



Re: Notice of Violation – City Code §9-6-18 Removal and Disposition of Signs

Property: 56 and 58 Bridge St.

Violation Date: June 26, 2026

Sent via certified mail and email

Property Owner: Averill Hospitality, LLC

1380 Wisconsin Ave., Whitefish, MT 59937

Dear Brian and Dan Averill:

The purpose of this letter is to serve as formal notice of violation of the City of Sandpoint City Code (SCC), specifically Title 9, Section 9-6-18 pertaining to the existence of abandoned signs located at 56 and 58 Bridge Street, and to request your prompt attention by removing the illegal signs.

Violation Description:

During a site inspection on the above date, City staff determined that two signs located on your property do not comply with SCC 9-6-18(A), which governs the removal of abandoned signs. At approximately 6 feet from the western property line is a large, freestanding sign erected on two poles, approximately 50-feet tall, and at the southern property line is a second freestanding sign approximately 15-feet tall. Both signs are determined to be abandoned signs, pursuant to SCC 9-6-18(A). Please see the attached photos that were taken as part of this determination. Sandpoint City Code 9-6-18 specifically addresses the removal of signs which are located on property that becomes unoccupied or vacant, allowing for a maximum of 6 months that a sign may remain on such property.

The City understands the buildings formerly operated as a hotel and restaurant but are no longer used for a hotel, restaurant, or any business. On June 16, 2026, at the Planning and Zoning Commission meeting to discuss your requested extension of the Conditional Use Permit and Variance (application number PCUP23-0004 and PVAR24-0001), testimony was provided by your representative Ben McGrann, that the hotel and restaurant were closed last year (2025) and that such closure was evidence of the overall project being diligently pursued. The buildings have not been occupied since their closure in September 2025. The Planning and Zoning Commission in deciding to grant your permit extensions specifically



cited the closure of the restaurant and hotel as evidence of the new project being diligently pursued.

Required Correction:

You are hereby required to immediately take the following corrective action(s):

1. Obtain a demolition permit from the Building Division of the Community Planning and Development Department within 30 days of this notice, and
2. Remove the two freestanding signs referenced herein, including their foundations, within 20 days of issuance of the demolition permit.

Consequences of Non-Compliance:

If you fail to comply with the above within the time frame specified, the City reserves the right to pursue enforcement action pursuant to SCC1-4-1 and 1-4-2 which may include:

- Abatement of the violation by City contract and assessment of all costs to you, the property owner.
- A penalty, not to exceed \$100 per day.

We encourage you to address this matter promptly to avoid any further enforcement or financial penalty.

Please contact Jason Welker at 208-255-1738 or jwelker@sandpointidaho.gov if you have questions about how to bring your property into compliance.

Thank you for your immediate attention to this matter.

Sincerely,

Jason Welker, Director of Community Planning and Development

CC: Corey Coon, Chief of Police

Bill Dean, Deputy Director of Community Planning and Development

Pete Skon, Chief Building Official



Image of Freestanding Sign #1





Image of Freestanding Sign #2

