

CITY OF SANDPOINT
WRITTEN DECISION – Sandpoint City Council
PS26-0001 – Skyway Estates

Owner: Polar Built LLC
polarcomatt@gmail.com

Applicant/Representative: Gordon Dobler
gordon@doblerengineering.com

Location: 2708 N. Boyer Ave., Sandpoint, Idaho

Zone: Residential Single Family - RS

Sandpoint City Council Meeting Dates: July 15 & August 18, 2026

Meeting Type: Regular Sandpoint City Council Meetings – Public Hearing, Deliberation, and Decision

Date of this Written Decision: September 2, 2026

Summary of Decision

On July 15, 2026, the Sandpoint City Council (Council) held a duly noticed public meeting to consider an application to subdivide ±4.5 acres into 26 lots along with dedication of right of way and associated infrastructure. The Council considered the Planning & Zoning Commission recommendation, staff report, applicant presentation, public hearing, and responses to questions. The discussion and deliberation centered on whether or not the project was compliant with code and reasoning behind recommended conditions.

Following staff presentation there were questions from Councilors regarding the preliminary plat, preliminary improvement plans, and conditions. In a question regarding the 40' right of way width requirement staff noted that the required dedication adjacent to undeveloped properties is half of the standard requirement plus 10 feet. This situation occurs at the northwest corner of the property and at the eastern boundary of the property. There was a specific question regarding the new street section at the intersection with Boyer and the right-of-way relationship to the adjoining property to the north.

The applicant provided a brief presentation and explained the nature of the proposed development. He addressed stormwater, noting that they will discharge east and west and that runoff would first be treated in swales in accordance with City Stormwater requirements.

During deliberations following the closure of the public hearing a motion was made to table the deliberations to the August 18th, regular city council meeting.

During continued deliberations at the August 18th Council meeting staff showed an image of the subdivision and preliminary improvements as proposed and a conceptual potential alternate street section if the Council chose to require an additional condition of approval. There were several questions for staff. Discussion followed regarding to the recommended conditions to include a revised street section for the western ±120' of the new street that does not fundamentally impact the lots but removes street parking and includes sidewalk on the north side while maintaining a 40-foot right of way plus a 10-foot access and utility easement on the south side. It was moved that the preliminary subdivision be approved with the understanding that the modified street cross section could be re-constructed to standard cross section when the neighboring property to the north develops pursuant to Sandpoint City Code §10-1-6-A-(3).

Findings: The staff report contained reference to the subdivision standards of Sandpoint City Code:

1. Sandpoint City Code §10-1-5 through §10-1-7 – Relevant code sections for Subdivision and Platting requirements include Water and Sewer Connections, Specific Requirements, and General Requirements. In recommending approval of the application with conditions, the Council finds that all requirements will be satisfied, as further stated in the staff report.
2. Sandpoint City Code §9-4-1-3 – Development Standards for Residential Single Family Zoning District. By recommending approval of the preliminary plat with conditions the Sandpoint City Council finds that the proposed subdivision is consistent with the zoning district standards, as further stated in the staff report.
3. 2024 Comprehensive Plan – With this recommendation of approval of the proposed application with conditions the Sandpoint City Council finds that the proposed development furthers the relevant goals and objectives of the Comprehensive Plan, as further stated in the staff report.

Effective Date of the Recommendation for approval: The Sandpoint City Council hereby approves the Preliminary Plat of Skyway Estates – PS26-0001, with conditions as attached, effective September 2, 2026.

Hereby Approved with conditions by:

Jeremy Grimm, Mayor
City of Sandpoint

Attest:

Meri Jane Bohn, City Clerk