



PLANNING AND ZONING COMMISSION MEETING MINUTES

December 16, 2025 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, December 16, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Wayne Benner, Vice Chair
Commissioner Grant Simmons
Commissioner Scott Torpie
Commissioner Reid Weber
Commissioner William Mitchell

ABSENT

Commissioner Mose Dunkel, Chair
Commissioner Ivan Rimar

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

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

Consent Calendar

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

Motion made by Commissioner Simmons, Seconded by Commissioner Weber

Voting Yea: Commissioner Benner, Commissioner Simmons, Commissioner Torpie,
Commissioner Weber, Commissioner Mitchell

1. The minutes from the Commission's December 2, 2025, meeting were approved as presented.

Matters from the Public/General Public 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 Hearings

2. Public Hearing/Recommendation: Amendments to Sandpoint City Code Title 3, Chapter 12 Short Term Rental of Dwelling Units.

Vice Chairman Benner announced that the next item on the agenda was a public hearing and recommendation to amend Sandpoint City Code Title 3 Chapter 12 Short Term Rental of Dwelling Units.

Community Planning & Development Director Jason Welker provided a staff presentation and fielded questions from Commissioners.

Following the presentation, Vice Chairman Benner recited instructions for the public hearing, reminding all in attendance of the City's rules of civility and meeting decorum and providing for up to three (3) minutes of testimony from each speaker, with the option for those in the room to donate their time to another speaker in the room, for a total of up to six (6) minutes for a speaker who received gifted time.

The Chairman then opened the public hearing.

There were three public testimonies.

With confirmation that all who wished to speak had the opportunity to do so, Vice Chairman Benner closed the public hearing.

Following closure of the public hearing, the Commissioners deliberated and asked questions of City staff.

Commissioner Torpie then made a motion to recommend the proposed amendments to City Council for adoption.

Commissioner Mitchell seconded the motion, and Commissioners voted as follows:

Voting Yea: Commissioner Torpie, Commissioner Mitchell, Commissioner Weber, Commissioner Benner, Commissioner Simmons

Motion passed and was recommended to Sandpoint City Council.

3. Public Hearing/Decision: Amendments to Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards

Vice Chairman Benner announced that the next item on the agenda was a public hearing and request for a recommendation to amend Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards and recited the order and procedure for the public hearing.

Community Planning and Development Director Jason Welker provided a staff presentation and fielded questions from Commissioners with support from City Planner Bill Dean.

Following the presentation, Vice Chairman Benner recited instructions for the public hearing, reminding all in attendance of the City's rules of civility and meeting decorum and providing for up to three (3) minutes of testimony from each speaker, with the option for those in the room to donate their time to another speaker in the room, for a total of up to six (6) minutes for a speaker who received gifted time.

The Chairman then **opened the public hearing**.

There were two public testimonies.

With confirmation that all who wished to speak had the opportunity to do so, Vice Chairman Benner **closed the public hearing**.

Following closure of the public hearing, the Commissioners deliberated and asked questions of City staff.

Commissioner Weber then made a motion to recommend the amendments as proposed to Sandpoint City Council for adoption.

Commissioner Torpie seconded the motion, and Commissioners voted as follows:

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

Voting Nah: Commissioner Simmons

Motion passed, and

Old Business - none

New Business - none

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 8:07 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 _____, 2025.

Wayne Benner, Vice Chair

Attest: Mandy Brown, Board Clerk