



CITY COUNCIL MEETING MINUTES

February 04, 2026 at 5:30 PM

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

Call to Order

Mayor Jeremy Grimm called the regular meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, February 4, 2026, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call

PRESENT

Mayor Jeremy Grimm
Councilor Deb Ruehle, Council President
Councilor Joel Aispuro
Councilor Kyle Schreiber
Councilor Pam Duquette
Councilor Joe Tate
Councilor Joshua Torrez

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified law enforcement personnel serving as sergeant-at-arms for the meeting: Police Chief Corey Coon.

Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

Announcements and Reports

Mayor Grimm made some initial brief remarks and provided instructions for members of the public who wished to speak during opportunities for public comment/testimony during the meeting.

Councilors provided reports from the City's citizen advisory boards on which they serve as Council liaison, and Department Directors provided brief updates on projects and activities in their respective departments.

Public Comments

Mayor Grimm recited the rules and procedure for public comment during the meeting and offered an opportunity for members of the public to speak on items included on the Consent Calendar and Old and New Business topics on the agenda or other general matters not relevant to the business of the City of Sandpoint.

Consent Calendar

Mayor Grimm noted for the record the amount of bills for payment approval, and the Consent Calendar was approved by a unanimous vote of Council.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Duquette, Councilor Tate, Councilor Torrez

1. The minutes from Council's January 21, 2026, regular meeting were approved as presented.

2. The bills presented were approved for payment in the amount of \$2,655,443.82, reflecting \$1,544,025.97 for regular payables, and \$1,110,825.65 for payroll.

Following a request from Councilor Aispuro and no objection from Council, agenda item #5, City Beach RV Park Site Survey Results, Community Workshop Summary, and Commission Recommendation, was moved ahead of the Public Hearing.

Mayor Grimm called for a brief recess at 6:30 p.m., with the meeting reconvening at 6:36 p.m.

Old/Unfinished Business

5. Council Direction: City Beach RV Park Site Survey Results, Community Workshop Summary, and Commission Recommendation

Following discussion between the Mayor and Council and advice from City Attorney Fonda Jovick, Mayor Grimm reopened the opportunity for general public comments, with representatives of Averill Hospitality and other members of the public addressing the Mayor and Council regarding this topic.

Following these additional public comments, Old Business was resumed.

Community Planning and Development Director Jason Welker provided a brief introduction to the agenda item, followed by a motion from Councilor Duquette to accept the Parks and Recreation Commission recommendation and direct staff to proceed with the renovation of the City Beach RV Park, utilizing currently secured funding. Councilor Schreiber seconded the motion, and it was approved by a unanimous vote of the Councilors.

Motion made by Councilor Duquette, Seconded by Councilor Schreiber.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Duquette, Councilor Tate, Councilor Torrez

Mayor Grimm called for a brief recess at 7:05 p.m., with the meeting reconvening at 7:07 p.m.

Public Hearing

3. Public Hearing: Establishing C-PACE Program and Adoption of Program Guidebook

Mayor Grimm announced that the purpose of the hearing was to take public testimony for Council consideration on formally establishing the City of Sandpoint's Commercial Property Assessed Capital Expenditure (C-PACE) Program and Program Guidebook.

Community Planning and Development Director Jason Welker provided a presentation on the proposed resolution and fielded questions from the Mayor and Councilors.

Mayor Grimm recited rules and procedure and then opened the hearing. No one testified, and the Mayor closed the public hearing.

4. **Resolution 26-006** Establishing C-PACE Program and Adoption of Program Guidebook

Motion to approve the resolution establishing the City of Sandpoint's C-PACE Program and Program Guidebook.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Duquette, Councilor Tate, Councilor Torrez

Voting Nay: Councilor Schreiber

Old/Unfinished Business - continued

6. Proposed Resolution: Amending City Fee Schedule to add James E. Russell Sports Center Corporate Membership

This item was removed from the agenda.

7. Proposed Ordinance and Summary: Sandpoint City Code 9-1-3 and Title 9, Chapter 4, Residential Zoning

Mayor Grimm relayed that the subject City Code amendments were approved by Council at the January 21, 2026, meeting. Councilor Schreiber made a motion to postpone consideration of the ordinance until the City's Stormwater Master Plan is complete and direct staff to prepare a report to explore the opportunity of using the proposed standards as a density bonus for workforce and affordable housing. The motion was seconded by Councilor Duquette and passed by a majority vote of Council, with Councilors Aispuro and Ruehle dissenting.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

Voting Yea: Councilor Schreiber, Councilor Duquette, Councilor Tate, Councilor Torrez

Voting Nay: Councilor Ruehle, Councilor Aispuro

8. **Ordinance 1435** Sandpoint City Code Title 3, Chapter 12, Short-term Rental of Dwelling Units

Mr. Welker fielded questions from Councilors regarding this agenda item. The Mayor then asked the Clerk to read aloud the title of the ordinance as follows:

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, REPEALING AND REPLACING SANDPOINT CITY CODE TITLE 3, CHAPTER 12; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Councilor Tate made a motion that the Ordinance pass its first reading by title only, and that the Summary is approved, seconded by Councilor Aispuro. Motion passed, with the Mayor breaking a tie vote of Council as follows:

Motion made by Councilor Tate, Seconded by Councilor Aispuro.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Tate, and Mayor Grimm

Voting Nay: Councilor Schreiber, Councilor Duquette, Councilor Torrez

Mayor Grimm announced that the Ordinance had passed its first reading by title only, and the Summary was approved.

Councilor Aispuro made a motion that the rules requiring three separate readings, once in the Ordinance's entirety, be suspended and that the Ordinance pass its second and third readings under suspension of the rules, seconded by Councilor Tate. Motion passed, with the Mayor breaking a tie vote of Council, as follows:

Motion made by Councilor Aispuro, Seconded by Councilor Tate.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Tate, and Mayor Grimm

Voting Nay: Councilor Schreiber, Councilor Duquette, Councilor Torrez

Mayor Grimm announced that the motion passed, and the Ordinance was considered read, passed and adopted under suspension of the rules.

9. Council Direction: 2026 Citizen Advisory Board Priorities

Following discussion, Council members confirmed the priorities for the Arts, Culture, and Historic Preservation Commission, Parks and Recreation Commission, Urban Forestry Commission, and Sustainability Committee.

Council members directed the Pedestrian and Bicycle Advisory Committee to narrow its focus to policy review and collaboration rather than technical tasks. The Council prioritized three key areas: developing updated street standards in collaboration with Public Works, Planning, and Fire departments, reviewing staff updates on the Multimodal and Pedestrian/Bicycle Priority Networks, and removing operational tasks like street maintenance from the committee's purview.

New Business

10. Discussion: Local Option Tax (LOT) for May 2026 Ballot Consideration

Mayor Grimm provided a brief introduction to the agenda item and outlined the potential placement of a Local Option Tax on the May 2026 ballot for consideration by voters. Information and discussion only; no Council action. Additional information to be presented at the next meeting.

11. Update ADU Standards

Councilor Duquette requested the inclusion of this item on the agenda, seeking Council support to direct staff to draft new Accessory Dwelling Unit (ADU) standards. Following a brief discussion between legal counsel, staff, and Council members, Councilor Duquette made a motion to direct staff to prepare a report and provide to Council previous pertinent meeting video recordings as a starting point, seconded by Councilor Schreiber. Council members agreed unanimously.

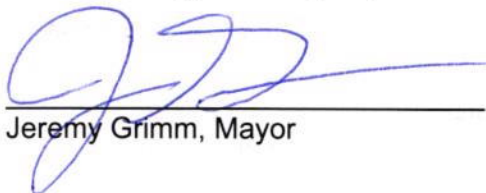
Motion made by Councilor Duquette, Seconded by Councilor Schreiber.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Duquette, Councilor Tate, Councilor Torrez

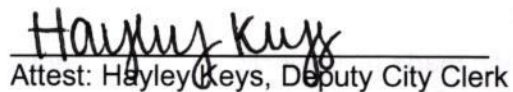
Adjourn

With no further business before the Council, the meeting was adjourned at 8:29 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Deputy City Clerk, were approved by City Council during their meeting held March 4, 2026.



Jeremy Grimm, Mayor



Attest: Hayley Keys, Deputy City Clerk