

**From:** h\_hellier@icloud.com  
**Sent:** Sunday, May 4, 2025 4:42 PM  
**To:** City Planning  
**Subject:** RE: Farmin Flats  
**Attachments:** [Farmin Flats copy.pdf](#)

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FROM THE DESK OF

# HEATHER HELLIER

May 4, 2025

City Of Sandpoint  
Planning Department  
1123 Lake Street  
Sandpoint, ID 83864

Dear City Planners,

I am writing to tell you that I most certainly do not support the Farmin Flats Building 2 (or 1 for that matter) project. The impact that 82 units, with lack of off street parking is preposterous. I own and live in a house at 401 Church, which when my late husband and I bought it in 1999, we had Church Street House B&B. We had two guest rooms on the first floor, and we lived upstairs. We were required to provide off street parking—one space for each room of the B&B, plus 2 spaces for ourselves. I know the doctor's office next door to this project was required, when they opened their office just a couple of years ago, to have off street parking for their patients as well. How is it this project can get a waiver for required parking others must have? On Church and Fourth streets, parking is limited to 3 hours with no parking in the winter between the hours of 2:00 AM and 6:00 AM. These streets are almost fully packed Monday through Friday, and during the summer when Farmer's Market is active, on Saturday's as well. Where exactly will people park? It is not realistic to suggest that the majority of residents won't own cars. This project makes no sense, particularly at this location, for Sandpoint.

Sincerely,

Heather Hellier

**From:** Sandpoint City Clerk's Office  
**Sent:** Wednesday, April 30, 2025 11:36 AM  
**To:** Jason Welker; Bill Dean; Kathryn Keeney  
**Subject:** FW: "Farmin Flats" Apartment

Message being forwarded for inclusion on the project page. Thank you!

Hayley Keys  
Deputy City Clerk | Special Events Coordinator  
[hkeys@sandpointidaho.gov](mailto:hkeys@sandpointidaho.gov)  
208-946-2065

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**From:** Patrice Webb <[horsepucky1@att.net](mailto:horsepucky1@att.net)>  
**Sent:** Monday, April 28, 2025 12:27 PM  
**To:** Sandpoint City Clerk's Office <[cityclerk@sandpointidaho.gov](mailto:cityclerk@sandpointidaho.gov)>  
**Subject:** "Farmin Flats" Apartment

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I am writing this e mail to express my dismay at the proposed 90 unit( Formerly 48?) apartment complex that is being proposed to be built on Church Street.

Although I recognize that Sandpoint is growing and changing and that housing is in short supply, I feel that to allow an apartment complex such as this to be built without parking is ludicrous at best.

48 units was bad enough and now the 90 units being proposed means that there will be at least 90 cars, possibly more all wanting to park in the vicinity of Church and 5th street and 4th street. This will potentially have an effect on not just the residents surrounding the project but will also spill over onto adjacent streets and parking lots - some of which are private. The "three spaces" proposed by the developer in the second of the two sites hardly covers anything and is laughable - Are we to expect cars to park on top of one another - perhaps several stories deep?

I support affordable housing for people who live and work in Sandpoint. I also support the idea of a walking town where people are out of their cars and walking to places downtown to enjoy life but to propose a project such as this with no parking available is just unreasonable.

People living in the Farmin Flats development will have cars. They will need them for the trips to Coeur d' Alene and Spokane that are needed for services that Sandpoint cannot or does not offer. They will need cars to recreate in places outside of the city - hiking, skiing, hunting and the like.

No matter how many parking "studies" the developer or the city references 90 cars or more will have an enormous impact on the people who live in the city. it will also have an impact on the businesses who rely on people who live in Bonner County and beyond who come to town to eat, shop and enjoy what Sandpoint has to offer.

But really in the big picture I question: Why is it not the responsibility of the developer to provide parking for a development they wish to build? Isn't assuming personal responsibility a thing we should consider? And why should everyone else in the area assume that responsibility? Why should the local residents and businesses be the ones who must pay the price for the developments desire to maximize their profits?

Please do what you can to prevent this from happening and require that the developer put in parking to accommodate the future residents of this development. We do not a development that has "shops" on the ground floor at the expense of everyone else who lives, shops, eats, and runs businesses in the City of Sandpoint.

Thank you  
Patrice Webb



**From:** Bryan Cavaness <bryan@staffordholdingsllc.com>  
**Sent:** Friday, May 2, 2025 2:11 PM  
**To:** City Planning  
**Subject:** Farmin Flats No. 2 - PSPR25-0005  
**Attachments:** [Farmin Flats No. 2 - SH Objections.pdf](#)

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Good afternoon . . .

The attached document is provided in reference to the pending Site Plan Review for the Farmin Flats No 2 project, City Application No. PSPR25-0005.

Please direct all communications regarding this matter to the undersigned as outlined below.

**Bryan Cavaness**  
**General Counsel**



8840 SW Holly Lane  
Suite 200  
Wilsonville, Oregon 97070

Mobile: 503.332.6699  
E-Mail: [bryan@staffordholdingsllc.com](mailto:bryan@staffordholdingsllc.com)

Web: [www.staffordholdingsllc.com](http://www.staffordholdingsllc.com)

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**Fwd: Farmin Flats**

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**From** Donald Childress <[donalddwchildress42@gmail.com](mailto:donalddwchildress42@gmail.com)>

**Date** Mon 5/5/2025 11:35 AM

**To** City Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>

 1 attachment (15 KB)

FarminFlatsDC.pdf;

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----- Forwarded message -----

**From:** **Heather Hellier** <[heather@barberhome.com](mailto:heather@barberhome.com)>

**Date:** Sun, May 4, 2025 at 8:36 PM

**Subject:** Farmin Flats

**To:** Donald Childress <[donalddwchildress42@gmail.com](mailto:donalddwchildress42@gmail.com)>

May 4, 2025

City Hall  
Attn: Planning Department  
1123 Lake St.  
Sandpoint, ID 83864

Dear Planning Department,

Are you kidding me?

Farmin Flats. Soon to be a name change, with 82 units and three parking places.

Take a look at Church St. and the surrounding cross streets on any weekday and Saturday when the Farmers Market is in session. There isn't a street parking place to be found.

And in the winter, when Church St. is closed all night for snow plowing, where are the parking places for 82 new units?

This can't be a serious proposal. I do not support Farmin Flats.

Donald Childress  
Concerned Citizen

**From:** h\_hellier@icloud.com  
**Sent:** Sunday, May 4, 2025 4:42 PM  
**To:** City Planning  
**Subject:** RE: Farmin Flats  
**Attachments:** [Farmin Flats copy.pdf](#)

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FROM THE DESK OF

# HEATHER HELLIER

May 4, 2025

City Of Sandpoint  
Planning Department  
1123 Lake Street  
Sandpoint, ID 83864

Dear City Planners,

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Sincerely,

Heather Hellier



FROM THE DESK OF  
**HEATHER HELLIER**

May 4, 2025

City Of Sandpoint  
Planning Department  
1123 Lake Street  
Sandpoint, ID 83864

Dear City Planners,

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Sincerely yours,



Heather Hellier

**From:** Lynda A Hansen <mtbfamily@sbcglobal.net>  
**Sent:** Sunday, April 27, 2025 12:26 PM  
**To:** Jason Welker; Bill Dean; Kathryn Keeney; Peter Skon  
**Subject:** "Farmin" Flats

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I support improving the parking as is being addressed currently in downtown Sandpoint. Town events such as the Saturday farmers market result in participants parking on adjoining streets and neighborhoods. The proposed apartments in this area without any consideration for additional parking just makes no sense. It will strangle what has already become congested. This is NOT reversible and something future community leaders will not be able to solve. Adding parking at the little Tee Ball Field is not the answer, either.

Growth is inevitable and difficult at times but we must continue to grow and preserve what makes Sandpoint so charming. Perhaps our Historical Preservation Committee can step in and provide some thought or a way around adding this projected problem into our community.

Lynda Hansen



**From:** Roland Hauck <mooseranchodelnorte@gmail.com>  
**Sent:** Thursday, April 24, 2025 6:37 PM  
**To:** Kathryn Keeney

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Ms Keener,

Jason,

I am writing to express my concern and disappointment in the new Farmin Flats development. I have been a resident of Sandpoint for 30 years and have seen it changing from a small town with a rural feel, to a town struggling to keep its identity that gave it its charm due to the influx of speculators, developers, Air bnb investors, and out of town people who are not full time residents.

I understand the development was approved based on the 2009 change in codes allowing residential development without off street parking required. The concept that 48 units will not be occupying most of the public parking in the surrounding 4-5 block area is naive and insulting to any resident. Most people now have at least one vehicle if not 2-3. To allow them to permanently occupy any of the public off street parking is a disservice to all residents and visitors. All public parking lots should allow no overnight parking, and it should be enforced.

Today I saw in the reader they plan on doubling the project, however the second phase will have only three offsite parking spaces. This is absurd and must be stopped. At least force them to have the ENTIRE FIRST FLOOR TO BE PARKING and not commercial space before approving it, IF approving it at all.

Most importantly I urge you and your colleagues to find a way to change the code back to requiring off street parking spaces for each and every new unit within the core business district and also the rest of the city. If this is "kicked down the street" for the next planning department and city council to address, years will go by and the many future "Farmin Flats" will turn Sandpoint into a place none of us recognize or wish to reside in.

Please oppose this project unless major parking changes are made and also look into options to immediately change the codes that allow these projects to be implemented.

Thank you for your time.

Roland Hauck  
921 Main St  
Sandpoint, ID 83864

**From:** Dr Robert Pierce <idahovet@gmail.com>  
**Sent:** Saturday, April 26, 2025 2:18 PM  
**To:** City Planning  
**Subject:** PSPR25-0003. Farmin Flats

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This comment is in regards to the proposed two projects at 413 and 417 Church Street. I supported and agreed with the elimination of parking requirements, years ago, as a method to ease the burden of businesses in Sandpoint. Decreasing the parking requirements allows more concentration of people and businesses downtown; and hopefully prevents the unpreventable sprawl into the valleys surrounding our town.

That being said, I am not sure any of us anticipated the creation of almost 90 housing units on one block of our town. Whoops. Obviously, the long-term impact aims towards achieving the goals listed above, however, the businesses in the immediate area will suffer greatly in the short-term. My understanding is that there is really nothing that can be done to modify this project and require parking, as the codes are clear that this use is allowed - and actually encouraged.

My further understanding is that from the city's point of view, The parking issues will become more and more unbearable until the available parking spaces become filled to overflowing (currently they are not). At that point, after much pain and agony, the city will plan and build a parking structure to provide, once again, an abundance of parking.

I would ask that the city look closely at this model and determine if there might be a better way. Should we continue the moratorium on parking-space requirements for business but provide some regulations (even at a much reduced level) for housing units? Lastly, If there is a way to require some parking for Farmin Flats, many of us would support that.

Robert Pierce

--

Dr Robert N. Pierce  
North Idaho Animal Hospital  
[Cold noses; Warm hearts](#)

**From:** Sandpoint City Clerk's Office  
**Sent:** Thursday, May 15, 2025 12:23 PM  
**To:** Bill Dean; Kathryn Keeney  
**Subject:** FW: PSPR25-0003 / PSPR25-0005

-----Original Message-----

From: Doug Easton <easton.doug@gmail.com>  
Sent: Thursday, May 15, 2025 12:14 PM  
To: Sandpoint City Clerk's Office <cityclerk@sandpointidaho.gov>  
Subject: PSPR25-0003 / PSPR25-0005

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As a resident of the City of Sandpoint I am writing to express my opposition to the proposed Farmin Flats high-density housing project in downtown Sandpoint. This project will adversely impact all city residents and especially all of our downtown businesses. The key issue is the lack of off street parking. This is particularly troubling given that the City has already acknowledged a shortage of available downtown parking and has publicly stated intentions to begin charging for parking in the area.

Sincerely,

Douglas & Kirsty Easton

**CITY OF SANDPOINT  
NOTICE OF APPLICATION – April 23, 2025**

**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0005) adjacent and nearby to your property. The Farmin Flats Building 2 project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 41 units of residential apartments behind the commercial space and above on the remaining 3-floors with 3 parking spaces behind the structure accessed from the alley. The project is located at 417 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 5 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho. Let it be noted that this application is in addition to the application for 48 units on the adjacent property to the East located at 413 Church St, submitted as Farmin Flats Building 1, file PSPR25-0003

The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting [www.sandpointidaho.gov/farmin2](http://www.sandpointidaho.gov/farmin2) and viewing file no. PSPR25-0005. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than May 8, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.



Name: Garnet Grace

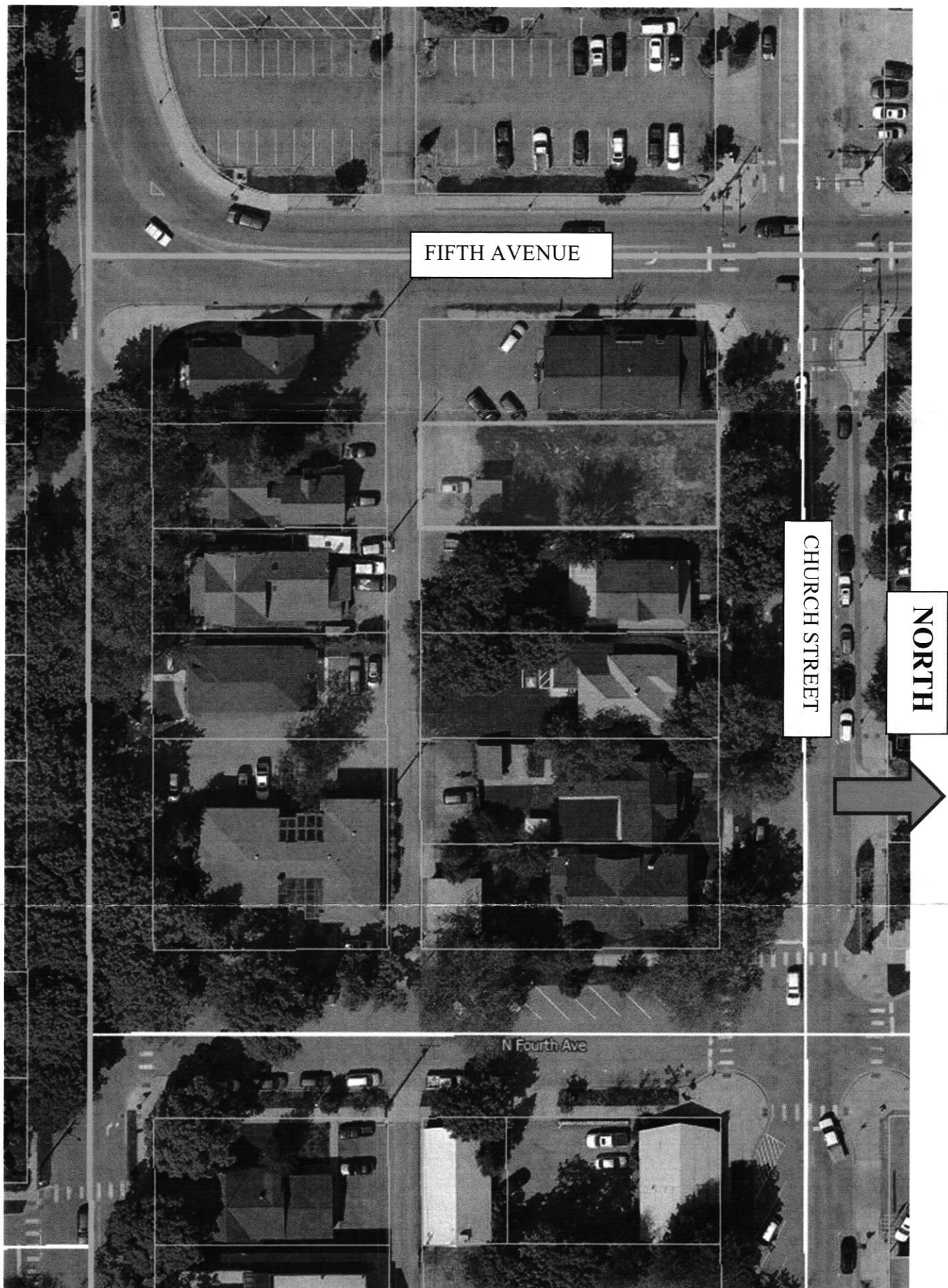
Address: 412 Pine Street, Sdpt

Application Number: PSPR25-0005

PLEASE RESPOND: (✓) ☐ SUPPORT ☒ DO NOT SUPPORT ☐ NEUTRAL

COMMENTS: This project is not going to be good for  
our community due to the fact there is no  
parking for the tenants.

This lot should be made into a parking  
garage for the project proposed on 413 Church.



**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Saturday, April 5, 2025 11:30 AM  
**To:** City Planning  
**Subject:** No. PSPR-0003, Farmin Flats.

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Name: Glenn  
Email: [Glennthen1966@gmail.com](mailto:Glennthen1966@gmail.com)

Message: Greetings planners, I am commenting on the Application No. PSPR-0003, Farmin Flats. Let me start off by saying that I am in total agreement with affordable housing and would love to see more apartments etc, in the City. We are in desperate need, for sure. My problem is that you are looking at 48 tiny units with zero parking taken into account. This, to me, is absurd and near sighted. I can not fathom how this application has made it this far. We already have a very controversial issue with parking in Sandpoint and this exacerbates the issue. This SHOULD NOT BE APPROVED until actual parking is provided ON SITE. The trip generator is a joke. How many people do you know that don't have a vehicle? This proposal is absolutely absurd. That area is already congested and this proposal only benefits the developer. Please do not approve this project without securing parking for the potential 48 tenants/vehicles. Thank you, Glenn Lefebvre Lifetime

Sandpoint City Resident



**From:** Cori Roark <coriannesong@gmail.com>  
**Sent:** Friday, April 4, 2025 9:14 PM  
**To:** City Planning  
**Cc:** Bill Dean; Kathryn Keeney; Peter Skon; Jason Welker  
**Subject:** Farmin Flats

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Dear Sandpoint City Planning Team,

In recent months there has been a great deal of discussion by local residents and city government surrounding the issue of parking in our little town. Out of one side of their mouth, mayor Grimm and city planner Welker say that they **MUST** implement paid parking because there simply isn't enough parking downtown, and parking revenue is needed to "maintain" parking lots. Out of the other side of their mouth, mayor Grimm and city planner Welker propose to exempt a GIANT hotel from the requirement to provide parking for their units at city beach and instead to lease many of the FREE spots to said hotel (condo) project, creating even more scarcity in parking at the only viable public beach access in town. The Farmin Flats proposal providing for ZERO parking for 48 units places even more strain on the limited parking in the town of Sandpoint.

The notion that a 48 unit apartment building with a retail space below will not require parking is not only foolish, but also embarrassingly tone deaf. Sandpoint is a small town which cannot possibly single-handedly provide for all the needs of its residents. Residents routinely drive to the larger neighboring cities of Coeur D'Alene and Spokane to procure items that cannot be found locally. Almost all of the recreation activities require a drive from time to time. Do you expect that no one in these units will be skiers at Schweitzer, or campers or hikers? Or that they may want to try a restaurant elsewhere after they tire of the handful of choices in the downtown area? Do you expect them to buy socks and underwear at Finnan McDonald or Campfire Couture and never require a trip to Walmart for shampoo or toilet paper?

I've been a resident of Greater Sandpoint for 25 years and this proposal is an egregious slap in the face to residents of the area. I hope you will reconsider requiring this developer to provide parking for these units rather than unnecessarily burdening the existing residents.

Cori Roark

**From:** Chris Kester <rockingkester@gmail.com>  
**Sent:** Friday, March 28, 2025 9:10 AM  
**To:** Bill Dean; Jason Welker; Kathryn Keeney; Peter Skon  
**Subject:** Farmin Flats Project

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Hello Sandpoint City Planners,

I would like to share my thoughts on the proposed Farmin Flats project.

**This project should NOT be approved as proposed, unless the developer provides actual parking spots on the premises for the residents, not just a Trip Generation distribution letter.**

I am shocked that the city code allows that Farmin Flats does not have to have any parking spots just because they provided a trip generation distribution letter. As we are all aware, Sandpoint Downtown has a parking problem, so why would the City grant approval for this project as proposed and force all the residents of Farmin Flats to park and take up potentially 75 or more parking spaces that are needed for public use? Not to mention that the City Public parking lots will most likely be paid parking soon. Where are these residents going to park their cars?

The developer says this building will have tenants that don't need cars because they are close to town. However, we all know that during bad weather months, hardly anyone just rides a bike or walks solely in this town and most of the residents will have a car. There could be a potential of 2 cars per apartment, not to mention the parking needs of the commercial space proposed.

According to the developers' statements, and apparently the city code, the residents can park on the streets or in the public lots, which are a minimum 2 blocks away. There could be families with little kids and they will eventually have to park in the lot near Matchwood or Foster's Crossing and have to cross the busy Fifth Avenue in the snow, rain and in the dark where many of the sidewalks are not clear of snow in the winter. Plus, most of the on-street parking is 3 to 4 hour limits in the day and no parking at night or on the odd side of the street in winter. Therefore, where are the tenants going to park? This is just not a good project, to build a multi family residential building without any place for the tenants to park nearby.

This project will also impact all the private parking that is around this building, because it is human nature to want to park as close as possible to your home, so the Sandpoint



Center/Bank parking will get full with the Farmin Flats residents' vehicles, as well as the current private spots that are in the alley behind this project. Those private property owners will have to call the tow trucks constantly.

In my opinion, the developer, to be a decent human, must provide parking spots for these residents and not force the tenants to walk up to 2 to 3 blocks, or to fight for the nearby public parking every day they live there. We all know almost every tenant will have a vehicle. **The area on the ground floor, behind the commercial storefront should be a parking garage**, not apartments. This will lower the number of apartment units and the impact and create a safe place for the residents to park close by their home.

**Please consider recommending to the developer that they need to provide a parking garage for the residents of their building at the ground level.** Currently, they don't even have a handicapped spot or temp parking for a uhaul truck in the alley.

Also, Is there a separate main entrance for the tenants to enter from Church Street and not just from the alley. Currently, the plan looks as though the residents will be walking through the commercial space to go to their apartment, which means they will most likely be entering via the alley, that needs to be made more clear.

**The way this project is proposed, Farmin Flats only benefits the developer and will hurt our downtown parking situation and is not a good project for the City or its residents.**

Again, Please **Do NOT approve this project as written with 0 parking spots required !!!!**  
Please deny this project until they can come up with a plan to provide adequate and safe parking for the residents.

Thank you for taking the time to read my email.

Sincerely,

Christine Kester  
Concerned Sandpoint City Resident.

**From:** Sandpoint City Clerk's Office  
**Sent:** Thursday, April 3, 2025 8:02 AM  
**To:** Krista Lester; Kathryn Keeney; Bill Dean  
**Subject:** FW: Webform submission from: Contact

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**From:** "Sandpoint, ID" <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Wednesday, April 2, 2025 9:12 PM  
**To:** Sandpoint City Clerk's Office <[cityclerk@sandpointidaho.gov](mailto:cityclerk@sandpointidaho.gov)>  
**Subject:** Webform submission from: Contact

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Submitted on Wed, 04/02/2025 - 9:11 PM

Submitted by: Anonymous

Submitted values are:

**First Name**

Kevin

**Last Name**

Monahan

**Email**

[kjmon1953@gmail.com](mailto:kjmon1953@gmail.com)

**Question/Comment**

Regarding the proposed multi unit on 5th and Church. It seems thst having no parking provisions will not be keeping in the best interest of city residents nor of the neighboring businesses. I can not follow the rationale of allowing this.

**From:** Tanya Bos <supercedars@gmail.com>  
**Sent:** Saturday, April 5, 2025 7:48 AM  
**To:** Kathryn Keeney  
**Subject:** Farmin Flats

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A 48 unit apartment complex with retail space on the ground floor, and no parking? Ridiculous. This should not be permitted.

Respectfully,  
Tanya Bos

**From:** Glenn peterson <glennp@gapcom.com>  
**Sent:** Thursday, April 3, 2025 9:37 AM  
**To:** Jason Welker; Bill Dean; Kathryn Keeney; Peter Skon  
**Subject:** 48 unit apartments on church

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It would be absolutely irresponsible of Sandpoint City Government to allow the building of 48 units cramped in a confined area WITHOUT PROVIDING PARKING in an already crowded vehicle area in the City!!!!

If this happens we're going to need to really shake up the political positions in this City:(

Glenn Peterson  
Tax-Paying City Resident!  
Sent from my iPhone

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Wednesday, April 2, 2025 5:20 PM  
**To:** City Planning  
**Subject:** New housing project church/5th

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Name: Melissa Rouse  
Email: [Mountainmissa@gmail.com](mailto:Mountainmissa@gmail.com)

Message: I'm reaching out to voice a serious concern over parking for this 48 unit project. Downtown is already extremely difficult to find parking during peak tourist season, and now paid parking has been proposed. This will create a parking nightmare if these tenants are supposed to park on the streets or consume the already scarce lots, and will further hurt local businesses. If I can't find parking, I won't be supporting those local businesses.

**From:** Dan Larson <dan@7bengineering.com>  
**Sent:** Wednesday, April 2, 2025 4:36 PM  
**To:** City Planning  
**Subject:** PSPR25-0003  
**Attachments:** [20250402\\_145135.pdf](#)

Some people who received this message don't often get email from [dan@7bengineering.com](mailto:dan@7bengineering.com). [Learn why this is important](#)

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Hi Katie and Planning;

As a neighboring tenant of the Farmin Flats project, I've attached a brief summary of my concerns regarding the parking required within 300 feet of the project. It is unrealistic to expect residents to utilize public transportation and ignore the probability that personal vehicles will be parked on our surface streets and neighboring off-street parking lots and alleys. Please let me know if you have any questions.

Sincerely,

Dan Larson, PE

**7BENGINEERING**

414 Church Street, Suite 203

Sandpoint, ID 83864

Office: 208-263-0623

Mobile: 208-914-4833

E-Mail: [Dan@7BEngineering.com](mailto:Dan@7BEngineering.com)

[www.7bengineering.com](http://www.7bengineering.com)

**CITY OF SANDPOINT**  
**NOTICE OF APPLICATION – March 31, 2025**

**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0003) adjacent and nearby to your property. The Farmin Flats project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 48 units of residential apartments behind the commercial space, and above on the remaining 3-floors. The project is located at 413 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 4 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting <https://www.sandpointidaho.gov/current-projects> and viewing file no. PSPR25-0003. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than April 15, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.



Name: Dan Larson

Address: 414 Church St.

Application Number: PSPR25-0003

PLEASE RESPOND: (✓) ☐ SUPPORT ☐ DO NOT SUPPORT ☒ NEUTRAL

COMMENTS: 9-5-2 requires permanent off street parking within 300 ft of the use.  
I pay for parking in the adjacent off-street lots as a tenant of 414 Church Street.  
Where are the 33-45 spaces required? If the Staffords Holding lot is proposed,  
it does not meet the standards of 9-5-11, 9-5-12, or 9-5-13.  
If using in-lieu Parking Fees, what is the balance of the Parking Improvement  
Fund?

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Thursday, April 3, 2025 4:31 PM  
**To:** City Planning  
**Subject:** Application #: PSPR25-0003 - Farmin Flats

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Name: Kyler Wolf  
Email: [Kyler@contractorconvergence.com](mailto:Kyler@contractorconvergence.com)

Message: I do not support this project. Without proper parking allocation, this type of development will negatively impact all of the surrounding businesses. I have an office space at 412 Pine St. That includes dedicated parking for the tenants of our building. During peak use times all of those parking spaces are in use by tenants and guests of the businesses in our building and the one next-door. Adding a significant number of residential tenants in the Downtown core will significantly impact parking in the surrounding blocks of this development. It is also likely that the tenants will often park in spaces that are not designated for their use and negatively impact the businesses surrounding this development. It is my understanding that the intent of changing the parking requirements for Downtown we're not to support this type of high density residential development. It seems the developer is taking advantage of a loophole. This city should address this issue prior to any consideration or approval.



**From:** Chris Bessler <chrisb@keokee.com>  
**Sent:** Thursday, April 3, 2025 10:26 AM  
**To:** City Planning  
**Subject:** Comment on Application No. PSPR25-0003  
**Attachments:** [MisplacedProjectSign\\_417ChurchStreet.jpg](#)

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Hello, planners. This is comment on the proposed Farmin Flats apartments at 413 Church Street, Application No. PSPR25-0003.

I own the Keokee office building two doors east at 405 Church Street and received the notice of application.

First, a note: We saw the on-site sign go up yesterday, but the sign is not on the subject property but is rather on the vacant lot at 417 Church. I'm attaching a photo of the sign. I request that the sign be placed on the correct property, as it is a bit misleading at its current location.

I am generally in favor of having residential units in the downtown for the vitality they can add. I understand that we're within the downtown zone that's exempt from minimum parking requirements.

However. The number of residential units in this proposed project raises problems as pertains to parking.

Our block of Church Street has nine on-street parking spaces on the north side of the street, and 10 on south side. There's no parking along Fifth Avenue or Pine Street behind the proposed apartments. So, immediately adjacent to the apartments there will be a total 19 parking spaces.

Most if not all of the 48 residential households in the apartments will have cars, and at least a few households will have two cars. There will likely be 50-plus cars that will need parking.

We have our own off-street parking at the rear of our business for employees, but customers park on Church Street to access our front door on Church Street. The 50-plus cars that need parking are going to flood the street and leave no street parking for our customers.

The applicant's trip generation letter suggests basically the same thing, noting there are

the North and South ITD lots and the city lot, but those are a couple blocks away and residents will have to cross busy streets. From the letter: "On-street parking is expected to be filled first near the site before reaching the extents of the parking lots."

This project as proposed, with zero parking requirements, will have a deleterious effect on all the other businesses on our block.

Can you reply back to address this specific concern? Thank you.

Chris Bessler  
Keokee :: media + marketing  
405 Church Street  
Sandpoint, ID 83864  
Office phone: 208-263-3573 ext 111  
Direct phone: 208-946-4143  
[Keokee.com](http://Keokee.com) • [KeokeeBooks.com](http://KeokeeBooks.com) • [SandpointMagazine.com](http://SandpointMagazine.com) • [SandpointOnline.com](http://SandpointOnline.com)





# PUBLIC NOTICE

## Development Request



## Details



**Contact City of Sandpoint Planning for  
Additional Information 208.263.3370**



**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Wednesday, April 9, 2025 7:36 AM  
**To:** City Planning  
**Subject:** 413 Church - NO PARKING??

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Name: Tari Pardini  
Email: [tpardini5@gmail.com](mailto:tpardini5@gmail.com)

Message: To our City Planners - I am writing you to voice my concern regarding this large apartment complex that will be sandwiched in between more traditional buildings in a neighborhood near main the downtown core of Sandpoint. Aside from the fact that the majority of these units are studios, and the building itself is four stories high, the biggest major concern to me is the parking - or complete lack there of. One would assume that the vast majority of those renting these units would own at least one vehicle to get around both in town and to other areas (other than a bicycle or two legs to walk). I do not know a single person who lives in town and solely uses their bicycle, scooter or legs to go where they need to go, especially year round. I think it is a grave error for planners to not require parking to be set aside for any such unit. I have lived in Sandpoint since 1979. I spend a lot of time maneuvering our streets and while I walk a lot, I still am forced to drive my car often and park it, when I am running errands, etc. I can tell you it is already often quite difficult to find a parking space, and it is only becoming more and more difficult as our town grows, and our tourist population increases. Again, I urge you to be practical in the planning of multi family units built in our town. They must be able to accommodate the tenants that will occupy the space as well as their vehicles. I am also certain that several of these apartments will have more than one tenant and that just increases the need for parking that the planning department seems oblivious to. Just because someone in the department may be an advocate of riding bikes, does not mean that all residents share the same mindset. Again, I urge you to reconsider this development with its complete and utter lack of parking, as well as making this a requirement for all future developments. You would be hugely remiss to not address this issue now. Thank you for reading this and for your consideration of my concerns. I know I share the opinion and speak for many other

Sandpoint residents. Tari Pardini 1504 Oak St Sandpoint [tpardini5@gmail.com](mailto:tpardini5@gmail.com)

**From:** Tari Pardini <tpardini5@gmail.com>  
**Sent:** Wednesday, April 9, 2025 7:39 AM  
**To:** Kathryn Keeney  
**Subject:** 413 Church - NO PARKING?

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Dear Katie -

I am writing you to voice my concern regarding this large apartment complex that will be sandwiched in between more traditional buildings in a neighborhood near main the downtown core of Sandpoint. Aside from the fact that the majority of these units are studios, and the building itself is four stories high, the biggest major concern to me is the parking - or complete lack there of.

One would assume that the vast majority of those renting these units would own at least one vehicle to get around both in town and to other areas (other than a bicycle or two legs to walk).

I do not know a single person who lives in town and solely uses their bicycle, scooter or legs to go where they need to go, especially year round. I think it is a grave error for planners to not require parking to be set aside for any such unit. I have lived in Sandpoint since 1979. I spend a lot of time maneuvering our streets and while I walk a lot, I still am forced to drive my car often and park it, when I am running errands, etc. I can tell you it is already often quite difficult to find a parking space, and it is only becoming more and more difficult as our town grows, and our tourist population increases.

Again, I urge you to be practical in the planning of multi family units built in our town. They must be able to accommodate the tenants that will occupy the space as well as their vehicles. I am also certain that several of these apartments will have more than one tenant and that just increases the need for parking that the planning department seems oblivious to.

Just because someone in the department may be an advocate of riding bikes, does not mean that all residents share the same mindset.

Again, I urge you to reconsider this development with its complete and utter lack of parking, as well as making this a requirement for all future developments. You would be hugely remiss to not address this issue now.

Thank you for reading this and for your consideration of my concerns. I know I share the opinion and speak for many other Sandpoint residents.

Tari Pardini  
1504 Oak St  
Sandpoint  
tpardini5@gmail.com

**From:** Chris Kester <rockingkester@gmail.com>  
**Sent:** Tuesday, April 8, 2025 7:34 AM  
**To:** Jason Welker; Kathryn Keeney  
**Subject:** Farmin Flats project

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Hello Jason,

Please do Not Approve this project.

Please read all the comments on Facebook Sandpoint Local Forum page, By Hendricks, if you havent already.

If you do approve this project, it needs to be modified by the developer to provide parking for its residents.

I own the 412 Pine Street building and share a parking lot with the Selkirk building, we are across the alley basically behind the proposed building. We are very concerned, if there is no parking provided for this building, that we will have to call the tow truck all the time to clear the Farmin Flats residents cars out of our parking lot daily, or be forced to put up a fence to deter them from parking there.

This project also needs to have some kind of loading zone parking provided in the Alley, currently the building goes right up against the back setback. This means all the uhaul trucks or the like will be blocking the alley, which is skinny already and not maintained for snow removal either.

The entire lower level of this project should be a parking garage. Eliminate the commercial office up front also because there is no space for those customers to park either.

The whole parking situation for this building is a fiasco.

Please do Not approve this project as proposed.

Thank you for reading my email.

Christine Kester  
Member Garnet Grace.

Mountain Sky Building

412 Pine Street  
Sandpoint, Idaho

*Christine*

**From:** rick@talknatural.com  
**Sent:** Tuesday, April 8, 2025 2:07 PM  
**To:** City Planning  
**Subject:** 413 Church St. Seriously?

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Why are you okay with ghetto housing at 413 Church St? Farmin Flats is a visual killer for our beautiful downtown Sandpoint. That's what this is. I grew up in the midwest, and we had the 'projects' that looked just like this hideous lifeless graceless building you are planning. am opposed. They became a focus for drugs and other crime. And no parking places? C'mon, why don't city leaders care enough about  
The city to CARE ABOUT THE CITY?





Dr. Rick Kirschner  
541-210-0678

The 4th and totally revised version of our international bestseller, *Dealing With People You Can't Stand*, is available now at Amazon.com. Get your copy today! [https://www.amazon.com/dp/1265459002?ref\\_=cm\\_sw\\_r\\_em\\_ud\\_dp\\_F0Z2KEJ5KQDBG5H10ET7](https://www.amazon.com/dp/1265459002?ref_=cm_sw_r_em_ud_dp_F0Z2KEJ5KQDBG5H10ET7)



**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 8, 2025 2:42 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Jessica Stephany  
Email: [jess.stephany77@gmail.com](mailto:jess.stephany77@gmail.com)

Message: Dear Sandpoint City Planners, I am writing to formally express my strong opposition to the proposed Farmin Flats high-density housing project in downtown Sandpoint. While I understand the need for responsible growth and the value of increased housing availability, I believe this project—as currently planned—demonstrates a serious disregard for the needs and concerns of existing residents. My primary concern is the proposed variance that would allow the developer to sidestep the full parking requirements typically associated with a 48-unit development. This is particularly troubling given that the City has already acknowledged a shortage of available downtown parking and has publicly stated intentions to begin charging for parking in the area. Allowing this variance is not only shortsighted but also fundamentally unfair to the people who already live and work downtown. Residents in nearby neighborhoods will undoubtedly bear the brunt of this decision, as overflow parking from the new development spills into their streets. This will increase congestion, reduce accessibility, and erode the quality of life for existing homeowners and renters. The decision to grant a parking variance for a project of this size sets a dangerous precedent—one that prioritizes developer convenience and profit over community stability and livability. If the City cannot guarantee adequate parking for every unit in a high-density development, especially one located in a downtown area already under pressure, then the project as proposed should not move forward. I urge the Planning Commission to reconsider this variance and demand that the developers either scale the project appropriately or meet the full parking requirements necessary to support their plan. Sandpoint's charm and community-focused atmosphere should not be sacrificed in the name of unchecked development. Thank you for your time and consideration.

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 8, 2025 2:52 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Bryn Ballenger  
Email: [Brynballenger@yahoo.com](mailto:Brynballenger@yahoo.com)

Message: Hello, Please consider the negative effects Farmin Flats will have on our town. Yes, it adds housing, however, will the housing be affordable? Will the rent realistically match Sandpoint Median income? Will it meet a need for our people? Will the parking exempt add even more stress on surrounding local business parking and streets as taxpayers are already facing proposed paid parking to fund maintenance of city lots? Will the implications strain our people? Will parking be a larger stress to resources and city employees during winter months when parking is limited or when tourists congest the area in summer months? Will it drain tax payer dollars and our city's limited resources? Will a 4 story building add to the Sandpoint small town aesthetic? Will it meet a need for our community? Sandpoint is growing like every other town. Development and change can positive, however, it needs to benefit the community. Recent Developments and proposals only benefit tourism. This project will likely add to the vacation rental population- not homes for locals. If code or law does not tie hands, please consider the financial impact your choices make to us, the Sandpoint taxpayers. Please open your minds and ears and listen to the community. We elected you to represent US, not tourists and developers.

**From:** Abby Helander <abby@propertybyhelander.com>  
**Sent:** Tuesday, April 8, 2025 3:28 PM  
**To:** City Planning  
**Subject:** Formal Opposition to 413 Church Street Development – Letter Attached  
**Attachments:** [Final\\_Opposition\\_Letter\\_413\\_Church\\_St\\_NoLocation\\_250408\\_152332.pdf](#)

Some people who received this message don't often get email from [abby@propertybyhelander.com](mailto:abby@propertybyhelander.com). [Learn why this is important](#)

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Dear Sandpoint City Planning,

Attached is my formal letter of opposition regarding the proposed 48-unit apartment complex at 413 Church Street.

As a licensed real estate professional, lifelong resident of Sandpoint, and owner of Property by Helander, I have serious concerns about the scale, lack of parking, infrastructure stress, and the long-term negative impact on property values.

I respectfully urge the city to reject this proposal and reconsider the standards being applied to development in the downtown core.

**Gratitude,  
Abby Helander**





**Idaho Real Estate Agent  
Professional Realty Services Idaho  
208.610.5094**

[www.PropertyByHelander.com](http://www.PropertyByHelander.com)

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-  (208) 610-5094
-  <https://abbyhelander.professionalrealtyservices.com/>
-  [abby@propertybyhelander.com](mailto:abby@propertybyhelander.com)
-  120 E Lake St., Suite #204 Sandpoint, ID 83864

April 8, 2025

To: Sandpoint City Planning

Email: [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)

Dear Sandpoint City Planning,

I am writing to express my formal opposition to the proposed 4-story, 48-unit apartment development at 413 Church Street.

As a licensed real estate agent, born and raised in Sandpoint, I have a direct and professional understanding of how poor development planning impacts property values, public infrastructure, and overall livability. My family has contributed to this community for decades through Sandpoint West Athletic Club, and I continue to serve this town by helping families make smart, sustainable housing choices.

This project is incompatible with the surrounding area. A development of this scale-especially one being granted a full exemption from on-site parking-is not responsible growth. It's a shortcut for the benefit of the developer, OZ Development LLC, an out-of-state firm with no ties to the long-term success of Sandpoint.

This is not just a zoning issue-it's a safety concern. Cramming 48 units into a block without sufficient parking or traffic infrastructure puts strain on surrounding businesses, clogs up neighborhood streets, and creates added wear and tear on public infrastructure that was never built to support this level of density.

From a real estate market perspective, this kind of high-density, low-infrastructure development devalues adjacent properties and diminishes the appeal of downtown. Buyers consistently rank congestion, lack of parking, and declining neighborhood standards as major deterrents. This development hits all three.

Furthermore, the unusually favorable feedback this project received during its pre-application

phase-despite glaring issues-raises concerns about fairness and transparency. It suggests an inside track that local residents and business owners wouldn't be granted.

This proposal doesn't serve Sandpoint-it serves the developer. I strongly urge the city to reject this application, reassess its approach to parking exemptions, and recommit to protecting the long-term health of our downtown core.

Sincerely,

Sincerely,

Abby Helander

Licensed Real Estate Agent

Owner of Property by Helander

<https://www.propertybyhelander.com>



**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 8, 2025 4:44 PM  
**To:** City Planning  
**Subject:** Farmin Flats Development

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Name: James Rowland  
Email: [james15rowland@gmail.com](mailto:james15rowland@gmail.com)

Message: You guessed it! Another community member that urges you to reject the Farmin Flats development on the basis of no parking provided. What are you thinking?! Get your act together please. This project would be awesome, provided essentials like parking are provided. Do better.

**From:** IDBMWRS <idbmwrs@gmail.com>  
**Sent:** Tuesday, April 8, 2025 3:40 PM  
**To:** City Planning  
**Subject:** Farmin Flats Project

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From: Dennis Luce  
To: City of Sandpoint Planning  
Re: Farmin Flats Project  
Date: April, 8<sup>th</sup> 2025

Greeting City Planners,

I feel the need to express my concerns regarding this project. While I'm very aware of the need for affordable housing in the Sandpoint Area and support the idea of building in downtown, to do so without providing parking is re-responsible in my opinion.

The creation of a 48-unit residential building with the intent of having the residents park on the streets is going to be problematic at best. What happens to the other residents and businesses in the area when they lose access to parking for their customers? How does having all the residents park on the street affect snow removal during the winter months?

Regards  
Dennis Luce  
Sandpoint ID

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 8, 2025 4:31 PM  
**To:** City Planning  
**Subject:** Farmin Flats Project

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Name: Autumn Inman  
Email: [audirae1@gmail.com](mailto:audirae1@gmail.com)

Message: Hello, I am writing regarding the Farmin Flats project. I am astounded that a building such as this is even being considered. This does not look like any of the buildings nearby other than the bank. Not only does this design fall so far outside of what our downtown should look and feel like, I would be surprised if this meets setback requirements, or is that why there is a likely useless "commercial" space?? Did that click some sort of box? In addition, this is not New York, long term living in 200 sqft is ridiculous. And of course, the most blaringly obvious issue, the parking. Where are these people going to work? Is everyone that lives there going to work in downtown Sandpoint? Are they all going to walk to Safeway, rain, snow, sleet or hail to buy groceries? Are none of them going to recreate anywhere other than downtown Sandpoint, negating the need for transportation? Your own traffic study shows that the waterfront areas of downtown are at 100% capacity during peak season. Guess where the overflow parking goes.....straight up Church street. I've personally had to park on Church and walk back down to the Marina myself. This project may be part of an "exempted area" however that should not apply to a project with 48 residential units. This entire project just seems far too absurd to possibly be allowed in that specific area. I can't see how 48 residential units would even be allowed on 0.163 acres, not to mention 48 units with no parking. Please do not approve this project.

Sincerely, Autumn Inman

**From:** Meg Turner <megcturner@gmail.com>  
**Sent:** Tuesday, April 8, 2025 3:20 PM  
**To:** City Planning  
**Subject:** 48 Unit Development on Church St.

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To whom it may concern:

Adding an apartment building of this size with no parking infrastructure is absolutely insane. I am a Sandpoint native who has lived and worked immediately in the downtown area for decades. I have been at my current location for almost 5 years.

Parking downtown is a living nightmare. There is rarely enough parking for those of us who already pay money to work downtown, let alone the clients and guests who service our business for longer than 2 hour appointments. The parking survey on these plans is completely bogus based on personal experience.

If the planning committee is even going to consider more apartments and condos in the downtown area, they need to have these developers build us a proper parking garage and figure out the sewer issue.

Sandpoint is going to grow. Please help us do so in a way that can help and benefit our downtown businesses and people that currently live here. Sandpoint is still rural enough, to think 48+(potentially double or triple if it's a couple or family) people won't have a vehicle for a pedestrian friendly approach is asinine and poor planning that will be detrimental to our already struggling downtown.

Please don't allow this to happen without having the proper infrastructure and parking. Please don't sell our town off to the highest bidder. Make good choices for our community as a whole. Housing without parking won't help anyone.

Sincerely,  
Megan Turner  
Hair by Meg T  
@ Cropper and Co Barbershop  
Downtown Sandpoint

2:54



Wear

3:09



sandpointidaho.gov

9 of 10





2:54



Like



Comment



Se

WEST ELEVATION

NORTH

CHURCH STREET





2:54



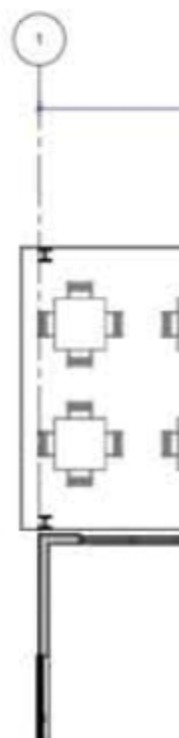
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sandpointidaho.go

7 of 10





2:54  



Like



Comment



Se

1 of 2

### **NARRATIVE STATEMENT**

Dear Sandpoint City Planning Staff,

OZ Sandpoint QOZB, LLC is the owner of property at 413 Downtown Sandpoint, ID. We scheduled and held a pre-application meeting on January 14<sup>th</sup>, 2025 with Planning Staff, City Engineer, and Mayor to discuss our proposed development project which had positive feedback. We are currently designing and submitting a proposed mixed used multi-family development with Commercial Space on the first floor fronting Church Street, residential apartments behind the commercial and on the remaining lot. This is a 4-story project with approximately 618 SF of Commercial Space, 100 residential units, and totaling just under 47' in height.

We have taken care in our design standards to stay consistent with the Sandpoint City 2024 Comprehensive Plan by making sure our project meets all the requirements and standards set forth in the plan.



2:53

Wear



and pedestrian-friendly approach that promotes environmental sustainability, affordability, and efficient land use.

The studies we've completed for this project revealed:

- Traffic is expected to be low, with our trip generation distribution letter showing well below 50 peak hour trips.
- The study supports that the existing public and private parking will sufficiently accommodate residents.
- No additional traffic impact study or mitigation measures are needed.

City of Sandpoint Parking Study Supports Reduced Parking

- There are 1,097 on-street parking stalls in downtown Sandpoint, including 1,052 general use stalls and 45 special use stalls. Street parking occupancy increases steadily throughout the day.

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Thursday, April 10, 2025 2:39 PM  
**To:** City Planning  
**Subject:** Apartment building on Church

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Name: Diane Peterson  
Email: [Diane@earthlabcosmetics.com](mailto:Diane@earthlabcosmetics.com)

Message: I don't believe a word they say about parking. Weekends in the summer are full of people in downtown Sandpoint. Parking is needed for people shopping and eating and attending events. An underground or roof parking structure is needed for this building.

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Thursday, April 10, 2025 6:05 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Mila Donaldson  
Email: [miladonaldson@hotmail.com](mailto:miladonaldson@hotmail.com)

Message: As a 50 year resident of Sandpoint, Idaho, I am against this project for several reasons. First, it doesn't fit into the small town anesthetic, including the number of stories. Our ordinances used to protect the small town feel and our citizens, old and new, still care about maintaining it. Second, it doesn't provide an elevator or handicap access, which discriminates against many in our community. Third, there's no plan for parking, which every other apartment complex in Sandpoint and surrounding areas have provided for their tenants, and Sandpoint proper already has a significant lack of parking. Do not approve

this project. Mila Donaldson Resident since 1976

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Thursday, April 10, 2025 7:45 PM  
**To:** City Planning  
**Subject:** 4 story building at 413 Church

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Name: Ellen Weissman  
Email: [LN.durga@frontier.com](mailto:LN.durga@frontier.com)

Message: The design is flawed in many ways. 1) It's ugly. 2) No parking! 3) Not enough parking for bicycles too! 4) Too high! We have a three story limit! STOP SELLING OUT OUR TOWN! Thanks for listening!



**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Wednesday, April 9, 2025 4:41 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Michelle Hauck  
Email: [huckfinnhous@gmail.com](mailto:huckfinnhous@gmail.com)

Message: Concern regarding Farmin Flats project pertaining to parking requirements not required by the builder. As a manager of a long standing business in Sandpoint, when we applied for a remodel of our business, we were told that we could not go up a second story due to the parking spaces needed for the amount of living space above a business. Please explain how the Farmin Flats project is not required to provide parking for the number of units they are building. The intersection of Church and Fifth is one of the busiest intersections with no signal. How do anticipate this will effect the traffic in the area, where are residents going to park not only in the summer which is our highest peak traffic season but let alone in the winter when we have snow removal trying to take place. The current parking lots in town are already full during these seasons along with the street parking options. Is the builder purchasing additional lots for a parking option? Why is one builder getting special treatment and privilege's compared to other citizens of the city? The city has not been open and clear with the community about this project. Impact studies on how this will effect our current water treatment plant or traffic and parking. This is reminiscent of the "Good Old Boys Club" from early days of Sandpoint.

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Thursday, April 10, 2025 4:34 PM  
**To:** City Planning  
**Subject:** Apartments on Church

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Name: Megan LaBorde  
Email: [megandonaldson95@gmail.com](mailto:megandonaldson95@gmail.com)

Message: Please please reconsider this project, downtown does not have the parking for a building like this and these units are all tiny and not handicap friendly. This is not the kind of project that's going to improve our town especially when things like our sewer system and water infrastructure need help. We are growing at an exponential rate those are way more important.

**From:** Kari Saccomanno <saccomanno.kari@gmail.com>  
**Sent:** Wednesday, April 9, 2025 7:59 PM  
**To:** Jason Welker; Bill Dean; Kathryn Keeney; Peter Skon; Jeremy Grimm  
**Subject:** All I can say....

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**To the Sandpoint City Planning Staff and Mayor Grimm,**

I am writing as a concerned resident of Sandpoint (county now but have been a city resident - total time with a Sandpoint address, over 50 years, and I am not much older than that) to express my strong opposition to the proposed development at 413 Church Street. Projects like this are actively harming the unique character and livability of our town.

This building is **out of place, ugly** (who bases something on Umpqua, an eyesore since the beginning), and **far too expensive** for what it offers. The so-called “studio apartments” are too small to be livable for real Sandpoint residents, especially working families. Let’s be honest—these are not affordable homes for locals. They’re overpriced units targeting individuals with disposable income, not people trying to live and work here.

**The lack of parking is unacceptable.** While current regulations may allow the waiver of parking requirements, it’s clear those rules are outdated and harmful to today’s reality in Sandpoint. Our town relies on cars—like it or not, this is Idaho, not Portland or Seattle. You cannot force residents to give up cars under the guise of being “forward-thinking.” That isn’t progressive—it’s disconnected from reality.

This development adds 48 units and commercial space with **zero parking**, in a part of town that already struggles with traffic and congestion. Anyone who drives near Church and 5th knows traffic is **already a mess**—this will only make it worse. And with no parking built in, that burden will fall on the rest of us. **We will be forced to deal with the overflow—residents, workers, and customers alike - and of course, the tourists.**

The so-called parking study is misleading. Claiming that occupancy is “well below effective capacity” doesn’t match what we see every day. And the City’s conversations about charging for parking—especially at City Beach—make this even more frustrating. How can you justify adding dense development while simultaneously limiting where residents can park?

Let's call it like it is: **this is not affordable housing**. This is not sustainable. This is not responsible land use. This is **urban-style density shoehorned into a small town** that values open space, community, and access—not congestion and high-priced micro-units.

If you care about Sandpoint and the people who actually live here, **stop approving projects that chip away at what makes this town special**. We need thoughtful planning that reflects the needs of our rural community, not “urban trends” that only benefit developers.

Sincerely,

~ Kari

**Kari Saccomanno**  
[saccomanno.kari@gmail.com](mailto:saccomanno.kari@gmail.com)  
(208) 290-7757

*Open-minded people don't care to be right, they care to understand. There's no right or wrong answer. Everything is about understanding. - Linda Jantzen*

**From:** Theresa Lindholm <tlindholm81713@outlook.com>  
**Sent:** Wednesday, April 9, 2025 11:38 AM  
**To:** City Planning  
**Subject:** Application #PSPR25-0003-Farmin Flats-Notice of Application

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Dear City Council & Planning Members,

I recently received your "Notice of Application" as the owner of 411 Pine Street for the Farmin Flats proposal. I am writing to express my strong opposition to the proposed 48-unit housing complex in downtown Sandpoint. While I understand that growth is a natural part of any community, this proposal raises significant concerns that I believe the city must carefully address before moving forward.

One of the most pressing issues is the already strained parking situation in downtown Sandpoint. The addition of 48 new units will undoubtedly exacerbate the current parking problems. With the limited parking options available, It's clear that the new development will further congest the area, making it even more challenging for residents, workers, and visitors to find parking—especially during peak times, such as the busy tourist season. During these times, finding parking on side streets or in available lots is already a nearly impossible task.

Additionally, the recent changes to Pine Street have already resulted in the loss of valuable on-street residential parking. The city's proposal to begin charging for parking downtown only highlights the inadequacy of our current infrastructure to handle the growing demand. This combination of increased demand and fewer available spaces makes the proposed development increasingly untenable.

While Sandpoint is experiencing rapid growth, I believe we are prioritizing large-scale developments over thoughtful, sustainable planning. Growth is essential, but it must be managed in a way that benefits all residents and preserves the unique character of our town. We must prioritize necessary infrastructure improvements—such as parking—before approving new developments that strain our already overloaded systems.

**Other Concerns:**

- **Affordable Housing:** While the proposed development may increase the number of housing units in Sandpoint, it does not address the community's most pressing housing need—affordable housing. There is no guarantee that the new units will be

affordable to working families or individuals, which is a crucial concern as housing costs continue to rise in our area.

- **Architectural Design:** The design of the proposed complex seems disconnected from the downtown aesthetic that makes Sandpoint so unique. The proposal does not appear to complement the existing architectural style, which is important in maintaining the visual appeal and charm of our historic downtown. This could result in a development that feels out of place and detracts from the character of the area.
- **Local Impact:** The developers behind this project are from Utah, and there are concerns about their understanding of the local needs and the long-term impact of their development. By taking advantage of certain exemptions, it seems that they are prioritizing profit over the interests of our community. Decisions made by developers who are not familiar with the nuances of our town may risk compromising the values that make Sandpoint special.

In conclusion, I urge the City Council and planning teams to consider the long-term consequences of this development. We need responsible, balanced growth that considers the needs of current residents and the preservation of our town's character. Without adequate planning and infrastructure improvements, we risk diminishing the quality of life in Sandpoint.

Thank you for your attention to these important matters. I trust that the City Council will carefully weigh these concerns and make a decision that is in the best interest of our community.

Sincerely,  
Theresa Lindholm

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 8, 2025 9:45 PM  
**To:** City Planning  
**Subject:** Farmin Flats Development Opposition

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Name: K. Raynor  
Email: [Kinsieraynor@yahoo.com](mailto:Kinsieraynor@yahoo.com)

Message: Dear Sandpoint City Planners, I am writing to express my strong opposition to the proposed Farmin Flats Development, which would consist of 48 micro studio apartments with no dedicated parking in the downtown area of Sandpoint. As a concerned resident of this community, I believe this development is not in the best interest of our city, particularly in light of several key issues that need to be considered before moving forward with such a project. First and foremost, parking in Sandpoint is already a significant challenge, especially during our peak tourist season. Visitors flock to our town for its natural beauty, outdoor activities, and vibrant local scene, and they often need places to park in downtown Sandpoint. The addition of 48 micro studio apartments without parking spaces would undoubtedly exacerbate the strain on our already limited parking resources. The last thing we need is to add more vehicles to a congested area, making it even more difficult for residents, business owners, and tourists to find places to park. Secondly, I am also concerned about the involvement of out-of-town developers in this project. The Farmin Flats Development is being proposed by OZ Development LLC, based in Utah. OZ Development has already built 60 micro apartments in Salt Lake City and is currently working on additional projects in Tucson, Arizona. While these types of developments may be suited to larger urban areas, they are not well-suited to a small town like Sandpoint. While I understand that economic growth and development are important, I question whether this project is truly in the best interest of Sandpoint residents or if it is primarily driven by the financial benefit of an out-of-state developer. Allowing external parties to make decisions that affect our community—without having a genuine, vested interest in the well-being of our town—raises serious concerns about how our town will change. We must ask ourselves: How does this project serve the people of Sandpoint and help preserve the unique qualities that make this place so special? Another important consideration is whether the micro apartments in the Farmin Flats Development can accommodate individuals with disabilities. Without designated parking spaces, residents with mobility challenges may face significant difficulties accessing their homes, especially in an area where parking is already limited. While micro apartments are often designed to maximize space efficiency, it is important that they are also designed with accessibility in mind. If these units do not meet accessibility standards or fail to provide necessary accommodations, they could exclude individuals with disabilities from living in the

development. Considering inclusive development that allows all residents, regardless of their physical abilities, to comfortably and safely live in our town is an important aspect of Sandpoint's growth. I urge you to take a step back and carefully consider the long-term implications of the Farmin Flats Development. It is crucial that any new developments in Sandpoint prioritize the needs and interests of local residents, rather than catering to developers looking to line their own pockets. Thank you for your time and consideration. I trust that you will carefully weigh the concerns of Sandpoint residents as you make your decision on this proposed development. Sincerely, Sandpoint Resident



**From:** Susan Holden <susanlholden@gmail.com>  
**Sent:** Wednesday, April 9, 2025 8:44 AM  
**To:** City Planning  
**Subject:** Proposed apartment building at 413 Church St, Sandpoint

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To whom it may concern;

I would like to express my concern regarding the proposed apartment building development for 413 Church st. There is absolutely no way that this won't create a parking nightmare in our downtown area and the adjacent neighborhoods. 48 units does not equate to 48 cars, but much more likely, 96 cars. The surrounding residential neighborhoods cannot support the street side parking.

Why is the developer not required to build underground parking? What happens during the winter with snow plowing with an additional 48-96 cars on the streets? What about the 4 hour parking time limit downtown? Where do these potential residents, in addition to shoppers and visitors during the jam packed summer months park? I am honestly stunned that this petition is even being considered for approval.

Developers will do whatever it takes to make money. I understand that, it's part of their job. However, we need our city planners and council to protect the quality of life for the citizens of the community who will be here long after the developers have cashed their check and left town. Since a 48 unit apartment complex will not work downtown due to very real parking challenges I strongly urge the planning commission and city council to deny this request and suggest that the developer either provide underground parking, or build this complex outside of the downtown corridor.

Thank you for your consideration.

Susan Holden

**From:** Karen Eggleston <karenreggleston@gmail.com>  
**Sent:** Wednesday, April 9, 2025 9:27 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Karen Wilkinson  
417 Church Street

SUPPORT-SUPPORT-SUPPORT!!

Good morning City Planners. I am 100% in favor of the proposed Farmin Flats project. There is a lot of noise about the lack of parking. I think that may be a distraction from other more important factors that are being overlooked and possibly missed entirely.

Sandpoint has promoted itself as a, "Walking City." The concept is more than just charming, it's a lifestyle being embraced by more than some might think. In fact there are hundreds of potential "Walkers," that currently live in the area, or are forced out of the area by lack of available housing. Everything needed to genuinely choose a walking lifestyle is provided within a few City blocks. The downtown business district, health services, grocery, entertainment, everything with one exception. What is not provided is housing for those who choose or would choose this very progressive and ever more relevant lifestyle.

There are several demographics that will benefit from this project in multiple ways. For example, those who are transitioning into and out of adulthood. More specifically those young adults just entering the workforce who have been priced out of both residence and vehicle. And, the elderly on fixed incomes who no longer drive, and who would benefit from living in town close to services. Many who are making the deliberate and progressive choice to live with fewer resources in support of the green movement and a smaller carbon footprint. Do not underestimate the needs and impact of this community. Traveling professionals who need temporary housing are another consideration. Blue collar workers who are desperately needed in the downtown business district. It is no secret to those trying to operate small businesses in Sandpoint that there is a desperate need for blue collar workers. Several business owners are providing housing and rides for a handful of employees who have neither. The same handful of laborers are recycled from business to business, walking out of one door and into another without so much as an interview, demanding higher and higher wages, driving costs of operation up and up and up. They can because the workforce is at a severe deficit. Patrons may recognize the deficit as price increases, poor service, and fewer hours of operation. Mom and Pops are being forced out of business entirely. The lack of labor force is a disaster with no good outcome for

Sandpoint. To infuse the area with a labor force and save the business district affordable housing has to be available, and within walking distance. In many ways Sandpoint has become a microcosm of a much larger city. The level of resistance to creative solutions only contributes to the demise of Sandpoint in danger of becoming just another depressed City of antiquity with resuscitation nearly impossible.

A few additional things to consider. The City of Sandpoint recently completed a parking study. There are currently 1,096 unused parking spaces within walking distance of downtown. People generally circle first and second avenue, and the City parking lot only to find excessive crowding and limited or no available spaces. The 1096 spaces are overlooked because they are not found in the immediate first block or two of town. The study also concluded that people are willing to walk 2.25 blocks and that's the range they look for parking in. Residents are missing what is literally under their noses.

OZ Development is not new to this type of project. Just a little quick research shows that OZ Development is a small family and community focused corporation that has developed several similar apartment buildings for the same purpose and targeting the same demographics--and without parking. Residents of the cities where these units have been built expressed the same concerns over lack of parking. The projects moved forward. The buildings were built, and they filled with residents to an overflow waiting list. There are no projects developed by OZ that are sitting empty and they appear to have no major impact on parking. OZ Development is providing housing for a niche that has been generally overlooked. Coincidentally, I have a young professional daughter who rented an apartment built by OZ Development and it was beautiful, well built, well designed, finished with high end materials, and affordable. If she's not walking (by choice) she, "Scoots," to work.

The City may want to be proactive in considering potential parking issues along the 400 block of Church Street. In consideration and with cooperation of the existing and proposed businesses on that block the City should consider changing the parking time limit from three hours to something more conducive to those specific businesses. That would eliminate some of the legitimate concerns surrounding patronage.

The need is great and the timing is perfect. I look forward to this project and others like it to reinvigorate Sandpoint once more.

Cordially,  
Karen Wilkinson  
417 Church Street

**From:** Jennifer Ellsworth <jenniferlynnelsworth@gmail.com>  
**Sent:** Tuesday, April 15, 2025 9:09 AM  
**To:** City Planning  
**Subject:** Farming Flats 48

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This building goes against Sandpoint's 3 story rule. Then to get around it they are adding Commercial space. However 48 units with no parking and a business with no parking. We live in a city that requires snow plowing for 4 months out of a year. This will negatively affect all of this downtown area for multiple blocks. Where we already struggle with proper parking. Sandpoint is not a major city and doesn't have the infrastructure or enough spot busses to make up for this extremely poor planning or building. I would like to know how you will resolve the parking and congestion this will bring to these home owners and local residents that already burdened with downtown's terrible planned reconstructions that have made to worse and not better.

Jennifer Ellsworth

**From:** Bryan Cavaness <bryan@staffordholdingsllc.com>  
**Sent:** Friday, April 11, 2025 2:32 PM  
**To:** City Planning  
**Cc:** Jason Welker; Bill Dean  
**Subject:** Farmin Flats - City File No. PSPR25-0003  
**Attachments:** [Farmin Flats - SH Objections \(041125\).pdf](#)

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Good afternoon . . .

The attached document is provided in reference to the pending Site Plan Review for the Farmin Flats project, City Application No. PSPR25-0003.

Please direct all communications regarding this matter to the undersigned as outlined below.

**Bryan Cavaness**



8840 SW Holly Lane  
Suite 200  
Wilsonville, Oregon 97070

Mobile: 503.332.6699  
E-Mail: [bryan@staffordholdingsllc.com](mailto:bryan@staffordholdingsllc.com)

Web: [www.staffordholdingsllc.com](http://www.staffordholdingsllc.com)

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Stafford Holdings, LLC  
8840 SW Holly LN, STE 200  
Wilsonville, OR 97070

April 11, 2025

Mr. Jason Welker  
Planning Director  
City of Sandpoint, ID  
1123 W Lake Street  
Sandpoint, ID 83864

**Via Electronic Mail: [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)**

RE: Farmin Flats – Site Plan Review  
City Application No. PSPR25-0003

Dear Mr. Welker:

Thank you for your recent call. As we discussed, I am writing on behalf of Stafford Holdings, LLC (“Stafford”), an Idaho limited liability company. Stafford owns and operates the Sandpoint Center building, which is located immediately adjacent to the proposed Farmin Flats project on the north side of Church Street.

Stafford appreciates and lauds the Applicant’s efforts to make housing available in the city’s downtown commercial core, however, Stafford is concerned about the adverse impacts 48 new residential dwellings units with no on-site parking will have on the tenants of the Sandpoint Center and other commercial office and retail uses that depend on the ready availability of parking in the downtown commercial core. We are also concerned with existing pedestrian safety issues the proposed development will exacerbate and the manner the project proposes to collect, detain, treat, and discharge stormwater.

We ask that this correspondence be included in and made a part of the record for City Application No. PSPR25-0003.

### **Parking**

Sandpoint’s recently adopted 2024 Comprehensive Plan includes the following goals and objectives that address parking in the downtown commercial core:

- “Enhance access to businesses, shops, restaurants, and other destinations through parking management solutions” (Chapter 6, Goal 1, A); and
- “Ensure sufficient public parking to enable redevelopment of underutilized properties” (Chapter 9, Goal 5, J).



To: Jason Welker  
Date: April 11, 2025  
Page: 2

A decision approving the application must include findings based on facts contained in the record Applicant has submitted that the proposed development's failure to provide any off-street parking will not: 1) adversely affect future access to businesses, shops, restaurants and other destinations by reducing available off-street parking that is intended to serve commercial uses in the downtown core; and 2) will not reduce available public parking in a manner that would hamper redevelopment of underutilized properties in the downtown commercial core.

Applicant's Trip Generation Report expects that 15 percent of residents will utilize on-street parking immediately adjacent to the new structure and the balance of residents will utilize off-street parking that is presently available at the South IDT lot (76 stalls), the North IDT lot (34 stalls) and the City Lot (121 stalls) (231 total "Public" off-street stalls).

The Trip Generation Report assumes, without any factual support, that converting existing public lots to paid parking will "likely diminish" usage demands at all three public lots. More importantly, however, Applicant's Trip Generation report unashamedly fails to acknowledge that at some point in the next five to ten years, the Idaho Transportation Department (ITD) intends to construct a "Couplet" that will realign Fifth Avenue. The realignment will result in the loss of 113 off-street stalls in downtown Sandpoint. With this change, the number of off-street stalls in downtown Sandpoint will be reduced to 121 general use stalls. The 48 percent reduction in available off-street parking stalls will have a significant impact on the on-street and off-street parking system. See *City of Sandpoint Parking Study* – November 10, 2022, Page 9. Applicant offers no discussion of and patently ignores foreseeable adverse impacts that will result from new parking demands the proposed 48-unit multi-family development will create, and how those impacts will be further aggravated by the loss of 48 percent of existing public off-street parking opportunities in the city's downtown commercial core.

### **Pedestrian Safety**

The 2024 Comprehensive Plan includes the following goals and objectives that address pedestrian safety:

- Improve intersections, crossings, and bus stops for pedestrians and bicyclists, installing crosswalks, signs, and curb ramps to bring them up to public rights-of-way accessibility standards. (Chapter 6, Goal 2, D)
- With new development projects, encourage the design and construction of local streets to improve multimodal connectivity and safety and encourage well-connected, grid type street patterns. (Chapter 6, Goal 7, A)
- Continue to thoroughly assess off-site traffic impacts of new development to ensure adequate funding of needed infrastructure. (Chapter 6, Goal 7, C)

To: Jason Welker  
Date: April 11, 2025  
Page: 3

The city intersection of Church Street and Fifth Avenue is unsignalized and is stop controlled from the east and west only. The intersection of Oak Street and Fifth Avenue is also unsignalized but has a pedestrian warning light. Stafford is aware of anecdotal evidence that Fifth Avenue between Pine Street and Cedar Street, a US Highway, is known to be hazardous to pedestrians, including a history of pedestrian fatalities.

A decision approving the application must include findings based on facts contained in the record Applicant has submitted that future bicycle and pedestrian movements the proposed 48-unit multi-family project will generate will have safe travel routes. The findings should also identify public improvements Applicant is required to construct to mitigate pedestrian safety impacts that are reasonably attributable to the proposed development.

### **Standards Applicable to Multi-Family Development**

Sandpoint City Code Section 9-4-3-2-H prescribes minimum site and building design standards for multi-family housing improvements, and it is reasonable to expect the city should apply multi-family design standards to mixed-use projects where multi-family uses comprise over 95% of the project, such as the case with Farmin Flats. A cursory review of the site plans and building elevations included with the application suggests that the Applicant has endeavored to meet and exceed the city's design standards for multi-family structures, albeit with one exception; the proposed development plan does not include space for at least two (2) bike racks per unit located near the building entry per the express requirements of Section 9-4-3-2-H(3)(c) and (d).

The *Vision Statement* of the 2021 Multimodal Transportation Plan declares that "[p]edestrian, bicycle, and transit access are prioritized in Downtown and between neighborhoods, schools, the library, and other key community destinations." (Emphasis added.)

Applicant's narrative acknowledges it has taken great care to assure the building's design is "consistent with the Sandpoint City 2024 Comprehensive Plan." Applicant's narrative also emphasizes that the proposed multi-family apartment building is "designed as a forward thinking, sustainable development that aligns with evolving urban living trends," and that "[b]y eliminating on-site parking, [the] project embraces a transit-oriented and pedestrian-friendly approach that promotes environmental responsibility, affordability, and efficient land use."

The 2024 Comprehensive Plan and the 2021 Multimodal Transportation Plan both recognize that transit-oriented, pedestrian-friendly, sustainable development in an urban setting is a three-legged stool that necessarily includes public and private improvements that enhance and promote increased reliance on pedestrian, transit, AND bicycle transportation options. Applicant's failure to provide ANY bicycle parking, which Sections 9-4-3-2-H(3)(c) and (d) wisely impose on all new multi-family development in the city of Sandpoint, produces a stool with only two legs that fails to provide future residents with a range of transportation options that are essential to foster and promote an affordable and sustainable community in the city's urban core. If staff approves the proposed development, the decision should include a Condition of

Approval that requires the Applicant to provide space in the building for at least one (1) bicycle per unit.

### **Stormwater Management.**

#### **Untreated Discharge to Public Stormwater System.**

City Code 11-3-7.B mandates that there shall be no measurable increase in the peak rate of runoff from a site after development when compared with the runoff rate in the undeveloped state for a 25-year storm event. Subsection B further requires all new developments to construct sufficient retention capacity within project boundaries to detain the on-site surface flow to meet the performance standards established by Section 11-3-7.

City Code 11-3-7.E mandates that all stormwater collected in a detention system required by Subsection B must be directed to a vegetative swale or to an alternative stormwater management system approved by the city engineer.

City Code 11-3-7.E.1 allows the City Engineer to grant an exemption to the stormwater treatment requirements imposed by 11-3-7.E that would allow discharge of stormwater directly into a public stormwater conveyance system in two limited instances.<sup>1</sup>

The first exemption allows the city engineer to grant an exemption where the total post-development impervious surface area on a lot resulting from new construction or an addition to existing structures is less than two thousand (2,000) square feet. See City Code 11-3-7.E.1.a. The first exception is not applicable in this instance because the post-development impervious surface area will exceed 2,000 square feet.

The second exemption grants the city engineer discretion to allow retained stormwater to be discharged directly into a public stormwater conveyance system without prior treatment in a vegetated swale or other approved management system required by City Code 11-3-7.E if the runoff source is roof that does not have potential sources of contamination. See City Code 11-3-7.1.b. The site plan materials Applicant submitted for this project include a plan view of the building's roof that suggests Applicant intends to install mechanical equipment on the rooftop that will provide heating and cooling services to individual dwelling units in the building and the associated street-side commercial space. The site plans do not identify the type of mechanical equipment Applicant intends to install on the building's rooftop, but we believe it is reasonable to anticipate that Applicant intends to install 49 ductless mini split compressor units on the rooftop – one exterior compressor unit for each of the 48 dwelling units and the commercial space. The ductless mini split compressor units will contain hydraulic fluid, mechanical lubricants, and liquid refrigerants, all of which will, during the units' service lives, leak onto the roof surface creating 49 sources of contamination.

---

<sup>1</sup> Applicant's Stormwater Plan incorrectly states that the City Code 11-3-7.E.1.b grants the City Engineer discretion to allow runoff generated from the membrane rooftop to outfall directly to the existing stormwater system Church Street without prior detention required by City Code 11-3-7.B.

To: Jason Welker  
Date: April 11, 2025  
Page: 5

The city engineer cannot grant an exemption to allow stormwater retained from the building's rooftop to be discharged directly into the public stormwater conveyance system in Church Street without prior treatment in a vegetated swale or other approved management system required by City Code 11-3-7.E because the direct discharge will convey hydraulic fluids, mechanical lubricants, and liquid refrigerant contaminants to the public stormwater system, and shortly thereafter directly into Lake Pend Oreille, during every storm event.

**Protection of Adjoining Properties.**

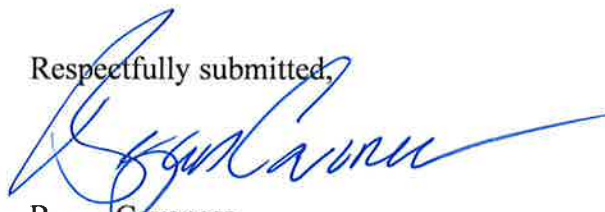
The stormwater plan proposes to construct swales on the east and west sides of the property that are 2-inches deep with 2-foot-wide bottoms. Each swale is proposed to have catch basins installed on the north and south sides of the property, presumable to collect stormwater runoff from the alley way to the south and the public sidewalk improvements to the north.

The landscaping plan shows a varied mixture of shrubs will be installed in the swale bottoms on centers ranging from 18-inches to 24-inches. The shrub planting detail specifies a "water basin" around each planting, and Plat Notes specify the use of 2-inches of mineral mulch in the form of ¾-inch basalt chips.

Stafford questions how stormwater will be able to flow freely through 2-inch deep swales densely planted with shrubs spaced 18 to 24-inches apart, particularly when the landscape plans call for the swales to be effectively filled with mineral mulch.

Stafford also notes that the stormwater plan does not identify where stormwater runoff that exceeds a 25-year storm event will flow to. Based on the site plans and stormwater plans Applicant provided, it is reasonable to expect that cow tongue overflow drains will direct runoff that exceeds a 25-year storm event to the abutting properties to the east and west, which would be an unpermitted trespass upon the abutting properties.

Respectfully submitted,



Bryan Cavaness  
Stafford Holdings, LLC

**From:** Melissa Midstokke <mmidstokke@gmail.com>  
**Sent:** Friday, April 11, 2025 5:40 PM  
**To:** Kathryn Keeney  
**Subject:** Re: apartments in downtown

You don't often get email from [mmidstokke@gmail.com](mailto:mmidstokke@gmail.com). [Learn why this is important](#)

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WE DO NOT need housing in downtown!!! What we NEED is parking.  
Please Please Please don't let them build apartments in our downtown area!

--

Melissa N. Midstokke  
Office Goddess  
Action Point Physical Therapy  
Physical: 606 N. 5th Ave.  
Billing: P.O. Box 2490  
Sandpoint, Idaho 83864  
work (208).284.3597  
mobile (208).627.9095  
Fax (208).718.6341

**From:** Lynda Fioravanti <idahoproperty@startmail.com>  
**Sent:** Friday, April 11, 2025 11:14 AM  
**To:** City Planning  
**Subject:** Objection to Farmin Flats Apartment Complex PSPR25-0003

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Dear City of Sandpoint,

Our church, the Christian Science Society, received a letter from you regarding the proposed Farmin Flats project where 48 units are requesting to be built. PSPR25-0003

We understand the area needs more housing. But every right idea has it's perfect spot. I don't feel this location, that is already conjested and experiences severe parking issues, can handle 48 units in this location.

Across the alley from our church are two apartment units. The new tenants complain if our church members use that parking area during our chuch services, so we park across the street. I can't imagine how bad parking will be with an additional 96 cars needing parking spaces.

Human nature is such that I'm sure some of these new tenants will park in the church's parking spaces on Saturday and still have their cars there on Sunday morning when our memebbers arrive. Much of our church



are elderly and need the parking spaces behind our church.

When there's a big meeting at the Sandpoint Center, all the parking around there is taken up. With 48 additional units being added to the area, this will be even more of a parking issue.

Now, if the developers of this apartment complex would like to put in underground parking for their tenants, then I might approve this project.

Thank you for your consideration.

Wishing you the best,

Lynda Fioravanti,  
Member of the Christian Science Society  
422 Pine St, Sandpoint, ID 83864

***Lynda Fioravanti***

[IdahoProperty@startmail.com](mailto:IdahoProperty@startmail.com)

<http://www.NorthIdahoRelocationGroup.com>

Realty Plus, Inc.

(208) 597-3663 (cell)

(208) 208-263-1979 (Sandpoint Office)

(208) 263-5872 (fax)

**From:** Kim Edwards <kim66martin@yahoo.com>  
**Sent:** Tuesday, April 15, 2025 9:01 AM  
**To:** City Planning  
**Subject:** Farmin Flats inquiry

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To whom it may concern in regards to the proposed Farmin Flats at 413 Church Street:

The proposed 48 units appear to lack adequate space for families to be considered a family unit and they appear to lack space for an appropriate kitchen. It seems it would be better suited to decrease the flats to 24 double sized units that would be appropriate for families. This also would be more appropriate for the lack of parking needed for these units.

As the city has already raised concerns about the current parking situations of Sandpoint and even sent out a survey for residents to complete in regards to the parking, adding an addition 48 units that would be requiring anywhere from 40-100 parking spaces of street or lot parking that's is already not available will cause a major flooding of vehicles to the area. This will in turn have an effect on local residents trying to find parking to frequent a business or community events downtown, as well as summertime tourists and does not take any consideration for the established neighboring residents who will have to struggle to park in front of their homes. Upon driving around the future build site, there does not appear to be any convenient lots available for these residents to park or unload groceries, furniture to move, etc. not to mention also figuring out where they will all park during mandatory street shutdowns for parades, plowing, street cleaning, etc.

Due to the lack of parking and small footprint of these units, I fear this building will remain another mostly empty building or be taken over by low income residents who do not own vehicles and it will eventually turn into a ghetto in the middle of our beautiful city as this has happened in many other cities.

Although the builder has designed the building to match other architecture in the area, the building itself will be an eyesore to the area and out of place as it will be mixed amongst residential houses that will be dwarfed by this 4 story structure. In turn, this will lower property values for the established home owners in the immediate area.

In conclusion, I believe Sandpoint can benefit from a structure like this, but it needs to provide its own parking and be in a more appropriate location. A suggested possible location with a parking structure could potentially be the now empty lot where Army Surplus used to reside.

Thank you for your time and consideration.

**From:** Annie Hendricks <annie@hendricksarchitect.com>  
**Sent:** Tuesday, April 15, 2025 7:27 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Dear City PLanners,

Our business, Hendricks Architecture, received a letter pertaining to the proposed Farmin Flats multi use apartment building that would be placed on the lot behind our office. **We do not support such project.**

Let's state the obvious. This developer has a business that looks for areas that have weaknesses. We are that area. The current city code will allow any development to go in and they will receive the parking exemption. A developer can simply add a small commercial space and become multi-use to gain height and other allowances. The narrative letter is your typical letter that uses the same jargon of "aligns with evolving urban living trends", "by eliminating the on-site parking, this project embraces a transit-oriented and pedestrian-friendly approach". They throw in these studies and on and on. Sandpoint must revisit the codes or we are going to have these apartments/condos taking over our downtown and we'll become just like every other town in America. Sandpoint and Bonner County residents do not want to change our downtown into Seattle or any place else! Do we need affordable housing? Of course but this is certainly not the answer.

A few points of concern:

1) **We feel this project does meet the following city code.** Sandpoint Center is not on our block. Looking at OZ Development website, they have built these similar micro units in much larger cities of Salt Lake and Phoenix. Perhaps this design works there but it most certainly doesn't fit our area.

#### **9-2-1-6: - Building Design Standards:**

The commercial A, B and C zone design guidelines in this subsection are intended to provide human scale design, while affording flexibility to use a variety of building styles. These guidelines shall be followed in all new construction in order to ensure that the physical and operational characteristics of proposed buildings and uses are compatible within the context of the surrounding area. Compatibility shall be achieved through techniques such as repetition of

rooflines, the use of similar proportions in building mass, similar relationships to the street, similar door and window patterns, and the use of complementary building materials.

**A. Building Size, Bulk, Scale, and Mass: New buildings or additions shall either be similar in size and height, or if larger, be articulated and subdivided proportionally to the mass and scale of other structures on the same block.**

## **2) Parking**

The City of Sandpoint has stated that they do not want our downtown to be littered with paved parking lots and that all of our businesses near this project will indeed feel this demand should this project move forward. This is not acceptable. This area is predominantly businesses that require spaces for our clients and customers to park. You cannot park on Pine Street by our office anymore so our clients park on Church Street. Our office uses the space in the back (alley) for our employees to park. There is no doubt that tenants will use this space. We have signs up now that we will tow and we know that we will be calling all the time if this goes through. The alley loses space in the winter with snow plowing and piles. We lose street parking in the winter with plowing. Come summer we all know the traffic and parking shortage. With 48 units there will be at least 48 vehicles looking for parking daily. You can't live in our area without a vehicle.

There's also the added safety concern with so many more vehicles near 5th.

## **3) Bicycle parking**

The developer states that this apartment building will embrace bicycles. There is no evidence of any bicycle parking for this complex.

I believe the City must not allow this to move forward. I believe it's important to preserve the character and charm that has defined our small town for generations. I'm concerned that this incoming developer may disregard this by replacing long-standing homes with large-scale apartment complexes that clash with the look and feel of our community.

Sincerely,

Annie and John Hendricks

*Hendricks Architecture  
418 Pine Street  
Sandpoint, ID 83864*

(208)265-4001 *office*  
(208)265-4009 *fax*

[www.hendricksarchitect.com](http://www.hendricksarchitect.com)

**From:** Sandpoint, ID <noreply@civicplus.com>  
**Sent:** Monday, April 14, 2025 7:03 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Jason Smith  
Email: [mtmacsmith@gmail.com](mailto:mtmacsmith@gmail.com)

Message: To whom it may concern, I purchased and own the name Farmin Flats.com and am curious if you are interested in buying the domain name before I construct the web

page FarminFlats.com Jason Smith



**From:** karie@karieleeknocke.com  
**Sent:** Monday, April 14, 2025 7:00 PM  
**To:** Jason Welker; Bill Dean; Kathryn Keeney; Peter Skon; City Planning  
**Subject:** "Farmin?" - Flats

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Greetings Jason, Bill, Katie and Peter,

I am writing in response to the application of "Farmin"-Flats apartment complex on Church Street.

As a long-time resident of this town, reaching back 3 generations, I have to say that this project and others like this, are a shame to our community.

My office is in the Selkirk building, and before that in the Hendricks Architecture building for 15 years. Our streets and alleyways are full and parking in town is already a major issue.

I think it is a shame to allow a developer to slip through the loophole by putting in 847 feet of commercial space, to alleviate his responsibility of providing ample parking for his tenants. 847' sq is just slightly bigger than my 30' foot diameter yurt the I live in, alone! This developer should be held responsible **to provide parking on his own property** and not push his problem onto the city, its residences, and business owner to pick up his slack. Parking in the alleyway will not be an option, as these spaces are on private property.

I'm assuming that these 'flats' are designed for low-income housing, and yes, we need more low-income housing in our community. However, there are many other locations in the vicinity that are more conducive for it. These are studio apartments, with no outdoor space, no patio or lawn. I question who would want to live in a space so confined like this.

Further, I think **it's disrespectful to name this building after the long-standing founding-family name of the Farmins**. Maybe someone in the Farmin family gave them permission to do so, but I know some family members are in disagreement. Have respect!

As far as aesthetics, the architecture looks like a stark building from the city, with absolutely no character. It does not reflect the character of our community, being rural, rustic, artsy, friendly and outdoorsy. It looks like an institution.

Besides the lack of parking and pushing residents to 'fend for themselves', and affecting the local residences and businesses surrounding them, I have other complaints as well.

I don't have the statistics of the building height limits but allowing the Umpqua building to be built at three stories, after they had 'accidentally' exceeded building height regulations. And now we are allowing 4 story buildings?

My personal complaint is that ¾ of my view out of my office window that I look out of every day, to get a breath of fresh air and clear my mind as I look upon the mountains, will be replaced by this hideous building and the ongoing things that will take place there. Sorry, I'm usually more professional than this, but my heart breaks at the thought of it.

Please disapprove this application!

With respect,  
Karie Lee Knoke



**Karie Lee**

Founder @ Sacred Cedars, LLC.

**Phone:** 208-659-9000

**Email:** [Karie@KarieLeeKnoke.com](mailto:Karie@KarieLeeKnoke.com)

231 N. Third Ave, Ste #105  
Sandpoint, ID 83864

[www.KarieLeeKnoke.com](http://www.KarieLeeKnoke.com)



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Jane Guidry <janevguidry@outlook.com>  
**Sent:** Monday, April 14, 2025 2:47 PM  
**To:** City Planning  
**Subject:** Do NOT approve of City permit application PSPR25-0003  
**Attachments:** [notice\\_of\\_application\\_to\\_neighbors.pdf](#)

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**CITY OF SANDPOINT**  
**NOTICE OF APPLICATION – March 31, 2025**

**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0003) adjacent and nearby to your property. The Farmin Flats project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 48 units of residential apartments behind the commercial space, and above on the remaining 3-floors. The project is located at 413 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 4 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting <https://www.sandpointidaho.gov/current-projects> and viewing file no. PSPR25-0003. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than April 15, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.

Name: **Jane Guidry-Benton**

Address: **42459 Hwy 200 Hope, ID 83836**

Application Number: PSPR25-0003



PLEASE RESPOND: (✓)    ☐ SUPPORT    ☒ DO NOT SUPPORT    ☐ NEUTRAL

COMMENTS: **Sandpoint is a wonderful community full of quaint, wonderful businesses and lovely people. This is what makes Sandpoint such a draw for many people. Unfortunately, this attracts big business and developers, which is the opposite of what makes Sandpoint so special. Opportunity and growth has to happen, yes, but**

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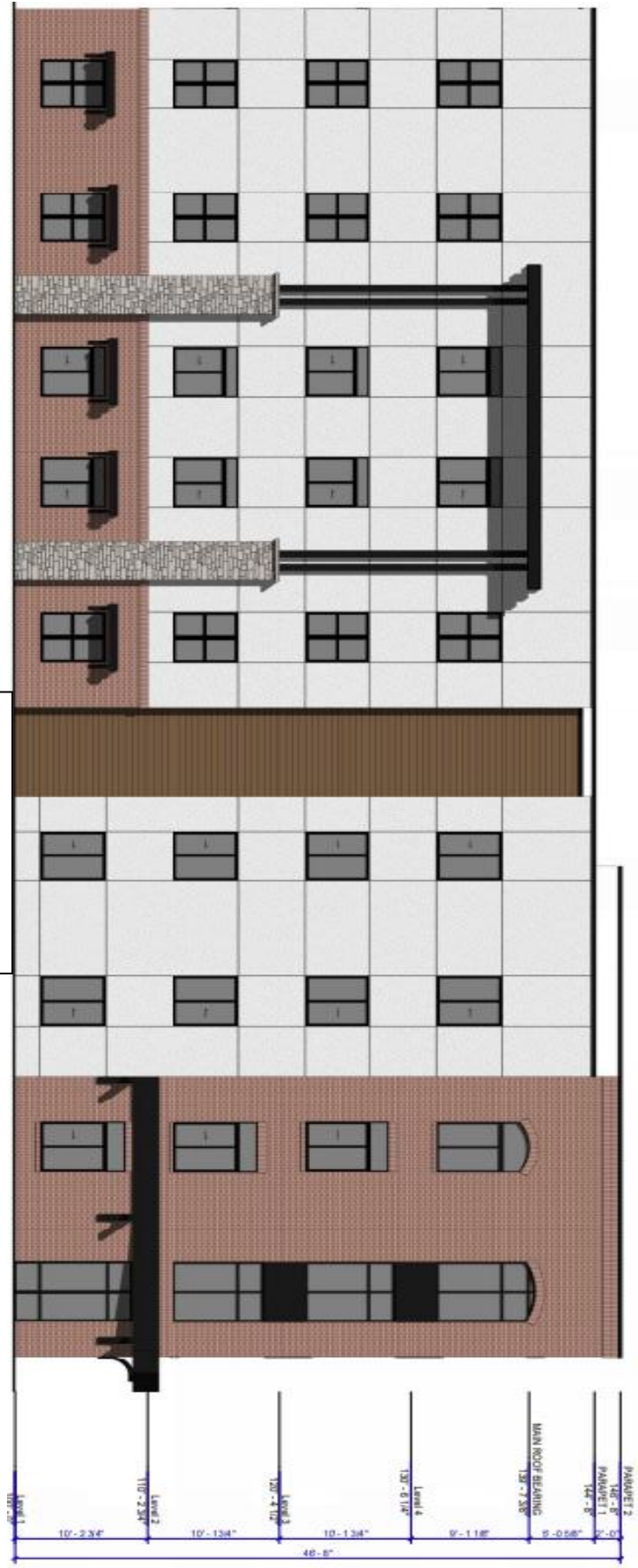




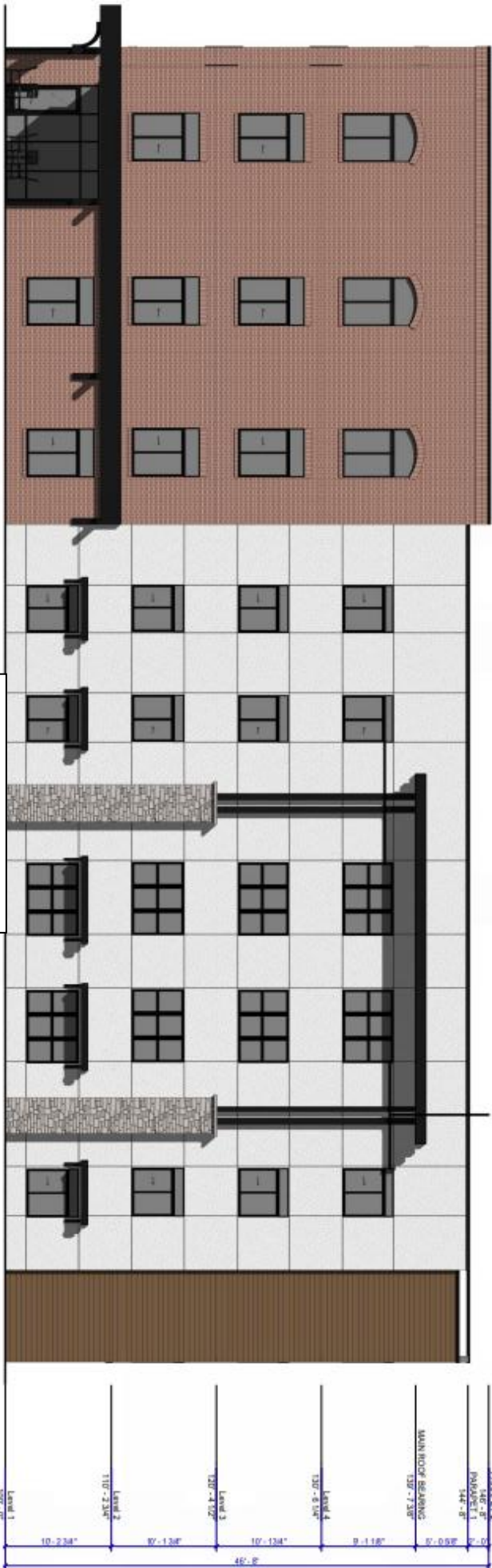




CHURCH STREET



EAST ELEVATION



WEST ELEVATION





NORTH ELEVATION



SOUTH ELEVATION

**From:** Meg Skibitsky <megan.skibitsky@gmail.com>  
**Sent:** Sunday, April 13, 2025 9:57 AM  
**To:** City Planning  
**Subject:** Concerns Regarding Farmin Flats PSPR25-0003 Application

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Dear Sandpoint City Planners,

I am writing to express my concern about the proposed 48-unit apartment complex at 413 Church Street, which will be located directly adjacent to my medical clinic in downtown Sandpoint.

While my practice has dedicated off-street parking, I am very concerned about the broader impact on the surrounding business community. Parking in this part of town is already difficult, and adding 48 residential units without any onsite parking will further strain an already overburdened area. This will directly affect neighboring businesses whose clients and employees rely on public parking to access services.

When I established my medical practice, I was required to provide dedicated parking. I don't understand why that same standard is not being applied to a residential development of this size. If a small business is expected to secure adequate parking, it seems only reasonable that a large apartment complex—potentially bringing 50 or more vehicles—should be held to the same expectation.

The assumption that downtown residents will not own vehicles is simply not realistic in a rural community like Sandpoint, where public transportation is limited and most people rely on personal vehicles to get to work, school, and essential services. A zero-parking plan doesn't reflect how people actually live here and will create long-term infrastructure challenges for our downtown core.

Downtown Sandpoint deserves thoughtful development that supports both residential and commercial vitality. I respectfully urge the city to reconsider this proposal in its current form or to require the developer to provide meaningful parking solutions before moving forward.

I look forward to your response.

Kind regards,

Meg Skibitsky, MD

Owner, Lakeshore Health PLLC

**From:** Theresa Stevens <bdride@hotmail.com>  
**Sent:** Tuesday, April 15, 2025 1:48 PM  
**To:** City Planning  
**Subject:** Farmin flats

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Sent from my iPhone

Please do not build this plain, boring building at 4:17 Church in Sandpoint Idaho. This is a classy cozy epic place to live and for you to add 48 tiny Apts to Church Street in the place of one house is completely unacceptable in the minds of the people who live here. We have seen what is happening to Utah and it is horrendous. Please make it for four Apts at the most with parking. Don't do this to our community. And keep your money in Utah.

**From:** dlmyzf400 <dlmyzf400@aol.com>  
**Sent:** Tuesday, April 15, 2025 4:00 PM  
**To:** City Planning  
**Subject:** Farming flats 48 units

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This is the beginning of a little los angeles and no parking to boot. There is no reason to start cramming multi unit housing into this single family housing area. You have already allowed multiple apartments units to be built and most I've seen have one way in one way out! It's called planning for a reason. Does it matter how it impacts the community or is it all about getting payed?

Sent from my Verizon, Samsung Galaxy smartphone

**From:** cityclerk@sandpointidaho.gov <noreply@civicplus.com>  
**Sent:** Tuesday, April 15, 2025 2:58 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Name: Tammy Farmin  
Email: [inbend@gmail.com](mailto:inbend@gmail.com)

Message: To whom it may concern, This development was brought to my attention yesterday. I am very concerned as is other Farmin family members. There are some of us who have no interest in having our name used to market, advertise or promote this development. Our Family can hang our hat on a lot of great things we've done for the community of Sandpoint. That being said, some of us aren't feeling this is such a great thing. Please reach out at your earliest convenience. Thank you. Tammy Farmin 208 304-

3641

**From:** Christine Moon <lunchpeach@gmail.com>  
**Sent:** Tuesday, April 15, 2025 11:57 AM  
**To:** City Planning  
**Subject:** Farmin Flats Parking

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Greetings:

This is a message asking for a re-consideration of the plan to offer 48 new residences downtown with no requirement for new off-street parking for the vehicles that will come with the new downtown residents.

This plan seems absurd. Please reconsider.

Sincerely,  
Christine Moon  
715 W Superior St  
Sandpoint



**From:** Maranda Clerique <mclerique@gmail.com>  
**Sent:** Tuesday, April 15, 2025 12:51 PM  
**To:** City Planning  
**Subject:** Church street apartment

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Good morning,

As a concerned citizen I must say that this seems like poor planning. The lack of parking plans means a minimum of 50 cars on the street. More likely 100 cars as most homes have 2 cars.

Can you imagine plowing, sweeping or public safety through there?

The study being quoted was talking about downtown parking spaces which we know are already slammed during summer hours.

We should not be building giant complexes using Public spaces for parking.

Best,  
Sandpoint citizen  
Sent from my iPhone

**From:** Jeff Armstrong <jarmstrong@selkirkfire.us>  
**Sent:** Tuesday, April 15, 2025 12:17 PM  
**To:** City Planning  
**Cc:** Tammy Miller; Gavin Gilcrease; Jeremy Grimm  
**Subject:** PSPR25-0003 - Farmin Flats, public comment

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Dear City of Sandpoint,

I am writing you regarding the proposed development on 413 Church St. With regard to the project as proposed, I am adamantly **opposed**.

While I am neither a resident of your City, nor your Fire Chief, I reside in a neighboring community and serve as the Fire Chief for the surrounding Fire Districts. These Fire Districts will be tasked with providing your City, mutual aid response in the event of an incident at this apartment complex (hotel). With the conditions that (may) exist, my staff is will be placed at unnecessary risk.

The design of the project will produce residents of the transient nature, and while I am sympathetic to the need for “affordable” housing in Bonner County, at what cost are we providing it? Let’s be honest, these aren’t really traditional apartments. If they are, where is the parking? This either looks like transitional housing, or resort employee housing. But I digress...

My concerns focus on public safety, and specifically fire department operations:

- Lack of parking – creating conditions for illegal parking in the alley and fire access concerns.
- Fire access around the project (built on two small residential lots)
- Accessibility / egress
- Fire flow (we saw those issues with the Army Surplus fire)
- I am sure the building will have fire sprinklers, so you may dismiss the above bullet point; but it is important to remember those are designed to allow for occupant egress, and do not (always) extinguish fires.
- Another 4-story residential building without a reliable and/or reserve ladder truck for rescue or fire suppression/operations
- Lack of adequate daily staffing in the Sandpoint FD to manage an incident in an occupancy of this type

- Transient residents, bringing a plethora of issues including a lack of accountability and lack of knowledge of the building (for evacuation)

It is no secret that I am opposed to the current rate of growth in Bonner County; however, I am looking at this differently and objectively. While the City of Sandpoint is better positioned to handle some of this growth, this is not the right project for this location currently.

Thank you for your time.

***Jeff Armstrong, Fire Chief***

**Selkirk Fire, Rescue & EMS**

PO Box 760

2689 Gun Club Rd.

Sagle, ID. 83860

O: 208-263-7929

[jarmstrong@selkirkfire.us](mailto:jarmstrong@selkirkfire.us)



**From:** Ethan Davis <ethan@aoed.us>  
**Sent:** Tuesday, April 15, 2025 11:06 AM  
**To:** City Planning  
**Subject:** Farmin Flats Public Comment  
**Attachments:** [notice\\_of\\_application\\_to\\_neighbors\\_and Public Comment\\_ Ethan Davis.pdf](#)

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Please find my comments about the Farmin Flats Development.

Best,

Ethan Davis, AIA  
**AOED**  
+1 986 946 0296  
[www.AOED.us](http://www.AOED.us)

**CITY OF SANDPOINT**  
**NOTICE OF APPLICATION – March 31, 2025**

**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0003) adjacent and nearby to your property. The Farmin Flats project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 48 units of residential apartments behind the commercial space, and above on the remaining 3-floors. The project is located at 413 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 4 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting <https://www.sandpointidaho.gov/current-projects> and viewing file no. PSPR25-0003. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than April 15, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.

Name: ETHAN DAVIS

Address: 307 CHURCH ST. SANDPOINT

Application Number: PSPR25-0003



PLEASE RESPOND: (✓)    ☐ SUPPORT    ☒ DO NOT SUPPORT    ☐ NEUTRAL

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
**PLEASE SEE ATTACHED MEMO BELOW**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Public Comment on Farmin Flats Development

As both a licensed architect and a resident of Sandpoint's commercial core area, I want to express my general support for the Farmin Flats development and appreciation for its goals. Increasing housing density within the city center is a needed and positive step toward a more vibrant and sustainable downtown. Additionally, the use of brick on the building's exterior is a thoughtful attempt to respond to the historical context of downtown Sandpoint, and I commend that effort.

However, I have several major concerns with the current proposal that I believe must be addressed for this project to truly succeed and contribute positively to our community.

### **1. Lack of Parking and Service Access:**

The decision to provide no parking significantly misrepresents the current realities of living in Sandpoint. Our city lacks a robust public transit system, and most services are not easily walkable—even from the downtown core. Expecting residents of this development to function without access to dedicated parking is unrealistic and risks severely burdening the surrounding residential and commercial blocks, especially during the busy summer months. At a minimum, I urge the City to require parking for each unit—or at least for 80% of the units—to prevent serious logistical and quality-of-life issues in the area.

### **2. Ground Floor Design and Historic Character:**

While the use of brick is a positive step, it is not sufficient on its own to harmonize with the architectural heritage of Sandpoint. The current modern design does not fully reflect the scale, rhythm, or richness of nearby historic structures. The ground floor retail space in particular appears underdeveloped and feels like an afterthought. I strongly recommend increasing the ground floor ceiling height to 12–14 feet to mirror surrounding buildings and allow natural light to penetrate deeper into the space. This adjustment would not only improve the pedestrian experience but also enhance the viability and quality of future commercial tenants.

### **3. Facade and Window Proportions:**

The current facade features windows of uniform size across all floors. To better align with the historical architectural vocabulary of Sandpoint, I recommend scaling window sizes so they become gradually smaller as the building rises. This subtle design shift would bring greater visual harmony and reduce the perceived mass of the building. In addition, incorporating traditional brick detailing such as a base water table, string courses, cornices, dentils, and architraves would greatly enhance the proportions and historic character of the facade. These details would help ground the building visually, add texture and depth, and better align the development with the architectural language of downtown Sandpoint.

#### **4. Floor Plan Functionality:**

The layout of the ground floor presents several concerns regarding its long-term functionality. Most notably, having the primary residential entrance pass directly through the retail space is very problematic. From a security standpoint, this raises concerns—especially after business hours when the retail space is closed. Functionally, it also bifurcates the retail floor area, reducing its usable square footage and limiting flexibility for future tenants. Residents should be able to access the building independently of the retail space to ensure privacy, safety, and better day-to-day operation.

In addition, the retail space at the front of the building appears quite small, which may significantly restrict the types of businesses that can occupy it. Flexibility is key to retail success downtown, and this space should be designed to accommodate a range of uses. If the retail unit does not have its own dedicated trash and back-of-house areas, there must be a clear and secure connection—potentially an external pathway—between the retail space and the proposed trash room to support functional day-to-day operations.

In conclusion, Farmin Flats has the potential to be a successful and precedent-setting development for Sandpoint's downtown. But its success will depend on a more thoughtful integration of function, context, and architectural detail. I urge the City and the development team to consider these revisions seriously—not just to improve this project, but to set a high standard for future developments in our historic core.

Thank you for the opportunity to provide feedback.

Sincerely,

Ethan Davis,

Registered Architect and Downtown Resident

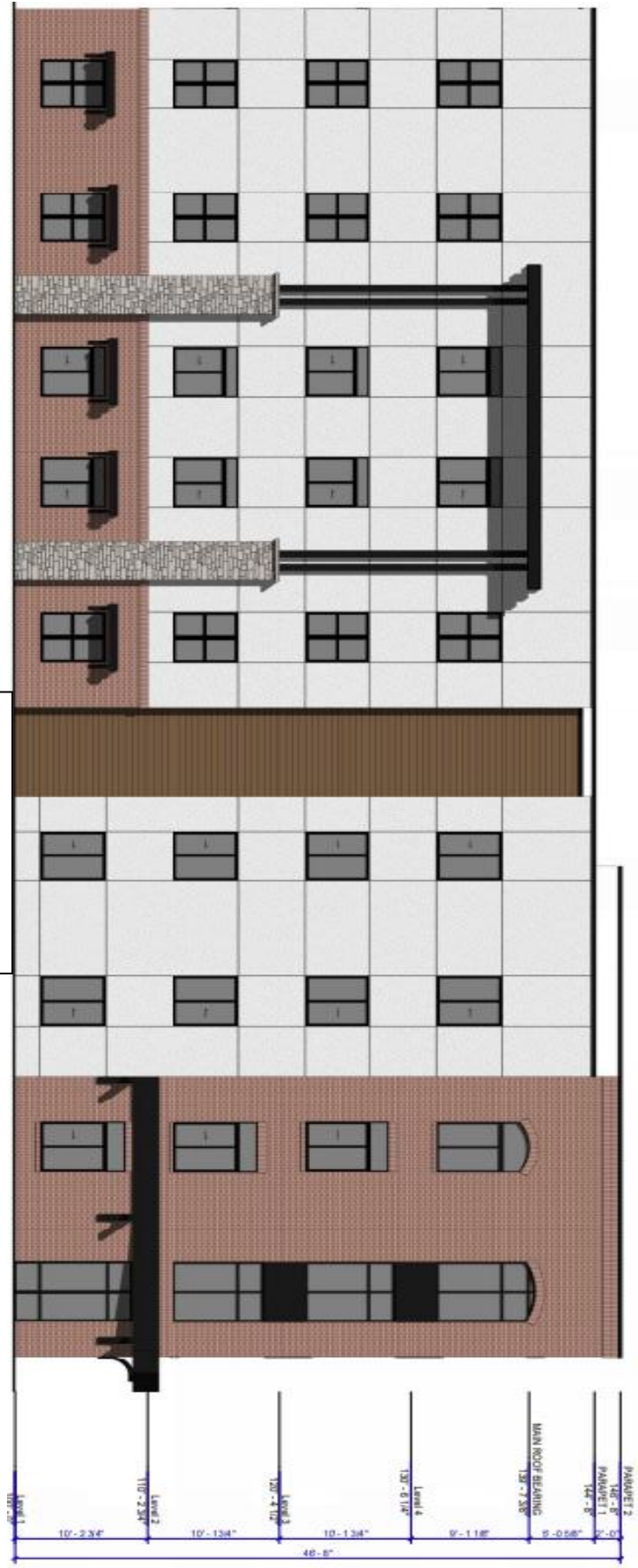




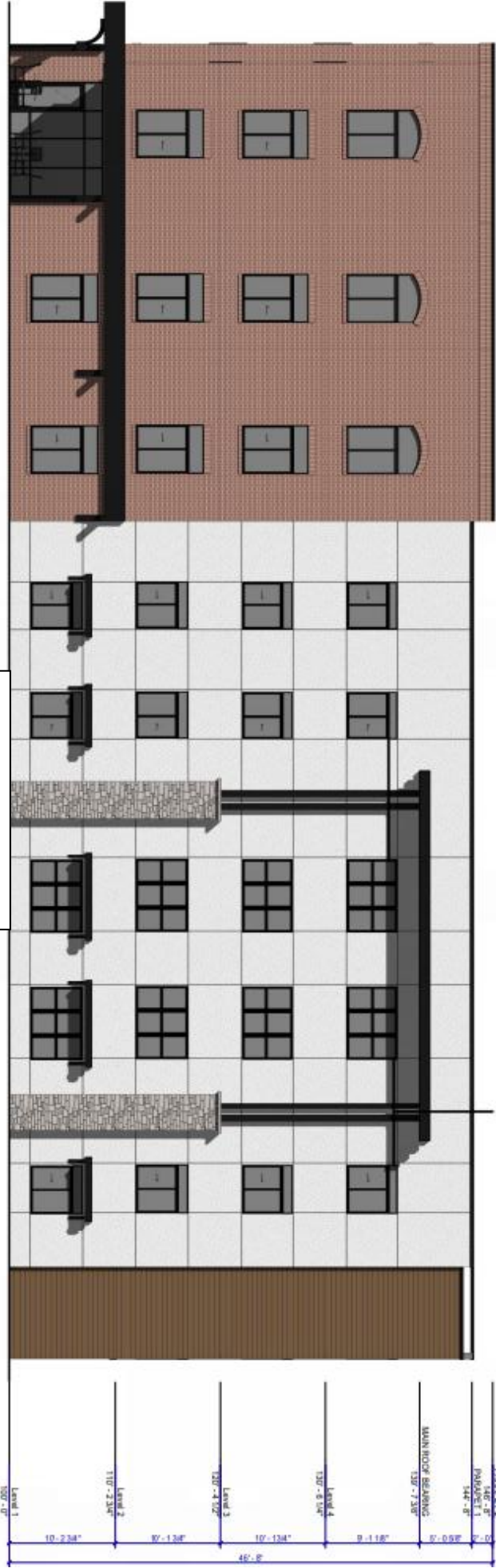




CHURCH STREET



EAST ELEVATION



WEST ELEVATION





NORTH ELEVATION



SOUTH ELEVATION

**From:** Stephanie Hoverson <stephanie.hoverson@gmail.com>  
**Sent:** Tuesday, April 15, 2025 4:27 PM  
**To:** City Planning  
**Subject:** NO, DO NOT SUPPORT - Application Number: PSPR25-0003

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Name:  
Stephanie Hoverson

Address:  
3400 Cocolalla Loop Rd  
Cocolalla ID 83813

Application Number: PSPR25-0003

**NO! I Do Not Support** the city's proposal for my tax dollars pay for condo owners parking in public parking lots. I pay my local city/state taxes to support locals (such as myself) to come to Sandpoint and support local business and enjoy the community with my family and have a safe and available space to park. The condo builders need to provide parking not local tax payers.

**From:** Jennifer Cox Cox <jcox5643@yahoo.com>  
**Sent:** Tuesday, April 15, 2025 4:18 PM  
**To:** City Planning  
**Subject:** Farmin Flats, PSPR25-0003, Do Not Support

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RE: PSPR25-0003

To Whom It May Concern:

**I do not support** the planned construction of 44 Condos on Church Street in Sandpoint without the construction of any onsite parking.

The proposal to have residents park in tax-payer-funded city parking lots is fundamentally unfair to the city's taxpayers, especially as you ask them to pay to park in the city moving forward.

Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Best regards,

Jennifer Cox  
Clark Fork, ID, 83811

**From:** mcarash@gmail.com  
**Sent:** Tuesday, April 15, 2025 4:21 PM  
**To:** City Planning  
**Subject:** Regarding Farmin Flats

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Sent from my iPhone

Hello, while I am in general support of the idea of having units such as these downtown, I am not In favor of allowance without designated and supplied parking.

I could see myself living in a development such as this. I generally walk and ride a bike around town, and when convenient. I do however have a car and use it daily for work. I would not live where parking is not provided.

I frequent downtown shops, restaurants and already experience difficulties finding parking.

I am a lifelong resident, know many people and am a business professional.

I do not know many people who do not own a car or would like to live where they cannot keep included with their housing space.

Thank you for you.



**From:** Ian Burge <ian.burge@me.com>  
**Sent:** Tuesday, April 15, 2025 5:45 PM  
**To:** City Planning  
**Subject:** Development- RE: PSPR25-0003

[Some people who received this message don't often get email from ian.burge@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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RE: PSPR25-0003

City planning department.

I do not support the planned construction of 44 Condos on Church Street in Sandpoint without the construction of any onsite parking. With all the current issues with parking and the development of the new hotel at the city beach, Sandpoint desperately needs to consider parking as more development happens.

The proposal to have residents park in tax-payer-funded city parking lots is fundamentally unfair to the city's taxpayers, especially as you ask them to pay to park in the city moving forward.

Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Ian Burge, city resident

**From:** Gabriella Banegas <gabriellabanegas@gmail.com>  
**Sent:** Tuesday, April 15, 2025 4:31 PM  
**To:** City Planning  
**Subject:** City Application No. PSPR25-0003  
**Attachments:** [notice\\_of\\_application\\_to\\_neighbors.pdf](#);  
[Dillonnotice\\_of\\_application\\_to\\_neighbors.pdf](#)

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Dear City Planning Team,

My name is Gabriella Banegas, and I live at 490186 Highway 95, Sandpoint, ID.

I am writing to express that I **do not support** the proposed condo development at Church Street (Application PSPR25-0003).

While I understand the need for housing, I'm concerned that approving 44 condos with no onsite parking places an unfair burden on existing residents. Using public city parking lots—funded by local taxpayers—to compensate for private development shortcomings feels like a misuse of shared resources. This approach could create long-term congestion, reduce parking availability for downtown visitors and businesses, and set a precedent that doesn't encourage responsible planning.

I urge the city to reconsider this plan or require that the developer include adequate parking solutions within the project itself.

Thank you for your time and consideration.

Sincerely,

Gabriella Banegas and Dillon Tuttle

Attached to this e-mail both an application from myself as well as my fiancé Dillon Tuttle.

**CITY OF SANDPOINT**  
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The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting <https://www.sandpointidaho.gov/current-projects> and viewing file no. PSPR25-0003. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than April 15, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.

Name: Gabriella Banegas

Address: 490186 Highway 95, Sandpoint, ID 83864

Application Number: PSPR25-0003



PLEASE RESPOND: (✓)    ☐ SUPPORT    ☒ DO NOT SUPPORT    ☐ NEUTRAL

COMMENTS: \_\_\_\_\_

My name is Gabriella Banegas, and I live at 490186 Highway 95, Sandpoint, ID.

I am writing to express that I do not support the proposed condo development at Church Street (Application PSPR25-0003).

While I understand the need for housing, I'm concerned that approving 44 condos with no onsite parking places an unfair burden on existing residents. Using public city parking lots—funded by local taxpayers—to compensate for private development shortcomings feels like a misuse of shared resources. This approach could create long-term congestion, reduce parking availability for downtown visitors and businesses, and set a precedent that doesn't encourage responsible planning.

I urge the city to reconsider this plan or require that the developer include adequate parking solutions within the project itself.

Thank you for your time and consideration.

Sincerely,

Gabriella Banegas

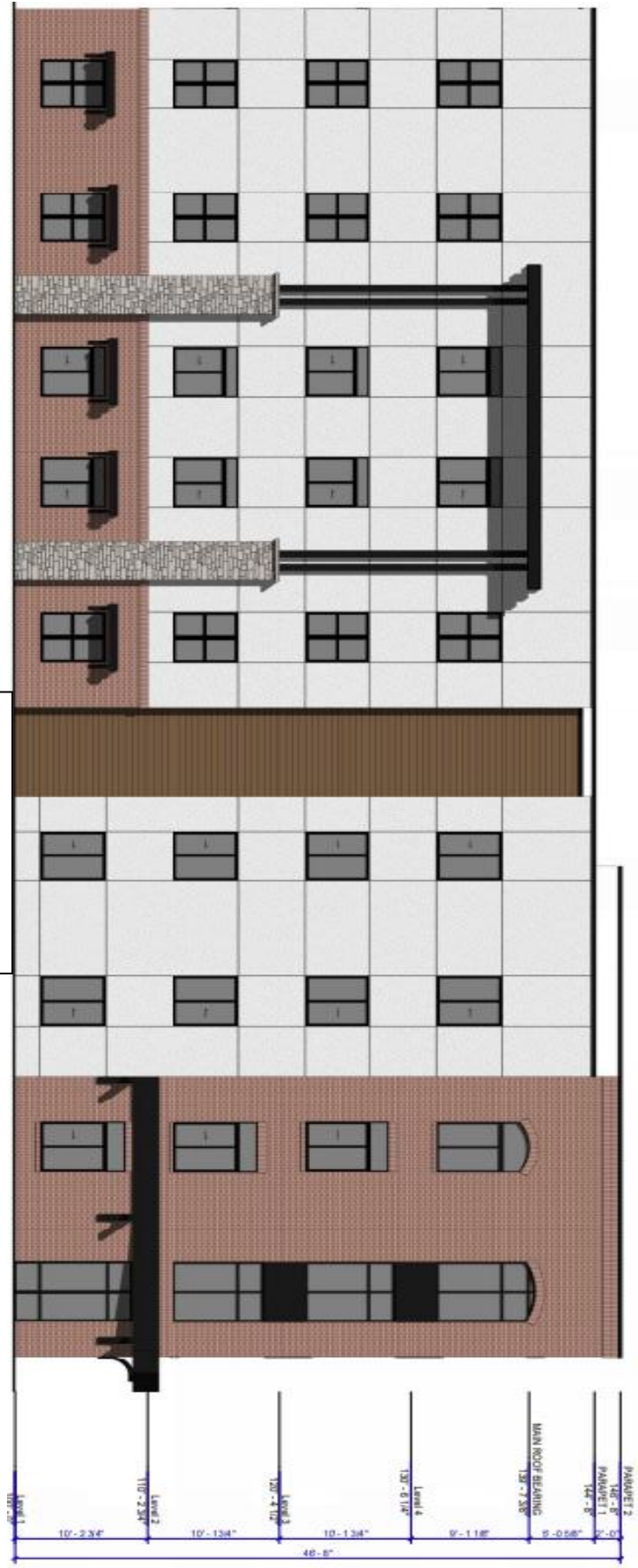




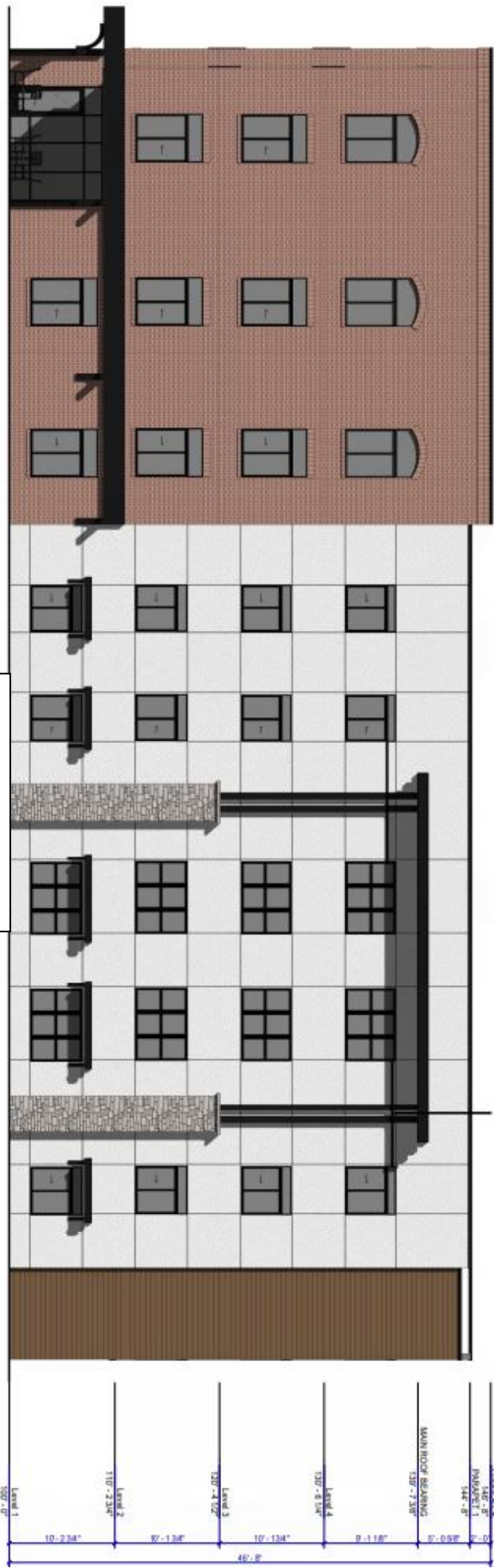




CHURCH STREET



EAST ELEVATION



WEST ELEVATION





NORTH ELEVATION



SOUTH ELEVATION



**From:** Live Sandpoint <info@arnoldconsultinginc.com>  
**Sent:** Tuesday, April 15, 2025 4:43 PM  
**To:** City Planning  
**Subject:** PSPR25-0003- Church St. Condos

Some people who received this message don't often get email from [info@arnoldconsultinginc.com](mailto:info@arnoldconsultinginc.com). [Learn why this is important](#)

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Name: Yvonne Arnold  
Address: 518 N. 4th Ave Sandpoint, Id. 83864

OPPOSE

Comment: NO development should be allowed in the city limits if the developer cannot provide adequate parking to service the impact of vehicles it will cause.

City parking lots should be used for businesses and to encourage visitors from outside the city (people who live in the county) to shop and dine at the those businesses. City parking should never be factored in as part of a private development.

In a side note the building is ugly and looks like a prison. It will be squeezed into this small lot.

Do we really want this quaint city to start looking like Portland? I don't believe so.

Thank You

Yvonne Arnold  
Arnold Consulting Inc.  
518 N. 4 th Ave.  
Sandpoint, Idaho 83864  
(208)918-8955  
[Info@arnoldconsultinginc.com](mailto:Info@arnoldconsultinginc.com)  
[www.LiveSandpoint.com](http://www.LiveSandpoint.com)

**From:** A. Aurit <anitaaurit@gmail.com>  
**Sent:** Tuesday, April 15, 2025 5:02 PM  
**To:** City Planning  
**Subject:** Farmin Flatts

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Application# PSPR25-0003

From:  
Anita Aurit  
403 Louis Lane  
Sandpoint, ID 83864  
I do NOT support these plans.

I am have been a homeowner in the city of Sandpoint for 20 years and am durious that the city has unilaterally decided to allow building of Farmi Flatts and require no parking accommodations from the developer. Instead the city is proposing that the people from the condos park in publically funded spaces and make it more difficult for the people of Sandpoint and the county to use the businesses in town.

This is yet another example of the cities lack of interest in the quality of life of its tax paying citizens.

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Name: Dillon Tuttle

Address: 490186 Highway 95, Sandpoint, ID 83864

Application Number: PSPR25-0003



PLEASE RESPOND: (✓)    ☐ SUPPORT    ☒ DO NOT SUPPORT    ☐ NEUTRAL

COMMENTS: \_\_\_\_\_

My name is Dillon Tuttle, and I live at 490186 Highway 95, Sandpoint, ID.

I am writing to express that I do not support the proposed condo development at Church Street (Application PSPR25-0003).

While I understand the need for housing, I'm concerned that approving 44 condos with no onsite parking places an unfair burden on existing residents. Using public city parking lots—funded by local taxpayers—to compensate for private development shortcomings feels like a misuse of shared resources. This approach could create long-term congestion, reduce parking availability for downtown visitors and businesses, and set a precedent that doesn't encourage responsible planning.

I urge the city to reconsider this plan or require that the developer include adequate parking solutions within the project itself.

Thank you for your time and consideration.

Sincerely,

Dillon Tuttle

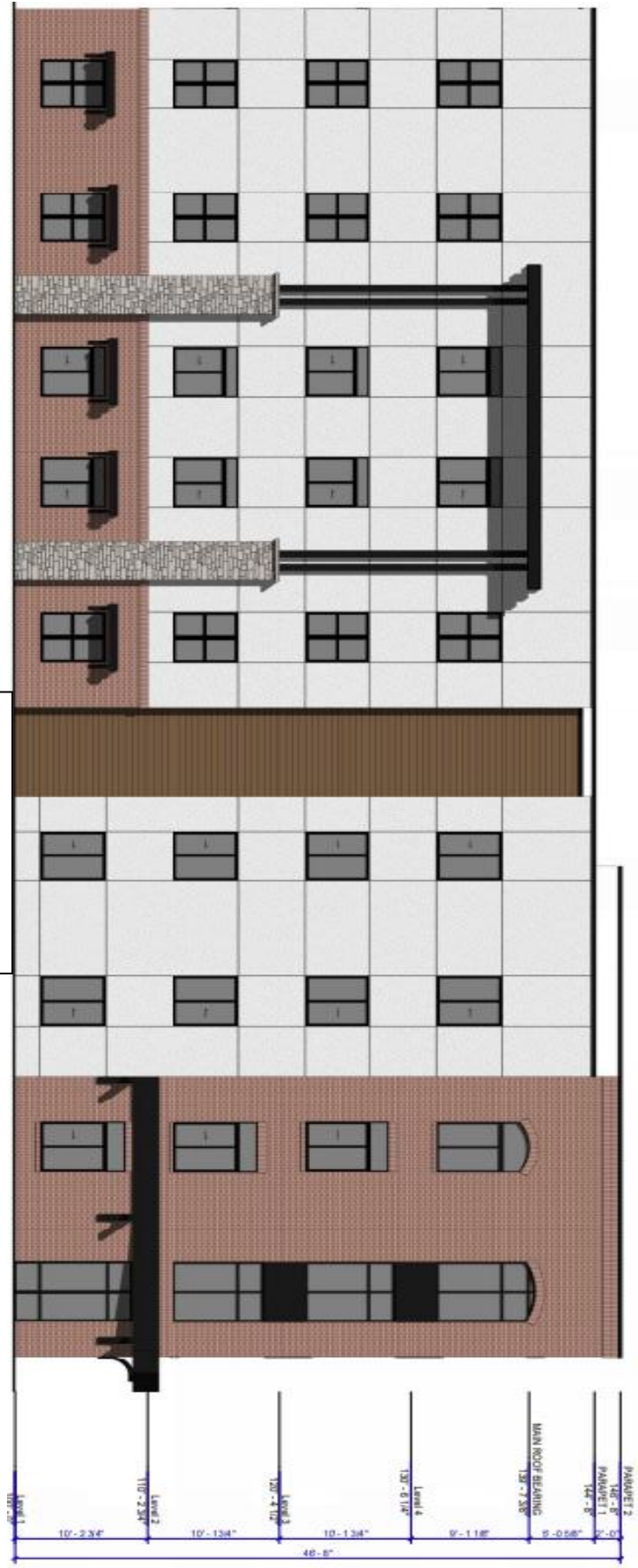




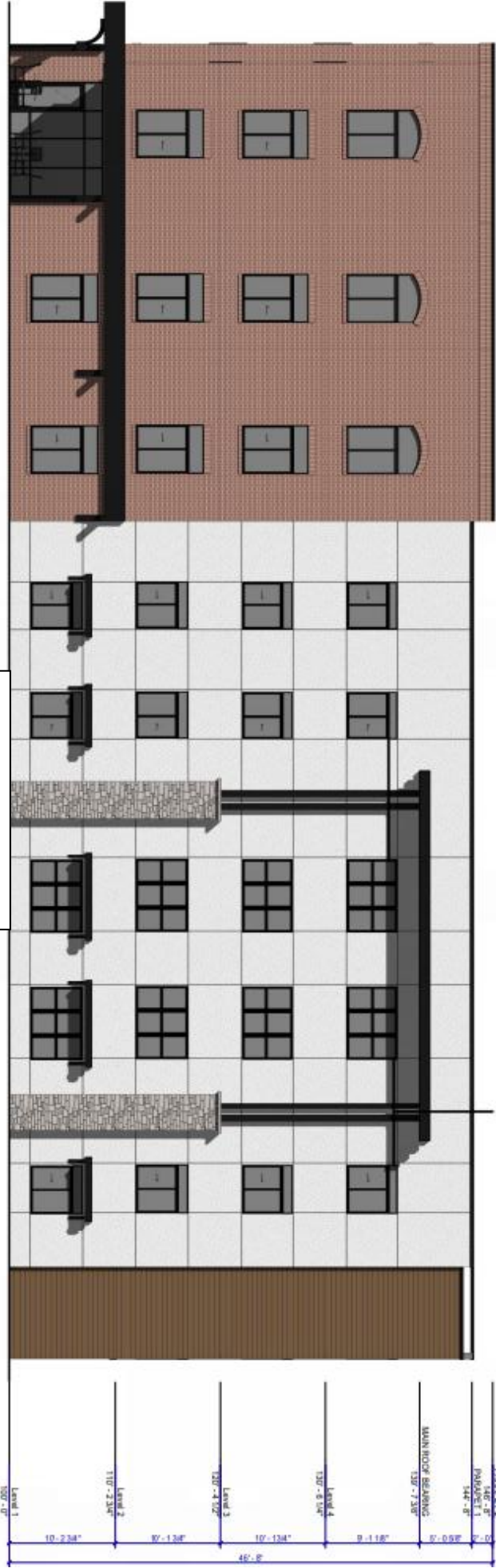




CHURCH STREET



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NORTH ELEVATION



SOUTH ELEVATION

**From:** donna johnson <donna1j4545@gmail.com>  
**Sent:** Tuesday, April 15, 2025 5:11 PM  
**To:** City Planning  
**Subject:** Condos on Church St.

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RE: PSPR25-0003

To Whom It May Concern:

I do not support the planned construction of 44 Condos on Church Street in Sandpoint without the construction of any onsite parking.

The proposal to have residents park in tax-payer-funded city parking lots is fundamentally unfair to the city's taxpayers, especially as you ask them to pay to park in the city moving forward.

Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Sincerely,  
Donna Johnson  
Sandpoint, ID 83864

**From:** sue <sue@suevican.com>  
**Sent:** Tuesday, April 15, 2025 5:34 PM  
**To:** City Planning  
**Subject:** RE: PSPR25-0003

[Some people who received this message don't often get email from sue@suevican.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Thank you for your time and consideration.

Sue Vican  
Sagle, ID 83860

**From:** George Cifu <gkcrivers@gmail.com>  
**Sent:** Tuesday, April 15, 2025 5:37 PM  
**To:** City Planning  
**Subject:** Church Street

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RE: PSPR25-0003

To Whom It May Concern:

I do not support the planned construction of 44 Condos on Church Street in Sandpoint without the construction of any onsite parking.

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Developers in Sandpoint must create the parking needed to support what they build or not build at all.

My other comment is, are there no protections for this historic neighborhood? This home is quite old and adds to the fabric of this neighborhood. This will start a downfall of this neighborhood for quick hit and run, overly modern buildings that do not match the charm and will degrade this area and start to crowd it even more. I don't live here, but live in the county and consider Sandpoint our real downtown. Build these high density compact structures elsewhere.

Best regards,

George K. Cifu  
Clark Fork, ID, 83811

**From:** Selia Medeiros <sealrock86@gmail.com>  
**Sent:** Tuesday, April 15, 2025 5:18 PM  
**To:** City Planning  
**Subject:** Proposed Farmin Flats

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To whom it may concern

I reach out to you as a long time citizen of our beloved little city. I know that many in the community are concerned about this proposal for many reasons, a strain on our already limited parking, increased congestion on our infrastructure, and lack of representation about decision making to name a few.

I know that change is often beneficial, and growth in our area is inevitable. I believe we can welcome new comers and continue to honor the character and charm of our community. Our beautiful home on the shores of lake Pend Oreille is welcoming and enticing. We must be careful stewards of our land and resources, not so quick to sell off what once brought people to our quite little slice of heaven.

Sandpoint should not be marketed towards the exclusive, and wealthy. It is home to families for generations, and a place that speaks to quality of life over quantity. It is a place that is safe to walk and bike at all hours of the day. Increasing our city population so rapidly has already taken a toll on our outdated infrastructure, roads, schools, hospital and shaded side streets.

The long lines at stop lights, the aggressive driving, the inability to find a parking spot, the concern for my child's safety as they walk or bike to school has become ever present. Developers are not concerned about preserving our community, they are concerned about making money in a hot market or desirable area. If we continue to give pieces of our community away to those who are not truly invested in Sandpoint, I fear that in several short years many of us will no longer be able to recognize our home.

We must grow with grace and preserve the natural beauty Sandpoint possesses, in its tree lined streets and alley ways, old beautiful architecture, and the unassuming charm of downtown.

Please consider this decision carefully, once it is gone it won't ever return. What begins as a single city block has the ability to continue to spread and local businesses to be pushed out so that more unaffordable housing shelters the rich for a ski vacation.

Our locals are at a crossroads. We do not want to give up on our city, we have roots here, memories and a future. Please let us grow with grace and serve all those affected. Provide more jobs so that locals can stay local, invest in a future where Idahoans are able to afford to stay in the communities we call home and it starts here.

I myself as a nurse in the community have difficulty affording to stay and provide care to a community I cherish.

I fear that this proposal will inevitably widen the wage gap. It is the beginning of a turning point for our town.

We don't have room to house more people without parking. The congestion in our city only seems to get worse.

So again I ask you please consider not just the developer and money to be made, but each community member, and what this change means to them.

Thank you

Sincerely

Selia Medeiros



**From:** Brook Petterson <brook\_petterson@hotmail.com>  
**Sent:** Tuesday, April 15, 2025 5:27 PM  
**To:** City Planning  
**Subject:** Do NOT ALLOW the Farmin Flats project

[Some people who received this message don't often get email from brook\_petterson@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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My name is Brook Petterson

My address is 506 N Forest Ave

Application Number: PSPR25-0003

I Do Not Support the plans for Farmin Flats project! Please do not allow any building of housing that does not include parking on the property of purposed project. There is no extra parking available anywhere down town especially in the building complex across the street and down on the city lots. It is not ok to set the standard of new apartments or condos using city or street parking for their personal use 24/7. Please do not allow this to go through because we do not have room for potential 96 cars (2 adults and cars per apartment) to be using our city park daily.

It is very important for us to who live in Sandpoint already, be able to access the business and use the already sparse city parking without new housing developments making it much more difficult. Thank you for considering our concerns!

Kind regards,  
Brook Petterson

Sent from my iPhone

**From:** Jayce Bordenave <jaycebordenave@hotmail.com>  
**Sent:** Tuesday, April 15, 2025 7:47 PM  
**To:** City Planning  
**Subject:** PSPR25-0003 comments

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Hi, my name is Jayce Bordenave, and I live a 109 s 4th ave, Sandpoint 83864. I do not support the plans to build this condo development with no off street parking. As a direct neighbor to the project I am appalled that it is even considered to put the burden of parking on our neighborhood and the tax payers. Sandpoint city should not consider this to be an option for housing.

**From:** Jayce Bordenave <jaycebordenave@hotmail.com>  
**Sent:** Tuesday, April 15, 2025 7:54 PM  
**To:** City Planning  
**Subject:** PSPR25-0003 comments

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Hi, my name is Jayce Bordenave, and I live a 109 s 4th ave, Sandpoint 83864. I am commenting on PSPR25-0003. I do not support the plans to build this condo development with no off street parking. As a direct neighbor to the project I am appalled that it is even considered to put the burden of parking on our neighborhood and the tax payers. Sandpoint city should not consider this to be an option for housing.

**From:** Doris Walker <doris@compgraphic.com>  
**Sent:** Tuesday, April 15, 2025 9:41 PM  
**To:** City Planning  
**Subject:** Planning Dept

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If it helps you all to have a template:

RE: PSPR25-0003

To Whom It May Concern:

I do not support the planned construction of 44 Condos on Church Street in Sandpoint without the construction of all onsite parking.

The proposal to have residents park in tax-payer-funded city parking lots is fundamentally unfair to the city's taxpayers, especially as you ask them to pay to park in the city moving forward.

Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Best regards,  
Doris Walker  
Sandpoint, ID 83864  
Sent from my iPhone

**From:** Thea Few <theabfew@gmail.com>  
**Sent:** Tuesday, April 15, 2025 8:03 PM  
**To:** City Planning  
**Subject:** TheFarmin Flats Project - Do Not Support

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Reference: The Farmin Flats Project  
Application Number: PSPR25-0003  
Do NOT Support

Hello Sandpoint City Planners,

While I support improving the City of Sandpoint by offering additional housing, it does not make sense to add an apartment building of this size without insisting that it provide parking. They should add 1.8 parking spots for each of the 48 units and additional commercial and visitors' spaces. This proposal should be rejected until the development is revised to include adequate parking.

Kind regards,  
Thea Few  
1004 Main Street  
Sandpoint, ID 83864  
[theabfew@gmail.com](mailto:theabfew@gmail.com)

**From:** katie thehoopesfamily.net <katie@thehoopesfamily.net>  
**Sent:** Tuesday, April 15, 2025 6:03 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Dear City Planning,

This is a very poor idea and not a good idea for downtown. The waste water plant can't handle more population. That needs more repair than another apartment building that will sit unoccupied. Rents are too expensive. If the developer wants to develop the parcel then they need to provide parking for the residents. Do not take parking away from downtown business and individuals who are coming to use those businesses. This is a very bad idea and not a benefit for the city of Sandpoint and the existing businesses.

Respectfully,  
Katrina Hoopes



**From:** anahe@mind.net  
**Sent:** Tuesday, April 15, 2025 6:10 PM  
**To:** City Planning  
**Subject:** PSPR25-0003

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Good afternoon,

My name is Anahe Estigarribia.

My residence is 2608 N Boyer Ave Sandpoint ID 83864.

I am responding to request for public comment of application PSPR25-0003.

I am not in favor of the proposed development as it shows no accommodation for parking for the residential units. I am aware the city has made clear we have public parking issues. This development without parking for its residents would in my opinion further the existing problem.

Thank you for your consideration,

Anahe Estigarribia

**From:** Cynthia Mellon <cynthiamellon@me.com>  
**Sent:** Tuesday, April 15, 2025 7:44 PM  
**To:** City Planning  
**Subject:** Farmin Flats Project

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To Whom It May Concern:

My Name is Cynthia Mellon.  
1111 Cedar St.  
Sandpoint, ID

This is regarding case No. PSPR25-0003.

I do not support the the parking plan for this project. They must be required to provide their own parking for their development.

Cynthia Mellon  
<http://cynthiamellon.com/>

**From:** shirley thehoopesfamily.net <shirley@thehoopesfamily.net>  
**Sent:** Tuesday, April 15, 2025 6:35 PM  
**To:** City Planning  
**Subject:** Apartments on Church Street

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Impacted parking will not encourage tourism. Antiquated parking lots are not local or non local friendly. Street parking asinine, do the math, where are even 50% of the tenants going to park? How about "Lost in the 50's" or the POAC art & craft show, parking? No tourism revenue is not going to pay for a parking garage. And if a road and street tax did not pass with the last election, a bond measure certainly will not. The city is not solvent enough for these grandiose plans. Infrastructure first, unload the unpopular eyesore on Pine Street and start following a sustainable budget.

Sincerely,  
Shirley Hoopes

**From:** tvkeeley@proton.me  
**Sent:** Tuesday, April 15, 2025 6:56 PM  
**To:** City Planning  
**Subject:** Application#PSPR25-0003

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Tom Keeley  
236 Lynn Dr.  
Sagle, ID 83860  
Application#PSPR25-0003

I do not support this project due to inadequate planning for parking and infrastructure for this neighborhood and surrounding area.

Sent from [Proton Mail](#) for iOS

**From:** Kristine Antilla <kristineantilla@gmail.com>  
**Sent:** Tuesday, April 15, 2025 6:24 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Dear Sandpoint City Planners,

Why would our city intentionally create congestion and frustration?

The purposed Farmin Flats is a short sighted project without adequate parking.

I am OPPOSED to the lack of parking space requirements for Farmin Flats.

Parking space requirements should be mandated for this project to continue.

Thank you for your consideration.

Kristine

**From:** Debbie Keeley <debbieholliday@icloud.com>  
**Sent:** Tuesday, April 15, 2025 6:53 PM  
**To:** City Planning  
**Subject:** PSPR25-0003

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I do not support this application # PSPR25-0003. Due to no parking.

Debbie Keeley  
236 Lynn  
Sagle, ID 83860



**From:** Duane and Karin Wentz <duaneandkarin@protonmail.com>  
**Sent:** Tuesday, April 15, 2025 10:22 PM  
**To:** City Planning  
**Subject:** PSPrp25-0003

Some people who received this message don't often get email from [duaneandkarin@protonmail.com](mailto:duaneandkarin@protonmail.com). [Learn why this is important](#)

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City planners should make it mandatory that the new condo subdivision of 44 units have their own parking spots. They should not be allowed to use our public parking for their private homes I don't know who is making these types of decisions for our small town, but you should know better than to take away our public parking for private people  
I am against your plans to have the condos park in our parking spots that we pay tax money for to have so we can keep Downtown open

Please respond  
DuaNe and KARIN WENTZ  
Residence in Bonner County since 30 years ago.  
*Karin Wentz*

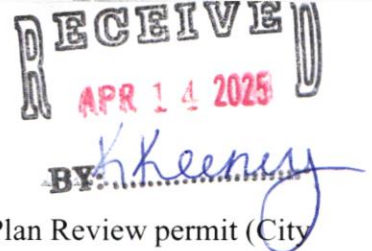
**From:** Sandpoint, ID <noreply@civicplus.com>  
**Sent:** Thursday, April 24, 2025 8:08 AM  
**To:** City Planning  
**Subject:** Proposed Farmin Flats Development

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Name: Toni Hampton  
Email: [thamptonfb@yahoo.com](mailto:thamptonfb@yahoo.com)

Message: Do NOT Support - I echo all of the comments I have read thus far regarding the unfair impact this project would have on citizens of Sandpoint. But I am also concerned about the possible legal impact the lack of parking could have (forcing the Farmin Flats tenants to park a long distance from their place of residence and walk across busy streets, often in inclement weather). The traffic along Fifth and Church Street is already a mess, but in combination with people often requiring traffic on Fifth Street to stop so they can walk to Farmin Flats; it is easy to envision people - both on foot or in a vehicle - taking chances and people getting hurt. Would the City of Sandpoint be liable in this situation, since they did not require parking that prevented such a scenario? How are tenants supposed to move into the units at Farmin Flats, where can they park a moving truck? The strain on Sandpoint's already burdened streets, utilities, and schools in this area will be exacerbated by this development. Please don't sell your children's future for a "quick financial fix" now.

**CITY OF SANDPOINT**  
**NOTICE OF APPLICATION – March 31, 2025**



**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0003) adjacent and nearby to your property. The Farmin Flats project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 48 units of residential apartments behind the commercial space, and above on the remaining 3-floors. The project is located at 413 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 4 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

The proposed site plan is on the back of this notice. Additional application materials can be viewed online by visiting <https://www.sandpointidaho.gov/current-projects> and viewing file no. PSPR25-0003. Complete application materials are on file at Sandpoint City Hall, 1123 Lake Street, Sandpoint, ID, (208) 263-3370.

**PLEASE NOTE:** This application does not require a Public Hearing. **If you wish to provide comment, please submit no later than April 15, 2025.** Responses may be mailed to City Hall, Attn Planning Department, 1123 Lake St, Sandpoint, ID 83864 or e-mailed to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov). Please provide the information below for retention in the application file.

Name: Christian Science Church  
Address: 422 Pine St.



Application Number: PSPR25-0003

PLEASE RESPOND: (✓)    ☐ SUPPORT    ☒ DO NOT SUPPORT    ☐ NEUTRAL

COMMENTS: We are concerned about Parking.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Christian Science Society  
422 Pine Street  
Sandpoint, ID 83864

SPOKANE WA 990  
12 APR 2025 PM 1 L



Sandpoint City Hall

Attn: Planning Department

1123 Lake St.

Sandpoint ID 83864

83864-171423



**CITY OF SANDPOINT**  
**NOTICE OF APPLICATION – March 31, 2025**

**RECEIVED**  
**APR 08 2025**

**Notice is hereby given** that the City of Sandpoint has received an application for a Site Plan Review permit (City Application No. PSPR25-0003) adjacent and nearby to your property. The Farmin Flats project is a proposal for the development of a mixed use apartment project, with commercial space on the ground floor fronting Church Street, and 48 units of residential apartments behind the commercial space, and above on the remaining 3-floors. The project is located at 413 Church Street, just east of the Fifth and Church intersection. The subject property is further defined as being in Lot 4 of Block 9, Farmin's Addition, lying in the Northeast quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

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Name: Garnet Grace LLC  
Address: 412 Pine Street, Sdpt  
Application Number: PSPR25-0003



PLEASE RESPOND: (✓) ☐ SUPPORT ☒ DO NOT SUPPORT ☐ NEUTRAL

COMMENTS: This development needs to provide parking spots for its residents. The lower level needs to be a parking garage.  
This project is not good for our community 24 units would be more reasonable and there needs to be onsite parking provided by the developer. Our parking in the downtown area is already strained and this will add to the problem.

Also without parking spots for the residents they will most likely want to park in the lots that are adjacent to any of the private property in the alley behind this project, or across the street.  
Do Not approve this project without adequate parking for its residents

**PSPR25-0003 – Farmin Flats**

Garnet Grace  
412 Pine St  
Sandpoint ID  
83864

SPOKANE WA 990  
3 APR 2025 PM 3 L

Keep Safety in View as We Drive for You!



RECEIVED  
APR 08 2025

BY: 

Sandpoint City Hall  
Attn Planning Department  
1123 Lake Street  
Sandpoint ID 83864

83864-171423





**From:** katie thehoopesfamily.net <katie@thehoopesfamily.net>  
**Sent:** Wednesday, April 16, 2025 3:57 AM  
**To:** City Planning  
**Subject:** PSPR25-0003

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To Whom It May Concern:

I do not support the planned construction of 44 Condos on Church Street in Sandpoint without the construction of any onsite parking.

The proposal to have residents park in tax-payer-funded city parking lots is fundamentally unfair to the city's taxpayers, especially as you ask them to pay to park in the city moving forward.

Developers in Sandpoint must create the parking needed to support what they build or not build at all.

Also, the water treatment plant can't sustain more residents.

Best regards,

Katrina Hoopes  
1618 Mosshart St  
Sandpoint , ID,  
83864

**From:** shirley thehoopesfamily.net <shirley@thehoopesfamily.net>  
**Sent:** Wednesday, April 16, 2025 7:06 AM  
**To:** City Planning  
**Subject:** 48 unit apartment complex on Church Street

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Unsustainable and unrealistic parking plan. Current city lot needs repairing, not a total reconstruction. City infrastructure needs updating, not new expensive projects that benefit a small portion of the city population. In this inflationary environment, we all need a budget, including the borderline solvent city of Sandpoint.

**From:** Molly O'Reilly <walkgarden@gmail.com>  
**Sent:** Friday, April 18, 2025 9:40 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Apologies that I didn't realize public comment closed on April 15. I hope you will read and consider. Since this building relies so heavily on foot and bike traffic I think it should have facilities to maximize the ease, safety and appeal of both.

1. Front entry is through the commercial space. If I'm walking home to my apartment late at night, can I enter from the front to my apartment or do I need to come through the dark alley from 4th or 5th for building entry? If the latter, how does that encourage walking?
2. As a resident, where can I park my bike that is dry, secure and easily accessible? Under the stairway will there be fasteners for locking it? In the trash room, same question?
3. If I visit the commercial space by bike, will there be lockable bike parking that meets code and doesn't impede people on foot?

Thanks,  
Molly O'Reilly  
413 St Clair Ave.  
Sandpoint, ID 83864

**From:** Mary Bianchetti <marybianchetti@gmail.com>  
**Sent:** Wednesday, April 16, 2025 6:18 PM  
**To:** City Planning  
**Subject:** Farmin Flats

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Please do NOT approve this monstrosity! It is another ugly building which trashes the charm of Sandpoint. Why doesn't the city ask that designs be fitting with a mountain town? The condos at 5th and Cedar, the City Beach hotel plans and now Farmin Flats are designs you would expect to see in a large urban (Chicago, San Francisco etc) area. There is nothing charming about these structures, they do not enhance the city at all.

Mary Bianchetti

**From:** Erik Envik <realtyplusinc@gmail.com>  
**Sent:** Thursday, April 17, 2025 11:59 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Good Afternoon,

I oppose this strictly on the parking fact. I do not see how one can develop 48 units and expect NO ONE to own an automobile, or let the developer use the City Streets / Parking lot as its parking solution.

--

Erik Envik  
Realty Plus, Inc.  
Office: 208-263-1979  
Cell: 208-290-8791  
[realtyplusinc@gmail.com](mailto:realtyplusinc@gmail.com)  
[www.realtyplussandpoint.com](http://www.realtyplussandpoint.com)

**From:** Marilyn Hudson <hudson.marilyn@yahoo.com>  
**Sent:** Friday, April 18, 2025 5:37 PM  
**To:** City Planning  
**Subject:** Condo permit

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Marilyn Johnson  
715 E. Bottle Bay Rd  
Sagle, Idaho 83860

NO NO NO Parking to be in a public parking lot for the people that live there, no way.



**From:** Kayla Wright <kaylamarie26991@gmail.com>  
**Sent:** Wednesday, April 23, 2025 9:53 AM  
**To:** City Planning  
**Subject:** Farmin Flats

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Sandpoint Native here....

STOP changing this beautiful town into the SLUMS of Sandpoint. 48 units and No Parking?? Not everyone walks or bikes here. It is NOT a need for the residents who already reside here. More like a want for the greedy representatives who want their pockets lined with money!

Enough is Enough. Tell the unwanted developers to stay in their lane...  
FOR ONCE, in the last 5 years, listen to the people!!!

Absolutely ridiculous 🙄 🙄

**From:** hobbitFamily <hobbitFamily@pm.me>  
**Sent:** Wednesday, April 16, 2025 10:09 AM  
**To:** City Planning  
**Subject:** Farmin Flats Sandpoint Idaho

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Good morning,

I have no idea if I've missed the deadline, but I would like to echo what everyone else has been saying about this apartment complex - there is NO WAY that the parking on that street would accommodate 50+ cars introduced to that one city block. Parking along Church Street is already a problem for visitors to normal businesses, and there is NO support in these plans given to residents of this complex.

Having room for other businesses on the ground floor is theoretically nice, but parking on the lower levels makes FAR more sense for this project - there are already enough vacant commercial lots in downtown (due to the abysmally high vendor rents!), we certainly don't need more of them AND an absence of parking.

Thank you for your time.

Abigail Young, local resident