
RE: AH - Averill letter to City regarding RV park

From Ben McGrann <ben@actusprojects.com>

Date Mon 10/27/2025 7:35 AM

To Jeremy Grimm <jgrimm@sandpointidaho.gov>; Jason Welker <jwelker@sandpointidaho.gov>; Brian Averill <brian@averillhospitality.com>; dan averill <danlaverill@yahoo.com>; Dan Averill <danlaverill@icloud.com>; danLaverill406@gmail.com <danlaverill406@gmail.com>

Cc Zach Jones <zjones@lclawattorneys.com>

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Hi Jeremy,

Thank you for the clarification. As the City considers future use of the adjacent property currently operating as the City RV Park, Averill Hospitality respectfully submits this position statement outlining our concerns with continued RV use and our recommendation to redevelop the area for an event space, boat-trailer, and general public parking to better serve City Beach and the broader community.

Concerns with Continued RV Park Use

1. Inconsistent Land Use and Brand Conflict

The proposed resort and an RV park are inherently incompatible. A four-star hotel environment requires a setting that reflects quality, comfort, and aesthetic cohesion. The transient and utilitarian nature of RV operations conflicts with the resort's high-end guest experience and undermines Sandpoint's image as a refined waterfront destination.

2. Negative Visual and Experiential Impacts

RV sites introduce visual clutter, exposed utilities, and waste-disposal facilities that detract from the waterfront character. Guests and visitors entering the City Beach corridor would experience a diminished sense of place, contrary to the City's tourism and design objectives.

3. Conflict with City's Long-Term Vision

Sandpoint's Comprehensive Plan and City Beach Master Plan emphasize public access, recreation, and scenic quality. Maintaining an RV park on prime waterfront property does not align with these goals or with the City's ongoing efforts to elevate its tourism identity. **The Design plan accepted by the City Council designates this area as boat trailer parking.**

4. Economic Inefficiency of Land Use

An RV park provides limited public benefit relative to the value of the land it occupies. By comparison, the resort will generate substantial room taxes, sales taxes, and year-round employment, while improved parking infrastructure would serve thousands of annual lake and beach users.

5. Noise, Odor, and Utility Conflicts

RV operations often involve generators, fuel storage, campfires, and late-night activity that would conflict with resort operations, guest comfort, and safety standards.

6. Security and Privacy Concerns

The open, transient nature of RV occupancy creates challenges for managing access and security

along the shared waterfront, conflicting with the resort's need for controlled environments for weddings, events, and guest privacy.

7. Devaluation of Private Investment

Averill Hospitality's investment brings significant economic and community benefits to Sandpoint. Incompatible land use adjacent to the project risks diminishing the return on that investment and could affect future private-sector participation in waterfront revitalization.

Recommendation: Redevelopment as Boat-Trailer Parking and Community Event Space

Averill Hospitality recommends that the current RV park area be **redeveloped into a shared-use facility** that combines **boat-trailer parking, general public parking, and flexible community event space**. This concept supports lake access, enhances waterfront operations, and provides a venue for Sandpoint's signature events such as the **Chafe 150, summer concerts, festivals, and community fundraisers**.

The proposed configuration allows for seasonal adaptability—functioning as a trailer and overflow parking lot during peak boating months and transitioning into an event and gathering area during off-peak or programmed community use.

Key Advantages

1. Supports Public Recreation and Access

Provides essential trailer parking near the boat launch, reducing congestion at City Beach, while improving access for residents and visitors using the lake.

2. Creates a Waterfront Community Event Venue

Incorporates open hardscape and utility connections suitable for staging community events such as the Chafe 150, outdoor concerts, markets, or festivals—complementing *The Point's* event programming and strengthening Sandpoint's identity as a year-round gathering place.

3. Maximizes Public Benefit per Acre

A shared-use parking and event facility serves thousands of residents and visitors annually, providing far greater community value than an RV park's limited overnight use.

4. Enhances Visitor and Event Experience

Moves boat-trailer parking out of the main City Beach core, freeing up prime lakefront spaces for families, pedestrians, and day visitors, while providing accessible parking and event staging areas adjacent to downtown and the resort.

5. Improves Traffic Flow and Safety

A purpose-designed layout can separate pedestrian and large-vehicle circulation, reduce congestion at City Beach, and improve ingress and egress for trailers and event traffic.

6. Reduces Infrastructure and Maintenance Costs

Requires only modest infrastructure—paving, lighting, and stormwater improvements—while avoiding costly RV hookups or sewage systems. Maintenance remains low, and the area's flexible design accommodates multiple community uses throughout the year.

7. Preserves Long-Term Flexibility for Public Use

A multi-purpose open-space design ensures future adaptability for new waterfront initiatives, public-private partnerships, or future City Beach expansion opportunities.

Conclusion

Redevelopment of the existing RV park area into event space, structured boat-trailer and general parking provides a balanced solution that:

1. Enhances access and functionality of Sandpoint's most important public waterfront asset;
2. Aligns with the City's recreation and economic development goals; and
3. Complements the quality, scale, and community investment of *The Point Resort*.

Averill Hospitality is committed to working collaboratively with City leadership and staff to advance a unified waterfront plan that strengthens Sandpoint's position as the region's premier lakefront destination.

Best regards,

Ben

Ben@ActusProjects.com
206.696.8239

Actus

Ideas into Action

From: Jeremy Grimm <jgrimm@sandpointidaho.gov>
Sent: Thursday, October 23, 2025 12:02 PM
To: Ben McGrann <ben@actusprojects.com>; Jason Welker <jwelker@sandpointidaho.gov>; Brian Averill <brian@averillhospitality.com>; dan averill <danlaverill@yahoo.com>; Dan Averill <danlaverill@icloud.com>
Cc: Zach Jones <zjones@lclattorneys.com>
Subject: RE: AH - Averill letter to City regarding RV park

Hi Ben,

Regarding your request for a collaborative working session on the staff report, I want to clarify that the preparation of staff reports is an internal City function. These documents are required to be objective analyses prepared independently by City staff. Because both the report and related correspondence (including this email) are public records, it's important that we maintain transparency and preserve public confidence in the process by not jointly drafting or editing the staff report with an applicant.

That said, we certainly welcome your continued communication and are happy to receive any written materials or clarifications you'd like considered as part of the public record. Staff will review and incorporate relevant information as appropriate.

We truly appreciate the Averill family's investment and vision for Sandpoint. The proposed project represents a significant opportunity for our community, and we look forward to continuing open and productive dialogue as your plans move forward.

Jeremy Grimm
Mayor, Sandpoint, Idaho
1123 Lake Street, 83864
Cell: 986-205-7085



From: Ben McGrann <ben@actusprojects.com>
Sent: Thursday, October 23, 2025 7:24 AM
To: Jason Welker <jwelker@sandpointidaho.gov>; Brian Averill <brian@averillhospitality.com>; dan averill <danlaverill@yahoo.com>; Dan Averill <danlaverill@icloud.com>
Cc: Jeremy Grimm <jgrimm@sandpointidaho.gov>; Zach Jones <zjones@lclattorneys.com>
Subject: RE: AH - Averill letter to City regarding RV park

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Hi Jason,

Thank you for forwarding the deed and covenant information. We've reviewed the warranty deed stipulations and understand the property needs to support park purposes. We believe this supports a host of uses like parking and or event lawn space, but it would be good to define "support park purposes".

To ensure alignment and clarity ahead of the November 5th Council meeting, we respectfully request a working session with City staff and Mayor Grimm to collaboratively develop the staff report and presentation approach. We believe this coordination will help ensure the report accurately reflects both the City's objectives and our proposal framework.

Please let us know your availability for a working session early next.

Best regards,

Ben

Ben@ActusProjects.com

206.696.8239

Actus

Ideas into Action

From: Jason Welker <jwelker@sandpointidaho.gov>

Sent: Tuesday, October 21, 2025 7:48 AM

To: Ben McGrann <ben@actusprojects.com>; Brian Averill <brian@averillhospitality.com>; dan averill <danlaverill@yahoo.com>

Cc: Jeremy Grimm <jgrimm@sandpointidaho.gov>; Zach Jones <zjones@lclattorneys.com>

Subject: Re: AH - Averill letter to City regarding RV park

Hello Ben, Dan, and Brian,

In preparing documents for a presentation of your request to City Council for lease or sale of the RV Park property I found the Warranty deed from the January 2022 transfer of said property to the City from the Cox family. The deed references a covenant on the property, which is also attached. Below is an excerpt from that document, which originally accompanied the conveyance of the RV Park property from the railroad to the City of Sandpoint in 1922 and has travelled with the land ever since:

TO HAVE AND TO HOLD, unto the grantee (City of Sandpoint) only so long as the premises are used for park purposes, and upon the express condition that there shall be no grade crossings now or hereafter opened across the grantor's tracks, and the grantor shall be exempt from any assessment for the improvement or maintenance of the park and also from any expense for opening, constructing or maintaining undercrossings on the grantor's railroad right of way. Should the premises cease to be used for park purposes, or should the grantee fail to observe any of the conditions of this grant, this instrument shall become null and void, and the premises immediately revert to the grantor, who may forthwith resume possession.

I encourage you to review the attached warranty deed and covenant and let us know if you wish to proceed with your request to lease or buy the RV Park property. **It appears that if the property is ever utilized for anything other than a recreation public park facility ownership shall immediately revert to Burlington Northern, Inc.**

I am preparing a staff report to introduce your requests at the November 5th Council Meeting. Please let me know, in light of this covenant, whether you wish to proceed with your request to lease the RV Park property. Please also plan to attend that night to make your requests to Council for the marina slip lease and, should you choose to proceed, the RV Park site.

Let me know if you have any questions.

Best,
Jason



**Community Planning and
Development Department**

Jason Welker | Director

(208) 255-1738

(208) 290-0137 (cell)

sandpointidaho.gov

From: Ben McGrann <ben@actusprojects.com>

Sent: Wednesday, October 15, 2025 12:54 PM

To: Jeremy Grimm <jgrimm@sandpointidaho.gov>; Jason Welker <jwelker@sandpointidaho.gov>

Cc: dan averill <danlaverill@yahoo.com>; Brian Averill <brian@averillhospitality.com>

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[Department](#)

Good afternoon, Mayor Grimm and Jason,

Please find attached letter regarding updated stance on the RV Park and an alternative proposal.

Best regards,

Ben

Ben@ActusProjects.com

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Ideas into Action

From: Jeremy Grimm <jgrimm@sandpointidaho.gov>
Sent: Friday, September 19, 2025 12:04 PM
To: Ben McGrann <ben@actusprojects.com>; Jason Welker <jwelker@sandpointidaho.gov>
Cc: dan averill <danlaverill@yahoo.com>; Brian Averill <brian@averillhospitality.com>
Subject: RE: AH - Averill letter to City regarding RV park

Thanks everyone.

I look forward to your participation and insight as we proceed with the design. As a neighbor you are a critical voice in this discussion.

Best,

Jeremy

Jeremy Grimm

Mayor, Sandpoint, Idaho

1123 Lake Street, 83864

Cell: 986-205-7085



From: Ben McGrann <ben@actusprojects.com>

Sent: Friday, September 19, 2025 11:54 AM

To: Jeremy Grimm <jgrimm@sandpointidaho.gov>; Jason Welker <jwelker@sandpointidaho.gov>

Cc: dan averill <danlaverill@yahoo.com>; Brian Averill <brian@averillhospitality.com>

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Hi Jeremy and Jason,

Please see attached letter from Dan regarding the RV park.

Best regards,

Ben

Ben@ActusProjects.com

206.696.8239

Actus

Ideas into Action