



PLANNING AND ZONING COMMISSION MEETING MINUTES

August 18, 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

Vice Chairman Wayne Benner called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, August 18, 2026, 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 it was approved as presented by a 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. Approval of the Minutes from the Commission's July 7, 2026, Meeting
2. Approval of the Minutes from the Commission's August 4, 2026, Meeting

Matters from the Public - General 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 Hearing

3. Public Hearing: Amending Title 9, Chapters 1 and 3

Vice Chairman Benner announced that the next item on the agenda was a public hearing and recommendation to amend Sandpoint City Code Title 9, Chapters 1 and 3, pertaining to Data Centers.

Deputy Community Planning and Development Director Bill Dean provided a presentation and fielded questions from the 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.

Vice Chairman Benner then **opened the public hearing**.

There were four 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 Simmons then made a motion to deny the proposed ordinance as requested by City Council. Commissioner Torpie seconded the motion, and the motion passed as follows:

Motion made by Commissioner Simmons, Seconded by Commissioner Torpie.

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

4. Public Hearing: PAPL26-0001 56 Bridge St.

Vice Chairman Benner announced that the next item on the agenda was an appeal to the Commission for a sign violation at 56 Bridge Street and recited the order and procedure for the public hearing. He then stated for the records that any written comments received were included in the meeting packet, or City staff had otherwise forwarded written comments to the Commission, if received in time to do so.

All Commissioners present confirmed no ex parte contact and no conflict of interest as pertained to this matter.

Deputy Community Planning and Development Director Bill Dean provided a presentation and fielded questions from the Commissioners.

Ben McGrann, Project Manager representing Averill Hospitality, provided a presentation in support of his client's appeal and fielded questions from the Commissioners.

Following the appellant's presentation and Commissioner questions, 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, for a total of up to six (6) minutes for a speaker who received gifted time.

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

There were no public testimonies.

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

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

Commissioner Weber then made a motion to deny the appeal, PAPL26-0001, regarding the sign violation at 56 Bridge Street. Commissioner Torpie seconded the motion, with the Commissioners present voting as follows:

Motion made by Commissioner Weber, Seconded by Commissioner Torpie.
Voting Yea: Commissioner Benner, Commissioner Simmons, Commissioner Torpie,
Commissioner Weber, Commissioner Mitchell

Old/Unfinished Business

New Business

Matters from City Staff

Mr. Dean provided an update regarding the Commercial A Zoning and Historic Preservation code changes, and announced that the Community Planning and Development Department has made a job offer to a new Assistant Planner. Information only; no Commission action.

Matters from the Commission / Commissioners Roundtable

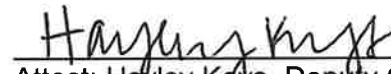
There were no topics for discussion during the Commissioners Roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 7:17 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 September 1, 2026.


Wayne Benner, Vice Chair


Attest: Hayley Keys, Deputy City Clerk