

CITY COUNCIL AGENDA REQUEST FORM

Today's date: 7 / 11 / 17

Date of meeting 7 / 19 / 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: _____

Authorized by: Aaron Qualls

name of City official


C. *official's* *signature*

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

Subject: Cottage Housing Amendments Ordinance

Summary of what is being requested: Adoption of Proposed Changes

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

4. Is an enforcement plan needed? Yes or No Yes No Additional funds needed? Yes or 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 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: 7/11/17

TO: MAYOR AND CITY COUNCIL

FROM: Planning Staff

SUBJECT: Cottage Housing Amendments – Ordinance Prepared for Adoption

DESCRIPTION/BACKGROUND:

Following a public hearing by the Planning Commission, the City Council, after holding a public hearing on 6/21/17, approved the recommended changes to the maximum density and maximum number of cottage housing units allowed.

STAFF RECOMMENDATION:

Adoption of the Cottage Housing Amendments Ordinance

ACTION:

Motion to adopt

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

No

ATTACHMENTS:

Ordinance for cottage housing amendments

MINUTES
REGULAR MEETING OF THE SANDPOINT CITY COUNCIL
June 21, 2017

E. PUBLIC HEARING – PROPOSED REVISIONS TO SANDPOINT CITY CODE TITLE 9, CHAPTER 4, SECTION 7 – COTTAGE HOUSING

Council President Shannon Williamson announced notice of this public hearing was published in the Bonner County Daily Bee on May 31, 2017.

Planning and Economic Development Director Aaron Qualls stated that proposed revisions to cottage housing regulations allows more density with no changes to design standards proposed by the Planning and Zoning Commission. There are not a lot of parcels available in town that would allow cottage housing closer than 750 feet to another within a single-family zone. The Planning and Zoning Commission increased the maximum number of units from 12 to 24 and changed the density from 1.7 to 2 units per single-family homes that are allowed in the underlying zone. There is a point system required for design standards regarding allowance of density. He noted they failed to make the language consistent throughout the proposed changes within City Code when referring to changing the size from 12 to 24 units. Cottage homes are allowed within multi-family and single-family zones. The Commercial B zones require a mixed use component.

Council President Shannon Williamson announced that the hearing will be conducted in compliance with the rules of procedure previously read.

Ned Brandenberger, Sandpoint resident, supported the increase in maximum number of units as there is a shortage of affordable housing in Sandpoint. The median income in Sandpoint is \$42,000 which makes homes in Sandpoint unaffordable. It will be an environmentally sound policy to encourage more density in town.

Council President Williamson closed the public hearing.

Councilman Snedden moved that City Council, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, **APPROVE** the proposed amendments to Title 9, Chapter 4, Section 7 of Sandpoint City Code as presented by staff.

The reasons for this decision are:

1. Particular consideration has been given to the effects of these proposed changes upon the health, safety and welfare of the residents and the delivery of services by any political subdivision providing public services, including school districts, within the City of Sandpoint.
2. Staff has followed the notice procedures applicable to zone changes contained in Idaho Code 67-6511 and Sandpoint City Code Title 9, Chapter 9.
3. The proposed amendments are in accordance with the goals and policies of the Sandpoint Comprehensive Plan.

Councilwoman Ruehle seconded the motion.

A roll call vote of Council resulted as follows:

MINUTES
REGULAR MEETING OF THE SANDPOINT CITY COUNCIL
June 21, 2017

Councilman Camp	Absent
Councilman Snedden	Yes
Councilwoman Williamson	Yes
Councilman Eddy	Yes
Councilwoman Ruehle	Yes
Councilman Aitken	Absent

The motion passed by a unanimous vote of Council present.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 9, CHAPTER 4, SECTION 7, SANDPOINT CITY CODE, COTTAGE HOUSING; INCREASING THE MAXIMUM NUMBER OF UNITS ALLOWED; INCREASING THE DENSITY STANDARDS; PROVIDING THAT THESE PROVISIONS 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 Sandpoint Comprehensive Plan encourages a variety of housing options within the City;

WHEREAS: The Cottage Ordinance is intended to provide opportunities for a variety of housing choices including the need for smaller, more diverse, and often, more affordable housing choices while ensuring compatibility with surrounding single-family residential development;

WHEREAS: The existing limitations on density and maximum number of units limit the feasibility of cottage developments;

WHEREAS: The Sandpoint Mayor and City Council find it in the public interest to update the cottage housing provisions in order that such developments may become more feasible;

WHEREAS: It is necessary to regulate aspects of development to protect the health, safety, welfare and character of a community;

WHEREAS: Duly-noticed public hearings were held before the Sandpoint Planning and Zoning Commission and the City Council pertaining to such amendments.

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

Section 1: Statement of Purpose

The purpose of these amendments is to create more flexibility within the City of Sandpoint Cottage Provisions of the Residential Zoning Districts code.

Section 2: That Title 9, Chapter 4, Section 7, Sub-section 4, COTTAGE HOUSING definition be hereby amended to read as follows:

COTTAGE HOUSING: A tract of land under single ownership or unified control developed with four (4) to ~~twelve~~twenty-four (1224) detached dwelling units (each unit no larger than 1,000 square feet) arranged on at least two (2) sides of a commonly owned courtyard/common area. Parking space is also commonly owned. Cottage housing development may or may not be condominiums.

ORDINANCE NO. _____

Section 3: That Title 9, Chapter 4, Section 7, Sub-section 6 A be hereby amended to read as follows:

Cottages (including carriage units) may be built at up to 21.7 units per single-family home allowed in the underlying zone. For example, if the minimum lot size for a single-family home in a zone is five thousand (5,000) square feet, a cottage development of four (~~five~~) (54) units could be constructed on a ~~fourteen thousand seven hundred fiveten thousand~~ (14,705~~10,000~~) square foot lot $(5000/2) * 54 = 14,705$ 10,000.

Section 4: That Title 9, Chapter 4, Section 7, Sub-section 6 D be hereby amended to read as follows:

Maximum units: ~~Twelve~~Twenty-four (~~12~~24).

Section 5: 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 effect the remaining provisions of this ordinance.

Section 6: 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 19th day of July, 2017.

Shelby Rognstad, Mayor

Attest: Maree Peck, City Clerk

SUMMARY OF ORDINANCE NO.

Amendment to Sandpoint City Code Title 9, Chapter 4, Section 7 – Cottage Housing

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 9, CHAPTER 4, SECTION 7, SANDPOINT CITY CODE, COTTAGE HOUSING; INCREASING THE MAXIMUM NUMBER OF UNITS ALLOWED; INCREASING THE DENSITY STANDARDS; PROVIDING THAT THESE PROVISIONS 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.

SECTION 1 provides a statement of purpose; SECTION 2 through 4 amend City Code Title 9, Chapter 4, Section 7; SECTION 5 provides for repeal and severability; and SECTION 6 provides for publication and an effective date.

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

Dated the 19th day of July, 2017.

Maree Peck, City Clerk

Publication Date: _____

STATEMENT OF LEGAL ADVISER

I, Scot R. Campbell, legal adviser 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 that provides adequate notice to the public of the contents thereof.

Scot R. Campbell, City Attorney