SANDPOINT

PLANNING AND ZONING COMMISSION MEETING MINUTES

June 16, 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

Chairman Mose Dunkel called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, June 16, 2026, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT
Commissioner Mose Dunkel, Chair
Commissioner Wayne Benner, Vice Chair
Commissioner Scott Torpie
Commissioner Reid Weber
Commissioner Ivan Rimar
I need help with the agenda items only

ABSENT
Commissioner William Mitchell
Commissioner Grant Simmons

Chairman Dunkel 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 June 2, 2026 Meeting

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

Motion made by Commissioner Benner, Seconded by Commissioner Torpie.

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

The minutes from the Commission's June 2, 2026, meeting were approved as presented.

Matters from the Public/General Public Comments

Chairman Dunkel 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: Skyway Estates PS26-0001 - action item

Associate Planner Erik Brubaker presented a request submitted by PolarBuilt LLC, represented by Dobler Engineering, to subdivide approximately 4.5 acres located at 2708 N. Boyer Avenue into 26 single-family residential lots. Staff reviewed the proposed subdivision layout, roadway connectivity, utility infrastructure, airport safety overlay requirements, and consistency with the Comprehensive Plan, zoning regulations, subdivision ordinance, and public works standards. Staff concluded the proposal met the applicable approval criteria subject to the recommended conditions of approval.

Gordon Dobler, representing the applicant, provided an overview of the project and discussed revisions made during the review process, including modifications to the stormwater system, roadway connectivity, sidewalks, multi-use path improvements, and utility infrastructure. The applicant indicated agreement with the recommended conditions of approval.

No public testimony was provided on this agenda item.

Commissioners discussed roadway widths, future street connectivity, stormwater infrastructure, utility improvements, airport overlay conditions, and revisions to the proposed conditions of approval. Staff clarified that one condition should be removed due to duplication and another amended to apply airport overlay restrictions to all affected lots.

Commissioner Torpie moved to recommend approval of Preliminary Plat PS26-00001 with the following modifications to the conditions of approval: Conditions 1 through 4 approved as presented by staff, Condition 5 removed due to duplication, Condition 6 amended to apply airport safety overlay requirements to all affected lots within the restricted area.

Motion made by Commissioner Benner, Seconded by Commissioner Torpie.

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

3. Public Hearing: Ridley Village Court PS25-0003 & PPUD25-0001 - action item

Commissioner Reed Weber recused himself due to prior involvement with the project.

Associate Planner Erik Brubaker presented the application for a 56-unit townhome development, reviewing the project's history, proposed improvements, requested deviations, and consistency with the Comprehensive Plan and City ordinances. Aaron Qualls, representing Affinity Management, summarized revisions made since the concept approval, including changes to open space, pedestrian connectivity, traffic calming, building orientation, privacy features, lighting, and stormwater management. Commissioners discussed parking, setbacks, utilities, roadway design, and requested deviations. Staff and the applicant responded to questions regarding the proposed infrastructure and site design.

A motion was made to recommend approval of the Final Planned Unit Development (PUD25-0001) and Preliminary Plat (PS25-00003), subject to the conditions of approval outlined by staff.

Motion made by Commissioner Torpie, Seconded by Commissioner Rimar.

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

Old Business - none

New Business

4. Request for 2nd Extension of Conditional Use Permit (PCUP23-0004) and Variance (PVAR240001) – 56 Bridge Street Hotel/Resort - action item

City Planner Bill Dean presented a request from Averill Hospitality Group for a one-year extension of the approved Conditional Use Permit and Variance for the proposed hotel and resort at 56 Bridge Street. Staff reviewed the project's approval history and noted that while construction had not commenced, the applicant had continued design, engineering, permitting, and project planning efforts. Staff explained that the Commission's consideration was whether the project had been diligently pursued in accordance with the City Code. The applicant provided an update on the project's progress, including completion of permit-level plans, continued coordination with City staff, selection of a general contractor, evaluation of financing and partnerships, and additional engineering work. The applicant stated these efforts demonstrated continued progress despite challenging market conditions. Commissioners discussed the applicant's progress, project timeline, building permit status, impact fees, and whether the project had been diligently pursued. Following discussion, the Commission expressed support for the extension while emphasizing the importance of continued progress toward construction.

A motion was made to extend the Conditional Use Permit PCUP25-0001 by one year.

Motion made by Commissioner Rimar, Seconded by Commissioner Weber.

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

Yoting Nay: Commissioner Torpie

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 7:56 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.

Mose Dunkel, Chair	Attest: Mandy Brown, Board Clerk