

CITY OF SANDPOINT

WRITTEN DECISION – Planning and Zoning Commission

PPUD25-0001 & PS25-0003 – Ridley Village Court Planned Unit Development Final Development Plan and Preliminary Subdivision

Owner/Applicant: Kirk Rector/Affinity Real Estate Management, Inc.
krector@affinityrem.com

Project Representative: Aaron Qualls, AICP/ SCJ Alliance Consulting Services
Aaron.qualls@scjalliance.com

Location: 1001 Ridley Village Rd., Sandpoint, Idaho

Zone: Residential Multi Family - RM

Planning and Zoning Commission Meeting Date: June 16, 2026

Meeting Type: Regular Planning and Zoning Commission Meeting – Public Hearing, Deliberation, and Recommendation to City Council

Date of this Written Decision: July 7, 2026

Summary of Decision

On June 16, 2026, the Sandpoint Planning and Zoning Commission (Commission) held a duly noticed public meeting to consider an application for a 56 unit Planned Unit Development(PUD) Final Development Plan and a Preliminary Plat to subdivide ±4.1 acres into 56 lots along with dedication of right of way, common space, easements, and associated infrastructure. The Commission considered the staff report, applicant presentation, public hearing comments, and responses to questions. The discussion and deliberation centered on whether or not the PUD was consistent with the preliminary “approval in concept,” including the code standards that the applicant is requesting relief from. The Commission considered whether or not the Preliminary Plat is consistent with subdivision code. They furthermore evaluated the project and contemplated reasoning in consideration of application approval and recommended conditions for the PUD Final Development Plan and Preliminary Plat.

Following the staff presentation there were questions from commissioners regarding the PUD perimeter setbacks, along with an inquiry regarding perimeter setbacks allowed in the neighboring Maplewood PUD. Staff found that neighboring Maplewood PUD did not have a 25’ perimeter on all boundaries. There was a question confirming what kind of development could be permitted by right on this parcel in the RM Zoning District and what setbacks would be allowed if someone were to propose a multi-family project. Staff confirmed that a standard 5’ side yard setback would apply.

The applicant provided a presentation that explained their intentions with the Final Development Plan, including the applicant's response and revisions based on the conditions of the Preliminary PUD approval and comments. They noted private stormwater system including maintenance responsibility for stormwater and all private infrastructure and described how they met or exceeded the Council conditions and Public Works Standards. They highlighted a speed table, concrete 8-foot pathway, increased alley width for rear garage loading and increased snow storage and maneuvering areas. They also described how they addressed privacy concerns along cattail court. The applicant concluded with an updated development schedule. Following the presentation the representative answered a commissioner questions on off street parking outside of garages and the applicant showed where there were spaces between the private streets and setback garage doors and not parallel parking in the travel way. There was another commissioner question regarding the sewer line outflow. The project engineer described that the connection was designed to outflow to the deepest manhole and the new main would likely be lower, and existing laterals would not have a problem through Cattail Court.

During the public hearing there was testimony neutral and opposed to the project. Concerns were mostly from residents of adjacent development, Maplewood PUD. Concerns were similar to written comment highlighting desire to not have the River Rock Rd. connection or provide a non-vehicular connection. A common thread of the public testimony in opposition included concerns about, River Rock Rd. connection, the existing concentration of street and pathway users on S. Division noting that it is substandard in width and frontage infrastructure, concerns about character of homes fronting on Madison Ave. There was a comment requesting general ecological planting considerations and dark skies with all new development. A new concern from a resident of Ridley Village Senior Housing is that their livability has not been considered in the record. She also expressed concern about emergency access during construction. This concern was addressed by the city engineer noting that any Public Infrastructure Permit is required to have a traffic control plan which would typically maintain a through lane during construction, especially in a limited connectivity situation such as this. During rebuttal the applicant's representative stated the design intent on homes fronting Madison Ave. was a traditional streetscape with minimal setback and front porch focused design. He stated that allowing for on street parking and no curb cuts actually provides traffic calming safety benefits and intrinsic crime prevention benefits to the entire neighborhood. The project representative also addressed the lighting concerns stating that they have proposed warm toned lighting where possible and will be "dark sky" compliant.

During deliberations a commissioner questioned staff as to whether or not Ridley Village Rd. could be closed during construction. The City engineer spoke about the traffic control plan requirement and process for public infrastructure work and stated that while there

may be reductions to one lane with flaggers, they would only on rare occasions be allowed a temporary closure of up to 15 minutes to allow a crossing connection if necessitated. In a commission discussion of connectivity the commission reasoned that connectivity is irrefutably desired by City Code, Master Plan Policies, and the Comprehensive Plan; and that the applicant designed in accordance with City Council approval of the Preliminary PUD Development Plan. They further concluded that the matter has been resolved. There was further discussion on the setbacks backing up to Cattail Ct. and if a screening planting requirement was warranted. There was also discussion about the general concern about neighborhood safety and car centric design and things the City could be doing in all residential areas to slow cars, improve transportation options, and improve livability and safety.

A motion to approve the PUD Final Development Plan and Preliminary Plat - PPUD25-0001 & PS25-0003, with the staff recommended conditions in the Staff Report dated June 16th, 2026 was made and seconded. The motion was approved unanimously, with two commissioners absent, and one recused.

Findings: The staff report contained reference to the Planned Unit Development & Subdivision standards of Sandpoint City Code:

1. Sandpoint City Code §10-3 provides the relevant code sections for Planned Unit Developments. In recommending approval of the application with conditions, the Commission finds that all requirements will be satisfied, as further stated in the staff report.
2. Sandpoint City Code §10-1-5 through §10-1-7, relevant code sections for Subdivision and Platting requirements include Water and Sewer Connections, Specific Requirements, and General Requirements. In recommending approval of the application with conditions, the Commission finds that all requirements will be satisfied, as further stated in the staff report.
3. Sandpoint City Code §9-4-1-3 – Development Standards for Residential Multi-Family Zoning District. By recommending approval of the Preliminary Plat with conditions the Planning and Zoning Commission finds that the proposed subdivision is consistent with the zoning district standards, as further stated in the staff report.
4. 2024 Comprehensive Plan – With this recommendation of approval of the proposed application with conditions the Planning and Zoning Commission finds that the proposed development furthers the relevant goals and objectives of the Comprehensive Plan, as further stated in the staff report.

Effective Date of the Recommendation for approval: The Planning and Zoning Commission hereby recommends the Ridley Village Court PUD Final Development Plan and the Preliminary Plat of Ridley Village – PS26-0001 for approval, effective July 7, 2026.

Recommended for Approval with conditions by:


Mose Dunkel (Jul 8, 2026 11:20:44 PDT)

Mose Dunkle, Chair
City of Sandpoint Planning and Zoning Commission

Attest:


Mandy Brown, Administrative Assistant