



## Notice of Decision

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**To:** Mayor Grimm and Sandpoint City Council Members  
**From:** Bill Dean, City Planner  
**Report:** August 6, 2025  
**Hearing:** August 20, 2025  
**Item:** PS25-0001: Great Northern Commerce  
**Location:** Southeast of the intersection of Great Northern Road and Woodland Drive, Sandpoint, ID  
**Zone:** Industrial General (IG)  
**Applicant:** Big Creek Land Company, LLC  
**Meeting Type:** Regular City Council Meeting – Public Hearing, Deliberation, and Decision

Please Note: The Application and all materials related to this request are provided on the City's website at: [www.sandpointidaho.gov/currentprojects](http://www.sandpointidaho.gov/currentprojects)

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## Summary of Decision

On August 6, 2025, the Sandpoint City Council held a duly noticed public hearing to consider a preliminary plat application for the GN Commerce Subdivision, consisting of the replat of an approximately 15.58-acre parcel into 21 industrial lots, with associated right-of-way dedication, public infrastructure improvements, and reciprocal access/maintenance easements. The Council considered the staff report, Planning and Zoning Commission recommendation, applicant presentation, public testimony, and staff responses.

Following deliberation, the City Council voted to approve the preliminary plat, finding that the application meets the standards of Sandpoint City Code Title 10, Chapter 1, Idaho Statutes Title 50, Chapter 13, and is consistent with the City's Comprehensive Plan and Multimodal Transportation Master Plan.

## Findings

1. **Compliance with Zoning** – The subdivision is located within the Industrial General (IG) zone and complies with applicable lot size and frontage requirements through the provision of recorded reciprocal access and maintenance easements per SCC § 9-4-3 Table 2, Note 1.
2. **Infrastructure & Utilities** – Proposed public rights-of-way meet City standards for local streets, with required extensions of water, sewer, and stormwater facilities. All improvements shall meet City standards and be approved through a public infrastructure permit prior to final plat approval.
3. **Connectivity & Multimodal Facilities** – The plat provides internal sidewalks on both sides of streets, a mid-block crossing along Commerce Drive, and stubs for future roadway connection to the west. Additional conditions adopted by Council provide for potential future roadway connectivity to the south and for consideration of future pedestrian crossing improvements along Woodland Drive.
4. **Consistency with Comprehensive Plan** – The subdivision supports economic development goals by creating additional light industrial lots, enhancing job creation opportunities, and incorporating multimodal transportation connections consistent with adopted plans.
5. **Public Hearing & Notice** – Public notice was provided in compliance with Idaho Code and Sandpoint City Code requirements.

## Conditions of Approval

The following conditions, as amended and adopted by City Council on August 6, 2025, apply to the preliminary plat approval for PS25-0001:

1. Prior to approval of any Final Plat the developer shall provide CCR's that address common maintenance of parking and landscaped areas to the satisfaction of the City Planner.
2. Final planting locations, tree type, and landscape plan details in final Construction Plans shall be to the satisfaction of the City Forrester.
3. Prior to construction of any utilities or street infrastructure within the proposed right of way, final improvement plans, stamped by a professional engineer and marked "released for construction" shall be submitted for review and approval by the City Engineer, and a separate public infrastructure permit shall be issued by the City Engineer, meeting the requirements of Title 10, Chapter 1.
4. Prior to construction of the proposed pressure sewer main shown on the preliminary improvement plans, the applicant shall obtain approval of the plans

from the Idaho Department of Environmental Quality. Qualified Licensed Professional Engineer review (QLPE) through the City of Sandpoint is not allowed for pressure sewer mains.

5. Prior to approval of any Final Plat, revise plans and Plat to reflect that the streets of the North Addition to Sandpoint Airpark (to the east) are private and not Public R-O-W.
6. Prior to approval of any Final Plat, a mid-block crossing shall be installed at the driveway entrance to the "Project Bulldog" property to the west, approximately 470 feet south of Woodland Drive to the satisfaction of the City Engineer.
7. Prior to approval of a Final Plat, the storm drain easement across lots 13 and 14 shall include public access on the face of the Final Plat
8. Irrevocable Offer of Dedication – Lot 14 – Prior to approval of any final plat, an irrevocable offer of dedication for 60 feet of public right-of-way on Block 1, Lot 14 shall be shown on the face of the preliminary plat and any final plat including Lot 14, for the purpose of providing potential future roadway connectivity to the parcel to the south. The recorded instrument number shall be referenced on the plat.
9. Woodland Drive Crosswalk at Samuelson – Prior to approval of any Final Plat, developer shall submit to the City engineered drawings for a crosswalk across Woodland Dr to Samuelson Ave, a cost estimate for the improvement, and 50% funding for the improvement, to the satisfaction of the City Engineer.

**Effective Date:** This decision is effective upon adoption by City Council and remains valid subject to applicable expiration provisions of Sandpoint City Code.

**Approved by:**

Jeremy Grimm, Mayor  
City of Sandpoint

Attest:  
Melissa Ward, City Clerk