

CITY OF SANDPOINT
WRITTEN DECISION – Planning and Zoning Commission
PS26-0001 – Skyway Estates

Owner: Polar Built LLC
polarcomatt@gmail.com

Applicant/Representative: Gordon Dobler
gordon@doblerengineering.com

Location: 2708 N. Boyer Ave., Sandpoint, Idaho

Zone: Residential Single Family - RS

Planning and Zoning Commission Meeting Date: June 16, 2026

Meeting Type: Regular Planning and Zoning Commission Meeting – Public Hearing, Deliberation, and Recommendation to City Council

Date of this Written Decision: July 7, 2026

Summary of Decision

On June 16, 2026, the Sandpoint Planning and Zoning Commission (Commission) held a duly noticed public meeting to consider an application to subdivide ±4.5 acres into 26 lots along with dedication of right of way and associated infrastructure. The Commission considered the staff report, applicant presentation, public hearing, and responses to questions. The discussion and deliberation centered on whether or not the project was compliant with code and reasoning behind recommended conditions.

Following staff presentation there were questions from commissioners regarding the preliminary plat, preliminary improvement plans, and conditions. In a question regarding the 40' right of way width requirements staff noted that the required dedication adjacent to undeveloped properties is half of the standard requirement plus 10 feet. This situation occurs at the northwest corner of the property and at the eastern boundary of the property. There was also a question regarding the applicability of a condition for disclosure of the airport Lateral Safety Zone. Staff recommended a correction, that the condition should be applied to any lots on the entire west half of the project located within the Lateral Safety Zone. There was also a question regarding the width of the physical street to the north connecting to Huppert Ln. This is required by the fire official to be 20 feet wide with no parking on either side to satisfy Fire Code.

The applicant provided a brief presentation and explained the nature of the proposed development. He answered a commissioner question on stormwater, explaining that the stormwater plan is being revised at the request of the city engineer. He noted that they will discharge east and west and that runoff would first be treated in swales in accordance with City Stormwater requirements.

A motion to approve the preliminary subdivision with a modification of the staff recommended conditions was made and seconded. The motion included striking planning condition #5 and modifying planning condition #6 to apply to all lots within the Lateral Safety Zone. The motion was approved unanimously, with two commissioners absent.

Findings: The staff report contained reference to the subdivision standards of Sandpoint City Code:

1. Sandpoint City Code §10-1-5 through §10-1-7 – Relevant code sections for Subdivision and Platting requirements include Water and Sewer Connections, Specific Requirements, and General Requirements. In recommending approval of the application with conditions, the Commission finds that all requirements will be satisfied, as further stated in the staff report.
2. Sandpoint City Code §9-4-1-3 – Development Standards for Residential Single Family Zoning District. By recommending approval of the preliminary plat with conditions the Planning and Zoning Commission finds that the proposed subdivision is consistent with the zoning district standards, as further stated in the staff report.
3. 2024 Comprehensive Plan – With this recommendation of approval of the proposed application with conditions the Planning and Zoning Commission finds that the proposed development furthers the relevant goals and objectives of the Comprehensive Plan, as further stated in the staff report.

Effective Date of the Recommendation for approval: The Planning and Zoning Commission hereby recommends the Preliminary Plat of Skyway Estates – PS26-0001 for approval, effective July 7, 2026.

Recommended for Approval with conditions by:

Mose Dunkle, Chair
City of Sandpoint Planning and Zoning Commission

Attest:

Mandy Brown, Administrative Assistant