
In favor of proposed zoning changes

From Karen Glaeser <kmglaeser@gmail.com>

Date Sun 9/13/2026 3:28 PM

To City Planning <cityplanning@sandpointidaho.gov>

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To: City Planning Dept.

I am writing to say that I am in favor of the proposed zoning changes on our section of Lake St. and the Hwy 2 corridor. Our neighborhood is 90% residential as it is, and I believe I can say for most of us that live here that we want to retain the community feeling of Lake St. It doesn't make sense, and is a bit disturbing, that this side of our block is currently zoned commercial. The change to Residential Multifamily is the right move, and changing the Hwy 2 corridor to Neighborhood Commercial will help keep Sandpoint from turning into the mess that is the Hwy 95 corridor in Coeur d'Alene.

Thank you for your work on this - I wholeheartedly support the changes.

Karen Glaeser
915 Lake St, Sandpoint, ID 83864

--

Karen Glaeser, MS, LPC
Sandpoint, ID
kmglaeser@gmail.com

Comments Regarding Rezoning Area 13

From Damien Gooding <damien.gooding@gmail.com>

Date Sun 9/13/2026 1:34 PM

To City Planning <cityplanning@sandpointidaho.gov>

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I am writing to express my support for the "Area 13 Proposed Zoning Amendment." I live at 420 N. Division Avenue in Sandpoint. Directly across the street from my home is the Bulldog Automotive business, which sits on one of the proposed rezoning parcels. In my opinion, the Bulldog Automotive business is a bit of an eyesore. In visual appeal and noise, it breaks the continuity of our residential neighborhood. It is my hope that, after that parcel is rezoned and the owner eventually sells, new homes will be built on that land. Thanks for considering my comments.



Damien Gooding

Proposed zoning map

From Alanna Chapin <alannachapin@gmail.com>
Date Sat 9/12/2026 9:59 AM
To City Planning <cityplanning@sandpointidaho.gov>
Cc Dustin Chapin <dustinchapin@gmail.com>

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I approve the future zoning of my property to be residential multi family. Map area 3:
418 South Ella
Sandpoint, ID
83864

-Alanna Chapin
8522 2nd Ave NE
Seattle, WA
98115

Proposed Zoning ammendment

From Chris Kester <rockingkester@gmail.com>

Date Tue 9/29/2026 6:02 PM

To Sandpoint City Clerk's Office <cityclerk@sandpointidaho.gov>; City Planning <cityplanning@sandpointidaho.gov>

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Hello Planning department,

I am glad that you are thinking about the zoning issues, Thank you.

My main comment is, We need to change the setbacks in the Downtown Outer core and the Neighborhood commercial areas to have a minimum of **5 foot setbacks between the front and rear of the building and property line, instead of the current zero.** We need this to keep the Alleys more open for sunlight, overall travel and fire truck access and water absorption, also in the front for more space between the building and the street. Otherwise we end up with alleys that are like the graffiti alley, dark and all asphalt or concrete. And buildings that are built right up to the sidewalks, like on the corner of Division and Ontario.

Please consider this zone change for these commercial area.

Thank you

Christine Kester
Resident of Sandpoint

--

Christine

Fwd: 302 Larch Street: Proposed Zoning change

From Gino A <ginorealtor@gmail.com>

Date Mon 10/5/2026 10:25 AM

To City Planning <cityplanning@sandpointidaho.gov>

 1 attachment (4 MB)
302 Larch mock up.png;

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----- Forwarded message -----

From: **Daphinne Accomazzo** <daph.vacasa@gmail.com>

Date: Mon, Oct 5, 2026 at 9:45 AM

Subject: 302 Larch Street: Proposed Zoning change

To: <cityplanning@sandpoint.gov>, <ebrubaker@sandpointidaho.gov>, Gino A <ginorealtor@gmail.com>

Sandpoint Planning & Community Development Department
Planning & Zoning Commission

City of Sandpoint, Idaho

RE: Public Comment - Proposed Zoning Changes - 302 Larch Street
Dear Sandpoint Planning & Community Development Department and Planning & Zoning Commission:

We are the owners of 302 Larch Street and am writing regarding the proposed zoning and code changes currently under consideration.

Our property is approximately 0.96 acre, is currently zoned Commercial B, contains an existing single-family residence and detached garage, and extends to Sand Creek.

We support thoughtful planning and redevelopment in Sandpoint, but we would like the City to carefully consider properties such as 302 Larch as existing Commercial B properties transition into the proposed new zoning districts.

One of the unique qualities of our property is its ability to accommodate residential use while potentially supporting compatible, small-scale commercial or community-oriented uses. This was the main reason we purchased it back in 2003. In the future, we may want to improve or redevelop portions of the property while retaining its residential and waterfront character.

Possibilities we are considering include residential space associated with the existing garage, a small yoga/wellness studio or retreat space, and other low-impact uses appropriate to the neighborhood.

Our primary concern is ensuring that the new zoning does not unintentionally eliminate development rights or flexibility that currently exist under Commercial B zoning, particularly for properties that already contain established residences.

We respectfully ask the City to consider preserving:

- The ability to continue, remodel, expand, reconstruct or redevelop existing residential uses.
- The opportunity for appropriately scaled mixed residential and commercial uses, including small professional, wellness studio, office or similar neighborhood-compatible uses.
- The ability to add residential units where the property size, utilities, parking and surrounding development can support them.
- Reasonable flexibility regarding height, setbacks, lot coverage and parking for larger and unusual parcels such as 302 Larch.
- Reasonable development opportunities along Sand Creek while continuing to protect water quality, vegetation and the character of the creek.

We would also appreciate clarification regarding how the proposed code will affect the Sand Creek setback.

Our understanding is that the current commercial zoning regulations generally provide a 25-foot building setback from the applicable high-water mark. Will that standard remain under the proposed code, and how would it apply to 302 Larch?

There are also relatively recent residential projects along this same portion of Sand Creek that appear to incorporate homes/business, decks and shoreline access quite close to the waterfront. We would appreciate understanding how the current shoreline regulations were applied to those properties and whether similar site-specific design flexibility will continue to be available.

Most importantly, We would appreciate clarification about how the proposed zoning will affect my future ability

to:

- 1 Remodel or expand the existing residence;
- 2 Rebuild or substantially modify the detached garage;

- 3 Add residential living space in connection with the garage;
- 4 Establish a small yoga/wellness studio or similar low-impact use with potential food service.
- 5 Add additional residential accommodations where otherwise permitted; and
- 6 Improve decks, stairs, landscaping and other amenities between the developed portion of the property and Sand Creek.

Our objective is not intensive development. We want to preserve the trees, waterfront, residential character and natural beauty of the property while maintaining the flexibility to make thoughtful improvements and potentially incorporate compatible residential and small-scale commercial uses in the future.

Please include these comments in the record as the City considers the proposed zoning amendments affecting 302 Larch Street and the surrounding neighborhood.

Thank you for your consideration. We were hoping to attend the meeting tomorrow but unfortunately we are unable to work with the timing.

We have attached a drawing depicting a possible future use of our property. This drawing is not to scale but rather in place to offer the visual for the concept we would like to have the opportunity to explore with our property.

Residential home: Current

Yoga Studio above current garage footprint

Garage apartment ground level attached to garage utilizing current footprint and current shed square footage (removing current shed)

Potential ADU onsite towards sand creek.

We would also like the ability to offer food service to be considered on our property as a retreat center or possibly a restaurant. As we have owned this property for 25 years, it has always been our dream to develop a community driven business that we can offer year round while living onsite. Daphinne is a certified yoga teacher with a certified yoga school. This property could offer a retreat style opportunity for yoga students coupled with a restaurant that offers healthy food options for both locals and visitors.

Sincerely,

Gene & Daphinne Accomazzo

Owner, 302 Larch Street

Sandpoint, Idaho 83864

[619-787-7617](tel:619-787-7617)

PROPOSED ZONING MAP AMENDMENT--COMMENTS

From David Eacret <dteacret@reeconomics.com>

Date Fri 10/9/2026 1:49 PM

To City Planning <cityplanning@sandpointidaho.gov>

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As a result of attending the October 6th Open House, I have several zoning related comments:

1. "IF" the Seasons at Sandpoint property is rezoned from "Commercial C" to "Multi-Family", we specifically request that Vacant **Lot 1 be "Multi-Family" also.**
2. The part of **Area #9** that comprises the Edgewater Hotel should be maintained as 'Commercial C' and necessarily modified to accommodate a **65-foot height limitation.** It is our understanding that the current Edgewater Hotel CUP allows his building height. This 65-foot building height should **always be retained** in the City's new zoning amendment, regardless of this project. Key reasons include:
 - a. Hotel profitability heavily depends on room count. A 65-foot building height allows another level of rooms. This, in turn, allows "economies of scale" and thereby the financial ability to add additional quality amenities to the project site (e.g. pool, beach café, enhanced conferring facility, a large quality waterfront restaurant, etc.).
 - b. Obviously, the higher assessed value of the hotel, the higher the property taxes and resort city fees that would accrue to the City of Sandpoint. The **"opportunity cost"** to the City and to the downtown business community of NOT building to scale would be substantial and annually recurring.
 - c. Existing locational precedent for this 65-foot building height already exists. The completed 109-unit Seasons at Sandpoint condominium units are immediately adjacent to the north. Their 65-foot height has not created a visual distraction given the height of the adjacent railroad track. The same would be true for a 65-foot hotel on the Edgewater site.

-
- Thank you for consideration of the above comments and hopefully you will provide a written response.

Regards

David T Eacret Ph.D. (Economics)
402 Sandpoint Avenue
Unit 321
Sandpoint, ID 83864

208 255-6840

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Outlook

Att: Bill Dean

From Barbara Carpenter <barbaralee264@gmail.com>

Date Thu 10/1/2026 8:29 AM

To City Planning <cityplanning@sandpointidaho.gov>

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Bill,
Thank you for meeting with me, Ruth Ann & Rick.
You and, Jason & Erik went above and beyond to help us sort out our concerns and give guidance . . . in addition to the amended zoning plan for our immediate area. Please share my appreciation with them.
I also appreciate the possibility of extending Lily Avenue for additional connection to Division!
Again, thank you for your time generosity,
Barbara Carpenter
barbaralee264@gmail.com

Zoning changes

From ann giantvalley <agiantvalley@gmail.com>

Date Tue 10/6/2026 6:09 PM

To City Planning <cityplanning@sandpointidaho.gov>

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Dear City Planners,

Thank you for sending the information about proposed changes to areas around Sandpoint and providing an opportunity to talk with planners and those in the know about the proposals.

My two properties in Sandpoint (414 N 6th Ave and 1322 Main St) are both in areas close to the changes. I appreciate your efforts to improve zoning so residential areas remain residential areas even those with "soft" commercial/neighborhood commercial adjacent to residential properties.

The two concerns I have are the setbacks and the heights. One of the posters presented about residential multi-family showed a setback of five (5) feet. Definitely not enough of a setback. Eric, who talked with me at the Community Hall on October 6th, said that the poster should have said 15 feet for the building and allow 10 feet as a setback for a porch or steps. I do hope that is correct. A five foot setback is just not enough space from the road/sidewalk to a residential home/building. One of those areas is along Division & Main which has plenty of traffic and I have concerns for little ones who may be playing in a yard.

My other concern is building height. Apparently 40 feet is the height limit of some of these multi family residential homes. That is putting buildings easily at three stories. That becomes apartment buildings and shadows peoples' yards and gardens. I would prefer to see a 30 foot building height which is not as menacing to neighborhoods.

Thank you again for the opportunity to communicate with planners and receive clarification about the plans.

For future opportunities like this, it would be good to have an organized way to be able to talk with an official: sign in sheet, take a number... I had been there for a bit reviewing the posters, waiting to talk with someone. I stood near a woman who was busy talking with Councilor Schreiber. So I went and stood near Bill and Eric who were talking with ONE couple vs just one planner chatting with them and the other being available to talk with others. When the couple left, again I had been standing and waiting to talk with someone for 15 minutes, one of those planners went to talk to another person who had been waiting and the other planner bee lined to a male who had just come in reaching out to shake his hand. It felt like I was a lesser person because I was not a male and I am a senior. Anyhow, perhaps there is a better way to organize an opportunity to talk with someone.

Again, thank you for the communication opportunity and a chance to receive clear explanations.

When it is time for ADUs to be addressed, I certainly want to be informed about those. Too many ADUs in the area are towering over (Check out Boyer & Cedar and Boyer/Poplar/Sixth Ave and Pine &

Florence) "single family residential" and being rented out. So how does that qualify as single family residential? In addition, many of those ADUs do not have off street parking or adequate off street parking for those ADUs. One bedroom ADUs should have two off street parking spaces. More bedrooms, more off street parking. If there is an ADU, the owner should live on the property. Anyhow, I look forward to that conversation.

Thank you,

Ann Giantvalley

2026 Zoning Changes

From Caleb Cooke <calebcookerealty@gmail.com>

Date Wed 9/23/2026 11:56 AM

To City Planning <cityplanning@sandpointidaho.gov>

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To Whom it May Concern,

My name is Caleb Cooke.

I am writing to comment on the proposed zoning changes as it relates to two office condo units I own. One at 1801 Culvers Dr, Sandpoint and the other at 1807 Culvers Dr, Sandpoint.

I would ask that these parcels be zoned Neighborhood Commercial and NOT Residential Multi-family due to the existence of 4 office condominiums located at Northside Terrace due to the mixed use of Northside Terrace.

1801 Culvers Dr #2
Sandpoint, ID, 83864

1807 Culvers Dr #1
Sandpoint, ID, 83864

Thank you for your consideration,

Caleb Cooke
Kelly Right Real Estate - Idaho
(602) 330-7706
www.panhandleliving.co



September 16, 2026

via email: cityplanning@sandpointidaho.gov

City of Sandpoint Community Planning and Development
1123 Lake Street
Sandpoint, ID 83864

Re: *Notice of Proposed Zoning Map Amendment, Map Area 1*

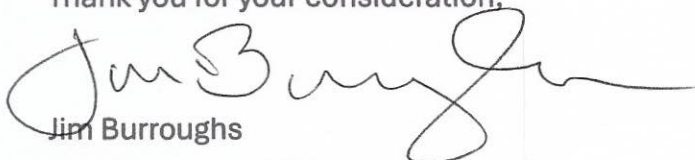
Dear City,

I am a resident of 1503 Westwood Drive, Sandpoint, and am submitting these comments in response to the City's above-referenced Notice, dated September 4, 2026.

The City proposes to change the zoning in the areas identified in Map Area 1 from "Commercial A" to "Residential Multifamily" and some "Neighborhood Commercial." As I understand it, the purpose of this proposed change is to foreclose the possibility of unwanted commercial development along the Highway 2 corridor from Westwood Drive to the Ontario Street intersection with Highway 2. With one generalized caveat, I support that proposed change.

In rezoning these areas as Residential Multifamily and some Neighborhood Commercial, I urge the City to require mitigation for traffic impacts on Highway 2 that could be caused by any new or additional development in this corridor resulting from these changes. In particular, we have safety concerns about stoppage and backups on Highway 2 that could be caused by drivers turning across the Highway into or from any new developments. Please ensure that necessary steps and improvements are required to address this issue in approving any new or additional permits for the development of these areas.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Jim Burroughs", written over the printed name.

Jim Burroughs
1503 Westwood Drive
Sandpoint, ID 83864

Proposed Property Rezoning

From Rick Graham <graham7713@icloud.com>

Date Tue 10/13/2026 8:47 AM

To City Planning <cityplanning@sandpointidaho.gov>

Cc graham7713 <graham7713@aol.com>; Rick Graham <rickg5775@gmail.com>

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It has come to our attention that there is a proposal to change the current zoning for the property located at 814 Lake St. As the property owner we are strongly opposed to changing the zoning to residential multifamily and wish the property to retain its current zoning designation as a commercial property designated as neighborhood commercial.

Sincerely, Richard and Nicholas Graham

Lincoln Ave
nt ID 83864

City of Sandpoint
Community Planning & Development
1123 Lake St.
Sandpoint ID 83864

620 S. Lincoln Ave
Sandpoint, ID 83864
October 9, 2026

City of Sandpoint
Community Planning & Development
1123 Lake St.
Sandpoint, ID 83864

Dear Ladies and Gentlemen of the Planning Division:

Thank you for the opportunity to comment on the proposed zoning changes. Today, I am submitting comments regarding to Map Area 1, located generally on both sides of Highway 2 between Westwood Drive and Madison Avenue.

The proposed changes from Commercial to Residential Multifamily will greatly help the housing affordability problems in Sandpoint. However, these changes will have some negative consequences that need to be addressed simultaneously. Entrance and egress from the areas to Highway 2 will cause significant traffic congestion and create crosswalk safety hazards. In particular, the oblique intersection of Ontario and Highway 2 is already difficult to navigate. Adding numerous residences will only exasperate the problem. Therefore, in conjunction with development of the subject parcels, a comprehensive traffic study needs to be conducted BEFORE development proceeds. The developers should be major contributors to the cost of such study because it is their proposed actions that will negatively impact the residents in the area.

The intersection of South Madison Avenue with Ontario, which leads to the Forest Bird School, currently has a traffic and pedestrian interaction problem. Additional residences will make this intersection more hazardous.

The addition of housing in this area will greatly increase the traffic on South Lincoln Avenue. Speeding and noise caused by hard acceleration is currently a problem that will only worsen as the subject parcels are developed. Therefore, speed controls, such as speed humps and traffic circles need to be considered and funded by impact fees from the developers.

While I have other suggestions for traffic control in this area, this zoning change proposal is not the forum for submitting traffic comments. I look forward to the opportunity to participate in traffic control discussions and hope you reach out to the public on this matter.

Thank you for considering my comments.

If you need me to clarify these comments, please feel free to call me at the number above.

Sincerely,



Daniel J Haley
Citizen of Sandpoint

Planning & Development
Zone changes Area 4

Richard and Linda Cox
816 Lake St.
Sandpoint, ID 83864
(208)263-4033

Planning & Development Department
1123 Lake St.
Sandpoint, ID 83864

October 12, 2026

RE: Zoning Changes 2026 Map Area 4

Planning & Development Department,

We purchased our property at 816 Lake St. many years ago and bought it specifically because it is zoned as commercial property. We are business owners and wanted the option to run our property management business there. Almost everything on this block, to the east and north of our property, is commercial not residential. We don't feel that this makes any sense to change the zoning.

We do not want our property zone changed to residential multi-family zoning. We feel that this change would be detrimental to the value of our property and do away with the reason we purchased this property.

Thank you in advance for considering our concerns in this matter. We are hopeful that you will reconsider this potential zoning change.

Best Regards,

Handwritten signatures of Linda Cox and Richard L. Cox. The signature of Linda Cox is written above the signature of Richard L. Cox.

Linda Cox
Richard Cox

City of Sandpoint Planning Department,

I received the notice regarding tonight's Downtown Historic Preservation District Open House. Unfortunately, I am unable to attend, but I wanted to provide some feedback and also ask that I be kept informed as this proposal moves forward.

I am one of the owners of the building at 305 N. First Avenue, which is located within the proposed district and am a partner in the real estate brokerage Century 21 RiverStone who occupies the building. I have also been involved in downtown Sandpoint real estate for many years and have represented buyers and sellers of commercial properties within the Downtown Core.

I certainly understand and appreciate the desire to preserve the character and history that make downtown Sandpoint unique. At the same time, I do have some concerns about the potential unintended consequences of adding another layer of regulation and review to downtown properties.

As I understand the proposal, the underlying Downtown Core zoning would remain in place, but the historic preservation overlay could require additional review for exterior alterations, new construction, demolition, signage, and other improvements affecting a property's exterior character. My concern is how those additional requirements might affect the ability of property owners to adapt older buildings to meet the needs of current and future businesses.

We already have a significant amount of commercial vacancy downtown. From a real estate perspective, one of the challenges with older commercial buildings is finding economically viable ways to renovate, modernize, or sometimes redevelop them so they can accommodate the needs of today's tenants and businesses. I would hate to see well-intentioned preservation standards inadvertently increase the cost, uncertainty, or time involved in making those investments to the point that prospective buyers, developers, or business owners choose to invest elsewhere.

I think it will be particularly important as the standards are developed to strike an appropriate balance between preserving historically significant elements of downtown and allowing property owners sufficient flexibility to improve, modernize, redevelop, and economically utilize their properties. A vibrant downtown ultimately depends not only on preserving its character, but also on maintaining viable buildings, successful businesses, private investment, and occupancy.

I appreciate that the proposal is still under development and that the City is seeking input from affected property owners before recommendations are made to the City Council. I would very much like to remain involved in that process.

Since I am unable to attend tonight, could you please add me to any notification or mailing list regarding future meetings, proposed standards, draft ordinances, or other opportunities for public comment related to the Historic Preservation District?

Thank you for considering my comments. I appreciate the City's willingness to solicit feedback from affected property owners and would be happy to discuss my concerns further as the proposal develops.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Brent Stevens', with a stylized, sweeping flourish extending to the right.

Brent Stevens

Owner/Sales Associate

Century 21 RiverStone

305 N. First Avenue Sandpoint, Idaho 83864

208.290.0502

bstevens@sandpoint.com

October 14, 2026

City of Sandpoint

Planning & Zoning Department

Re: Comment on Proposed Comprehensive Plan Rezoning: 430 South Ella Ave (Parcel # RPS003001008A)

Dear Planning Staff, Planning and Zoning Commission, and City Council:

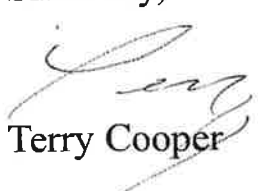
I am writing about the proposed comprehensive plan changes that would rezone my property in the 400 block of South Ella Ave from Commercial to Residential Multifamily. I respectfully request that the property instead be designated **Neighborhood Commercial**.

We purchased this property, which consists of two surveyed lots and includes a residential home, specifically because it was zoned commercial within city limits. That zoning was a central factor in our decision to buy and in our plans for the property. A change to Residential Multifamily would significantly limit how we can use it and would undermine the investment we made in reliance on its existing designation.

A Neighborhood Commercial designation is also consistent with the surrounding area. Two other lots on our block, and the whole block adjacent to the alley of the west side of 400 block of South Ella, are currently used residential and commercial (according the Map 3 Area under consideration, they would become Neighborhood Commercial). This designation for our property would also allow for the small-scale, neighborhood-compatible uses that fit the character of the area.

Thank you for your time and for considering our request. I would welcome the chance to discuss this with staff.

Sincerely,


Terry Cooper



Dear Eric

I am the owner of 812 Lake Street, one of the subject properties proposed for a rezone from Commercial to Multi-family in Area 4.

I respectfully oppose this proposed rezone to multi-family and would propose the rezone should be to Neighborhood Commercial, consistent with what the City is proposing on adjacent properties within our block.

I support the concept of getting rid of the commercial strip, as currently zoned, to what is now being modified as **neighborhood commercial**. I too would like to see the entry into our beautiful city far more welcoming than strip commercial can offer. I would also propose the City consider rezoning along Hwy 2 to offer both a welcoming entrance to the City and a park-like linkage/trail corridor for the whole community that already uses the current trail.

I oppose the rezone on the Lake Street block in Area 4 to multi-family for several reasons, as noted below, as well as for the fact that there are four residential homes on this block who have been zoned commercial for years (and have made a variety of concessions, including financial based on this designation), now being isolated from the proposed new neighborhood commercial zone.

For *Neighborhood Commercial*, the City of Sandpoint claims “The purpose of this zone is to accommodate infill commercial establishments directly adjacent and surrounded by existing neighborhoods in order to provide for the convenience of daily services at a scale that resembles the neighborhoods and areas they serve. While any of the commercial establishments may be community serving, its scale is smaller than the more focused nodes of higher intensity commercial activity permitted along Highway 2 in the community commercial zone. It is distinguished from community commercial zone primarily in scale and intensity of development, as provided for in the following regulations. This zone is intended to implement the Mixed-Use Neighborhood land use designation of the City’s Comprehensive Plan.” This is exactly what this block on Lake Street does. It is part of the existing neighborhoods and yet on the fringe, surrounded by small-scale commercial, adjacent to a much-used pedestrian/bike path and already mixed use making it ideal for mixed use and neighborhood commercial

The City of Sandpoint has noted that the proposed *Residential Multi-Family* areas “are intended to preserve land for housing and to provide diversity in housing options.” How can 4 residential lots on a block that is (and will continue to be zoned a type of commercial) going to ultimately fair with the proposed designation? This block on Lake Street, it is residential and it can continue to support residential with a neighborhood commercial designation. Trying to obtain multi-family on individual lots of 50’ x 145’ is not realistic. This

is an isolated area that should be supporting the local neighborhoods in a mixed use capacity. To divide a block in half, which is already developed, makes no sense for future planning if trying to find multi-family sites is desired. (Note that half the block is being proposed as Neighborhood Commercial.)

Thank you for your consideration.

Sincerely,

Kendra Smith

812 Lake Street