



CITY OF SANDPOINT

NOTICE OF WRITTEN DECISION

PAPL26-0001 – Averill Hospitality, Sign Code Violation

Appellant: Averill Hospitality, LLC

Location: 56 bridge St, Sandpoint, Idaho

Zone: Commercial C

Appeal Hearing Date: August 18, 2026

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

Summary of Decision

On August 18, 2026, the Sandpoint Planning and Zoning Commission held a duly noticed public hearing to consider an appeal of a Notice of Violation concerning abandoned signs on property located at 56 Bridge Street. All members of the Planning and Zoning Commission were present with the exception of Commissioner Ivan Rimar and Chair Mose Dunkle. Vice Chair Wayne Benner presided over the meeting.

The site at 56 Bridge St contains two signs that were the subject of the Notice of Violation. The Planning and Zoning Commission considered the staff report, Notice of Violation, Appellant's request for hearing (Appeal) in response to the Notice of Violation, appellant's presentation, and responses to questions. The discussion and deliberation centered on the current development status of the former hotel and restaurant. The Commissioners asked several questions regarding the timelines of various Conditional Use Permits, building permits, demolition permits, and their expirations. The Appellant contended that the hotel and restaurant had only been "paused" in operation and the intent was to rebuild the site pursuant to a new plan, either the one that had been approved in 2025 and extended in 2025, or a new one which is the current subject of staff review. The record reflects that the demo permit expired and the building permit expired, with no work completed under either permit. Commissioners inquired as to whether or not booking for hotel rooms could be made at present, to which the appellant responded that such could not be done. Commissioners focused on the language of the Sandpoint City Code, specifically 9-6-4 (definitions) and 9-6-18 (Removal and Disposition of Signs).



Following deliberation, the Planning and Zoning Commission voted to deny the appeal, finding pursuant to Sandpoint City Code 9-6-18A, that the conditions had been met for the 2 signs at 56 Bridge St that are the subject of the Violation Notice to be considered abandoned signs, and that the code remedy was for the signs to be removed. The Commissioners commented that the Sandpoint City Code did not provide for any alternate remedy. The Commissioners present voted unanimously to deny the appeal.

Effective Date of the Denial of the Appeal: The denial of the appeal is effective as of September 1, 2026 and pursuant to Sandpoint City Code 9-9-10 (Appeals), an affected person may file a written notice of appeal with the City Council via the office of the City Clerk. Such notice must be filed within ten business days after action by the Planning and Zoning Commission on this notice of written decision.

Approved by:

Wayne Benner, Vice Chair
City of Sandpoint Planning and Zoning Commission

Attest:

Mandy Brown, Administrative Assistant