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**Re: AH - Extension request - Conditional Use Permit PCUP23-0004 and Variance PVAR24-0001**

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**From** Jason Welker <jwelker@sandpointidaho.gov>

**Date** Wed 6/3/2026 3:26 PM

**To** Ben McGrann <ben@actusprojects.com>; Bill Dean <bdean@sandpointidaho.gov>

**Cc** Dan Averill <danlaverill406@gmail.com>; Brian Averill <brian@averillhospitality.com>; Tim Wybenga <timw@tvaarchitects.com>

Ben,

The Planning & Zoning Commission will hear your request for an extension of PCUP23-0004 and the associated variance for the hotel at 56 Bridge Street at its June 16th, 2026 regular meeting at 5:30pm in council chambers at 1123 Lake Street. A condition of the last approved extension request on July 15, 2025 was that "A second extension may be considered in 2026 upon a showing that work has been diligently pursued over the prior 12 months, as determined by the Commission." It will be up to you, as the applicant's representative, to demonstrate to the Commission that work has in fact been diligently pursued over the prior 12 months, and the determination of whether that is the case will be up to the Commission.

As this is an extension request for a previously approved Conditional Use Permit, no public hearing will be required, thus no noticing beyond that normally associated with a regular P&Z meeting will be needed.

Staff will update our report from last year for the agenda item to bring the Commission up to speed on communications between staff and the applicant over the last 11 months.

Let us know if you have any questions.

Best,  
Jason



**Community Planning and  
Development Department**

Jason Welker | Director

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**From:** Ben McGrann <ben@actusprojects.com>

**Sent:** Monday, June 1, 2026 4:11 PM

**To:** Jason Welker <jwelker@sandpointidaho.gov>; Bill Dean <bdean@sandpointidaho.gov>

**Cc:** Dan Averill <danlaverill406@gmail.com>; Brian Averill <brian@averillhospitality.com>; Tim Wybenga <timw@tvaarchitects.com>

**Subject:** AH - Extension request - Conditional Use Permit PCUP23-0004 and Variance PVAR24-0001

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Hi Jason and Bill

On behalf of Averill Hospitality, I would like to formally request a one-year extension of Conditional Use Permit PCUP23-0004 and associated Variance PVAR24-0001 for the 56 Bridge Street hotel redevelopment project.

Since the approval of the extension in July 2025, the project team has continued to actively advance the project through ongoing project coordination with TVA Architects, Swinerton Construction, and the broader consultant team. As relevance to demonstrate our project efforts, a significant investment in time & energy was made to complete and submit detailed permit drawings to the City of Sandpoint by the end of 2025. Our development efforts continue with architectural plans refinement, cost evaluation, constructability, design coordination, financing and overall project delivery strategy.

Throughout this process, the ownership and consultant teams have remained engaged in diligently pursuing the project consistent with the intent of the original approval and extension condition #2 'demonstrating reasonable effort'.

We appreciate the City's continued collaboration and consideration of this request. Please let us know if there is any additional information or supporting documentation needed for the Planning and Zoning Commission's review.

Best regards,

Ben

[Ben@ActusProjects.com](mailto:Ben@ActusProjects.com)

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