



## CITY COUNCIL MEETING MINUTES

April 16, 2025 at 5:30 PM

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

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### Call to Order

Mayor Jeremy Grimm called the regular meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, April 16, 2025, 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 Justin Dick  
Councilor Kyle Schreiber  
Councilor Pam Duquette

\*Councilor Aispuro was absent at roll call, arriving at 6:13 p.m. and present for all action items and votes.

ABSENT

Councilor Rick Howarth

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

### Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

### Announcements and Reports

1. Mayor's Proclamation: International Dark Sky Week

Mayor Grimm proclaimed April 21-28, 2025, as International Dark Sky Week in Sandpoint and presented the proclamation to Kodiak Ellis, a local proponent of dark sky initiatives.

2. Presentation: Monarch City USA

At the invitation of Councilor Duquette, local resident Perky Smith-Hagadone provided a presentation on a request for Sandpoint to participate as a Monarch City USA, with support from Mayor Grimm and the Council members present.

3. Report/Update: Development Impact Fee Study

Colin McAweeney with TischlerBise, the City's Development Impact Fee Study consultant, provided an update on the City's study, followed by remarks from the Mayor and Council members, with Council concurring on a shift to a residential fee schedule by square footage and assessing a parks impact fee on commercial development.

Following the reports and presentations specifically reflected on the agenda, Mayor Grimm additionally reported, in general, on the multitude of activities, projects, and events taking place citywide, recognizing

and thanking staff for all their hard work. He further reported that City staff met with representatives from the Idaho Department of Environmental Quality regarding the Wastewater Treatment Plant and provided information and an update on potential funding for reconstruction of the Plant.

Council members provided reports from recent meetings of the citizen advisory boards on which they serve as Council liaison. Councilor Duquette additionally reported that new recycling bins will be available throughout town.

At the invitation of the Mayor, Department Directors provided reports on projects and activities in their respective departments.

### **Public Comments**

Mayor Grimm recited the rules and procedure for public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a hearing, as well as other topics relevant to the business of the City of Sandpoint. Information only; no Council action.

### **Consent Calendar**

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

Motion made by Councilor Schreiber, Seconded by Councilor Aispuro.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

4. The minutes from Council's March 12, 2025, Special Meeting were approved as presented.
5. The minutes from Council's March 19, 2025, Regular Meeting were approved as presented.
6. The minutes from Council's April 9, 2025, Special Meeting were approved as presented.
7. Bills presented in the amount of \$1,710,322.70, reflecting \$929,573.21 for regular payables and \$780,749.49 for payroll, were approved for payment.
8. The Monthly Financial Report on Cash and Investment Transactions for January 2025 was accepted.
10. **Resolution 25-017** Farmers' Market License Agreement (City Agreement No. A25-1970-6) - approved

### **Public Hearings**

Mayor Grimm recited the order and procedure for the evening's public hearings, along with instructions for public testimony and noted, for the record, that any written comments received were included in the meeting packet or otherwise provided to the Council if received in time to do so.

11. Public Hearing / Decision: Kodiak Aircraft Company - Daher #1 / Turbine Subdivision Preliminary Plat (File #PS23-0001)

Citing a possible conflict, Mayor Grimm recused himself, leaving the dais and passing the gavel to City Council President Deb Ruehle, who presided over the meeting beginning at 6:28 p.m.

Each Council member confirmed no ex parte contact or conflict of interest as pertained to this application.

The City's consulting planner, Daren Fluke with Jacobs Engineering Group, provided a presentation as an introduction of this application and, along with City Engineer Brandon Staglund and City Attorney Fonda Jovick, fielded questions from Council.

Following the staff presentation, David Schuck, representative for applicant Daher / Kodiak Aircraft Company, provided information regarding their application and made some brief remarks.

Following the applicant's presentation, Council President Ruehle provided a reminder of the public hearing procedures and explained the option for gifting time.

Council President Ruehle then opened the public hearing, with all those who who spoke testifying as neutral to the application: City residents Brad Smith and Molly O'Reilly, along with Jeff Stearns, not a resident of the City but representing SilverWing at Sandpoint. No one testified in support, and no one testified in opposition.

Confirming all who wished to testify had an opportunity to do so and following questions from Council, fielded by Mr. Fluke, Mr. Staglund, and Ms. Jovick, Council President Ruehle closed the public hearing, and Council deliberated.

Following deliberation and Council questions fielded by staff, Councilor Dick made a motion that the Sandpoint City Council, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code and the recommendation of the Planning and Zoning Commission, **approve** City Application PS23-0001, Daher #1 Subdivision, Kodiak Aircraft Company's request for approval of a preliminary plat to subdivide 29 acres into four lots on the east side of Great Northern Road on Parcels RPS00000105804A and RPS38630000050A, commonly known as 1200 Turbine Drive, noting that approval is based on the staff report, relevant evidence and testimony contained in the public record, including findings of fact, and is **subject to conditions** of approval as provided in the staff report, with an amendment to Condition #6, where, as opposed to installation of a 6-foot-wide asphalt path, the applicant is required to install a 6-foot-wide concrete sidewalk on the north side of the newly-dedicated Turbine Drive right-of-way.

Motion made by Councilor Dick, Seconded by Councilor Duquette.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

Mayor Grimm returned to the dais at 7:13 p.m., presiding for the remainder of the meeting. The Mayor recessed the meeting for a break at 7:14 p.m., with the meeting reconvening at 7:22 p.m.

12. Public Hearing / Decision: Ridley Village Court Planned Unit Development Preliminary Development Plan (File #PPUD24-0002)

Councilors Ruehle, Aispuro, and Schreiber, along with Mayor Grimm, confirmed no ex parte contact and no conflict of interest as pertained to this application. Councilors Dick and Duquette, disclosing ex parte contact, recused themselves from this matter and left the meeting.

City Planner Bill Dean provided a presentation as an introduction of this application and, along with Mr. Staglund and Public Works Director Holly Ellis, fielded questions from the Council members.

Following the staff presentation, Kirk Rector with Affinity Real Estate Management, Inc., the applicant, provided some initial remarks in support of his application, followed by a presentation given by the applicant's representative, Aaron Qualls with SCJ Alliance, who fielded questions from the Mayor and Council members.

Following the applicant's presentation, Mayor Grimm provided a reminder regarding rules and procedure and then opened the public hearing.

City residents Richard Curtis and Molly O'Reilly testified in support. City resident Marilyn George testified as neutral to the application, as did Donna Griffin, who is not a resident of Sandpoint but was representing Selkirks-Pend Oreille Transit (SPOT Bus). The following, all City residents, testified in opposition: Stephanie Wilson, Tom Carroll, and Karen Hefley.

Following public testimony, Mr. Qualls made some rebuttal and final remarks and fielded questions from the Council. Mayor Grimm then closed the public hearing.

Following closure of the public hearing, Council deliberated, with City staff fielding Council members' questions during deliberation.

Council President Ruehle made a motion to **approve** the Ridley Village Court Planned Unit Development Preliminary Development Plan, City file #PPUD24-0002, as originally submitted to the City, **with conditions**, as outlined during Council's deliberation and summarized by Mayor Grimm as follows: 1) Construct the planned open space area toward the center of the development, as provided in the initial plan; 2) incorporate traffic calming into street extension design between Ridley Village Rd. and the Maplewood neighborhood; 3) setbacks along Cattail Ct. will be 15 feet, and the home design needs to include privacy windows and porches on the front for abutting properties; 4) installation of street lights as provided in the initial plan; 5) driveway setback in the southwest corner should be 35 feet from Ridley Village Rd.; 6) ensure planning for adequate and proper snow storage as required by City Code; and 7) installation of a 6 ft – 8 ft wide path on the north side of Autumn Ln. adjacent to the parking lot north of Road B. The motion was seconded by Councilor Aispuro. Following some final discussion, the resulting vote is reflected below.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.  
Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber  
Voting Abstaining: Councilor Dick, Councilor Duquette


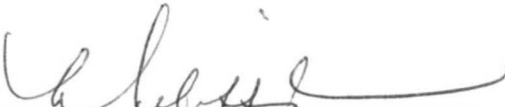
**Old/Unfinished Business** - none

**New Business** - none

**Adjourn**

With no further business on the agenda, the meeting was adjourned at 10:02 p.m.

The foregoing minutes, prepared by the City Clerk, were approved by City Council during their meeting held May 7, 2025.

  
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Jeremy Grimm, Mayor  
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Attest: Melissa Ward, City Clerk