



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

January 15, 2021

William Haberman
310 Charleston Pl
Celebration, FL 34747

Subject: File CUP0006-20 - The Idaho Club North Lake PUD

Dear Mr. Haberman:

The Bonner County Commissioners at the January 13, 2021 public hearing approved the referenced application with conditions. The ordinance and standards used in evaluating the application and the reasons for approving the application are as follows:

MOTION: Commissioner Connolly moved to approve this project FILE CUP0006-20, a conditional use permit for a large-scale mixed use planned unit development, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Connolly further moved to adopt the following findings of fact and conclusions of law as findings of fact as written and amended for Finding of fact 28, amended to provide 51 parking spaces were 54 is required and Condition A-4, amended from 2 years to 4 years. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner McDonald seconded the motion.

VOTED upon and the Chair declared the motion carried, unanimously.

Background:

A. Site data:

- Mixed Use
- Platted and Unplatted
- Size: 24.4 gross acre/8.94 net acres
- Zone: Recreation
- Land Use: Resort Community and Rural Residential

B. Access:

- North Park Road
 - i. Road Class: Local

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- ii. County Maintained: No
- iii. Privately Owned
- State Highway 200
 - i. Road Class: Highway
 - ii. County Maintained: No
 - iii. Idaho Transportation Department Owned

C. Environmental factors:

- Site does contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain a river/stream/frontage on lake
- Per Bonner County CFM and Planner Jason Johnson: *RP57N01E166160A – This parcel is within SFHA Zone X and Zone AE, per FIRM panel 16017C0775E, effective date 11/18/2009. The vast majority of this parcel is within SFHA Zone AE. RP031740000020A – This parcel is within SFHA Zone AE, per FIRM panel 160170775E, effective date 11/18/2009. RP031740000010A – This parcel is within SFHA Zone AE, per FIRM panel 1617C0775E, effective date 11/18/2009.*

D. Services:

- Water: Proposed public water system
- Sewage: Proposed community leach field
- Fire: Sam Owen Fire District
- Power: Avista Utilities

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E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community & Rural Residential	Recreation	Vacant
North	Resort Community	Rural-5 & Rural- 10	US Army Corps of Engineers land and rural residence (RP57N01E165741A)
East	Resort Community & Rural Residential	Rural-5	US Army Corps of Engineers Trestle Creek Recreation Area
South	Resort Community & Rural Residential	Rural-5, Recreation & Rural Service Center	Railroad and Highway 200 right-of- ways
West	Lake Pend Oreille		

F. Standards review

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property

The following sections of BCRC have been met by the applicant with no variations.

- BCRC 12-2.2, et seq.,: Conditional Use Permits
 - A conditional use permit is required for a planned until development and preliminary plat.
- BCRC 12-251(C): Planned Unit Development Classification and Minimums; A "large scale mixed use" PUD consisting of commercial, industrial, residential or recreational uses and having a minimum gross land area of twenty (20) acres.
 - The proposed PUD has a total of 24.4 gross acres and will include commercial, residential, and recreational uses.
- BCRC 12-252(B): Uses Permitted within Planned Unit Developments; Limited commercial and related recreational activities and facilities which are designed primarily to accommodate the needs of residents within a "mixed use" PUD described in section 12-251 of this subchapter may be permitted in any district, except for Industrial. Commercial recreation areas, such as ski resorts, golf courses or marinas, where permitted or conditionally permitted in applicable districts, may include related commercial uses to accommodate the general public as well as residents within the PUD when included and approved as part of the PUD development plan.
 - The site is zoned Recreation and the zone's allowed commercial (boat storage and repair services), recreational (community dock and pavilion), and residential (single family residences) uses proposed are all included within the PUD.
- BCRC 12-256(A-E): Design Standards for Planned Unit Developments
 - *A. Common Open Space – 10% of total gross acreage required*
 - 11.84% provided and exclusive of all road and utilities that would otherwise detract therefrom, and consists of critical White-tailed deer habitat and riparian habitat.
 - *B. Owner's Association – A homeowner's association and/or corporation ownership required*
 - A homeowners' association will be formed.
 - *C. Covenants, Article of Incorporation – Recorded with the final plat of any PUD subdivision or final development plans required.*
 - The homeowners' association to be formed to enforce private road system maintenance, stormwater management and erosion control, water and sewer systems, and open space/common area management.
 - *D. Development Density – The unit density of a PUD containing residential uses shall not exceed the density of the zone district in which it is located, except for density bonuses.*
 - PUDs provide an opportunity to "density average" lot sizes and as such, this project includes an average lot density of one unit

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per 2 acres where a density of one lot per 2 acres is allowable when including the allowable density bonus.

- *E. Public amenities that can be provided to obtain a density bonus.*
 - A density bonus is proposed based on additional open space, not public amenities.
 - 11.84 percent open space is provided where 10 percent is required (2.89 acres of open space ÷ 24.4 gross acres = 11.84 percent open space) which allows for a density bonus equal to the percentage of open space authorizing a unit density of 5 (5 units x 0.1184 open space = 0.53 density bonus. 4.47 units + 0.53 bonus units = 5 total units.). Five (5) residential units are proposed.
- BCRC 12-332: Residential Use Table (single family dwellings)
 - Single family dwellings are a permitted use within the Recreation district.
- BCRC 12-333, note 17: Sufficient land area is required to accommodate the proposed use, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.
 - The boat storage and repair services are located on a two acre parcel abutting railroad right-of-way to the west and state highway right-of-way to the east providing sufficient land area arranged to minimize any effect on adjoiners.
- BCRC 12-335, note 5: Sufficient land area is required to accommodate the proposed use, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.
 - The proposed pavilion will contain restroom and picnicking facilities for users of the community dock. The proposed open air, roofed structure will allow users to gather while enjoying the lake. Upland parking has been provided for participants that may drive versus boat to the facility.
- BCRC 12-335, note 6: Specified conditions with respect to emissions of noise, light glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.
 - The project as designed and the pavilion location abuts vacant government lands (RP57N01E65700A). Consequently, no impact is anticipated.

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- BCRC 12-335, note 7: *A traffic plan is required describing, at minimum, the method of ingress and egress to the site, traffic circulation within the site, and on premises parking and loading/launching areas.*
 - The project is accessed by a private railroad crossing (USDOT Crossing Inventory, Crossing No. 091184B; Montana Rail Link). North Park Road will be improved to "low volume local" private road standards consisting of a 20' wide travelway and a 22' wide roadway developed within a minimum 30' wide easement where located on the applicant's property. Adjacent to and outside of the railroad right-of-way, a turnout on the east and west side of the railroad crossing will be constructed to a minimum width of 26' and a minimum length of 40'.
 - A sufficient turnaround area has been designed to accommodate boat launching and trailer maneuvering at the approved boat ramp (IDL Permit L-96-S-602B and USACOE Permit NWW-2007-01218).
- BCRC 12-412: *Maximum residential density shall be 1 dwelling unit per minimum lot size.*
 - Per note 2 of BCRC 12-412, *density may be increased via conservation subdivision bonus provisions set forth in section 12-637 in this title.*
 - A density bonus to allow for 5 dwelling units is proposed.
 - Per note 6 of BCRC 12-412, *dwelling, not to exceed a total of 3 dwelling units, may be permitted on a single parcel of land; providing that the parcel is large enough to comply with the density requirements of the zone. Additional dwelling units may be allowed on a parcel in a conservation subdivision, provided the subdivision complies with the density requirements of the district and where the dwelling units are authorized on the plat.*
 - 5 residential dwelling units are proposed – one for each of the proposed residential lots.
- BCRC 12-412: Setback Requirements – see variation to rear setback previously stated.

<i>Required</i>	<i>Proposed</i>
Front: 25'	Front: 25'
Sides: 5'	Sides: 5'
Rear: 5'	Rear: 0'
Waterfront: 40'	Waterfront: non proposed
Wetlands: 40'	Wetlands: 0'

- BCRC 12-421: Performance Standards for All Uses – *Effects from noise, light glare, odors, fumes or vibrations.*
 - The property was previously developed with a high density, commercial recreational facility consisting of an RV and mobile home park. The proposed use is limited to five single family home sites, one recreational lot, one utility lot, one access lot and one open space lot. Therefore, there will be no effects on adjoining properties from noise, light glare, odors, fumes or vibrations.

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- **BCRC 12—432: Minimum Off Street Parking Requirements**

Residential Uses – Residential, single-family	
<i>Required</i>	<i>Proposed</i>
2 spaces/dwelling unit On the same lot as the dwelling unit	The 25' front yard setback will be met, leaving room for 2 spaces/lot which will have 1 dwelling unit each.
Public Uses – Assembly buildings (pavilion)	
<i>Required</i>	<i>Proposed</i>
1 space/100 gross square feet of floor area Within 500' of the principle use	<u>Variation</u> (see below) - 51 spaces are provided, with about 7 of those spaces being further than 500' from the pavilion.
Public Uses – Community docks and marinas	
<i>Required</i>	<i>Proposed</i>
0.5 space/boat slip 25% of parking spaces shall be arranged as tandem spaces not less than 10' be 40'	<u>Variation</u> (see below) - Users of the dock facilities own property at The Idaho Club and will access the facility primarily by boat. Therefore, upland parking is unnecessary for dock users.

- **BCRC 12-621: Lot Design;** *All proposed lots which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three to one (3:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four to one (4:1). All proposed lots one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty five (85) and ninety five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection. Submerged lands are exempt from the requirements herein.*
 - The submerged, recreational, access, utility, and residential lots all had depth to width ratios of less than 4:1, well within the standard requirement.
 - The angle of intersections proposed fall between $\pm 95^\circ$ to $\pm 113^\circ$ but the lots will maintain angles of intersection adequate to accommodate 90° driveway entrances off of the proposed access road.
- **BCRC 12-622: Submerged Lands;** *Lands below the applicable natural or ordinary water mark, or the applicable artificial high water mark, of any lake, river, stream, channel or other body of public water shall not be counted in the calculations for determining the maximum density for a subdivision.*

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- The submerged lands have not been included in the calculations for determining the maximum density for the proposed subdivision.
- BCRC 12-623(C): Services and Utilities; *Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.*
 - A community leach field is proposed.
- BCRC 12-623(D): Services and Utilities; *All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following from this section.*
 - The subdivision will be developed with a 10,000 gallon water storage tank accessed with a dry hydrant per BCRC 12-623(D)(4).
 - The final plat will also contain the following defensible space note: "In areas adjacent to structures, fuel modification provisions apply for the purpose of establishing and maintaining defensible space. Based on the moderate urban-wildlife interface area rating on the subject property, a fuel modification distance of not less than 30 feet will be maintained. Lot owners will be responsible for modifying or removing non-fire resistive vegetation on each lot. Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet. Deed wood and litter shall be removed annually from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native plant growth to any structure (International Urban-Wildland Interface Code, Section 603)."
- BCRC12-624(C): Roads and Access; *Legal access shall be provided to each proposed lot, which shall be developed for ingress and egress, providing for ready access meeting the standards in subsection B of this section.*
 - All proposed lots have ingress and egress access provided.
 - See variation proposed for subsection B of this section below.
- BCRC 12-626(A): Environmental Features; *The subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.*
 - Per the application – Because a portion of the project is located within the mapped floodplain, all development within the mapped flood hazard

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area will be in accordance with the county's flood damage prevention ordinance.

- BCRC 12-626(B): Environmental Features; *The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.*
 - A variation to the 40' wetland setback is proposed to allow for a zero wetland setback while all other environmental setbacks will be complied with, including the shoreline setback requirements.
 - The site has been approved for shoreline improvements, including wetland fill (USACOE Permit NWW-2007-01218).
 - For BCRC 12-713 and 12-714, a ±60' wide vegetated, open space buffer with grasses, shrubs and trees is included between the recreation and residential lots and Lake Pend Oreille. This buffer will serve to preserve both the quality and quantity of Bonner County water resources (BCRC 12-701(A)), and to reduce erosion and sedimentation into waterways (BCRC 12-701(B)). Accordingly an impervious surface of 70% is proposed.
 - Per the application – Some site grading will be associated with road construction. A stormwater management and erosion control plan was submitted, confirming that on-site soils are suitable for stormwater treatment.
 - Per the application – The proposed open space includes White-tailed deer wintering area and riparian habitat and will remain as such.
 - Per the application – The property does not contain any mapped floodway but a portion of the project is located within the mapped floodplain and any development within the mapped flood hazard area will be in accordance with Bonner County's flood damage prevention ordinance.
- BCRC 12-626(C)(1): Environmental Features; *New lots or parcels on sites in the forestry, agricultural/forestry, rural and other zoning districts where all urban services are not available, shall maintain an average width (as measured parallel to the shoreline) of at least two hundred feet (200') for all portions of the lot or parcel within one hundred feet (100') of the shoreline. The total depth of the lot (as measured from the shoreline to the opposite end of the lot or parcel) must be deep enough to allow development to meet applicable vegetation conservation and building setback requirements per subchapter 7.1 in this title.*
 - The only waterfront lot is the proposed open space lot which will have no development allowed within it and has an average width of at least two hundred feet (200') for all portions of the lot within one hundred feet (100') of the shoreline. IDAHO DEPARTMENT OF LANDS
- BCRC 12-633(A): Standards and Guidelines for All Conservation Subdivisions; *Uses: all principal and accessory uses authorized in the applicable zoning districts shall be allowed in the conservation subdivision. Uses not authorized by chapter 3 of this title will not be permitted in conservation subdivisions.* MAY 18 2021
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- Proposed uses include single family residences, boat storage and servicing, recreational uses and related open spaces. These are all permitted uses in chapter 3 of title 12.
- BCRC 12-633(B): Standards and Guidelines for All Conservation Subdivisions; Development Standards: Development standards in chapter 4 of this title for the applicable zoning district shall apply to all lots in a conservation subdivision, except where otherwise noted in this chapter.
 - The project is in accordance with these various standards, except for the noted proposed variations stated below.
- BCRC 12-633(C): Standards and Guidelines for All Conservation Subdivisions; Design Standards: Conservation subdivisions are subject to subchapter 6.2 of this title, design standards, except where otherwise noted.
 - The project has been designed in accordance with these standards, subject to the proposed variations noted below.
- BCRC 12-633(D)(3): Standards and Guidelines for All Conservation Subdivisions; Lots may be smaller than the minimum sizes in subsections D1 [2.5 acres] and D2 [1 acre] of this section, provided water and sewage disposal provisions are provided within common areas via utility easements.
 - Per the application – Proposed lots when density averaged, and with the density bonus, comply with the 2 acre lot size minimum when served by “urban water.” The project will be served by a community sewer system and a public water system. The site will be accessed by a hard surfaced, 22’ wide “low volume local” private road consisting of a 20’ wide travelway and 22’ wide roadway developed within a minimum 30’ wide easement. The community drain field will be located on the utility lot as well.
- BCRC 12-633(E): Standards and Guidelines for All Conservation Subdivisions; Suitable Land: Cluster lots are encouraged to be located on land most suitable for residential development.
 - Per the application – Because a portion of the project is located within the mapped floodplain, all development within the mapped flood hazard area will be in accordance with the county’s flood damage prevention ordinance.
- BCRC 12-633(F): Standards and Guidelines for All Conservation Subdivisions; Further Subdivision of Cluster Lots: Cluster lots in a conservation subdivision may not be further subdivided except where in compliance with this title. However, notes on the final plat approved by the board may include other restrictions on future subdivision of the lots.
 - Per the application – Further division of the proposed clustered lots is not anticipated.

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- BCRC 12-633(G): Standards and Guidelines for All Conservation Subdivisions; Wells. Sewage Disposal Facilities Within Common Open Space: *Individual and/or common wells and sewage disposal facilities may be provided within designated common open space areas to allow for maximum efficiency of cluster lot design and minimize potential negative impacts to the environment. Applicable easements for the facilities shall be shown on the final plat.*
 - Per the application – The Proposed open space will remain riparian habitat and deer winter range along the lake shore and along the North Branch of Trestle Creek by maintaining and managing existing vegetation, forage and cover.
- BCRC 12-633(H): Standards and Guidelines for All Conservation Subdivisions; Preservation of Common Open Space: *Common open space shall be preserved as permanent open space, except where otherwise noted in this title, and subject to standards BCRC 12-633(H)(1-3).*
 - The submitted open space management plan makes note of and includes the requirements of BCRC 12-633(H)(1-3).
- BCRC 12-633(K)(1): Standards and Guidelines for All Conservation Subdivisions; Buffering, Clustering: *Clustered lots shall be accessed by interior road systems. To the maximum extent possible, cluster lots shall be located so that common open space provides a buffer between the cluster lots and adjacent properties and/or right of way. When this is not possible, the development shall be designed to provide at a minimum one of the following: (1) Cluster lots that abut surrounding properties or right of way shall be at least seventy five percent (75%) of the minimum lot size standard for the subject parcel.*
 - Per the application – Where urban water services are available, the minimum lot size is 2 acres (BCRC 12-412). The only lot that abuts adjoining property is the utility lot. This lot contains over two acres.
- BCRC 12-636(A): Standards for Conservation Subdivisions in Suburban, Recreation and Alpine Village Districts; Minimum Lot Size: *There is no minimum lot size for cluster lots, provided the subdivision meets the density requirements specified in this title. However, cluster lots shall be sized sufficiently to meet applicable setbacks and other requirements in this title, unless otherwise noted herein.*
 - The proposed project meets these requirements, subject to the variations described below.
- BCRC 12-636(C): Standards for Conservation Subdivisions in Suburban, Recreation and Alpine Village Districts; Reduction In Setbacks: *Front, side and/or rear yard setbacks may be reduced to accomplish design objectives for the development, provided other applicable standards in this title are met.*
 - All setbacks required in BCRC will be met except for the proposed variation for the rear yard setback to be reduced to have a zero setback

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where 5' is required and the proposed variation for the wetland setback to also be reduced to have a zero foot (0') setback where 40' is required.

- BCRC 12-636(D): Standards for Conservation Subdivisions in Suburban, Recreation and Alpine Village Districts; Multiple Dwelling Units: Multiple dwelling units may be included on individual lots, provided the subdivision meets applicable density requirements and other requirements in this title.
 - One dwelling unit per residential lot is proposed with a total of five (5) dwelling units.
- BCRC 12-636(E): Standards for Conservation Subdivisions in Suburban, Recreation and Alpine Village Districts; Common Open Space: Applicants are encouraged to set aside at least twenty percent (20%) of the land as common open space, or recreational facilities for the residents and other requirements in this title.
 - 2.89 acres or 11.84% of open common space for the gross acreage of 24.4 acres is proposed (32.33% for the net acreage of 8.94 net acres) and meets the required 10% of common space for planned unit developments.

The following sections of BCRC have been met by the applicant with variations.

- BCRC 12-256(G): Design Standards for Planned Unit Developments; Design Standards – The PUD will include the following variations from design standards of Title 12.
 - BCRC 12-333, note 33: - Maximum square footage for ministorage, boat storage, and rental warehouse facilities on a single lot or parcel shall be 10,000 square feet for the rural service center and recreation district required.
 - Per the application – The project involves two lots and one parcel. In lieu of developing one, 10,000 SF building on each property, three buildings not to exceed a combined total of 30,000 SF will be developed on the utility lot. Clustering the buildings on this lot provides greater efficiency, while protecting Trestle Creek and Lake Pend Oreille by separating these uses from these bodies of water.
 - BCRC 12-412: 2 acre lot size minimum when served by "urban water."
 - Per the application – The proposed residential lots contain less than the 2 acre conventional lot size minimum in the Recreation zone where "urban water" is provided. However, PUDs provide an opportunity to "density average" lot sizes. As such, inclusive of the allowable density bonus, this project includes an average density of one lot per 2 acres. Further, because of the limited number of lots proposed, in lieu of constructing a hard surfaced, 28' wide "standard local" public road, a hard surfaced, 22' wide "low volume local" private road is proposed.

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- BCRC 12-412, note 4: *Minimum lot size where "urban water" is available shall be 2 acres but, clustering lots via a conservation subdivision is encouraged to allow for the opportunity to develop at greater density if and when urban services become available.*
 - See requirement and variation from this standard previously stated.
 - Per BCRC 12-636(A) there is no minimum lot size for cluster lots, provided the subdivision meets the density requirements specified in the title. However, cluster lots shall be sized sufficiently to meet applicable setbacks and other requirements in this title, unless otherwise noted herein.
- BCRC 12-412: *Lot coverage requiring 35%*
 - Per the application – In order to maintain clustered housing and provide maximum open space, 70 percent (70%) lot coverage is proposed.
- BCRC 12-412: *Minimum rear yard setback required is 5'.*
 - Per the application – Because the rear lots lines of the proposed residential and recreational lots border open space, a zero rear yard setback is proposed. A 25' front yard and 5' side yard setbacks will be maintained for these lots.
- BCRC 12-432, note 5: *Minimum off-street parking requirements for community docks and marinas is 0.5 space/boat slip of which 25 percent of parking spaces arranged as tandem spaces not less than 10' by 40' is required.*
 - Per the application - Users of the dock facilities own property at The Idaho Club and will access the facility primarily by boat. Therefore, upland parking is unnecessary for dock users.
- BCRC 12-432, note 3: *Minimum off-street parking requirements for assembly buildings is 1 space per 100 gross square feet of floor area within 500' of principal use required.*
 - Per the application – Because most dock users will access the pavilion by boat, the conventional "assembly building" parking standard requiring 50 spaces for a 5,000 SF pavilion is not applicable. In lieu thereof, 35 spaces are provided, with about 7 of those spaces being further than 500' from the pavilion.
- BCRC 12-621: *All lots that are 100' or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between 85 degrees and 95 degrees for a distance of not less than 50' from the point of intersection.*
 - Per the application – Angles of intersection of ± 95 degrees to ± 113 degrees are proposed. However, each lot maintains angles of intersection adequate to accommodate 90 degree driveway entrances off of the proposed access road.
- BCRC 12-624(B): *Road networks shall be designed and constructed to private road standards set forth in appendix A of this title, except as otherwise noted herein. Road networks shall be designed to provide*

for a continuous transportation system to adjacent properties, where topographical conditions warrant.

- In lieu of a 28' wide "standard local" paved public road, North Park Road will be improved to "low volume local" private road standards consisting of a 20' wide travelway and a 22' wide paved roadway developed within a minimum 30' wide easement where located on the applicant's property. Adjacent to and outside of the railroad right-of-way, a turnout on the east and west side of the railroad crossing will be constructed to a minimum width of 26' and a minimum length of 40'.
- BCRC 12-624(D): *All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way. Cluster lots less than five (5) acres gross in a conservation subdivision within the rural, agricultural/forestry and forestry districts are exempt from this requirement. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the standards set forth in title 2 of this code. Such road may be maintained privately or by a public highway agency. Exceptions to the direct frontage and access requirements to allow for private frontage or interior roads may be granted in the commercial, industrial, or rural service center districts provided such access meets the applicable private road standards of this title.*
 - Per the application – Each lot will directly front on, and will directly access, a private easement versus public right-of-way. This easement will be developed with a hard surfaced "low volume private road" accessing the recreational and residential lots.
- BCRC 12-713: *Maximum "impervious surface" allowed within the "shore land" areas shall be 35%.*
 - Per the application – A ±60' wide vegetated, open space buffer is included between the recreational and residential lots and Lake Pend Oreille. This buffer will serve to preserve both the quality and quantity of Bonner County water resources (BCRC 12-701(a)), and to reduce erosion and sedimentation into waterways (BCRC 12-701(b)). Accordingly, an impervious surface of 70% is proposed.
- BCRC 12-733(B): *40' setback to wetlands required.*
 - Per the application – The site has been approved for shoreline improvements, including wetland fill (USACOE Permit NWW-2007-01218). Accordingly, a zero wetland setback is proposed.

The following sections of BCRC were no met by the applicant.

- BCRC 12-4.5, et seq.: Design Standards

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- The design standard plans for the commercial buildings for the boat storage and repair services and the public building for the pavilion were not submitted at the time of this application and will be required to be submitted to the Bonner County Planning Department for review prior to the issuance of this file.
- BCRC 12-4.6, et seq.: Landscaping and Screening Standards
 - The landscaping and screening plan(s) were not submitted at the time of this application and will be required to be submitted to the Bonner County Planning Department for review prior to the issuance of this file.
- BCRC 12-486(B-I): Standards for Rental Warehouses, Ministorage, Boat Storage
 - The specific standards for the proposed boat storage, as required for BCRC 12-486 (B-I) was not submitted at the time of this application and will be required to be submitted to the Bonner County Planning Department for review prior to the issuance of this file.
- BCRC 12-623(B): Services and Utilities; Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
 - A community system is proposed in the form of a public water system. No documentation was provided.
- BCRC 12-624(A): Roads and Access; All new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads.
 - A unique road name shall be required for the proposed 22' wide access road that gives access to the recreation lot and five (5) residential lots. No unique road name is shown on the preliminary plat for this road.

The following sections of BCRC were not applicable or the proposal was exempt.

- BCRC 12-256(F): Requirements for Public Amenities
 - N/A as none are proposed.
- BCRC 12-486(A): Standards for Rental Warehouses, Ministorage, Boat Storage; Uses are prohibited within one hundred feet (100') of a state highway or designated arterial in the commercial or rural service center district.
 - N/A as the project is within the Recreation district.
- BCRC 12-623(A): Services and Utilities; Where proposed lots are smaller than one acre in area, exclusive of any ingress or egress easements, all "urban services", as defined in section 12-821 of this title, shall be provided. Lots in

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conservation subdivisions shall be exempt from this requirement, provided all other requirements of this title are met.

- The proposed lots are within a conservation land division, making them exempt from the requirement of BCRC 12-623(A) as all other requirements of this title have been met or have had a variation to their requirements proposed.
- BCRC 12-625(A-B): Trails and Parks
 - N/A as no trails or parks are proposed but there is an open space lot of 2.89 acres proposed.
- BCRC 12-633(I) Standards and Guidelines for All Conservation Subdivisions; Unavailable urban services.
 - N/A as urban water is proposed.
- BCRC 12-633(J): Standards and Guidelines for All Conservation Subdivisions; Conservation lot as alternative.
 - N/A as no conservation lot as an alternative is proposed.
- BCRC 12-636(B): Standards for Conservation Subdivisions in Suburban, Recreation and Alpine Village Districts; Development reserve lots.
 - N/A as no reserve lot are proposed.

G. Comprehensive Plan Land Use Designation

The comprehensive plan designation of **Resort Community** provides for urban-like densities for areas centered around the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided.

The comprehensive plan designation of **Rural Residential** provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

- Property Rights: *The issue of property rights is a "two-way street" and the property rights of the applicant, adjoining landowners and future generations shall be considered, as well as the short-term consequences of decisions.*
 - **Applicant**: The project has been designed consistent with planned unit development and conservation subdivision standards. As such, the project protects not only the applicant's rights, but also those of the public's.
- Population: *Multi-generational, multi-economic diversity shall be encouraged within Bonner County.*
 - **Applicant**: The plat will result in five additional home sites. Accordingly, subdivision buildout could add to the county's population.

- School Facilities & Transportation: *Full consideration shall be given to the county's ability to provide quality education to the current and future students of Bonner County.*
 - **Applicant**: Should the subdivision be occupied by school aged children, the Hope Elementary School is situated about 5 miles from the project.
- Economic Development: *Bonner County shall encourage economic diversity for the financial health of the community and maintenance of its rural atmosphere.*
 - **Applicant**: The project will provide economic development associated with subdivision housing starts and boat storage.
- Land Use: *Bonner County intends to balance and integrate its land use policies and proposed land use map with components of the comprehensive plan to encourage the community to grow while retaining its rural character and protecting its unique natural resources.*
 - **Applicant**: The project is consistent with land use objectives by complying with allowable densities and standards for the upland accommodations (pavilion) and boat storage and repair.
- Natural Resources: *Bonner County places a high value on its natural resources and amenities and desires to protect these features that make the county a unique place to live, work and play. The county recognizes that natural resources, such as pure water, clean air and diverse wildlife, are important to preserve and once lost, they may not be recovered. Bonner County will strive to manage its natural resources to attain the greatest long term public benefit.*
 - **Applicant**: The project sets aside as open space riparian habitat and deer winter range.
- Hazardous Areas: *Bonner County desires to protect its community from the loss of lives and property and to reduce public and private financial losses due to flood, fire, mass wasting, avalanches and excessive slopes by setting standards for development within hazard areas and discouraging development in high hazard areas.*
 - **Applicant**: Any development within the mapped flood hazard area will be in accordance with the county's flood damage prevention ordinance.
- Public Services, Facilities & Utilities: *Future development shall provide adequate services and should not adversely impact the services or utilities of present-day users.*
 - **Applicant**: All public services are in place (power and highway access).
- Transportation: *Bonner County intends to provide a transportation system that is safe, uncongested, and well maintained.*
 - **Applicant**: The proposed access within the subdivision will be built to Bonner County "low volume private road" standards with a paved surface versus gravel (20' wide travelway with 1' shoulders).
- Recreation: *Public and private recreational opportunities are recognized as a major county asset to be protected and encouraged.*
 - **Applicant**: The project has been designed to provide lake front access via a proposed open space common area and community moorage. This amenity will provide recreational opportunities for lot owners and pavilion users.

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- Special Areas/Sites: Bonner County will attempt to protect special archeological and historical sites and unique visual and ecological features of the region.
 - **Applicant**: The site was developed with the former Idaho Country Resort, an RV and mobile home park.
- Housing: Bonner County recognizes diverse housing needs are to be addressed to provide adequate shelter for all, regardless of age, income or physical abilities.
 - **Applicant**: The project will provide five additional housing units.
- Community Design: Bonner County's goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.
 - **Applicant**: With the allowed density bonus, proposed residential lots comply with the average density of 2 acres per lot when served by "urban water."

H. Stormwater plan

A stormwater management plan was required pursuant to BCRC 12-7.2. The submitted plan was prepared by Brandon Staglund, P.E. of James A. Sewell & Associates, LLC. The plan states that *with the proper implementation of the best management practices described in this report, the subject property is capable of supporting the proposed site development without substantial risk of soil erosion or sedimentation of surface waters. The site is capable of storing, treating, and conveying stormwater using the best management practices described in this report.*

The stormwater management plan was routed for review to Bonner County engineer Spencer Ferguson, P.E. who on December 02, 2020 stated, "The stormwater, grading, and erosion control plan has been reviewed with respect to meeting the requirements of the Bonner County Revised Code Section 12-724, and has been found to be in compliance. The grading and stormwater management plan is therefore **approved**."

I. Agency Review

The following agencies were routed for comment on **November 17, 2020**.

Avista Utilities: no response

Bonner County Road & Bridge Department: no response

Burlington Northern Santa Fe Railroad: no response

Idaho Department of Environmental Quality: Standard environmental comment letter submitted.

Idaho Department of Fish & Game: Voiced concerns over the 70% impervious surface and 0' wetland setback proposed along with the rural development that has caused problems with wildlife in the past. IDFG also provided suggestions on the best practices to live with wildlife in rural areas with development.

Idaho Department of Water Resources: no response

Idaho Transportation Department (Dist. I): no response

Montana Rail Link: MRL voiced concerns over 1) the property being purchased before securing the appropriate agreements with the railroad, 2) the requirement of

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each property owner being required to have their own, separate permit with the railroad and to provide the required insurance as MRL declines to issue private crossing permits to homeowners' associations, 3) crossing safety issues – poor line of sight, potential for overflow parking due to the number of boat slips, and potential increase in vehicle collisions, 4) the impact on neighbors from tree removal for better line of sight (loss of sound barrier), and 5) that no application has been made to negotiate an easement or remit for the roadway that crosses over the corner of MRL fee property parcel RP57N01E166476A. MRL also states that "If a Road Authority is interested in pursuing a public roadway and public crossing at this location, MRL would be willing to consider such a proposal. MRL's denial of the existing private road crossing application stands."

Sam Owen Fire District: The fire district requested that an additional 10,000 gallon water storage tank be provided on the utility lot in addition to the proposed water tank, noted that the 20' roadway along the residential lots is insufficient for fire vehicle turnaround, wanted to know what the snow management plan for the PUD was, if there will be access to the docks via a paved walkway and where it would be located, if there will be fire hose boxes, and make note that if the parking is not adequate that vehicles could park alongside the road and be in the way of the fire vehicles attempting to access the lots.

U.S. Army Corps of Engineers: no response

U.S. Fish & Wildlife Service: no response

U.S. Forest Service: no response

Idaho Department of Lands (Sandpoint & Navigable Waters): no response

J. Public Notice & Comments

Property owners within 300' of the subject properties were notified for comment on **November 17, 2020**. No comments were received at the time of the completion of this staff report.

Findings of Fact

1. Planned Unit Developments (PUDs) are permitted in all districts.
2. The subject properties are located within the Recreation district and have a comprehensive land use designation of Resort Community and Rural Residential.
3. The site was developed with the former Idaho Country Resort, an RV and mobile home park.
4. The residential lots will range in size between 13,788 – 18,195 SF, the access lot will be 1.60 acres, the recreational lot will be 18,958 SF, the utility lot will be 2.12 acres, the open space lot will be 2.89 acres, and the submerged lot will be 15.42 acres.
5. Access is provided off Highway 200 across an established railroad crossing to a private road.

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6. Single family dwellings, boat storage and services, and community docks/marinas and upland accommodations are permitted within the Recreation district both outright and with a Conditional Use Permit (CUP).
7. The proposal involves reserving 11.84% of common area as open space where 10% is required.
8. No phasing of the development is proposed as the development can be completed within the allowed four (4) years (BCRC 12-258(C)) from the approval date.
9. The travelways and roads proposed are suitable and adequate to allow for the anticipated traffic and will not generate traffic in amounts that will overload the street network outside the PUD (State Highway 200).
10. The development will include homeowner's association and/or corporate ownership in addition to covenants, conditions and restrictions that are sufficient to enforce development requirements and responsibilities of the homeowner's association and/or corporate ownership.
11. The site will be served by a community leach field, a public water system, Sam Owen Fire District, and Avista Utilities.
12. BCRC 12-623(C) is no longer required per Bonner County Ordinance #607 (Instrument #961425).
13. The site will be developed with five (5) residential lots; one (1) utility lot for the community leach field, boat storage and repair services; one (1) recreational lot for the pavilion providing upland accommodations for community dock users; one (1) open space lot for the common area; one (1) access lot; and one (1) submerged lot.
14. A density bonus based on the additional open space (10% is required but 11.84% is provided) is permitted to allow for a total of five (5) residential units.
15. Three (3) 10,000 SF boat storage buildings are allowed as the project includes three (3) properties, allowing one (1) 10,000 SF boat storage building on each property. All three (3) boat storage buildings will be clustered on the single utility lot to provide greater efficiency and to protect the natural bodies of water on site and will not exceed a combined total of 30,000 SF.
16. The lot size minimum in the Recreation district where urban water is available is 2 acres. PUDs allow for density average lot sizes. Including the allowable density bonus, the project includes an average density of one (1) lot per 2 acres.
17. All setbacks will be maintained except where variations occur which include a zero foot (0') setback for the rear yard where 5' is required and a zero foot (0') setback for wetlands where 40' is required.

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18. The users of the dock facilities will own property at The Idaho Club and will access the facility primarily by boat, making upland parking not applicable.
19. As most dock users will access the pavilion by boat, the standard assembly building parking requirement of 50 spaces for a 5,000 SF pavilion is not applicable, but instead there will be 35 space provided, with 7 of those spaces being further than 500' from the pavilion.
20. Angles of intersection of $\pm 95^\circ$ to $\pm 113^\circ$ and that are adequate to accommodate 90° driveway entrances off of the proposed access road will be permitted.
21. In lieu of the standard 28' wide "standard local" paved public road, North Park Road will be improved to "low volume local" road standards that will consist of a 20' wide travelway and a 22' wide paved roadway developed within a minimum 30' wide easement where located on the applicant's property. Each lot will directly front on, and will directly access the private easement.
22. A turnout on the east and west side the railroad but adjacent to and outside of the railroad right-of-way, will be constructed to a minimum width of 26' and a minimum length of 40'.
23. 70% impervious surface within the shore land areas and for lot coverage will be permitted where 35% was allowed.
24. A stormwater management plan was completed for this project and approved by Bonner County Engineer Spencer Ferguson, P.E. on December 02, 2020.
25. A management plan for the oversight of the open space area was submitted.
26. The fire hazard rating is moderate.
27. Per the trip generation letter, the AM peak vehicles per hour is 2.9 and the PM peak vehicles per hour is 3.6.
28. There will be 51 marina parking spaces where 27 spaces are required for a 54 slip marina. Should the marina be constructed with 105 slips as approved by the IDL, [U.S. Army] Corps and Bonner County, 51 will be provided where 54 are required.

Conclusions of Law:

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Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

- | | | |
|-----------------------|-------------------------|------------------------------------|
| •Property Rights | •Population | •School Facilities, Transportation |
| •Economic Development | •Land Use | •Natural Resources |
| •Hazardous Areas | •Public Services | •Transportation |
| •Recreation | •Special Areas or Sites | •Housing |
| •Community Design | •Implementation | |

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Chapter 4, Title 12, Subchapter 2.2, environmental standards of Chapter 7, Title 12, and storm water management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code.

Conclusion 3

The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

Conditions of Approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** All setbacks per the approved planned unit development shall be met.
- A-4** The Conditional Use Permit shall expire if not issued within four (4) calendar years from the date of approval, or once issued, if the use has not commenced within four (4) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to four (4) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.

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- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved and shall abide by the approved stormwater plan prior to the final inspection.
- A-6** Prior to the final plat recording of the proposed preliminary plat, per BCRC 12-623(B)(3) State of Idaho written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision shall be submitted to the Bonner County Planning Department for review and approval.
- A-7** The following language shall be included on the final plat prior to recording; *"In areas adjacent to structures, fuel modification provisions apply for the purpose of establishing and maintaining defensible space. Based on the moderate urban-wildlife interface area rating on the subject property, a fuel modification distance of not less than 30 feet will be maintained. Lot owners will be responsible for modifying or removing non-fire resistive vegetation on each lot. Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet. Dead wood and litter shall be removed annually from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native plant growth to any structure (International Urban-Wildland Interface Code, Section 603)."*
- A-8** Any development within the floodplain shall be developed in accordance with the Bonner County flood damage prevention ordinance.
- A-9** Per BCRC 12-624(A), a unique road name for the proposed 22' wide access road shall be provided on the final plat.

Conditions to be met prior to issuance of the permit:

- B-1** Design plans fulfilling requirements found in BCRC 12-4.5 et seq. shall be submitted to the Bonner County Planning Department for review and approval.
- B-2** Landscaping and screening plans fulfilling requirements found in BCRC 12-4.6 et seq. shall be submitted to the Bonner County Planning Department for review and approval.
- B-3** Boat storage plans fulfilling requirements B through I of BCRC 12-486 shall be submitted to the Bonner County Planning Department for review and approval.

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NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact this department if you have any questions.

Sincerely,



Milton Ollerton, Planning Director

c: Martin Taylor, James A. Sewell & Associates, Project Representative

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PEND OKEILLE LAKE AREA

Instrument # 1007179
Bonner County, Sandpoint, Idaho
06/17/2022 02:23:40 PM No. of Pages: 3
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee: \$16.00
Ex-Officio Recorder Deputy
Index to: MISC



**BONNER COUNTY PLANNING DEPARTMENT
MODIFICATION OF PUD – FILE MOD0001-22
ASSESSOR'S PARCEL NUMBER: RP57N01E166160A,
RP031740000020A, RP031740000010A**

TO: William Haberman, 151 Clubhouse Way, Sandpoint, ID 83864

PURPOSE: Request to approve modification of the approved file CUP0006-20 Idaho Club North Lake PUD.

LOCATION: 88 N Park, Hope, ID in Section 16, Township 57 North, Range 1 East, Boise-Meridian.

CONDITIONS OF APPROVAL:

Standard continuing permit conditions. To be met for the life of the use:

A-1 The modifications shall be developed and shall be operated in accordance with the approved site plan.

A-2 The modifications shall be tied to the issuance of the original PUD and follow its approval and expiration dates.

A-3 The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.

A-4 Include maintenance of the stormwater basins, open space and landscaping in the CC&R's of the subdivision "A Replat of Lots 1 and 2 of The Idaho Club North Lake and Unplatted Parcels" following BMP's regarding stormwater and erosion control measures.

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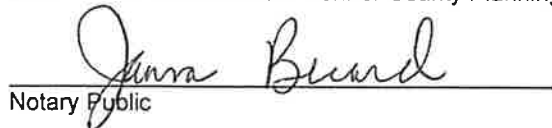
This Modification of PUD is issued pursuant to the May 19, 2022 written decision of the Bonner County Commissioners.


Jacob Gabell, Interim Planning Director

6/15/22
Date

STATE OF IDAHO)
):ss
COUNTY OF BONNER)

On this 15 day of June in the year 2022 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Interim Director Jacob Gabell known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Interim Director of the Bonner County Planning Department.


Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07 2023



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THE IDAHO CLUB NORTH LAKE PLANNED UNIT DEVELOPMENT

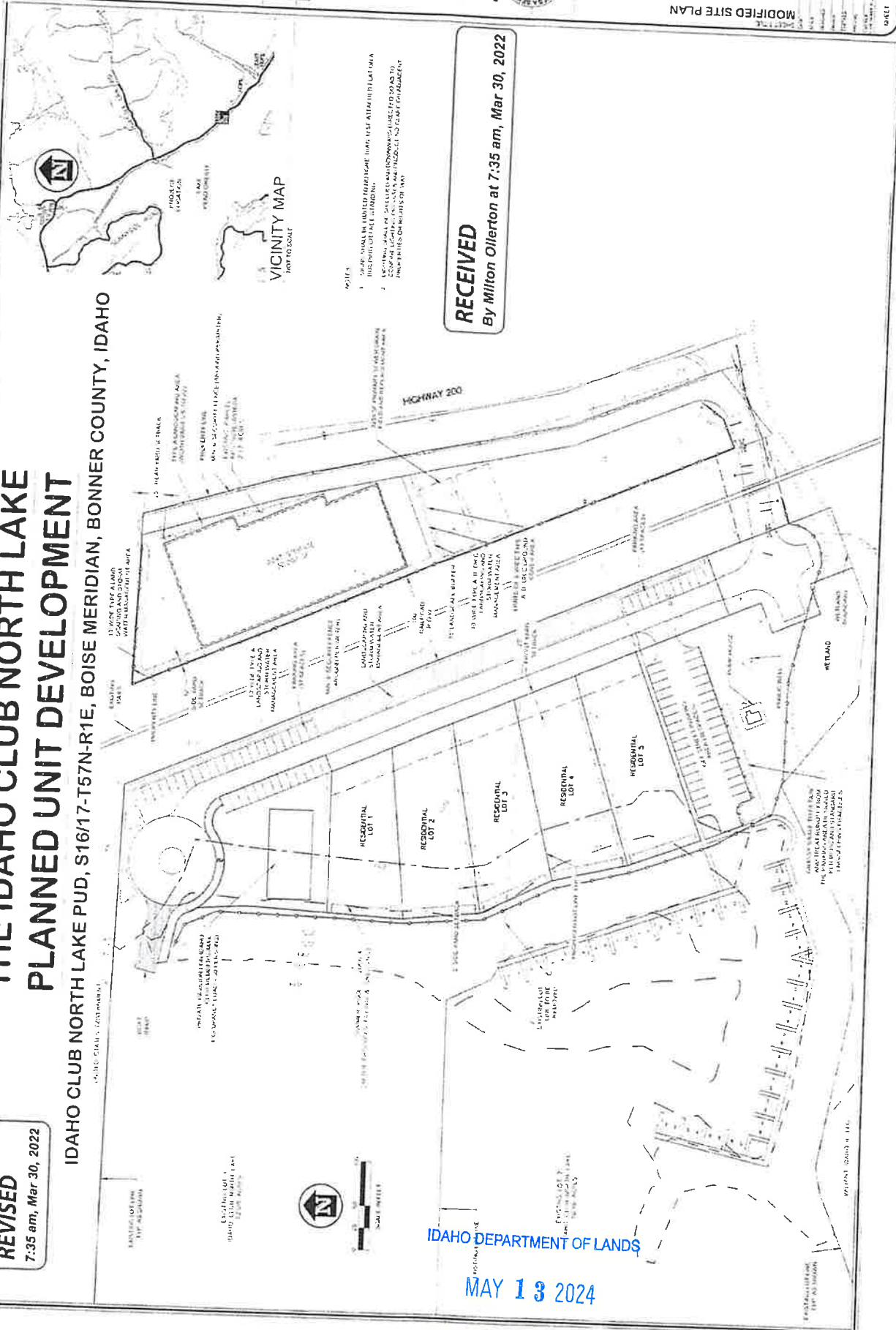
IDAHO CLUB NORTH LAKE PUD, S1617-T57N-R1E, BOISE MERIDIAN, BONNER COUNTY, IDAHO

REVISED
7:35 am, Mar 30, 2022

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

- NOTES**
1. 2022: OWNER IN LIMITED LIABILITY COMPANY FORM, 15% ATTORNEY FEE IN LITIGATION.
 2. 2022: OWNER IN LIMITED LIABILITY COMPANY FORM, 15% ATTORNEY FEE IN LITIGATION.
 3. 2022: OWNER IN LIMITED LIABILITY COMPANY FORM, 15% ATTORNEY FEE IN LITIGATION.
 4. 2022: OWNER IN LIMITED LIABILITY COMPANY FORM, 15% ATTORNEY FEE IN LITIGATION.
 5. 2022: OWNER IN LIMITED LIABILITY COMPANY FORM, 15% ATTORNEY FEE IN LITIGATION.

RECEIVED
By Milton Ollerston at 7:35 am, Mar 30, 2022



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PEND OREILLE LAKE AREA

IDAHO CLUB NORTH LAKE P.U.D.
BONNER COUNTY, IDAHO

MODIFIED SITE PLAN

DATE: 03/30/2022
BY: JAS
CHECKED: JAS
APPROVED: JAS



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyclid.gov (e-mail) www.bonnercounty.us (web page)

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION (BCRC TITLE 14)

FOR OFFICE USE ONLY:

FLOOD DEVELOPMENT PERMIT#:

FDP 2020-0041

BUILDING LOCATION PERMIT #:

PARCEL #:

RP031740000010A, RP031740000020A,
RP031740000030A

RECEIPT #:

RECEIVED:

RECEIVED

SEP 29 2020

BONNER COUNTY
PLANNING DEPARTMENT

Development Permit is

☒ ISSUED

☒ APPROVED

☐ DENIED

SECTION 1: Landowner Information (BCRC 14-402 & 14-403)

Name(s): Valiant Idaho, LLC c/o William Haberman

Primary Telephone #: (407)973-7875

Secondary Telephone #:

E-Mail Address: william.haberman@me.com

Mailing Address: 310 Charleston Place, Celebration, FL 34747

Signature of Property Owner:

Date:

9/28/20

SECTION 2: Applicant/Agent Information (BCRC 14-402 & 14-403)

Name(s): Martin E. Taylor, AICP, Project Planner and Representative

Primary Telephone #: (208)263-4160

Secondary Telephone #:

E-Mail Address: mtaylor@jasewell.com

Mailing Address: Sewell and Associates, 1319 N. Division Ave., Sandpoint, ID 83864

Signature of Applicant/Agent:

Date:

9/28/20

SECTION 3: Project Location Information (BCRC 14-402 & 14-403)

Project Address: 88 N Park Rd

Project Parcel Number(s): RP031740000010A; RP031740000020A; RP031740000030A

Project Lat/Long (Decimal Degrees): 48.28361111 N; -116.3513889 W

Section: 17/16 Township: 57N Range: 1E Body of water: Lake Pend Oreille

Subdivision: The Idaho Club North Lake

Block: N/A

Lot: 1, 2 and 3 (portions)

Signature of Applicant/Agent:

Date:

9/28/20

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SECTION 4: Other permits – list all required & issued permit numbers from other agencies. If no permit is required from the listed agency, write "N/A" or "Not required." Blank lines are not acceptable, fill out each line under PERMIT NUMBER. (BCRC 14-306, 14-402.2)

AGENCY NAME	PERMIT NUMBER
☐ Panhandle Health:	N/A
X Idaho Department of Lands: (Permit attached.)	L-96-S-602B
X US Army Corps of Engineers: (Permit attached.)	NWW-2007-01218
☐ Idaho Department of Water Resources:	N/A
☐ Idaho Department of Environmental Quality:	N/A
☐ Idaho Department of Building Safety – Plumbing:	N/A
☐ Idaho Department of Building Safety – HVAC:	N/A IDAHO DEPARTMENT OF LANDS
☐ Idaho Department of Building Safety – Electrical:	N/A MAY 13 2024
☐ Idaho Department of Building Safety – Manf. Home:	N/A PEND OREILLE LAKE AREA
☐ Idaho Department of Building Safety – Modular Home:	N/A
☐ Idaho Department of Building Safety – Building Permit:	N/A
☐ Other:	N/A

Signature of Applicant/Agent:

Matt E. Singh, ASCE

Date: 9/28/20

SECTION 5: To be completed by the Bonner County Planning Director, Floodplain Manager, or designee (BCRC 14-306, 14-402, 14-403)

F.I.R.M. Zone: Zone A

F.I.R.M. Panel #: 16017C0775E

Base Flood Elevation: n/a ft above sea level F.I.R.M. effective date: 11/18/2009

SPECIAL CIRCUMSTANCES:

- ☐ FUNCTIONALLY DEPENDENT USE
(BCRC 14-206 & 14-405)
- ☐ HISTORIC STRUCTURE
(BCRC 14-208, 14-219, 14-405 & 14-502.5.d.ii)
- ☐ LOW COST, <200 ft²
(BCRC 14-403.3.e.iii & 14-502.8)
- ☐ SUBDIVISION
(BCRC 14-501)

- ☐ CRITICAL FACILITY
(BCRC 14-203, 14-405.9.a & 14-507)
- ☐ FLOODWAY
(BCRC 14-206, 14-402, 14-403, 14-405, 14-501, 14-502 & 14-505)
- ☐ 'AO' OR 'AH' ZONE
(BCRC 14-201 et seq, 14-506)
- ☒ WATERCOURSE ALTERATION
(BCRC 14-403.1.i-j, 14-403.3.d)

COMMENTS: FDP2020-0041 is for fill, dredging, and watercourse alteration ONLY. Any work regarding the dock(s) and boat ramp(s) will require a separate Flood Development Permit.

Planner's Initials:

Tessa Vogel

Date: 10/22/2020

SECTION 6: Description of the proposed work (BCRC 14-306, 14-402, 14-403)

Describe the type of work:

Intended use (check all that apply): ☒ Commercial ☒ Residential ☒ Water Dependent ☐ Public Project

☐ Single Family Dwelling ☐ Duplex ☐ Multi-Family
☐ Mixed Use ☐ Manufactured placement ☐ Water/sewer system
☐ Commercial structure ☒ Placement of Fill* ☐ Road/Bridge
☐ Drainage Improvement ☐ Residential accessory building ☒ Watercourse alteration*
☐ Drilling ☒ Dredging* ☐ Clearing
☐ Excavation ☐ Grading ☐ Mining

☐ Other-Explain: *The project includes shoreline improvements consisting of filling and dredging, as well as community dock and boat ramp reconstruction.

☐ Residential Addition/Remodel – Year Original Structure Built:

Extent of the watercourse alteration: Attach documentation of the extent to which any watercourse will be altered or relocated as a result of the proposed development. None. Construction is designed in accordance with Bonner County's flood damage prevention standards. Further, the proposed fill totals 0.88 acres, while the proposed dredging totals 1.10 acres. Therefore, additional flood plain storage will occur.

SECTION 7: Substantial Improvement or Damage (BCRC 14-403.4, 14-501, 14-502, 14-502.5, 14-503, 14-506, & 44 CFR 59.1) Site is vacant. No reconstruction, rehabilitation, addition, or other improvement of a structure is proposed.

1. Contractor/Professional estimate of any new construction (attach valuation documentation, signed by estimator, see below):

\$ _____

2. Contractor/Professional estimate any improvements to an existing structure (attach valuation documentation, signed by estimator, see below):

\$ _____

The basis for determining the cost of improvements shall be determined by a professional construction estimator, registered general contractor, engineer or architect and shall include, but is not limited to, costs for all structural elements, interior finishing elements, utility and service equipment, costs of altering building components to accommodate improvements or additions, and labor.

This substantial improvement evaluation must be supported by itemized project cost documentation and approved market evaluation. Donated, found, second-hand, salvaged, and reused materials must be itemized at market rate. Donated and volunteer labor must be itemized at market rate.

All market values for labor and materials must take into account the structure in question only. Land value and accessory detached structures should not be counted in this valuation process.

The only items that may be excluded from the cost evaluation are those items separate from the building or structure. Examples of costs that should not be counted include land value, detached accessory structures, plans, specifications, survey costs, and permitting costs.

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SECTION 8: Applicant Signature and General Information (BCRC 14-101, 14-102, 14-103, 14-104, 14-3, 14-4, 44 CFR 59 et seq.)

1. The permit may be revoked if any false statements are made in this application.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Upon completion of construction of walled and roofed structures, an Elevation Certificate, based on the final construction, from a Professional Engineer/Surveyor shall be submitted proving flood requirements have been met.
4. I understand that if development occurs in the area below the Base Flood Elevation (BFE) without a Building Location Permit, or if any violations of flood code occur during or as a result of the proposed development, the property may be referred for enforcement action. Enforcement may result in an order of violation, fines for non-compliance, and recording a lien against the property. I further understand that flood code violations will be reported to the National Flood Insurance Program (NFIP) Administrator. This may increase the cost for flood insurance or render structures uninsurable.
5. Landowner/Representative Affidavit: I certify that I am the landowner/representative of the above-described property. I have been informed that floodplain permitting in Bonner County is a multi-step process. I have been informed that an issued Floodplain Development Permit is not yet an approved permit. I have been informed of the actions that will be needed upon completion of my project in order to secure final approval of my Floodplain Development Permit.

Landowner/Representative Signature: Martin E. Ogle, AICP

Date: 9/28/20

SECTION 9: ISSUANCE - To be completed by the Bonner County Planning Director, Floodplain Manager, or designee (BCRC 14-402, 14-403.3)

Development Permit is

☒ ISSUED

☐ DENIED

Tessa Vogel

(Signature of Bonner County Floodplain Manager or designee)

November 18, 2020

(Date)

SECTION 10: APPROVAL - To be completed by the Bonner County Planning Director, Floodplain Manager, or designee (BCRC 14-402, 14-403.3)

Development Permit is

☒ APPROVED

☐ DENIED

Flood Zone: A FIRM panel: 16017C0775E Top of Bottom Floor: n/a

Base Flood Elev.: n/a Flood Protection Elev.: n/a Building diagram: n/a

LAG: n/a HAG: n/a Use: Fill, dredging, and watercourse alteration

Tessa Vogel

(Signature of Bonner County Floodplain Manager or designee)

November 18, 2020

(Date)

MAY 13 2024

PEND OREILLE LAKE AREA

**PEND OREILLE
SUPERVISORY AREA**
2550 Highway 2 West
Sandpoint ID 83864
Phone (208) 263-5104
Fax: Area (208) 263-0724
Fax: District (208) 265-7263



TOM SCHULTZ, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

C. L. "Butch" Otter, Governor
Lawrence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

September 7, 2017

Valiant Idaho, LLC
Attn: Manager William Haberman
310 Charleston Place
Celebration, FL 34747

Re: Encroachment Permit L-96-S-0602B

Dear Mr. Haberman:

Enclosed is the completed transfer of subject permit in accordance with your request. Please comply with all special terms and conditions as described in the original permit.

You are required to validate this permit at your county recorder's office. The encroachment permit number (0602) must be displayed upon the most waterward area of your encroachment with metal, plastic or vinyl numerals at least three inches in size.

Upon future sale or transfer of this real property, you are required to inform this office of the subsequent name change (form enclosed).

Thank you for your cooperation.

Sincerely,

Amidy Fuson, Resource Specialist Sr., Public Trust
Pend Oreille Area

Enclosures: Transfer Document
Original Permit
Future Request for Transfer Form

cc: Andrew Smyth, Public Trust Program Manager- Boise
U. S. Army Corps of Engineers
Bonner County Assessor's Office

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA



Request for Assignment of Encroachment Permit

I/We, Valiant Idaho, LLC, am/are the current permittee(s) of the Idaho Department of Lands encroachment permit(s) listed below. I/We, as Assignor(s), request that the identified permit(s) be assigned to _____, identified below as "Assignee(s)."

Encroachment Number (s): L-96-S-0602B

Body of Water: Pend Oreille Lake

County: Bonner

ASSIGNOR(S) -- CURRENT PERMITEE(S)

We hereby swear and affirm that the information contained herein is true and correct to the best of our knowledge.

Assignor _____ Assignor _____

STATE OF _____)
: ss.
County of _____)

On this ____ day of _____, in the year 20____, before me, a notary public in and for said State, personally appeared _____, known to me to be the Assignor(s)/Permitee(s) that executed the within instrument, and acknowledged to me that _____ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

Notary Public
Residing at: _____
My Commission Expires: _____

ASSIGNEE(S) -- NEW PERMITEE(S)

I/We accept and agree to comply with the terms and conditions of the permit(s) as issued.

Name: _____ Phone: _____
Address: _____

Assignee _____ date _____ Assignee _____ date _____

✓ You must submit an assignment fee of \$150.00.

SUBMIT DOCUMENTATION TO THE APPROPRIATE IDL AREA OFFICE:

Pend Oreille Area - 2550 Highway 2 West - Sandpoint ID 83864 - (208) 263-5104
Coeur d'Alene Area - 3258 W Industrial Loop - Coeur d'Alene, ID 83815 - (208) 769-1577

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

PEND OREILLE SUPERVISORY
AREA
2550 Highway 2 West
Sandpoint ID 83864
Phone (208) 263-5104
Fax: Area (208) 263-0724
Fax: District (208) 265-7263



STATE BOARD OF LAND COMMISSIONERS
C. L. "Butch" Otter, Governor
Lawrence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

**TRANSFER OF ENCROACHMENT PERMIT
NO. L-96-S-0602B**

The Idaho Department of Lands hereby transfers subject encroachment permit issued to Pend Oreille Bonner Development, LLC on March 13, 2009 to Valiant Idaho, LLC of 310 Charleston Place, Celebration, FL 34747 to maintain existing 124 slip community docks, reconstruction of shoreline and removal of basins and islands, placement of launch ramp and dock, placement of riprap and vegetation, reconstruction of existing breakwater and reconstruction of the outlet of Trestle Creek, per attached approved design plan located: Pend Oreille Lake, Tax 4 & 10, Parcel RP57N01E213750A & RP57N01E166200A, RP57N01E179000A, Section 16, 17 & 21, Township 57 North, Range 01 East, Boise Meridian, Bonner County,

FOR THE DIRECTOR

By: [Signature]
Amidy Fuson, Resource Specialist Sr., Public Trust
Pend Oreille Area

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

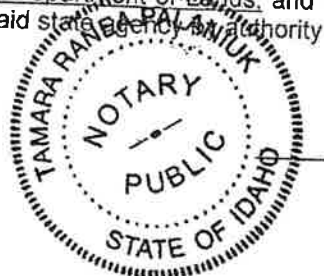
PEND OREILLE LAKE AREA

STATE OF IDAHO

)
ss

COUNTY OF BONNER)

On September 7, 2017, personally appeared before me Amidy Fuson, whose identity is personally known to me and who by me duly affirmed that she is the Resource Specialist Sr., Public Trust, Pend Oreille Area of the Idaho Department of Lands, and acknowledged that the foregoing document was signed by her on behalf of said state agency in authority of a Resolution of the State Land Board.



[Signature]
Notary Public for Idaho Department of Lands
My commission expires on 12-31-2020



Request for Assignment of Encroachment Permit

I/We, Pend Oreille Bonner Development, LLC, am/are the current permittee(s) of the Idaho Department of Lands encroachment permit(s) listed below. I/We, as Assignor(s), request that the identified permit(s) be assigned to Valiant Idaho, LLC, identified below as "Assignee(s)."

Encroachment Number (s): L-96-S-0602A
Body of Water: Lake Pend Oreille
County: Bonner

ASSIGNOR(S) -- CURRENT PERMITEE(S)

We hereby swear and affirm that the information contained herein is true and correct to the best of our knowledge, and the existing encroachment is in compliance with the permit issued.

Assignor Philip M. Rees Assignor _____

STATE OF South Carolina
County of Greenville :ss

On this 22nd day of August, in the year 2017, before me, a notary public in and for said State, personally appeared Charles W. Reeves, known to me to be the Assignor(s)/Permittee(s) that executed the within instrument, and acknowledged to me that _____ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

Notary Public State of South Carolina
Residing at: Pickens, South Carolina
My Commission Expires: 08/27/20

ASSIGNEE(S) -- NEW PERMITEE(S)

I/We accept and agree to comply with the terms and conditions of the permit(s) as issued.

Name: Valiant Idaho, LLC Phone: 407-973-7875
Address: c/o William Haberman, Manager, 310 Charleston Place, Celebration, FL 34747

Assignee William Haberman date 8/14/2017 Assignee _____ date _____

✓ You must submit an assignment fee of \$150.00.

SUBMIT DOCUMENTATION TO THE APPROPRIATE IDL AREA OFFICE:

Priest Lake Area - 4053 Cavanaugh Bay Road - Coolin, ID 83821 - (208) 443-2516
Pend Oreille Area - 2550 Highway 2 West - Sandpoint ID 83864 - (208) 263-5104
Coeur d'Alene Area - 3258 W Industrial Loop - Coeur d'Alene, ID 83815 - (208) 769-1577
St. Maries Area - 1806 Main Avenue - St Maries, ID 83861 - (208) 245-4551
Payette Lakes Area - 555 Deinhard Lane - McCall, ID 83638 - (208) 634-7125
South Central Area - 324 South 417 East, Suite 2, Jerome ID 83338-6206 - (208) 324-2561

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE

SUPERVISORY AREA

2550 Highway 2 West

Sandpoint ID 83864-7305

Phone (208) 263-5104

Fax: Area (208) 263-0724

Fax: District (208) 265-7263



GEORGE B. BACON – DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

C. L. "Butch" Otter, Governor

Ben Ysursa, Secretary of State

Lawrence G. Wasden, Attorney General

Donna M. Jones, State Controller

Tom Luna, Sup't of Public Instruction

ENCROACHMENT PERMIT NO. L-96-S-602A

Permission is hereby granted to Chuck Reeves - Pend Oreille Bonner Development, LLC,
Idaho Club-Lakeside of 151 Clubhouse Way, Sandpoint, ID 83864 to install and maintain
124 slip community docks, reconstruction of shoreline and removal of basins and islands,
placement of launch ramp and dock, placement of riprap and vegetation, reconstruction of
existing breakwater and reconstruction of the outlet of Trestle Creek. Located: Pend Oreille
Lake, Parcels 6200 and 3750, Sections 16 and 21, Township 57 North, Range 1 East,
Boise Meridian, Bonner County.

1. All applicable provisions of the Rules for Regulation of Beds, Waters, and Airspace over Navigable Lakes and Streams in the State of Idaho are incorporated herein by reference and made a part hereof.
2. Construction will follow details and specifications shown on the approved drawings and data provided by the applicant. Should such information and data prove to be materially false, incomplete and/or inaccurate, this authorization may be modified, suspended, or revoked in accordance with the Administrative Procedures Act, Idaho Code Title 67, Chapter 52.
3. This permit does not convey the State's title to nor jurisdiction or management of lands lying below the natural or ordinary high water mark.
4. Acceptance of this permit constitutes permission by the Permittee for representatives of the Department of Lands to come upon Permittee's lands at all reasonable times to inspect the encroachment authorized by this permit.
5. The Permittee shall indemnify, defend and save harmless, the state, its officers, agents and employees from and against any liability, claims, damages, losses, debts, obligations, judgments, expenses or actions, including reasonable attorneys' fees from action related to this permit. If it becomes necessary for the State to defend any action seeking to impose any such liability, Permittee agrees to pay the State all costs of court and attorneys' fees incurred by the State in effecting such defense in addition to all other sums that the State may be called upon to pay by reason of the entry of a judgment against it in the litigation in which such is asserted.
6. *Idaho Code* §58-1305(g) and §58-1306(f) requires recordation of this permit in the records of respective county assessor's office as a condition of this permit.
7. This permit is not valid until the identification number is displayed on the outermost area of the encroachment.
8. If the activity authorized herein is not completed on or before the 13th day of March, 2012 (three years from the date of issuance), this permit shall automatically expire unless it was previously revoked or otherwise extended.

IDAHO DEPARTMENT OF LANDS
MAY 13 2024

PEND OREILLE LAKE AREA

ENCROACHMENT PERMIT NO. L-96-S-602A

March 13, 2009

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9. This permit does not relieve the Permittee from obtaining additional local or federal permits as required.
10. Idaho State Water Quality Standards (IDAPA 58.01.02) shall be maintained at all times during and after project start up.
11. Existing piles that are to be replaced shall be cut off. Use of tug or barge to pull or break them from the lakebed is prohibited.
12. Construction barges or other watercraft shall not be grounded on the lakebed for stability.
13. Piles shall be driven with noise reduction devices.
14. No demolition debris shall be allowed to fall to the lakebed or be dragged to shore. Demolition debris shall be disposed of at an approved upland location.
15. Permittee is responsible for all work done by any contractor. Permittee shall provide contractor with a copy of this permit. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this permit.
16. No equipment, boats, barges or associated machinery shall create petroleum product sheen on the water due to petroleum products handling, use or storage. The operators shall have petroleum absorbent pads on hand and also have the Emergency Response Team phone number, 1-800-632-8000, on hand should there be a release of any kind.
17. White bead foam flotation shall be completely encased in a manner that will maintain the structural integrity of the foam. The encasement shall be resistant to the entry of rodents.
18. Permanent slip covers will not be permitted. For single-family encroachments a fabric canopy (**canopy top only, no sides are authorized by this permit**) of a color which blends with the surrounding uplands is acceptable. These colors shall be shades of browns or greens. However, bright carnival blue color is reserved for use by commercial marinas.
19. Removal and proper disposal of any preexisting or abandoned facilities is a condition of this permit.
20. This permit supersedes and voids any permit previously issued for this property.
21. Construction materials shall be natural or pressure treated utilizing only those preservative chemicals registered for the specific uses by the U.S. Environmental Protection Agency (EPA). All treated wood materials shall be produced in compliance with "Best Management Practices (BMPs) For the Use of Treated Wood in Aquatic and other Sensitive Environments" issued by the Western Wood Preservers Institute (WWPI), 2006. Treated materials not in contact with the water shall be completely dry before use near navigable waters. Use of CCA treated wood shall adhere to the EPA regulations regarding use of arsenate treated wood. **Contact Idaho Department of Environmental Quality at (208)769-1422 for information on acceptable treatment methods and materials.**

IDAHO DEPARTMENT OF LANDS

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PEND OREILLE LAKE AREA

ENCROACHMENT PERMIT NO. L-96-S-602A

March 13, 2009

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22. All construction material including maintenance material must be stockpiled landward of the ordinary high water mark.
23. This permit authorizes you to place a maximum of 9,000 cubic yards of fill and riprap for shoreline restoration and stabilization.
24. Approximately 16,000 cubic yards of material may be excavated below or waterward of the artificial high water mark in order to key rocks into the lakebed, remove islands and a uniform elevation within the marina of 2055.5'.
25. No riprap shall be placed in excess of the minimum needed for erosion control.
26. Riprap shall be placed along the present shoreline.
27. A fiber filter shall be placed between the natural shoreline and riprap material.
28. Location of this material must be placed as specified in the site plan.
29. All construction material must be stockpiled landward of the artificial high water mark.
30. Equipment may be operated only on dry land above the present level of the lake.
31. Material shall be placed on a slope not steeper than $1\frac{1}{2}$ to 1 ($1\frac{1}{2}$ horizontal to 1 vertical).
32. Side slopes of the riprap layer shall be between 2 to 1 and $1\frac{1}{2}$ to 1.
33. Rock for riprap shall consist of sound, dense, durable, angular rock fragments, resistant to weathering and free from large quantities of soil, shale, or organic matter. The length of a stone must not be more than three times its width or thickness. Rounded cobbles, boulders, and streambed gravels are not acceptable as placed riprap material.
34. Riprapped or disturbed area shall be revegetated with riparian vegetation and large woody debris incorporated into the riprap to create cover for fish and wildlife.
35. A preconstruction conference must be held on site with the contractor at least one working day prior to construction. The permittee will arrange the meeting that is being held to acquaint the contractor with the terms of this permit.
36. The Permittee shall maintain the structure or work authorized herein in a good and safe condition and in accordance with the plans and drawings attached hereto.
37. All construction will be done according to the specifications detailed in the attached design plan.
38. The Department of Lands reserves the right to inspect the dredging operation and stop work if, in the state's opinion, unacceptable turbidity levels are produced.
39. Excavated material not replaced shall be removed to an area above the artificial high water mark and in a position such that it will not reenter the lake.

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

ENCROACHMENT PERMIT NO. L-96-S-602A

March 13, 2009

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40. All construction shall be completed in accordance with descriptions and methods provided unless otherwise specified. Any changes shall be approved in writing by the department prior to construction.
41. All construction shall meet the standards of the Uniform Building and Uniform Fire Code. The Permittee shall contact the appropriate body of jurisdiction concerning these codes prior to installation.
42. Install a marine pump-out facility per Panhandle Health District Environmental Code Section 41.01.01.200.02. to pump out retention tanks on self-contained boats. The pump-out facility shall be operational at the time the marina first opens for business.
43. A silt curtain or fence shall be installed waterward of the project site. It will remain in place and functional until the turbidity level inside the curtain or fence equals the turbidity outside the curtain or fence.
44. An adequate supply of petroleum-absorbing products shall be on site in the event of a spill.
45. All wood chips, fabric, pipe and other construction waste shall be removed from the lake upon completion of project.
46. If any excavation occurs the operator must comply with the provisions of the Underground Facilities Damage Prevention Law (title 55, chapters 2201-2210, Idaho Code). The one-call locator service number is 1-800-342-1585.
47. The Permittee or operator shall have a copy of this permit available on site for inspection at all times during construction.

UPON TRANSFER OF THIS REAL PROPERTY, YOU ARE REQUIRED TO NOTIFY THIS OFFICE OF THE SUBSEQUENT NAME CHANGE (SEE ENCLOSURE).

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

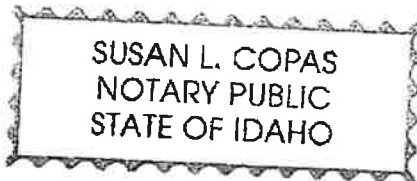
ENCROACHMENT PERMIT NO. L-96-S-602A
March 13, 2009
Page five

FOR THE DIRECTOR

By: Edward Robinson
EDWARD ROBINSON
Area Manager - Pend Oreille Lake Area

STATE OF IDAHO)
) ss
COUNTY OF BONNER)

On March 13, 2009, personally appeared before me Edward Robinson, whose identity is personally known to me and who by me duly affirmed that he is the Area Manager - Pend Oreille Lake Area of the Idaho Department of Lands, and acknowledged that the foregoing document was signed by him in behalf of said state agency by authority of a Resolution of the State Land Board.



Susan L. Copas
Notary Public for Idaho Department of Lands
My commission expires on 2/18/2015

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS IDAHO DEPARTMENT OF WATER RESOURCES IDAHO DEPARTMENT OF LANDS

DO NOT START WORK UNTIL YOU RECEIVE PERMITS FROM BOTH THE CORPS AND THE STATE

This application may be used to apply for both a Department of the Army permit from the U.S. Army Corps of Engineers (Corps) and for State of Idaho permits. Department of the Army permits are required by Section 10 of the Rivers and Harbors Act of 1899 for any structures or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for discharges of dredged or fill material into waters of the United States, including their adjacent wetlands. State permits are required under the State of Idaho, Stream Channel Protection Act (Title 42, Chapter 38, Idaho Code) and the Idaho Lake Protection Act, Section 58-142 et. seq., Idaho Code. Route Uses: Information provided on this form will be used in evaluating the application. Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor can permits be issued. Applicants should send this completed application, along with one set of good reproducible drawings showing the location and character of the proposed project, to both the Corps of Engineers and the State of Idaho. NOTE: DRAWINGS NO LARGER THAN 8-1/2 X 11 INCHES IN SIZE. The Applicant Information pamphlet provides instructions and a checklist for completing the drawings.

Date Received

1. Corps of Engineers #

Date Received

Fee Rec'd By:

Receipt #

2a. Department of Water Resources #

Date Received

Fee Rec'd By:

Receipt #

2b. Department of Lands #

PLEASE TYPE OR PRINT

3. a. Applicant Pend Oreille Bonner Development, LLC Attn: Chuck Reeves
b. Mailing Address 151 Clubhouse Way; Sandpoint, ID 83864
c. Work Phone 208-255-4079 Home () n/a
d. Fax Number n/a
e. Email Address creeves@theidahoclub.com
4. a. Authorized Agent InterMountain Resources Attn: Pierre Bordenave
b. Mailing Address P.O. Box 1724; Sandpoint, ID 83864
c. Work Phone (208) 263-9391 Home () n/a
d. Fax Number (208) 263-7013
e. Email Address info@intermountainresources.com
5. Location where proposed activity exists or will occur.
a. Waterway Lake Pend Oreille & Trestle Creek Tributary of n/a
b. Distance/Direction from nearest city or town Sandpoint, 17 miles to the west
c. Zip Code 83864

IDAHO DEPARTMENT OF LANDS

Page 1 of 9

MAY 13 2024

NPW Form 304
Apr 04 (REV)

PEND OREILLE LAKE AREA

DEPT OF LANDS

JUL 18 2008 NPW Form 3804-B
Apr 04 (REV)

PEND OREILLE LAKE

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID REVISED – June 2008

d. Directions to the site

From Sandpoint, head east on Highway 200, just past the USFS 'Trestle Creek' Road, take the first right, access into the old Jeb & Margaret's Trailer Haven, towards the lake.

e. Tax Assessor's Description n/a

f. Section, Township, Range Portion of Secs. 16 & 21, T57N, R1E; Boise Meridian
County/State Sandpoint; Bonner; ID

g. UTM Coordinate Grid N48°16.819' W116°21.031'

Local jurisdiction (city or county) Bonner County

6. a. Describe Project (Work below the ordinary high water mark or in wetlands):

REVISION TO SEPTEMBER 2007 JOINT APPLICATION:

Background: During the initial Joint Application process, agency comments and meetings with the applicant prompted a request by the Applicant for postponement of a Public Hearing (IDL) and a hold on final agency review. Until the Applicant could revise the layout of the North Parcel's dock / marina area and shoreline reconfiguration to concentrate the boat basin into a footprint that closely matches the footprint of the existing boat basin and reduce the encroachment of docks into the lake. This results in a tighter configuration of the proposed marina and the excavation of the entire center island in the existing boat basin in the North Parcel. Additional minor adjustments to the project plans were also incorporated for clarification.

Project Description / Summary: The project involves the replacement of a previous privately owned recreation vehicle/trailer/camp site and marina into a private residential community development and private boat marina for the use by the residents. Additionally, part of the project will be the reconfiguration of the artificial terminus of the North Branch of Trestle Creek to resume its natural flow back into the Main Branch of Trestle Creek.

The North Parcel Marina Work will initially consist of reconfiguring the existing boat basin area shoreline. This will entail the excavation of the existing upland areas along the lake and an upland island within the boat basin. In addition, the work will dredge below the ordinary high water line (2062.5') in the area of excavation, as well as localized sand bar toes adjacent to these upland excavation areas to result in a generally uniform boat basin bottom elevation of 2055.5. This elevation and the implementation of this work from late fall to early spring will allow all excavation and dredging to be completed with no direct in-water activity by any machinery or equipment.

Most of the rocky and gravelly-sand glacial outwash being excavated from the island and shoreline will be placed as fill into the existing man-made linear channel (jurisdictional waters below the ordinary high water of Lake Pend Oreille). The net effect of the excavation and filling with the project will be a moving of the high water line of the lake landward, the elimination of the man made slack water channel, and an increase in contiguous open water area. All excavation and fill activities below the ordinary high water line will be done after the lake has been drawn down to 2055 or lower in the fall of 2008 and winter 2008 / 2009.

The redirection of the North Branch of Trestle Creek from the culvert that flows into the existing boat basin, back to the existing historic outlet to the Main Branch of Trestle Creek will be done in between

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

August 1 and October 1 of 2008 when the creek is dry. The North Branch of Trestle Creek stabilization work will be completed prior to the normal creek flow start in November. Planting will occur in the late fall of 2008 and early spring of 2009 for both the North Branch and Main Branch of Trestle Creek's Riparian Restoration Zones.

Pile driving for the fixed docks will be done from the shoreline to minimize the impact and compaction to the bottom of the exposed lake bed during low water activities. The majority of the floating dock structure piles will need to be installed from a barge in the summer of 2009 due to being out of reach for an upland mounted crane to safely reach them. Piles will be vibratory driven and during all in water pile work, the work area will be surrounded with sediment / turbidity curtains.

The boat slips in the North Parcel reconfigured marina will be a combination of fixed elevation docks generally perpendicular to the shoreline and a piling anchored 'floating' dock structure within the boat basin. The floating docks will be accessed by a hinged ramp to accommodate the seasonal, regulated lake level and allow these interior docks to rise and fall with the changing lake levels.

There will be required toe excavation below the high water line to provide a stable toe trench to support the shore stabilizing riprap and dock bulkhead. Some riprap will be selectively placed along the shoreline between the old boat launch and the end docks, along with soft armor coir logs for the shoreline edge planting. The concrete boat ramp and other broken concrete will be removed during this stabilization work. All equipment will operate during this work from upland areas.

A private boat launch and service dock in the North Parcel is also proposed. Concrete will be poured below the ordinary high water line for establishment of the boat launch ramp. The Service Dock will primarily be a trash receiving and pump out station, but will also serve as a control point for the Marina Manager to review and inspect boats or other watercraft prior to launching on the lake for presence of milfoil, zebra mussel, and other potentially invasive or nuisance aquatic species. A 'clean boat' policy and protocol procedure will be established and implemented to assure that introduction of nuisance aquatic species will not occur.

The float plane dock that was part of the previous application and specifically designed for float plane use has been eliminated. If there is any use by a float plane, Applicant will have a protocol for such use that will address such items as the times, direction and distance from shore of takeoffs and landings, subject to assuring the safety of all involved.

The South Parcel Dock Area will be re-configured and upgraded in a similar layout as the existing boat slip/side-tie use. There will be no lake bed elevation dredging necessary for the existing south boat basin. However, existing rock riprap that has rolled into the boat channel entrance will be relocated back to the embankment toe and any concrete pieces that are presently in the boat basin and entrance will be removed.

This area will require toe excavation below the ordinary high water line to provide a stable toe trench to support the shore stabilizing riprap and dock bulkhead.

The existing timber breakwater at the mouth of the boat basin entrance will also be replaced with the same timber pile and timber splash wall construction. It is expected that this will result in approximately 12 wood piles to be vibratory driven during high water. Sediment / turbidity curtains will be deployed around the work area during demolition and installation associated with this breakwater.

MAY 13 2024

PEND OREILLE LAKE AREA

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

Overall Construction

None of the docks or structures for either parcel extends over lake bed elevations at or below 2051.

Quantity and configuration details of the dock structures are included in Section 6.c.

There will be no year-round access to any of the docks generally from November to May of each year and limited access in October and May while the water is being drawn up or down. Along the shoreline, the boardwalk / headwall (bulkhead) structure will involve the minimum excavation needed to protect the shoreline from toe scour and will consist of a natural rock stacked/placed wall, below the fixed dock headwalls.

The fixed dock structures will be steel frame construction with a light colored, composite decking (Trex® or equivalent). Pilings for the dock structures will be steel piles painted with a non-toxic, long-lasting light colored marine paint to reduce dark habitat hiding areas for predator fish. Light colored plastic floats will be utilized for the floating dock supports of the light colored, composite decking (Trex® or equivalent).

The floating dock walkway structures will be assembled on-site in upland areas and be placed and secured in a consecutive manner via a barge mounted crane during seasonal high water (2062.5'). The barge will anchor to the piling structures as needed and will not ground itself on the lakebed.

Open-Water Configuration and Shoreline Stabilization Details:

The primary reconfiguration of the shoreline will be the removal of an artificial 'island' in the North Parcel of the project and along the existing main shoreline from the north property boundary to the south portion of the basin, and on the interior of the peninsula. This will create a contiguous open water boat basin area with improved water flow and circulation, and will fill the existing man made backwater channel boat basin. The majority of the excavation is above the ordinary high water mark of 2062.5'. Dredging below 2062.5 will generally be to a consistent elevation of 2055.5' in the main North Parcel marina area.

Shoreline stabilization activities will occur on the outside of the existing peninsula. Some excavation will be needed to restore a stable angle of repose and more natural embankment slope. The existing contours of the shoreline will be maintained to the best extent practicable. Existing native riparian vegetation will be retained and additional placed rock with native plantings will be installed to restore and establish a stable and fully vegetated shoreline.

The restoration of the North Branch of Trestle Creek will maintain or improve the high water flow conditions of this creek and eliminate the possibility of out-migrating bull trout getting flushed into the boat basin. All of the seasonal flow of the North Branch will be restored to the Main Branch of Trestle Creek, which will provide out migrating fish direct and unimpeded access to the lake's deeper, colder, and safer waters away from any boat dock areas. The existing hanging culvert fish barrier at the outlet of the North Branch of Trestle Creek will be eliminated. As requested by US Fish and Wildlife Service, a sill weir or artificial fish barrier near to the connection to the Main Branch will be installed

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

and managed in conjunction with Idaho Fish and Game to prevent up-migrating or spawning bull trout moving into the North Branch and getting stranded when it dries up.

The entire riparian corridor of the North Branch and Main Branch of Trestle Creek will be restored to native riparian vegetative buffers or setbacks from the open water/creek channels. These will be protected with homeowner's covenants developed as part of the formal property deed/title language. This restoring effort will provide significant riparian habitat and improvement along the creek shoreline.

b. Construction methods and equipment:

The dock structures will be primarily pre-built and either trucked in on land via existing access roads to the property or brought to the site via work barges. Project work sequencing will be generally as described in 6.a.: Low-water Conditions - Reconfiguration/restoration of the North Branch of Trestle Creek; Excavation and Dredging related to the reconfiguration of the boat basin and shoreline in the North Parcel; pile placement for the fixed dock structures;; High-water Conditions – floating dock piling placement, dock decking placement; revegetation and restoration plantings.

All work machinery and support vehicles, other than the work barges used, will be out of the water. All machinery and equipment will have appropriate and sufficient spill protection materials available and deployed at the point of use. The pile driving crane/machinery, even when working in dry conditions, will utilize hydraulic fluids that are EPA approved for marine environments (Chevron Clarity™ ISO 46, or equivalent). Equipment fluids and fuels will be stored in upland staging areas, in double walled containers as well as within a covered 130% capacity fuel containment structure. All servicing of machinery will occur in upland staging areas at least 100 feet from any open water, or the high water line.

c. Length of project along the stream or extension into lake or reservoir:

The applicant has worked with the Idaho Department of Lands and developed the following revised layout and square foot tally of the impact area of the proposed marina/dock portion of the project.

Slip Configuration / Size (avg. slip finger width = 4')	Individual Slip Piers / Square Footage (SF)	Total Square Footage / Acreage per Dock Size and Location	Slip Quantities	Pilings
NORTH PARCEL				
16' x 40'	16 piers X 160 SF	2,560 SF / 0.05 AC	14	43
12' X 35'	14 piers X 140 SF	1,960 SF / 0.04 AC	14	42
11' X 28'	47 piers X 112 SF	5,264 SF / 0.13 AC	46	141
11' X 24'	28 piers X 96 SF	2,688 SF / 0.07 AC	31	56
	Circulation Dock	4,222 SF / 0.09 AC	n/a	8
	North Service Dock	720 SF 0.02 AC	n/a	8
	SUB TOTAL NORTH DOCK	17,414 SF / 0.4 AC	105 SLIPS	298 PILINGS

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

Slip Configuration / Size (avg. slip finger width = 4')	Individual Slip Piers / Square Footage (SF)	Total Square Footage / Acreage per Dock Size and Location	Slip Quantities	Pilings
SOUTH PARCEL				
16' X 40'	8 piers X 160 SF	1,280 SF / 0.03 AC	7	
11' X 28'	12 piers X 112 SF	1,344 SF / 0.03 AC	10	24
	Parallel Dock	120 SF / 0.002 AC	2	36
	SUB TOTAL SOUTH DOCK	2,744 SF / 0.06 AC	19 SLIPS	60 PILINGS
GRAND TOTAL		20,158 SF / 0.46 AC	124 SLIPS	358 PILINGS
NOTE: The original marina had 107 slips in operation; this proposal of 124 slips is a slight increase in quantity. However, this is a reduction of both slips and overall square footage impact from the originally submitted Joint Application.		Original Joint Application = 20,187 SF	Original Joint Application = 126 SLIPS	n/a

- d. **Size and flow capacity of proposed bridge or culvert and area of drainage served (sq. miles):** (ID Department of Water Resources requirement.)

Not applicable. All of the existing culverts related to the North Branch of Trestle Creek and the proposed restoration will be replaced with open spans or bottomless arch culverts.

7. a. **Volume of dredged or fill material to be placed waterward of the ordinary high water mark (BOTH TEMPORARY AND PERMANENT)?**

Total Fill = (0.88 AC) 8,975 cubic yards (CY)

- Filled / Placed for Reconfiguration of Shoreline: 8,500 CY of rock gravel and sand placed in the existing backwater boat basin linear channel.
- Rock placement along the dock shoreline below the high water line: 404 CY
- Concrete below the high water line for the boat launch: 38 CY
- Temporary fill placed at the narrow gap between the existing island and the adjacent uplands for excavation and truck access: 33 CY

- b. **Will fill be placed in wetlands? No**
If yes, area:
Type of fill material:

IDAHO DEPARTMENT OF LANDS

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PEND OREILLE LAKE AREA

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

- c. **Will dredging be required waterward of the ordinary high water mark or in wetlands? Yes If yes, volume 1080 CY (cubic yards)**

Total Dredging below the high water line: (1.10 AC) 1080 CY

- For toe trench and boat ramp placement: 180 CY
- Broken concrete clean-up within both boat basins and in the vicinity of the old boat ramp and access near Trestle Creek: 40 CY
- For achieving a generally uniform elevation 2055.5 boat basin bottom in the area of the new dock configuration in the North Parcel Marina (island and adjacent upland areas): 860 CY

All dredging / excavation will occur during winter draw down. No in-water or "live water" work is proposed or planned.

Also, excavation of the upland island and adjacent shoreline in non-jurisdictional areas removals of 1.30 acres – 14,000 cubic yards (CY). The end result will be the excavation to an elevation of 2055.5.

- d. **Type of dredged material**

Subsoils and gravel from the 'island' and shoreline / peninsula stabilization and reconfiguration; lakebottom sediments from the boat basin area, broken concrete and debris.

- e. **Disposal site for dredged material:**

Following a project specific developed 'Primary Assessment' plan and protocol, per the Northwest Regional Sediment Evaluation Framework, Interim Final, 9/2006 the excavated materials will be evaluated and tested to ensure they are free of hazardous or toxic pollutants. If determined to be clean and free of hazards, and determined to be structurally appropriate by the project engineer, they will be then used in the back channel fill area in the North Parcel. Excess materials will be removed from the site or used for backfill for project buildings and berms; or removed to an approved upland site for placement.

Method of dredging:

Excavation work will be done during winter, low-lake level work windows. Most materials will be placed in the backwater boat basin channel as jurisdictional fill or stockpiled at least 100 feet inland of the work area and allowed to drain into the well drained soils prior to removal or redeployment throughout the site as needed.

Dredge and excavation will be by excavator or crane clam shell bucket. No heavy equipment will need to access the seasonal exposed lake bottom

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID **REVISED – June 2008**

f. Method to control turbidity and sedimentation:

Double sediment fencing placement, straw filter rolls, and organic berm barriers will be used to separate the work areas from the open water of the lake or creek.

g. Is project located in a mapped floodway? Yes

If yes, complete the Engineering "No-Rise" certification form. Will be provided by the Project Engineer.

8. a. Purpose and intended use:

Commercial

Public

☒ **Private**

Other (Describe)

b. Reason for project:

Re-establishment of an contiguous marina basin for the property owner / applicant access for boating and recreational utilization of their property.

- 9. Proposed Starting Date** August 2008 **Estimated Duration** Winter 2008/2009 for low-water marina work; through 2009 for related upland work; Fall 2008 and Spring and Fall 2009 for the restoration of the North Branch of Trestle Creek and riparian restoration along Trestle Creek.

10. List portions of the project that are complete with month and year of Completion.

None of this proposed work is completed. Until purchased, these parcels have been continuously used via existing access roads, RV pads, structures, and docks. Some of the old in-water structures have been removed due to them being a safety hazard.

Label this work on your drawings. N/A

11. Names, addresses, and telephone numbers of all adjoining property owners, lessees, etc.

Attached.

Check here if the alteration is located on endowment lands administered by the Idaho Department of Lands N/A

12. LEGAL OWNER IF OTHER THAN APPLICANT: Not applicable

- a. Name Not applicable
b. Mailing Address
c. City, State, Zip Code

- d. Phone Work ()
Home ()

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PEND OREILLE LAKE AREA

Idaho Club – Trestle Creek Waterfront Development – Sandpoint, ID REVISED – June 2008

13. List applications, approvals, or certifications from other Federal, state, or local agencies for work described in this application.

Issuing Agency – Bonner County

Type– Conditional Use Permit ID No. – C870-06 Application- Dec. 2006 Approval – March 2008

Type– Zone Change ID No. – ZC327-06 Application- Dec. 2006 Approval – March 2008

14. Has any agency denied approval for the proposed activity? ☒ No ☐ Yes
(If "Yes" explain)

15. Other comments/information:
N/A

16. Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to come upon the above-described location to inspect the proposed and completed work.

Pend Oreille Bonner Development, LLC Attn: Chuck Reeves

Chuck Reeves

Signature of Applicant (ORIGINAL SIGNATURE REQUIRED)

Chuck Reeves

Printed Name

6/18/08

Date

17. If you wish to designate an authorized agent, complete item 4, item 16 and the following information.

I hereby designate Pierre Bordenave, InterMountain Resources to act as my agent in matters related to this permit application. I understand that if a Federal permit is issued, I must sign the permit.

Pierre Bordenave

Original Signature of Authorized Agent

Date

6/19/08

Chuck Reeves

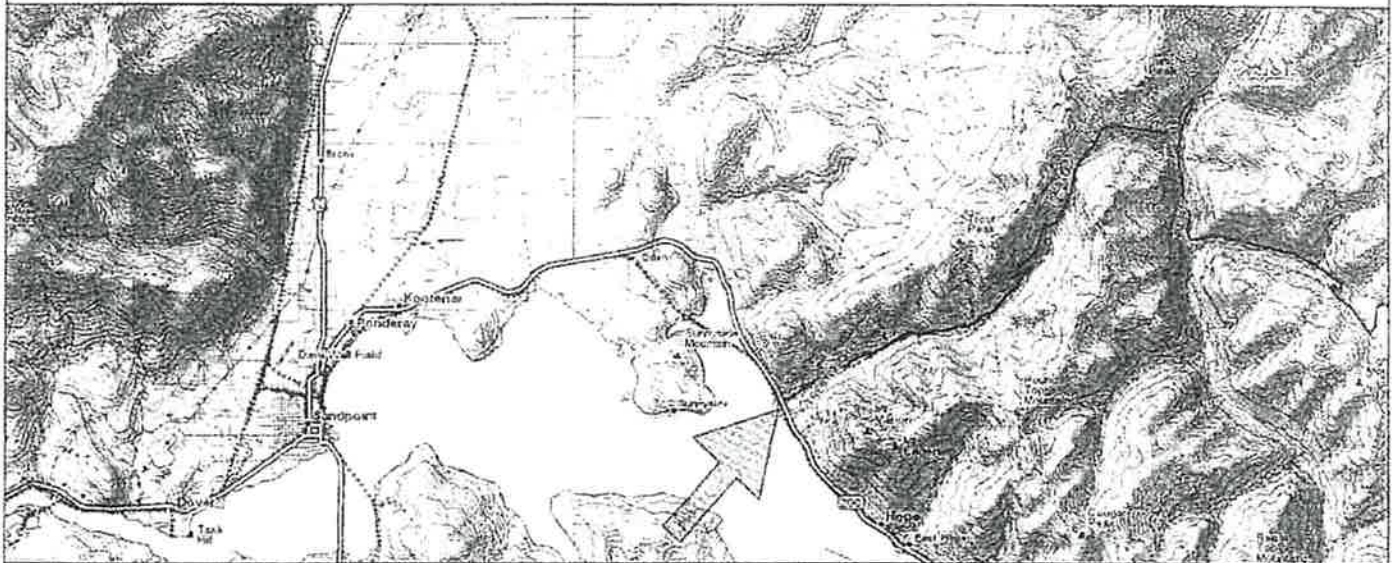
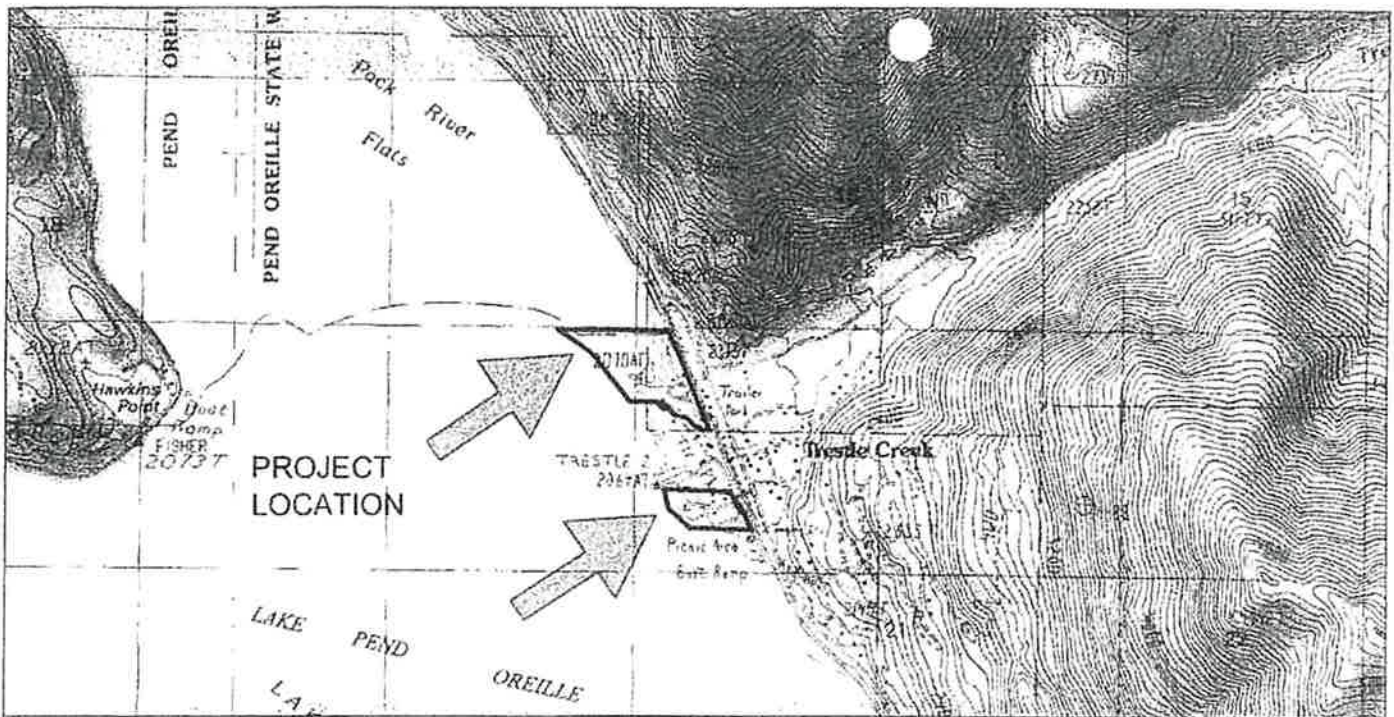
Original Signature of Applicant

Date

6/18/08

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

DO NOT SEND CORPS PROCESSING FEE WITH APPLICATION
SEND IDAHO DEPARTMENT OF WATER RESOURCES OR IDAHO DEPARTMENT OF LANDS FILING FEE WITH APPLICATION



BASE MAPS: USGS "TROUT PEAK, ID"
AND DELORME STREET ATLAS



NOT TO SCALE

IDAHO DEPARTMENT OF LANDS

VICINITY MAP

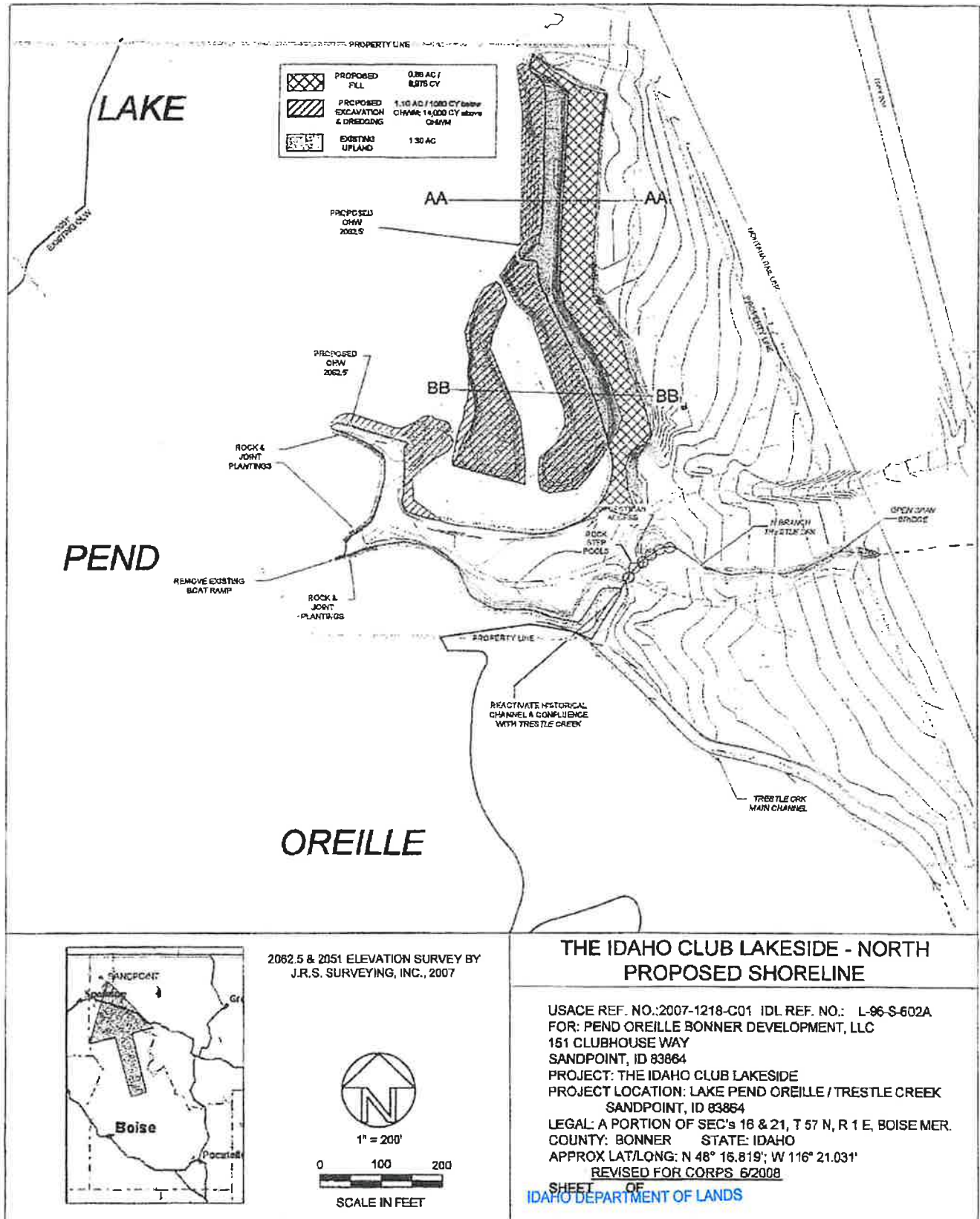
USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC's 16 & 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
REVISED FOR CORPS 6/2008

SHEET OF

MAY 13 2024

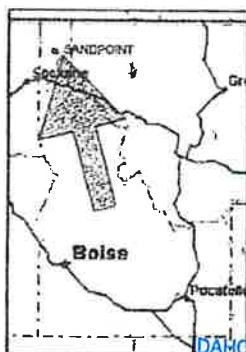
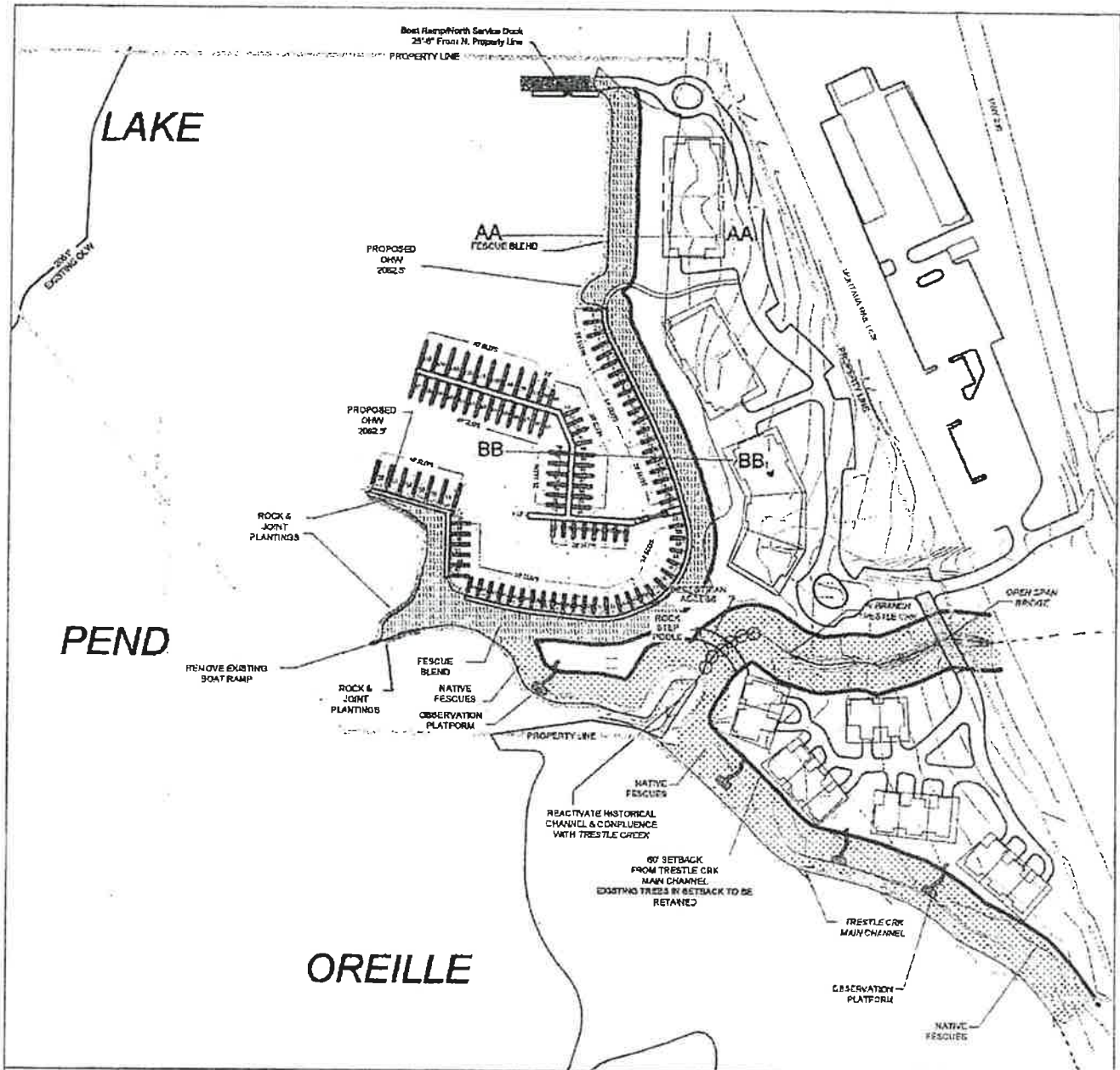
PEND OREILLE LAKE AREA





MAY 13 2024

PEND OREILLE LAKE AREA



2062.5 & 2051 ELEVATION SURVEY BY
 J.R.S. SURVEYING, INC., 2007



1" = 200'



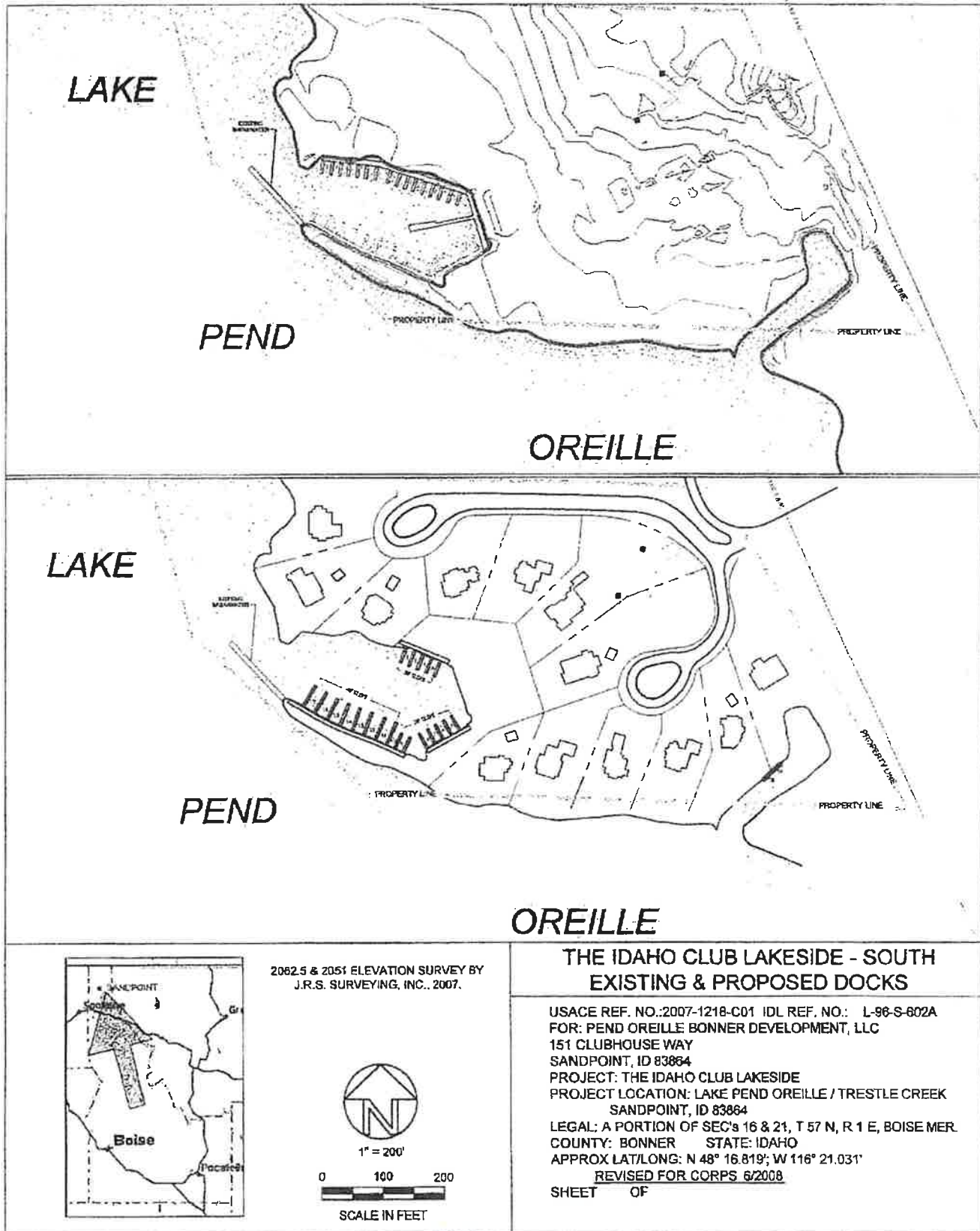
IDAHO DEPARTMENT OF LANDS
 SCALE IN FEET

THE IDAHO CLUB LAKESIDE - NORTH PROPOSED DOCK, SETBACKS, & BOAT LAUNCH RAMP PLAN

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-802A
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
 151 CLUBHOUSE WAY
 SANDPOINT, ID 83864
 PROJECT: THE IDAHO CLUB LAKESIDE
 PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
 SANDPOINT, ID 83864
 LEGAL: A PORTION OF SEC's 16 & 21, T 57 N, R 1 E, BOISE MER.
 COUNTY: BONNER STATE: IDAHO
 APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
 REVISED FOR CORPS 8/2008
 SHEET OF

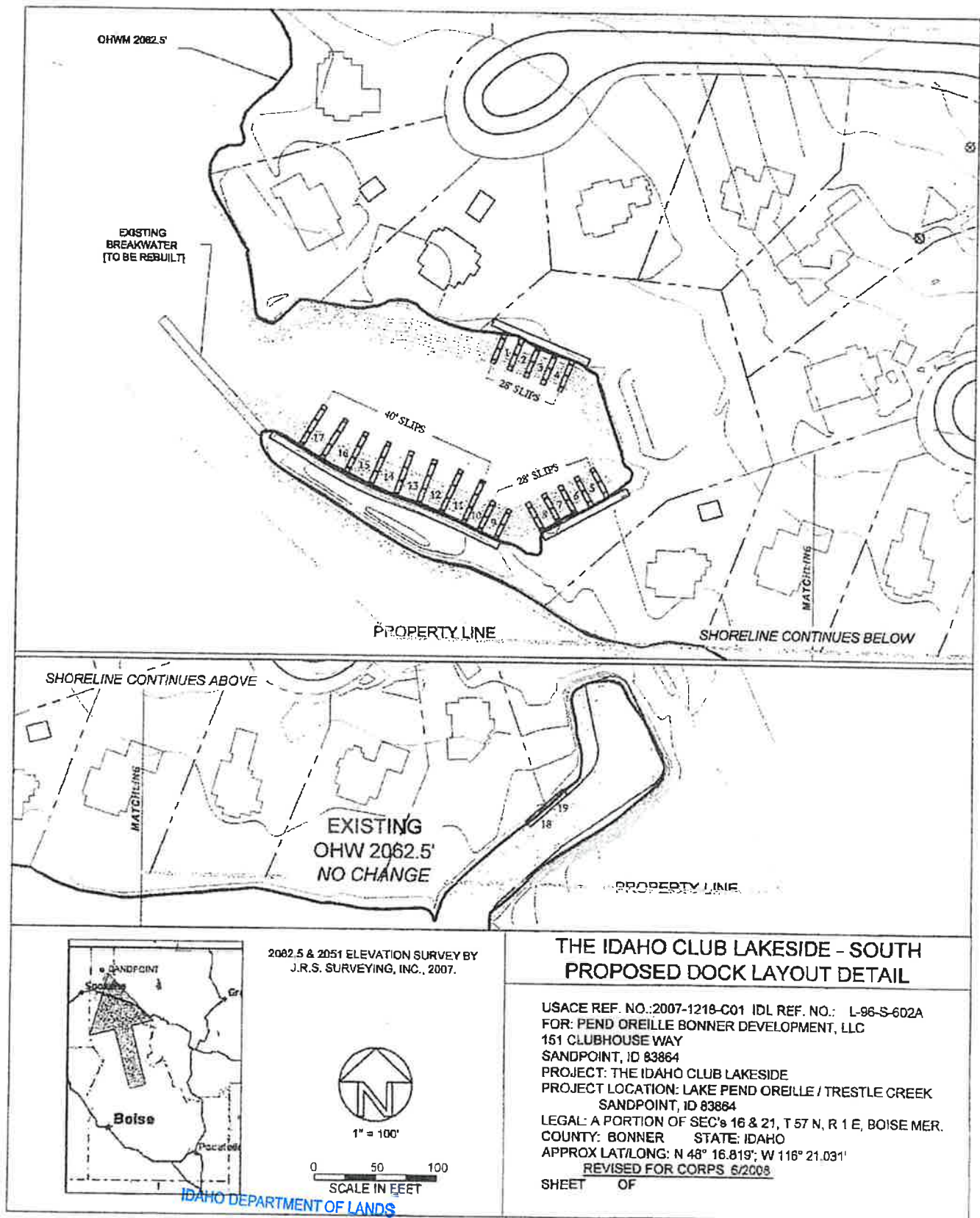
MAY 13 2024

PEND OREILLE LAKE AREA

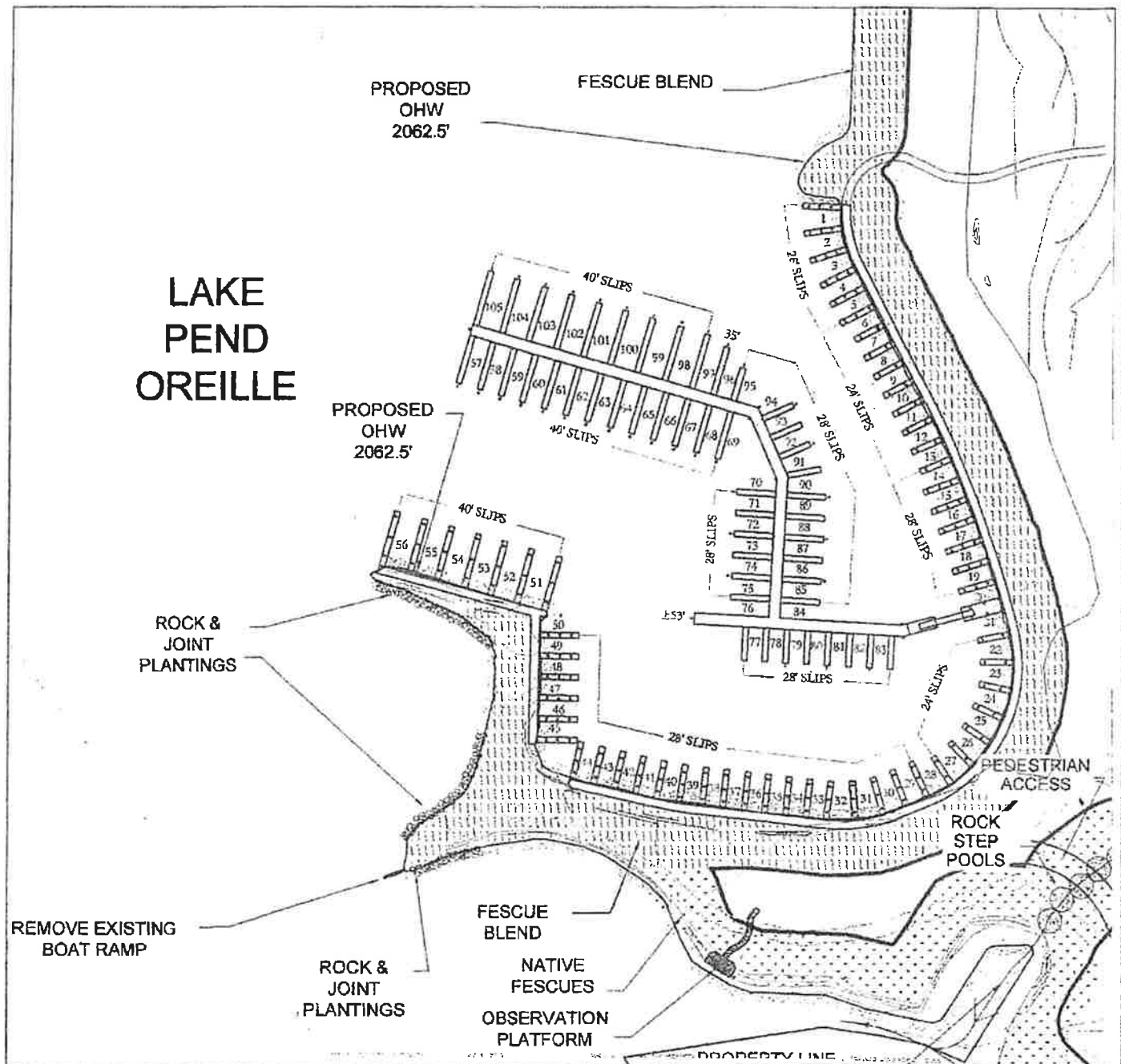


MAY 13 2024

PEND OREILLE LAKE AREA



MAY 13 2024
PEND OREILLE LAKE AREA



2062.5 & 2051 ELEVATION SURVEY BY
 J.R.S. SURVEYING, INC., 2007.



1" = 100'

0 50 100
 SCALE IN FEET

THE IDAHO CLUB LAKESIDE - NORTH PROPOSED DOCKS, BREAKWATER PLAN DETAIL

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC

151 CLUBHOUSE WAY
 SANDPOINT, ID 83864

PROJECT: THE IDAHO CLUB LAKESIDE

PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
 SANDPOINT, ID 83864

LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E. BOISE MER.

COUNTY: BONNER STATE: IDAHO

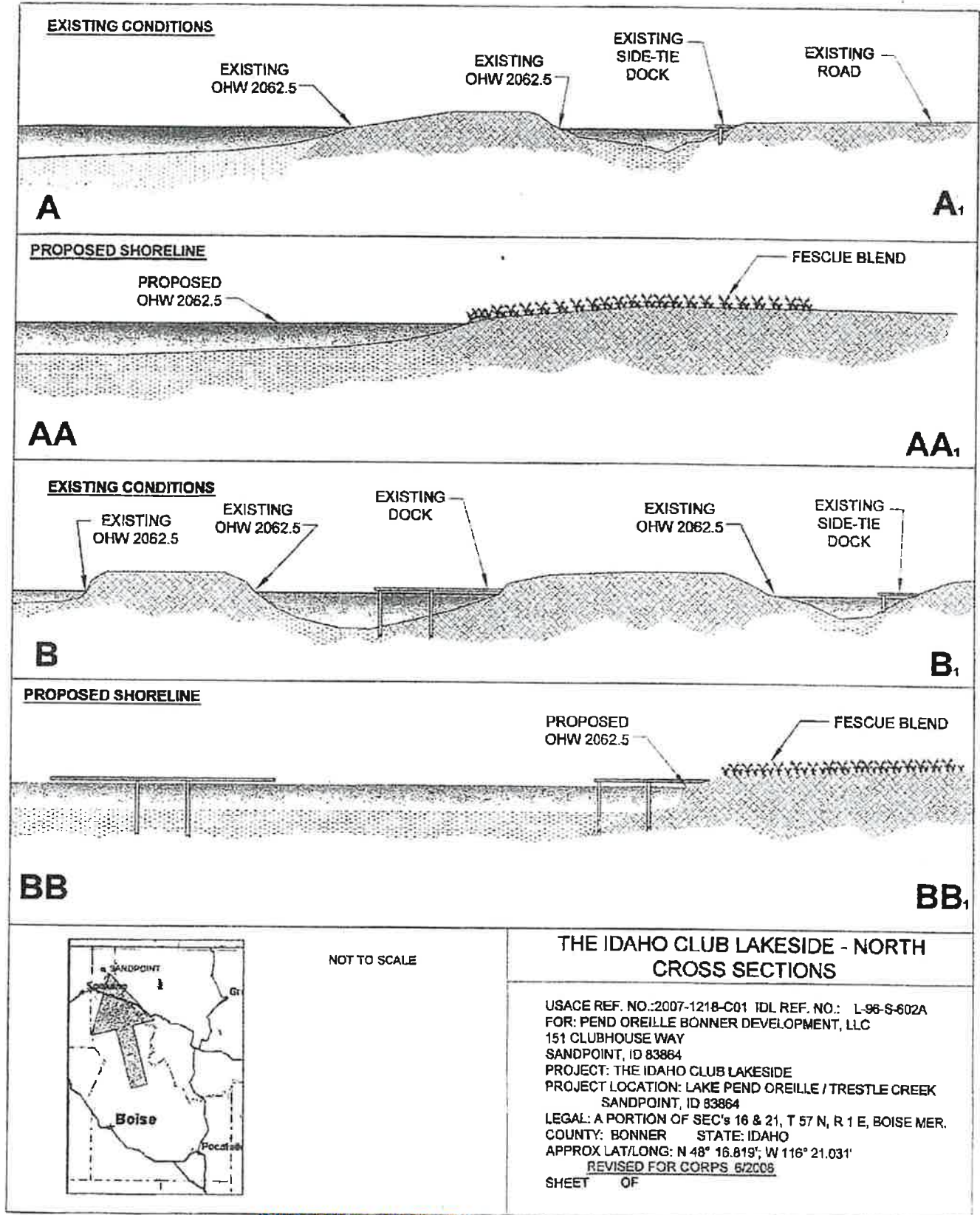
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'

REVISED FOR CORPS 6/2008

SHEET OF
 IDAHO DEPARTMENT OF LANDS

MAY 13 2024

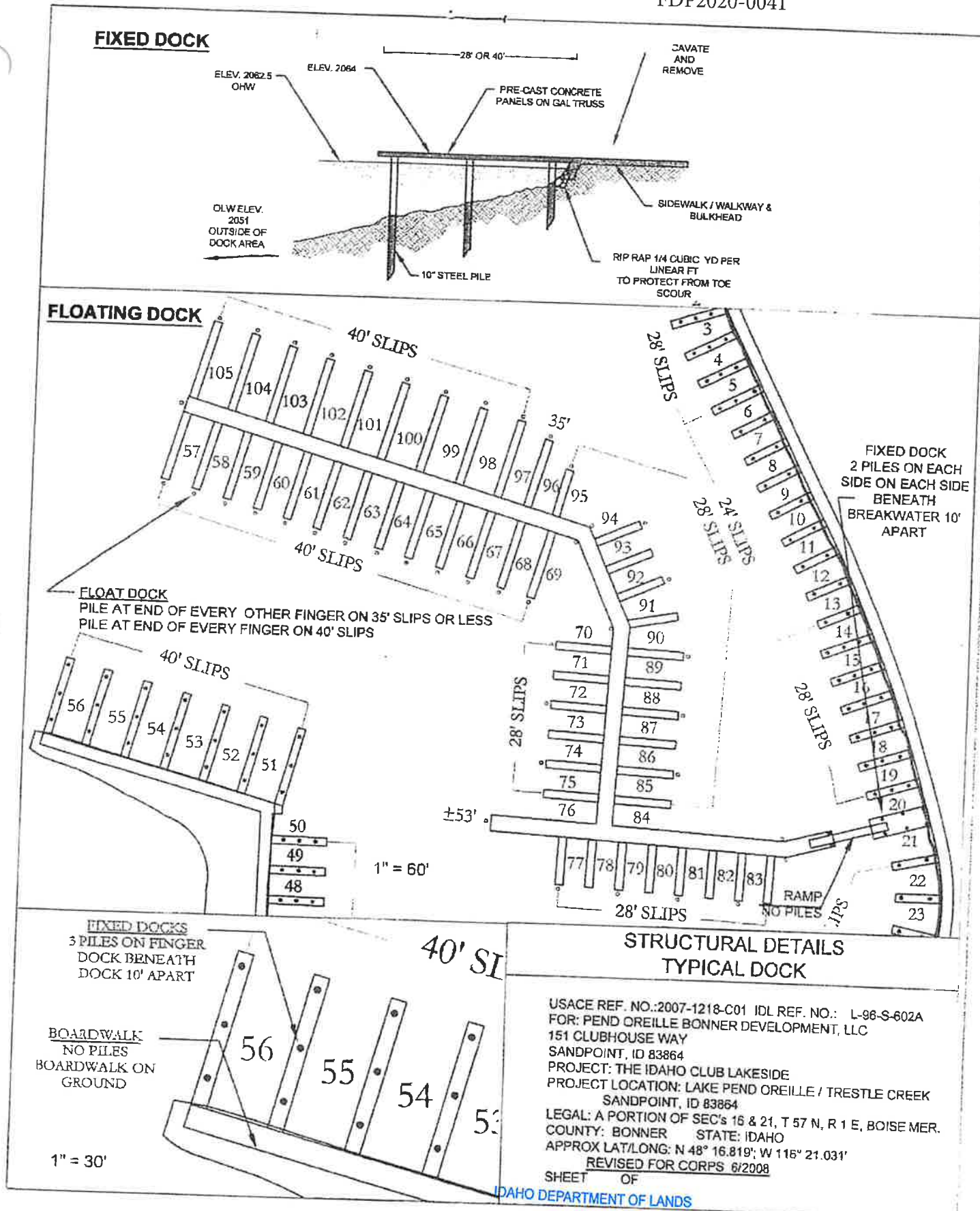
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IDAHO DEPARTMENT OF LANDS

MAY 13 2024

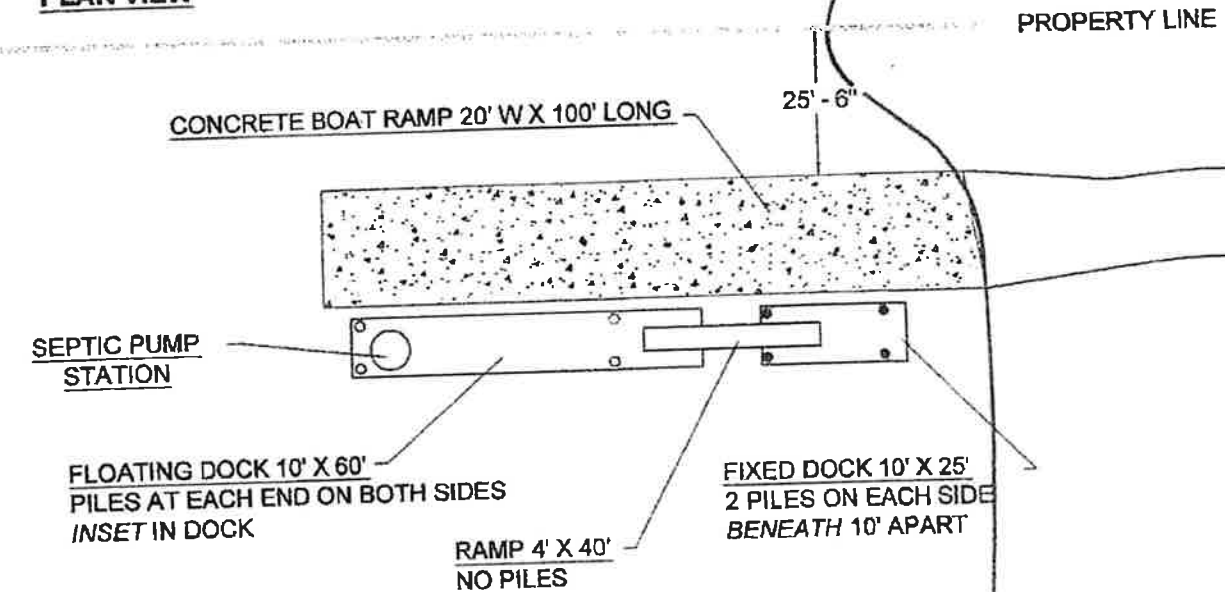
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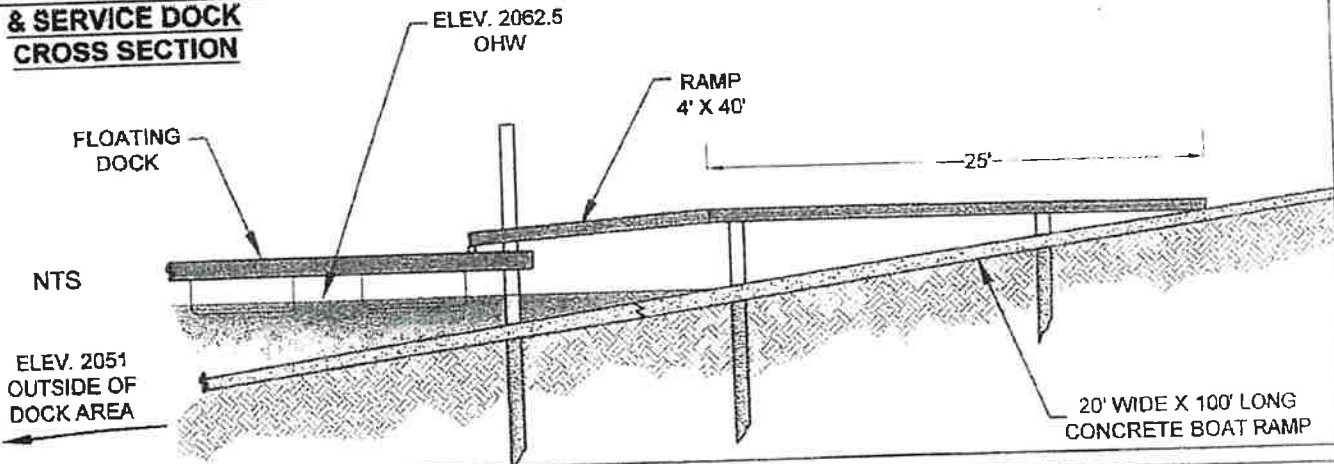
MAY 13 2024

PEND OREILLE LAKE AREA

**BOAT LAUNCH RAMP
& SERVICE DOCK
PLAN VIEW**



**BOAT LAUNCH RAMP
& SERVICE DOCK
CROSS SECTION**



2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007



- FIXED DOCK PILE
BENEATH DOCK
- FLOAT DOCK PILE
INSET OR BESIDE DOCK

IDAHO DEPARTMENT OF LANDS

**STRUCTURAL DETAILS
PROPOSED BOAT LAUNCH RAMP AREA**

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
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APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
REVISED FOR CORPS. 6/2008

SHEET OF

MAY 13 2024

PEND OREILLE LAKE AREA



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
COEUR D'ALENE REGULATORY OFFICE
1910 NORTHWEST BOULEVARD, SUITE 210
COEUR D'ALENE, IDAHO 83814-2676

November 22, 2019

Regulatory Division

SUBJECT: NWW-2007-01218, Idaho Club Trestle Creek Marina project

William Haberman, Manager
Valiant Idaho II, LLC
c/o James A. Sewell & Associates, LLC
1319 N. Division Avenue
Sandpoint, Idaho 83864

Dear Mr. Haberman:

Enclosed is the signed Department of the Army Permit NWW-2007-01218 authorizing the Trestle Creek Marina Project on Lake Pend Oreille and the North Fork Trestle Creek. The project site is located within Sections 16, 17, and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176° W, and latitude 48.278333° N and longitude -116.350826° W, in Bonner County, near Hope, Idaho.

Also enclosed is a *Notice of Authorization* which should be posted in a prominent location near the authorized worksite.

If changes to the plans or location of the work are necessary for any reason, these changes must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

CUSOMER SERVICE

We actively use feedback to improve our delivery and provide you with the best possible service. Please take our online customer service survey to tell us how we are doing. Follow this link to take the survey:

http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey

If you have questions or if you would like a paper copy of the survey, call our office at 208-433-4464.

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

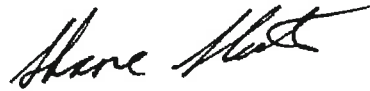
PEND OREILLE LAKE AREA

- 2 -

For more information about the Walla Walla District Regulatory program, visit us online at <http://www.nwww.usace.army.mil/BusinessWithUs/RegulatoryDivision.aspx>.

If you have any questions or need additional information about this permit, you can contact me at 208-433-4474, by mail at the address in the letterhead, or email at shane.p.slate@usace.army.mil. For informational purposes, a copy of this letter and the attached permit will be sent to: the Idaho Department of Environmental Quality and the Idaho Department of Lands.

Sincerely,



Shane Slate
Project Manager
Regulatory Division

Enclosures

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A;
RP031740000020A;
RP031740000030A
FDP2020-0041

COMPLIANCE CERTIFICATION



**US Army Corps of Engineers
Walla Walla District**



Permit Number: NWW-2007-01218

Name of Permittee: Valiant Idaho II, LLC

Date of Issuance: November 18, 2019

Upon completion of the activity authorized by this permit, and any mitigation required by the permit, please sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Walla Walla District
Coeur d'Alene Regulatory Office
1910 Northwest Blvd., STE 210
Coeur d'Alene, ID 83814

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with all terms and conditions of this permit, the permit is subject to suspension, modification, or revocation and you are subject to an enforcement action by this office.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit. The required mitigation was also completed in accordance with the permit conditions.

Signature of PERMITEE

DATE

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA



**This notice of authorization must be
conspicuously displayed at the site of work.**

United States Army Corps of Engineers

A permit to: Construct the Trestle Creek Marina Project on Lake Pend Oreille
and the North Fork Trestle Creek.

at: Sections 16, 17, and 21, of Township 57 North, Range 1 East, near latitude
48.283458° N and longitude -116.353176° W, and latitude 48.278333° N and
longitude -116.350826° W, in Bonner County, near Hope, Idaho

has been issued to: Valiant Idaho II, LLC

on: November 18, 2019 **and expires on:** November 18, 2022

Address of Permittee:

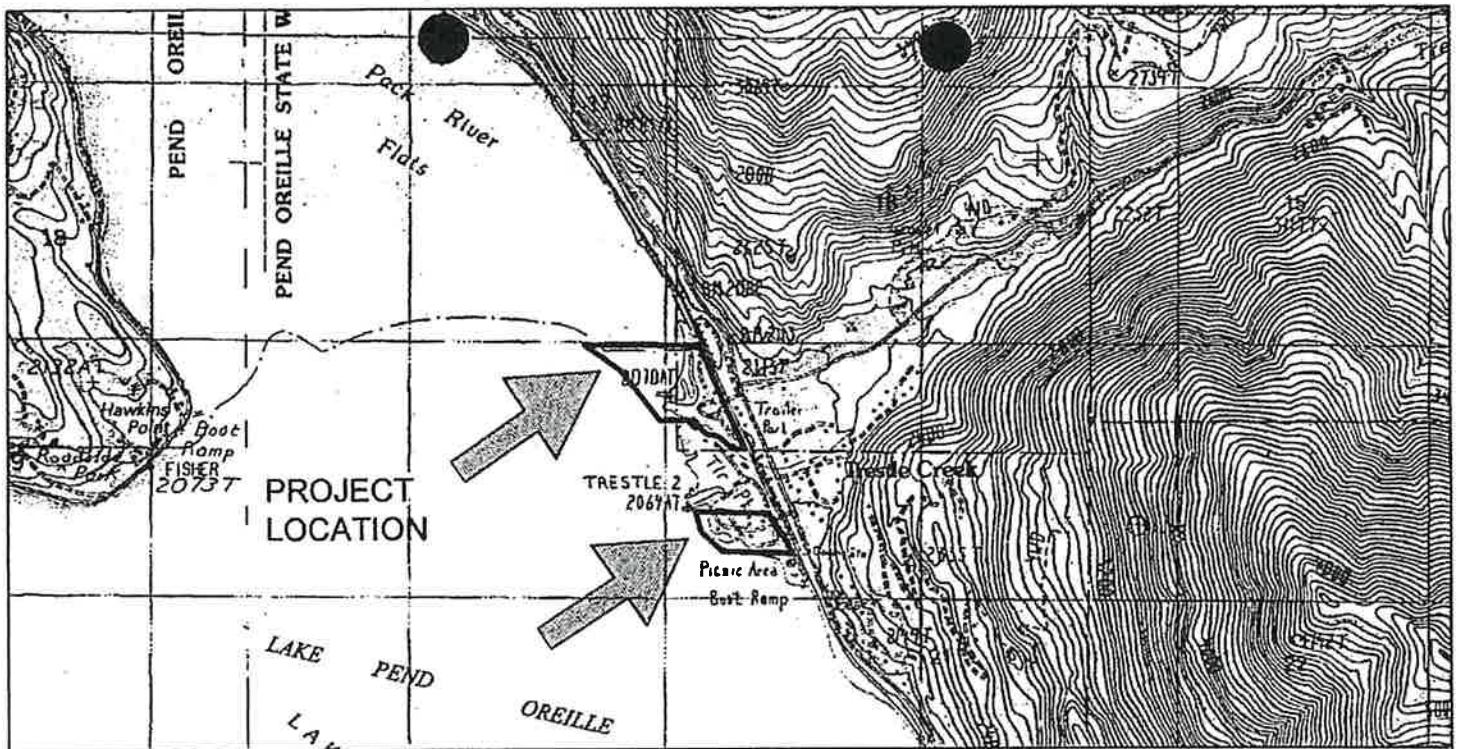
Valiant Idaho II, LLC
c/o James A. Sewell & Associates, LLC
1319 N. Division Avenue
Sandpoint, Idaho 83864

Permit Number:

NWW-2007-01218

FOR: District Commander
Shane Slate
PROJECT MANAGER
REGULATORY DIVISION
USACE, WALLA WALLA DISTRICT

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA



BASE MAPS: USGS "TROUT PEAK, ID"
AND DELORME STREET ATLAS



NOT TO SCALE

IDAHO DEPARTMENT OF LANDS

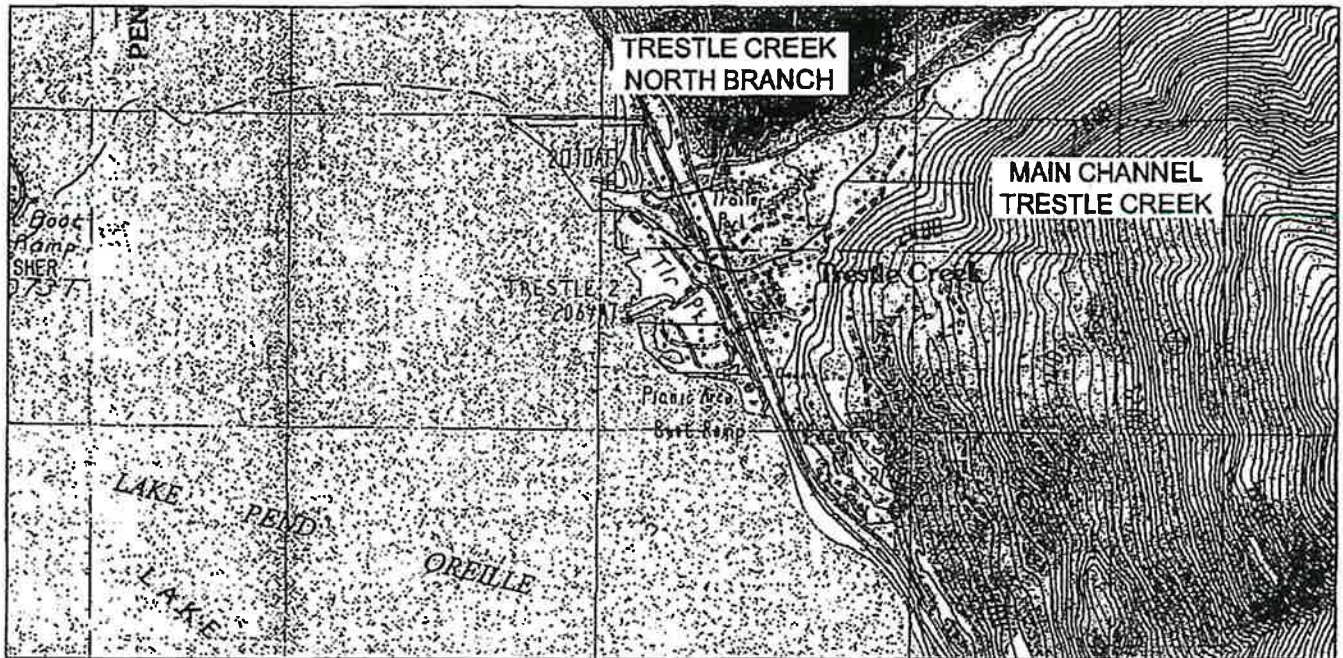
VICINITY MAP

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
REVISED FOR CORPS 6/2008
SHEET 1 of 21

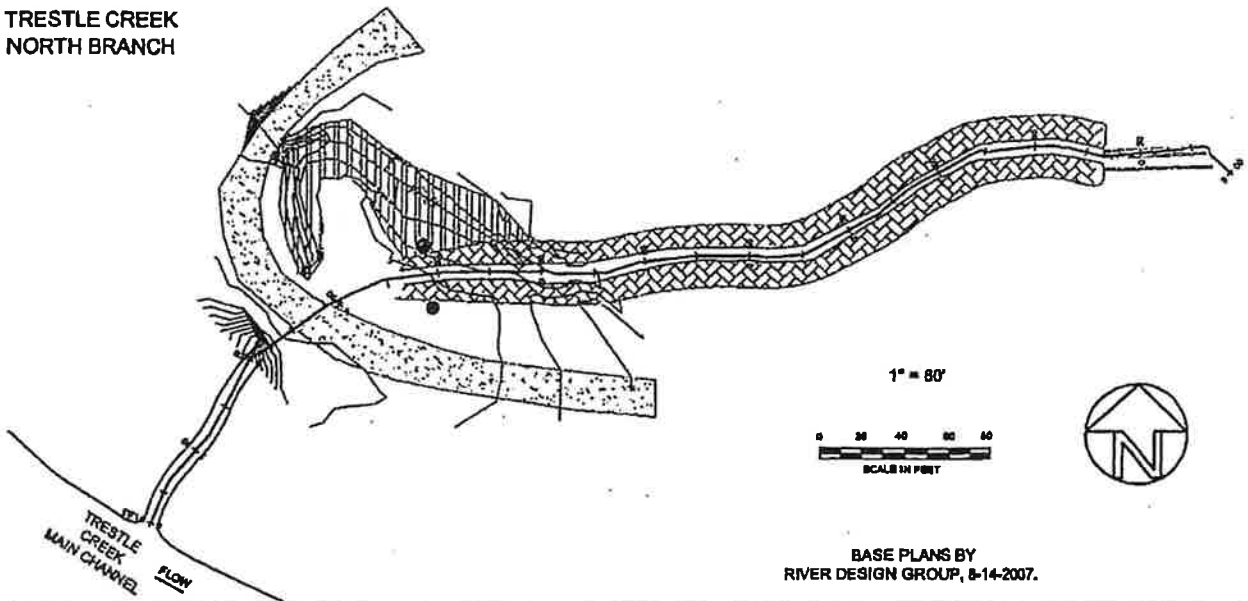
MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



TRESTLE CREEK
 NORTH BRANCH



BASE PLANS BY
 RIVER DESIGN GROUP, 8-14-2007.

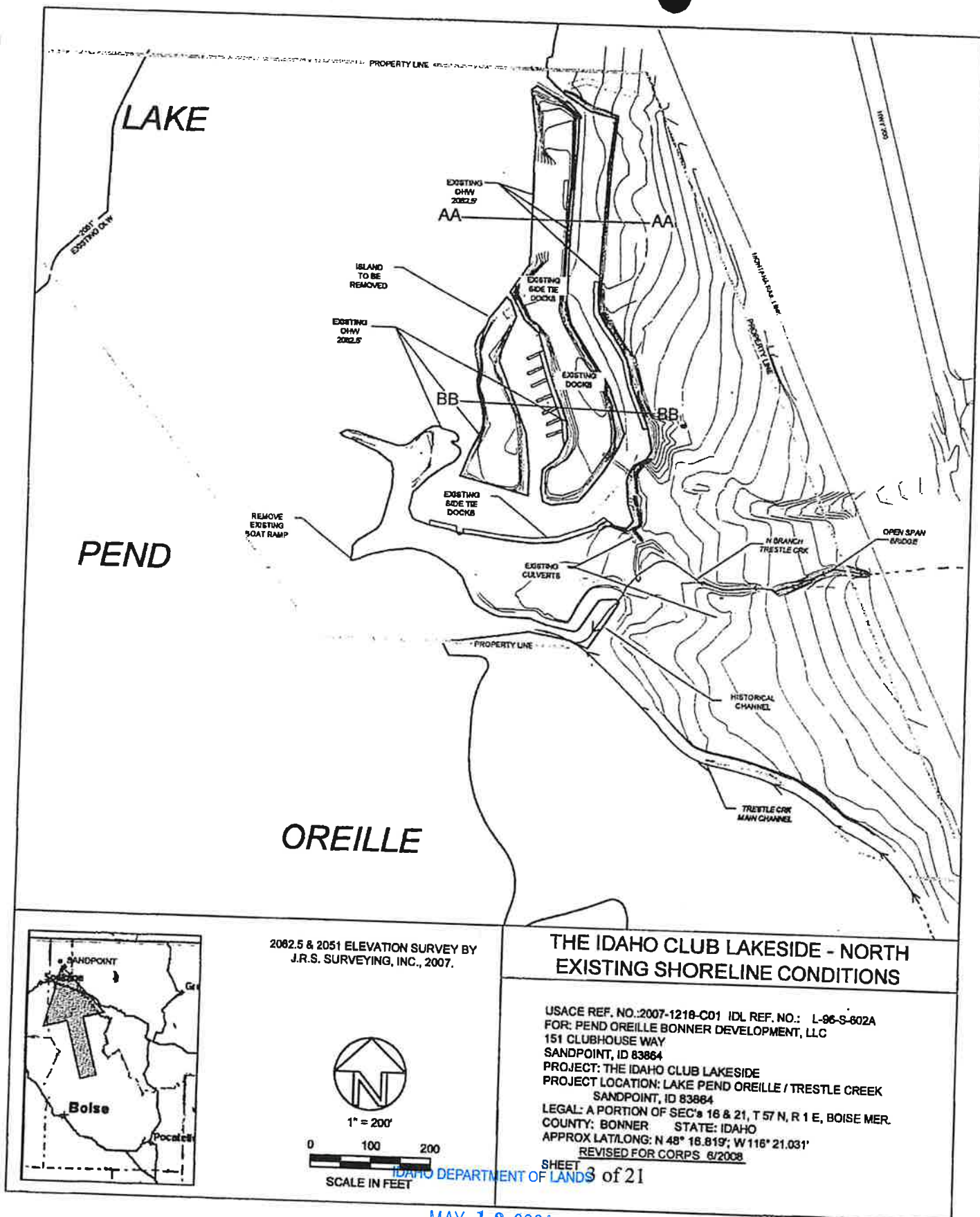


IDAHO DEPARTMENT OF LANDS
 MAY 13 2024
 PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE TRESTLE CREEK VICINITY / LOCATION MAP

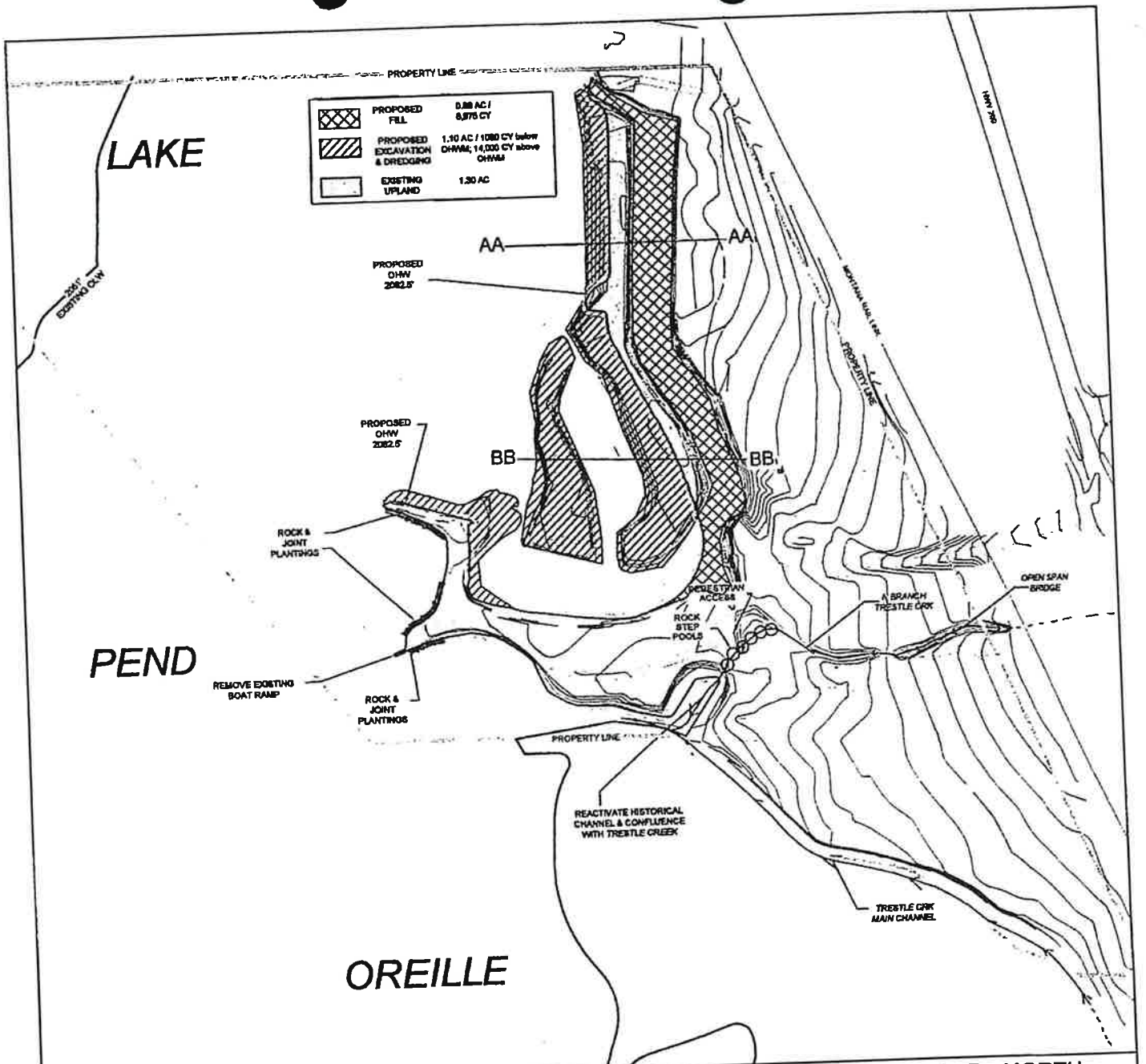
USACE REF. NO.: 2007-1218-C01
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
 151 CLUBHOUSE WAY
 SANDPOINT, ID 83864
 PROJECT: THE IDAHO CLUB LAKESIDE
 PROJECT LOCATION: LAKE PEND OREILLE
 SANDPOINT, ID 83864
 LEGAL: A PORTION OF SEC 21, T 67 N, R 1 E, BOISE MER.
 COUNTY: BONNER STATE: IDAHO
 APPROX LAT/LONG: N 48° 18.819'; W 116° 21.031'
 DATE: JOINT APP DATED 9/2007;
 REVISED FOR CORPS PUBLIC NOTICE 12/2007

SHEET 2 of 21



MAY 13 2024

PEND OREILLE LAKE AREA



2082.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.



1" = 200'

100 200
SCALE IN FEET
IDAHO DEPARTMENT OF LANDS

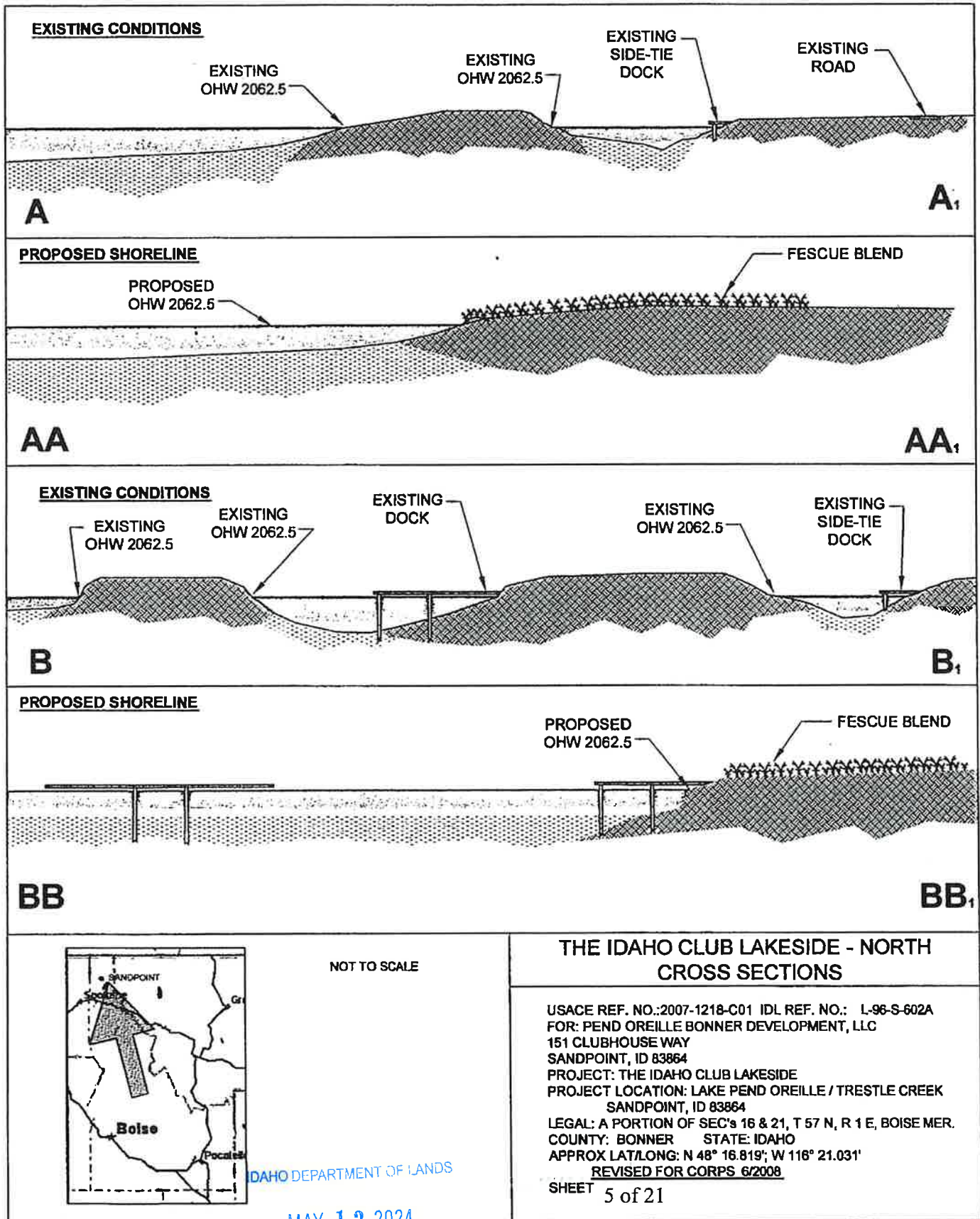
MAY 13 2024

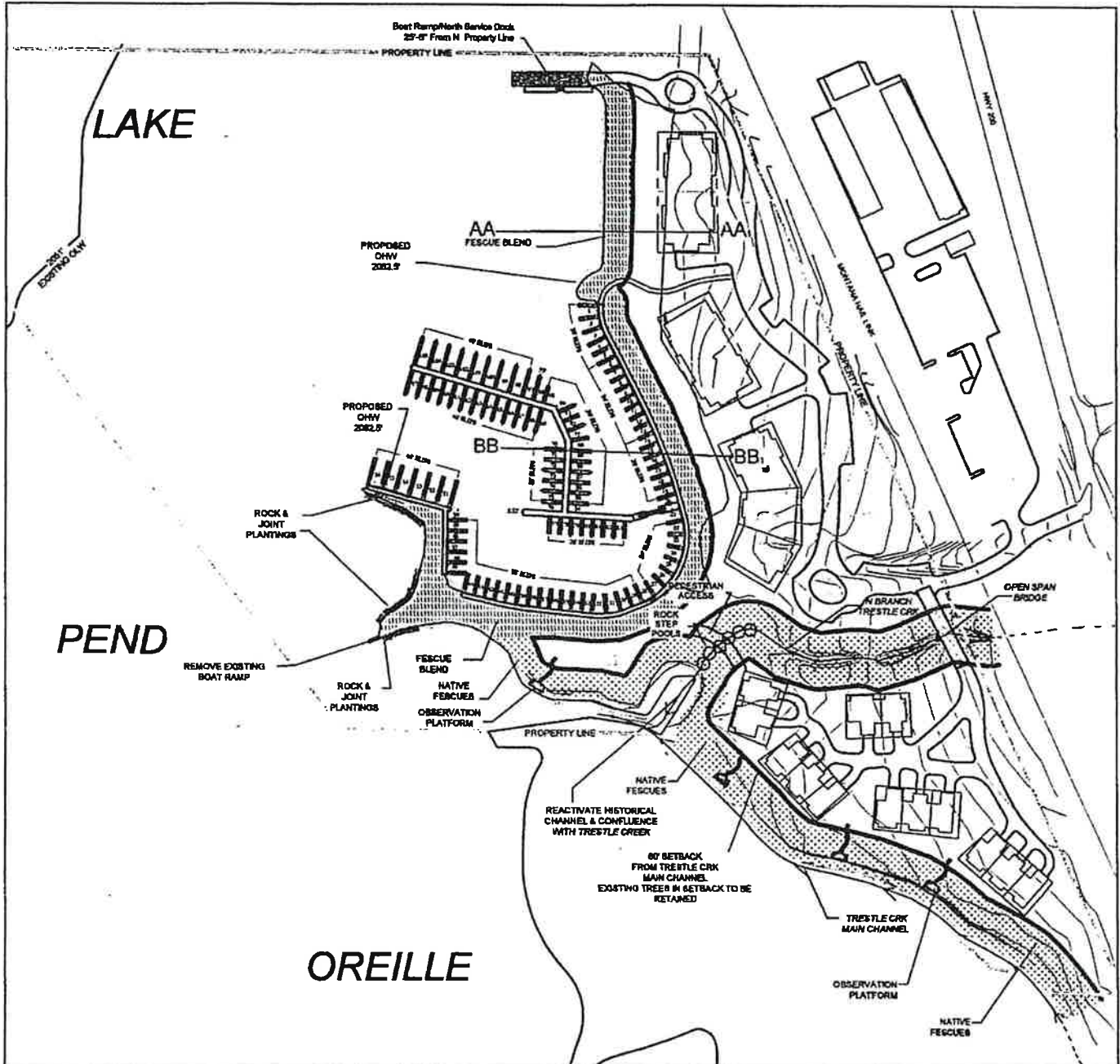
THE IDAHO CLUB LAKESIDE - NORTH PROPOSED SHORELINE

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
REVISED FOR CORPS 6/2008

SHEET 4 of 21

PEND OREILLE LAKE AREA





2062.5 & 2061 ELEVATION SURVEY BY
 J.R.S. SURVEYING, INC., 2007.



1" = 200'



SCALE IN FEET

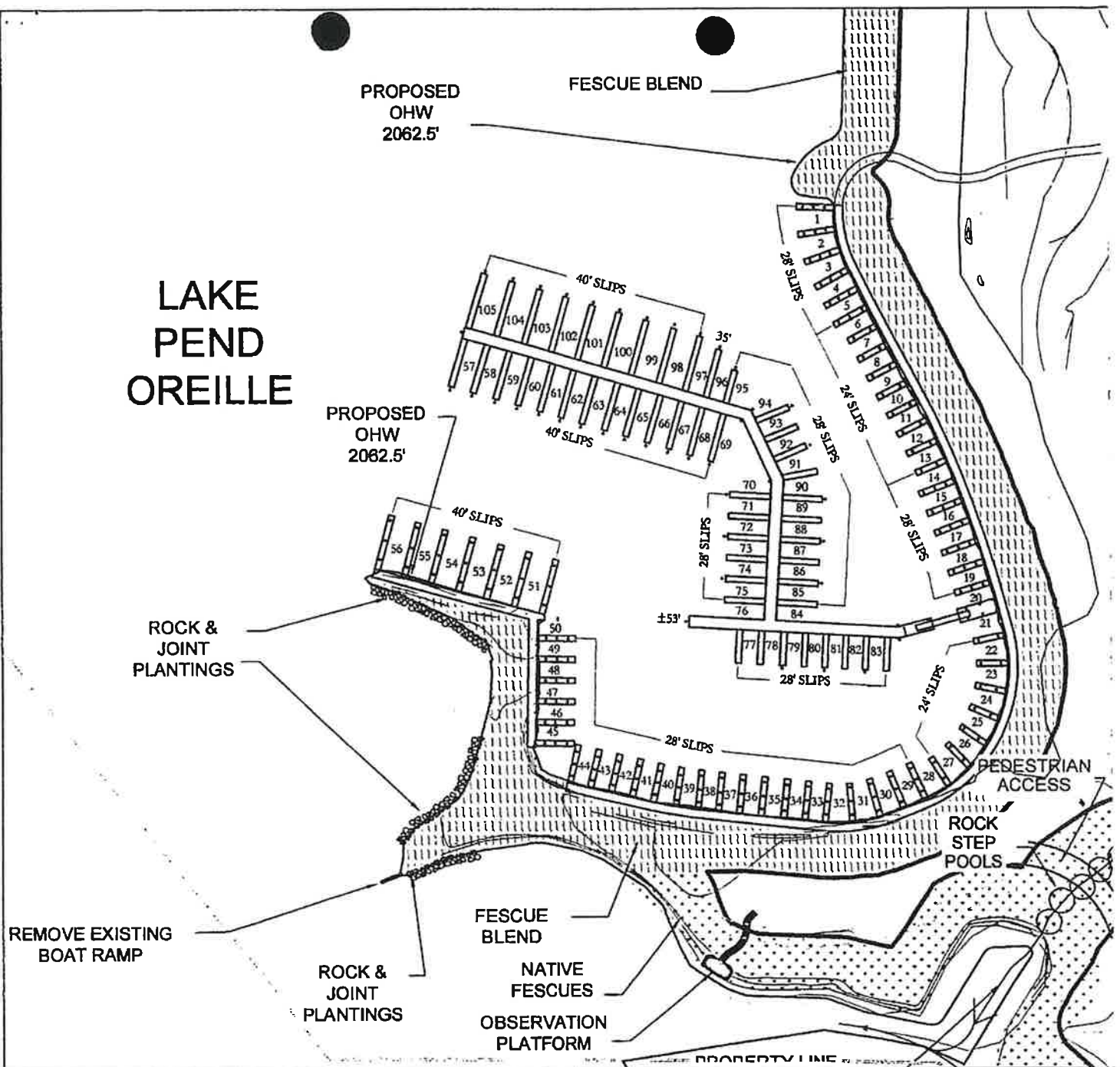
THE IDAHO CLUB LAKESIDE - NORTH PROPOSED DOCK, SETBACKS, & BOAT LAUNCH RAMP PLAN

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
 151 CLUBHOUSE WAY
 SANDPOINT, ID 83864
 PROJECT: THE IDAHO CLUB LAKESIDE
 PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
 SANDPOINT, ID 83864
 LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.
 COUNTY: BONNER STATE: IDAHO
 APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
 REVISED FOR CORPS 6/2008

SHEET 6 of 21

PEND OREILLE LAKE AREA

LAKE PEND OREILLE



2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.



1" = 100'

0 50 100

SCALE IN FEET
IDAHO DEPARTMENT OF LANDS

THE IDAHO CLUB LAKESIDE - NORTH PROPOSED DOCKS, BREAKWATER PLAN DETAIL

USACE REF. NO.:2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
REVISED FOR CORPS 6/2008

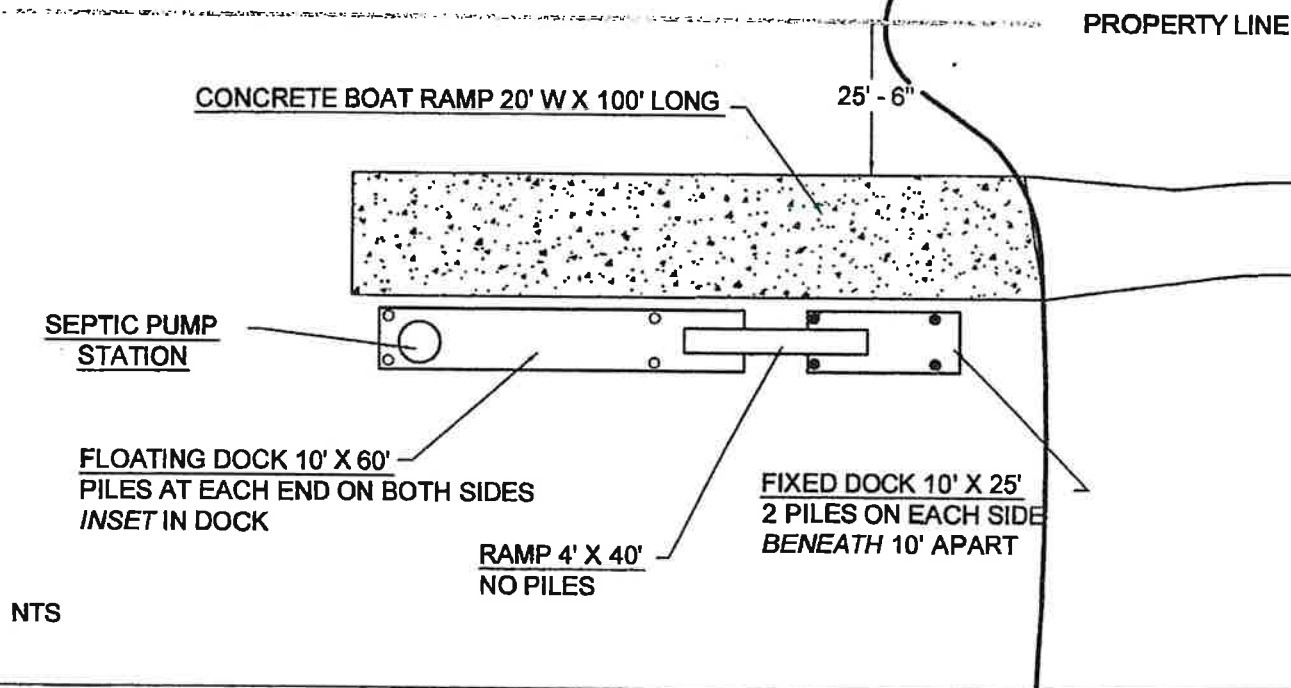
SHEET 7 of 21

MAY 13 2024

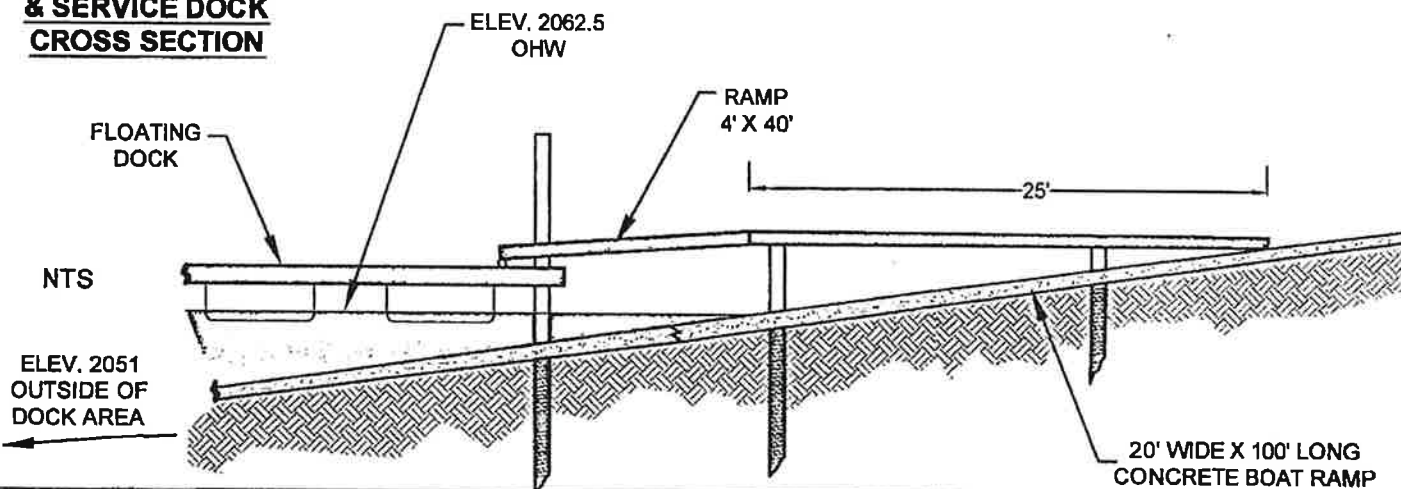
PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

BOAT LAUNCH RAMP & SERVICE DOCK PLAN VIEW



BOAT LAUNCH RAMP & SERVICE DOCK CROSS SECTION



2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.



- FIXED DOCK PILE
BENEATH DOCK
 - FLOAT DOCK PILE
INSET OR BESIDE DOCK
- IDAHO DEPARTMENT OF LANDS
MAY 13 2024

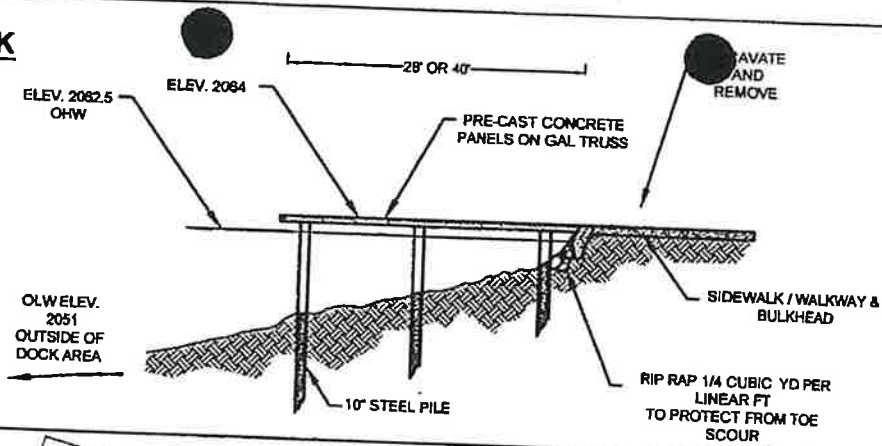
STRUCTURAL DETAILS PROPOSED BOAT LAUNCH RAMP AREA

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC's 16 & 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
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REVISED FOR CORPS 6/2008
SHEET 8 of 21

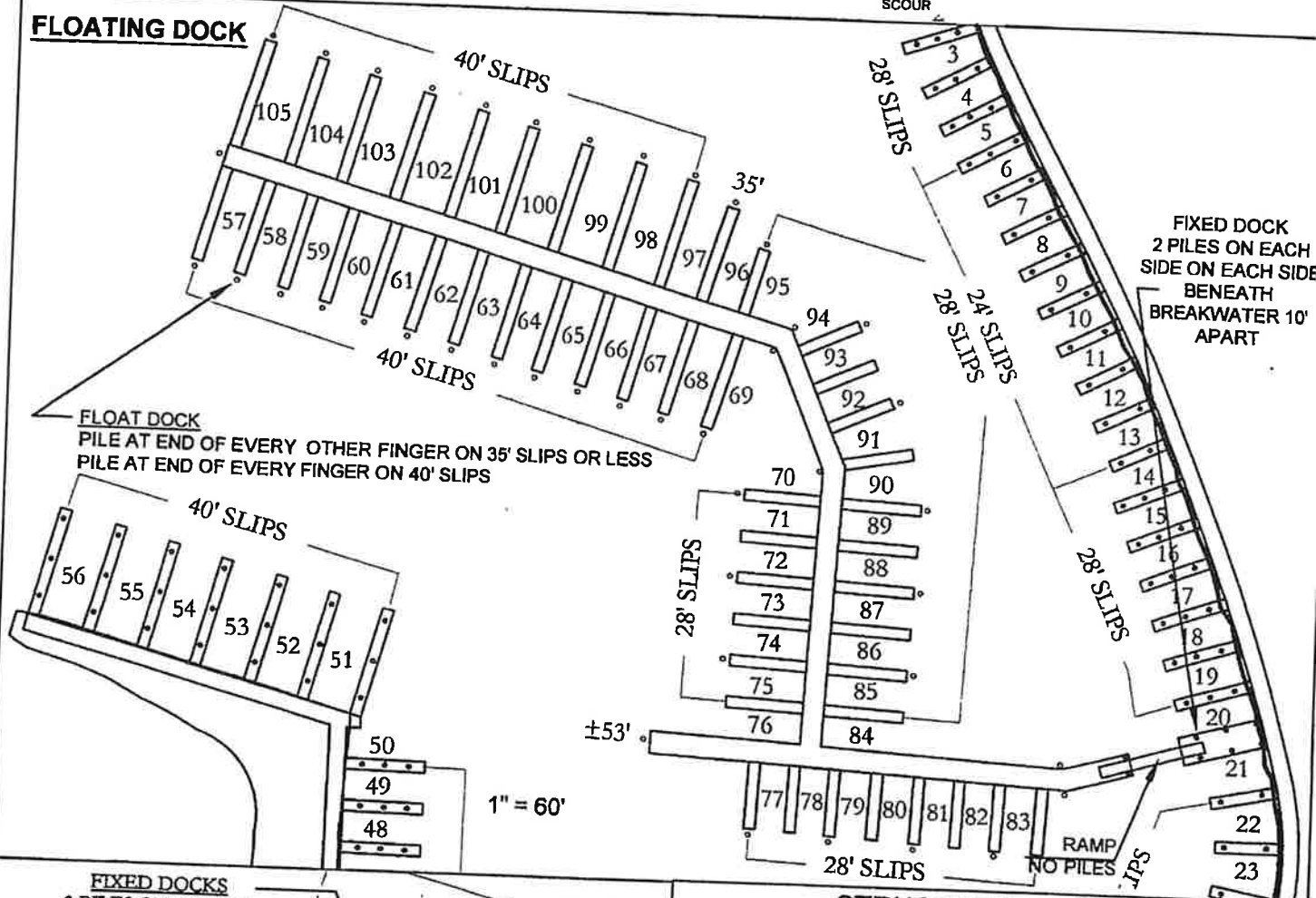
PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

FIXED DOCK



FLOATING DOCK



FIXED DOCKS
3 PILES ON FINGER
DOCK BENEATH
DOCK 10' APART

BOARDWALK
NO PILES
BOARDWALK ON
GROUND

1" = 30'

40' SLIPS

STRUCTURAL DETAILS TYPICAL DOCK

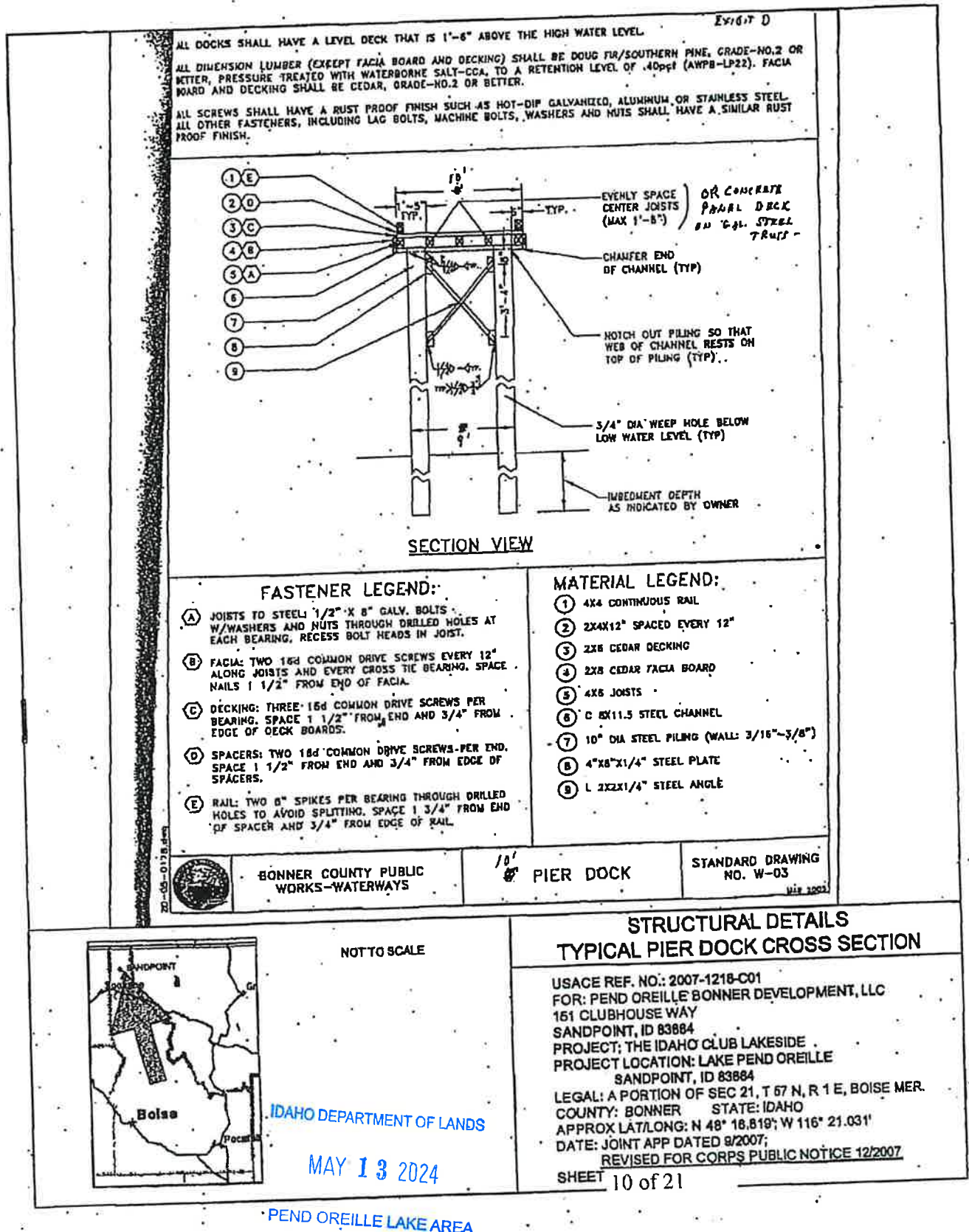
USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
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REVISED FOR CORPS 6/2008
SHEET 9 of 21

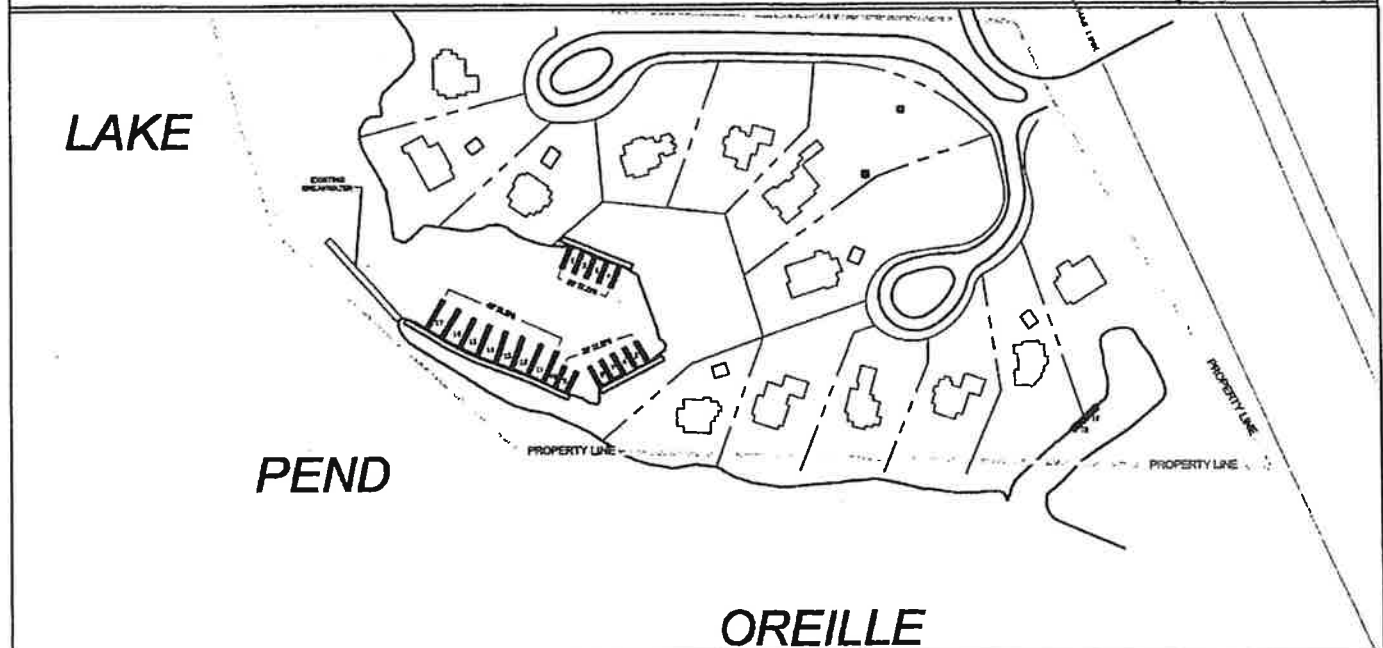
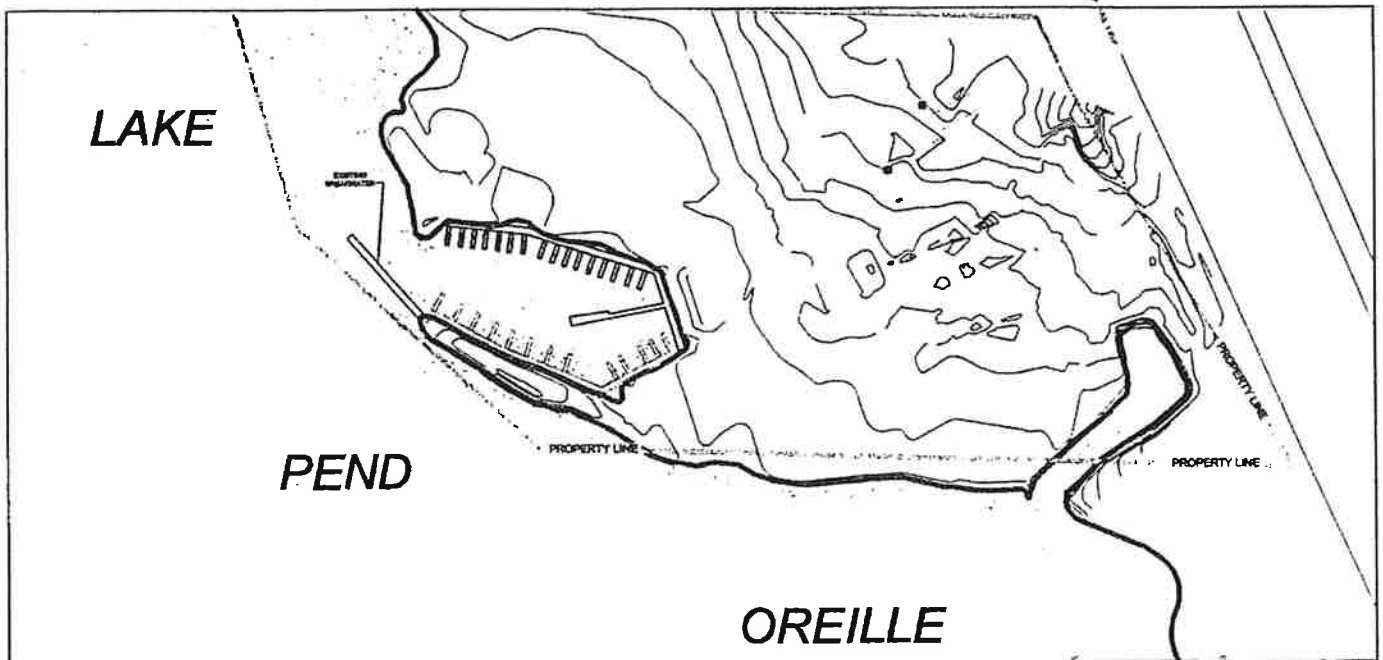
MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041





2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.



1" = 200'

0 100 200

IDAHO DEPARTMENT OF LANDS
SCALE IN FEET

THE IDAHO CLUB LAKESIDE - SOUTH EXISTING & PROPOSED DOCKS

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864

PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864

LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.

COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'

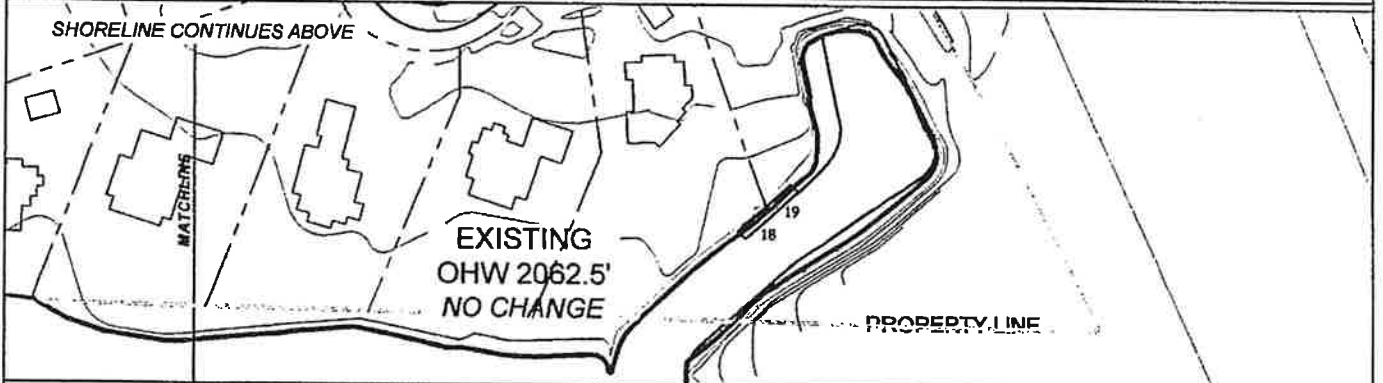
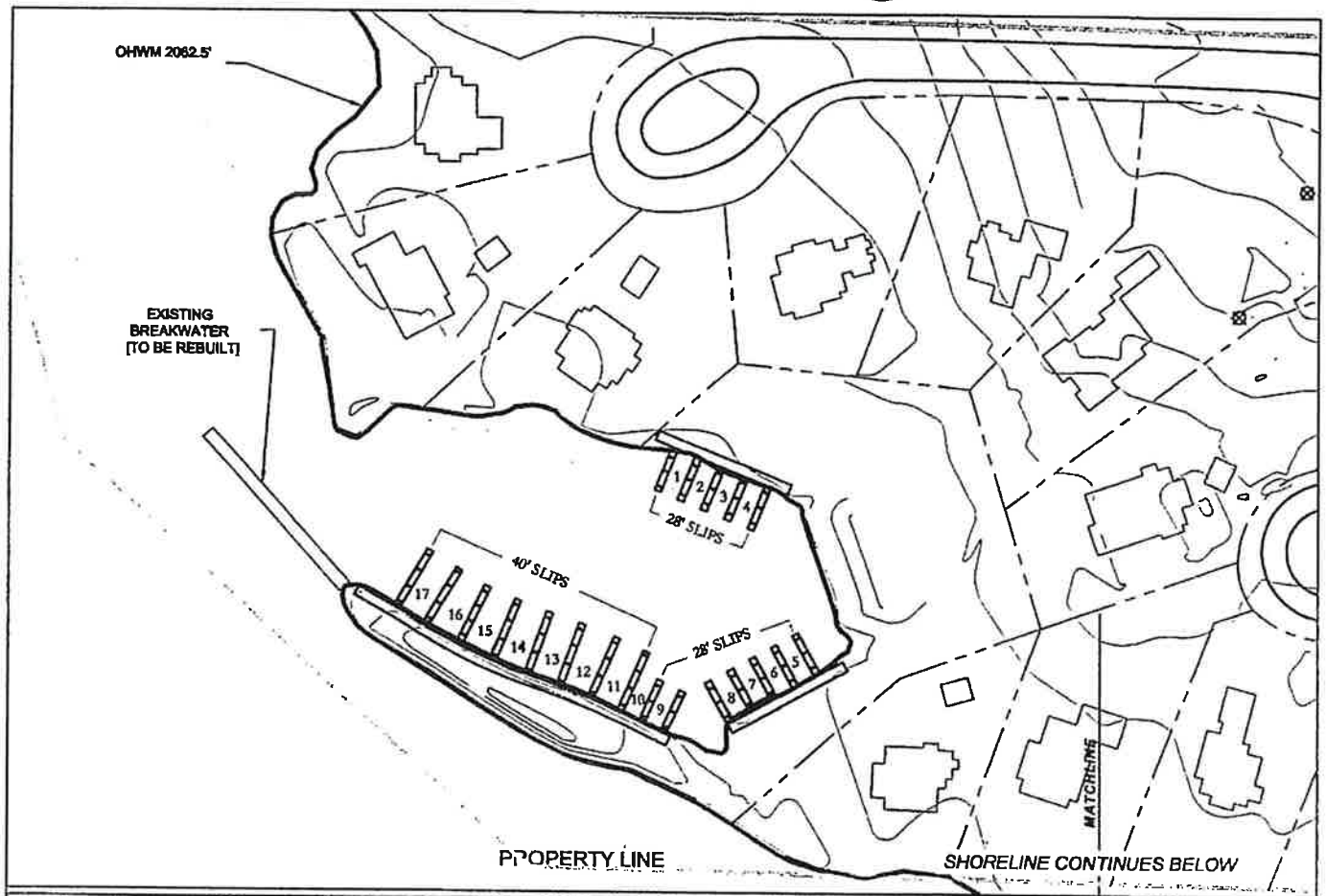
REVISED FOR CORPS 6/2008

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MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



2062.5 & 2051 ELEVATION SURVEY BY
J.R.S. SURVEYING, INC., 2007.



1" = 100'

0 50 100
SCALE IN FEET

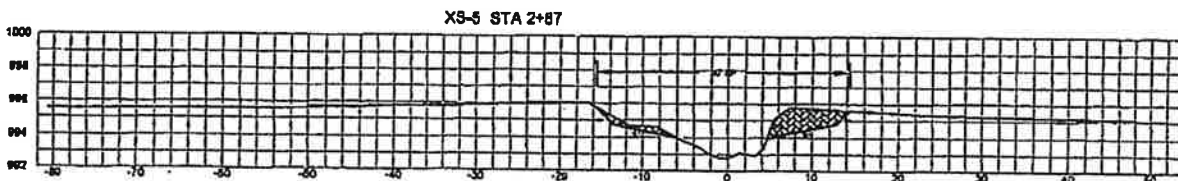
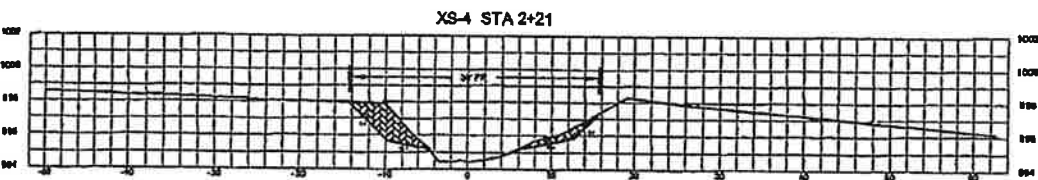
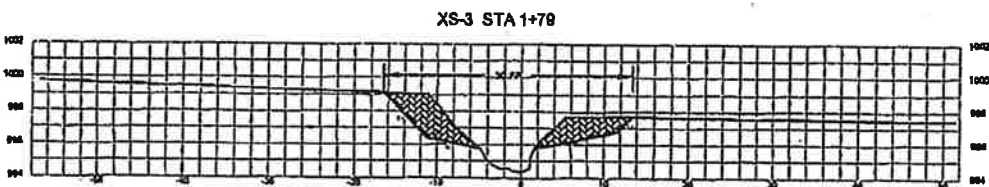
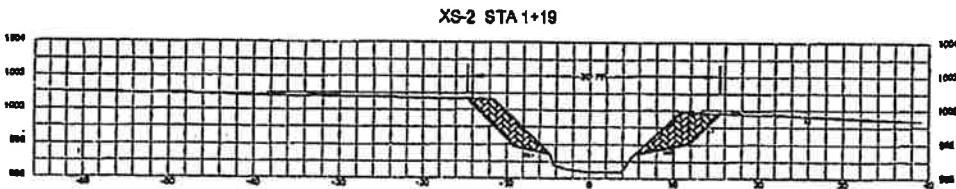
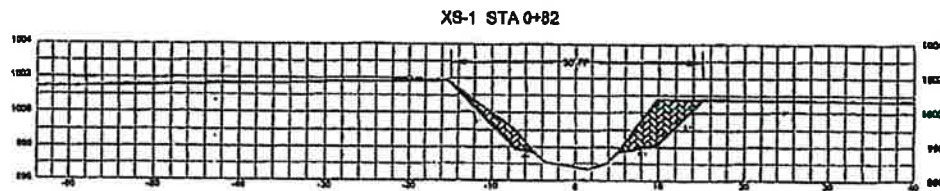
THE IDAHO CLUB LAKESIDE - SOUTH PROPOSED DOCK LAYOUT DETAIL

USACE REF. NO.: 2007-1218-C01 IDL REF. NO.: L-96-S-602A
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE / TRESTLE CREEK
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC'S 16 & 21, T 57 N, R 1 E, BOISE MER.
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MAY 13 2024
PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



NOT TO SCALE

- EXISTING CHANNEL
- PROPOSED FLOODPLAIN
- ▨ FLOODPLAIN CUT
- PROPOSED CHANNEL
- ▨ CHANNEL FILL

IDAHO DEPARTMENT OF LANDS
BASE PLANS BY
RIVER DESIGN GROUP, 8-14-2007

MAY 13 2024

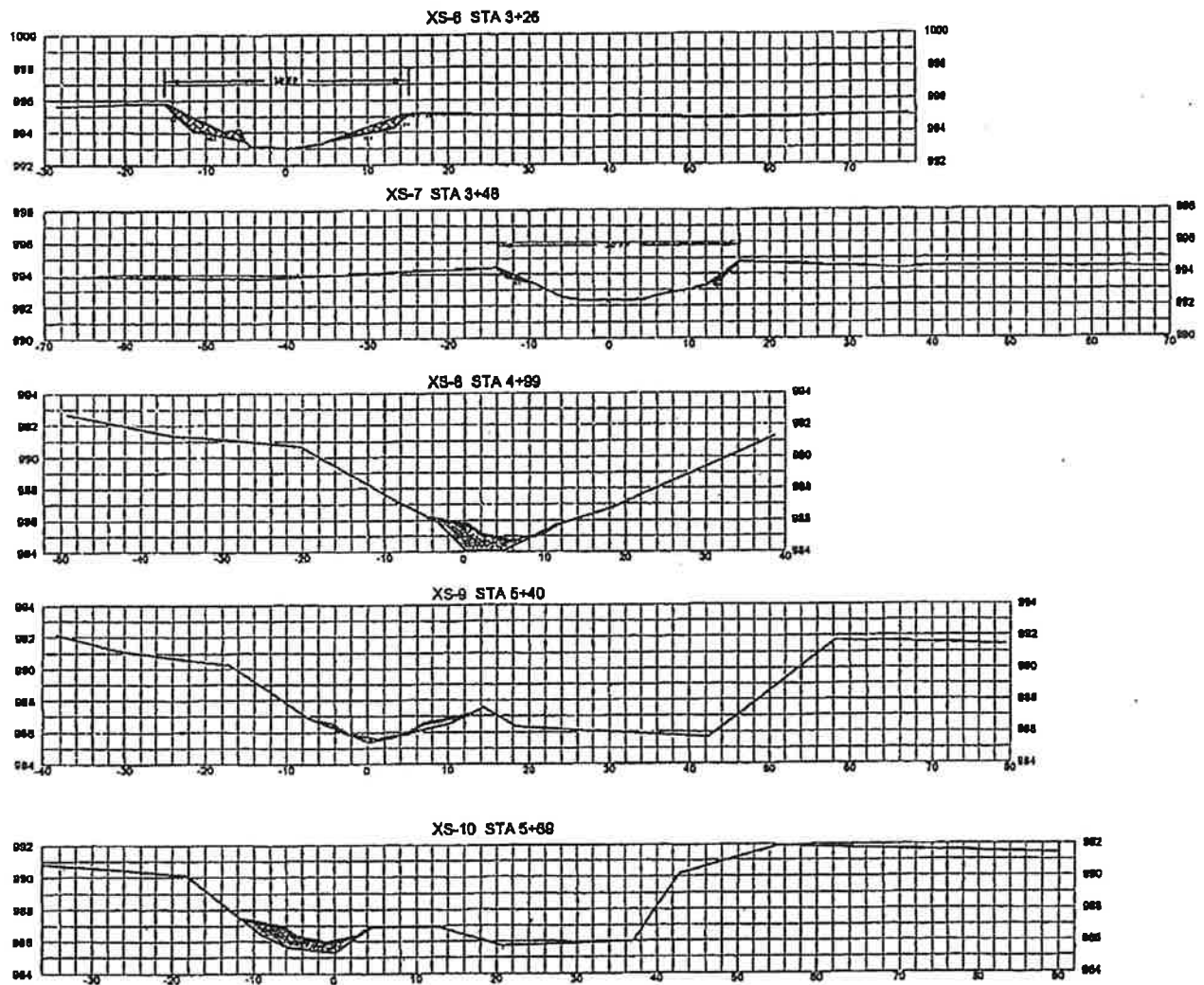
PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE TRESTLE CREEK RESTORATION CROSS SECTION 1

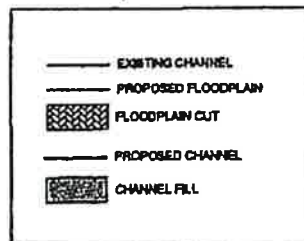
USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 18.819'; W 116° 21.031'
DATE: JOINT APP DATED 8/2007;
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RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



NOT TO SCALE



BASE PLANS BY
RIVER DESIGN GROUP, 8-14-2007.
IDAHO DEPARTMENT OF LANDS

THE IDAHO CLUB LAKESIDE TRESTLE CREEK RESTORATION CROSS SECTION 2

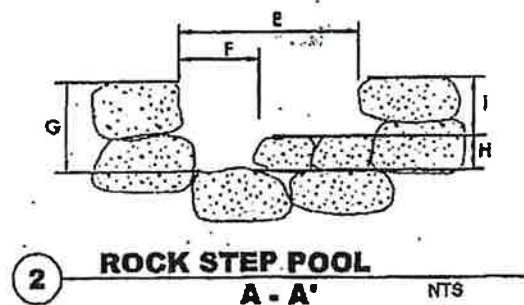
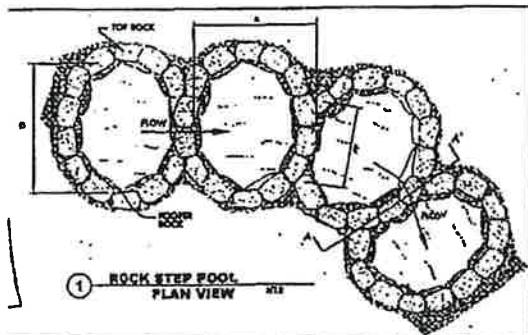
USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.819'; W 116° 21.031'
DATE: JOINT APP DATED 9/2007;
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SHEET 15 of 21

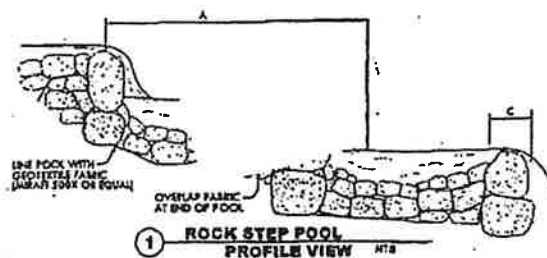
MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



STRUCTURE DIMENSIONS	
A = POOL SPACING	13 FT
B = STEP HEIGHT	0.7 FT
C = ROCK DIAMETER	2-3 FT
D = POOL WIDTH	13-14 FT
E = HIGH FLOW WEIR WIDTH	9 FT
F = LOW FLOW WEIR WIDTH	3 FT
G = WEIR HEIGHT	1.3 FT
H = LOW FLOW WEIR HEIGHT	0.3 FT
I = HIGH FLOW WEIR HEIGHT	1.0 FT



IDAHO DEPARTMENT OF LANDS

MAY 13 2024

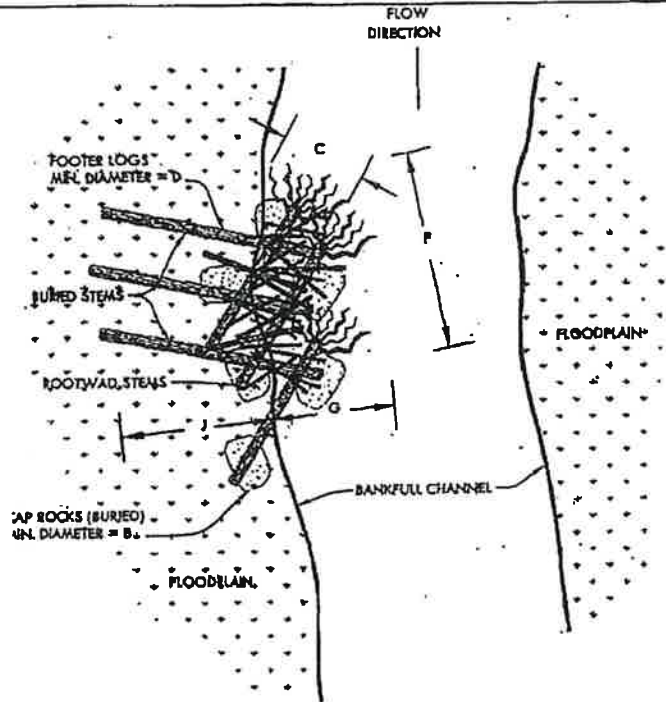
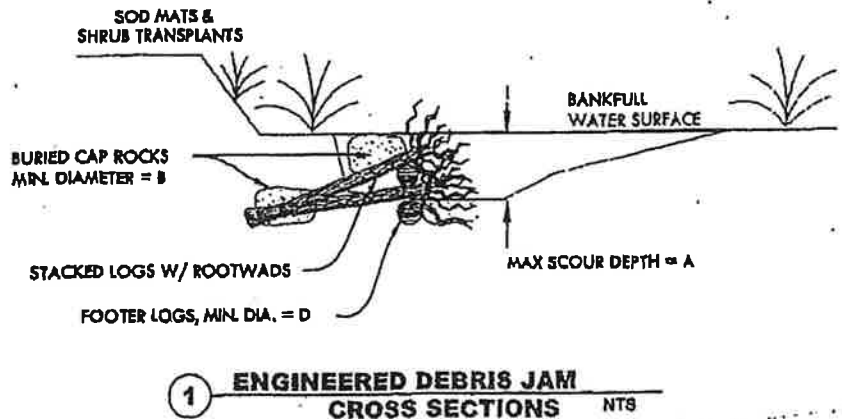
PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE ROCK STEP POOL DETAIL

USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
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RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



IDAHO DEPARTMENT OF LANDS

THE IDAHO CLUB LAKESIDE ENGINEERED DEBRIS JAM

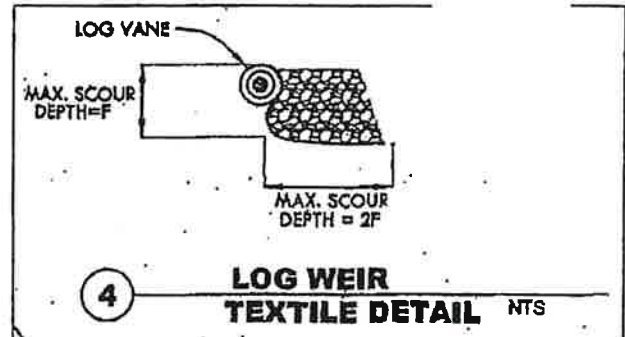
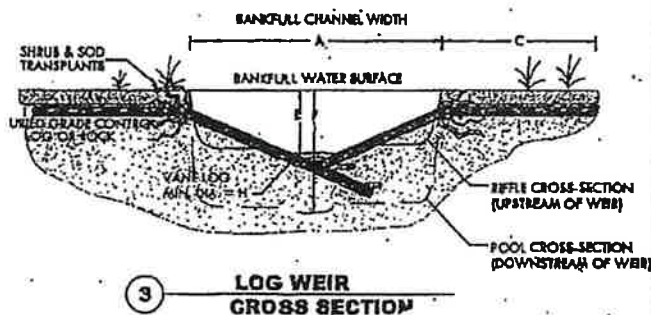
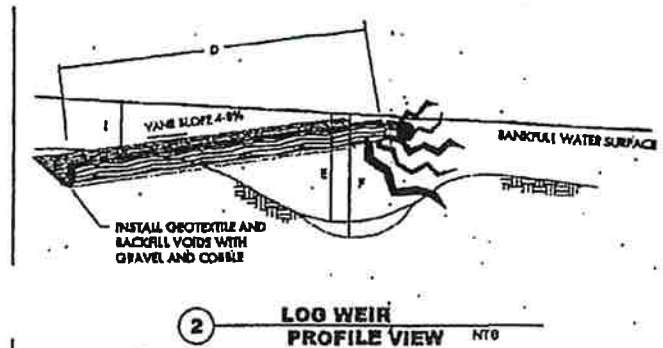
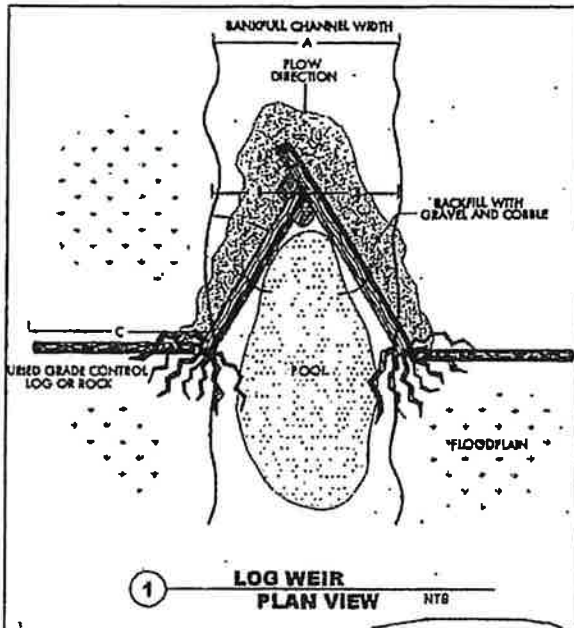
USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
PROJECT LOCATION: LAKE PEND OREILLE
SANDPOINT, ID 83864
LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
COUNTY: BONNER STATE: IDAHO
APPROX LAT/LONG: N 48° 16.818'; W 116° 21.031'
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MAY 13 2024

PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



IDAHO DEPARTMENT OF LANDS

MAY 13 2024

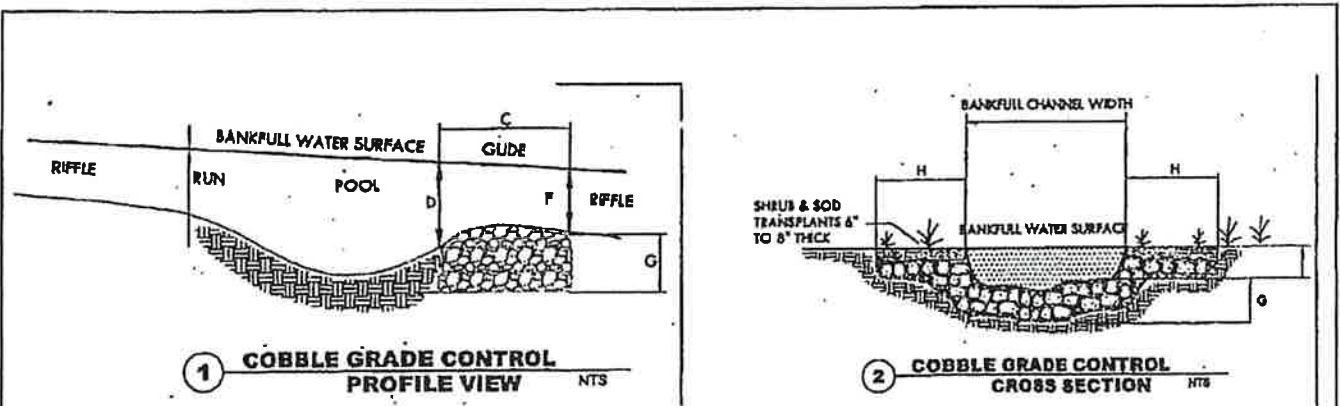
PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE LOG WEIR DETAIL

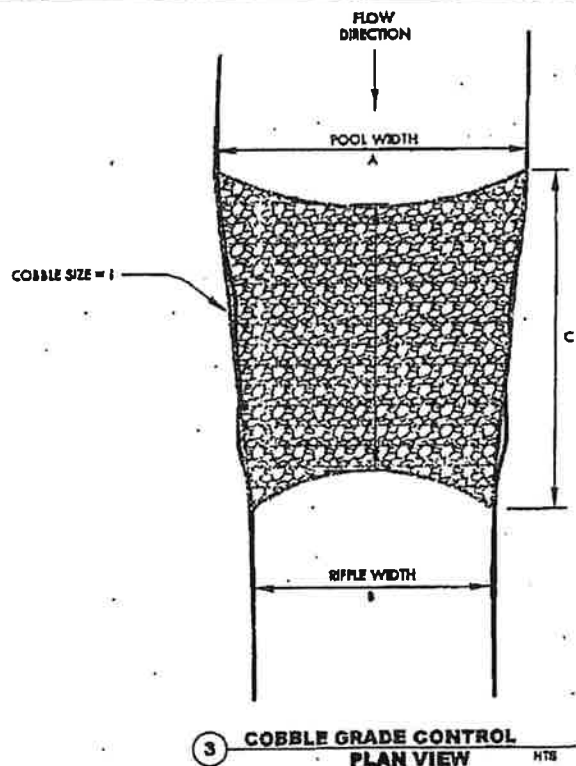
USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
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RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



STRUCTURE DIMENSIONS	
A = POOL WIDTH	10.9 - 12.7 ft
B = RIFFLE WIDTH	8.2 - 9.9 ft
C = STRUCTURE LENGTH	10 - 15 ft
D = MAX. GLIDE DEPTH	1.2 ft
F = MAX. RIFFLE DEPTH	1.1 ft
G = STRUCTURE DEPTH	1.5 ft
H = BANK KEY-IN WIDTH	OPTIONAL
I = COBBLE D50	6 in
J = STRUCTURE LENGTH	10 ft



IDAHO DEPARTMENT OF LANDS

MAY 13 2024

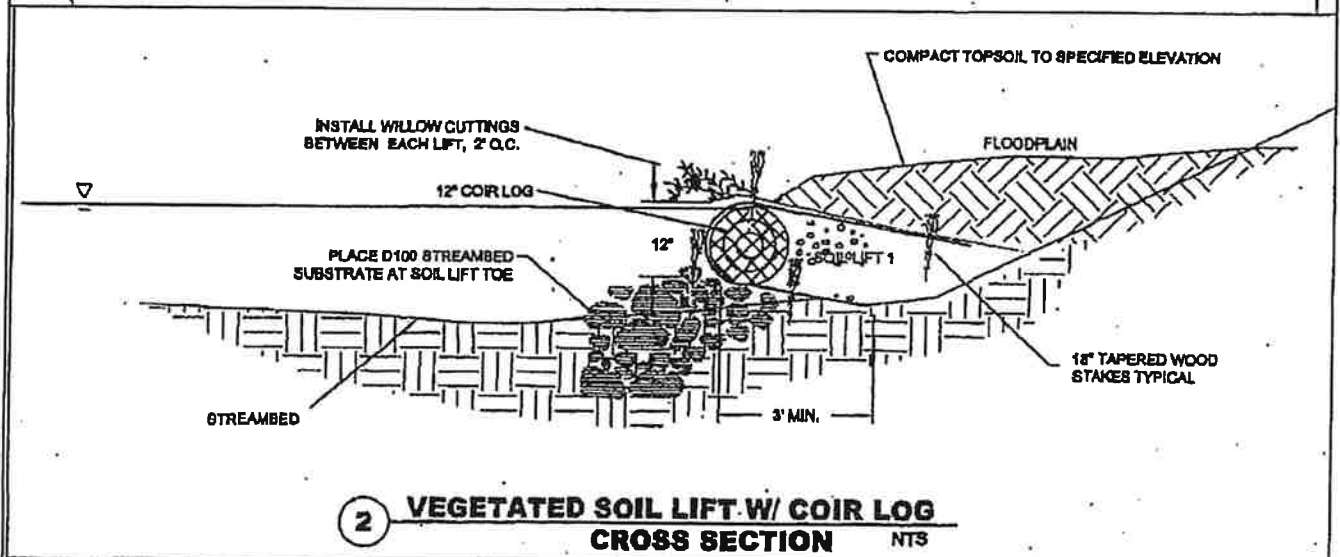
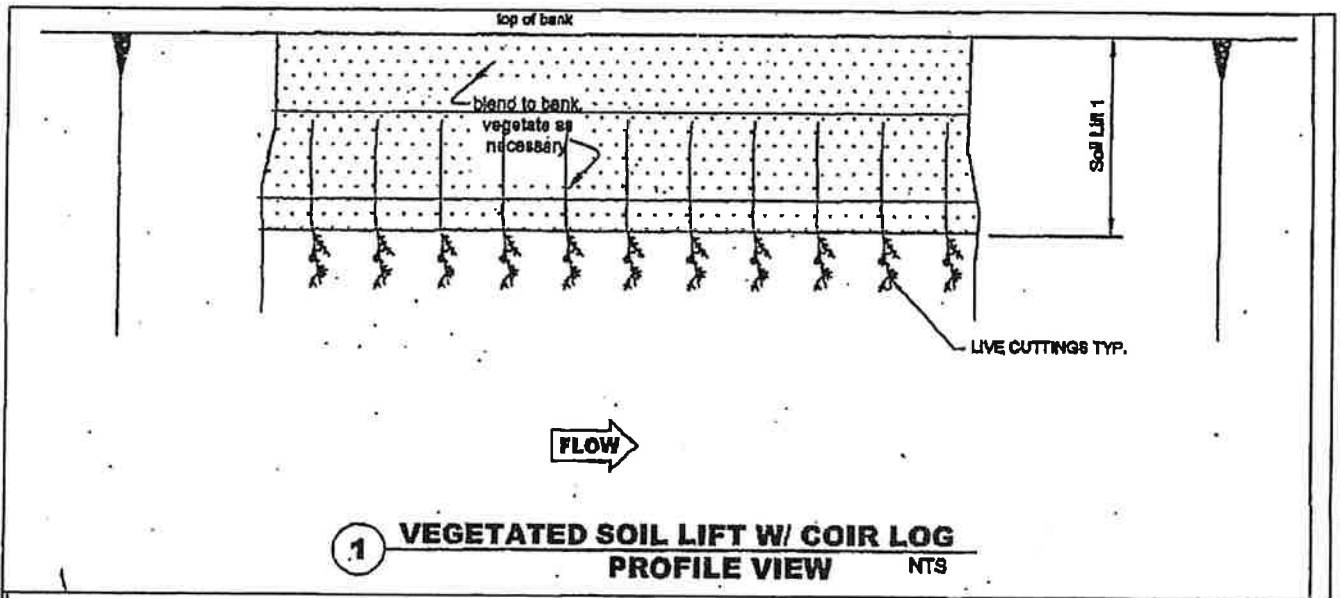
PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE COBBLED GRADE CONTROL DETAIL

USAGE REF. NO.: 2007-1218-C01
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
 151 CLUBHOUSE WAY
 SANDPOINT, ID 83864
 PROJECT: THE IDAHO CLUB LAKESIDE
 PROJECT LOCATION: LAKE PEND OREILLE
 SANDPOINT, ID 83864
 LEGAL: A PORTION OF SEC 21, T 57 N, R 1 E, BOISE MER.
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RP031740000010A; RP031740000020A;
 RP031740000030A
 FDP2020-0041



VEGETATED SOIL LIFT SCHEDULE				
Callout	Height	Coir Log Designation	Outside Wrap	Inner Wrap
SOIL LIFT	12"	12" Richards	700 Coir Mat	NAG C126



IDAHO DEPARTMENT OF LANDS

MAY 13 2024

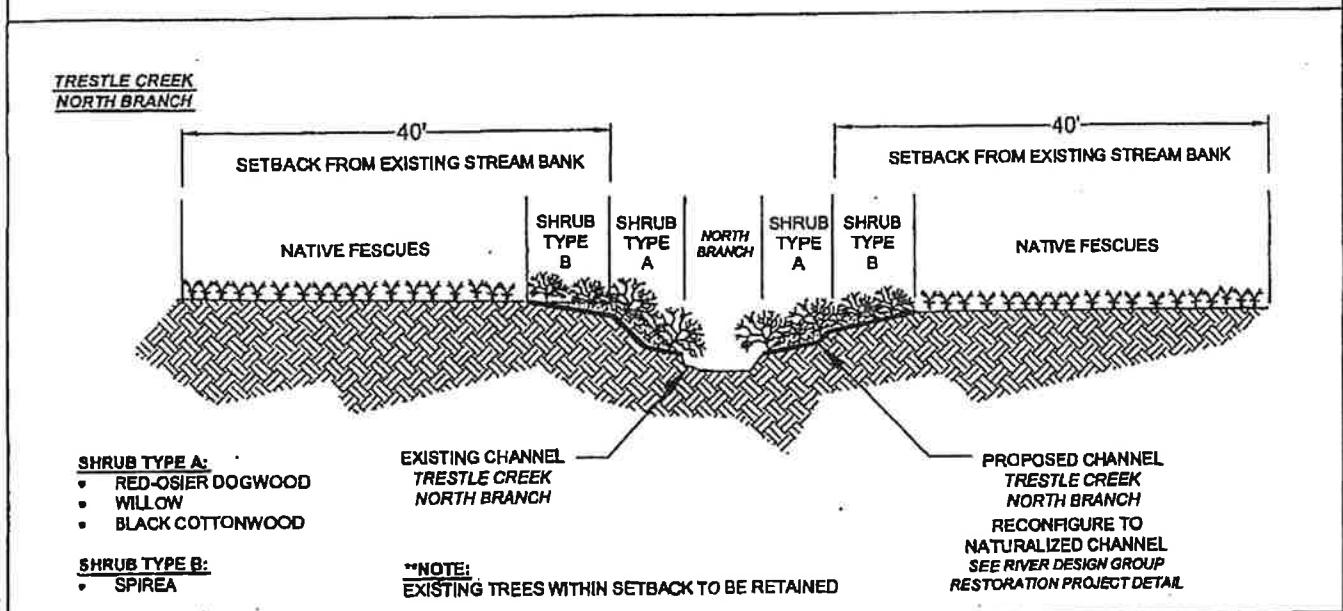
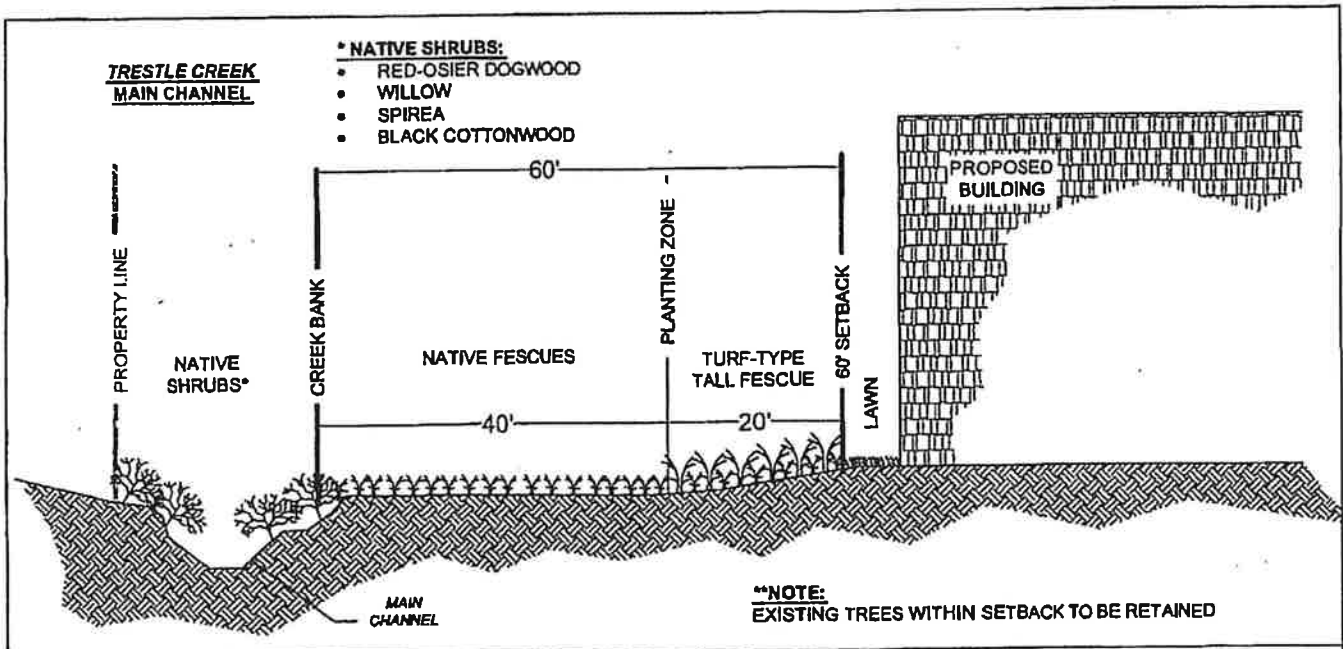
PEND OREILLE LAKE AREA

THE IDAHO CLUB LAKESIDE VEGETATED SOIL LIFT W/ COIR LOG DETAIL

USACE REF. NO.: 2007-1218-C01
 FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
 151 CLUBHOUSE WAY
 SANDPOINT, ID 83864
 PROJECT: THE IDAHO CLUB LAKESIDE
 PROJECT LOCATION: LAKE PEND OREILLE
 SANDPOINT, ID 83864
 LEGAL: A PORTION OF SEC 21, T 67 N, R 1 E, BOISE MER.
 COUNTY: BONNER STATE: IDAHO
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RP031740000010A; RP031740000020A;
 RP031740000030A
 FDP2020-0041



NOT TO SCALE

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

TYPICAL CREEK CROSS SECTIONS SETBACKS AND BUFFERS

USACE REF. NO.: 2007-1218-C01
FOR: PEND OREILLE BONNER DEVELOPMENT, LLC
151 CLUBHOUSE WAY
SANDPOINT, ID 83864
PROJECT: THE IDAHO CLUB LAKESIDE
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RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

Trestle Creek
Bonner County, ID

CONCEPTUAL DESIGN AND
DRAFT CONSTRUCTION PLAN SET

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OPEN LAKE AREA

TRESTLE CREEK RESTORATION PROJECT
NEAR SANDPOINT, ID

PREPARED FOR:

Pierre Bordenave
InterMountain Resources
101 North Fourth Avenue
PO Box 1724
Sandpoint, Idaho 83864

PREPARED BY:



P.O. BOX 1722
Whitefish, MT 59937
(408) 862-4927 Telephone
(408) 862-4983 Fax
www.riverdesigngroup.net

101 SW Western Blvd.
Corvallis, OR 97333
(541) 739-2920 Telephone
(408) 862-4983 Fax
www.riverdesigngroup.net

PROJECT VICINITY MAP
SCALE: 1" = 2000'



SHEET INDEX

TL-1 TITLE SHEET

PP-1 PLAN AND PROFILE

XS-1 CROSS SECTIONS

XS-2 CROSS SECTIONS

XS-3 CROSS SECTIONS

DT-1 ROCK STEP POOL DETAIL

DT-2 LOG WEIR DETAIL

DT-3 ENGINEERED DEBRIS JAM DETAIL

DT-4 COBBLE GRADE CONTROL DETAIL

DT-5 SOIL LIFT W/ COIR LOG DETAIL

SP-1 SPECIFICATIONS

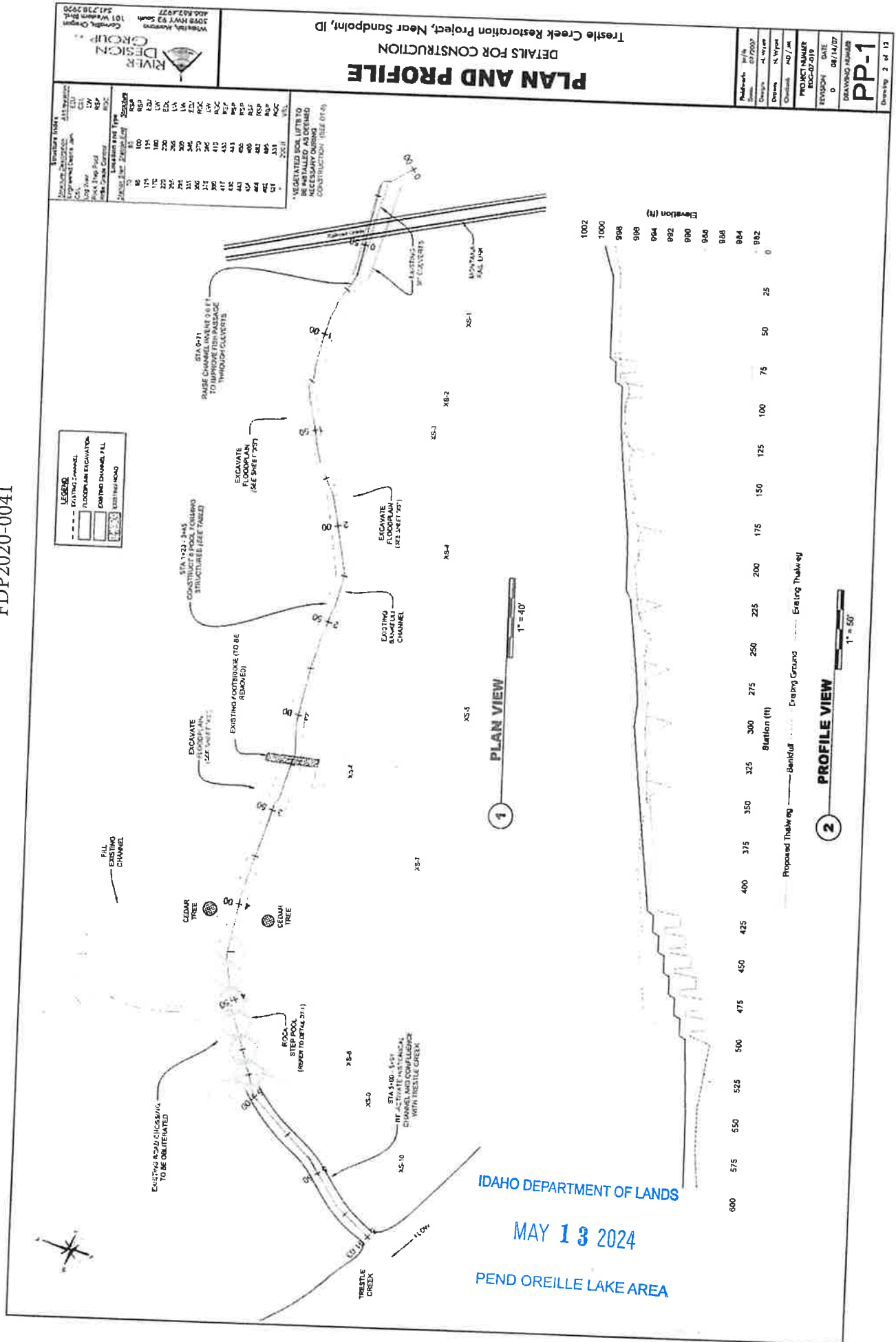
MT-1 MATERIALS LIST

TITLE SHEET
DETAILS FOR CONSTRUCTION
Trestle Creek, near Sandpoint, Idaho

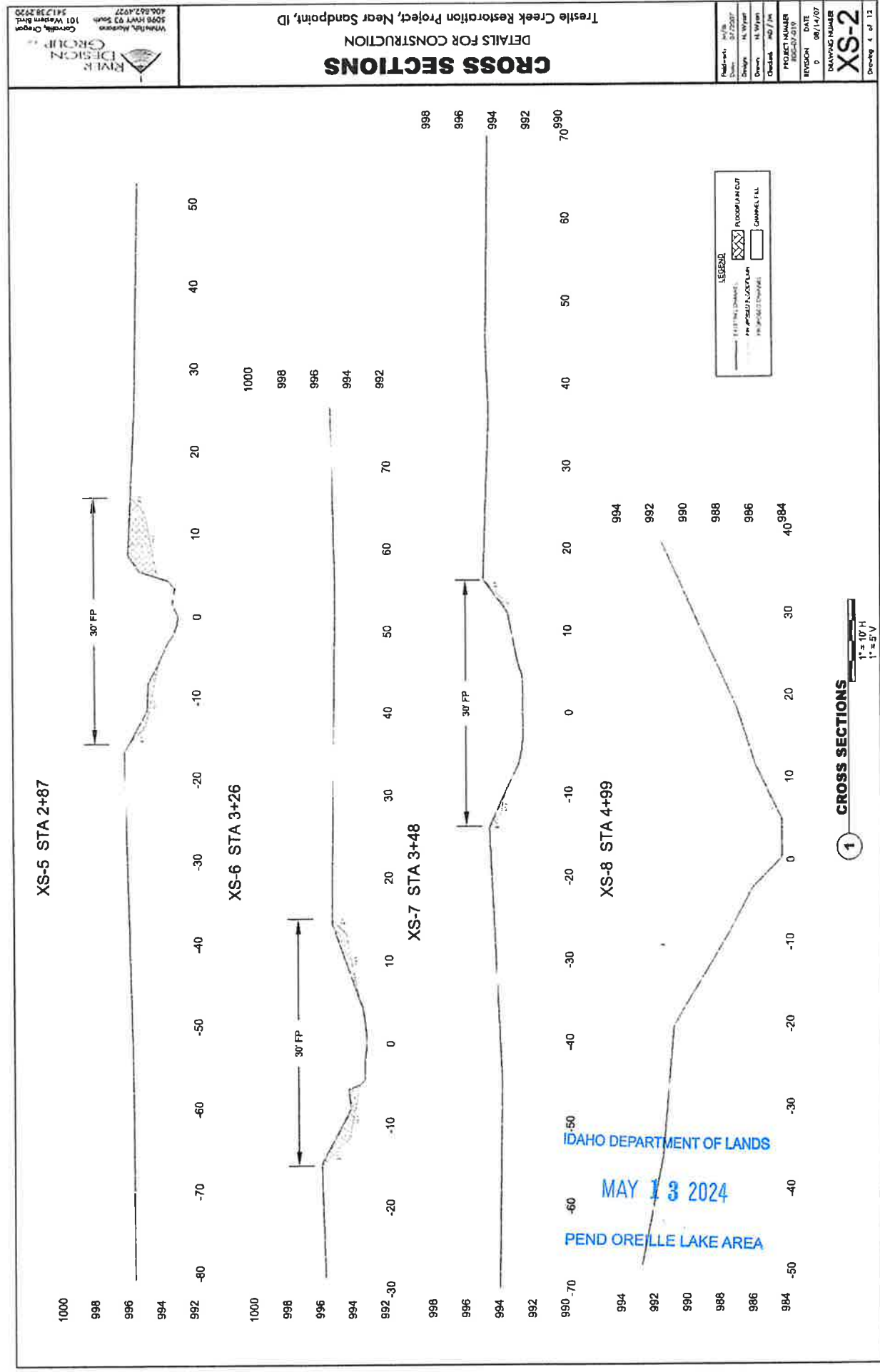
RIVER DESIGN GROUP INC.
5098 HWY 23 South
101 Western Blvd.
Corvallis, Oregon
97333
(541) 739-2920

Project	1740000010A
Sheet	TL-1
Drawn	R. Bordenave
Check	R. Bordenave
Date	05/13/2024
Project Number	1740000010A
Sheet Number	TL-1
Drawn	R. Bordenave
Check	R. Bordenave
Date	05/13/2024

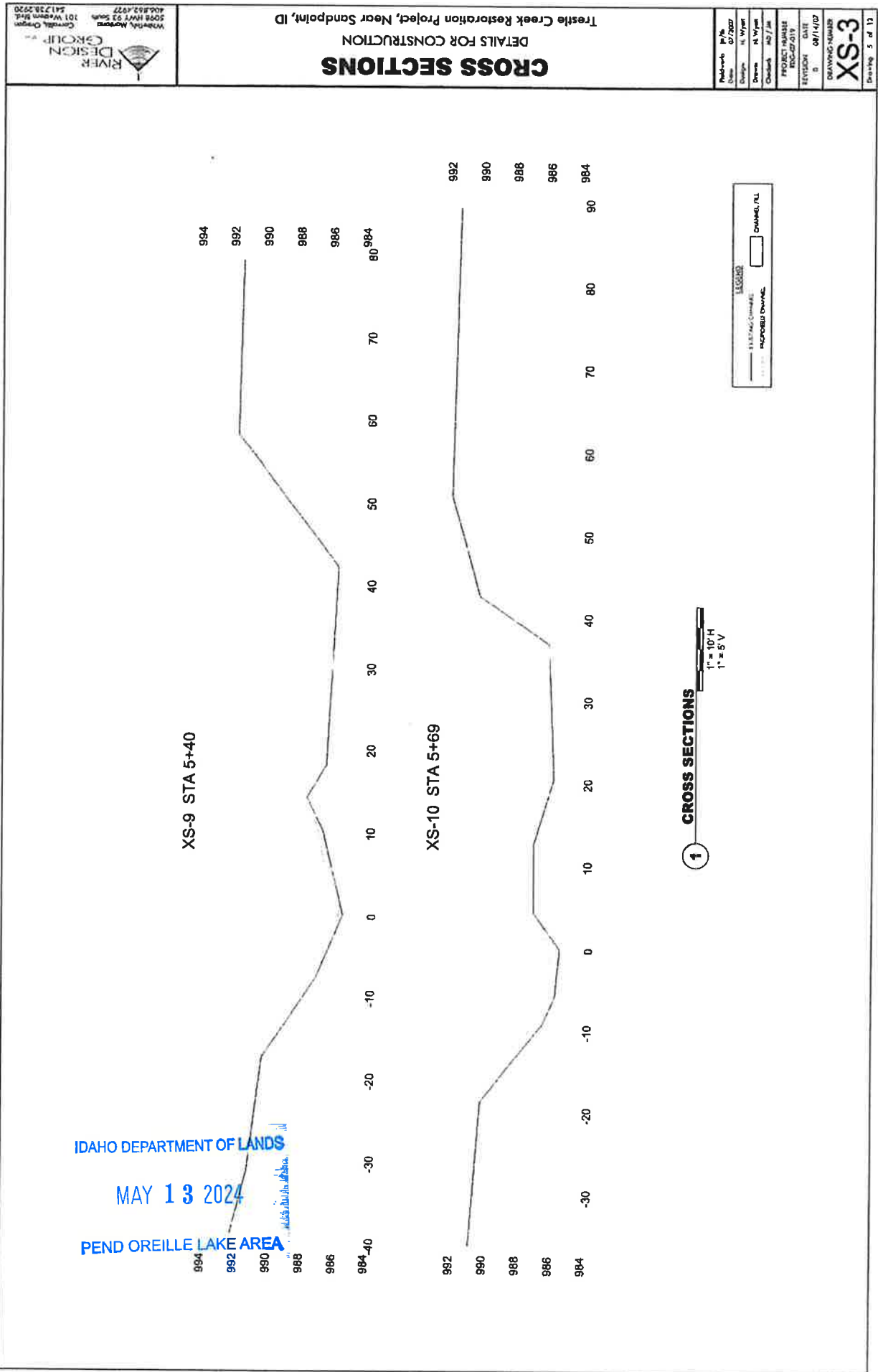
FDP2020-0041



RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041



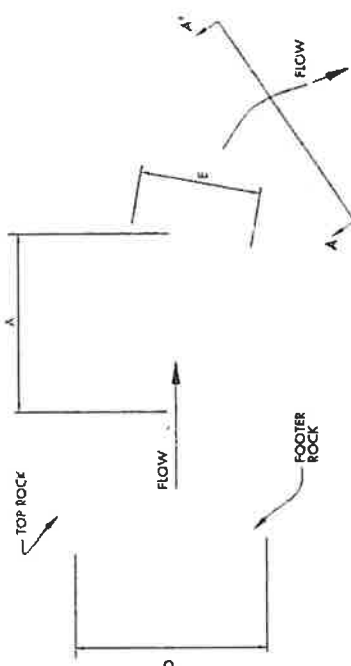
RP031740000010A; RP031740000020A
RP031740000030A
FDP2020-0041

WHEELER, KENNEDY
5096 HWY 93 South
101 Western Blvd.
Corvallis, Oregon 97331
541.738.2920
408.602.4927

DETAILS FOR CONSTRUCTION
Trestle Creek Restoration Project, Near Sandpoint, ID

Fieldbook: JLF/6
Date: 07/2007
Design: N. West
Check: N. West
Check: N. West
PROJECT NUMBER: BOC07-019
REVISION: 0
DATE: 08/14/07
DRAWING NUMBER: DT-1
Drawing: 6 of 12

- CONSTRUCTION NOTES:**
1. Construction shall begin at the most upstream weir and proceed downstream along step pool alignment and within design catch points.
 2. Rock shall be from an approved source and shall be sound, dense (SG=2.65 min) and free from cracks, seams or other defects conducive to accelerated weathering.
 3. Rock shall be uniformly placed so that larger rocks are uniformly distributed and in contact with one another and smaller rock filling in voids. No sanding or dumping of rock will be allowed.
 4. Excavate pool to set weir, footer and pool foundation rocks. Footer rocks are to be placed in multiple voids and essential rock to rock contact.
 5. Place weir rock on top of footer, align as shown in detail so as to create two entire flow widths. Weir and wing rock shall be placed to minimize gaps.
 6. Wrap each step pool from upstream face to downstream face with specified geotextile fabric. Fabric shall overlap on each section to ensure minimal seepage from constructed pools.
 7. Backfill each pool and fill all gaps and voids of each structure with native gravels and cobble to enhance piping of water through each structure.
 8. Excavate pool according to specified dimensions. Use excavated material for structure backfill or haul to a location specified by construction manager.
 9. The construction manager has the right to alter or change the design during construction due to unforeseen circumstances.



1 ROCK STEP POOL PLAN VIEW NTS

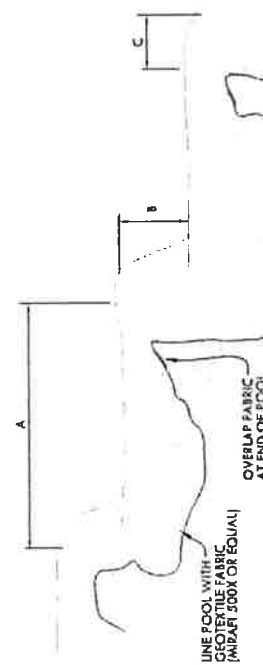
STRUCTURE DIMENSIONS	
A = POOL SPACING	13 FT
B = STEP HEIGHT	0.7 FT
C = ROCK DIAMETER	2-3 FT
D = POOL WIDTH	13-14 FT
E = HIGH FLOW WEIR WIDTH	9 FT
F = LOW FLOW WEIR WIDTH	3 FT
G = WEIR HEIGHT	1.3 FT
H = LOW FLOW WEIR HEIGHT	0.3 FT
I = HIGH FLOW WEIR HEIGHT	1.0 FT



2 ROCK STEP POOL A-A' NTS



EXAMPLE OF A CONSTRUCTED STEP POOL

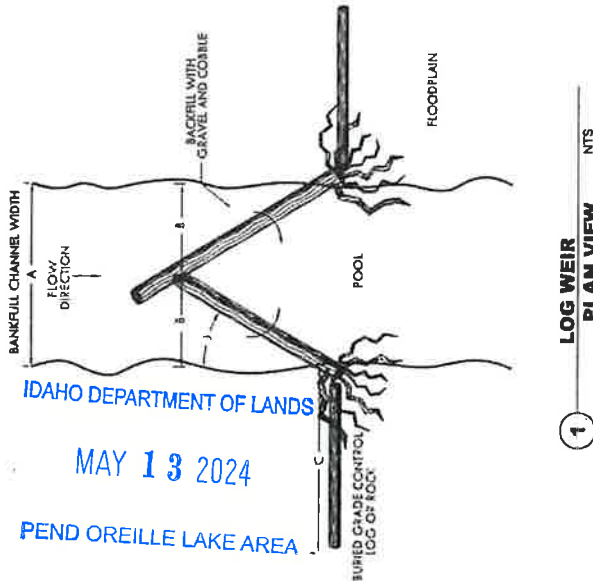
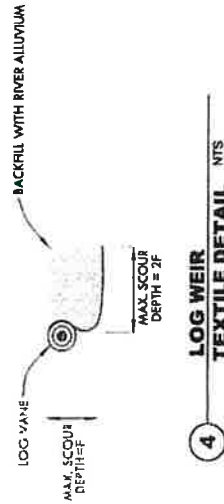
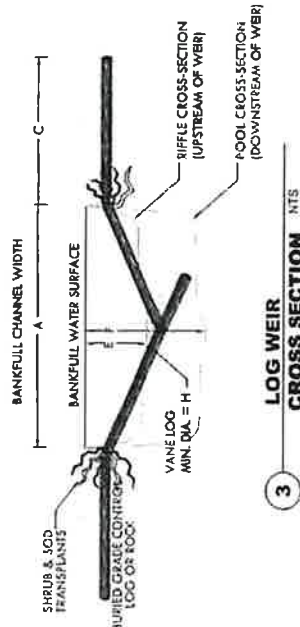
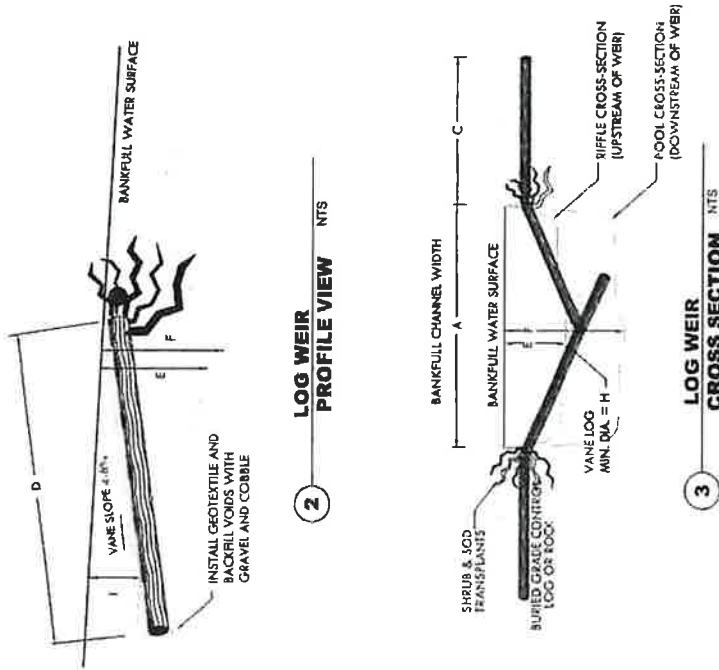


1 ROCK STEP POOL PROFILE VIEW NTS

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA

LOG WEIR DETAIL

Project Number	101/10
Contract	07-07-0037
Design	101/10
Construction	101/10
Checklist	101/10
PROJECT NUMBER	100-07-019
REVISION	0
DATE	06/14/07
DRAWING NUMBER	DT-2
Drawings	7 of 13



INSTRUCTION NOTES:

1. Connection shall begin at structure throat (upstream center) and proceed downstream toward basin. Use weirs with minimum dimensions as specified. Weir arm slope shall be between 4 and 8% as specified by the Construction Manager. Weir arm shall lie on bank approximately 0.3 ft below bankfull elevation.
2. Excavate trench and rockpile excavated material for use as bankfill. Place basin at upstream end of weir logs below maximum pool depth. Anchor the upstream end of the weir logs with toilet rods as specified.
3. Attach geotextile fabric to upstream side of weir logs and extend fabric to toe of bank. Fabric will be exposed to the water and will be subject to scour. Chain, 1/2" diameter, 10' long, with 10' of 1/2" diameter chain. Chain shall be attached to the toilet rods. Nail spacing shall be no more than 24 inches.
4. The Construction Manager shall inspect the extension of the bankfill and shall be responsible for the downstream extension side of the weir log with native gravel and cobble bankfill shall be obtained from modified material or excavated from downstream pool.
5. Floodplain grade control shall be constructed of log rock and shall be keyed into the floodplain no less than 50% of the maximum riffle depth. The weir logs shall be placed on top of the fill logs. Rockfills of the fill logs will be worn out and shall be placed at the edge of the bankfull channel. The top of floodplain grade control shall be 0.5 feet below bankfull elevation and covered with 0.5 feet of sand/gravel transplants.
6. Excavate pool according to specified dimensions. Use excavated material to bankfill structure, or fail to a location approved by the Construction Manager.
7. Notify the Construction Manager of any proposed changes prior to implementation. The Construction Manager reserves the right to modify construction design during construction. If warranted, due to unforeseen conditions.

STRUCTURE DIMENSIONS*	
A = BANKFULL WIDTH	7 - 9 ft
B = WATER ARM WIDTH	3.5 - 4.5 ft
C = FLOODPLAIN SILL WIDTH	5 ft
D = LINEAR WEB ARM LENGTH	10 - 14 ft
E = MAX. POOL DEPTH	2.1 - 2.9 ft
F = MAX. SCOUR DEPTH	2.9 ft
H = TYANE LOG DIAMETER	12 - 18 in
I = TUBER DEPTH	0.9 - 1.1 ft
J = WEB ARM ANGLE	20° - 30°

IDAHO DEPARTMENT OF LANDS
MAY 13 2024
PEND OREILLE LAKE AREA

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

CONSTRUCTION NOTES:

1. Excavate trench and set footer logs at maximum scour depth. Use footer logs with minimum diameter and stem length as specified.
2. Set rootwad logs on footer logs. Place logs stems sloping downward into bank from edge of water. Use rootwad logs with minimum fan diameter and stem length as specified.
3. Place additional logs and woody debris into trench to act as deflector logs and habitat cover. Number and size of habitat logs may vary from structures shown.
4. Bolster structure with cable and cap rocks of minimum diameter as specified. Set cap rocks below bankfull elevation on overlapping logs. The Construction Manager shall inspect approve all structures prior to backfilling.
5. Backfill voids with native gravel and cobble to minimize gaps and piping of water. Cover with sod mats and shrub transplants of bankfull elevation.
6. Space structures as specified.
7. Notify Construction Manager of any proposed changes prior to implementation. The Construction Manager reserves the right to modify structure design specifications during construction if warranted due to unforeseen conditions.

STRUCTURE DIMENSIONS*

A, MAX. SCOUR DEPTH	2.9 ft
B, MIN. CAP ROCK DIA.	18 in
C, ROOT FAN DIAMETER	2 - 3 ft
D, FOOTER LOG DIAMETER	8 - 12 in
F, AVG. STRUCTURE LENGTH	4 - 8 ft
G, AVG. STRUCTURE WIDTH	1 - 2 ft
H, ROOTWAD STEM LENGTH	7 - 10 ft
I, FOOTER LOG STEM LENGTH	7 - 10 ft
J, BANK KEY-IN DISTANCE	5 ft

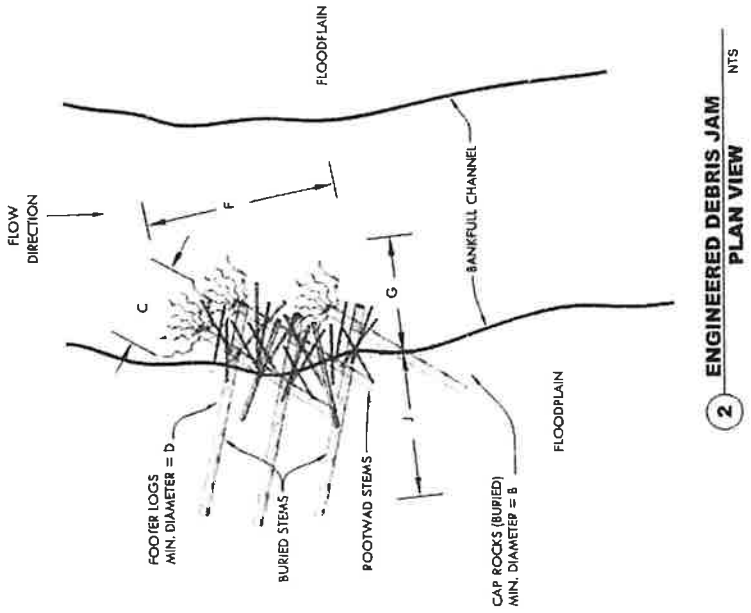
IDAHO DEPARTMENT OF LANDS

MAY 13 2024

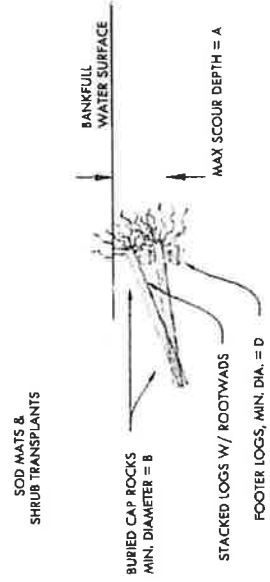
PEND OREILLE LAKE AREA



CONSTRUCTED EDJ STRUCTURE



2 ENGINEERED DEBRIS JAM PLAN VIEW NTS



1 ENGINEERED DEBRIS JAM CROSS SECTIONS NTS

ENGINEERED DEBRIS JAM
DETAILS FOR CONSTRUCTION
Trestle Creek Restoration Project, Near Sandpoint, ID

RIVER DESIGN GROUP
101 W. Main Street
Sandpoint, ID 83864
208.253.4922

Project: Trestle Creek Restoration
Drawn: J. V. Vetter
Checked: J. V. Vetter
Project Number: EDC-07-019
Revision: 0
Date: 08/14/07
Drawing Number: DT-3
Drawing: 8 of 12

RP031740000010A; RP031740000020A;
RP031740000030A
FDP2020-0041

CONSTRUCTION NOTES:

1. Excavate trench to specified structure dimensions and stockpile excavated material for use as backfill. Use rounded material with D50 as specified.
2. Shape the channel to the specified feature dimensions upstream and downstream of structure.
3. The Construction Manager shall inspect the orientation and elevation of the structure prior to backfilling.
4. The top of floodplain grade control sill shall be 0.5 feet below bankfull elevation and covered with 0.5 feet of sod/shrub transplants.
5. Notify the Construction Manager of any proposed changes prior to implementation. The Construction Manager reserves the right to modify structure design specifications during construction, if warranted, due to unforeseen conditions.

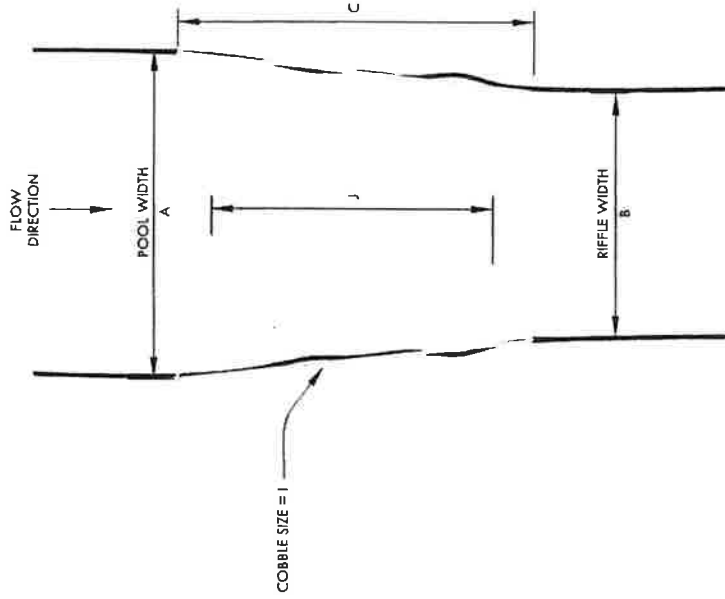


COBBLE GRADE CONTROL STRUCTURE

DETAILS FOR CONSTRUCTION

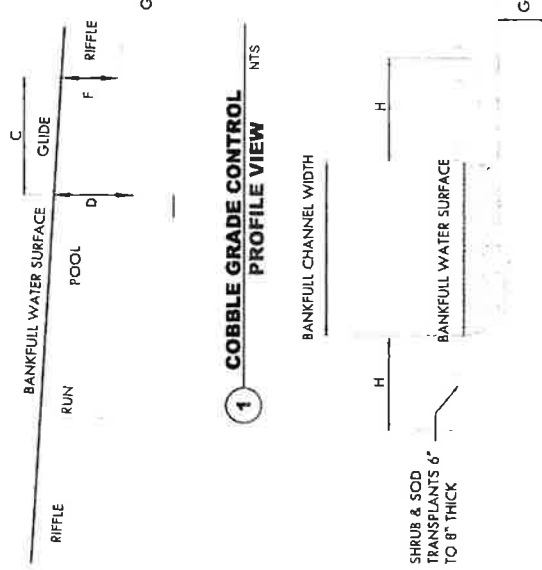
Trestle Creek Restoration Project, Near Sandpoint, ID

RIVER
DESIGN
GROUP
541.728.7920
5408 HWY 83 Sandpoint, ID 83864
400.602.4927
Wahkiakum, Washington



3 COBBLE GRADE CONTROL
PLAN VIEW

NTS



1 COBBLE GRADE CONTROL
PROFILE VIEW

NTS

2 COBBLE GRADE CONTROL
CROSS SECTION

NTS

STRUCTURE DIMENSIONS

A = POOL WIDTH	10.0 - 12.0 ft
B = RIFFLE WIDTH	8.0 - 9.0 ft
C = STRUCTURE LENGTH	10 - 15 ft
D = MAX. GUIDE DEPTH	1.2 ft
E = MAX. RIFFLE DEPTH	1.1 ft
F = BANK KEY-IN WIDTH	1.5 ft
G = COBBLE D50	OPTIONAL 6 in
H = STRUCTURE LENGTH	10 ft

IDAHO DEPARTMENT OF LAND

MAY 13 2024

PEND OREILLE LAKE ARE

Revised: 07/2007
Drawn: N. Wright
Checked: N. Wright
Project Number: 100-37-019
Revision: 0
Date: 07/14/07
Drawing Number: DT-4
Drawing 9 of 13

RP031740000010A; RP031740000020A
RP031740000030A
FDP2020-0041

Whitaker, Anderson
5096 HWY 93 South
101 Western Blvd
Carlsbad, Oregon
344.738.7920

DESIGN
GROUP



5096 HWY 93 South
101 Western Blvd
Carlsbad, Oregon
344.738.7920

MATERIALS LIST
DETAILS FOR CONSTRUCTION
Trestle Creek Restoration Project, Near Sandpoint, ID

1-sheet only, 1st of 12
Date: 07/20/27
Designed by: N. Wright
Drawn by: N. Wright
Checked by: J. J. J.
PROJECT NUMBER
RSC-07-019
DATE
06/14/07
DRAWING NUMBER
0
PROJECT NAME
TRESTLE CREEK RESTORATION
MT-1
Drawing 12 of 12

Structure Index	Structure Description	Abbreviation	Footer Logs (#)	Rootwads (#)	Materials - Wood Deflector Logs (#)	Vane Logs (#)	Materials - Rock Cobble (cy)	Riprap (cy)	Boulders (#)
Engineered Debris Jam	EDJ	EDJ	1	3	1	1	4	4	4
CSL	CSL	CSL			1		4	4	5
Log Weir	LW	LW		2		2	4	4	25
Rock Step Pool	RSP	RSP					4		
Riffle Grade Control	RGC	RGC					4		

Location and Type	Station Start	Station End	Structure	Footer Logs (#)	Rootwads (#)	Materials - Wood Deflector Logs (#)	Vane Logs (#)	Materials - Rock Cobble (cy)	Riprap (cy)	Boulders (#)
	70	85	RSP	1	1	1	1	4	4	25
	85	100	RSP	1	1	1	1	4	4	25
	125	135	EDJ	1	3	1	1	4	4	5
	170	180	LW	1	2	1	2	4	4	5
	220	230	EDL	1	1	1	2	4	4	5
	255	265	LW	1	2	1	2	4	4	5
	295	305	LW	1	2	1	2	4	4	5
	335	345	EDJ	1	3	1	1	4	4	5
	350	370	RGC	1	1	1	1	4	4	5
	375	385	LW	1	2	1	2	4	4	5
	390	410	RGC	1	1	1	1	4	4	5
	417	430	RSP	1	1	1	1	4	4	5
	430	443	RSP	1	1	1	1	4	4	5
	443	456	RSP	1	1	1	1	4	4	5
	456	469	RSP	1	1	1	1	4	4	5
	469	482	RSP	1	1	1	1	4	4	5
	482	495	RSP	1	1	1	1	4	4	5
	495	535	RGC	1	1	1	1	4	4	5
	535	555	VSL	1	1	1	10	20	4	10
	200 If			2	14	12	8	80	8	230
			TOTAL							

Wood Specifications

Item	Diameter (in)	Length (ft)	Rootwad (y/n)
Footer Log	12	10	no
Rootwad	12	10	yes
Deflector Log	12	10	no
Vane Log	18	20	yes
Becker Log	N/A	N/A	N/A

Rock Specifications

Item	D ₁₅ (inches)	D ₅₀ (inches)	D ₉₀ (inches)
Cobble1	1	6	12
Riprap	8	12	18
Boulders	24	30	36

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

National Flood Hazard Layer FIRMette

116°21'24"W 48°17'13"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE, AH, VE, VR
		With BFE or Depth Zone AE, AH, VE, VR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

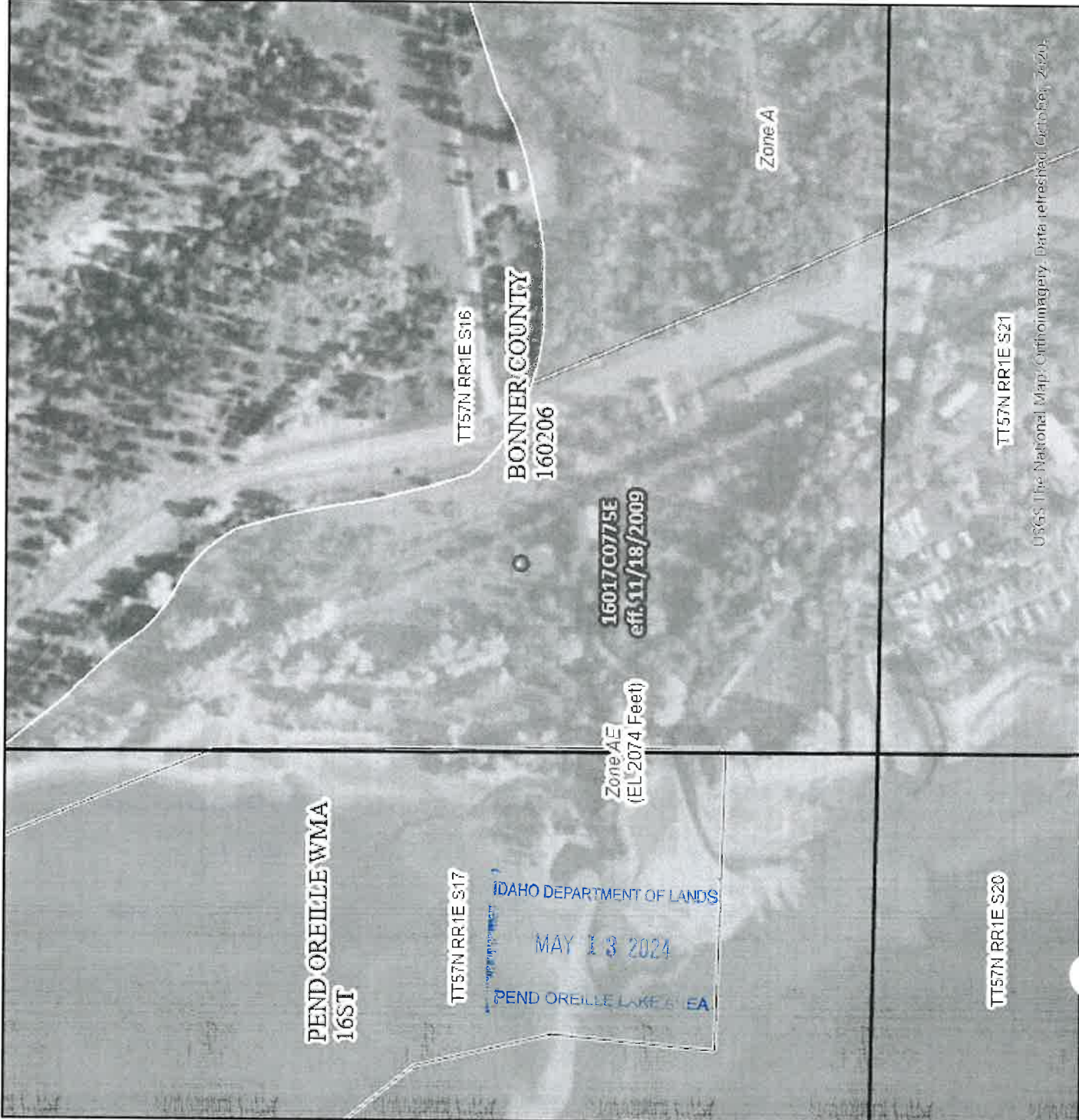


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

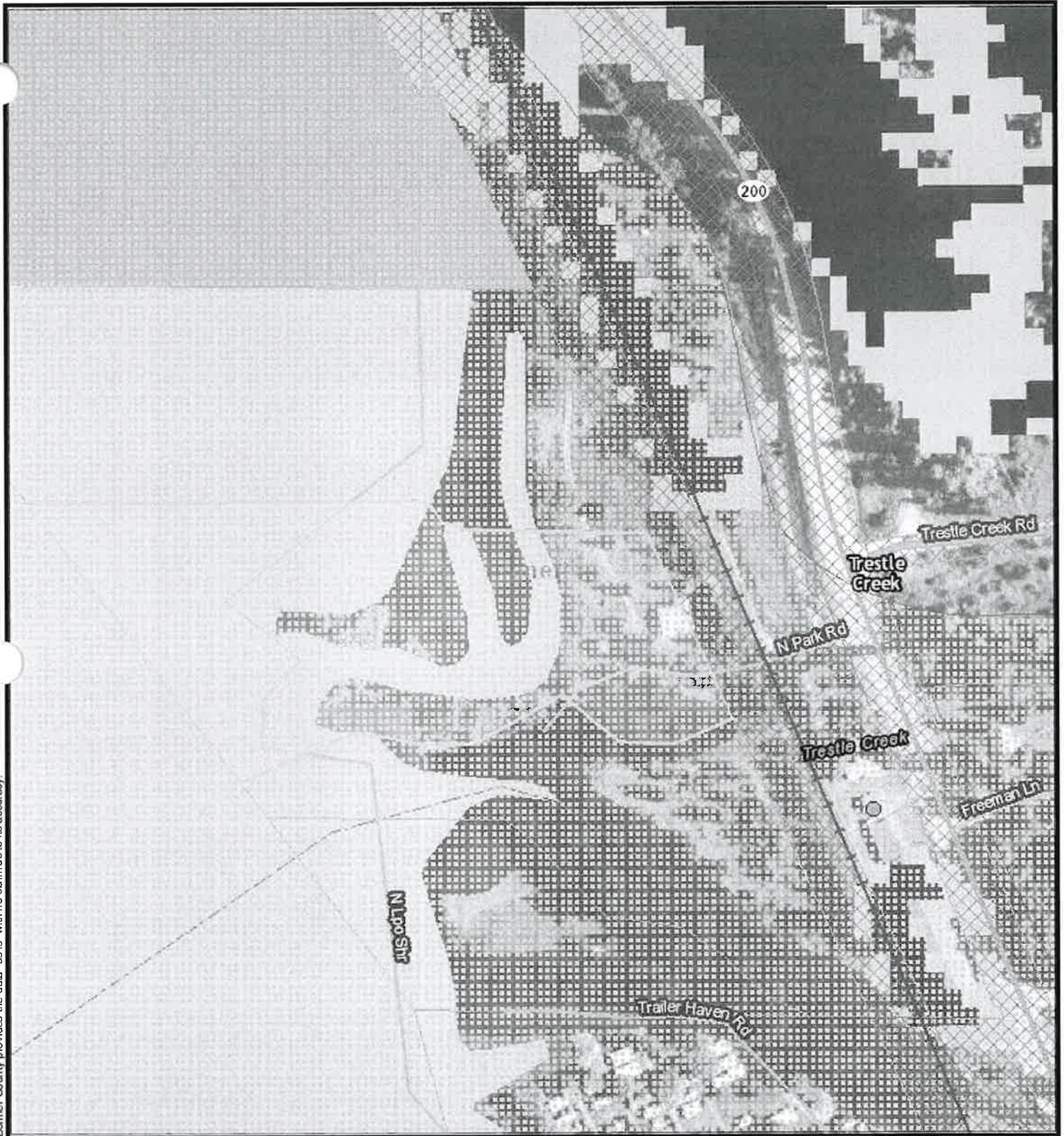
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/22/2020 at 10:49 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas must be used for regulatory purposes.



FDP2020-0041 FEMA Map

Bonner County provides the data "as is" with no claims as to its accuracy.



10/22/2020, 7:44:34 AM

1:4,514

Parcel Number Search_Query result

Railroads

Major Roads

Highway

Arterial

Collector

Local Roads

Local

Ramp

County Maintained

Parcels

Lots

ROW

Loma Points

Cross Sections

Base Flood Elevation

Loma Areas

Floodway

FIRM Panels

0 0.0325 0.065 0.13 mi

0 0.0425 0.085 0.17 km

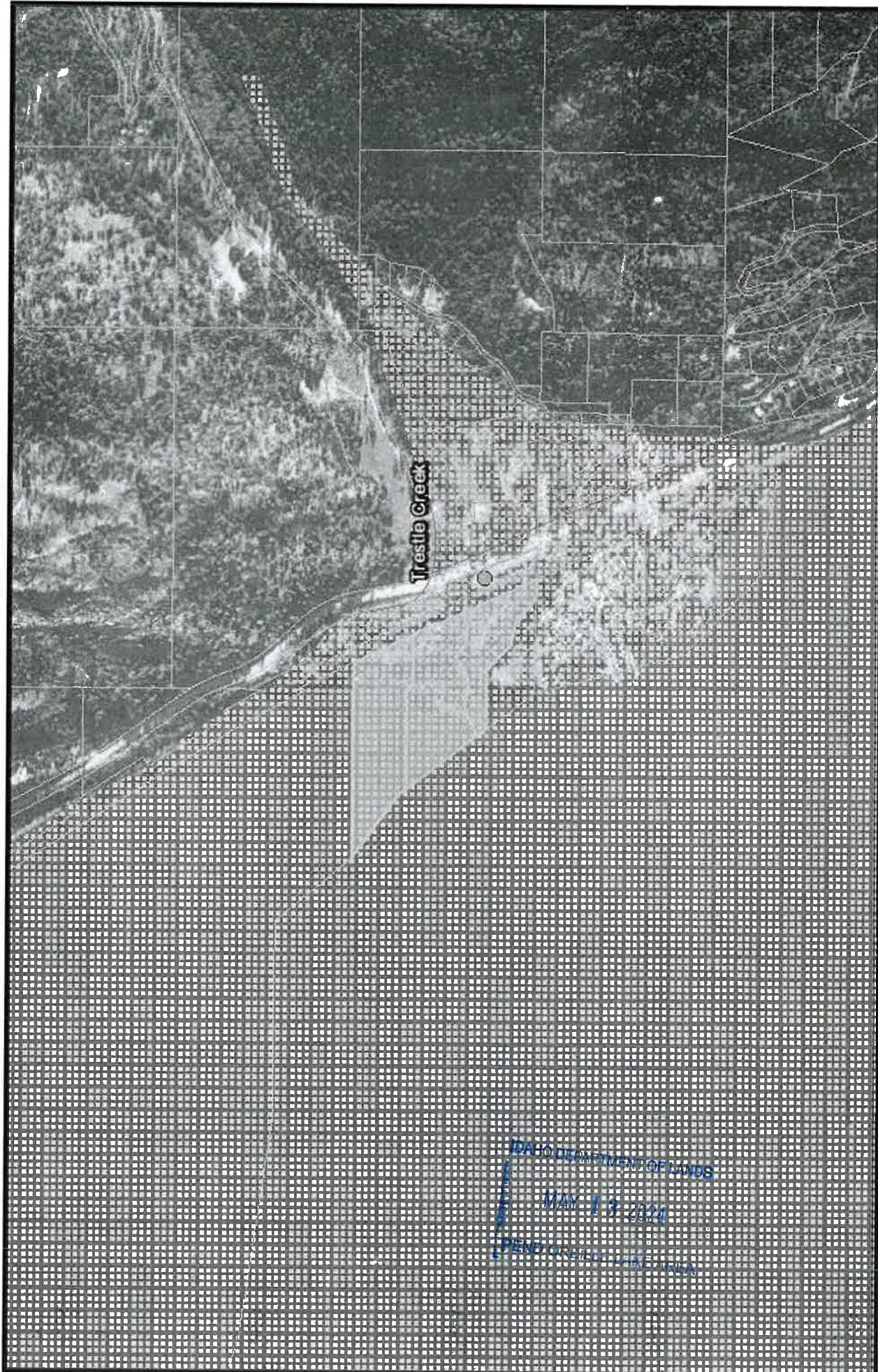


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
USDA FSA, GeoEye, Maxar | Esri, HERE, Garmin, IPC |

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

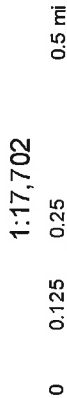
PEND OREILLE LAKE AREA



10/27/2020, 12:19:12 PM

0.2% Annual Chance Flood Hazard

1:17,702



Source: Esri, Maxar, GeoEye, Earthstar
USDA FSA, GeoEye, Maxar | Esri, H
County Planning
Garmin, IPC

- Parcels
- Loma Points
- Cross Sections
- Base Flood Elevation
- Loma Areas
- Floodway
- FIRM Panels
- Flood Hazard Zone
- A; AE
- D

IDAHO DEPARTMENT OF LANDS
MAY 13 2021
BEND, OREGON

--BEGIN--

FDP2020-0041

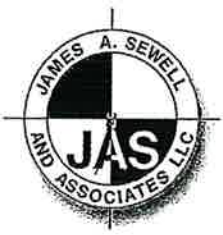
11.12.2020 submission

- **Flood Damage Prevention
Letter**

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA



JAMES A. SEWELL & ASSOCIATES, LLC

1319 North Division Avenue
Sandpoint, Idaho 83864
(208) 263-4160

• Civil Engineering • Land Surveying • Building Inspection • Land Use Planning

November 12, 2020

Tessa Vogel, Planner II
Jason Johnson, Certified Floodplain Manager, Planner
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho, 83864

Subj: FDP2020-0041 (Valiant Idaho, LLC)

The letter is in response to your letter dated October 27, 2020 requesting "additional information" for FDP2020-0041.

The floodplain development permit was submitted along with plans for the "Idaho Club Lakeside" plans dated June 2008, prepared for U.S. Army Corps approval by Intermountain Resources, and for the "Trestle Creek Restoration Project" prepared by River Design Group, Inc., dated August 14, 2007. In order for the development associated with these plans to meet the requirements of Bonner County Code 14-501(A)(1) through 14-501(A)(3), the following conditions shall be met by the contractor:

1. In order to be considered reasonably safe from flooding, fill shall consist of granular structural type material, as approved by the engineer, and shall be compacted to at least 95% of maximum dry density using standard proctor. If material used is not suitable for a proctor test, compaction shall be verified visually by the engineer or contractor using proof rolling. A geotechnical engineer shall be consulted, prior to any site fill or construction, to evaluate granular fill and subgrade soil stability. All excavation and embankment shall comply with *Idaho Standards for Public Works Construction (2017), Section 202*.
2. Native soil below dredged areas shall be compacted, as verified visually by the engineer or contractor using proof rolling.

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

James A. Sewell & Associates, LLC

Newport Office - 600-4th Street West, Newport, WA 99156 (509)447-3626 (208)437-2641

Sandpoint Office - 1319 North Division Avenue, Sandpoint, ID 83864 (208)263-4160

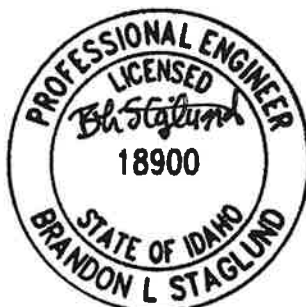
Spokane Office - 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794

3. All fill and disturbed areas (other than paved areas) shall have vegetation established as soon as weather permits.
4. All construction associated with the "Trestle Creek Restoration Project" (including fill, log weirs, rock step pools, engineered debris jams, cobble grade control, soil lifts, and other items) shall be compacted and/or anchored to prevent flotation, collapse, and lateral movement of the structure.

Sincerely,

Brandon Staglund, P.E.

JAMES A. SEWELL & ASSOCIATES, LLC



11.12.2020

IDAHO DEPARTMENT OF LANDS

MAY 13 2024

PEND OREILLE LAKE AREA

James A. Sewell & Associates, LLC

Newport Office - 600-4th Street West, Newport, WA 99156 (509)447-3626 (208)437-2641

Sandpoint Office - 1319 North Division Avenue, Sandpoint, ID 83864 (208)263-4160

Spokane Office - 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794

--END--

FDP2020-0041

11.12.2020 submission

- **Flood Damage Prevention
Letter**

