

**Subject:** Net Ministries Discussion

<b>Meeting Date:</b> Monday, January 23rd, 2023	
<b>Submitted/Presented by/Department:</b> Ben Boike - Community Development	
<b>Action Type</b>	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Resolution	<input type="checkbox"/> Other: Closed Session
<b>Action</b>	
Discuss request for an extension related to occupancy of 1924 Bidwell Avenue	
<b>Background</b>	
<p>On February 26, 2018, the City Council approved Ordinance No. 18-04 (attached) approving the rezoning of the following properties owned by Net Ministries:</p> <ol style="list-style-type: none"> <li>1. 110 Crusader Ave W. (Net Ministries Campus) from R1, Single-family to PRD, Planned Residential with R4, Multi-family Residential underlying zoning.</li> <li>2. 1962 Stryker Ave from R1, Single-family to PRD, Planned Residential Development with R1, Single-family underlying zoning.</li> <li>3. 1990 Stryker Ave from R1, Single-family to PRD, Planned Residential Development with R2, Two-family underlying zoning.</li> </ol> <p>In doing so, the PRD designation created a contiguous "campus" allowing the homes located at 76 Crusader (located within 110 Crusader), 1962 Stryker and 1990 Stryker to have up to 10 non-related occupants reside in each home to provide housing for their training staff. Without the PRD designation, only a maximum of 3 non-related occupants could reside in each home.</p> <p>In addition, the approved ordinance included conditions pertaining to a fourth home owned by Net Ministries located at 1924 Bidwell Ave which is located outside the campus (see attached map)(see section 4, conditions B and C of the attached ordinance for the conditions). Since the 1924 Bidwell property is not contiguous to the campus, the ordinance provided for an exception to allow up to 10 non-related occupants until one of the following occurs:</p> <ol style="list-style-type: none"> <li>1. If Net Ministries acquires 2010 Stryker (currently have a right of first refusal to purchase), then within 9 months of closing, Net Ministries must rezone 2010 Stryker to PRD and can utilize the home for housing up to 10 non-related residents. At that time, Net Ministries and reduce the number of residents at 1924 Bidwell to 3 non-related residents and change the property tax classification to that the property becomes taxable, or sell 1924 Bidwell.</li> </ol>	

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2. If Net Ministries still owns 1924 Bidwell, but does not acquire 2010 Stryker by December 31, 2022, then Net Ministries must either change the property tax classification and must reduce the number of non-related occupants to 3 or less, or the Net Ministries must sell the property.

To date, Net Ministries has not purchased 2010 Stryker. The owner of 2010 Stryker has no immediate intention of selling however still intends to sell to Net Ministries once she opts to move. As a result, Net Ministries is requesting an extension to allow continued occupancy of 1924 Bidwell until the owner of 2010 Stryker sells.

The City has not received any complaints related the occupants of 1924 Bidwell since occupying the property.

Should the Council be open to an extension, Council action would be required through an ordinance amendment.

Should the Council not be open to an extension, Net Ministries would be required to comply within a reasonable timeframe by changing the tax classification and reducing the number of occupants to 3 non-related occupants, or sell the property. Should Net Ministries fail to comply, the City would issue administrative citations for illegal occupancy.

Staff is looking for direction from Council.

**Attachments**

Ordinance No. 18-04  
Net Ministries Map

**Previous Relevant Actions**

N/A

**Alternatives**

N/A

**Financial**

Budgeted:  Yes

No Financial Impact

Fund:

Department:

Account: Click or tap here to enter text.

Amount: Click or tap here to enter text.