



## PLANNING AND ZONING COMMISSION MEETING MINUTES

March 18, 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 meeting of the Sandpoint Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, March 4, 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 William Mitchell

#### ABSENT

Commissioner Ivan Rimar

Chairman Dunkel led all present in the Pledge of Allegiance.

### Announcements and Reports

Chairman Dunkel announced that an amendment to the agenda had been proposed and an amended agenda was posted earlier in the day, adding a Consent Calendar, moving the item that was previously under Old Business regarding the Ridley Village Court Planned Unit Development Preliminary Development Plan to the Consent Calendar, and reverting this item to an action item for the Commission's review and approval of the written decision as prepared by City staff. Because the amendment was made less than 48 hours prior to the meeting, pursuant to Idaho Code § 74-204(4)(b), before the amended agenda could become effective, the Commission would need to vote to accept the amendment.

Motion made by Commissioner Benner, Seconded by Commissioner Simmons.

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

### Consent Calendar

Chairman Dunkel then proceeded with the Consent Calendar. No items were removed, and the Consent Calendar was **approved**, as noted below.

Motion made by Commissioner Benner, Seconded by Commissioner Weber

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

Abstaining: Commissioner Weber

1. The minutes from the Commission's March 4, 2025, meeting were approved as presented.

2. The written decision for Ridley Village Court Planned Unit Development Preliminary Development Plan (City File #PPUD24-0002), following the Commission's decision during their March 4, 2025, meeting to recommend City Council approval with conditions, was approved as proposed and presented by City staff.

### **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 Consent Calendar and Old/New Business items on the agenda and other topics relevant to the business of the City of Sandpoint. Information only; no Commission action.

### **Public Hearing**

3. Public Hearing/Recommendation Decision: Area of Impact Boundary Adjustment

Chairman Dunkel announced that the next item on the agenda was a public hearing and a decision on a recommendation to City Council regarding the City's proposed Area of Impact boundary adjustment and recited the order and procedure for the public hearing.

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

Following the Staff presentation and Commissioner questions, 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**.

Comments from City resident Rich Neher was the sole testimony on this matter.

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

Following closure of the public hearing, the Commissioners deliberated, and City staff, including City Attorney Fonda Jovick, fielded questions.

Commissioner Simmons then made a motion to approve the recommended changes to the Area of Impact for consideration by the City Council, which was then seconded by Commissioner Benner, with the resulting vote as follows:

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

**New/Old Business** – none

### **Matters from City Staff**

There were no general matters from staff for the Commission.

### **Commissioner Roundtable**

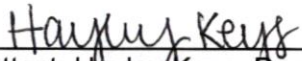
Commissioners and Staff spoke, in general, regarding anticipated matters and topics for Planning and Zoning Commission meetings in the near future.

### **Adjourn**

With no further business before the Commission, the meeting was adjourned at 6:35 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Deputy City Clerk, were approved by the Commission during their meeting held April 15, 2025.

  
\_\_\_\_\_  
Mose Dunkel, Chair

  
\_\_\_\_\_  
Attest: Hayley Keys, Deputy City Clerk