



**Date:** March 3<sup>rd</sup>, 2025

**Subject:** University Place Phase 4 Planned Unit Development – permit void

**From:** Jason Welker, Planning and Community Development Director and Bill Dean, City Planner

Dear Mr. Mulgrew,

This letter is to inform you that pursuant to §10-3-10.M of the Sandpoint City Code, The University Place Phase 4 PUD final development plan has expired and is no longer in effect. Accordingly, the agenda item relating to the now void PUD has been removed from the March 19<sup>th</sup> City Council agenda.

Over the past several weeks City staff have attempted to reconcile your statements with the written record and City code. The expiration of the PUD, in addition to being clearly identified in City code, was deliberated by council and formalized as condition of approval #14: *“The development shall be initiated within two years of the date of approval.”*

According to §10-3-10.M, *“If no construction has begun within two (2) years after approval is granted and no current building permit exists, the approved final development plan shall be void.”* November 2<sup>nd</sup>, 2024 marked the two-year deadline by which building permits needed to have been issued. Given that no building permits were applied for before late December 2024, the PUD is void and expired.

Sincerely,

*Jason Welker*     *Bill Dean*

Jason Welker and Bill Dean