

**TOWN OF SPANIARD'S BAY  
MUNICIPAL PLAN 2021 - 2031**



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

**“Amendment to Accessory Building  
Condition in the Residential Medium  
Density (RMD); Residential Infill (RI) and  
Mixed Development (MD) Land Use Zone  
Tables, Schedule C”**

**APRIL 2024**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF SPANIARD'S BAY**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Spaniard's Bay adopts the Town of Spaniard's Bay Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Spaniard's Bay on the 21<sup>st</sup> day of May, 2024.

Signed and sealed this 23<sup>rd</sup> day of May, 2024.

Mayor: Paul Brazil (Council Seal)

Clerk: [Signature]



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Spaniard's Bay Development Regulations Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>4860-2024-001</u>
Date	<u>5 JULY 2024</u>
Signature	<u>[Signature]</u>

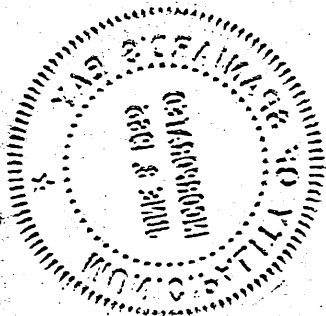


FEDERAL AGENCY FOR ENVIRONMENTAL PROTECTION  
 REGIONAL OFFICE  
 1000 EAST 17TH AVENUE  
 DENVER, COLORADO 80202

Under the authority of section 10 of the Clean Air Act (Public Law 85-624), the  
 Town Board of Spaulding, Idaho, hereby adopts the Town of Spaulding Bay Development  
 Regulation Ordinance No. 1, 1984.

Adopted by the Town Board of Spaulding, Idaho, on the 23rd day of May, 1984.

Signed and attested this 23rd day of May, 1984.



(Typed Name)

*[Handwritten Signature]*

(Typed Title)

*[Handwritten Signature]*

(Typed Title)

A TRUE AND CORRECT COPY OF THE FOREGOING IS HEREBY CERTIFIED TO

I hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the Town Clerk of Spaulding, Idaho, and that the same has been compared with the original and found to be correct.



RECEIVED MAY 23 1984 TOWN OF SPAULDING, IDAHO	
BY _____ TOWN CLERK	BY _____ TOWN BOARD

# TOWN OF SPANIARD'S BAY

## DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

### BACKGROUND

The Town of Spaniard's Bay proposes to amend its Development Regulations. The Town recently completed a review of its Municipal Plan and Development Regulations. As part of this review, Council directed that the maximum combined floor area of an accessory building be calculated based of 7% of the lot size. This change was overlooked and was never included as part of the Municipal Plan review. The present accessory building area in the Development Regulations has a maximum of area of 84m<sup>2</sup> (900 sq ft).

### ANALYSIS

The purpose of this amendment is to amend the accessory building condition so that the maximum combined floor area will be calculated based of 7% of the lot size. The maximum area of 84m<sup>2</sup> (900 sq ft) will be deleted. This change will apply to condition 9(a) of the Residential Medium Density (RMD) Land Use Zone Table, condition 6(a) of the Residential Infill (RI) Land Use Zone Table and condition 4(a) of the Mixed Development (MD) Land Use Zone Table, Schedule C.

### PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Spaniard's Bay published a notice in *The Shoreline* newspaper on April 19, 2024, advertising the proposed amendment seeking comments or representations from the public. The Town Council posted a notice on its Facebook page and on display at the Town Council Office from April 19 to April 24, 2024, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

### DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

The Town of Spaniard's Bay Development Regulations is amended by:

- A) **Amending** the Accessory Buildings Standards condition 9(a) of the Residential Medium Density (RMD) Land Use Zone Table, condition 6(a) of the Residential Infill (RI) Land Use Zone Table and condition 4(a) of the Mixed Development (MD) Land Use Zone Table, Schedule C, by **deleting**, with strikeout, the

maximum combined floor area of 84m<sup>2</sup> (900 sq ft) and **replacing** with **7% of the lot coverage** as more particularly described below. Sub-sections (b) to (f) shall remain unchanged.

#### **Accessory Buildings**

- (a) All accessory buildings shall have a maximum combined floor area of ~~84m<sup>2</sup> (900 sq ft)~~ **7% of the lot coverage**.