



PLANNING AND ZONING COMMISSION MEETING MINUTES

June 18, 2024, at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

The meeting was called to order by Chairman John Hastings at 5:30pm on Tuesday, June 18, 2024.

Roll Call

PRESENT

Commissioner John Hastings, Chair
Commissioner Mose Dunkel, Vice Chair
Commissioner Amelia Boyd
Commissioner Grant Simmons
Commissioner Wayne Benner
Commissioner Ivan Rimar
Commissioner Scott Torpie

Pledge of Allegiance

Chairman Hastings led all present in the Pledge of Allegiance.

Announcements

Chairman Hastings announced that there are listening devices available to those in attendance in Council chambers.

No other general announcements.

Meeting Minutes Approval

1. Approval of Minutes from Sandpoint Planning and Zoning Commission May 21, 2024, Meeting - **action item**

There was a motion and second to approve the minutes from the Commission's May 21, 2024, meeting as presented.

All in favor, none opposed; motion carried.

Public Hearings:

2. Public Hearing and Decision on City Application #PCUP24-0001, a request by Bitterroot Plumbing for approval of a Conditional Use Permit (CUP) for a contractor's yard at 1201 Baldy Mountain Rd. - **action item**

Chairman Hastings recited the order and procedure for the public hearing.

The Chairman and each Commissioner then confirmed no conflict of interest and no ex parte contact regarding this matter.

Interim City Planner Daren Fluke provided an introduction and explanation of this request and fielded questions from the Commissioners.

The applicant was not available for a presentation or to respond to questions.

Chairman Hastings provided instructions for public testimony and then opened the public hearing.

No public testimony given for City Permit PCUP24-0001, located at 1201 Baldy Mt. Rd.

With all who wished to speak having had the opportunity to do so, Chairman Hastings closed the public hearing.

Motion made by Commissioner Boyd that the Sandpoint Planning and Zoning Commission, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, approve the request by Michael Jameson for a conditional use permit to allow the demolition of a single family dwelling and build a contractor's yard shop, office parking and landscaping for Bitterroot Plumbing at 1201 Baldy Mountain Road, subject to the conditions of approval in the staff report. The Commission finds that this motion is based on the analysis and facts contained within the staff report, information presented at the hearing, and the finding that the application is in compliance with the nine criteria of conditional use permits as outlined in Sandpoint City Code 9-9-6 and subject to conditions of approval as detailed in the staff report. Additionally, staff has followed the notice procedures, applicable to conditional use permits contained in Idaho code § 67-6512 and Sandpoint City Code Title 9, Chapter 9.

Seconded by Commissioner Benner

Roll call: Commissioner Hastings – yes, Commissioner Dunkle – yes, Commissioner Boyd – yes, Commissioner Simmons – yes, Commissioner Benner - yes, Commissioner Rimar - yes, and Commissioner Torpy – yes

All in favor, Motion Passes

3. Public Hearing and Decision on a request from Oz Architecture on behalf of Averill Hospitality, seeking approval of application #PCUP23-0004 - Conditional Use Permit (CUP) for a 296,250 sq ft hotel/resort - **action item**

Chairman Hastings recited the order and procedure for the public hearing.

The Chairman and each Commissioner then confirmed no conflict of interest and no ex parte contact regarding this matter. Commissioner Boyd noted, despite a friendship with a member of Averill Hospitality's consulting team, she has had no ex parte contact.

Mr. Fluke provided a presentation and explanation of the two applications received from Averill Hospitality regarding this property, both the CUP and Variance application, concurrently, with Civil Engineer Brandon Staglund also providing relevant information.

Brian Averill, representative for Averill Hospitality, introduced himself and members of his team in attendance and gave a presentation on their application, with information also provided by Becky Stone of Oz Architecture, and fielded questions from the Commissioners.

Chairman Hastings provided instructions for public testimony and then opened the public hearing.

Public Testimony taken concurrently on CUP23-0004 and PVAR24-0001:

In Favor:

Sherry Manning - Resident
Barbara Eacret - Resident
David Eacret - Resident
Foster Klein - Resident
Stacy Mueller – Manager of Cedar St. Bridge
Elani Williams – Executive Director for Downtown Shopping District Business Association
Sherry Meekings- Owner of Carousel Emporium and Sandpoint Toys
John Matthew Haslam - Resident
Richard Taylor - Resident
Justin Dick - Resident
Chloe Jenkins – Business owner
Clay Hutchinson - Resident
Micky Quinn – Resident
Cuck Halbert - Resident
Corey Obenauer – Owns Burlwood Dreams
Brent Baker- resident of Bonner County

Neutral:

Pat Holland - Resident

Opposed: None

With all who wished to speak having had the opportunity to do so, Chairman Hastings closed the public hearing.

Following Commission deliberation and questions fielded by City Attorney Fonda Jovick, there was a motion to approve the application, as follows:

Motion made by Commissioner Dunkel that the Sandpoint Planning and Zoning Commission, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, approve City application PCUP23-0004, a request by Oz Architecture on behalf of Averill Hospitality Group, to construct a 296,000 ft hotel resort, including 181 guest rooms, a 4600 ft restaurant, a 14,262 sq ft event space, a second 1391 sq ft standalone restaurant, and 240 structured parking spaces and proposed guest amenities, such as a Fitness and Wellness areas and a pool, recreational equipment rental, and curated retail on 3.36 acres comprised of two parcels, RPSRPS00000233921A and RPS00000233931A, commonly known as 65 Bridge Street. The Commission finds that the approval complies with the applicable provisions of the Sandpoint City Comprehensive Plan and code and is subject to conditions of approval, as detailed in the Staff Report with the revised conditions of approval that have been submitted by the applicant in conjunction with the public hearing. Based on evidence and testimony in the public record on this matter, the Commission finds that City staff has followed the notice procedures applicable to conditional use applications contained in Sandpoint City code Title 9, Chapter 9, and that the proposed conditional use is consistent with the City's overall planning goals and objectives.

Seconded by Commissioner Simmons

Roll Call Vote: Commissioner Hastings – yes, Commissioner Dunkel - yes, Commissioner Boyd - yes, Commissioner Simmons - yes, Commissioner Benner - yes, Commissioner Rimar - yes, Commissioner Torpie – yes

All in favor, Motion passes.

4. Decision on request for Variance PVAR24-0001 from City Code 9-2-1-4, which requires construction of buildings to the property line along the primary frontage of the parcel - **action item**

With the public hearing and deliberation on this matter combined, heard, and considered with the additional application (CUP) submitted by this applicant, as noted above, there was no additional deliberation, and a motion to approve the variance application was made as follows:

Motion made by Commissioner Simmons that the Sandpoint Planning and Zoning Commission, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, approve City application PV24-0001, a variance request by Oz Architecture on behalf of AAL Hospitality Group to City Code 9-2-1-4, requiring a zero foot maximum setback in the Commercial A Zone. The applicant is approved to construct civic and drop off space within an area approximately 40 ft to 0 ft between the primary building and the front property line on 3.36 acres, comprised of two parcels, RPSRPS00000233921A and RPS00000233931A, commonly known as 56 Bridge Street. The Commission finds the proposal to be in compliance with the applicable provisions of the Sandpoint Comprehensive Plan and Code, subject to conditions of approval as detailed in the staff report presented at the public hearing. Based on evidence and testimony in the public record on this matter, the Commission finds City staff has followed the notice procedures applicable to variance requests contained in Sandpoint City Code Title 9, Chapter 9, and that the proposed variance is consistent with the City's overall planning goals and objectives.

Seconded by Commissioner Dunkel

Roll Call: Commissioner Hastings – yes, Commissioner Dunkel - yes, Commissioner Boyd - yes, Commissioner Simmons - yes, Commissioner Benner - yes, Commissioner Rimar - yes, Commissioner Torpie – yes

All in favor, motion passes.

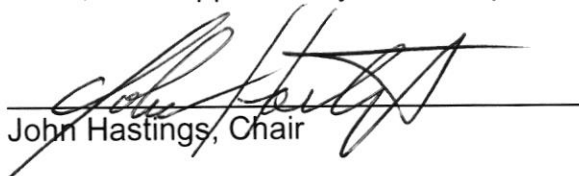
Commissioner Roundtable

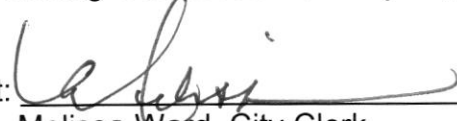
Information only; no Commission action.

Adjourn

The meeting was adjourned at 9:50 p.m.

I presided over this meeting and can confirm that these minutes, prepared by the Commission Clerk, were approved by the Sandpoint Planning and Zoning Commission on July 16, 2024.


John Hastings, Chair

Attest: 
Melissa Ward, City Clerk