

CITY OF SANDPOINT**REASONED WRITTEN DECISION****Ridley Village Court Planned Unit Development
Final Development Plan and Preliminary Subdivision****File Nos. PPUD25-0001 and PS25-0003**

OWNER/APPLICANT	Kirk Rector / Affinity Real Estate Management, Inc.
PROJECT REPRESENTATIVE	Aaron Qualls, AICP / SCJ Alliance Consulting Services
LOCATION	845 Ridley Village Road, Sandpoint, Idaho
ZONE / COMP PLAN	Residential Multi-Family (RM) / Medium Density Residential
REQUEST	Final Development Plan approval for a 56-unit residential PUD and preliminary plat approval to subdivide approximately 4.1 acres into 56 townhouse lots, common area, public right-of-way, easements, private streets and associated infrastructure.
COUNCIL HEARING DATE	July 15, 2026
WRITTEN DECISION DATE	August 5, 2026

A. INTRODUCTION

The City Council of the City of Sandpoint considered the applications for the Ridley Village Court Planned Unit Development Final Development Plan (PPUD25-0001) and Preliminary Subdivision Plat (PS25-0003) at a duly noticed public hearing on July 15, 2026. The applications were processed concurrently as authorized by Sandpoint City Code (SCC) §10-3-10(B).

The proposal consists of 56 fee-simple townhomes in 14 buildings on approximately 4.1 acres, with a central common open-space area, extension of River Rock Road between Madison Avenue and Ridley Village Road, a public bicycle and pedestrian connection aligned with Autumn Lane, private streets and alleys, utility extensions, landscaping, stormwater facilities, and related improvements.

The Final Development Plan implements the Preliminary Development Plan previously approved in principle by the City Council on May 1, 2025, including the conditions imposed through that earlier approval.

B. RECORD CREATED AND MATERIALS CONSIDERED

The City Council based its decision on the record developed through the public hearing process. The record includes, without limitation:

1. The applications, narratives, plans, preliminary plat, final development plan, landscape plans, building elevations, engineering materials, traffic impact analysis and supplemental materials submitted by the applicant;
2. The May 1, 2025 City Council approval in principle of the Preliminary Development Plan and the seven conditions imposed with that approval;
3. The July 15, 2026 City Council staff report, including the code analysis, draft findings in Tables 4 and 5, agency comments, public comments, recommended conditions of approval, and packet attachments;
4. The July 7, 2026 written recommendation of the Sandpoint Planning and Zoning Commission, recommending approval of the Final Development Plan and Preliminary Plat with the staff-recommended conditions;
5. The staff presentation and testimony provided by Associate Planner Erik Brubaker and other City staff at the July 15, 2026 hearing;
6. The applicant presentation and testimony provided by the applicant and its representatives, including responses to questions from the City Council;
7. All timely written public comments and oral testimony offered during the public hearing; and

8. The City Council's deliberations and motions made on July 15, 2026.

C. SUMMARY OF THE PUBLIC HEARING

1. Staff Presentation

Staff explained the two-step PUD process, the prior approval in principle, the applicant's revisions in response to the seven preliminary approval conditions, and the separate findings required for the Final Development Plan and Preliminary Plat. Staff described the site, surrounding development, proposed 56-unit townhome plan, transportation and utility connections, common open space, requested deviations from conventional zoning and subdivision standards, agency comments, public comments, and recommended conditions of approval.

2. Applicant Presentation

The applicant described the project's design, housing types, architecture, central open space, multimodal connectivity, private infrastructure and maintenance responsibilities, snow-storage provisions, stormwater system, landscaping, traffic calming, pedestrian pathway, and the design measures intended to address privacy and compatibility with neighboring properties. The applicant represented that the Final Development Plan met or exceeded the conditions imposed through the preliminary approval and applicable Public Works standards.

3. Public Testimony

The Council received written and oral testimony expressing concerns regarding traffic and street connectivity, pedestrian and bicycle safety, construction access, neighborhood character, lighting, parking, school and emergency-service impacts, loss of open space, landscaping and wildlife habitat, and the relationship of the project to surrounding development. The record also included testimony and staff responses concerning the City's adopted policies favoring street and pathway interconnection, traffic-control requirements during construction, infrastructure review, dark-sky lighting requirements, and the applicant's design responses. Public testimony also focused on the location of the planned common area/open space in the center of the project, with neighbors within Maplewood Village asking City Council to direct the open space to be along Madison Ave instead of internal to the subdivision as a means of creating a larger buffer.

4. Council Deliberation and Action

Following closure of the public hearing, the Council deliberated regarding compliance with the previously imposed conditions, the applicable PUD and subdivision standards, the findings contained in Tables 4 and 5 of the staff report, and the concerns raised in public testimony. The Council then adopted separate motions approving: (1) the PUD Final Development Plan with the staff-recommended conditions and the findings in the staff report; and (2) the Preliminary Plat based on the findings in the staff report and compliance with applicable code. Both motions passed by roll-call vote.

D. FINDINGS OF FACT AND CONCLUSIONS

1. Procedural Compliance

The applications were processed in accordance with SCC §9-9-5, SCC §10-3-10, SCC §10-1-8, and Idaho Code §67-6509. Notice was provided, the Council conducted a public hearing, and the Council considered the complete written and oral record.

2. Final Development Plan - Planned Unit Development Standards

Minimum area and permitted uses: The approximately 4.1-acre site exceeds the two-acre minimum for a residential PUD under SCC §10-3-3. The proposed residential uses are allowed in the underlying RM zoning district and comply with SCC §10-3-4.

Density: The project does not rely upon the density bonus available under SCC §10-3-5; the proposed density is within the density permitted by the underlying RM district.

Common open space: The Final Development Plan provides approximately 13 percent common open space, exceeding the 10 percent minimum required by SCC §10-3-6. The central open-space design, pathways and common ownership and maintenance provisions provide a useful and accessible open-space pattern.

Compatibility and performance standards: The project is compatible with surrounding development when considered together with the approved plans and conditions. The plan includes a 15-foot setback and privacy-oriented design measures adjacent to Cattail Court, a central open-space area, landscaping, pedestrian connections, street-facing homes, rear-loaded garages for most units, traffic calming, and required public

improvements. The Council finds that the approved reductions from conventional perimeter, lot dimension, setback, street and alley standards are justified under SCC §10-3-7 and the PUD framework.

Utilities and infrastructure: The plans provide for water, sewer, stormwater, streets, sidewalks, lighting, fire access and other utilities, subject to final engineering review, public infrastructure permitting, bonding, construction and inspection. With the conditions of approval, utility and infrastructure services are adequate for the proposed development under SCC §10-3-8.

Comprehensive Plan and community benefit: The project implements the Medium Density Residential future land-use designation, provides a housing type not widely available in Sandpoint, increases east-west street and pathway connectivity, provides common open space, and supports efficient use of urban land and infrastructure. The Council finds the project is in general conformance with the 2024 Comprehensive Plan.

Overall PUD criteria: The Council finds that the Final Development Plan is consistent with the intent and purpose of Title 10, Chapter 3; advances the general welfare of the community and neighborhood; and provides benefits and an integrated development pattern that justify the approved deviations from standard district regulations.

3. Preliminary Subdivision Plat Standards

Water and sewer: The subdivision will connect to City water and sewer systems at the developer's expense and in accordance with Titles 7 and 10 and approved engineering plans.

Streets and connectivity: River Rock Road will be extended as a public street between Madison Avenue and Ridley Village Road. The Autumn Lane alignment will be extended as a public bicycle and pedestrian connection. The street, alley and pathway system provides internal circulation and interconnection with adjoining development consistent with the approved PUD and applicable subdivision standards.

Rights-of-way and frontage improvements: The plat and improvement plans provide required dedication and construction of public rights-of-way, sidewalks, curb and gutter, landscaping and utility extensions, subject to final Public Infrastructure Permit approval.

Stormwater and grading: The project must provide an approved stormwater management plan, erosion-control plan and grading plan demonstrating compliance with City standards before construction and final plat approval.

Street trees, lighting, fencing and pathways: The project includes street trees, lighting, fencing along the charter-school boundary, and a public pathway easement, as required by the plans and conditions of approval.

Traffic mitigation: The Council considered the traffic impact analysis and agency comments. The approved conditions require the applicant's proportionate contribution toward the warranted Highway 2/Ridley Village Road left-turn improvement and continued compliance with applicable transportation requirements.

Subdivision compliance: With the conditions of approval, the Preliminary Plat satisfies the applicable requirements of SCC §§10-1-5 through 10-1-7, including water and sewer connections, specific requirements, general requirements, public improvements, bonding and final plat procedures.

4. Consideration of Public Testimony

The Council considered all timely written comments and oral testimony. The Council finds that the concerns raised regarding traffic, construction access, privacy, lighting, landscaping, infrastructure, neighborhood compatibility and public services are addressed through the approved design, applicable City requirements, subsequent engineering and permit review, and the conditions of approval. The Council further finds that connectivity through River Rock Road and the Autumn Lane pathway is consistent with City Code and adopted transportation and comprehensive planning policies.

The Council deliberated the location of the planned open space and reminded the neighbors in Maplewood Village that the Planning and Zoning Commission had recommended to City Council during the review of the Preliminary Development Plan that the open space be located along Madison Avenue. Council also noted that such recommendation of the Planning and Zoning Commission was not taken by the City Council during review of the Preliminary Development Plan due to the comments by the neighbors in Maplewood who asked that the open space be internal to the new Ridley Village Court PUD so that there wasn't a feeling of a larger open space (coupled with that of Maplewood's open space) shared between the projects. Council reminded the neighbors of Maplewood that their request for a relocated open space internal to Ridley project was done at their request, and the developer acted upon Council's direction which was taken in part to address that concern.

E. REASONED DECISION OF THE CITY COUNCIL

Based on the entire record, the recommendation of the Planning and Zoning Commission, the findings contained in the July 15, 2026 staff report, the testimony and evidence presented at the public hearing, and the findings and conclusions stated above, the Sandpoint City Council hereby:

- 1. APPROVES the Ridley Village Court Planned Unit Development Final Development Plan, File No. PPUD25-0001, subject to all staff-recommended conditions of approval considered and adopted by the Council on July 15, 2026; and**
- 2. APPROVES the Ridley Village Court Preliminary Subdivision Plat, File No. PS25-0003, subject to all staff-recommended conditions of approval considered and adopted by the Council on July 15, 2026.**

The approved conditions of approval are attached to this written decision as Exhibit A and are incorporated into this decision by reference. In the event of a conflict between this narrative decision, the approved plans, and a condition of approval, the condition of approval controls unless the City Council expressly provides otherwise. Attachment B constitutes the documents and diagrams that compromise the Final Development Plan, as approved by City Council.

This written decision memorializes the action taken by the City Council on July 15, 2026 and is approved on August 5, 2026.

_____	_____
Mayor	Date

ATTEST:

City Clerk

NOTICE OF RIGHTS

Any applicant or affected person seeking judicial review of this final land-use decision must first seek reconsideration of the decision within fourteen (14) days as provided by Idaho Code §67-6535(2)(b). A written request for reconsideration must identify the specific deficiencies in the decision for which reconsideration is sought.

The applicant may request a regulatory taking analysis pursuant to Idaho Code §67-8003. After exhaustion of applicable local remedies, an affected person aggrieved by a final decision concerning matters identified in Idaho Code §67-6521(1)(a) may seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code. This notice is a general summary; parties should consult applicable law and obtain independent legal advice regarding deadlines and procedures.

EXHIBIT A
CONDITIONS OF APPROVAL
PPUD25-0001 and PS25-0003

Conditions Incorporated by Reference

The City Council's approval is expressly conditioned upon compliance with the complete conditions presented in Attachment A to the July 15, 2026 staff report and adopted by the Council. Those conditions include, among other requirements, final engineering and Public Infrastructure Permit approval; stormwater and erosion-control compliance; utility, street, sidewalk, pathway and lighting improvements; landscaping and street-tree requirements; fencing and privacy measures; common-space and private-infrastructure maintenance; snow storage; required easements and dedications; bonding and final plat requirements; and the transportation mitigation identified in the staff report. This summary does not replace the complete conditions.