

Valiant Idaho, LLC & Valiant
Idaho II, LLC - IDL Encroachment
Permit Application L96S2798A -
OAH Case No 24-320-05

WHISKEY ROCK
PLANNING + CONSULTING
RURAL WEST SPECIALIST

JEREMY GRIMM
October 7, 2024



A Brief Review

Recent Site Use & Approved Projects

Idaho Country Campground

1998 Historic Site Photo

Idaho Country Campground

RV Park

Mariana

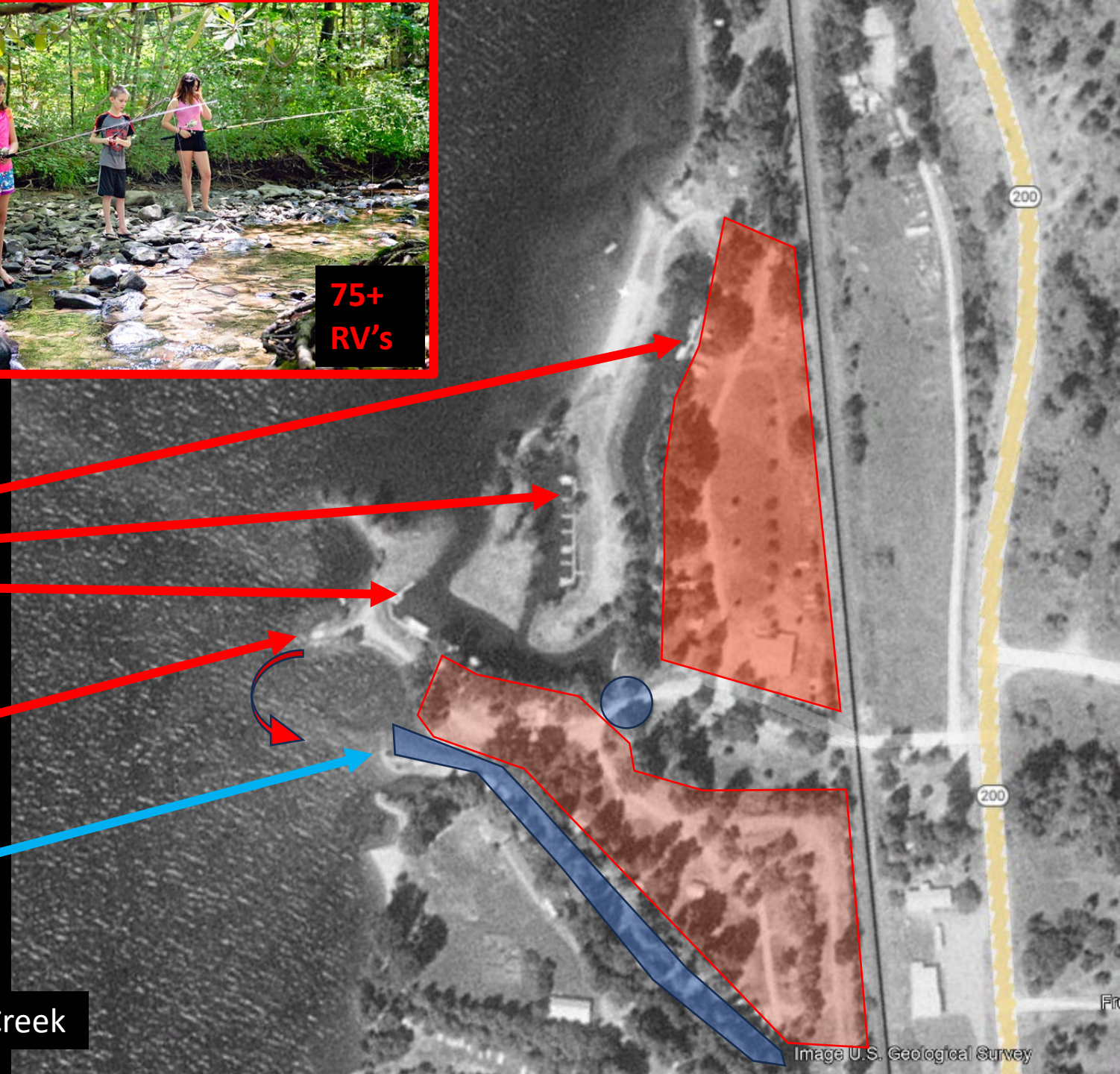


Docks

Boat Ramp

Trestle Creek

The proposed Development is >150' feet from the Creek



Former Property Owner

Original Approval includes 96 dwelling units

Total removal of manmade Islands



2023 Project

New Owner

Significantly scaled-down and less intensive compared to the 2008 plan

>95% reduction in residential units

NORTH PROPERTY
LINE OF LOT 1

PROPOSED FRONTAGE =
ORDINARY HIGH WATER
MARK (OHWM) 2066.4

FIXED DOCKS WITH
105 BOAT SLIPS
APPROX. COVERAGE
15,550 SF

PROPOSED FRONTAGE
= OHWM 2066.4

LOT 2
LOT 3

EXTG. OHWM
2066.4

SOUTH PROPERTY
LINE OF LOT 3

APPROX. USACE FLOWAGE
EASEMENT BOUNDARY

PROPOSED FRONTAGE:
LOTS 1&2 = 1,936 LF
LOT 3 = (150+428) = 578 LF
TOTAL FRONTAGE = 2,514 LF

SUMMARY:
EXISTING FRONTAGE = 5,076 SF
PROPOSED FRONTAGE = 2,514 SF
PROPOSED DOCK SURFACE
AREA = 15,550 SF

2023
Proposed Development

105 slips

Manmade Islands
Removed

Fill Eastern Channel



0 100 200 400

SCALE IN FEET
CONTOUR INTERVAL IS 2'
DATUM: NAVD 88

NOTE: ALL ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER
MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY
PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	NWW-2007-01218

SHEET TITLE:	PROPOSED FRONTAGE EXHIBIT	DATE:	06/01/2023
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.	SCALE:	AS SHOWN



James A. Sewell and Associates, LLC

1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

DRAWN:	NCF
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
SHT	6 OF 16

2024

Almost 6 acres including both sides of Trestle Creek conveyed to the Kalispel Tribe

Manmade Islands remain (including Eagle's nest)

East Slack Channel remains

Marina slips reduced from 105 > 88 (Public Now)

Shoreline protected to arrest erosion

Boat ramp adjacent to Trestle Creek to be removed

North Branch restored to historical flow/chanel



Parcel

PIN	RP031740000030A
Owner1	Kalispel Indian Community Of The Kalispel Reservation
Owner2	
Property Class Description	413-Comm rural tract vacant
Tax Code Area	1270000
Last Assessed Value	973005
Acres	5.796

5.796 Acres now owned
by the Kalispel Tribe

- PROPOSED FILL (NATIVE MATERIAL)
- VEGETATED SHORELINE PROTECTION (RIP RAP)
- NON-VEGETATED DOCK HEADWALL (RIP RAP)
- PROPOSED STREAM RESTORATION

PLANNED UNIT DEVELOPMENT PROPERTY LINE

SHORELINE PROTECTION (TYP)

ORDINARY HIGH WATER MARK 2062.5 (NGVD '29)

EXISTING ISLAND

EXISTING SLACK CHANNEL

ORDINARY HIGH WATER MARK 2062.5 (NGVD '29)

EXISTING CREEK ALIGNMENT TO BE ABANDONED

SINGLE DOCK HEADWALL (TYP 8 LOCATIONS)

ORDINARY HIGH WATER MARK 2062.5 (NGVD '29)

EXISTING PENINSULA

PLANNED UNIT DEVELOPMENT PROPERTY LINE

MAIN CHANNEL OF TRESTLE CREEK

VEGETATED SHORELINE PROTECTION

LOCATION	LENGTH (LF)	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
1	550	4,950	450	100
2	1,040	8,680	790	190
3	630	4,950	450	110
4	300	1,500	150	30
TL	2,520	20,080	1,840	430

NON-VEGETATED ROCK HEADWALL

LOCATION	LENGTH (LF)	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
5	680	6,120	550	130
6	310	2,790	250	60
7	320	3,120	275	70
TL	1,310	12,030	1,075	260

NATIVE FILL MATERIAL

LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
8	3,640	N/A	300

STREAMBED FILL

LOCATION	AREA (SF)	(NO FILL BELOW THE OHWM)	JURISDICTIONAL FILL (CY)
9	5,080	N/A	90

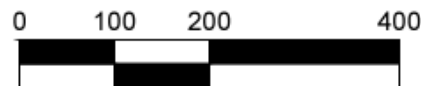
CAT-1 AND CAT-2 ROCK (STEP POOLS)

LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHWM
10	1,450	N/A	130

NORTH BRANCH OF TRESTLE CREEK

STREAM REALIGNMENT AND RESTORATION (SEE PLANS PREPARED BY RIVER DESIGN GROUP)

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	SHORELINE PROTECTION PLAN
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.
 James A. Sewell and Associates, LLC 1319 N. DIVISION SANDPOINT, IDAHO 83864, (208) 263-4160	
DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/JPJ
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
SHT	4 OF 16



SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

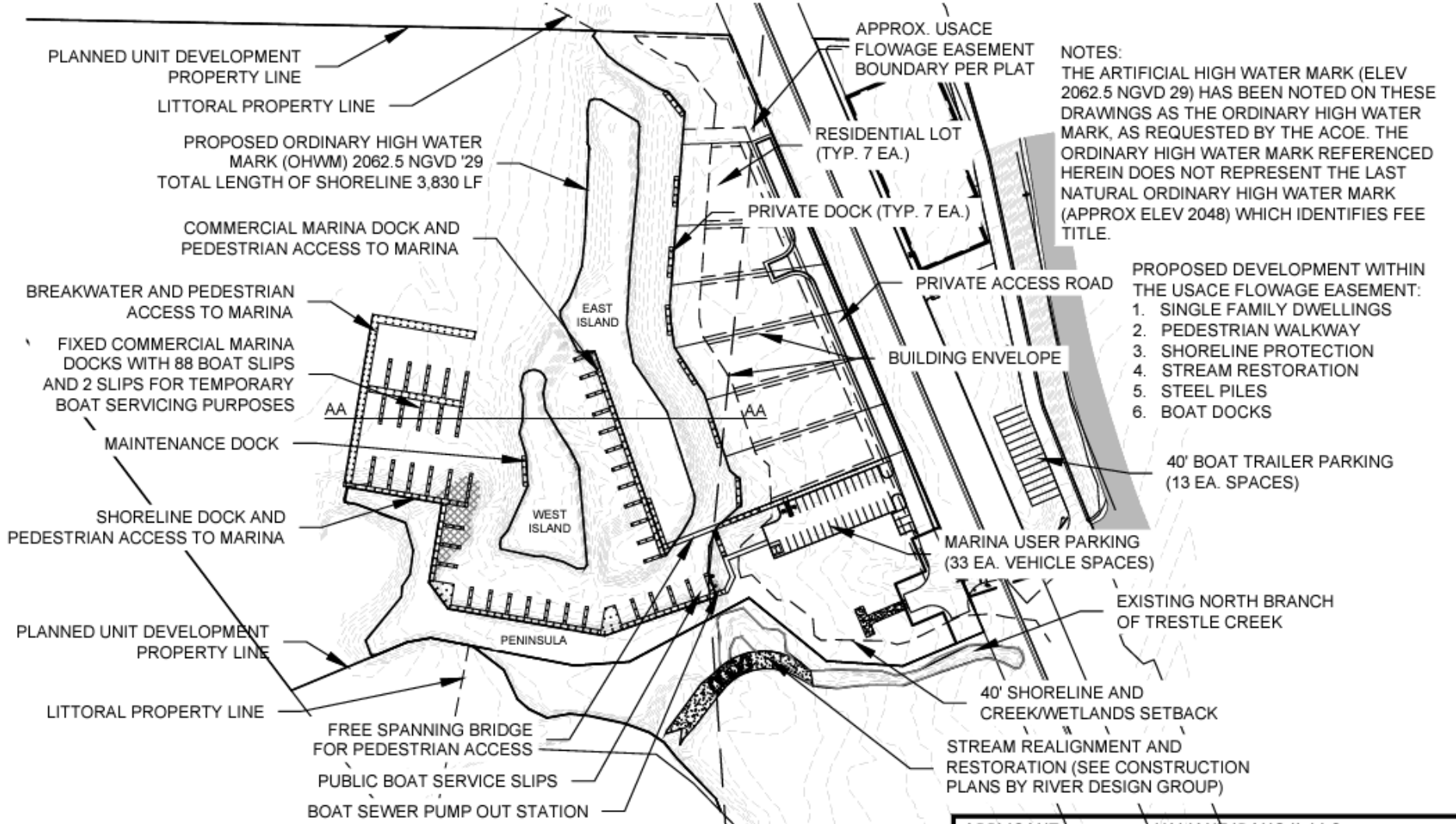
NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

2024

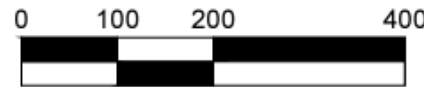
Plan

2024

Plan



THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION



SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED ON THIS DRAWING ARE PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS.

APPLICANT:	VALIANT IDAHO II, LLC
LOCATION:	BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.
WATERBODY:	LAKE PEND OREILLE
DA NUMBER:	
SHEET TITLE:	MARINA SITE PLAN
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.
DATE:	06/26/2024
SCALE:	AS SHOWN
DRAWN:	NCF/J.P.J.
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
SHT	5 OF 16

James A. Sowell and Associates, LLC
1319 N. DIVISION
SANDPOINT, IDAHO 83864, (208) 263-4160

2024

A significant gravel bar
boat traffic
no direct access to
Trestle Creek



Marina Area



Tribal Land (formerly privately owned
& associated with the project)

Trestle Creek



Docks are proposed on the other side of this peninsula



Trestle Creek



The project includes the restoration NBTC to the original channel.
Out-migrating juvenile fish arrive in deeper, cooler water with higher oxygen levels with fewer predatory fish.



Thank



You!