

**CITY OF SANDPOINT
NOTICE OF DECISION
PCUP25-0002 – Chosen Motors**

Applicant: Craig Leoni - Chosen Motors, LLC

Location: 1213 Highway 2, Sandpoint, Idaho

Zone: Commercial C

Public Hearing Date: November 18, 2025

Meeting Type: Regular Planning and Zoning Commission Meeting – Public Hearing, Deliberation, and Decision

Summary of Decision

On November 18, 2025, the Sandpoint Planning and Zoning Commission held a duly noticed public hearing to consider a Conditional Use Permit for a Vehicle Sales lot on a property located at 1213 US-2. The site contains a vacant commercial structure that was most recently used for a Real Estate Sales office. The Planning Commission considered the staff report, applicant presentation, and responses to questions. The discussion and deliberation centered on access to the property from Highway 2 where Commissioners were interested in the wide shared approach to the subject property and adjacent lot. No special conditions were placed on the project related to access and staff verified that the project had been routed to both the Idaho Transportation Department and the Independent Highway District, neither of which responded with specific concerns or special conditions. Commissioners inquired about where the approximately eighteen (18) square feet of landscaping would be located and staff responded that the landscaping would be located close the existing building on site and not closer to the highway. The applicant shared that while the site may accommodate up to twelve (12) vehicles, his typical inventory rarely exceeds seven (7) vehicles. No adjoining property owners, or any commentors whether in favor or opposed submitted comments or provided testimony at the hearing, aside from the owner/applicant who answered questions about his business operation and interest in serving the community with his business.

Following deliberation, the Planning and Zoning Commission voted to approve the conditional use permit with conditions, finding pursuant to Sandpoint City Code §9-9-1 et seq., that the application is consistent with Sandpoint City Code provisions, and is consistent with the City's Comprehensive Plan. In motioning to approve the project, the Commissioners made verbal reference to the findings contained in the staff report, and the conditions of approval, summarized below.

Findings

1. **Compliance with Zoning** – The proposed land use is located within the Commercial C (CC) zone and complies with applicable standards. The application establishes motor vehicle sales of less than 12 pursuant to SCC 9-2-1-3.
2. **Consistency with Comprehensive Plan** – The proposal is consistent with the 2024 Comp Plan future land use designation is Mixed Use Corridor; and the proposal is consistent with economic development goals.
3. **Public Hearing & Notice** – Public notice was provided in compliance with Idaho Code and Sandpoint City Code requirements.

Conditions of Approval

The following conditions were included in the P&Z approval to ensure compliance with the nine(9) CUP criteria and to address issues as noted in the staff report:

1. Pursuant to §9-9-6-7 of Sandpoint City Code, once a CUP is approved, work shall commence within one (1) year following the date of approval and shall be diligently pursued or said approval and permit shall be rendered null, void and of no right or recourse.
2. Prior to commencing the land use, applicant shall submit to the City a revised site plan demonstrating the removal of the westernmost parking space.
3. Prior to commencing the land use, applicant shall restripe parking spaces to city standard per site plan less the westernmost space as addressed in condition 2.
4. Prior to commencing the land use, Applicant shall remove privacy slats and paint chain link black per application, prior to display of inventory.
5. Any future parking lot lighting and/or building lighting shall comply with SCC§9-5-8 and SCC§8-4 or as amended.
6. Prior to commencing the land use, applicant shall submit to the City an amended site plan showing at least 18 square feet of planting, landscaping, flower bed, raised bed or similar; to the satisfaction of the Community Planning and Development Director.

Effective Date of the Conditional Use Permit: This permit is effective upon adoption by Sandpoint Planning and Zoning Commission and remains valid subject to applicable expiration provisions of Sandpoint City Code.

Approved by:

Mode Dunkle, Chair
City of Sandpoint Planning and Zoning Commission

Attest:

Mandy Brown, Administrative Assistant