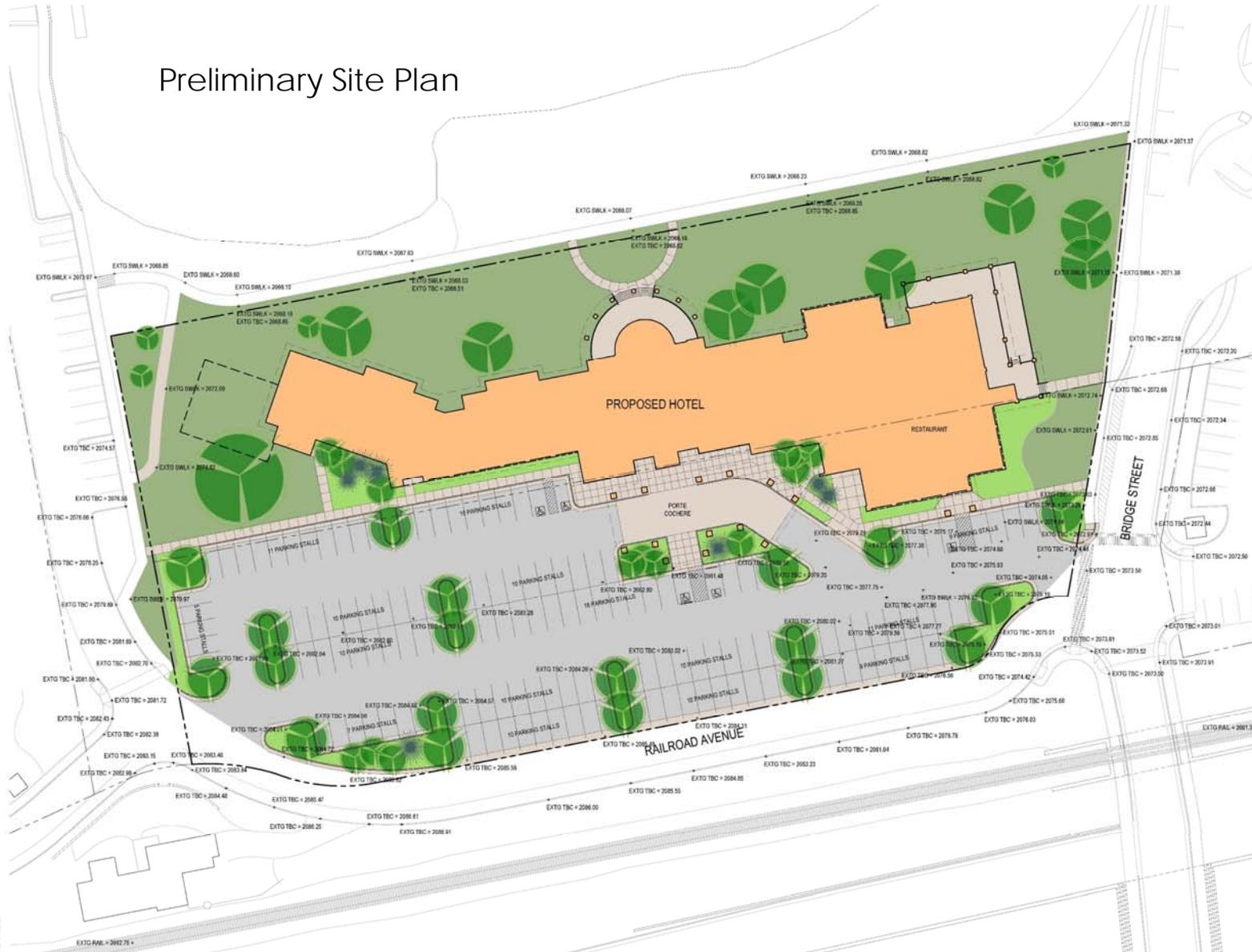
- WINDBAG MARINA
- REMODEL EXISTING RESTROOM/CONCESSIONS BUILDING
- ENLARGED REGIONAL PLAYGROUND
- SPLASH PAD
- PROMENADE - FAIRSMARKETS, FIRE/EMERGENCY ACCESS
- TURNAROUND FIRE TRUCK RADIUS REQUIREMENTS USED AS BASIS OF DESIGN - MAJOR PUBLIC ART, ORIENTATION
- ADD TURF AT BEACH EDGE
- EXISTING PARKING/TURF EDGE
- POTENTIAL CAROUSEL LOCATION
- SHUTTLE DROP OFF
- NEW PARKING LOT DEVELOPMENT OVER ALL COUNT 330 CARS
- CITY OWNED BEACH
- PONDERAY BAY TRAIL - TRAILHEAD WITH DEDICATED PARKING
- WATERFRONT USE AND VIEWS PRESERVED OF LAKE FOR EDGEWATER RESORT - DEDICATED EVENT LAWN BECOMES OWNERSHIP OF RESORT WITH LAND SWAP
- NEW EDGE WATER LODGE RESORT - SIZE, CONFIGURATION, AND FINAL LOCATION OF IMPROVED HOTEL AND PARKING MAY CHANGE WITH COMPLETION OF FINAL DESIGN DRAWINGS
- IMPROVED AND ENLARGED PARKING AREA FOR RESORT

- EXISTING LADY LIBERTY STATUE
- EXISTING BEACH PERIMETER TRAIL
- GRASS BERM
- RELOCATED SAND VOLLEYBALL
- EXISTING GROUP SHELTER - IMPROVED ACCESS
- EXISTING RESTROOM
- EMERGENCY/SERVICE LANE WITH HAMMERHEAD ACCESS - LOCATION FOR PORTABLE RESTROOMS DURING EVENTS
- ADA ACCESSIBLE PARKING STALLS
- TURNAROUND FIRE TRUCK RADIUS REQUIREMENTS USED AS BASIS OF DESIGN, ACCESSIBLE PARKING AND MAJOR PUBLIC ART, ORIENTATION
- HARDSCAPE/EVENT SPACE/STAGE AREA/COMMUNITY EVENTS/GATHERING/ICE SKATING/MOVIES IN THE PARK- BASKETBALL
- PROTECTED SWIMMING/SUNBATHING AREA WITH NON-MOTORIZED, ACCESSIBLE LAUNCH
- OVERSIZED VEHICLE LOT - DEDICATED FOR RV, OR PERFORMANCE EVENTS
- DOCK EXPANSION FOR OFFSET LOSS OF MARINA BOAT SLIPS
- BOAT WASH STATION & TIE DOWN AREA
- NEW BOAT LAUNCH 4 LANES
- NEW BOAT/TRAILER PARKING +/- 38 AND LAUNCH ASSOCIATED VEHICLE PARKING
- PEDESTRIAN BOARDWALK BELOW BRIDGES CREATES CONNECTION TO DOWNTOWN WATERFRONT AND SAND CREEK
- BOAT PREPARATION AREA
- CAR PARKING AT MARINA





Preliminary Site Plan



Scale: 1/8" = 1'-0"

PROJECT NO: 19014
 DRAWN BY: MAV
 CHECKED BY: -

REVISIONS

OWNER: COX HOSPITALITY
 PROJECT: SANDPOINT TAPESTRY BY HILTON
 LOCATION: 56 BRIDGE STREET, SANDPOINT, IDAHO 83854

PROGRESS SET

SITE PLAN

SHEET NUMBER

05-01-2020

Property Values



- ▶ Ed Morse of Morse & Company issued appraisal report March 24, 2020
 - ▶ Parcel #1 – City-owned Property \$2,066,000
 - ▶ Parcel #2 – Cox Family Property \$2,090,000
- 

Important Timelines

- ▶ Boat Launch Funding
- ▶ Hotel Teardown – on or about September 7, 2021
- ▶ Hotel/Restaurant Re-opening – Spring, 2023



Overview

- ▶ Phase I Environmental Assessment
- ▶ BNSF Development Restriction
- ▶ Construction of the Boat Launch
- ▶ Public Access – Hotel/Restaurant Frontage
- ▶ Traffic/Access Analysis



No: 20-
Date: October 21, 2020

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: DECLARATION OF VALUE OF PROPERTY

WHEREAS: Pursuant to Idaho Code § 50-1401, City Council is empowered to sell, exchange or convey, by good and sufficient deed or other appropriate instrument in writing, any real property owned by the City which is underutilized or which is not used for public purposes; and

WHEREAS: Pursuant to Idaho Code § 50-1402, whenever City Council proposes to convey, exchange or offer for sale any real property, it shall first declare the value or minimum price, if any, it intends to receive as a result of such conveyance or exchange and may contract for or provide that the property be appraised; and

WHEREAS: The City of Sandpoint owns the parcel of land legally described as 23-57N-2W TAX 9 & 26, commonly known as City Beach Park; and

WHEREAS: Allen G. Cox Family, LLC, owns a parcel of land 1.89 acres in size, legally described as Bonner County Assessor Parcel #RPS00000233930A, 23-57N-2W PT TAX 28 LESS TAX 29 RV PARK 22 UNITS, on the south side of Bridge Street, adjacent to the west boundary of City Beach Park, which has been utilized as a recreational vehicle (RV) park and private marina; and

WHEREAS: The City of Sandpoint has adopted a Parks and Recreation Master Plan, a portion of which envisions a new boat launch and parking lot on the west end of City Beach Park where the RV Park currently exists; and

WHEREAS: Allen G. Cox Family, LLC, also owns the hotel property adjacent to the west boundary of City Beach Park that is on the north side of Bridge Street, with plans to demolish the current hotel and restaurant and build a new larger hotel and restaurant on the same site; and

WHEREAS: On the east side of and immediately adjacent to the hotel is a lawn/grassy area 1.53 acres in size, owned by the City as a portion of the City Beach Park parcel and described as per the attached survey conducted by GLAHE & Associates, which Allen G. Cox Family, LLC, hopes to acquire in order to expand the footprint of the hotel to increase the number of rooms to 100, add a convention/meeting area, maintain its ability to continue an operating restaurant at the site and expand its footprint and deck; and

WHEREAS: Global Restaurant Solutions, LLC, which owns and operates Trinity at City Beach Restaurant, has entered into a formal commitment with Allen G. Cox Family, LLC, to continue operating on the site in the increased restaurant space, which will enhance current restaurant operations and support continuation of outdoor events; and

WHEREAS: To that end, a property exchange is contemplated between the City and Allen G. Cox Family, LLC, as follows:

- The City of Sandpoint will acquire 1.89 acres from the Allen G. Cox Family, LLC as legally described above and valued at \$2,090,000, which includes approximately 130 linear feet of shoreline that will be publicly owned and accessible in perpetuity; and
- Allen G. Cox Family, LLC will acquire 1.53 acres from the City of Sandpoint as legally described in the attached survey conducted by GLAHE & Associates and valued at \$2,066,000.

NOW, THEREFORE, BE IT RESOLVED THAT: As outlined above, City Council hereby declares the property values and minimum price the City intends to receive as a result of this exchange of real property.

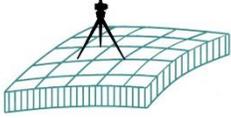
Resolution No. 20-
October 21, 2020
Page 2 of 2

BE IT FURTHER RESOLVED THAT: As required by Idaho Code § 50-1402, a public hearing regarding this proposed property exchange will be scheduled for November 18, 2020, with notice published in the Bonner County Daily Bee, the City's official newspaper of record, at least 14 days prior to the date of the hearing.

Shelby Rognstad, Mayor

ATTEST:

Melissa Ward, City Clerk



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church St.
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

CITY OF SANDPOINT
CITY BEACH PARCEL
1.53 ACRES

A parcel of land being a portion of Government Lot 2, Section 23, Township 57 North, Range 2 West, B.M., City of Sandpoint, Bonner County, Idaho, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 23, which falls in a building per CP&F filed September 25, 1984;

Thence along the North line of said Section 23, North 89°30'59" East, 130.95 feet to an intersection with the original East right-of-way of the Burlington Northern-Santa Fe Railroad;

Thence along said original right-of-way, South 10°11'59" East, 1813.24 feet to an intersection with the southerly edge of an existing sidewalk and the **TRUE POINT OF BEGINNING**;

Thence along the East line of that parcel described in Warranty Deed, Instrument No. 927848, records of Bonner County, Idaho, South 10°11'51" East, 523.65 feet to an intersection with the northerly edge of an existing sidewalk;

Thence along said northerly edge, the following two (2) courses:

1. South 82°00'54" East, 29.35 feet;
2. South 83°00'47" East, 104.59 feet to the westerly edge of an existing sidewalk;

Thence along said westerly edge, the following three (3) courses:

1. North 10°33'50" West, 491.72 feet;
2. Thence along a non-tangent curve to the right, having a delta angle of 38°42'41", a radius of 45.28 feet, an arc length of 30.59 feet, and a chord bearing of North 10°28'20" East, 30.01 feet;
3. Thence with a reverse curve to the left, having a delta angle of 126°54'43", a radius of 1.91 feet, an arc length of 4.23 feet, and a chord bearing of North 23°34'09" West, 3.42 feet to said southerly edge of an existing sidewalk;

Thence along said southerly edge, the following six (6) courses:

1. North 80°28'31" West, 21.78 feet;
2. Thence North 81°57'44" West, 39.62 feet;
3. Thence North 84°03'18" West, 29.25 feet;
4. Thence along a non-tangent curve to the right, having a delta angle of 35°43'09", a radius of 29.43 feet, an arc length of 18.35 feet, and a chord bearing of North 73°36'18" West, 18.05 feet;
5. Thence with a reverse curve to the left having a delta angle of 64°09'14", a radius of 7.58 feet, an arc length of 8.49 feet, and a chord bearing of North 76°04'58" West, 8.05 feet;
6. Thence South 69°03'09" West, 5.76 feet;
7. Thence along a non-tangent curve to the right having a delta angle of 40°08'13", a radius of 28.06 feet, an arc length of 19.66 feet, and a chord bearing of South 87°02'58" West, 19.26 feet to said parcel described in Warranty Deed, Instrument No. 927848, and the **TRUE POINT OF BEGINNING**, encompassing an area of 1.53 acres.



EXHIBIT MAP

FOR CITY OF SANDPOINT

LYING IN A PORTION OF GOV'T LOT 2 OF SECTION 23,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



N89°30'59"E
130.95'

CORNER FALLS IN A
BUILDING.
COMPUTED POSITION
CP&F FILED 09/25/1984

S10°11'59"E
1813.24'

T.P.O.B.

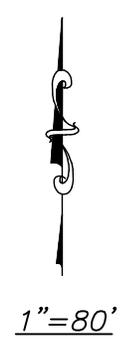
EASTERLY LINE OF WARRANTY DEED,
INSTRUMENT NO. 927848

1.53 Acres

WARRANTY DEED
INSTRUMENT NO.
927848

N10°33'50"W
491.72'

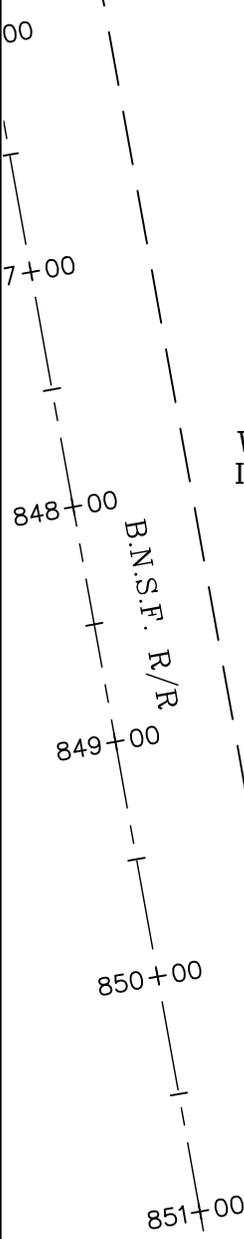
S83°00'47"E
104.59'



LINE	BEARING	DISTANCE
L1	S82°00'54"E	29.35'
L2	N80°28'31"W	21.78'
L3	N81°57'44"W	39.62'
L4	N84°03'18"W	29.25'
L5	S69°03'09"W	5.76'

LEGEND

- CALCULATED POINT
- T.P.O.B. TRUE POINT OF BEGINNING



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	38°42'41"	45.28'	30.59'	30.01'	N10°28'20"E
C2	126°54'43"	1.91'	4.23'	3.42'	N23°34'09"W
C3	35°43'09"	29.43'	18.35'	18.05'	N73°36'18"W
C4	64°09'14"	7.58'	8.49'	8.05'	N76°04'58"W
C5	40°08'13"	28.06'	19.66'	19.26'	S87°02'58"W

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 1863
Sandpoint, ID 83864
208-265-4474

SCALE: 1"=80'
DRAWN BY: TLAG
DATE: 03/18/2020
DWG: 20-006A
SHEET 1 of 1