

Via email

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Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: Short Plat Application – Priest River Pines 1st Addition
Parcel Located in Section 22, Township 56 North, Range 5 West, B.M., Bonner County, Idaho

Applicant: Sanborn Creek Ventures, LLC

Dear Bonner County Planning,

On behalf of Sanborn Creek Ventures, LLC, please accept this narrative in support of a **Short Plat Application** for the proposed **Priest River Pines 1st Addition**. This application proposes to subdivide approximately 20 acres into **four (4) residential lots**, consistent with the **Rural 5 (R-5)** zoning designation under **Bonner County Revised Code (BCRC), Title 12**.

This short plat application is intended to create four well-sized, marketable rural homesites, supporting local housing availability in an area experiencing sustained growth. The parcel was previously unplatted, and this proposed subdivision allows for logical, compatible development consistent with the Comprehensive Plan's goals for rural residential areas.

The subject property features gently rolling sloped terrain typical of the Priest River benchlands, with no areas exceeding a 30% grade. Field-verified contours show the site to be generally developable with good drainage characteristics. Soils on-site are well-drained and have historically supported successful individual septic systems and productive wells on adjacent parcels, making the property well-suited for rural residential development.

Comprehensive Plan Alignment

The proposal supports the Bonner County Comprehensive Plan by:

Property Rights

This application represents a straightforward exercise of private property rights under the Rural 5

zoning designation. The landowner is proposing a minor land division through the short plat process consistent with the allowed density, with no waivers or special exceptions. The process upholds Bonner County's commitment to balanced land use—protecting the rights of the applicant while respecting those of surrounding landowners.

Population

As Bonner County continues to grow, the demand for buildable parcels exceeds availability. This four-lot short plat is modest in scale but meaningful in outcome—adding rural residential opportunities on appropriately zoned land without impacting high-density areas or overburdening infrastructure. It offers an incremental, appropriate response to population pressure.

School Facilities & Transportation

The site is located within easy driving distance of schools in Priest River, connected via US Highway 2 and a well-established local road network. The property benefits from existing access via Daytona Drive and includes multiple recorded ingress/egress easements, providing reliable year-round transportation routes that meet rural standards.

Economic Development

The short plat supports Bonner County's economic development goals by facilitating new home construction, which in turn generates income for local builders, tradespeople, and suppliers. Additionally, increasing the stock of quality homes helps stabilize the local housing market, supporting workforce retention across multiple sectors.

Land Use

The proposed subdivision is fully aligned with the County's intended use for Rural 5 zones. The property is surrounded by similarly sized lots and established residential uses to the east and south, making this a compatible division that builds on the existing land use pattern without disrupting adjacent parcels or natural landscapes.

Natural Resources

Site review and mapped overlays confirm the absence of wetlands, floodplains, and surface water features. Each lot is designed to emphasize the natural land, maintaining the aesthetic and ecological character of the area. Soils are well-drained, and each home will be served by private septic and well systems appropriate for the conditions.

Hazardous Areas

The site is located outside of flood hazard areas and is not in proximity to avalanche terrain or unstable slopes. The lots are easily accessible to fire services (West Pend Oreille Fire District), and the surrounding landscape is not considered high-risk for wildland interface fires due to the open, gently sloping terrain and existing road improvements.

Public Services

Power is already available via Northern Lights Cooperative. Wells in the vicinity yield over 20 gallons per minute, and the soils support standard drainfield systems. Access is provided via existing 60-foot-wide easements (per recorded instruments), and no new public road construction is required. Solid waste services will be met via existing county or contracted options.

Transportation

The property connects to US Highway 2 through an internal private road system (Daytona Drive) that meets rural width and grade requirements. Access is orderly, legal, and physically established. No new traffic burdens will be placed on local roads beyond what is expected for four single-family homes.

Recreation

Residents of this subdivision will benefit from close proximity to county and federal recreational resources—including the Pend Oreille River corridor, nearby lakes, and national forest lands—without diminishing public access to any of them. The project preserves the existing rural open space character and adds no barriers to recreation or wildlife movement.

Special Areas or Sites

No cultural, historic, or sensitive environmental sites are mapped or observed on the property. Should any be encountered during development, standard state and federal protections will apply. The land has been previously disturbed and surveyed, and no evidence of special status resources was found.

Housing

This four-lot plat introduces new home sites in an area where buildable land is limited, especially for primary residences. The lots are large enough to accommodate family housing, private wells, and onsite septic systems, making them well-suited to year-round, owner-occupied homes that enhance community stability.

We respectfully request that the Planning Department accept this short plat application for processing and review. Please do not hesitate to contact me if additional information is required or site visits are needed.

Respectfully,



Jeremy Grimm

President
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