



PLANNING AND ZONING COMMISSION MEETING MINUTES

April 15, 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 5:31 p.m. on Tuesday, April 15, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

PRESENT

Commissioner Mose Dunkel, Chair
Commissioner Wayne Benner, Vice Chair
Commissioner Scott Torpie
Commissioner Reid Weber
Commissioner William Mitchell

ABSENT

Commissioner Grant Simmons
Commissioner Ivan Rimar

Chairman Dunkel led all present in the Pledge of Allegiance.

No announcements or reports from the Commissioners.

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 Mitchell, Commissioner Dunkel, Commissioner Weber,
Commissioner Benner, Commissioner Torpie

1. The minutes from the Commission's March 18, 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 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

2. Public Hearing/Decision: Request for Conditional Use Permit (CUP) for a 135-unit* Multifamily Development on Samuelson Avenue

Commissioner Dunkel announced that the next item on the agenda was a public hearing and decision on the request for a Conditional Use Permit for a 156-unit* multifamily development on Samuelson Avenue and recited the order and procedure for the public hearing.

Consulting Planner Daren Fluke provided a staff presentation and fielded questions from Commissioners.

Following the Staff presentation, applicant Norris Boyd and representative Nicole Costello provided a presentation and fielded questions from the 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.**

Comments from City resident Donna Griffin, representing Selkirks Pend Oreille Transit (SPOT) was the sole testimony on this matter.

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 City staff, including City Attorney Fonda Jovick, fielded questions.

Commissioner Benner then made a motion to approve the request for a Conditional Use Permit and waiver request to reduce the required bike parking by twenty-five (25%) resulting in a total of two-hundred thirty-seven (237) spaces, eighty (80) of which will be located in enclosed secure facilities within each building. The Commission further approved the waiver request to reduce the required fifteen (15) foot landscape buffer between the parking area and buildings to ten (10) feet. Commissioner Weber seconded the motion, and Commissioners present voted unanimously to approve, as follows:

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

Old Business

City Planner Bill Dean and Community Planning and Development Director Jason Welker then provided an update on the proposed parking management plan and fielded questions from Commissioners.

Matters from City Staff

There were no general matters from staff for the Commission.

Commissioner Roundtable

The Commissioners had no roundtable topics for discussion.


Adjourn

With no further business before the Commission, the meeting was adjourned at 7:57 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 May 6, 2025.



Mose Dunkel, Chair



Attest: Hayley Keys, Deputy City Clerk

*It was noted for the record during the meeting that the agenda contained a scrivener's error, where it reflected that the multifamily development on Samuelson Avenue was a 135-unit development, whereas it was actually a 156-unit development. This error was on the agenda only; the notice documents to the public otherwise stated the correct number of units.