



Community Planning & Development

8/17/2026

Address

Sandpoint, ID 83864

RE: NOTICE OF PROPOSED ZONING MAP AMENDMENT - MAP AREA 1

Dear Property Owner:

Following the adoption of the community's 2024 Comprehensive Plan, the City of Sandpoint has been working to update its zoning code and zoning map so that they better reflect the land-use vision established in the plan. This is a normal next step after a comprehensive plan update; Sandpoint's previous Comprehensive Plan, adopted in 2009, was likewise followed by a citywide rezoning effort. You are invited to participate in the public review of the proposed zoning changes. Your input will help the Planning and Zoning Commission and City Council understand how the proposal may affect individual properties and neighborhoods.

You are receiving this notice because you are the owner or purchaser of record for a property that lies within an area that is being considered for a rezone or your property is within 300 feet of an area considered for rezoning. No final decision has been made. At this stage in the zoning process, ideas are being presented to the Planning and Zoning Commission, just the same as the Comprehensive Planning process.

We'd like to hear from you directly if you are able and are interested in participating. You may or may not be familiar with zoning and how it relates to property rights or development of property. Before changes are brought to the Planning and Zoning Commission for public hearings there are various ways you can learn about this zoning effort and discuss it with City staff to have your questions answered. Your questions may be related to what the zoning effort means for what type of activities are allowed on your property, or nearby. Or, you may be interested in what the zoning means for downtown revitalization and historic preservation. Whatever your interest, we'd like for you to participate if you can. Public participation will inform the proposal as it moves through the City's public-hearing process.

Scope of Zoning Changes

This zoning effort focuses on the commercially zoned property within the City, and several residential areas identified in the Comprehensive Plan that are adjacent to commercial areas. New commercial zoning districts have been created, along with new development standards and regulations, and allowable/not allowable land uses. This effort also includes creating a new Historic Overlay Zoning District in the core of downtown, reflecting the boundaries of the historic district created at a planning level in 2018 with the adoption by City Council of the Arts, Culture, and Historic Preservation Master Plan.

Because the zoning effort covers a very large area (all the commercially zoned areas), we have divided these areas into 17 different groupings of property to help in explaining the scope and nature of the proposed changes. Attached to this letter is a map that relates to the property you own, as well as directions to the City's website to the overall zoning map that shows the entire City. In the attachment along with the map is a brief introduction and explanation of the proposed changes.

Questions or an in-person meeting

Planning staff are available to help you understand how the proposed changes could affect your property or neighborhood. You may call or email, drop by City Hall during Planning Department office hours from 8:00–a.m. to 4:00–pm. Monday through Thursday, or schedule an appointment at a time that is convenient for you.

To ask a question or schedule an appointment, please contact:

City of Sandpoint Planning Division

(208)-263-3370 or cityplanning@sandpointidaho.gov

City Hall: 1123 Lake Street, Sandpoint, ID 83864

Staff can explain the proposal and public process but cannot predict decisions by the Planning and Zoning Commission or City Council.

Sincerely,



Bill Dean
Deputy Planning & Community Development Director / City Planner
City of Sandpoint

Enclosures: Map of proposed Map Area 1

IMPORTANT: This letter summarizes a proposed zoning amendment for public-information purposes. Consult the complete proposed map, draft code, and hearing materials for full details. No final decision has been made.

How to participate

Review the proposal

The proposed zoning map, draft zoning standards, staff reports, and related materials are available at <https://www.sandpointidaho.gov/community-planning-development/page/current-projects>. Printed materials may also be reviewed at City Hall during regular business hours.

Submit written comments

Written comments may be emailed to cityplanning@sandpointidaho.gov, mailed to City of Sandpoint Community Planning & Development, 1123 Lake Street, Sandpoint, ID 83864, or delivered to City Hall. To be included in the advance hearing packet, comments should be received by October 15th at 5:00pm. Written testimony should identify the proposal, include the submitter's name, signature and address, address the issue at hand, and comply with the City's public-hearing procedures. Written testimony longer than two standard single-spaced pages must be submitted at least five days before the hearing.

Join Planning Commissioners and City Staff at the Open House

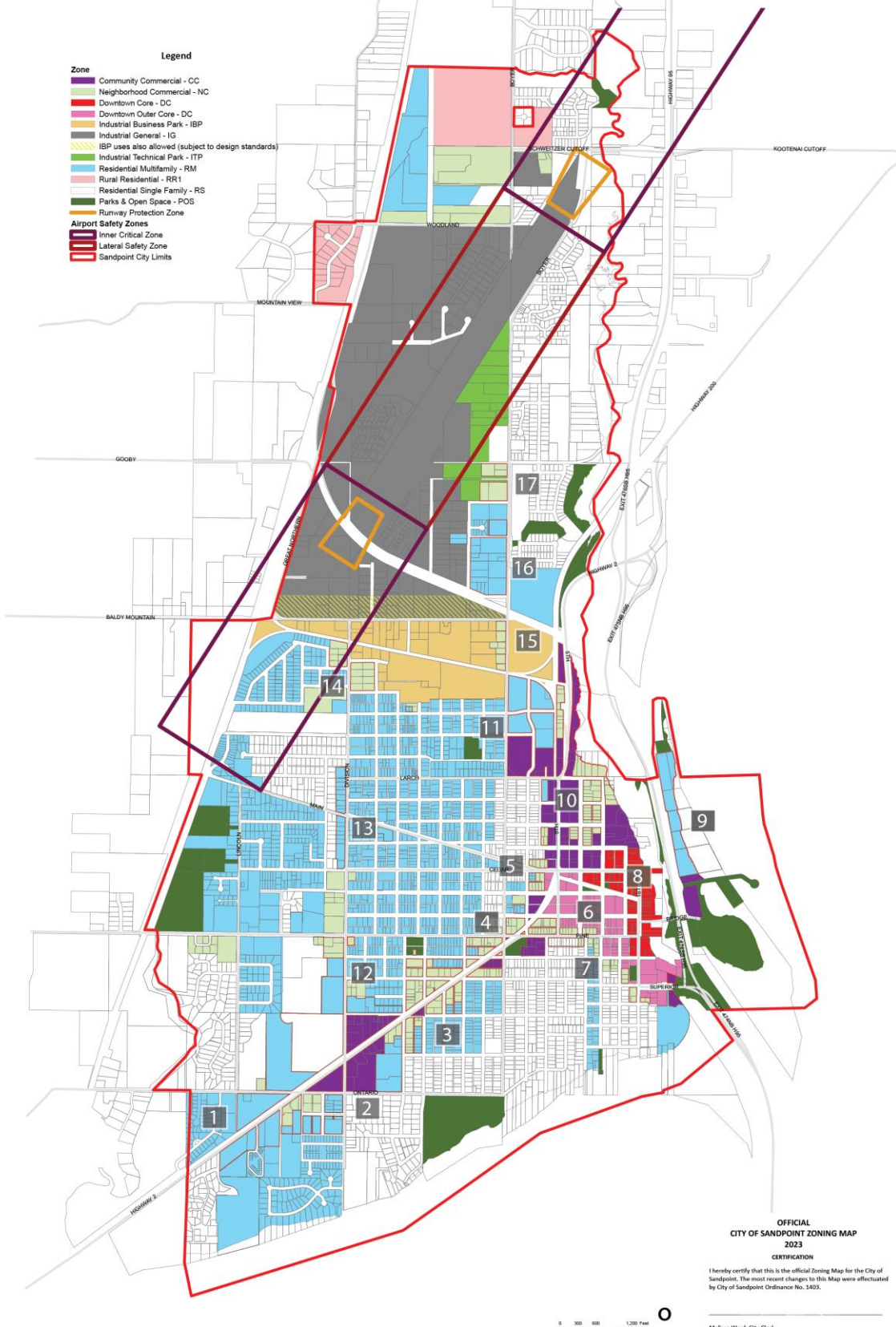
Tuesday, October 6th, 12:30 – 5:30pm at Sandpoint Community Hall, 204 S 1st Ave, Sandpoint

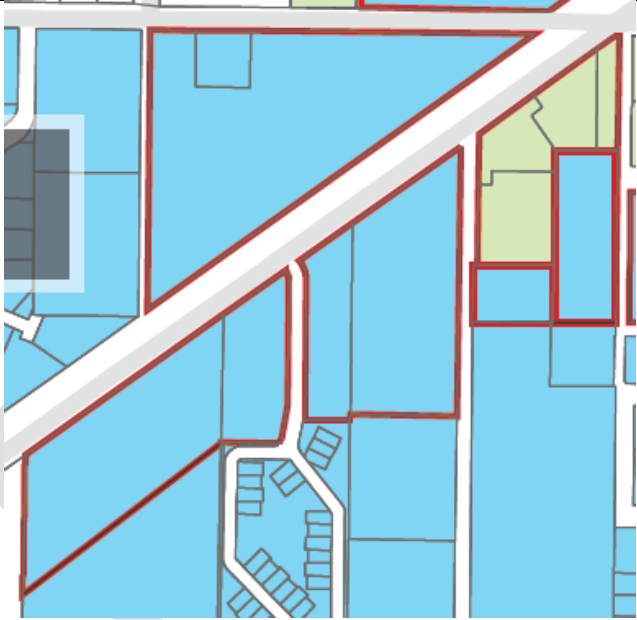
Public hearing

Hearing body	Sandpoint Planning and Zoning Commission
Date	October 20, 2026
Time	5:30pm
Location	Sandpoint City Hall, Council Chambers 1123 Lake Street, Sandpoint, Idaho
Online participation	https://www.sandpointidaho.gov/meetings

Area under consideration

Map Area 1 is centered on the southwestern entry to the City along U.S. Highway 2. The enclosed map controls the exact boundaries of the proposal. Because two proposed zoning districts occur within Area 1, recipients should review the map to determine which proposed designation applies to a particular parcel.



Map Area 1	
Current zoning: Green: Commercial A	Proposed rezoned parcels outlined in red Blue: Residential Multifamily Light Green: Neighborhood Commercial
	
Area description: The proposed zone changes in Map Area 1 include properties on both sides of Hwy 2 between Westwood Drive to the west and Madison Avenue to the East. Also included is the large triangle parcel between Ontario Street and Hwy 2.	