



PLANNING AND ZONING COMMISSION MEETING MINUTES

October 6, 2026 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, October 6, 2026, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Wayne Benner, Vice Chair
Commissioner Ivan Rimar
Commissioner Scott Torpie
Commissioner Reid Weber

ABSENT

Commissioner Mose Dunkel, Chair
Commissioner Grant Simmons
Commissioner William Mitchell

Vice Chairman Benner led all present in the Pledge of Allegiance.

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

Consent Calendar

1. Approval of the Minutes from the Commission's September 1, 2026, Meeting

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

Motion made by Commissioner Torpie, Seconded by Commissioner Weber.

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

Matters from the Public - General 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 Hearing

Old/Unfinished Business

New Business

2. Discussion: Draft Zoning Administration

Community Planning and Development staff presented proposed amendments to the Comprehensive Plan Future Land Use Map to align land use designations with the City's ongoing commercial zoning update and the goals and objectives of the Comprehensive Plan. Discussion included transitioning certain mixed-use corridor areas to neighborhood mixed-use designations to support neighborhood-

scale commercial activity, increased residential opportunities, and a more concentrated downtown commercial core. Staff also discussed establishing a Parks and Open Space zoning district to better reflect and regulate existing public parks and open spaces.

Staff provided an overview of the proposed reorganization of Title IX, including consolidating land use tables into one comprehensive table, revising the Zoning Administration Chapter, and reorganizing the zoning ordinance into 13 chapters. The revised ordinance will be provided in redline and clean-copy formats for Commission review ahead of the October 20, 2026, public hearing on the proposed citywide commercial rezoning and related amendments. The Commission discussed the proposed changes, public outreach efforts, building heights, and the importance of reviewing public testimony before making a recommendation to City Council.

A member of the public attending remotely asked about the potential effects of the proposed neighborhood commercial designation on existing development rights, setbacks, and residential and small-scale commercial uses at 302 Lark Street. Staff committed to providing a follow-up response by email. No action was taken on this discussion item.

Matters from City Staff

Matters from the Commission / Commissioners Roundtable

There were no topics for discussion during the Commissioners Roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 6:46 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 _____, 2026.

Wayne Benner, Vice Chair

Attest: Mandy Brown, Board Clerk