



**CONCEPT A: TURNAROUND CENTRIC**

**PARKING:**  
 STANDARD  
 309 STALLS (TARGET: 300, EXISTING: 278 STANDARD, 9 ADA)  
 6 STALLS FOR MAINTENANCE PARKING  
 (DOES NOT ACCOUNT FOR LOST SPACES OR ADA SPACES)

(20) BOAT TRAILER PARKING SPOTS  
 (TARGET: 20, EXISTING: 10)

**RV PARK:**  
 18 RV SITES TOTAL (TARGET: 16-18)  
 (9) 70' BACK-IN SITES  
 (9) 55' BACK-IN SITES  
 (2) VAN CAMPING SPACES

APPROXIMATE EXISTING LANDSCAPE LOST TO HARDSCAPE:  
 30,000 SQ.FT. (.69 ACRES)

APPROXIMATE NEW LANDSCAPE ADD TO EXISTING HARDSCAPE  
 13,500 SQ.FT. (.31 ACRES)

MUNICIPAL CODE 9-5-12	REQUIRED UNDER CODE	APPROX. PARKING STALLS LOST TO MEET CODE
Parking Area Minimum Landscaping: A minimum of ten percent (10%) of paved parking area must be landscaped.	~10,500 sq.ft. required (105,000 sq. ft. Parking Area)  ~15,000 sq. ft. provided	Zero
No parking space shall be more than sixty feet (60') from a landscaped area, and there must be at least one tree for each three hundred (300) square feet of required landscape area.	Trees Required: 35 Trees	Zero
Required shade trees must be of such species and canopy to provide a minimum of thirty percent (30%) canopy cover of the parking area at maturity. Eligible tree canopy must be directly over parking area.	Canopy Cover: 31,500 sq.ft.  Trees (30' dia.) Needed over parking stalls: 45 Trees	Up to 20 stalls
ADA Stalls: 301 to 400: 8 Stalls Required	8 Stalls Required	Approximately 12 Stalls (~1.5 Stalls per ADA stall)



JUNE 23, 2026



**CITY BEACH PARKING AND RV PARK - CONCEPT A  
 SANDPOINT, ID**





**CONCEPT B: EXTENDED PARKING**

**PARKING:**  
 STANDARD  
 333 STALLS (TARGET: 300, EXISTING: 278 STANDARD, 9 ADA)  
 6 STALLS FOR MAINTENANCE PARKING  
 (DOES NOT ACCOUNT FOR LOST SPACES OR ADA SPACES)

(20) BOAT TRAILER PARKING SPOTS  
 (TARGET: 20, EXISTING: 10)

**RV PARK:**  
 18 RV SITES TOTAL (TARGET: 16-18)  
 (10) 70' BACK-IN SITES  
 (8) 55' BACK-IN SITES  
 (2) VAN CAMPING SPACES  
 (3-4) TENT CAMP SITES

APPROXIMATE EXISTING LANDSCAPE LOST TO HARDSCAPE  
 30,900 SQ.FT. (.71 ACRES)

APPROXIMATE NEW LANDSCAPE ADD TO EXISTING HARDSCAPE  
 14,600 SQ.FT. (.33 ACRES)

MUNICIPAL CODE 9-5-12	REQUIRED UNDER CODE	APPROX. PARKING STALLS LOST TO MEET CODE
Parking Area Minimum Landscaping: A minimum of ten percent (10%) of paved parking area must be landscaped.	~11,200 sq.ft. required (112,000 sq. ft. Parking Area)  ~15,000 sq. ft. provided	Zero
No parking space shall be more than sixty feet (60') from a landscaped area, and there must be at least one tree for each three hundred (300) square feet of required landscape area.	Trees Required: 38 Trees	Zero
Required shade trees must be of such species and canopy to provide a minimum of thirty percent (30%) canopy cover of the parking area at maturity. Eligible tree canopy must be directly over parking area.	Canopy Cover: 33,600 sq.ft.  Trees (30' dia.) Needed over parking stalls: 48 Trees	Up to 25 stalls
ADA Stalls: 301 to 400: 8 Stalls Required	8 Stalls Required	Approximately 12 Stalls (~1.5 Stalls per ADA stall)



JUNE 23, 2026



**CITY BEACH PARKING AND RV PARK - CONCEPT B  
 SANDPOINT, ID**

