



PLANNING AND ZONING COMMISSION MEETING MINUTES

November 18, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order, Roll Call and Pledge of Allegiance

Vice Chairman Wayne Benner called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, November 18, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Wayne Benner, Vice Chair
Commissioner Reid Weber
Commissioner William Mitchell
Commissioner Ivan Rimar

ABSENT

Commissioner Mose Dunkel, Chair
Commissioner Grant Simmons
Commissioner Scott Torpie

Commissioner Benner led all present in the Pledge of Allegiance.

There were no other general announcements or reports from the Commissioners.

Consent Calendar

There were no questions regarding the Consent Calendar and no items removed, and it was **approved** as presented by unanimous vote of the Commissioners present.

Motion made by Commissioner Rimar, Seconded by Commissioner Mitchell

Voting Yea: Commissioner Benner, Commissioner Mitchell, Commissioner Rimar,
Commissioner Weber

1. The minutes from the Commission's November 4, 2025, meeting were approved as presented.

Matters from the Public/General Public Comments

Vice Chairman Benner recited the rules and procedure for general public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a public hearing and other topics relevant to the business of the City of Sandpoint. Information only; no Commission action.

Public Hearings

2. Public Hearing/Decision: Conditional Use Permit (PCUP25-0002) – Chosen Motors

Vice Chair Benner announced that the next item on the agenda was a public hearing and request for a decision and recited the order and procedure for the public hearing.

City Planner Bill Dean provided a staff presentation and fielded questions from Commissioners. The applicant Craig Leoni also presented and fielded questions from Commissioners.

Following the presentation, Commissioner Benner recited instructions for the public hearing, reminding all in attendance of the City's rules of civility and meeting decorum and providing for up to three (3) minutes of testimony from each speaker, with the option for those in the room to donate their time to another speaker in the room, for a total of up to six (6) minutes for a speaker who received gifted time.

The Vice Chairman then **opened the public hearing**.

There was no public testimony.

With confirmation that all who wished to speak had the opportunity to do so, Commissioner Benner **closed the public hearing**.

Following closure of the public hearing, the Commissioners had no further questions.

Commissioner Mitchell then made a motion to accept the CUP with the conditions provided.

Commissioner Benner seconded the motion, and Commissioners voted as follows:

Voting Yea: Commissioner Benner, Commissioner Weber, Commissioner Mitchell, Commissioner Rimar

Motion passed.

3. Public Hearing/ Recommendation Decision: Amendment to Sandpoint City Code Title 3 Chapter 12 Short Term Rental of Dwelling Units

Vice Chairman announced that the next item on the agenda was a public hearing and request for a recommendation decision and recited the order and procedure for the public hearing.

Director Jason Welker provided a staff presentation and fielded questions from Commissioners.

Following the presentation, Vice Chair Benner recited instructions for the public hearing, reminding all in attendance of the City's rules of civility and meeting decorum and providing for up to three (3) minutes of testimony from each speaker, with the option for those in the room to donate their time to another speaker in the room, for a total of up to six (6) minutes for a speaker who received gifted time.

The Vice Chairman then **opened the public hearing**, with Sandpoint resident and non-residents alike providing comments.

With confirmation that all who wished to speak had the opportunity to do so, Vice Chair Benner **closed the public hearing**.

Following closure of the public hearing, the Commissioners asked further questions of city staff.

Commissioner Rimar made a motion to continue the public hearing on December 16, 2025 to allow time for additional review of occupancy and parking standards, and preservation of neighborhood character.

Commissioner Weber seconded the motion, and Commissioners voted as follows:

Voting Yea: Commissioner Benner, Commissioner Weber, Commissioner Rimar

Voting No: Commissioner Mitchell

Motion passed.

Old Business

4. Finally on the agenda was a continuation on the discussion of Amendments to Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5.

Director Jason Welker and presented and fielded further questions from Commissioners along with input from City Planner Bill Dean.

New Business – none

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 8:13 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Board Clerk, were approved by the Commission during their meeting held _____, 2025.

Wayne Benner, Vice Chair

Attest: Mandy Brown, Board Clerk