

CITY COUNCIL AGENDA REQUEST FORM

Today's date: 08 / 21 / 20

Date of meeting 08 / 26 / 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, Sandpoint City Administrator

Address: 1123 Lake Street

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

Authorized by:

name of City official

Jennifer P. Stapleton

City official's signature

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

Subject: Consider Real Property Exchange and Declaration and Schedule a Public Hearing

Summary of what is being requested: Request for Council to schedule a public hearing to consider a property swap of a portion (3,678 sqft) of City-owned Parcel RPS0215000001AA for additional property

(890 sqft) along Bridge Street and other improvements & payments to improve the downtown waterfront

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

Yes No

If yes, in what way? The City will receive both public improvements as well as payment valued at

410,000 towards the Parks Downtown Waterfront Concept, including stormwater improvements

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

Downtown Business Owners, Sandpoint

community and visitors

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

The Parks Downtown Waterfront Concept has been presented to the community and City Council for feedback during multiple workshops, online forums and Council presentations.

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

No: 20-
Date: August 26, 2020

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: DECLARATION OF VALUE OF PROPERTY

- WHEREAS: The City of Sandpoint owns a parcel of land .31 acres in size (“City Parcel”), described as 22-57N-2W Kelchs Addn All Walkway (Parcel RPS0215000001AA), bounded by the City-owned “Farmin’s Landing” parcel to the north (Parcel RPS38710010010A), Sand Creek to the east, Bridge Street to the south, and two parcels of private property to the west, owned by Bridge Street, LLC (north Parcel RPS0038002008DA and south Parcel RPS0038002008CA); and
- WHEREAS: The buildings previously erected on the two privately-owned parcels described above burned in February 2020 and were subsequently demolished; and
- WHEREAS: It is the intention of the current owner of the two parcels, Bridge Street, LLC, that a single, larger multi-use building featuring both commercial and residential use with an estimated value of approximately \$16 million, will be constructed at the site; and
- WHEREAS: Bridge Street, LLC, desires to acquire approximately 3,678 square feet of the City parcel to enable a larger building with improved water access, stairs and a landing, which will provide 1,494 square feet for both public and private benefit; and
- WHEREAS: The City desires to widen the right-of-way along Bridge Street to improve pedestrian, bicycle and vehicle safety and mobility in conjunction with other intersection improvements at Bridge/Church/First; and
- WHEREAS: Bridge Street, LLC, is willing to swap the City approximately 890 square feet along the north side of Bridge Street, which will provide approximately six (6) feet of additional width to the public right-of-way at Bridge Street; and
- WHEREAS: The City desires to implement the conceptual design for the Downtown Waterfront, including the area known as Farmin’s Landing, as developed by Bernardo Wills Architects as part of the City’s 2021 Parks and Recreation Master Plan. This concept includes the removal of the existing access ramp to Bridge Street and construction of a stairway from Bridge Street to Farmin’s Landing, as well as stormwater, landscape, hardscape and other site improvements; and
- 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: To that end, a property exchange has been negotiated between the City and Bridge Street, LLC, as follows:

- Bridge Street, LLC, will acquire approximately 3,678 square feet of the City Parcel known as Kelchs Addn All Walkway valued at \$410,000; and
- Bridge Street, LLC, will give the City approximately 890 square feet of additional right-of-way on the north side of Bridge Street valued at \$46,673; and
- Bridge Street LLC, will remove the existing access ramp to Bridge Street and construct a retaining wall valued at \$182,680 where the ramp currently exists in conjunction with the construction of its building foundation wall; and
- The City of Sandpoint will construct stairs connecting Bridge Street to Farmin’s Landing with a connection through the Bridge Street, LLC parcel. The estimated value of this is \$150,000 which will be shared with Bridge Street, LLC contributing \$75,000 towards the project; and
- Bridge Street, LLC, will provide a public easement (east/west for public use and access to the stairs; and
- Bridge Street, LLC, will construct a 12-ft wide sidewalk/pavers as approved by the City adjacent to the property line (258 linear feet), to include new curb, ornament lights and street furniture consistent with City standards. This is valued at \$74,055.
- Bridge Street, LLC, will pay the City of Sandpoint \$181,592 to be used towards construction of the Downtown Waterfront at Farmin’s Landing concept, including the construction of a dock retaining wall and other stormwater and landscape improvements on the City Parcel between the Bridge Street, LLC, parcel and the dock.

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.

BE IT FURTHER RESOLVED THAT: As required by Idaho Code § 50-1402, a public hearing regarding this proposed property swap will be scheduled, with notice published at least 14 days prior to the date of the hearing.

Shelby Rognstad, Mayor

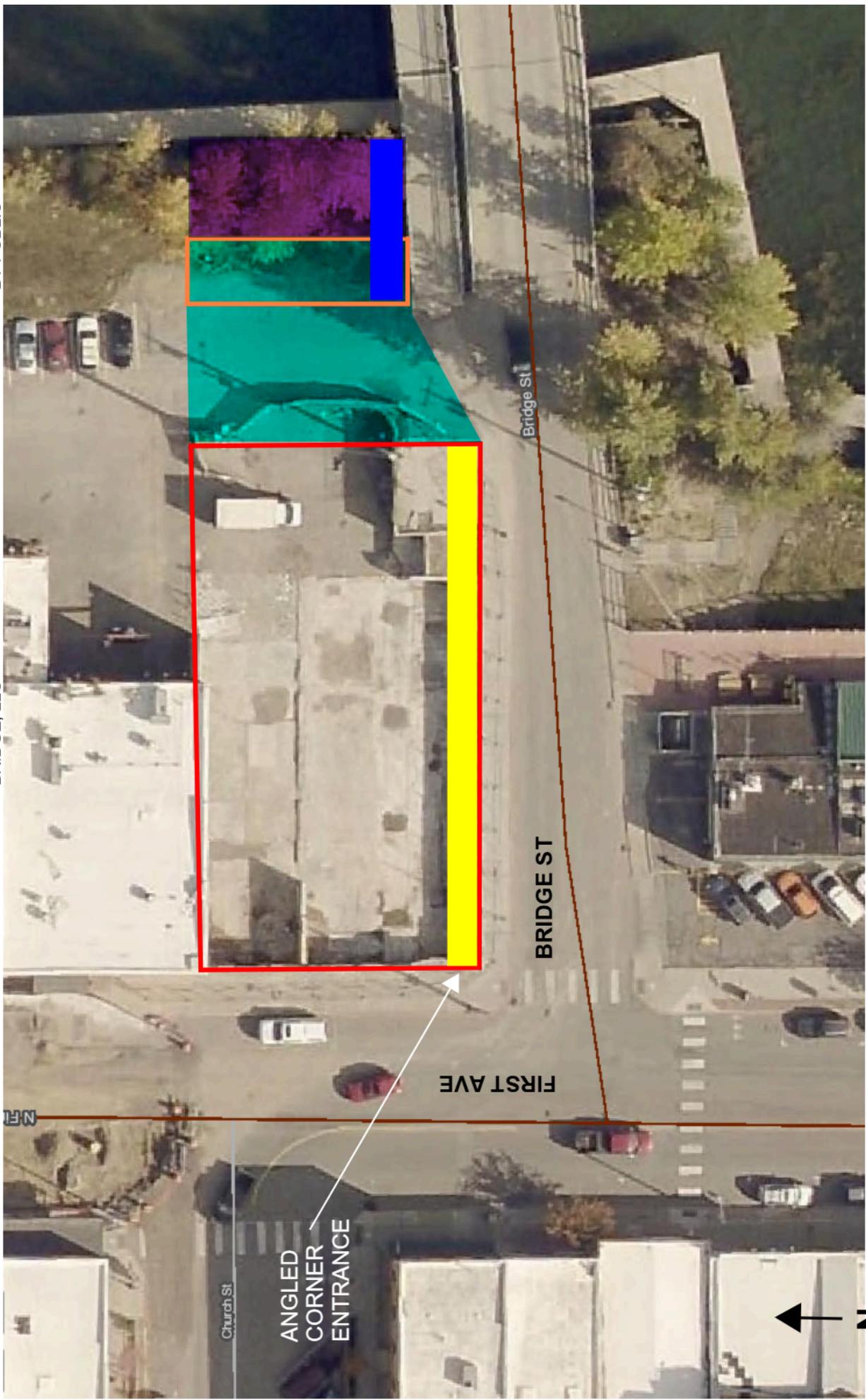
ATTEST:

Melissa Ward, City Clerk

Moved by:	
Seconded by:	
Voted Yes:	
Voted No:	
Abstained:	
Absent:	

SCHEMATIC, PROPOSED CONCEPT

-  CURRENTLY OWNED BY BRIDGE, LLC
-  OWNED BY BRIDGE, LLC; PROPOSED TO CITY
-  OWNED BY BRIDGE, LLC; PROPOSED TO CITY
-  OWNED BY PUBLIC, PROPOSED TO BRIDGE, LLC
-  FUTURE PUBLIC EASEMENT
-  PROPERTY RETAINED BY PUBLIC
-  FUTURE PUBLIC STAIRS



SAND CREEK DOWNTOWN WATERFRONT CONCEPT



ENTRY TO CITY BEACH
BOARDWALK CONNECTION TO BOAT LAUNCH AND CITY BEACH ALONG SHORELINE

POTENTIAL COMMERCIAL SITE FOR CONCESSIONS OR PUBLIC/PRIVATE PARTNERSHIP

BOARDWALK CONNECTION TO CITY BEACH BELOW BRIDGES

UPPER PLAZA GATHERING AREA WITH TERRACED SEAT WALLS
NON-MOTORIZED LAUNCH

STORM WATER TREATMENT AND RETAINAGE THROUGHOUT PLAZA AREA

EXISTING PRIVATE MARINA

STAIRWAY FROM BRIDGE STREET TO WATERFRONT AND INTEGRATED PEDESTRIAN ACCESS TO PLAZA THROUGH PRIVATE OUTDOOR SPACE. SEE CITY MULTIMODAL PLAN FOR REFERENCE.

DRIVE ACCESS TO LOWER LEVEL OF BUSINESSES. ORIENT DEVELOPMENT TO PUBLIC SPACE AND WATERFRONT.

POTENTIAL EXPANSION WITH WATERSIDE ORIENTATION, TYPICAL.

PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT. PARKING ON LOWER LEVEL WITH ACCESS FROM NE CORNER OF STRUCTURE.

ENHANCED INTERSECTION AT BRIDGE ST AND FIRST AVENUE FOR PEDESTRIANS AND CYCLISTS. SAFETY - LOOK TO WIDEN NORTHERN SIDE ON BRIDGE STREET. SEE CITY MULTIMODAL PLAN FOR REFERENCE.

EXPANDED DOCKDECK FOR GATHERINGS

SANDCREEK TRAIL

RAILROAD DEPOT

ACCESSIBLE NON-MOTORIZED LAUNCH

CEDAR STREET BRIDGE

POTENTIAL PRIVATE DEVELOPMENT

HAMMERHEAD AT MAIN STREET AND CEDAR STREET ACTS AS TURBOWIND FOR OVERSIZE VEHICLES. NO FIRE ACCESS REQUIRED.

EXTEND BOARDWALK WITH BOAT TIE UP WITH POTENTIAL CONTINUATION TO HOSPITAL

NEW COMMERCIAL (CONSIDER ACCESS TO BOARDWALK)

POTENTIAL EXPANSION WITH WATERSIDE ORIENTATION, TYPICAL

EXISTING GATEWAY ARCH ENHANCE DRIVE ACCESS AND PUBLIC SPACE

IMPROVE AND RETAIN 20 PUBLIC PARKING STALLS

