



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File V0027-23 - Shoreline/Street Setback/Bulk Increase Variance

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Thu, Jan 11, 2024 at 8:58 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thank you for the opportunity to review the variance request V0027-23. Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

The proposed project will be replacing an existing building that was already within the setback. This doesn't necessarily offset the influence on water quality. Having a larger building generally will increase the expected impact to water quality by increasing the impervious surface area. We would also generally expect a larger home to provide an opportunity for more occupants, which would be expected to increase waterwater load and increase demand for drinking water. It appears that the home utilizes the lake as the drinking water source, which reinforces the importance of protecting water quality for the project. DEQ recommends that the project obtain coverage under the IPDES Construction General Permit due to the potential for stormwater discharge into the lake during construction. If the applicant has questions on stormwater permitting, please contact the regional IPDES compliance staff Mathew Colling Mathew.Colling@deq.idaho.gov or 208-769-1422.

Thank you-

Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608

Office Line: 208.769.1422

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From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Thursday, January 4, 2024 1:17 PM

To: PHD <EHapplications@phd1.idaho.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; ITD - Jason Kimberling <jason.kimberling@itd.idaho.gov>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Symone Legg ITD <Symone.legg@itd.idaho.gov>; ITD <D1Permits@itd.idaho.gov>; IDL Nav Waters <polclerical@idl.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Bonner Sheriff <bonnersheriff@bonnerso.org>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; dbrown@idl.idaho.gov; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>

Cc: jdoug83821@gmail.com; Anthony Bauerle <abauerle@verdisnw.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>

Subject: Agency Project Review Request - File V0027-23 - Shoreline/Street Setback/Bulk Increase Variance

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277