

Development Review Subcommittee Notes 8-28-25

Present: Katie, Radley, Jen, Molly

Suggested Recommendations for SPBAC to submit on Current Projects

Ella Cottages (418 N. Ella)

Walkway from sidewalk to each cottage should be as direct as possible, not 'wavy. 'It is the way people want to walk and is easier for a visually impaired person. Walkway can be further from cottages, to preserve privacy but make someone walking past not feel intrusive. A 5' walkway is recommended.

Walkway from sidewalk to closest building circles a tree. That is consistent with Sandpoint policy.

Does walkway to building closest to alley go to building entrance? Should it continue all the way to the alley to provide a way to take bicycles or walk to alley without going through the gravel?

At street-front, is space between sidewalk and curb sufficient for snow storage?

Excellent that a curb cut that is not needed will be eliminated.

O'Connell Estates (Woodland Dr., Samuelson on west, Boyer on east through Lot 3, which is under same ownership)

A 10'-12' public walk/bike path should be provided from the end of the cul-de-sac to Samuelson.

Sidewalk to be provided on Woodland Dr., with a curb ramp at Beaver Ave.

What is the outlet for the new cul-de-sac? If it is a roadway east of Lots 1 (ie Holstein Place), then sidewalks, curb ramps facing each direction of travel, etc. are required. (Truncated dome panel installation should be metal, not plastic/rubber for durability.)

Provide an RRFB (Rapid Rectangular Flashing Beacon) at Boyer and Woodland. Or provide two RRFBs: mid-block close to Boyer and Jersey, and mid-block near Woodland and Samuelson.

Allhouse Condo Plat – Pine Street Cottages (1211 Pine St.)

Sidewalk on Pine Street is important and needs to be required.

Applicant needs to show how each dwelling unit will be connected to the public sidewalk on Pine Street, as directly as possible. A 5' walkway is recommended. Walkway needs to be separate from driveway.

Should walkway continue to the alley?

GREAT NORTHERN COMMERCE PARK FIRST ADDITION

Curb ramps at each intersection should face directly in both directions of travel.

Sidewalk on Woodland Dr. in addition to within the project.

56 Bridge Street - Extension of Conditional Use Permit & Variance (New hotel on waterfront)

The current extension has been issued. The applicant is not planning to provide sidewalk on Sandpoint Ave., which is a major walkway to the condos north, the Pend Oreille Bay Trail and the City marina. The existing parking lot is used heavily by pedestrian and cyclist through-traffic. SPBAC requests information from the City on when it may comment in favor of a sidewalk.

Subcommittee also submits to full SPBAC its recommendations on *Ordinance 7-3-10 New Construction of Sidewalks; Improvements* in a separate document.