



PLANNING AND ZONING COMMISSION MEETING MINUTES

October 21, 2025 at 5:30 PM

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

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, October 21, 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

ABSENT

Commissioner William Mitchell
Commissioner Ivan Rimar

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 Simmons

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

1. The minutes from the Commission's September 21, 2025, meeting were 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. Information only; no Commission action.

Public Hearings

2. Public Hearing/Decision: Amendments to Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards

Chairman Dunkel announced that the next item on the agenda was a public hearing and request for a recommendation to amend Sandpoint City Code Title 9-1-3 "Definitions," 9-4-1-3 "Residential Single Family Development Standards" and 9-4-2-3 "Residential Multifamily Development Standards," 9-4-4 "Rural Residential 1," and 9-4-5 "Rural Residential 2" pertaining to building footprints and impervious surface standards and recited the order and procedure for the public hearing.

Community Planning and Development Director Jason Welker provided a staff presentation and fielded questions from Commissioners.

Following the presentation, Chairman Dunkel recited instructions for the public hearing, reminding all in attendance of the City's rules of civility and meeting decorum and providing for up to three (3) minutes of testimony from each speaker, with the option for those in the room to donate their time to another speaker in the room, for a total of up to six (6) minutes for a speaker who received gifted time.

The Chairman then **opened the public hearing**.

There were three public testimonies.

With confirmation that all who wished to speak had the opportunity to do so, Chairman Dunkel **closed the public hearing**.

Following closure of the public hearing, the Commissioners deliberated and asked questions of City staff.

Commissioner Simmons then made a motion to amend the draft language and send back to staff for further revision for a future Planning and Zoning Commission Meeting.

Commissioner Benner seconded the motion, and Commissioners voted as follows:

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

Motion passed, and this matter will be tabled to return to the Commission at a later date.

Old Business - none

New Business

3. Design review recommendation for 1331 Church St.

Chairman Dunkel announced that the next item on the agenda was a design review recommendation for 1331 Church St.

Associate Planner Erik Brubaker provided a staff presentation and fielded questions from Commissioners. Along with the applicants Ethan Hazan and Lisa Hazan.

The commissioners made recommendations of adjusting the setbacks, eaves, gable ends, roof lines, porches, and mirror imaging. It was also mentioned that surface treatments could be adjusted. No action was taken.

Commissioner Roundtable

There were no topics for discussion during commissioner roundtable.

Adjourn

With no further business before the Commission, the meeting was adjourned at 7:41 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 _____, 2025.

Mose Dunkel, Chair

Attest: Mandy Brown, Board Clerk