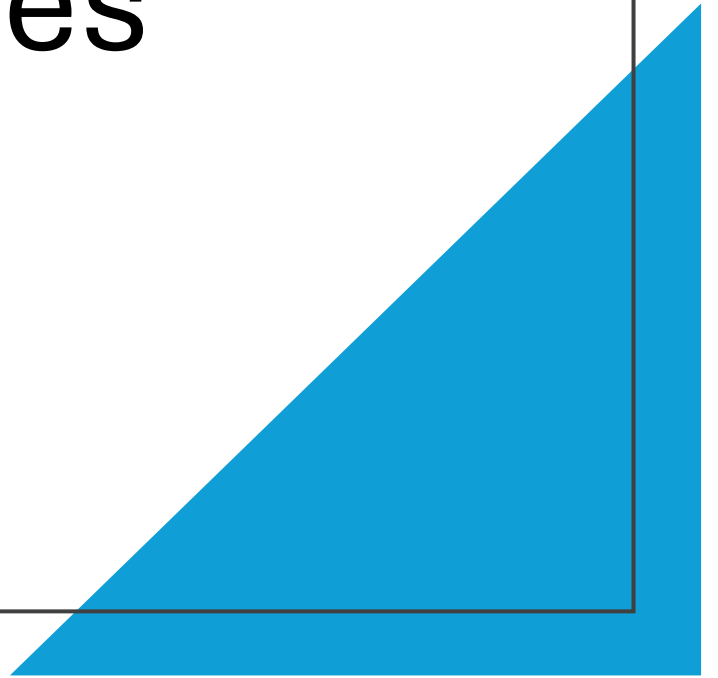


Zoning Code Observations and Key Areas for Updates

Presentation to Sandpoint City Council

December 18th, 2024

Bill Dean, City Planner



Four Initial Observations

Strengthen Deliberate decision making in Development
Permitting

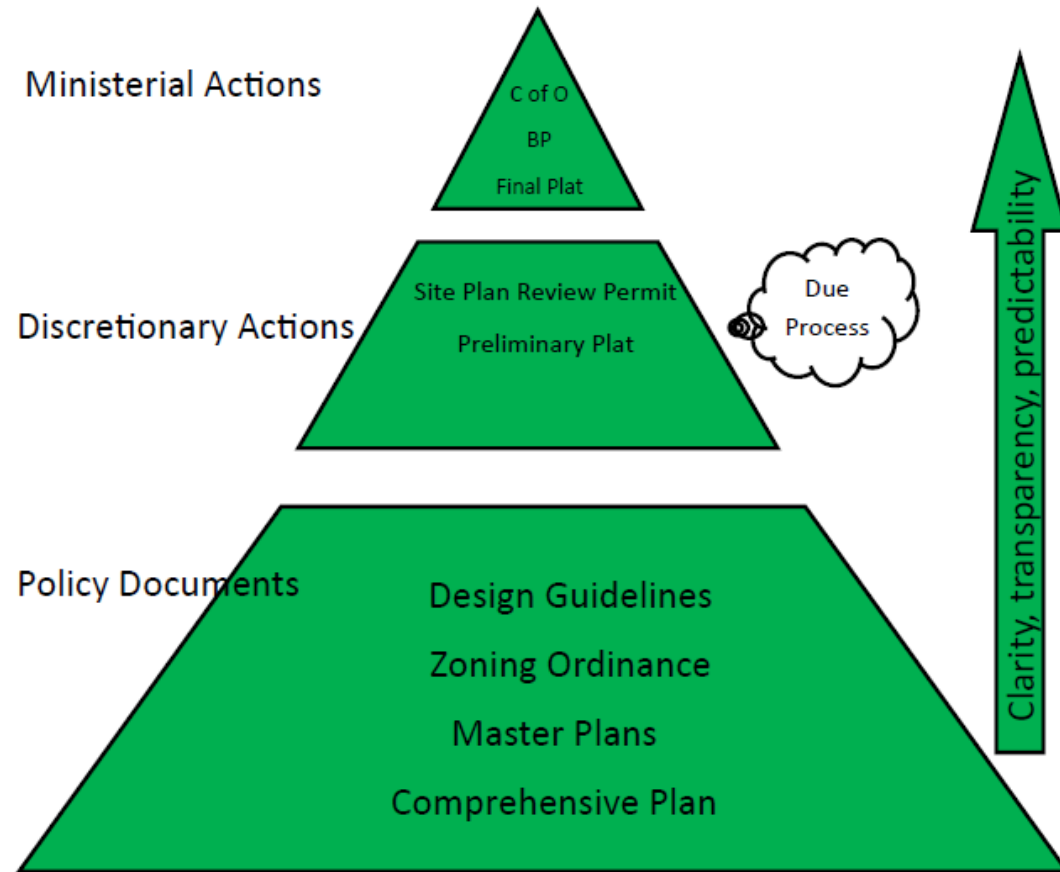
Simplify and Modernize the Code

Leverage the Solid Foundation of Objective Standards

Affirm Opportunities for Small Lot Development

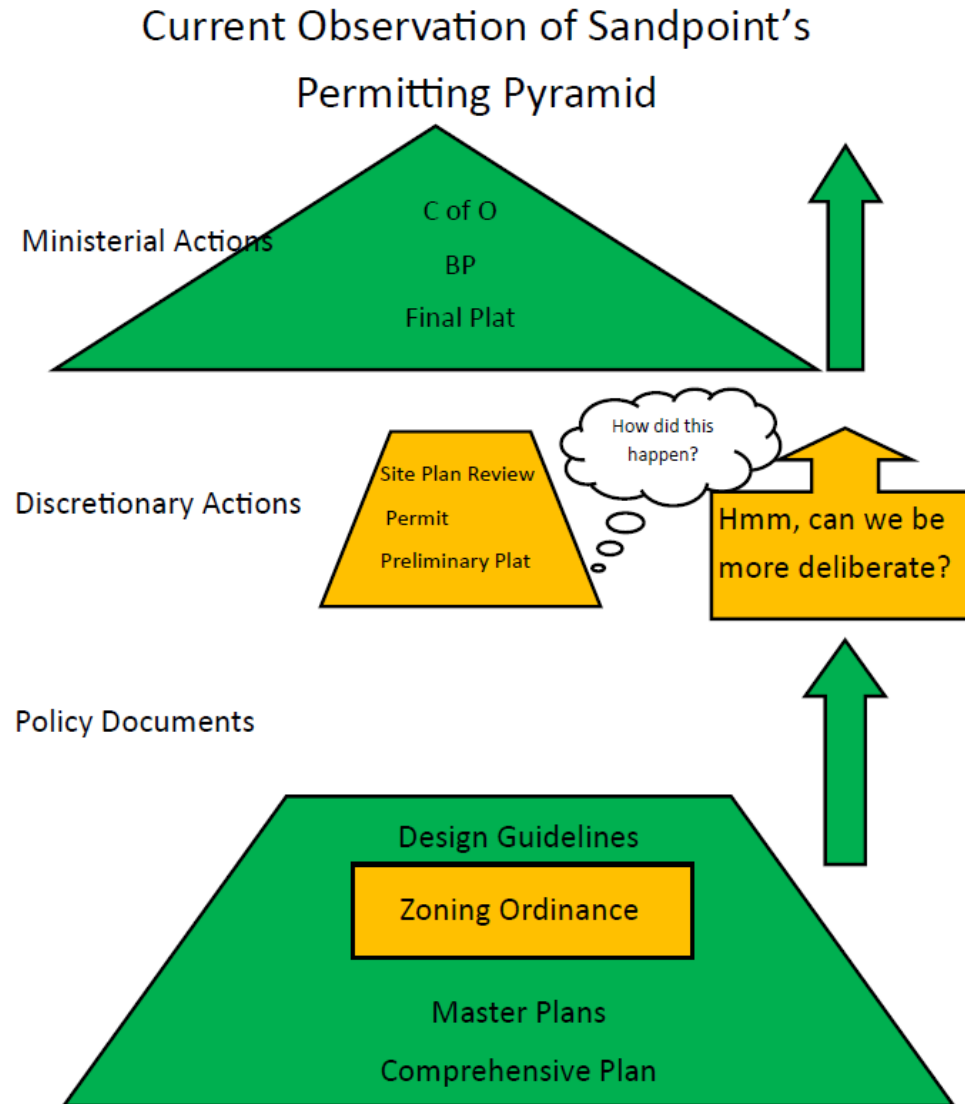
Observation #1

Basic Planning Permitting Pyramid



Normal
hierarchy-
Pyramid is
aligned

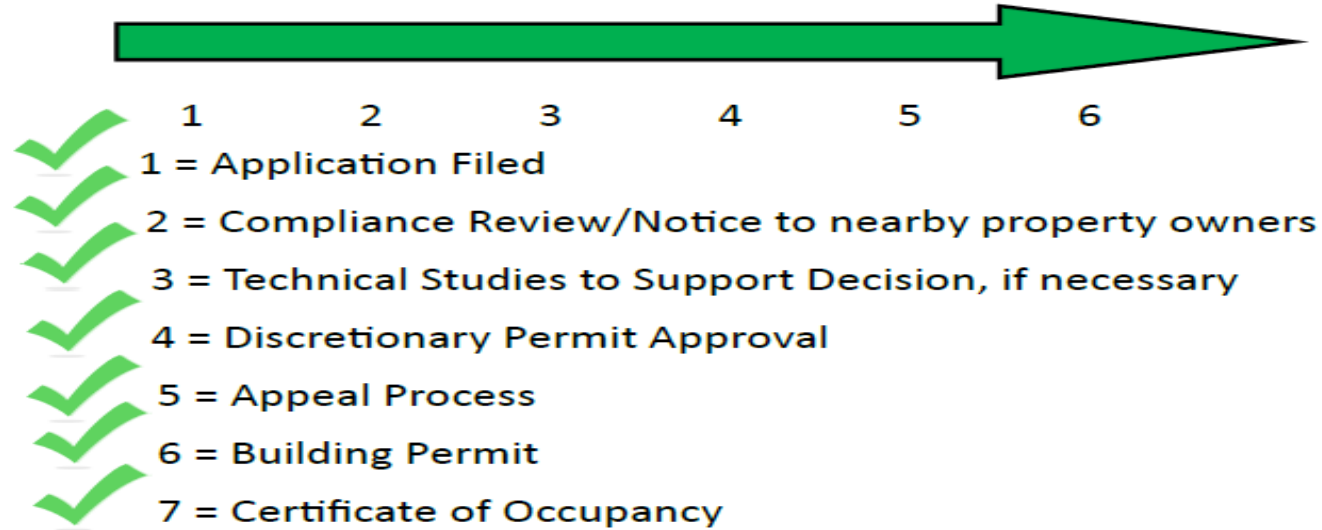
Observation #1



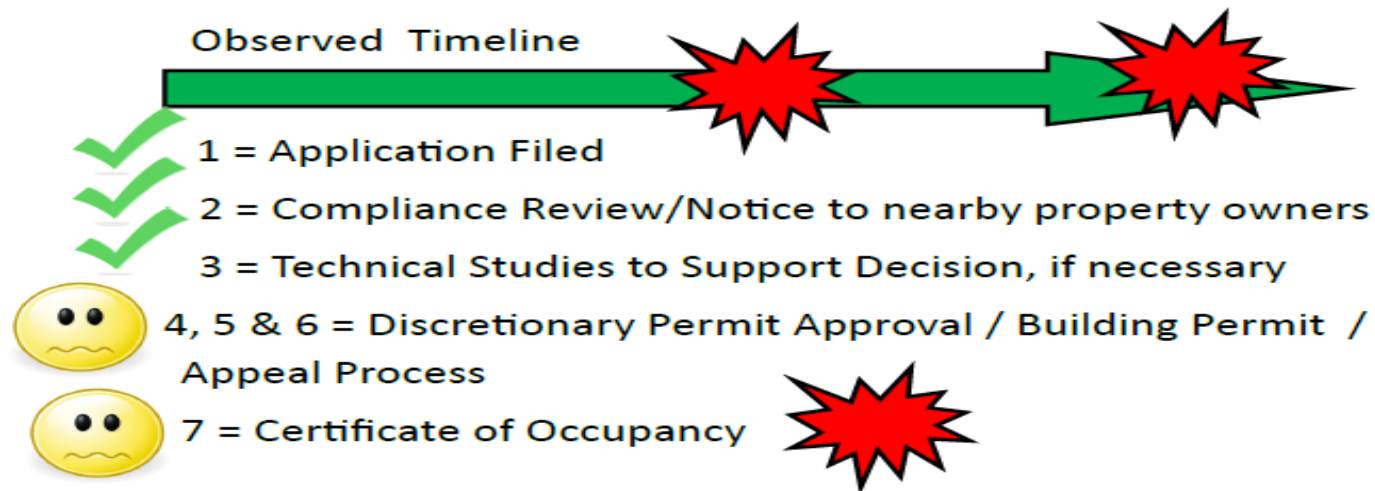
Sandpoint's Fractured Pyramid

Observation #1

Typical Development Timeline



Observed Timeline



Strengthen deliberate decision-making in Development Permitting

1

Reinforce the Site
Plan Review Process
(Not adding process
or steps)

2

Enhance Findings:
Context sensitive
development,
utilities,
transportation

3

Strengthen
Procedural Clarity:
Due process for
applicants and other
interested parties

Simplifying and Modernizing the Zoning Code

Use

- Use tables

Clarify

- Clarify regulations – example: reduce confusion on placement of ADUs, garages, how alleys should can be used for access

Collapse

- More intuitive structure: collapse development regs into fewer sections, administration of the zoning ordinance in one section

Leverage the Foundation of Objective Development Standards



RETAIN AND REFINE
CATEGORIES OF DEVELOPMENT
STANDARDS

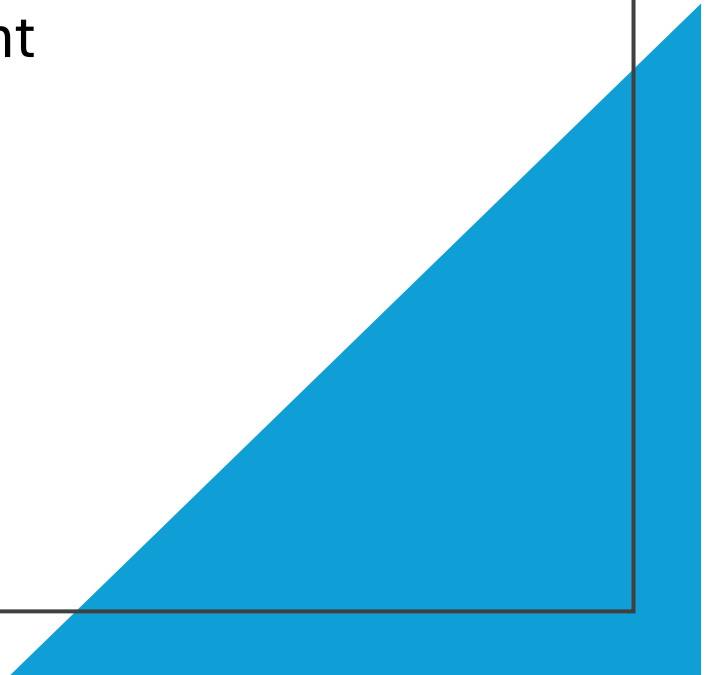


CLARIFY THE STANDARDS TO
YIELD CONSISTENT ANSWERS

Observation #4

Affirming Opportunities for Small Lot Development

- Existing substandard lots or PUDs are currently the only “tools” to achieve small lot (sub 5,000sf) development



Next Steps

- Develop the Planning Team (training)
- High Focus on Current Planning (applications filed)
- Begin Long Range Planning
 - SCC 9.1.4
 - Commercial A (Downtown)

