



## PLANNING AND ZONING COMMISSION MEETING MINUTES

December 2, 2025 at 5:30 PM

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

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### Call to Order, Roll Call and Pledge of Allegiance

Chairman Mose Dunkel called the regular meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, December 2, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

#### PRESENT

Commissioner Mose Dunkel, Chair  
Commissioner Wayne Benner, Vice Chair  
Commissioner Grant Simmons  
Commissioner Scott Torpie  
Commissioner Reid Weber  
Commissioner Ivan Rimar

#### ABSENT

Commissioner William Mitchell

Chairman Dunkel led all present in the Pledge of Allegiance.

There were no other general announcements or reports from the Commissioners.

### Consent Calendar

There were no questions regarding the Consent Calendar and no items removed, and it was **approved** as presented by unanimous vote of the Commissioners present.

Motion made by Commissioner Benner, Seconded by Commissioner Weber

Voting Yea: Commissioner Benner, Commissioner Simmons, Commissioner Torpie, Commissioner Weber, Commissioner Dunkel, Commissioner Rimar

1. The minutes from the Commission's November 18, 2025, meeting were approved as presented.
2. The Written Decision and Reasoned Statement for Chosen Motors PCUP25-0002 was approved as presented.

### Matters from the Public/General Public Comments

Chairman Dunkel recited the rules and procedure for general public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a public hearing and other topics relevant to the business of the City of Sandpoint.

### Public Hearings - none

### Old Business - none

### New Business

3. Workshop of Lot Coverage Standards

Chairman Dunkel announced that the next item on the agenda was a update on lot coverage standards. The update was led by Jason Welker Community Planning & Development Director with support from Bill Dean City Planner. Welker and Dean both fielded questions from commissioners. No action was taken.

**Matters from City Staff**

**Commissioner Roundtable**

There were no topics for discussion during commissioner roundtable.

**Adjourn**

With no further business before the Commission, the meeting was adjourned at 6:30 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Board Clerk, were approved by the Commission during their meeting held 12/16, 2025.

  
Mose Dunkel, Chair

  
Attest: Mandy Brown, Board Clerk