



# AGENDA REPORT

## City Council Meeting

**TODAY'S DATE:** January 22, 2026

**MEETING DATE:** February 4, 2026

**TO:** Mayor Grimm, Sandpoint City Council

**FROM:** Jason Welker, Planning & Community Development Director

**SUBJECT:** City Beach RV Park Site: Survey Results, Community Workshop Summary, and Commission Recommendation

### PURPOSE OF REPORT

The purpose of this staff report is to:

1. Provide City Council with a final summary of community outreach and engagement related to the City Beach RV Park site;
2. Transmit the Parks & Recreation Commission's January 14, 2026 recommendation to proceed with RV Park renovation using secured funding; and
3. Include updated funding proposal from the Averill Hospitality Group to related to an alternative use of the RV Park site.

This report is informational in nature. Staff does not provide analysis, recommendations, or conclusions regarding the relative merits of the options described.

### BACKGROUND AND COMMUNITY ENGAGEMENT SUMMARY

Over the past several months, City Council directed staff to evaluate the long-term future of the City Beach RV Park site in light of aging infrastructure, increasing operational demands, and the site's prominence within City Beach Park. In response, staff conducted a multi-phase community engagement effort that included a community-wide survey (908 responses) and a facilitated community workshop on December 13, 2025.

As detailed in the prior staff report (attached) the engagement process revealed several consistent themes:

- The renovated RV Park ranked highest overall when evaluated across feasibility, economic contribution, and seasonality.
- Four of the five highest-scoring alternatives were non-lodging, community-oriented uses, including a community event space.
- Participants emphasized public access, flexibility, and multi-season activation of City Beach.
- The engagement did not yield a single consensus outcome, but rather articulated values and tradeoffs for Council consideration.

## **PARKS & RECREATION COMMISSION RECOMMENDATION**

On January 14, 2026, the Parks & Recreation Commission reviewed the community engagement results, financial considerations, and grant constraints, and voted to forward the following recommendation to City Council (meeting minutes attached)

*“Recommending to City Council that the City proceed with renovation of the City Beach RV Park utilizing currently secured funding, while directing staff to incorporate design or operational improvements that enhance public access and community benefit and to periodically reevaluate the site's long-term use as funding opportunities and community priorities evolve.”*

The motion passed with one dissenting vote and one abstention.

## **COUNCIL ACTION**

City Council is asked to review the information presented in this report, including the summary of community outreach and engagement, the Parks & Recreation Commission's January 14, 2026 recommendation, and the attached funding proposal from the Averill Hospitality Group, and to provide direction to staff regarding next steps for the City Beach RV Park site.

Council action may include, but is not limited to:

- Accepting the Parks & Recreation Commission's recommendation and directing staff to proceed with renovation of the City Beach RV Park utilizing currently secured funding;
- Directing staff to engage in further discussions or negotiations regarding the attached private funding proposal for an alternative use of the site; or
- Providing alternative direction to staff as determined by City Council.

## **ATTACHMENTS**

- Community Survey Results and December 13, 2025 Workshop Summary
- Parks & Recreation Commission January 14, 2026 Meeting Minutes
- Updated funding proposal for Averill Hospitality Group