

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Bonner County Board of County Commissioners Staff Report for November 12, 2025

Project Name: MOD0003-24 Trestle Creek Modification

**File Number,
Type:** MOD0003-24, Modification

Request:

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Short Subdivision File SS0006-20, which have already been modified by Modification MOD0001-22. The proposed modifications include:

(1) Enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) replacement of the 1.6 acre turn-around area with a residential lot, (4) reduction of the number of boat slips in the proposed marina to 88 from 105, (5) provision of public lease slips in the proposed marina, (6) a timeline extension request to summer of 2028 for final plat and CUP issuance, (7) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (8) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

The Zoning Commission at the September 18, 2025 public hearing recommended approval of this file to the Board of County Commissioners.

Legal Description: Lots 1 and 2, The Idaho Club North Lake (Book 13, Plats, Page 42) See Warranty Deed IN#958077 for description of RP57N01E166160A.

Location: The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho.

Parcel Number: RP031740000020A, RP031740000010A & RP57N01E166160A

Parcel Size: Approximately 24.4 acres

**Applicant/
Landowner:** Valiant Idaho II, LLC Managing Member, William Haberman
151 Clubhouse Way
Sandpoint, ID 83864

**Project
Representative:** Jeremy Grimm, Whiskey Rock Planning + Consulting
614 Creekside Lane
Sandpoint, ID 83864

Scott Brown, James A Sewell & Associates
1319 North Division Ave
Sandpoint, ID 83864

Application filed: July 23, 2024

Notice provided: Mail: October 16, 2025
Site Posting: October 27, 2025
Published in newspaper: October 22, 2025

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
Appendix B: Agency Comments
Appendix C: Depth-to-Width Spreadsheet
Appendix D: Zoning Commission Recommendation Letter

Project Summary:

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Applicable Laws:

BCRC 12-266.A-E Modification of Terms and Conditions of Permit Approval

12-266: MODIFICATION OF TERMS AND CONDITIONS OF PERMIT APPROVAL:

A. The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

B. Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

C. A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

E. The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the

proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

Background:

A. Site Data:

- Current use: Vacant.
- Platted/ Unplatted: The site has both platted and unplatted portions.
- Size: approximately 24.4 acres
- Zone: Recreation (per CUP0006-20)
- Land Use: Resort Community and Rural Residential (per CUP0006-20)

B. Access:

- The site has frontage on and is accessed via North Park Road, a private road, and State Highway 200, owned by the Idaho Transportation Department (ITD). Portions of North Park Road will be dedicated to the public. North Park Road will be privately maintained.

C. Environmental Factors:

- Site does contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain a river/stream/frontage on Lake Pend Oreille
- The site is within Special Flood Hazard Area (SFHA) Zone X and Zone AE, per FIRM panel 16017C0775E, effective date 11/18/2009.
- Trestle Creek borders the southern portion of the site.
- The mapped soil type for the site is Bonner silt loam and is classified as prime farmland.
- No critical wildlife habitat has been mapped on or within the vicinity of the subject property
- Portions of the site are mapped as critical habitat for Bull Trout.

D. Services:

- Water: Proposed public water system.
- Sewer: Site is mapped as within Trestle Creek Sewer District; however, a community leach field is proposed for the site.
- Power: Avista (per application).
- Fire: Sam Owen Fire District
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

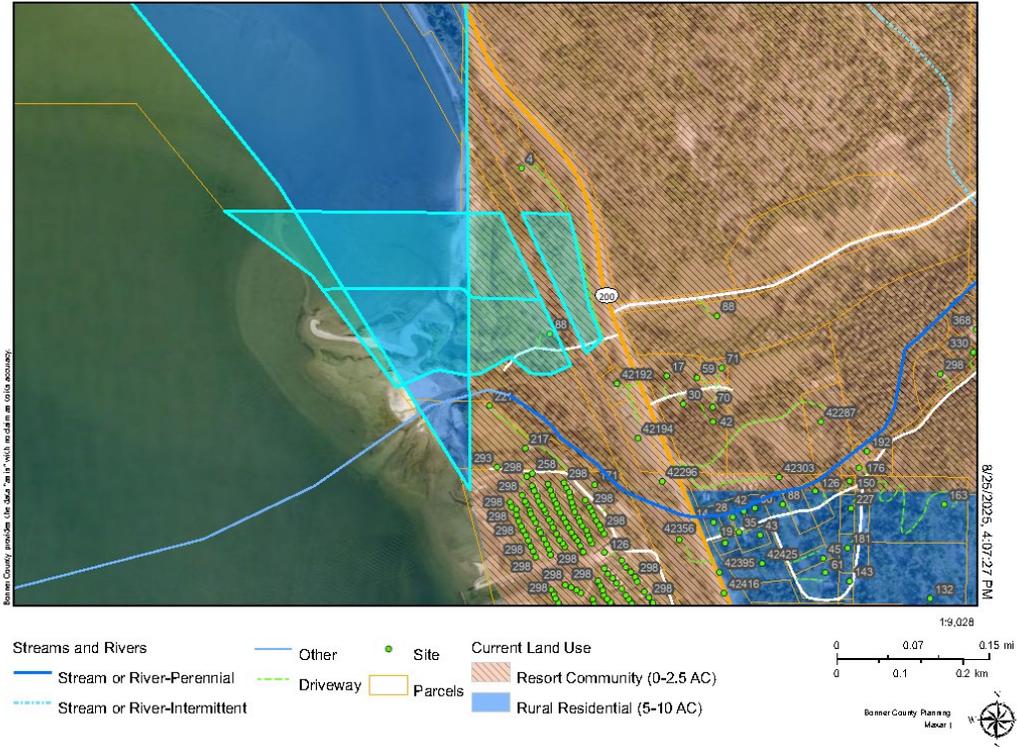
Compass	Land Use	Zoning	Current Use & Density
Site	Resort Community & Rural Residential	Recreation (Rec)	Vacant
North	Resort Community	Rural-5, & Rural 10	US Army Corps of Engineers land and rural residence (RP57N01E165741A)

East	Resort Community & Rural Residential Area	Rural-5	Vacant
South	Resort Community & Rural Residential	Rural-5, Recreation & Rural Service Center	Railroad and Highway 200 rights-of-way, vacant land
West	Lake Pend Oreille		

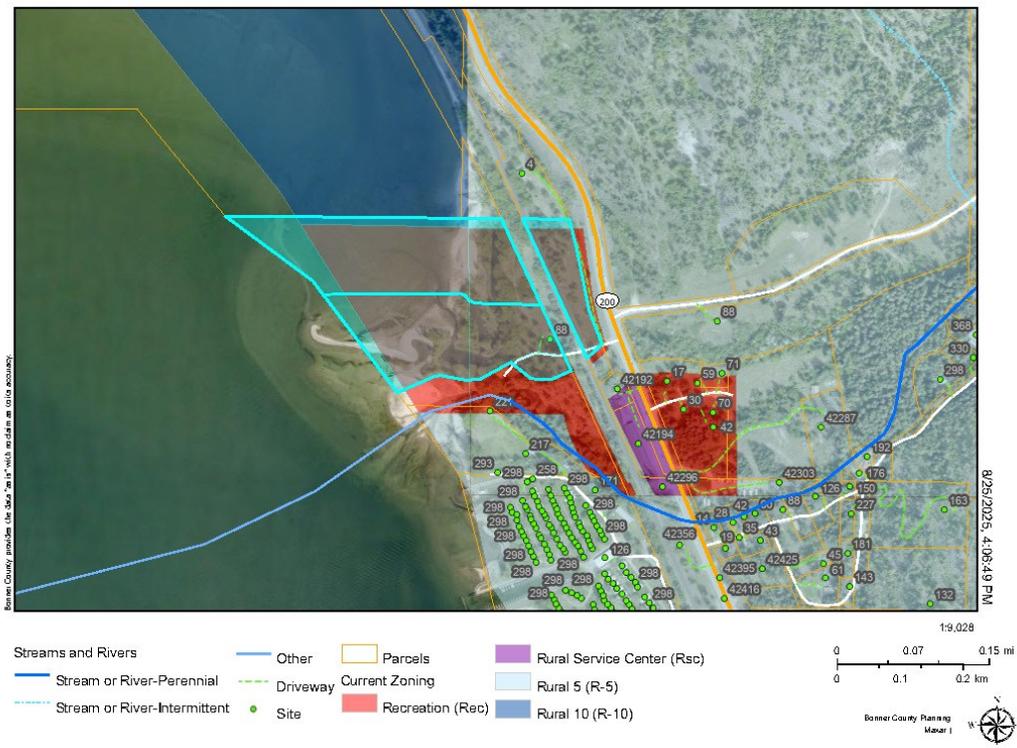
MOD0003-24 - Aerial



MOD0003-24 - Resort Community & Rural Residential Land Use



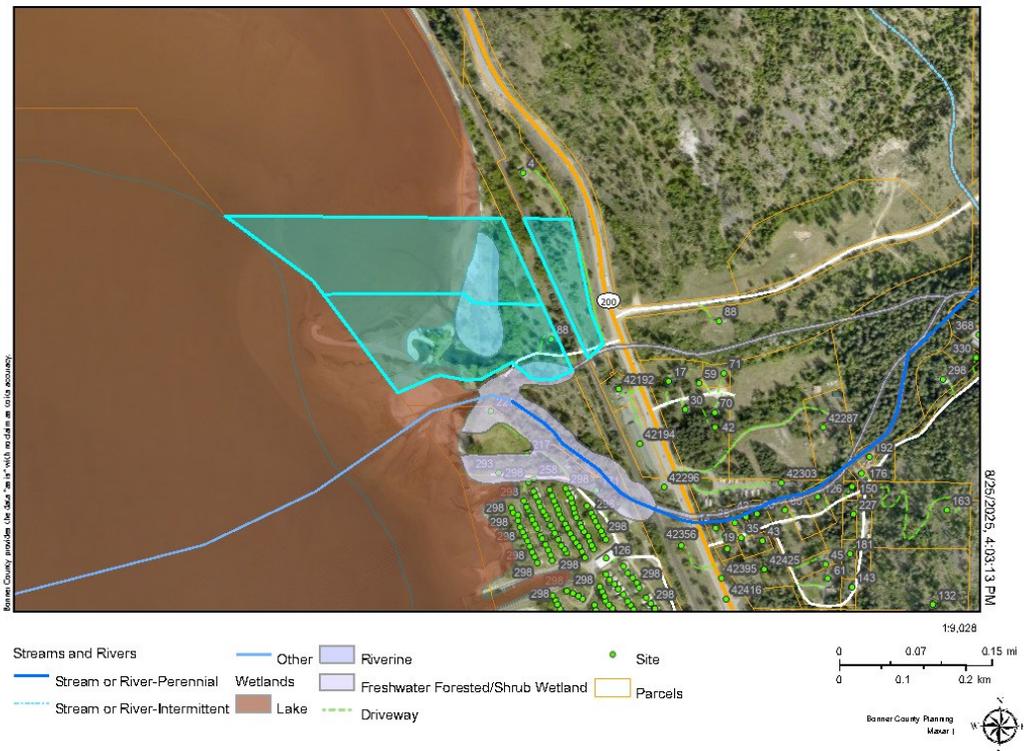
MOD0003-24 - Rec Zoning



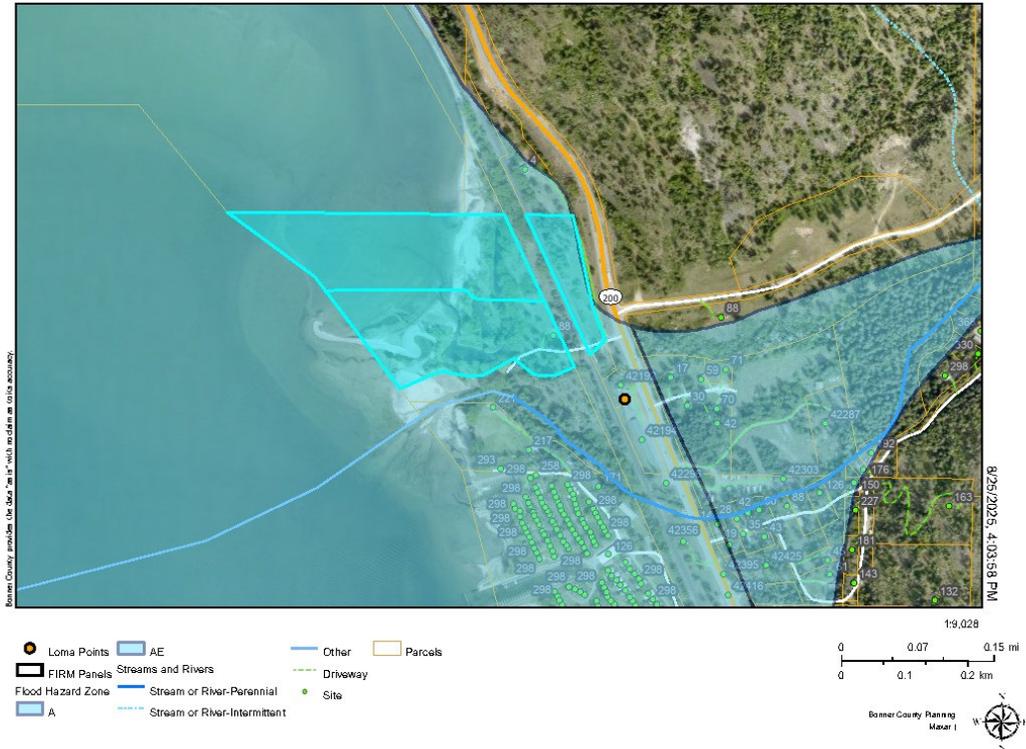
MOD0003-24 - Slopes



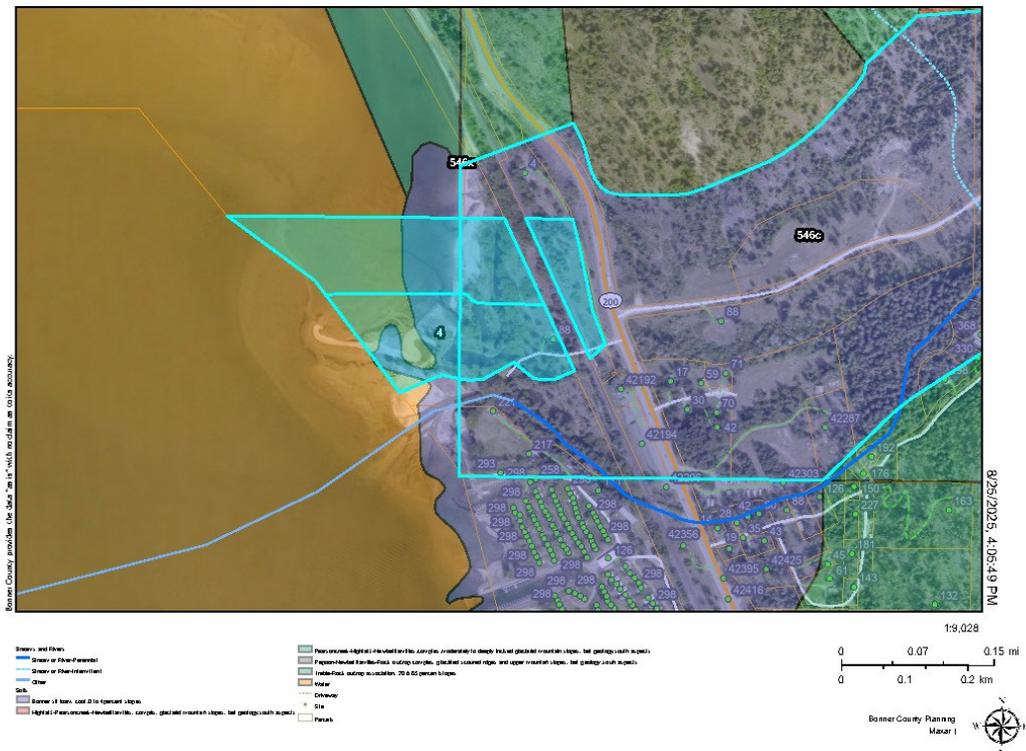
MOD0003-24 - Hydrology & Wetlands



MOD0003-24 - Floodplains



MOD0003-24 - Bonner silt loam, prime farmland



Agency and Public Comments:

The application was routed to agencies for comment on October 16, 2025. The following were received as of the date of publication of the staff report:

The following agencies replied with comments:

Sam Owen Fire – 4/24/2025 (replied before notice, notice was sent via applicant)

The following agencies provided “no comment” replies:

None.

No other agencies responded as of the date this report was published.

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Standards Review, BCRC 12-266: Modification of Terms and Conditions of Permit Approval

CODE SECTION	REQUIREMENT	ANALYSIS
BCRC 12-266.A	The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section:	Per this subsection, the BOCC is tasked with modifying this decision and retains final decision making responsibility as they were the previous hearing body to make a final decision.
BCRC 12-266.B	Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter:	The application was submitted on the correct Bonner County Planning Department form, and the appropriate fee paid.
BCRC 12-266.C	A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance:	Public hearings have been scheduled and notices have been provided in accordance with the same standard of the original application.
BCRC 12-266.D	The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification:	This standards review is required to be consistent with the original standards in the original decisions and this process may only review the modified portions of the proposal. This is not a re-review of the <u>previously approved application.</u>
BCRC 12-266.E	The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of	A decision shall be rendered consistent with these requirements.

	the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit:	
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Standards Review, Short Subdivision:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original short subdivision decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original plat decision SS0006-20, per BCRC 12-266.D:

ORIGINAL REQUIREMENT	ANALYSIS	ORIGINAL REQUIREMENT	ANALYSIS
BCRC12-652 (B) Zone change was not required to accommodate lot size:	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC12-652 (C) Original Lots not created by a short plat in the last two years:	No part of the proposal modifies the findings in the original decision in relation to this requirement.
BCRC 12-621 Depth to width/Angle of intersection:	Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not a part of this modification proposal. The dimensions of these approved lots dictate the ratios of the modified lots.	12-622 Submerged Lands:	Submerged lands are not being counted towards lot sizes.
BCRC 12-623 (A) Services and Utilities: Lots smaller than 1 acre.	Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.	BCRC 12-623 (B) Services and Utilities: Water	A water system was approved under the previous decision. An updated water system plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.
BCRC 12-623 (C) Services and Utilities: Sewage Disposal	A sewage disposal system was approved under the previous decision. An updated sewer system plan has been submitted and must be approved by the Bonner County engineer	BCRC 12-623 (D) Services and Utilities: Fire Assessment and Plan	Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.

	prior to issuance of an approval.		
BCRC 12-624 (A) Roads and Access: New Road Naming	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC 12-624 (B) Roads and Access: New Road Standards (Appendix A)	A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit modification issuance.
BCRC 12-624 (C) Roads and Access: Legal Access	A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.	BCRC 12-624 (D) Roads and Access: Lots less than 5 acres – require direct frontage on public R-O-W.	A private road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.
BCRC 12-625 (A): Trails and Parks: Bonner County Trails Plan	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC 12-625 (B): Trails and Parks: Public Access, Parks & Facilities	No part of the proposal modifies the findings in the original decision in relation to this requirement.
BCRC 12-626 (A) Environmental Features: Natural Hazards	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).	BCRC 12-626 (B) Environmental Features: Shorelines, BCRC 12- 710 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required to comply with Bonner County shoreline rules.
BCRC 12-626 (B) Environmental Features: Grading, Stormwater, Erosion Control Plans, BCRC 12- 720 et. seq.	An updated stormwater plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.	BCRC 12-626 (B) Environmental Features: Wetlands, BCRC 12- 730 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional

			development within the site will be required to comply with Bonner County wetland rules.
BCRC 12-626 (B) Environmental Features: Wildlife, BCRC 12-740 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County wildlife rules.	BCRC 12-626 (B) Environmental Features: Hillides, BCRC 12-760 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required to comply with Bonner County rules regarding development on slopes.
BCRC 12-626 (C) Environmental Features: Waterfront Property	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County shoreline, wetland, wildlife, and floodplain rules.	BCRC 12-627 Commercial and Rural Service Center Districts:	No part of the proposal modifies the findings in the original decision in relation to this requirement.

Standards Review, Conditional Use Permit:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original CUP decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original CUP decision CUP0006-20, per BCRC 12-266.D:

- BCRC 12-2.2, et seq.: Conditional Use Permits;
 - A conditional use permit is required for a planned until development and preliminary plat.
 - Modifications of approved PUDs are allowed per BCRC 12-266.

- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-256(A-E): Design Standards for Planned Unit Developments;
 - *A. Common Open Space – 10% of total gross acreage required*
 - Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *B. Owner's Association – A homeowner's association and/or corporation ownership required*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *C. Covenants, Article of Incorporation – Recorded with the final plat of any PUD subdivision or final development plans required.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *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.*
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - *E. Public amenities that can be provided to obtain a density bonus.*
 - Open space and common areas have been enlarged by 0.51 acres.

- The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
- BCRC 12-332: Residential Use Table (single family dwellings);
 - Single family dwellings are a permitted use within the Recreation district.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density in the Rec Zone of one (1) unit per one (1) acre allowed per BCRC12-412.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. No new uses are proposed. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
- 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.
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.
- BCRC 12-412; Maximum residential density shall be 1 dwelling unit per minimum lot size.

- Open space and common areas have been enlarged by 0.51 acres.
- The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.
- BCRC 12-412; Setback Requirements – see variation to rear setback previously stated.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-421: Performance Standards for All Uses; Effects from noise, light glare, odors, fumes or vibrations.
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
- BCRC 12-432: Minimum Off Street Parking Requirements;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.
 - 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.
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.

- 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.*
 - Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-626(B): Environmental Features; *The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.*
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County environmental rules.
- 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.*
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.*

- No new uses are proposed under this application. No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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).

- Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- 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.
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Open space and common areas have been enlarged by 0.51 acres.
 - The open space requirement was set by the previous decision and is not subject to re-review.

- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-412: 2 acre lot size minimum when served by "urban water."
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.
- 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.
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- BCRC 12-412: Lot coverage requiring 35%
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-412: Minimum rear yard setback required is 5'.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- BCRC 12-713: *Maximum "impervious surface" allowed within the "shore land" areas shall be 35%.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-733(B): *40' setback to wetlands required.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-4.5, et seq.: Design Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-4.6, et seq.: Landscaping and Screening Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-486(B-I): Standards for Rental Warehouses, Ministorage, Boat Storage;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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 road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.

The following sections of BCRC were found to be not applicable or the proposal was exempt in the previous decisions:

- BCRC 12-256(F): Requirements for Public Amenities
- BCRC 12-486(A): Standards for Rental Warehouses, Ministorage, Boat Storage
- BCRC 12-623(A): Services and Utilities
- BCRC 12-625(A-B): Trails and Parks
- BCRC 12-633(I) Standards and Guidelines for All Conservation Subdivisions
- BCRC 12-633(J): Standards and Guidelines for All Conservation Subdivisions
- BCRC 12-636(B): Standards for Conservation Subdivisions in Suburban Recreation and Alpine Village Districts

Comprehensive Plan Analysis:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original CUP decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements:

- 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.*
 - **Staff**: No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: The project has been designed consistent with PUD and conservation subdivision standards. As such the project protects applicant rights and those of the public.

- Population: *Multi-generational, multi-economic diversity shall be encouraged within Bonner County.*
 - **Staff**: The modification will result in one new lot and two new home sites relative to the original decision. Accordingly, the proposed modification could add to the county's population.
 - **Applicant**: The project will result in the addition of 7 SF dwelling units that will add to the availability of housing stock within Bonner County.

- 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.*
 - **Staff**: There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: If demanded by residents, the Hope school is nearby.

- Economic Development: *Bonner County shall encourage economic diversity for the financial health of the community and maintenance of its rural atmosphere.*
 - **Staff**: There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: The project will support jobs and related economic benefit to Bonner County.

- 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.*
 - **Staff**: Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision.
 - **Applicant**: The requested modifications are less intense than the originally approved project. As proposed the project meets the objectives of the Comprehensive Plan and related land use code.

- 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.*
 - **Staff**: Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification

appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision

- **Applicant:** The project has been modified to maintain the man made islands and support preservation of habitat. The stream restoration of the North Branch of Trestle Creek will potentially benefit fish populations by avoiding predation into the existing backwater area.
- 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.*
 - **Staff:** All development of this that falls within the Special Flood Hazard Area (SFHA) will be required to comply with Bonner County flood code and applicable portions of CFR Title 44.
 - **Applicant:** All development will meet the standards of Bonner County 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.*
 - **Staff:** Water and sewer systems have already been approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
 - **Applicant:** All public services are in place.
- Transportation: *Bonner County intends to provide a transportation system that is safe, uncongested, and well maintained.*
 - **Staff:** A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - **Applicant:** The proposed access within the subdivision will be built to Bonner County "Low Volume Private Road " standards with paved surfaces. See previous application details.
- Recreation: *Public and private recreational opportunities are recognized as a major county asset to be protected and encouraged.*
 - **Staff:** There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant:** The proposed development will increase access to the lake and provide public moorage opportunity.
- Special Areas/Sites: *Bonner County will attempt to protect special archeological and historical sites and unique visual and ecological features of the region.*
 - **Staff:** This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).

- **Applicant:** The site was formerly developed as a high intensity RV park (Idaho Country Resort). The development attempts to retain wildlife habitat through the proposed modification and preservation of the man made islands.
- Housing: *Bonner County recognizes diverse housing needs are to be addressed to provide adequate shelter for all, regardless of age, income or physical abilities.*
 - **Staff:** The modification will result in one new lot and two new home sites relative to the original decision. Accordingly, the proposed modification could add to the county's housing stock.
 - **Applicant:** The project will provide 7 additional housing units in Bonner County.
- Community Design: *Bonner County's goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.*
 - **Staff:** Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision.
 - **Applicant:** The site design has been approved. Please see previous application materials.

Staff Analysis:

Planner's Initials: JRJ **Date:** 11/05/25

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Decision by the Governing Body:

Board of County Commissioners

DECISION TO APPROVE: I move to approve this project FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22 to include the changes shown on the new site plan and proposed in the staff report, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

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 Title 12, BCRC Chapter 2 Subchapter 2.66. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

DECISION TO DENY: I move to deny this project FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22 to include the changes shown on the new site plan and proposed in the staff report, finding that it is in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is / is not** 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 Title 12, BCRC Chapter 2 Subchapter 2.66. The proposal **is / is not** in accord with the Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the Modification to these files is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as provided by Idaho Code, Title 67, Chapter 65.

Proposed Conditions of Approval:

1. The modifications shall be developed and shall be operated in accordance with the approved site plan.
2. The modifications shall be developed and shall be operated in accordance with the previous decisions Conditional Use Permit CUP006-20, Short Subdivision File SS0006-20 & Modification MOD0001-22, except as modified by this decision.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A: Notice of Public Hearing Record of Mailing

AMENDED

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **17th** day of **October 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, October 17, 2025**.

NOTICE IS HEREBY GIVEN that the **Bonner County Commissioners** will hold a public hearing at **1:30 pm** on **Wednesday November 12, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Subdivision File SS0006-20, and Modification MOD0001-22. The proposed modifications include:

- (1) Enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands,
- (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot,
- (3) replacement of the 1.6 acre turn-around area with a residential lot,
- (4) reduction of the number of boat slips in the proposed marina to 88 from 105,
- (5) provision of public lease slips in the proposed marina,
- (6) a timeline extension request to summer of 2028 for final plat and CUP issuance,
- (7) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe,
- (8) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District. **The Zoning Commission at the September 18, 2025 public hearing recommended approval of this file to the Board of County Commissioners.**

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date

RECORD OF MAILING

Page 1 of 1

File No.: MOD0003-24

Hearing Date: 11/12/25

Record of Mailing Approved By:

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 16th day of **October, 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District -Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Record of Mailing Property Owners within 300 Feet

Page 1 of 1

File Number: MOD0003-24

Record of Mailing Approved By: Jason Johnson, CFM

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 17th day of October, 2025.

Dylan Young

Dylan Young, Hearing Coordinator

PIN	Name	Address	City	State	Zip
RP57N01E166400A	Best, Janice S	298 Trailer Haven Rd	Hope	ID	83836
RP57N01E166160A	Valiant Idaho li, Llc	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166461A	Bonner County Homeless Task Force	Po Box 1696	Sandpoint	ID	83864-0871
RP57N01E173150A	USACE - Walla Walla District; Coeur d'Alene Regulatory Office	1910 Northwest Blvd., Suite 210	Coeur d'Alene	ID	83814
RP57N01E165741A	Mc Dowell Trust; Mc Dowell, Ronald L & Nancy, Trustees	21089 Rollins Lakeshore Dr	Rollins	MT	59931
RP57N01E165700A	USACE - Walla Walla District; Coeur d'Alene Regulatory Office	1910 Northwest Blvd., Suite 210	Coeur d'Alene	ID	83814
RP031740000010A	Valiant Idaho, Llc	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166476A	Bnsf Railway Company; Attn: Corporate Real Estate	2650 Lou Menk Dr., MOB-2	Fort Worth	TX	76131
RP57N01E164951A	Dreisbach Trust; Mc Dowell, Ronald L & Nancy, Trustees	127 E Main St	Hope	ID	83836
RP031740000020A	Valiant Idaho li, Llc	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166451A	Butler & Butler Llc	225 Whispering Pines Dr	Hope	ID	83836
RP57N01E166500A	Butler & Butler Llc	225 Whispering Pines Dr	Hope	ID	83836
RP031740000030A	Kalispel Indian Community Of The Kalispel Reservation	Po Box 39	Usk	WA	99180
	Haberman, William; Valiant Idaho, LLC	310 Charleston	Celebration	FL	34747
	Haberman, William; Valiant Idaho, LLC	151 Clubhouse Way	Sandpoint	ID	83864
	Haberman, William; Valiant Idaho, LLC	216 Clubhouse Way	Sandpoint	ID	83864
	Jeremy Grimm, Whiskey Rock Planning + Consulting	614 Creekside Ln	Sandpoint	ID	83864
	Scott Brown - James A. Sewell & Associates LLC	1319 N Division Ave	Sandpoint	ID	83864

Appendix B: Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Oct 16, 2025 at 4:44 PM

The Idaho Transportation Department has no comment on the modification of CUP MOD0003-24. The applicant has current access to SH-200 via N Park Rd a public road operated by Bonner County Road and Bridge Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, October 16, 2025 1:30 PM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District

<eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Dylan Young <dylan.young@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Online Application Guide

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD003-24-MODIFICATION-MODIFICATION OF CUP006-20,SS0006-20, AND MOD0001-22

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Oct 16, 2025 at 4:38 PM

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Denis Twohig Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: ehapplications@phd1.idaho.gov W: Panhandlehealthdistrict.org</p>
--	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

 **MOD003-24-MODIFICATION-MODIFICATION OF CUP006-20,SS0006-20, AND MOD0001-22.pdf**
469K



Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

October 16, 2025

Bonner County Planning Department
1500 Highway 200, Suite 208
Sandpoint, ID 83864

Re: File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

Zoning Commission Hearing 11/12/25

Bonner County Planning Department,

Please refer to attached letter submitted 9/9/25 regarding the proposed Modifications (Attached)

Thank you,

Timothy French, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 16th day of **October 2025**.

Dylan Young
Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, October 16, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **1:30 pm** on **Wednesday November 12, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Subdivision File SS0006-20, and Modification MOD0001-22. The proposed modifications include:

- (1) Enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) replacement of the 1.6 acre turn-around area with a residential lot, (4) reduction of the number of boat slips in the proposed marina to 88 from 105, (5) provision of public lease slips in the proposed marina, (6) a timeline extension request to summer of 2028 for final plat and CUP issuance, (7) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (8) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District. The Zoning Commission at the September 18, 2025 public hearing recommended approval of this file to the Board of County Commissioners.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

September 9, 2025

Bonner County Planning Department
1500 Hwy 200, Suite 208
Sandpoint, ID 83864

Re: File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

Bonner County Planning Department,

Panhandle Health District (PHD) would like to remind the Applicant of the proposed Modifications that, while applications for the proposed Subdivision and Community Septic System have been submitted to PHD, a Septic Permit has not been issued and an updated Septic Application needs to be submitted, and the applicant needs to submit an updated Land Development Application that reflects the current proposal.

Thank you,

Timothy French, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



Janna Brown <janna.brown@bonnercountyid.gov>

File MOD0003-24 Modification

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Oct 22, 2025 at 12:15 PM

Good Afternoon:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson**Business Office Manager****Kootenai-Ponderay Sewer District****208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820****511 Whiskey Jack Road Sandpoint, Idaho 83864****P.O. Box 562, Kootenai, ID 83840****“Dance with Life”**

 **25_10_BC_MOD0003_24Modification.pdf**
118K

AMENDED

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 17th day of **October 2025**.

Janna Brown
Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, October 17, 2025**.

NOTICE IS HEREBY GIVEN that the **Bonner County Commissioners** will hold a public hearing at **1:30 pm** on **Wednesday November 12, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Prudman Area District ^{CA} 10/20/25
 Name Date
Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

There is a permit for this approach, permit no. 1-21-289, however the permit included the provision that a right turn lane be installed. ITD does not see this turn lane presently, so this permit is required to build a right turn lane.

Thank you,

Symone Legg | Project Coordinator

Idaho Transportation Department | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov**Enhancing quality of life through transportation**

Work schedule: Monday – Thursday 6:00AM-4:30PM

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, October 16, 2025 1:30 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Bonner County Assessor MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quay <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.gov>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; City of Kootenai <kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest River <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water District <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idf.idaho.gov>; ID State Historical Society - Dan Everl <EnvironmentalQuality@deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihddclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Schenck <Jack.schenck@vvyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jasonkimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolkbdsdsewer@kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnergeneral.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resources <Navy-GlynisCasey@glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Li <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <pllibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Tel. Net <tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEG Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; US Crossings <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Chventresswpplvfd <chventresswpplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultant@meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpopfd1@gmail.com>

Cc: Dylan Young <dylan.young@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>**Subject:** Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize an email with any concerns.

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,**Janna Brown, Administrative Assistant III****Bonner County Planning Department****208-265-1458 ext - 1252****Now Live: Apply for Your Building Location Permit Online!**

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home. Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Visit <https://bonnercountyid-energogovweb.tylerhost.net/apps/selfservice#/home> to get started today!**Online Application Guide**

10/16/25, 3:15 PM

Bonner County Mail - [EXT SENDER] Re: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of...

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications.
Build smarter. Apply online.



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 9, 2025

Valliant Idaho, LLC
Attn: William Haberman, Manager
151 Clubhouse Way
Sandpoint, ID 83864

Re: Joint Application for Permit No. S96-20197
Trestle Creek

Dear Mr. Haberman:

The Idaho Department of Water Resources (IDWR) has reviewed your above referenced application for a permit to alter Trestle Creek and has prepared a decision as provided for in Section 42-3805, Idaho Code. The conditions set forth in this permit are intended to prevent degradation of water quality, protect fish and wildlife habitat, and protect the long-term stability of the stream channel. If you cannot meet the conditions set forth in the permit, please contact this office for further consideration.

Your project has been determined to meet the Stream Channel Alteration Rules, IDAPA 37.03.07 Minimum Standards (Rule 55). You may consider this letter a permit to construct your project according to your attached application, dated May 20, 2024, including revised designs received June 17, 2025. Project activities include realigning the north branch of Trestle Creek to its historic alignment using vegetated wood matrix to stabilize streambanks and boulder cascades to stabilize the streambed elevation. The project location is within Section 16, Township 57 North, Range 01 East, Boise Meridian, Bonner County, Idaho.

Failure to adhere to the conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code. This project is subject to the following Minimum Standards, Special and General Conditions.

MINIMUM STANDARDS:

These standards are established in the Administrative Rules of the Idaho Water Resources Board; Stream Channel Alteration Rules, IDAPA 37.03.07 dated March 18, 2022, and are enclosed with this permit.

Rule 56 – Construction Procedures

SPECIAL CONDITIONS:

- [1] All construction shall be completed in accordance with the descriptions and methods on the attached application and diagrams. This office must approve any changes prior to construction.**

- [2] All construction activities shall be conducted in such a manner as to minimize turbidity and comply with Idaho water quality standards. Construction shall take place during low flow and from the top of bank; equipment shall not enter the stream channel.**

- [3] Any in-water work shall occur when North Branch Trestle Creek is not flowing or between July 15 and September 15 to protect migrating and spawning salmonids.**

- [4] Constructed streambanks shall be graded no steeper than a 2:1 slope (run over rise) and planted with willow cuttings, willow bundles, willow clumps, or other native woody vegetation.**

- [5] Vegetation shall be protected to the extent practical during construction. Disturbed areas shall be seeded with a native perennial grass/forb/shrub mixture to reduce erosion, restore bank cover and habitat, and inhibit invasion of noxious weeds.**

- [6] Silt fencing or other erosion/sedimentation control measures shall be installed between any area of earth disturbance and the water. Erosion and sediment control measures shall be installed according to the manufacturer's specifications, during construction, and must be maintained until construction is completed and the disturbed ground is revegetated and stable.**

- [7] Any geotextile fabric used for construction in this project shall be non-woven natural fiber of jute, coir, sisal, or a similar product. The apparent opening length shall be adequate to allow roots to penetrate the fabric and spread laterally.**

- [8] All temporary structures, excess excavated material, vegetative or construction debris shall be disposed of out of the stream channel where it cannot reenter the channel. All construction debris shall be removed from the site and disposed of properly.**

- [9] All fuel, oil, and other hazardous materials shall be stored, and equipment refueled away from the stream channel to ensure that a spill will not enter the waterway. Equipment must be free of fuel and lubricant leaks. The operator shall have spill control materials available at all times during this project. These spill control materials shall include, but not be limited to, fuel and/or oil absorbent pads. In the event of a release of fuel or oil to the ground or to surface waters, the Idaho State EMS Communications Center or StateComm shall be contacted at 1-877-554-3367 or 208-846-7610.**

- [10] Permittee is responsible for all work done by any contractor or sub-contractor and shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization.**

- [11] IDWR Stream Channel Protection Specialist, Emily Barnes, shall be notified via phone or email no later than three (3) business days prior to construction and no later than fourteen (14) days after completion of project. Phone: (208) 762-2800, Email: Emily.Barnes@idwr.idaho.gov**

- [12] This permit shall expire December 31, 2027.**

GENERAL CONDITIONS:

1. **This permit does not constitute any of the following:**
 - a) An easement or right-of-way to trespass or work upon property belonging to others.
 - b) Other approval that may be required by Local, State or Federal Government, unless specifically stated in the special conditions above.
 - c) Responsibility of the IDWR for damage to any properties due to work done.
 - d) Compliance with the Federal Flood Insurance Program, FEMA regulations or approval of the local Planning and Zoning authority.
2. In accordance with Sections 55-2201 - 55-2210, Idaho Code, the applicant and/or contractors must contact Digline statewide phone number 1-800-342-1585 (Boise area 208-342-1585) not less than three working days prior to the start of any excavation for this project.
3. The permit holder or operator must have a copy of this permit at the alteration site, available for inspection at all times.
4. The IDWR may cancel this permit at any time that it determines such action is necessary to minimize adverse impact on the stream channel.

Conditions and construction procedures approved under this permit may not coincide with the proposal as submitted. Failure to adhere to conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code.

If you object to the decision issuing this permit with the above conditions, you have 15 days in which to notify this office in writing that you request a formal hearing on the matter. If an objection has not been received within 15 days, the decision will be final under the provisions of IDAPA 37.03.07 (Rule 70).

Please contact the Stream Channel Specialist, Emily Barnes, at (208)762-2800 or Emily.Barnes@idwr.idaho.gov if you have any questions regarding this matter.

Sincerely,



Michelle Richman
Northern Regional Manager

cc: Garrett Schock, U.S Army Corps of Engineers
Rachel Basnaw, Idaho Department of Environmental Quality
Merritt Horsmon, Idaho Department of Fish and Game
Mike Ahmer, Idaho Department of Lands
Jason Johnson, Bonner County Planning & Zoning
Aaron Golart, Idaho Department of Water Resources

056. CONSTRUCTION PROCEDURES (RULE 56).

01. Conformance to Procedures. Construction shall be done in accordance with the following procedures unless specific approval of other procedures has been given by the Director. When an applicant desires to proceed in a manner different from the following, such procedures should be described on the application. (3-18-22)

02. Operation of Construction Equipment. No construction equipment shall be operated below the existing water surface without specific approval from the Director except as follows: Forging the stream at one (1) location only will be permitted unless otherwise specified; however, vehicles and equipment will not be permitted to push or pull material along the streambed below the existing water level. Work below the water which is essential for preparation of culvert bedding or approved footing installations shall be permitted to the extent that it does not create unnecessary turbidity or stream channel disturbance. Frequent forging will not be permitted in areas where extensive turbidity will be created. (3-18-22)

03. Temporary Structures. Any temporary crossings, bridge supports, cofferdams, or other structures that will be needed during the period of construction shall be designed to handle high flows that could be anticipated during the construction period. All structures shall be completely removed from the stream channel at the conclusion of construction and the area shall be restored to a natural appearance. (3-18-22)

04. Minimizing Disturbance of Area. Care shall be taken to cause only the minimum necessary disturbance to the natural appearance of the area. Streambank vegetation shall be protected except where its removal is absolutely necessary for completion of the work adjacent to the stream channel. (3-18-22)

05. Disposal of Removed Materials. Any vegetation, debris, or other material removed during construction shall be disposed of at some location out of the stream channel where it cannot reenter the channel during high stream flows. (3-18-22)

06. New Cut of Fill Slopes. All new cut or fill slopes that will not be protected with some form of riprap shall be seeded with grass and planted with native vegetation to prevent erosion. (3-18-22)

07. Fill Material. All fill material shall be placed and compacted in horizontal lifts. Areas to be filled shall be cleared of all vegetation, debris and other materials that would be objectionable in the fill. (3-18-22)

08. Limitations on Construction Period. The Director may limit the period of construction as needed to minimize conflicts with fish migration and spawning, recreation use, and other uses. (3-18-22)

JOINT APPLICATION FOR PERMITS

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

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8 1/2"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See **Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

USACE NWW-	Date Received:	<input type="checkbox"/> Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No. <i>S96-20197</i>	Date Received: <i>5/20/25</i>	<input checked="" type="checkbox"/> Fee Received DATE: <i>5/20/25</i>	Receipt No.: <i>N044676</i>
Idaho Department of Lands No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:

INCOMPLETE APPLICANTS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:				2. CONTACT INFORMATION - AGENT:			
Name: William Haberman, Managing Member / Manager				Name: Jeremy Grimm, President			
Company: Valiant Idaho, LLC / Valiant Idaho II, LLC				Company: Whiskey Rock Planning + Consulting			
Mailing Address: 151 Clubhouse Way				Mailing Address: 218 Cedar Street, Suite 208			
City: Sandpoint		State: ID	Zip Code: 83864	City: Sandpoint		State: ID	Zip Code: 83864
Phone Number (include area code): 407-9737875		E-mail: wh@theidahoclub.com		Phone Number (include area code): 208-946-9944		E-mail: jeremy@whiskeyrockplanning.com	
3. PROJECT NAME or TITLE: The Idaho Club North Lake PUD Marina				4. PROJECT STREET ADDRESS: NA			
5. PROJECT COUNTY: Bonner		6. PROJECT CITY: Near: Hope, Idaho		7. PROJECT ZIP CODE: 83836		8. NEAREST WATERWAY/WATERBODY: Lake Pend Oreille and Trestle Creek	
9. TAX PARCEL ID#: RP03174000010A / RP031740000020A		10. LATITUDE: 48.284113 LONGITUDE: -116.352081		11a. 1/4: SW16	11b. 1/4: NW 21	11c. SECTION: 16 & 21	
12a. ESTIMATED START DATE: October 2024		12b. ESTIMATED END DATE: November 2025		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:			
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES				13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks. From Sandpoint, Idaho: Drive 13 miles east on Highway 200. Turn left at unnamed access road just past Forest Service Road 275 (Trestle Creek Road). Location map on project drawings.							
15. PURPOSE and NEED: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project. PURPOSE: To remove and reconstruct an existing dilapidated marina to meet current safety, environmental, and aesthetic commercial marina standards, and convert an old RV park property into 7 private homesite. NEED: Both boat slips and waterfront lots on Lake Pend Oreille are in high demand, with a deficit availability to that demand. (See Attachment A for more details and existing conditions)							

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

1. Limited portions of the existing boat basin, slack water channel and adjacent shoreline will be excavated, contoured, and stabilized;
2. North Branch of Trestle Creek will be redirected to its historic alignment, stabilized, and restored pursuant to a reciprocal easement for access and utilities between the Applicant and the owner of the parcel on which Trestle Creek flows;
3. Remove existing Boat launch near the mouth of Trestle Creek;
4. Construction of commercial dock system consisting of 88 fixed pier docks; A breakwater to protect new marina docks and basin from wave and wind action; A boat bilge pump out station; and shore-aligned fixed pier docks at each of the 7 private residential lots.
5. Uplands development will include: Seven residential home sites; Parking and boat storage areas; and minor road development for access to The Idaho Club North Lake PUD.
6. Placement of rip rap along 1,310 feet of shoreline where docks will be constructed; Placement of 2,520 feet of combined vegetated rip rap along areas of existing ongoing shoreline edge erosion and locations of edge excavations necessary for navigability needs.

See Attachment B for further detailed Project Description and Proposed Conditions Project Maps and Plans

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

The alternative defined in this application AVOIDS and MINIMIZES impacts to the greatest extent practicable, with site changes that serve as MITIGATION for the minimized impacts identified. This project has gone through 4 major iterations over an approx. 17 year period:

1. In 2009, obtained 404 permit from Corps of Engineers (NWW-2007-01218); Encroachment permit by the ID Dept of Lands; ID Div of Environmental Quality 401 Water Quality Certification; and Biological Opinion Clearance from US Fish and Wildlife Service for a project with 124 Boat slips at two locations; A breakwater; A Concrete Boat Launch and Boat Service Facilities; and Multiple condominium units and support infrastructure. (.88 acres of jurisdictional fill and 1.1 acre of excavation in jurisdictional areas).
2. All the above permits and determinations were re-issued by all agencies in 2019 for a similar project (105 Docks; 1.19 acres of jurisdictional fill and 1.43 acres of excavation in jurisdictional waters) that eliminated the South Marina portion (17 docks and breakwater), condominiums, and service dock facilities.
3. A 2023 permit application had 105 docks with 1.19 acres of jurisdictional fill and 1.53 acres of excavation in Jurisdictional areas.
4. This application has 88 docks with a total of less than 0.15 acres of jurisdictional fill associated with stream restoration and edge stabilization; 0.72 acres of shoreline stabilization Rip Rap; and 3.2 acres of excavation / contouring in jurisdictional areas. ATTACHMENT C FOR FURTHER DETAILS

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

Jurisdictional Fills are limited to: 1. The reconfiguration and restoration of the natural flow of the North Branch of Trestle Creek. Impacts are offset by the stream restoration work designed by River Design Group (Appendix 2). No lake related fills below 2062.5 (Nav 29), are proposed for this work; 2. A minor fill of less than 0.01 acre is defined in the north end of the slack water channel for stability and safety. 3. Shoreline rip rap to stabilize existing highwall shoreline areas exhibiting ongoing erosion and contributing to sedimentation into Lake Pend Oreille.

Excavations in jurisdictional areas are related to restoring the depth of the boat basin and dock marina area that have filled over time from adjacent shoreline erosion, and to allow adequate navigable circulation to the public.

Based on the minimized jurisdictional fills, and net environmental benefits associated with project related actions, further compensatory mitigation is not proposed by the applicant. (See Attachment D for additional details)

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: _____ 0 cubic yards
 Dredged Material: _____ 0 cubic yards
 Clean Sand: _____ 0 cubic yards
 Clay: _____ 0 cubic yards
 Gravel, Rock, or Stone: _____ 3,770 cubic yards
 Concrete: _____ 0 cubic yards
 Other (describe): _____ : _____ 0 cubic yards
 Other (describe): _____ : _____ 0 cubic yards

TOTAL: _____ cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: _____ 0.15 acres _____ 6,780 sq ft. _____ 370 cubic yards
 Backfill & Bedding: _____ acres _____ sq ft. _____ cubic yards
 Land Clearing: _____ acres _____ sq ft. _____ cubic yards
 Dredging: _____ acres _____ sq ft. _____ cubic yards
 Flooding: _____ acres _____ sq ft. _____ cubic yards
 Excavation: _____ 3.2 acres _____ 139,640 sq ft. _____ 12,500 cubic yards
 Draining: _____ acres _____ sq ft. _____ cubic yards
 Other: _____ : _____ acres _____ sq ft. _____ cubic yards

TOTALS: _____ acres _____ sq ft. _____ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? NO YES If yes, describe ALL work that has occurred including dates.
 No jurisdictional work has occurred on the applicants property. Minor upland work for survey access, safety, and owner access has and will continue as needed.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:
 Corps 404 Permit No. NWW-2007-0012118 (issued in 2009 and 2019) with associated 401 water quality certifications issued by Idaho DEQ
 Department of Lands L-96-S-602A issued in 2009. L-96-S-602B issued in 2019
 Bonner County Floodplain Development Permit #FDP-2020-0041
 Bonner County PUD #CUP0006-20

23. YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: NA Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? NO YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
 See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:
 NO YES Is applicant willing to assume that the affected waterbody is high quality?
 NO YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
 NO YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

RESPONSES TO 26a: - Applicant stipulates that the affected waterbodies are high quality based on publicly available information.
 - Data Applicant has is from applicable regulatory agencies.
 - Given the stipulation above and readily available information through public sources and agencies, the need for applicant collection of further data to determine whether the affected water body is of high quality is moot.

26.b See Attachment E "Water Quality Management Plan." and Appendix 6.b "BMPs"

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Excavation	Lake Pend Oreille	P	Shoreline reconfiguration and stabilization (Attach B.b.1.)	3.830
Fill	Lake Pend Oreille	P	Shoreline Stabilization (Rio Rap) (Attachment B.b.2.)	3.830
Excavation	North Branch Trestle Creek	I	Stream Restoration (Attach B and Appendix 2)	200
Fill	North Branch Trestle Creek	I	Stream Restoration (Attach B and Appendix 2)	100
TOTAL STREAM IMPACTS (Linear Feet):				

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill, excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
Stream Restoration	R4SBC. PUB3H. PFO1C. (Appendix 4)	0-10	See N B Trestle Creek Restoration Impacts in 27	0.15 acres
TOTAL WETLAND IMPACTS (Square Feet):				

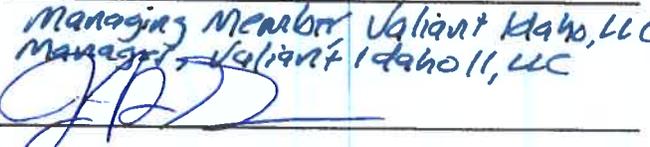
29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT Provide contact information of ALL adjacent property owners below.

<p>Name: USA (RP57N01E165700A)</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: Remolque-Refugio I.I.C (RP57N01E213151A)</p> <p>Mailing Address: 298 Trailer Haven Road</p> <p>City: State: Zip Code: Hopc ID 83836</p> <p>Phone Number (include area code): E-mail: 208-610-2211</p>
<p>Name: Janice S. Best (RP57N01E166400A)</p> <p>Mailing Address: 298 Trailer Haven Road</p> <p>City: State: Zip Code: Hopc ID 83836</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: Kalispel Tribe (RP031740000030A) Mr. Ray D. Entz</p> <p>Mailing Address: PO Box 38</p> <p>City: State: Zip Code: Usk WA 99180</p> <p>Phone Number (include area code): E-mail: 509.447.7278 Office rentz@kalispeltribe.com</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

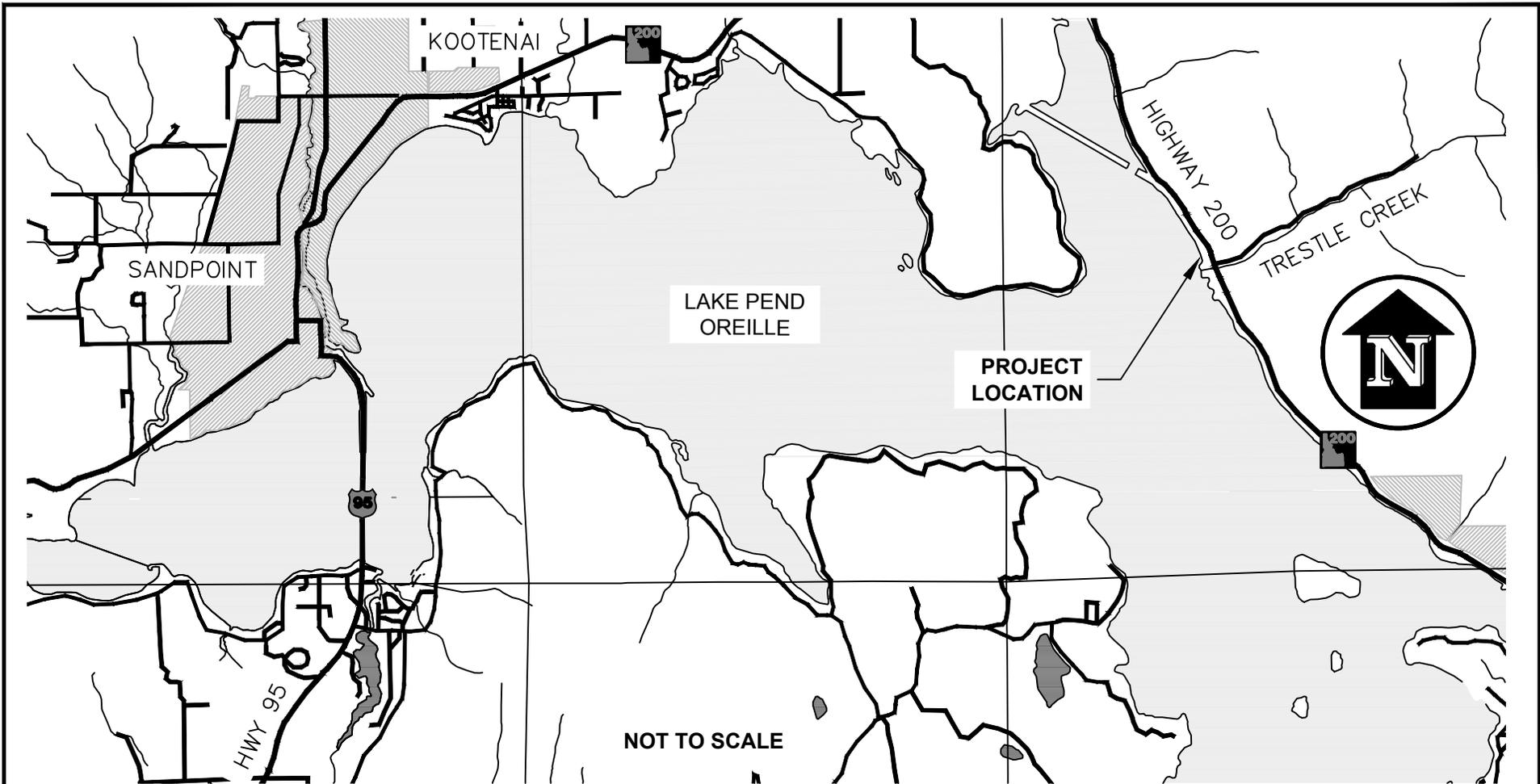
Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:  Date: 5/9/24

Signature of Agent:  Date: _____

*Managing Member Valiant Idaho, LLC
Manager Valiant Idaho II, LLC*

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises 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 statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

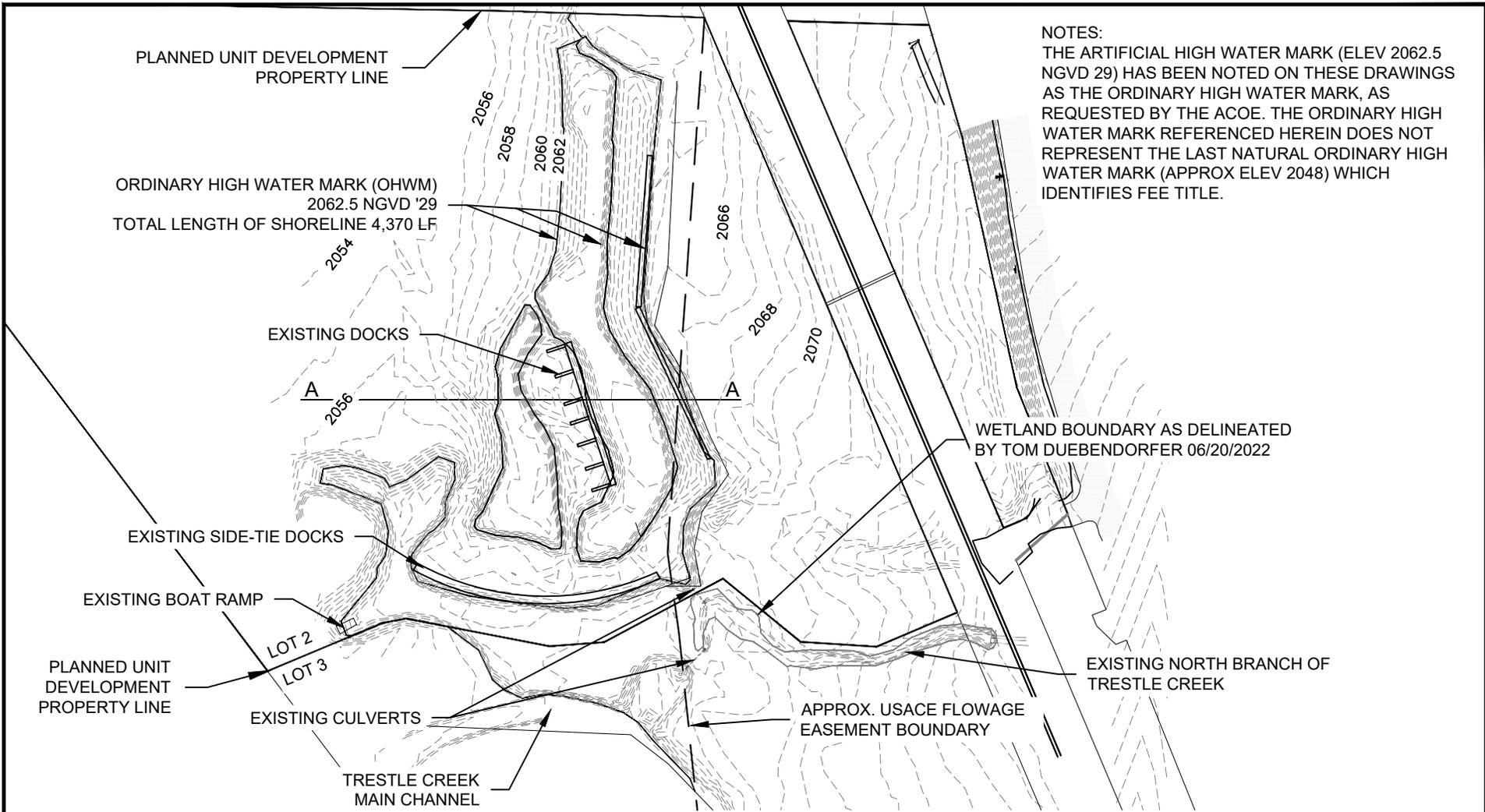


SHEET INDEX

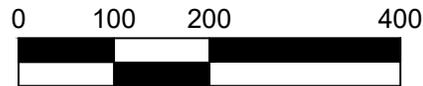
SHEET #	SHEET TITLE
1	VICINITY MAP
2	EXISTING SITE CONDITIONS
3	EXCAVATION PLAN
4	FILL PLAN
5	MARINA SITE PLAN
6	SITE CROSS SECTION
7	SHORELINE PROTECTION CROSS SECT.
8	DOCK PLAN
9	DOCK CROSS SECTION
10	BREAKWATER CROSS SECTION
11	BRIDGE CROSS SECTION
12	BOAT PUMP OUT STATION PLAN
13	BOAT PUMP OUT STATION DETAIL
14	PRELIMINARY SWPPP PHASE 1
15	PRELIMINARY SWPPP PHASE 2

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: VICINITY MAP	DATE: 05/08/2024
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 1 OF 15	





NOTES:
 THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.



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

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:	EXISTING SITE CONDITIONS
PROJECT:	IDAHO CLUB NORTH LAKE P.U.D.
DATE:	05/21/2024
SCALE:	AS SHOWN
DRAWN:	NCF
CHECKED:	BSB
PROJ. NO.:	22043-20-001
CAD FILE:	E-VALIANT
 James A. Sewell and Associates, LLC 1319 N. DIVISION SANDPOINT, IDAHO 83864, (208) 263-4160	
SHT 2 OF 15	

Design Report

Trestle Creek Restoration Project



North Branch Trestle Creek – Existing Conditions

Prepared For: Valiant Idaho II, LLC
The Idaho Club
William Haberman



Submitted By: River Design Group
236 Wisconsin Avenue
Whitefish, MT 59937



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RIVER DESIGN GROUP

NOW PART OF
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ENVIRONMENTAL CONSULTANTS

February 2025

www.riverdesigngroup.com

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1 Introduction

1.1 Background

Valiant Idaho II, LLC (Valiant), in consultation with the Idaho Club, retained River Design Group (RDG) to develop a restoration plan for improving aquatic habitat and fish passage conditions on the North Branch Trestle Creek (NBTC) near Sandpoint, Idaho (Figure 1-1). NBTC supports tributary spawning habitat for kokanee *Oncorhynchus nerka* (kokanee). Similar to other streams in the Intermountain West, Trestle Creek has experienced a long period of land management that has disrupted channel processes and native fish populations. It is believed that the NBTC was artificially constructed as an irrigation canal in the 1900s. Presently, residential development, clearing of instream wood, and fish passage barriers associated with the outlet to Lake Pend Oreille, US Highway 200 and Montana Rail Link have degraded stream corridor habitat conditions and impeded the passage of kokanee and other fish species including bull trout, into NBTC from Lake Pend Oreille (Figure 1-2).

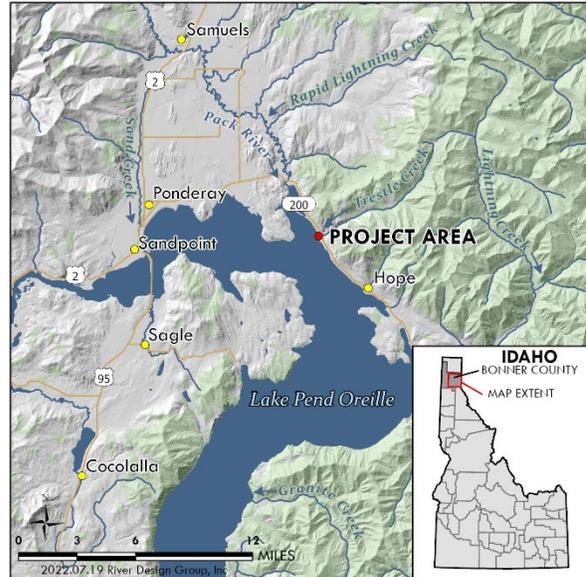


Figure 1-1. Project vicinity map.

The riparian vegetation community along NBTC within the project area is simplified due to the entrenched nature of the channel, lack of floodplain connectivity, and adjacent land uses. Channel conditions are also less complex due to these modifications. Human-caused changes and the channel's response to those alterations have resulted in decreased channel-floodplain connectivity, a shorter, steeper channel, and more homogenous riffle habitat. The proposed restoration design will reactivate the historical confluence of NBTC and Trestle Creek, re-establish fish passage connectivity during all flow stages, create a functioning, well vegetated floodplain, and enhance stream corridor habitat conditions.



Figure 1-2. The existing outfall of NBTC into Lake Pend Oreille creates a temporary fish passage barrier during low flow periods (left photo). Contemporary land uses and the channelized nature of NBTC has resulted in altered riparian vegetation communities and simplified aquatic habitat.

1.2 Project Goals and Objectives

Restoration goals and objectives were based on active involvement of the landowners, state and federal agency personnel, and Valiant. Valiant conducted meetings with the project stakeholders and provided specific objectives to RDG as part of the assessment and design process. There was general agreement that the project should address existing channel-floodplain connectivity, floodplain and in-stream habitat conditions, and fish passage. Based on input from the various stakeholders, the following project goal and objectives were established:

- **Project Goal:** Improve fish passage and aquatic habitat conditions in NBTC for kokanee and other affected fish species.
- **Objective 1:** Reactivate the historical confluence of NBTC and Trestle Creek for the purpose of providing fish passage during all flow stages.
- **Objective 2:** Modify the existing channel profile to increase pool frequency, diversify aquatic habitat, and reduce stream energy.
- **Objective 3:** Excavate high banks adjacent to the channel to improve channel-floodplain connectivity and facilitate establishment of an emergent wetland community type.
- **Objective 4:** Incorporate existing mature trees and vegetation into the design to provide shade and stability to the restored NBTC channel.

2 Methods

The following section outlines RDG's methods for evaluating the existing river corridor conditions and preparing the design plan. A site vicinity map is included in Figure 1-1.

2.1 Field Survey

RDG completed a site review and data collection effort in June 2022 to characterize existing channel and fish habitat/passage conditions. Data collection included a channel survey completed with a Trimble RTK GPS. Channel data, including detailed longitudinal profiles and cross-sections, were collected following USFS procedures (Harrelson, et al. 1994). Discharge measurements were completed following standard U.S. Geological Survey protocols (Buchanan and Somers 1976). Pebble counts were collected to characterize the channel bed sediment (Wolman 1954).

2.2 Channel Hydraulics

HEC-RAS v.3.1.3 (USACE, 2006) was utilized to evaluate the existing and proposed channel hydraulic conditions in 2007. A one dimensional gradually varied steady-state hydraulic model of the channel was developed for the existing conditions and proposed design to validate the hydraulic performance.

3 Existing Conditions

The following sections provide background information on the NBTC project area. NBTC was constructed as an artificial channel/diversion canal in the early to middle 1900s (personal communication, Chris Downs, Idaho Department of Fish & Game, 2006). The NBTC channel diverges from mainstem Trestle Creek approximately 1.0 mile upstream of the project area (Figure 3-1). There is no control structure at the inlet. NBTC experiences fluctuating flow levels commensurate with the Trestle Creek hydrograph. The channel typically experiences peak discharge during the spring in response to rain-on-snow and rain-on-snowmelt dominated storms. NBTC within the project area typically dewateres during late summer and early fall resulting in the loss of habitat connectivity with Lake Pend Oreille. Loss of migratory habitat for kokanee and other fish species is a concern of fish managers in the Lake Pend Oreille watershed.



Figure 3-1. NBTC splits from the main stem Trestle Creek approximately 1.0 mile upstream of the project area. The channel is characterized as a riffle dominated, moderately entrenched B4 stream type.

3.1 Channel Morphology and Fish Habitat Conditions

Within the project area, NBTC transitions from an entrenched, confined system with small step pools downstream of the Montana Rail Link crossing to a moderately entrenched, riffle dominated channel in the downstream reach near the confluence with Lake Pend Oreille. As previously described, NBTC was artificially constructed in the early to middle 1900s and maintains a relatively straight pattern with homogenous habitat characteristics.

A Level 2 channel classification was performed to classify the existing channel morphology (Rosgen, 1996). Table 3-1 summarizes the existing channel dimensions. As noted, two dominant channel types were observed due to the variation in the width of the floodprone area.

Table 3-1. Summary of dominant channel types and metrics within the project area.

Dominant Channel Type	W/D Ratio	Entrenchment Ratio	Sinuosity	Slope (ft/ft)	D50 (mm)
F4	13.5	1.15	1.1	0.0177	64
B4	13.6	>1.4	1.1	0.0177	64

Figure 3-2 (at right) depicts the typical channel conditions of the upper reach of the project area. NBTC is characteristic of an entrenched channel type in the upper reach of the project area. The restoration plan does not address this reach as it contains valuable riparian trees, shrubs, and small energy-dissipating step pools throughout, indicative of a typical B channel.



3.2 Channel Hydraulics

Existing and proposed channel and floodplain hydraulics were evaluated in 2007 by modeling several riffle cross-sections in the project area. WinXSPRO v.3.0 and HEC-RAS v.3.1.3 were used to analyze stream cross-section data for geometric and hydraulic parameters. Modeled cross-sections were generally uniform in shape and located on riffle habitat units. Data is summarized in Table 3-2. Channel cross-section area ranged from 6.7 ft² to 8.1 ft² with an average value of 7.3ft². Average bankfull channel velocity ranged from 3.7 feet per second (fps) to 5.0 fps. Bankfull channel width averaged 9.2 feet. Hydraulic modeling indicates a bankfull discharge ranging from 25.4 cubic feet per second (cfs) to 34.5 cfs with an average value of 31.4. This value was used to develop the bankfull channel design dimensions presented in Section 4.0.

Table 3-2. Existing bankfull channel hydraulics characteristics and cross-section dimensions for select cross-sections in the project area.

Parameter	XS 1 Riffle	XS 2 Riffle	XS 3 Riffle	XS 5 Riffle	Average
Area	6.8	7.9	6.7	8.1	7.3
Wetted Perimeter	10.3	10.6	7.7	11.1	9.9
Bankfull Width	10.0	10.0	6.3	10.5	9.2
Hydraulic Radius	0.70	0.75	0.87	0.73	0.75
Mean Depth	0.68	0.79	1.06	0.77	0.83
Slope	0.02	0.02	0.02	0.02	0.02
Manning's Roughness	0.04	0.04	0.04	0.04	0.04
Average Velocity (ft/s)	3.74	4.07	5.02	4.29	4.28
Computed Discharge (cfs)	25.4	32.2	33.4	34.5	31.4

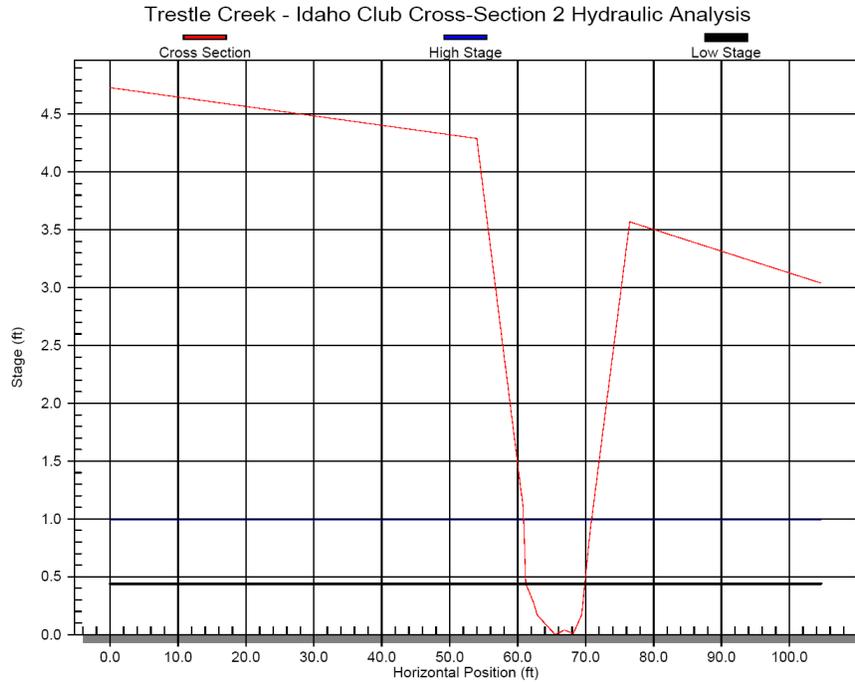


Figure 3-5. Cross-section 2 in the NBTC project area. The channel is confined on both sides by high terraces approximately 3.0 feet to 4.0 feet above the estimated bankfull stage of the creek.

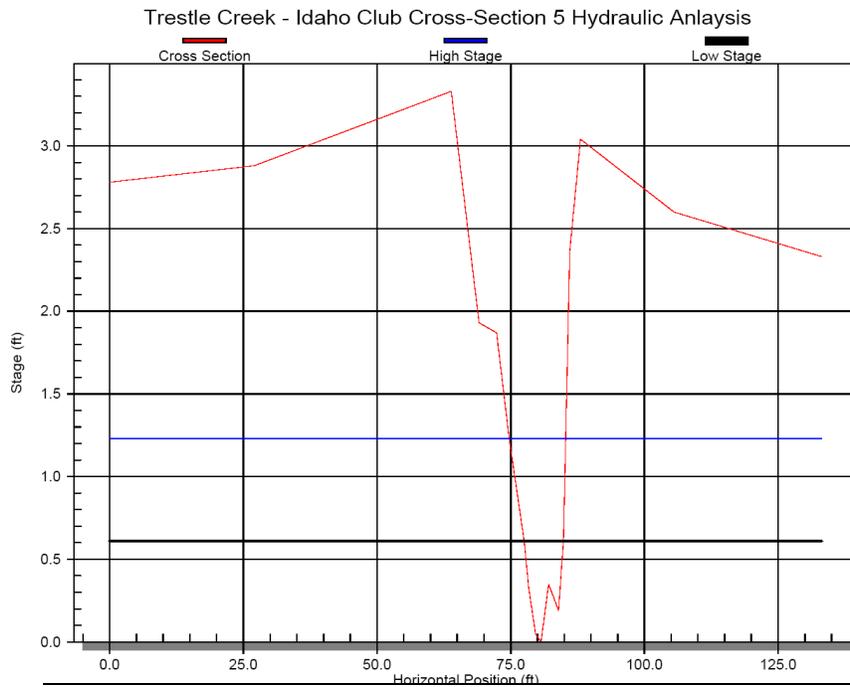


Figure 3-6. Cross-section 3 in the NBTC project area. The channel is dominated by riffle habitat and is disconnected from its floodplain due to the channelized nature of the cross-section.

3.3 Peak Discharge Analysis

HY8 (FHWA 2007) was used to evaluate hydraulics of the upstream MRL culvert system. The culverts were modeled assuming maximum headwater conditions as measured from the top of the MRL railroad grade to the invert elevation of the culverts. Due to the regulated nature of streamflow in NBTC, this method was determined to be the most conservative and appropriate for determining the maximum flow rate in the project area. Under maximum headwater conditions, the maximum predicted discharge of the culvert system was 204 cfs. This flow rate was used to evaluate hydraulic performance of the channel and floodplain for the proposed restoration condition.

Table 3-3. Summary table of modeled discharge assuming maximum headwater conditions at the inlet of the MRL culverts. A total discharge of 204 cfs was computed.

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Culvert 2 Discharge (cfs)	Culvert 3 Discharge (cfs)	Iterations
999.16	30.00	1.41	14.12	14.48	4
999.67	48.00	5.14	21.24	21.62	4
1000.11	66.00	10.14	27.74	28.12	3
1000.55	84.00	15.98	33.84	34.19	3
1001.01	102.00	22.49	39.61	39.92	3
1001.49	120.00	29.48	45.12	45.40	4
1002.03	138.00	36.67	50.54	50.79	4
1002.63	156.00	43.84	55.97	56.19	4
1003.31	174.00	50.85	61.48	61.67	4
1004.09	192.00	57.70	67.07	67.24	3
1004.66	204.00	62.13	70.78	70.95	19

3.4 Fish Passage Barriers

Two fish passage barriers were identified in the project area. These include the existing outfall to Lake Pend Oreille and the existing MRL culverts located at the upstream end of the project area. Both features likely serve as temporary fish passage barriers during certain flow regimes. During full pool conditions on Lake Pend Oreille, fish are able to pass through the existing culvert outlet and into NBTC. However, as the lake approaches low pool, the armored and perched nature of the culvert prevents fish access into NBTC. Similarly, as flows recede in NBTC, the existing MRL culvert system likely serves as a migration barrier to fish utilizing NBTC to access upstream reaches of Trestle Creek (flow depth barrier).

The lower fish barrier is addressed in the restoration plan. The existing outfall to Lake Pend Oreille will be abandoned and a new stream channel will be constructed to provide for the unobstructed passage of fish from Trestle Creek into NBTC. The existing MRL culverts will not be modified.

4 Restoration Plan

Natural stream systems are formed and maintained by a number of natural and anthropogenic influences. They maintain typical shapes and patterns that correspond to their geomorphic setting and physical inputs. Natural channels balance their physical dimensions in response to changes in stream flow, sediment inputs, and other disturbances (Leopold et al. 1964). In general, as the valley becomes flatter, the stream becomes more sinuous. For any geomorphic setting, streams exist in a “most probable state” that defines general shape, pattern, and stability characteristics (Leopold et al. 1964). The most probable state includes ranges of values for most hydraulic geometry variables that are most likely to occur in natural settings.

For NBTC, the most probable channel form is a moderately entrenched, riffle-pool, single-threaded channel characterized by gravel and cobble substrate and developed within a relatively narrow, vegetated floodplain corridor. Attachment A contains the construction plan set prepared under the responsible charge of a civil engineer licensed to practice in the State of Idaho. The plan set contains all pertinent information related to the engineering and implementation of the project. The following sections describe the restoration plan components.

4.1 Meander Geometry, Alignment, and Pattern

The following section describes treatments specific to three sub-reaches of the project area. Sub-reaches were delineated based on the proposed restoration treatments. Channel stationing is based on the alignment provided in Attachment A, Sheet 4.0. STA 2+54 represents the upper limit of the project area. STA 5+26 denotes the downstream extent of the project area immediately upstream of the confluence of NBTC and Trestle Creek (see Attachment A, Sheet 4.0). All construction will occur above elevation 2062.5', which is the vertical restraint defined by the artificial high water mark. Any subgrade excavation will be omitted below this elevation prior to the confluence with the main stem of Trestle Creek.

4.1.1 Reach 1 - STA 2+54 to STA 4+42 (New Cascade Construction)

New cascade construction is proposed from STA 2+54 to STA 4+42 (see Sheet 4.0, Attachment A). In this section, the channel and floodplain will be slightly inset into the existing ground surface and a series of ten cascades will be constructed to daylight the proposed channel bed to the lower surface upstream of the confluence of Trestle Creek (see Attachment A, Sheet 6.0). Each sequence will incorporate a rock step that provides fish passage during base flow stage and peak discharge. Maximum head loss over each rock step will be no more than 0.8 feet during base flow. Rock steps will not be gapped to maximize fish passage and sediment transport. Vegetated Wood Matrix bank structures will line each bank to define and stabilize the new bankline. Table 4-1 summarizes the boulder cascade dimensions.

Table 4-1. Proposed boulder cascade dimensions for NBTC from STA 2+54 to STA 4+42.

Cascade Dimensions	Average Value (Range)
Width	11
Spacing	16
Step Height	0.7
Min. Depth	1.4
Max. Depth	2.1

4.1.2 Reach 2 – STA 4+42 to STA 5+26 (New Channel Construction)

New channel construction is proposed from STA 4+42 to STA 5+26 (see Sheet 4.0, Attachment A). Downstream of the boulder cascade, the existing NBTC is over-widened relative to the channel design dimensions. In this sub-reach, a new moderately entrenched, riffle system with small boulder clusters with pocket pools will be constructed, emulating improved upstream channel conditions of NBTC. Channel bed and bank construction will terminate at elevation 2062.5' (~station 5+26), which is designated at the artificial high-water mark. Vegetated Wood Matrix bank structures will line each bank to define and stabilize the new bankline. Design channel dimensions are summarized in Table 4-2.

Table 4-2. Proposed bankfull riffle channel dimensions for NBTC from STA 4+42 to STA 5+26.

Bankfull Dimension	Average Value (Range)
Width	11 (11.4-12.4)
Mean Depth	1.0
Maximum Depth	1.4 (1.3-1.5)
Width to Depth Ratio	10 (11-12)
Ave Cross Section Area	11.8
Mean Channel Velocity	3.5



Figure 4-1. The historical outlet of NBTC and the confluence with the main stem Trestle Creek (background of photo). The design channel alignment will blend to the existing streambanks. All existing vegetation will be maintained and preserved.

Excavated material will be used to fill the existing NBTC channel, as noted in Attachment A, Sheet 4.1. Approximately 300 cubic yards of fill material will be excavated and placed in the abandoned NBTC channel. The existing culvert outfall to Lake Pend Oreille will be decommissioned and removed. Fill material will be graded to design elevations and revegetated with a floodplain seed mix as noted on Attachment A, sheet 3.1. Vegetated wood matrix bank structures will be installed along the proposed riffle adjacent to the fill area. The fill will be compacted and the surface will be roughened. Any excess wood from construction is placed onto the new floodplain to add roughness and help disperse overland flow.

4.2 Channel and Fish Habitat Structures

A variety of native material structures have been incorporated in the project design to improve channel-floodplain connectivity, fish habitat diversity, and riparian vegetation recovery. Proposed structure types and construction specifications are denoted in Sheet 6.0 to Sheet 6.2, Attachment A. Table 4-3 lists the proposed structures and their specific objectives.

Table 4-3. Proposed channel and fish habitat structures.

Structure Type	Resource Objectives
Vegetated Wood Matrix	<ul style="list-style-type: none"> - Stream bank stability - Fish habitat and cover - Riparian habitat improvement
Constructed Channel Streambed	<ul style="list-style-type: none"> - Vertical grade control through riffles - Fish habitat and migration
Boulder Cascade	<ul style="list-style-type: none"> - Vertical grade control through slope transition - Fish habitat and migration
Fill Plug	<ul style="list-style-type: none"> - Stabilize the existing channel and divert flow into new channel at ~STA 2+90. - Provide floodplain for overbank flows
Revegetation <ul style="list-style-type: none"> - Shrub Salvage and Transplant - Broadcast seed 	<ul style="list-style-type: none"> - Floodplain stability - Sediment filtration - Erosion control - Terrestrial Habitat

The following sections provide narrative descriptions of the proposed treatments.

4.2.1 Vegetated Wood Matrix

Vegetated wood matrices are a bioengineering technique that combines layers of dormant willow cuttings with small wood, brush, and alluvium to revegetate and stabilize stream banks and slopes. Vegetated wood matrix are proposed in Reach 1 and Reach 2 along all new cascade and channel construction. To construct a vegetated wood matrix, a coarse cobble toe is first established. A layer of small wood (2" - 4") is then placed in an angled pattern along the prepared bench projecting 2 feet into the streambed to establish an exposed wood toe. A small amount of alluvium is placed onto the wood toe to anchor it into place. Alternating layers of alluvium and brush are then placed onto the small wood at a slope of 1:1 until reaching the top of bank elevation as shown on Sheet 6.2, Attachment A. Leaving a back trench during the layering process will allow dormant willow cuttings to be placed along the backslope at a 1:1 slope projecting 3-4 feet over the stream channel. If available, a two to three-inch layer of topsoil can be placed between each lift to reduce air pockets and provide a rooting medium for the willow cuttings. The layered alluvium and brush hold the soil in place while vegetation becomes established in the relatively high-stress land/water interface. Vegetated wood matrices will provide near-bank protection until planted vegetation becomes established.

4.2.2 Constructed Channel Streambed

Constructed Channel Streambed structures will be used to stabilize the channel bed elevation and provide aquatic habitat. The channel streambed will be constructed to design elevation with the specified streambed fill gradation. Small boulders (10"–12") will be installed throughout the channel streambed with a maximum protrusion of 0.5 feet to provide energy dissipation and fish habitat. The boulders will be placed at the direction of the construction manager to create clusters and pocket pools. The majority of the small boulders will be placed within the low-flow channel to help define the shape and maintain low-flow passage and habitat.

4.2.3 Boulder Cascade

Boulder cascades will be used to stabilize the channel bed elevation as it transitions from the upper surfaces down to the historical floodplain tie-in with Trestle Creek. Large boulders (24" - 30") will be placed as shown in attachment A, Sheet 6.0 to construct the boulder steps. Boulder steps will be constructed with footer rocks that extend below scour depth. The boulder frame will be backfilled with the specified streambed fill gradation. Vegetated wood matrix will line the banklines to provide additional stability and a floodplain bench.

4.2.4 Fill Plug

A fill plug will be necessary for routing the stream flow into the reconstructed channel segment from STA 2+90 to STA 3+15. The fill plug will be constructed with native alluvium excavated from new channel construction. Excavated materials will be transported to the fill plug locations and compacted with heavy equipment. Topsoil stockpiled during the channel excavation will cap the alluvium. Vegetation transplants and floodplain seeding will be incorporated into the fill plug surface to accelerate site revegetation. A vegetated wood matrix will be constructed along the right bank of the new channel/plug fill interface to stabilize the material.

4.2.5 Revegetation

Revegetation practices include broadcast seeding disturbed areas and transplanting sod and shrubs. Transplanted materials will include willows, grass sod, and shrubs that are in the project area. Transplanted material will either be stockpiled for later planting or planted immediately. Planted areas will be irrigated to increase plant survival. Broadcast seeding will be completed at the culmination of the channel construction. Other plantings will be completed during the dormant season in either the fall after construction or the following spring.

5 Construction Implementation Plan

The project area was divided into two reaches for the implementation plan. Work will commence in Reach 1 at the upstream section of the project area (Station 2+54) and proceed downstream. The construction implementation plan is based on the entire restoration plan being implemented in one phase. Due to the intermittent nature of NBTC, it is plausible that all construction may occur during dry channel conditions. In the event of flowing water, the following dewatering and phasing plan will be implemented. All efforts will be made to minimize turbidity during construction.

5.1 Task 1: Channel Stakeout and Final Design Modifications

The design alignment will be reviewed with the contractor in the field. The design alignment may be slightly modified to field fit the alignment to beneficial features (e.g., vegetated areas, large trees). This task will be completed by RDG's construction manager prior to construction.

5.2 Task 2: Gather, Sort, and Distribute materials in Project Area

All project materials will be delivered to the project area and distributed to the appropriate sites based on anticipated material quantities outlined in Attachment A, Sheet 3.1. Stockpile locations will be located to minimize stream crossings and existing roads and travel ways will be used. Additional ingress and egress routes will be located away from live water. This task will be completed approximately one week prior to actual construction.

5.3 Task 3: Implement Treatments in Reach 1

If streamflow is present during construction, the flow will remain in the existing channel. The complete project will be constructed in the dry leaving a plug upstream (~Sta 2+73) to avoid flow entering the work area. If the contractor encounters groundwater during excavation, the flow will be pumped and discharged back to NBTC adjacent to Reach 1 (vicinity of the existing culvert). Following the dewatering, the design channel will be over-excavated down to subgrade and all excavated material will be staged along the edge of the existing channel to be filled after the activation of the new channel. Proposed boulder cascades and vegetated wood matrices will be constructed per the specifications and details presented in Attachment A.

Estimated Construction Time: 5 Days

5.4 Task 4: Implement Treatments in Reach 2

Reach 2 will be constructed in the dry as all streamflow will be maintained in the current channel and outfall to Lake Pend Oreille. The first task will be to remove the existing culvert and road prism crossing the proposed alignment at STA 4+75. Excavated fill material will be temporarily stockpiled adjacent to the existing NBTC channel and outfall to Lake Pend Oreille. Following the removal of the fill and culvert, the excavator will over-excavate the boulder cascade reach to the appropriate channel dimensions. The new channel and vegetated wood matrices will be constructed per the specifications and details presented in Attachment A.

Estimated Construction Time: 3 Days

5.5 Task 6: Activate Streamflow

Following the completion of all channel work, streamflow will be incrementally diverted into the new channel at STA 2+73. This will be accomplished incrementally to minimize turbidity. Following activation, the proposed plug and floodplain will be backfilled with the staged material. The complete proposed floodplain will be graded to design elevation within the work proposed area and then daylighted to match the existing elevations of the surrounding topography. Any excess fill material will be hauled and stockpiled outside of the project area. The remaining portion of reach 1 (STA 2+54 to STA 2+73) will be constructed in the wet.

5.6 Task 7: Implement Revegetation Plan

After all grading is complete any remaining transplants will be installed into the floodplain at the direction of the construction manager. All floodplain and disturbed areas will be reseeded with the prescribed seed mix shown in Attachment A, Sheet 3.1.

5.7 Recommended Construction Best Management Practices (BMPs)

All heavy equipment will be washed prior to mobilization to the site to minimize the introduction of noxious weeds to the project site. It will be the equipment contractors' responsibility to ensure that adequate measures have been taken. Equipment should be new or in a well-maintained condition to minimize the likelihood of a fluid leak. If a fluid leak does occur, the construction supervisor will be notified immediately, and all work ceased until the leak has been rectified. At all times during the construction phase, fluid spill containment equipment will be present on-site and ready for deployment should an accidental spill occur. It is understood that there will be short-term pulses of sediment produced during clear water diversion preparation and removal of clear water diversion materials. There may also be periodic pulses during channel shaping and structure placement from sub-surface waters and or seepage through the work isolation structures. If necessary, any subsurface water that may collect in the excavation areas will be pumped away from live water. There will be short periods of time when minor pulses of turbid water may be discharged into the stream or waters that feed the stream.

Trash pumps and associated equipment (hoses, clamps, etc.) will be on-site and available for deployment as necessary to help reduce turbidity in the stream and/or nearby state waters. Pump deployment may be necessary to help dewater construction locations to aid in construction. It is understood that the water pumped will be turbid and all efforts will be made to discharge to upland sites.

6 Conclusion

The restoration plan focuses on improving the form and function of the NBTC downstream of the exiting footbridge to just upstream of the confluence with Trestle Creek. The river corridor continues to exhibit impairments related to historical land uses. The restoration plan includes increasing aquatic habitat diversity by restoring pools in the channel, re-establishing a vegetated floodplain surface, and re-establishing fish passage and fluvial connectivity.

For this project, channel stability represents a condition where several hydraulic variables are balanced to achieve a state of dynamic equilibrium that approximates stable conditions, satisfies traditional hydraulic design principles, and considers results from the best available regime equations. Vegetated wood matrixes are prescribed to provide habitat as well as bank stabilization until the riparian vegetation matures. In addition to structural treatments, the design presents revegetation tactics that ensure post-project site conditions are suitable to support the establishment of a diverse, self-sustaining riparian vegetation community.

7 References

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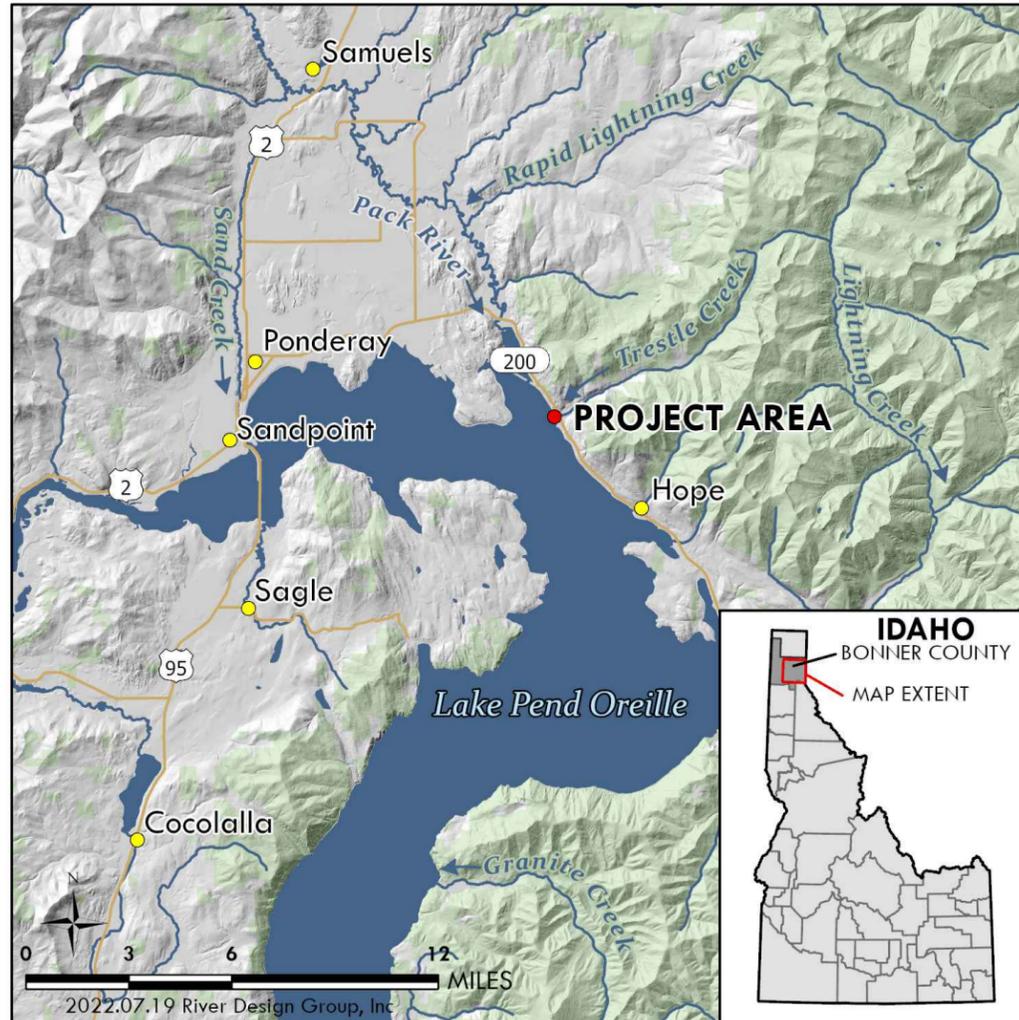
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ATTACHMENT A
CONSTRUCTION PLAN SET

EAST BRANCH TRESTLE CREEK RESTORATION PROJECT FINAL DESIGN PLAN SET

TRESTLE CREEK VICINITY MAP



DRAWING INDEX

- 1.0 COVER PAGE AND NOTES
- 2.0 SITE PLAN
- 2.1 DEWATERING PLAN
- 3.0 SPECIFICATIONS
- 3.1 MATERIALS AND QUANTITIES
- 4.0 PLAN VIEW AND DATA SHEET
- 4.1 GRADING PLAN AND PROFILE
- 5.0 DESIGN CHANNEL CROSS SECTIONS
- 6.0 BOULDER CASCADE DETAIL
- 6.1 CONSTRUCTED CHANNEL STREAMBED DETAIL
- 6.2 VEGETATED WOOD MATRIX DETAIL
- 7.0 WETLAND IMPACTS

PROJECT PARTNERS



Valiant Idaho II, LLC
The Idaho Club
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PROJECT DESCRIPTION

THE NORTH BRANCH OF TRESTLE CREEK (NBTC) WAS ARTIFICIALLY CONSTRUCTED AS AN IRRIGATION CANAL IN THE EARLY 1900S. PRESENTLY, RESIDENTIAL DEVELOPMENT, CLEARING OF INSTREAM WOOD, AND FISH PASSAGE BARRIERS ASSOCIATED WITH THE OUTFALL TO LAKE PEND OREILLE, US HIGHWAY 200 AND THE MONTANA RAIL LINK TRACKS HAVE DEGRADED STREAM CORRIDOR HABITAT CONDITIONS AND IMPEDED THE PASSAGE OF KOKANEE *ONCORHYNCHUS NERKA* (KOKANEE), SALVELINUS *CONFLUENTUS* (BULL TROUT), AND OTHER FISH SPECIES INTO NBTC FROM LAKE PEND OREILLE.

IN EARLY 2022, THE LAKE PEND OREILLE IDAHO CLUB EXPRESSED INTEREST IN IMPROVING FISH PASSAGE AND RE-NATURALIZING A PORTION OF THE NORTH BRANCH TRESTLE CREEK (NBTC) FOR THE BENEFIT OF KOKANEE, BULL TROUT AND OTHER FISH SPECIES. RIVER DESIGN GROUP WAS RETAINED TO PRODUCE A FINAL DESIGN FOR THIS PROJECT AREA USING THE MOST RECENT DESIGN STANDARDS. THE PRIMARY GOAL OF THIS PROJECT IS TO ENHANCE THE AESTHETICS OF THE EXISTING NBTC CHANNEL BY CONSTRUCTING A NATURALLY FUNCTIONING CHANNEL AND FLOODPLAIN CONFIGURATION THROUGH THE PROPOSED IDAHO CLUB PROPERTY.

STANDARD OF PRACTICE

SWCA ENVIRONMENTAL CONSULTANTS WORKS EXCLUSIVELY IN THE RIVER ENVIRONMENT AND UTILIZES THE MOST CURRENT AND ACCEPTED PRACTICES AVAILABLE FOR PLANNING AND DESIGN OF RIVER, FLOODPLAIN, AND AQUATIC HABITAT RESTORATION PROJECTS. CURRENT STANDARDS FOR THE DESIGN OF RESTORATION PROJECTS VARY DEPENDING ON PROJECT GOALS.

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COVER PAGE AND NOTES
EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
NEAR SANDPOINT, IDAHO

NO.	DATE	BY	DESCRIPTION	CHK
2	08/01/23	LS	ADD WETLAND SHEET	NW
3	10/12/23	LS	ADD DEWATER SHEET	NW
4	02/29/24	LS	DESIGN REVISION	NW
5	04/18/24	LS	DESIGN REVISION	NW
6	02/11/25	LS	DESIGN REVISION	NW

PROJECT NUMBER
RDG-22-170

DRAWING NUMBER

1.0

Drawing 1 of 12

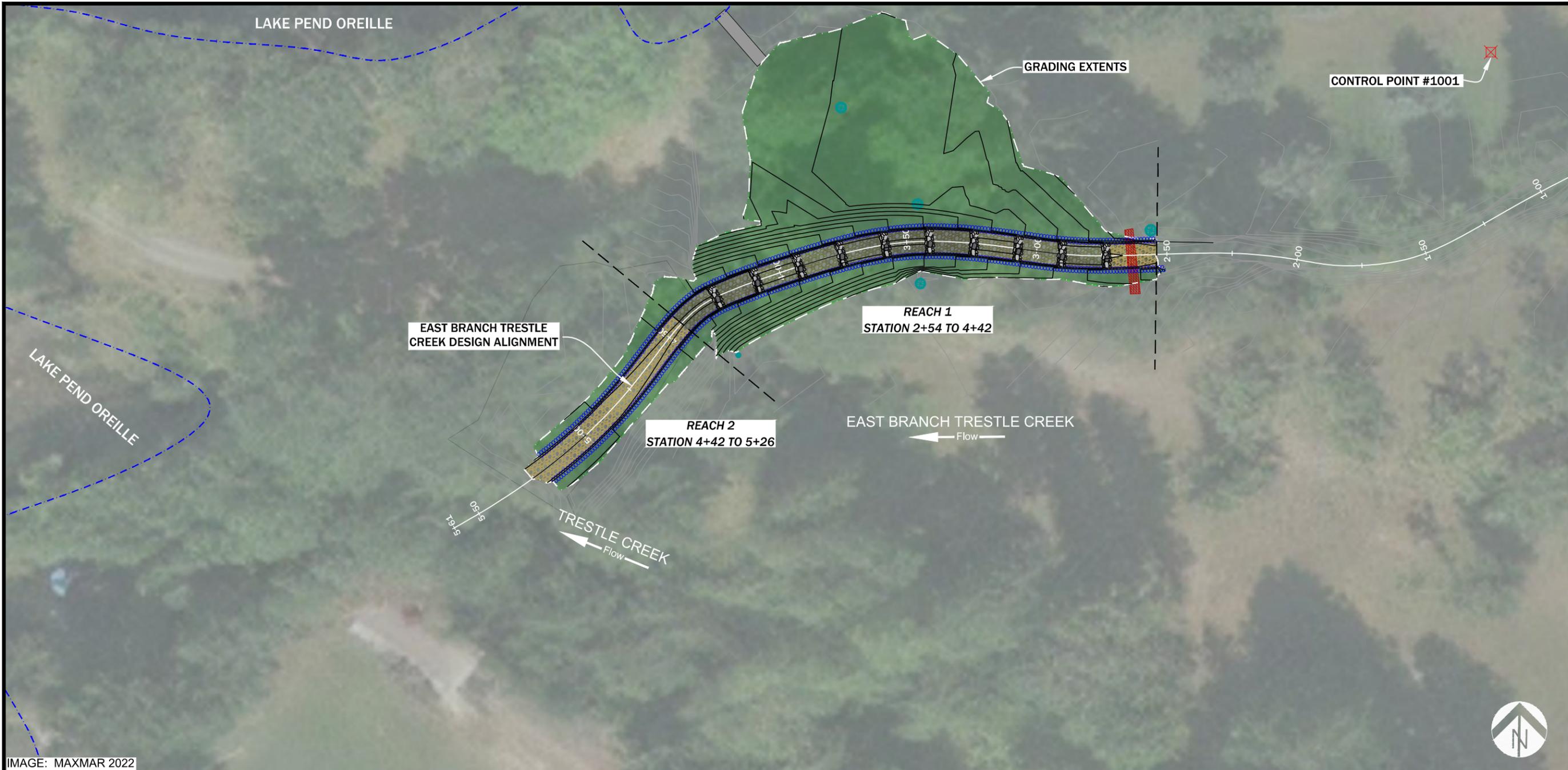


IMAGE: MAXMAR 2022

1 SITE PLAN

1" = 40'

DETAIL LEGEND	
SYMBOL	DETAIL SHEET #
	RIPARIAN SEED AREA
	EXISTING TREE TO BE PRESERVED
	BOULDER CASCADE 6.0
	CONSTRUCTED CHANNEL STREAMBED 6.1
	VEGETATED WOOD MATRIX 6.2

PROJECT DATUM

THE PROJECT COORDINATES ARE BASED ON THE FOLLOWING:
 HORIZONTAL PROJECTION: IDAHO STATE PLANE (WEST FOOT)
 HORIZONTAL DATUM: NAD83 (2011)
 UNITS: US SURVEY FEET
 VERTICAL DATUM: NAVD29 (GEOID 12B)

TOPOGRAPHY AND CROSS SECTION GROUND LINES ARE BASED ON SURVEY WORK PERFORMED BY RDG IN JULY 2022.

CONTROL POINTS				
POINT NUMBER	EASTING	NORTHING	POINT ELEVATION	RAW DESCRIPTION
1001	2478328.5410'	2412772.5490'	2075.504'	5/8" REBAR WITH A 2" ALUMINUM CAP MARKED "RDG"

SITE PLAN

EAST BRANCH TRESTLE CREEK RESTORATION PROJECT

NEAR SANDPOINT, IDAHO

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

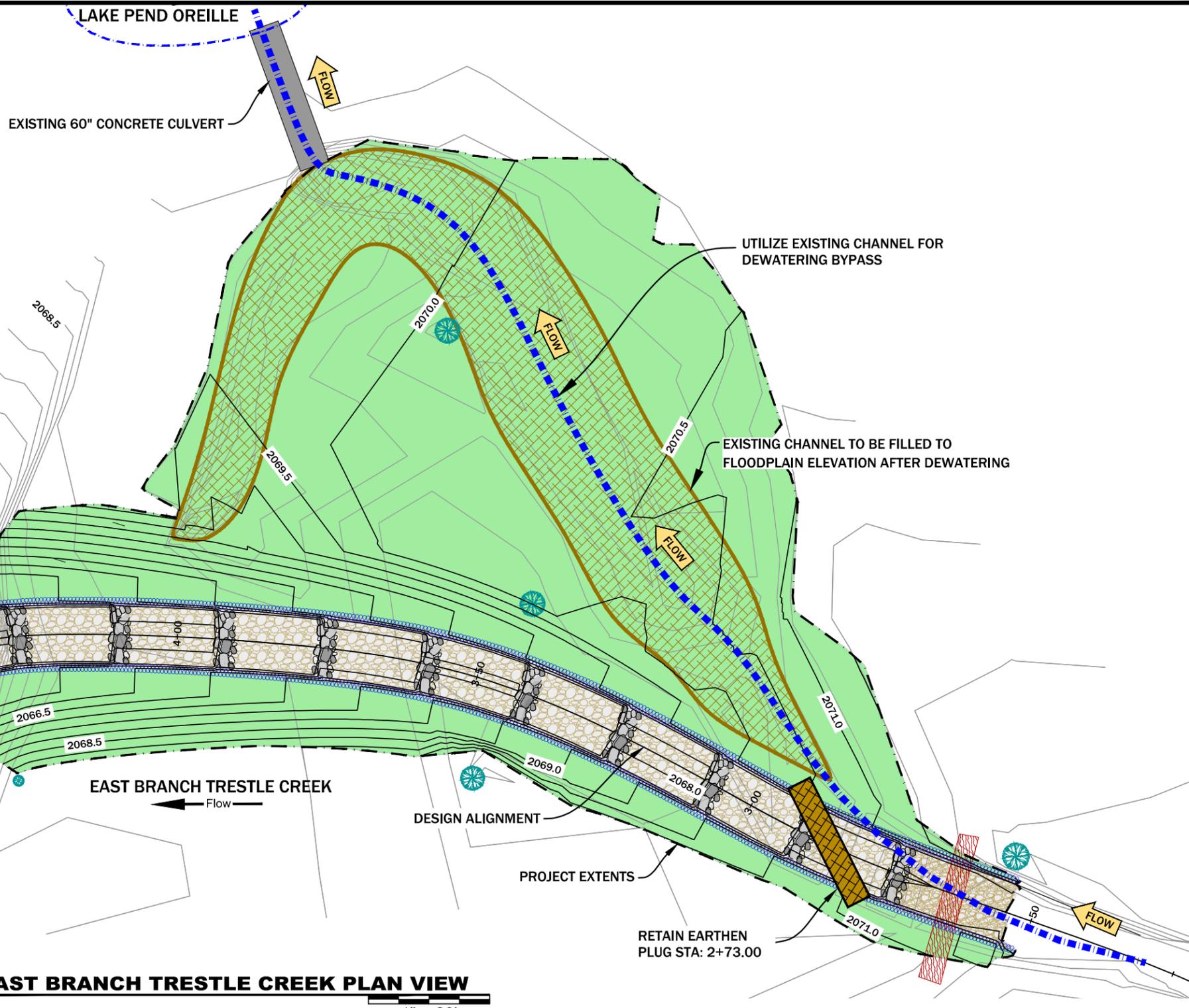
PROJECT NUMBER
RDG-22-170

DRAWING NUMBER
2.0

Drawing 2 of 12

DEWATERING AND CONSTRUCTION SEQUENCE:

1. MAINTAIN ALL FLOW WITHIN THE EXISTING CHANNEL.
2. CONSTRUCT REACH 1 AND REACH 2 LEAVING AN EARTHEN PLUG AT STATION 2+73.
3. STAGE EXCAVATED MATERIAL FROM REACH 1 AND 2 ADJACENT TO THE EXISTING CHANNEL.
4. REMOVE THE PLUG AT STATION 2+73 AND INCREMENTALLY TURN THE FLOW INTO THE DESIGN CHANNEL.
5. CONSTRUCT THE REMAINDER OF REACH 1 IN THE WET AND FILL THE EXISTING CHANNEL TO DESIGN ELEVATION WITH STAGED MATERIAL.



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
1" = 20'

LEGEND	
SYMBOL	
	BYPASS CHANNEL
	EARTHEN PLUG
	BYPASS FLOW DIRECTION

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW
3	10/12/23	LS	DEWATER PLAN	NW

PROJECT NUMBER
 RDG-22-170
 DRAWING NUMBER
2.1
 Drawing 3 of 12

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GENERAL NOTES

1. CONTOUR INTERVAL IS NOTED ON DRAWINGS.
2. SLOPES DESIGNATED AS 2:1, 1.5:1, ET CETERA, ARE THE RATIOS OF HORIZONTAL DISTANCE TO VERTICAL DISTANCE.
3. DIMENSIONS ARE GIVEN IN FEET AND TENTHS OF A FOOT.
4. TOPOGRAPHY AND CROSS SECTION GROUND LINES ARE BASED ON SURVEY WORK PERFORMED IN JUNE, 2022 BY RDG.
5. ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND ANY ADJUSTMENTS TO THE DRAWINGS SHALL BE MADE AS DIRECTED BY THE ENGINEER.
6. EXISTING PRIVATE IMPROVEMENTS, WHICH LIE WITHIN THE CONSTRUCTION LIMITS, UNLESS OTHERWISE NOTED WILL BE REMOVED BY THE OWNER PRIOR TO CONSTRUCTION OR ABANDONED IN PLACE.
7. PROTECT ALL TREES AND LAND AREAS NOT LOCATED WITHIN THE PROJECT CONSTRUCTION, STAGING OR EARTHWORK LIMITS. EXERCISE CARE IN AREAS NOT SO MARKED TO AVOID UNNECESSARY DAMAGE TO NATURAL VEGETATION.

8. THE PROJECT SPONSOR IS RESPONSIBLE FOR COMPLYING WITH ALL PERMITS AND EASEMENTS INCLUDING ALL FEDERAL, STATE, COUNTY, AND LOCAL PERMIT CONDITIONS.
9. EXCAVATION, TRENCHING, SHORING, AND SHIELDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK, THESE DRAWINGS ARE NOT INTENDED TO PROVIDE MEANS OR METHODS OF CONSTRUCTION.
10. EXCAVATION SHALL MEET THE REQUIREMENTS OF OSHA 29 CFR PART 1926, SUBPART P, EXCAVATIONS. ACTUAL SLOPES SHALL NOT EXCEED THE SLOPES AS INDICATED ON DRAWINGS.
11. ENGINEER WILL PROVIDE SURVEY CONTROL AND GRADING SURFACES FOR EQUIPMENT WITH GPS MACHINE CONTROL CAPABILITY. ENGINEER SHALL PROVIDE SURVEY STAKING AND LAYOUT FOR CONSTRUCTION.
12. VERTICAL TOLERANCE FOR CONSTRUCTION COMPLIANCE WILL BE 0.3 FEET. HORIZONTAL TOLERANCE WILL BE 1.0 FEET.
13. CONTRACTOR SHALL CONFIRM QUANTITIES. REPORTED VOLUMES ARE NEATLINE AND DO NOT INCLUDE ADJUSTMENTS FOR COMPACTION OR OTHER FACTORS.

GENERAL SPECIFICATIONS

1. THE PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE PLAN SET. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CHANGES PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER FOR THIS PROJECT SHALL BE A DESIGNATED RIVER DESIGN GROUP REPRESENTATIVE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL U-DIG PRIOR TO CONSTRUCTION.
3. COSTS INCURRED DUE TO PROJECT DELAYS RESULTING FROM FAILURE OF THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE GENERAL SPECIFICATIONS, CONTRACTOR QUALIFICATIONS, CONSTRUCTION SPECIFICATIONS, MATERIALS SPECIFICATIONS AND REVEGETATION SPECIFICATIONS SHALL BE THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR QUALIFICATIONS

1. THE CONTRACTOR SHALL HAVE AT LEAST TWO (2) YEARS OF RIVER RESTORATION CONSTRUCTION EXPERIENCE AND SHALL HAVE COMPLETED AT LEAST FIVE (5) RIVER RESTORATION PROJECTS. OR, THE CONTRACTOR SHALL HAVE AT LEAST ONE (1) YEAR OF RIVER RESTORATION EXPERIENCE, SHALL HAVE COMPLETED AT LEAST THREE (3) RIVER RESTORATION PROJECTS, AND SHALL HAVE COMPLETED AN APPROVED RIVER RESTORATION TRAINING CLASS. APPROVED TRAINING CLASSES INCLUDE THOSE SPONSORED BY WILDLAND HYDROLOGY, INC., OR A SIMILARLY QUALIFIED PRACTITIONER OF NATURAL CHANNEL DESIGN STREAM RESTORATION PRINCIPLES.
2. IF THE CONTRACTOR CHOOSES TO DESIGNATE AN EMPLOYEE WITHOUT QUALIFIED STREAM RESTORATION EXPERIENCE, THE CONTRACTOR SHALL BE ON-SITE AT ALL TIMES WHEN THE EMPLOYEE IS PERFORMING RIVER RESTORATION WORK. FAILURE TO ABIDE BY THIS CONDITION WITHOUT PREVIOUS AGREEMENT WITH THE CONSTRUCTION MANAGER WOULD BE GROUNDS FOR TERMINATION.
3. THE CONTRACTOR SHALL MAINTAIN AT LEAST \$2,000,000 IN LIABILITY INSURANCE AND HAVE PROOF OF LIABILITY INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE PROOF OF WORKER'S COMPENSATION INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
5. COPIES OF ALL PROJECT PERMITS SHALL BE POSTED ON-SITE IN A VISIBLE LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY KNOWN CHANGES OR ACTIVITIES THAT COULD VIOLATE PERMIT REQUIREMENTS PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL CORRESPONDENCE WITH PERMIT AGENCIES.

TEMPORARY DIVERSION PROCEDURES

1. TEMPORARY DIVERSIONS SHALL BE ACTIVATED OR DEACTIVATED INCREMENTALLY IN TWO STAGES TO ALLOW RESIDENT AQUATIC LIFE TO EXIT THE DEWATERED AREA.
2. A PERIOD OF APPROXIMATELY ONE HOUR SHALL BE ALLOWED BETWEEN THE TWO STAGES.
3. EFFORTS SHALL BE MADE TO LIMIT TURBIDITY DURING DIVERSION ACTIVATION AND DEACTIVATION. MATERIAL USED TO DIVERT FLOW DURING STAGED DIVERSIONS SHALL BE CLEAN AND DEVOID OF FINES.
4. EFFORTS SHALL BE MADE TO LIMIT DISTURBANCE TO VEGETATION.
5. EFFORTS SHALL BE MADE TO AVOID FATALITIES OF AQUATIC LIFE.

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION SHALL OCCUR IN ACCORDANCE WITH THE PLAN SET, CONSTRUCTION SPECIFICATIONS, EQUIPMENT SPECIFICATIONS, MATERIAL SPECIFICATIONS, REVEGETATION SPECIFICATIONS AND GENERAL SPECIFICATIONS.
2. CONSTRUCTION ACCESS SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL LEAVE ALL GATES, WHETHER OPEN OR CLOSED, AS FOUND.
3. STREAM CROSSINGS SHALL BE MINIMIZED DURING CONSTRUCTION. CONTRACTOR SHALL USE CULVERTS AT STREAM CROSSINGS SO THAT EQUIPMENT CAN CROSS THE STREAM WITHOUT GENERATING EXCESS TURBIDITY.
4. STRAW BALES AND SILT FENCING SHALL BE AVAILABLE AND INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER. CONSTRUCTION FENCING (LIMITS OF DISTURBANCE) SHALL BE INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER.
5. INITIALLY, THE CONTRACTOR SHALL EXCAVATE THE CHANNEL TO APPROXIMATE DESIGN DIMENSIONS. EXCAVATION SHALL COMPLY WITH CONSTRUCTION STAKES AND THE PLAN SET. EXCAVATION SHALL ESTABLISH CHANNEL ELEVATIONS WITHIN ONE-HALF FOOT OF FINAL ELEVATIONS. THE CONSTRUCTION MANAGER SHALL INSPECT THE CHANNEL EXCAVATION FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED OFF-SITE OR USED ON-SITE. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED. EXCAVATED SOD AND RIPARIAN SHRUB TRANSPLANTS SHALL BE CAREFULLY STOCKPILED AND REUSED FOR PLANTING FLOODPLAINS OR STREAM BANKS.
6. AFTER EXCAVATING THE CHANNEL, THE CONTRACTOR SHALL INSTALL BANK STABILIZATION AND HABITAT STRUCTURES USING THE EXCAVATOR. EACH STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS PROVIDED IN THE PLAN SET. THE CONSTRUCTION MANAGER SHALL INSPECT AND APPROVE ALL STRUCTURES PRIOR TO BACKFILLING.
7. AFTER ALL STRUCTURES ARE INSTALLED, THE CHANNEL WILL BE SHAPED TO WITHIN 0.3 FEET OF THE FINAL ELEVATIONS SPECIFIED ON THE PLAN SET USING AN EXCAVATOR. THE CONSTRUCTION MANAGER SHALL CHECK THE FINAL ELEVATIONS FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED TO AN ON-SITE REPOSITORY DESIGNATED BY THE CONSTRUCTION MANAGER. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED.
8. THE CONTRACTOR SHALL REMOVE EXCESS MATERIALS, TEMPORARY CULVERTS AND EQUIPMENT FROM THE SITE. THE CONTRACTOR SHALL REGRADE DISTURBED AREAS AND CONSTRUCTION ACCESS ROADS TO THEIR ORIGINAL GRADES. THE CONTRACTOR SHALL TREAT COMPACTED SOIL AREAS INCLUDING ACCESS ROADS AND MATERIAL STOCKPILE AREAS. THE CONTRACTOR SHALL REMOVE SOIL FROM THE PROJECT SITE IF THE SOIL IS TAINTED WITH PETROLEUM-BASED FLUIDS.

EQUIPMENT SPECIFICATIONS

1. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL MOBILIZE ALL EQUIPMENT TO THE PROJECT AREA AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EQUIPMENT FOR THIS PROJECT:

EXCAVATOR - ONE (1) EXCAVATOR SHALL BE REQUIRED. THE EQUIPMENT SHALL BE MINIMUM 200 CLASS. THE BUCKET VOLUME SHALL BE MINIMUM OF ONE (1) CUBIC YARD. THE BUCKET SHALL BE EQUIPPED WITH A HYDRAULIC THUMB FOR GRASPING LOGS, ROCKS, AND OTHER MATERIALS. THE EQUIPMENT MUST BE CAPABLE OF CROSSING WATER AND WORKING ON OR ADJACENT TO STEEP SLOPES. A CHAIN OR STRAP SHALL BE AVAILABLE FOR ATTACHING CULVERTS, PUMPS AND OTHER EQUIPMENT OR MATERIALS TO THE BUCKET FOR TRANSPORT ON-SITE.

- ALL SURFACE VEHICLE - ONE (1) ALL-SURFACE VEHICLE (ASV) SHALL BE REQUIRED. THE EQUIPMENT SHALL BE EQUIPPED WITH SOD TRACKS TO MINIMIZE DISTURBANCE TO FRAGILE AREAS.
- CHAINSAW - ONE (1) CHAINSAW SHALL BE REQUIRED. THE CHAINSAW MUST BE CAPABLE OF COMPLETELY SAWING LOGS OF THE DIAMETER SPECIFIED IN THE MATERIAL SPECIFICATIONS.
3. ALL EQUIPMENT SHALL BE WASHED PRIOR TO MOBILIZATION TO THE SITE TO MINIMIZE THE INTRODUCTION OF FOREIGN MATERIALS AND FLUIDS TO THE PROJECT SITE. ALL EQUIPMENT SHALL BE FREE OF OIL, HYDRAULIC FLUID, AND DIESEL FUEL LEAKS. TO PREVENT INVASION OF NOXIOUS WEEDS OR THE SPREAD OF WHIRLING DISEASE SPORES, ALL EQUIPMENT SHALL BE POWER WASHED OR CLEANED TO REMOVE MUD AND SOIL PRIOR TO MOBILIZATION INTO THE PROJECT AREA. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADEQUATE MEASURES HAVE BEEN TAKEN.

4. EQUIPMENT SHALL BE IN A WELL-MAINTAINED CONDITION TO MINIMIZE THE LIKELIHOOD OF A FLUID LEAK. IF A FLUID LEAK DOES OCCUR, THE CONSTRUCTION MANAGER SHALL BE NOTIFIED IMMEDIATELY, AND ALL WORK CEASED UNTIL THE LEAK HAS BEEN RECTIFIED. AT ALL TIMES DURING THE CONSTRUCTION PHASE, FLUID SPILL CONTAINMENT EQUIPMENT SHALL BE PRESENT ON-SITE AND READY FOR DEPLOYMENT SHOULD AN ACCIDENTAL SPILL OCCUR.
5. THE CONTRACTOR SHALL MAINTAIN A COMPLETE TOOL SET WITH COMMONLY REPLACED PARTS (E.G. O-RINGS) TO MINIMIZE DOWNTIME IN THE EVENT OF EQUIPMENT MALFUNCTION. THE CONTRACTOR SHALL HAVE AN EMERGENCY SPILL KIT ON SITE DURING THE PROJECT.



SPECIFICATIONS
EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
NEAR SANDPOINT, IDAHO

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

PROJECT NUMBER
RDG-22-170

DRAWING NUMBER

3.0

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TOTAL WOOD QUANTITIES

ITEM	QUANTITY	DIAMETER	LENGTH	ROOTWAD
CATEGORY 2 WOOD	68	2-4 IN	20 FT	OPTIONAL
CATEGORY 3 WOOD	1,088	< 2 IN	10-12 FT	OPTIONAL
WILLOW CUTTINGS	1,632	0.25-1.0 IN	8 FT	NO

NOTE:
CATEGORY 2 WOOD LENGTHS SHOWN WILL PRODUCE THE PROPER AMOUNT MATERIAL FOR STRUCTURES WHEN SPLIT INTO APPROPRIATE SIZES DURING CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.

TOTAL ROCK QUANTITIES

ITEM	QUANTITY (EA)	DIAMETER (IN)
CATEGORY 1 ROCK	120	24-30
CATEGORY 2 ROCK	202	10-12

ITEM	QUANTITY (CY)	GRADATION	
STREAMBED/STREAMBANK FILL	140	SIZE (IN)	
		PERCENT PASSING	
		6	90-95
		4	50-80
		3	30-50
1	10-30		
0.08	10		

TOTAL EARTHWORK QUANTITIES

ITEM	QUANTITY (CY)
CUT	515
BACKFILL	279
NET	236

NOTE:
VOLUMES ARE NEATLINE, CONTRACTOR TO APPLY EXPANSION FACTORS TO DETERMINE A MORE ACCURATE BACKFILL VOLUME.

TOTAL MISCELLANEOUS QUANTITIES

ITEM	QUANTITY
SHRUB SALVAGE AND TRANSPLANT	12 (AS AVAILABLE)
RECLAMATION SEED	6.05 (PLS LBS)

BOULDER CASCADE QUANTITIES	
ITEM	QUANTITY
BOULDER CASCADES	10 (EA)
CATEGORY 1 ROCK	120 (EA)
STREAMBED FILL	10 (CY)

CONSTRUCTED CHANNEL STREAMBED QUANTITIES	
ITEM	QUANTITY
CONSTRUCTED RIFFLE	252 (LF)
CATEGORY 2 ROCK	202 (EA)
STREAMBED FILL	76 (CY)

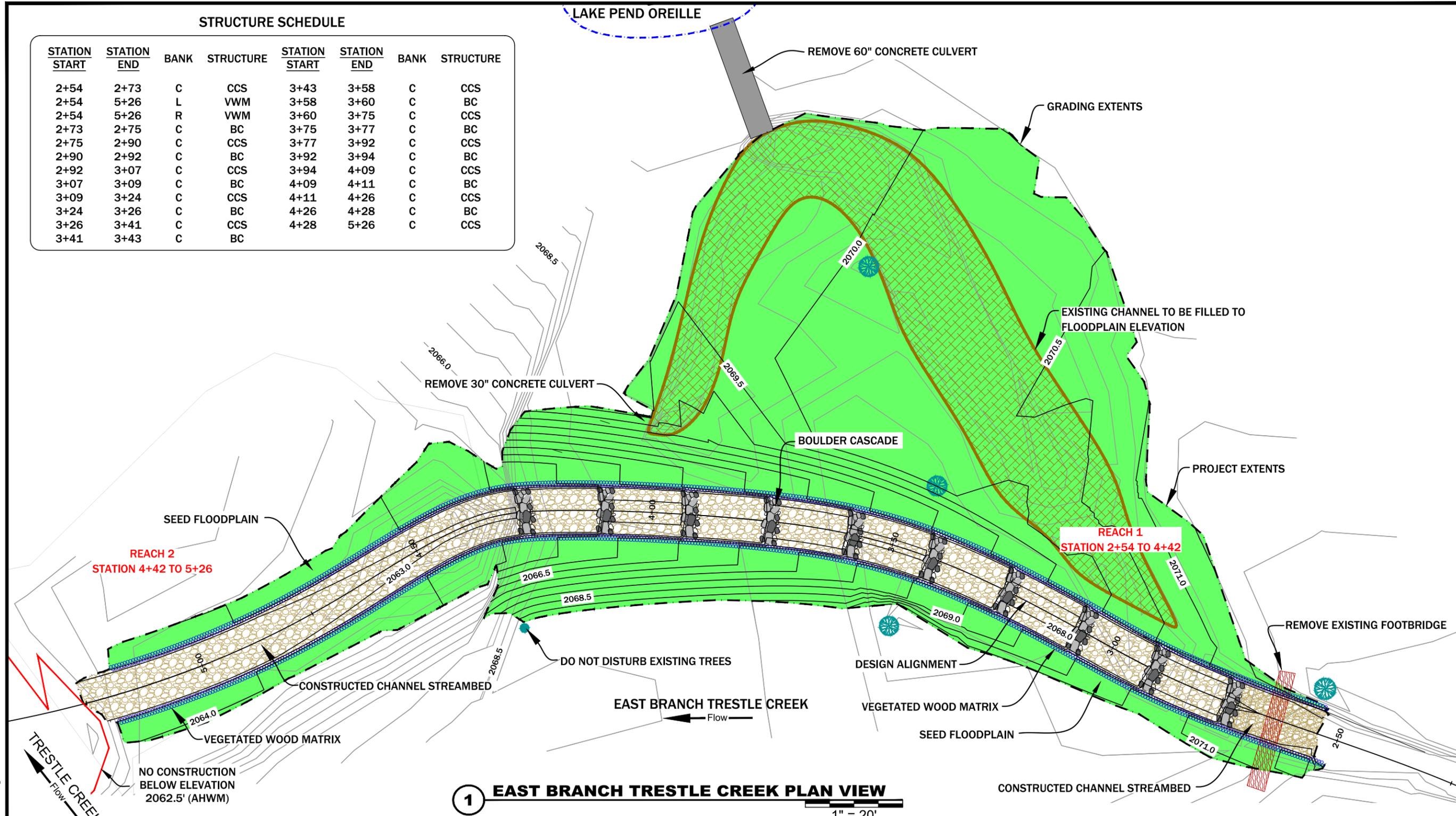
VEGETATED WOOD MATRIX QUANTITIES	
ITEM	QUANTITY
VEGETATED WOOD MATRIX	544 (LF)
CATEGORY 2 WOOD	136 (EA)
CATEGORY 3 WOOD	1,088 (EA)
WILLOW CUTTINGS	1,632 (EA)
STREAMBED FILL	54 (CY)

RIPARIAN SEEDING SCHEDULE				
LOCATION	SPECIES		PLS LBS/ACRE	TOTAL PLS LBS
FLOODPLAIN 0.25 ACRES	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10.59	2.69
	BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	4.71	1.20
	TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	1.18	.30
	MEADOW BARLEY	HORDEUM BRACHYANTHERUM	7.35	1.87
	TOTAL			

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

STRUCTURE SCHEDULE

STATION START	STATION END	BANK	STRUCTURE	STATION START	STATION END	BANK	STRUCTURE
2+54	2+73	C	CCS	3+43	3+58	C	CCS
2+54	5+26	L	VWM	3+58	3+60	C	BC
2+54	5+26	R	VWM	3+60	3+75	C	CCS
2+73	2+75	C	BC	3+75	3+77	C	BC
2+75	2+90	C	CCS	3+77	3+92	C	CCS
2+90	2+92	C	BC	3+92	3+94	C	BC
2+92	3+07	C	CCS	3+94	4+09	C	CCS
3+07	3+09	C	BC	4+09	4+11	C	BC
3+09	3+24	C	CCS	4+11	4+26	C	CCS
3+24	3+26	C	BC	4+26	4+28	C	BC
3+26	3+41	C	CCS	4+28	5+26	C	CCS
3+41	3+43	C	BC				



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
1" = 20'

CASCADE THALWEG ELEVATIONS

CASCADE NUMBER	STA	THALWEG ELEV.	CASCADE NUMBER	STA	THALWEG ELEV.
1	2+73	2073.80	6	3+58	2070.30
	2+75	2073.10	7	3+60	2069.60
2	2+90	2073.10			
	2+92	2072.40	8	3+75	2069.60
3	3+07	2072.40			
	3+09	2071.70	9	3+92	2068.90
4	3+24	2071.70			
	3+26	2071.00	10	4+09	2068.20
5	3+41	2071.00			
	3+43	2070.30			

CHANNEL TOP OF BANK ELEVATIONS

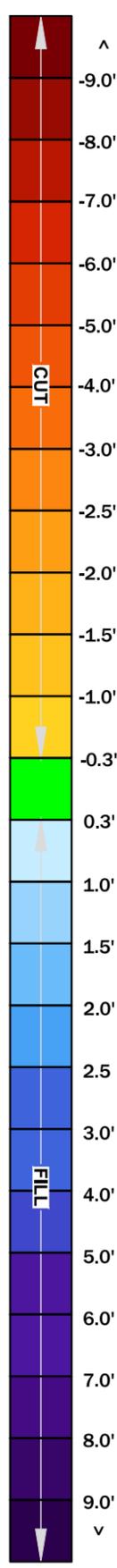
STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)
2+54	2071.6	3+41	2068.6	4+26	2065.2
2+73	2071.3	3+58	2067.9	4+42	2064.6
2+90	2070.6	3+75	2067.3	4+50	2064.5
3+07	2069.9	3+92	2066.6	4+98	2063.9
3+24	2069.3	4+09	2065.9	5+26	2063.6

DETAIL LEGEND	
SYMBOL	DETAIL SHEET #
	FLOODPLAIN SEED AREA
	EXISTING TREE TO BE PRESERVED
	BOULDER CASACDE 6.0
	CONSTRUCTED CHANNEL STREAMBED 6.1
	VEGETATED WOOD MATRIX 6.2

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PLAN VIEW AND DATA SHEET
 EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
 NEAR SANDPOINT, IDAHO

CHK	DESCRIPTION	BY	DATE
NW	FINAL DESIGN	LS	07/18/22

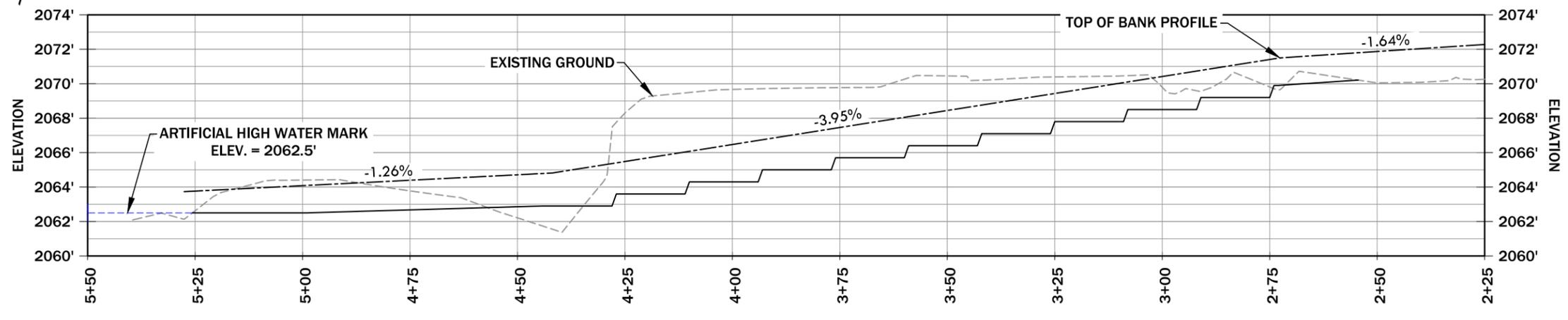
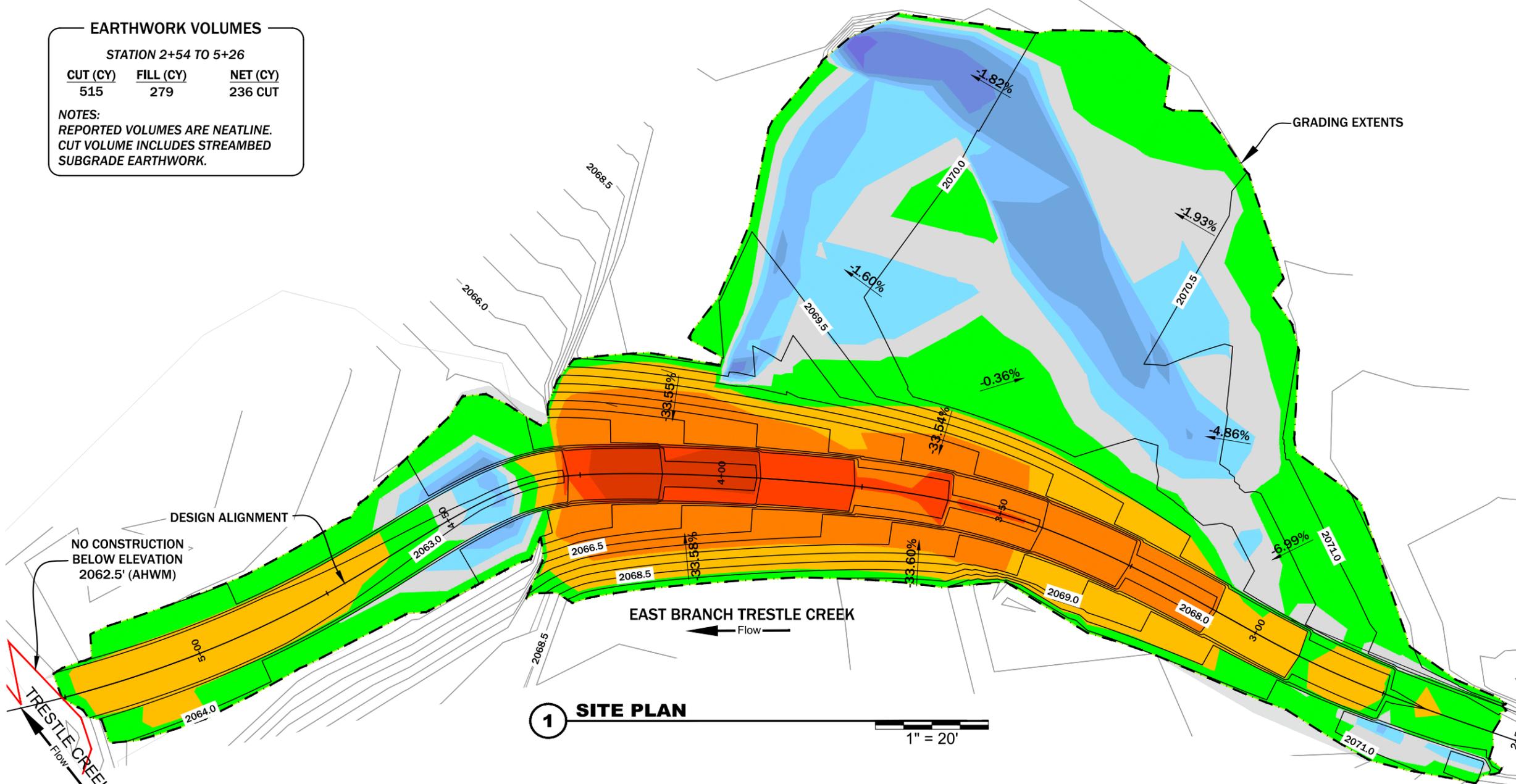


EARTHWORK VOLUMES

STATION 2+54 TO 5+26

CUT (CY)	FILL (CY)	NET (CY)
515	279	236 CUT

NOTES:
 REPORTED VOLUMES ARE NEATLINE.
 CUT VOLUME INCLUDES STREAMBED
 SUBGRADE EARTHWORK.



2 EAST BRANCH TRESTLE CREEK PROFILE
 1" = 30'

PROFILE LEGEND

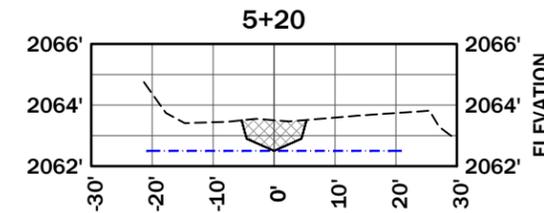
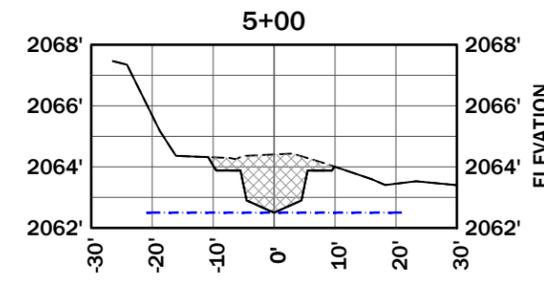
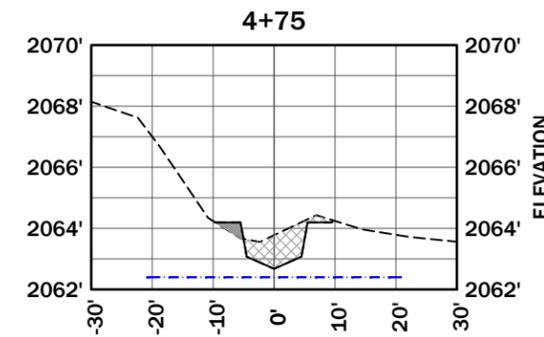
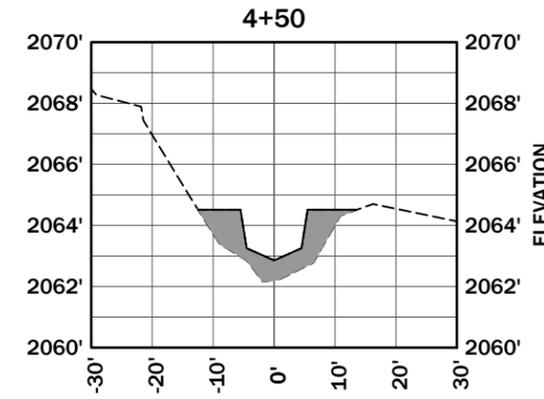
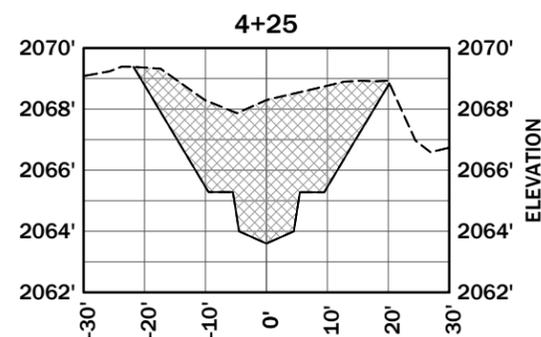
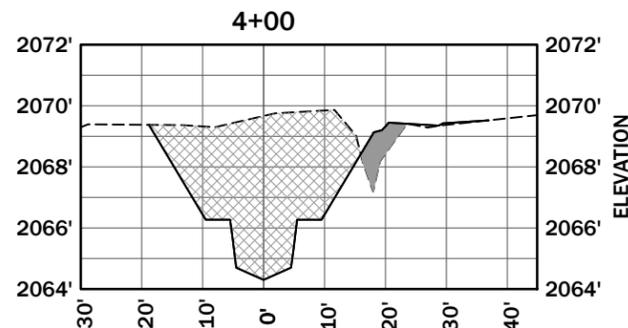
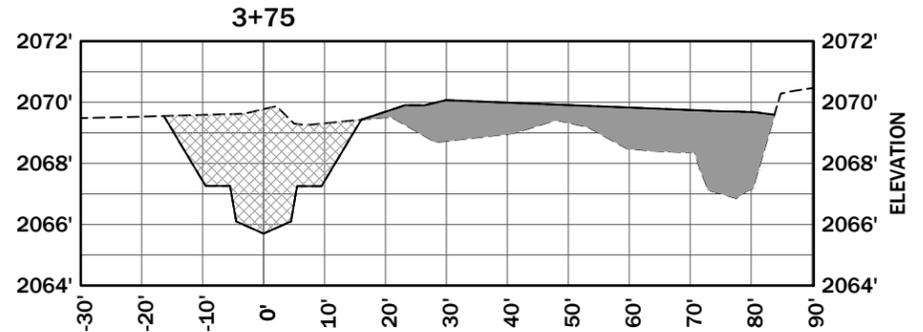
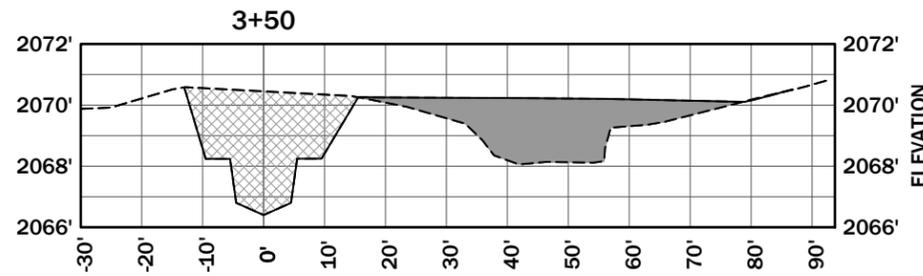
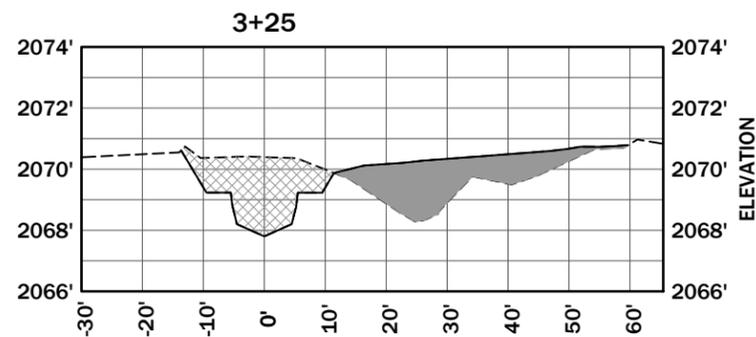
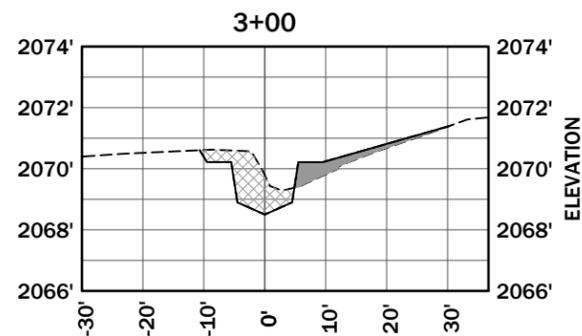
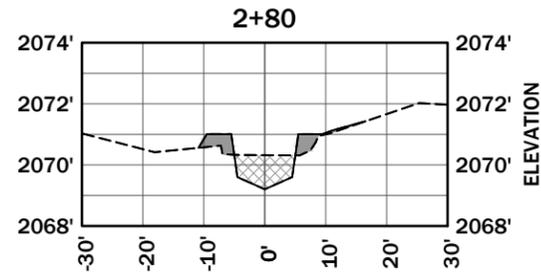
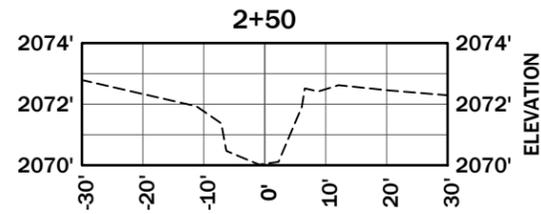
---	EXISTING GROUND ELEVATION
.....	BANKFULL SURFACE
————	DESIGN SURFACE

GRADING PLAN AND PROFILE
 EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
 NEAR SANDPOINT, IDAHO

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

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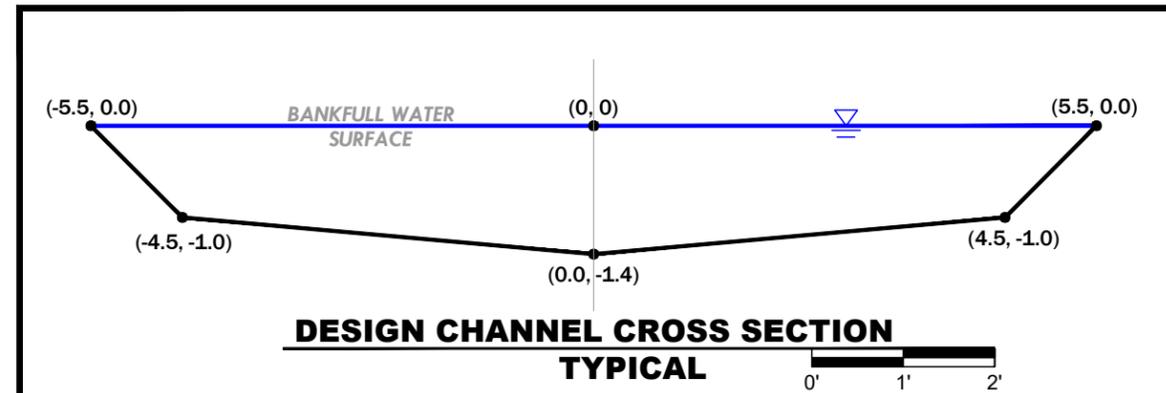
EXISTING GROUND COMPARED
 TO RDG DESIGN SURFACE



1 CHANNEL CROSS SECTIONS

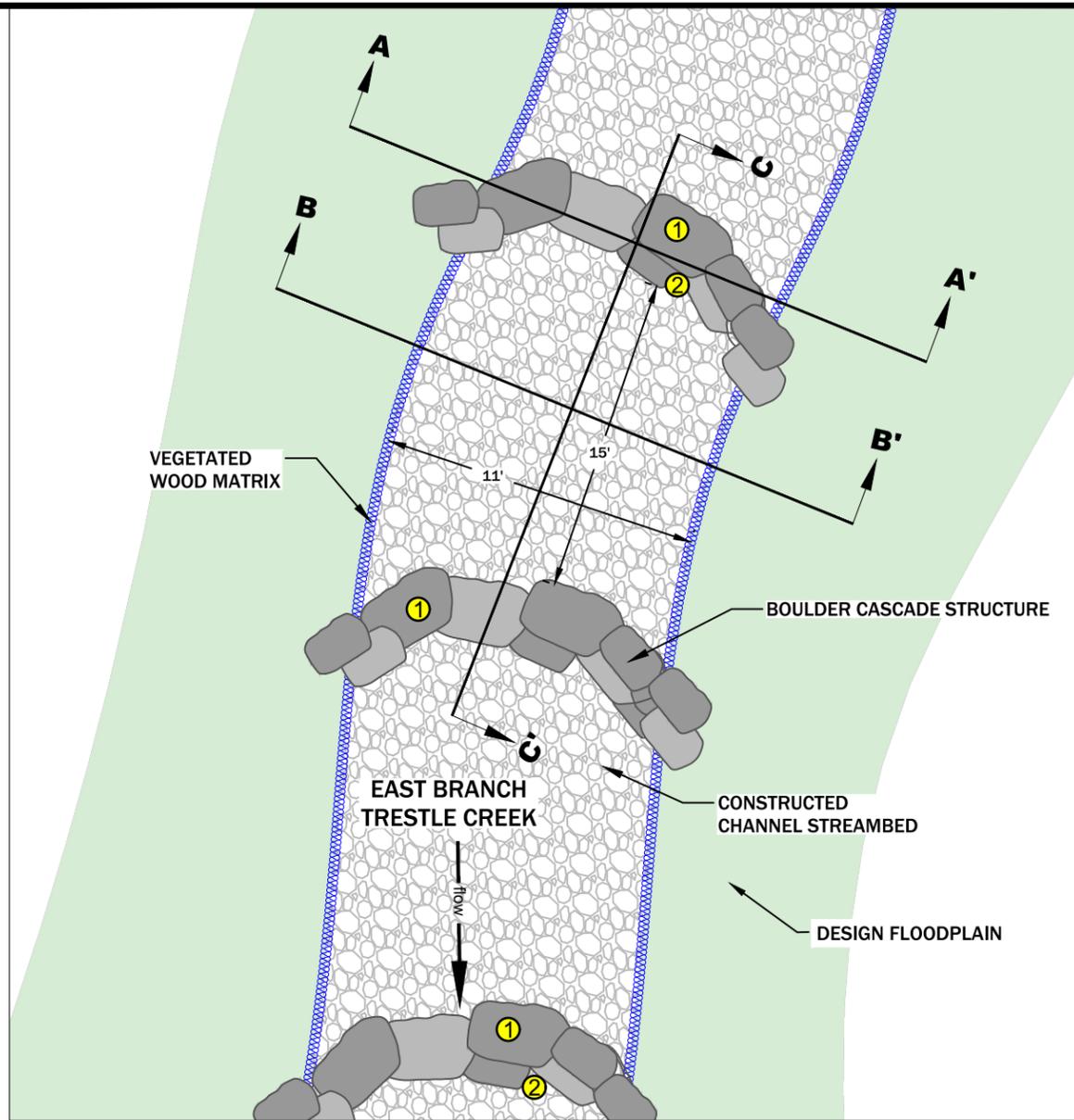
SECTION LEGEND

EXISTING GROUND ELEVATION		CUT
FINISHED GRADE		FILL
ARTIFICIAL HIGH WATER MARK		

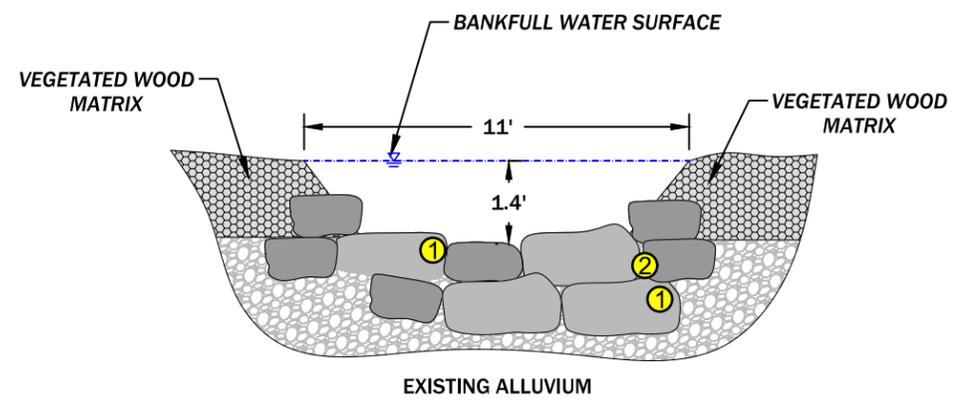


DESIGN CHANNEL CROSS SECTIONS
 EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
 NEAR SANDPOINT, IDAHO

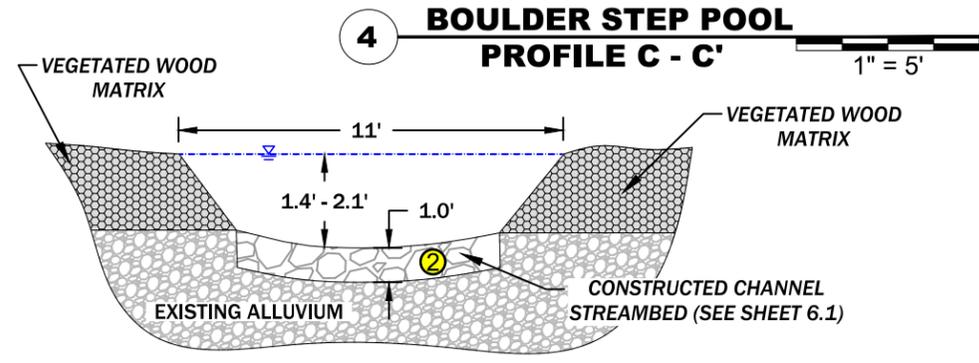
NO.	DATE	BY	DESCRIPTION	CHK	
				CHK	DATE
1	07/18/22	LS	FINAL DESIGN	NW	



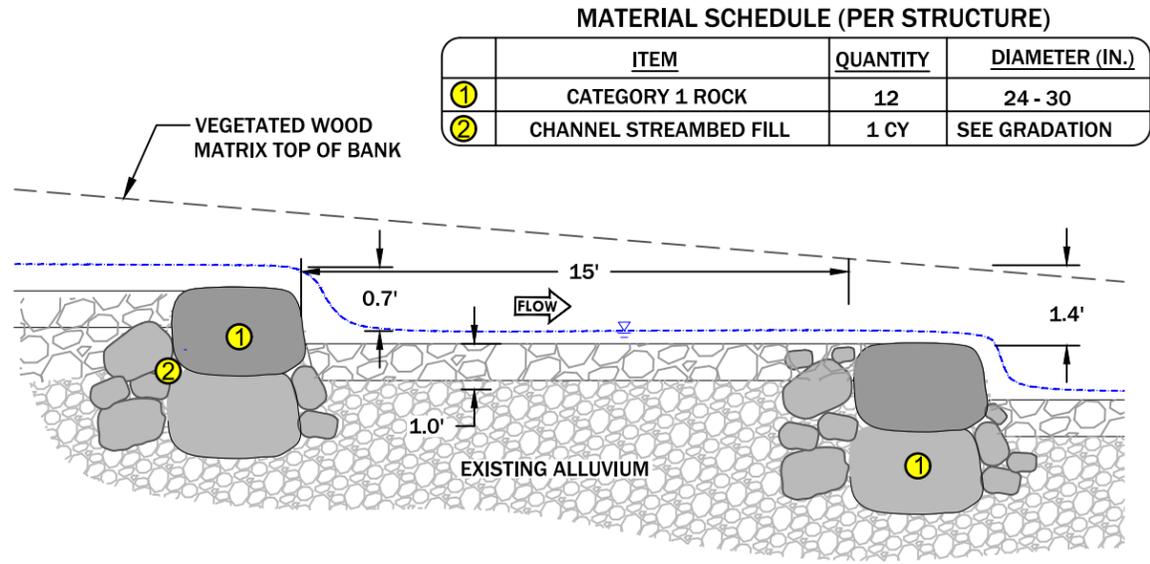
1 BOULDER STEP POOL PLAN VIEW
1" = 6'



2 BOULDER STEP WEIR SECTION A - A'
1" = 5'



3 CONSTRUCTED CHANNEL SECTION B - B'
1" = 5'



4 BOULDER STEP POOL PROFILE C - C'
1" = 5'

GENERAL NOTES

1. THE INTENT OF THE BOULDER CASCADE IS TO PROVIDE VERTICAL AND LATERAL STABILITY FOR ENTRENCHED STREAM TYPES EXHIBITING STEEP GRADIENTS WHERE DEEP POOLS ARE NOT DESIRED DUE TO POTENTIAL FISH STRANDING. THE STRUCTURE CONSISTS OF ALTERNATING GRADE CONTROL STEPS. VELOCITY AND ENERGY DISSIPATION IS CONTROLLED BY STEP SPACING WHICH IS DETERMINED AS A FUNCTION OF GRADIENT RELATIVE TO CHANNEL WIDTH. STEP HEIGHT IS DESIGNED TO MAINTAIN UPSTREAM FISH PASSAGE AT ALL FLOW STAGES.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY ENGINEER.
3. ENGINEER SHALL MARK THE GENERAL CONSTRUCTION LOCATIONS FOR EACH BOULDER STEP POOL STRUCTURE PRIOR TO CONSTRUCTION.

NOTES ON BOULDER CASCADE

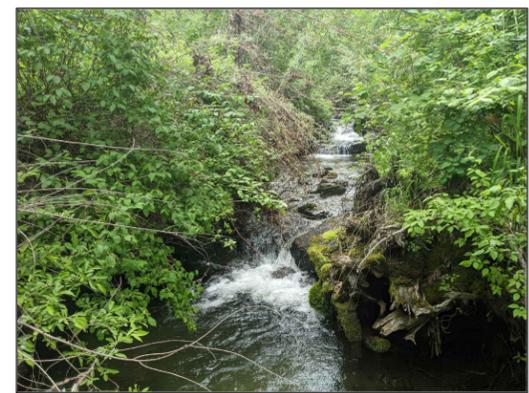
1. EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN ON THE DRAWING. SALVAGE COBBLE FROM THE EXISTING CHANNEL AND STOCK PILE ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
2. PREPARE THE BASE OF THE EXCAVATION BY PLACING AND BUCKET COMPACTING STREAMBED FILL TO SUBGRADE ELEVATIONS SHOWN ON THE DRAWINGS.
3. CASCADES SHALL BE CONSTRUCTED FROM ROCKS WITH THE DIMENSIONS SHOWN IN THE MATERIAL SCHEDULE. PREFERRED ROCK IS RECTANGULAR IN SHAPE FROM SOURCE APPROVED BY ENGINEER AND SHALL BE SOUND, DENSE (SG=2.65 MIN.) AND FREE FROM CRACKS, SEAMS OR OTHER DEFECTS THAT CAN ACCELERATE WEATHERING.
4. PLACE CAT 1 ROCKS ACCORDING TO THE LAYOUT AND ELEVATIONS SHOWN ON SITE PLAN. FOOTER ROCKS SHALL BE PLACED UNDER ALL CAP ROCKS UNLESS CAP ROCKS EXTEND BELOW SCOUR DEPTH. ALL ROCKS SHALL BE PLACED ON SUITABLE SUBGRADE CONSISTING OF COARSE ALLUVIUM AS APPROVED BY ENGINEER. ROCK SHALL BE EQUIPMENT-PLACED SO THAT LARGER ROCKS ARE UNIFORMLY DISTRIBUTED WITH NO GAPS BETWEEN BOTH FOOTER ROCKS AND CAP ROCKS. STREAMBED FILL SHALL BE PLACED IN VOIDS AROUND FOOTER ROCKS AND CAP ROCKS.
5. THE STRUCTURE LOCATION WILL BE STAKED IN THE EXISTING STREAMBED BY ENGINEER. STRUCTURE TIE-IN LOCATIONS MAY BE STABILIZED WITH BOULDERS AND STREAMBED FILL AS DIRECTED BY ENGINEER.

MATERIAL SCHEDULE (PER STRUCTURE)

	ITEM	QUANTITY	DIAMETER (IN.)
①	CATEGORY 1 ROCK	12	24 - 30
②	CHANNEL STREAMBED FILL	1 CY	SEE GRADATION

STREAMBED FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION



EXAMPLE OF A CONSTRUCTED BOULDER CASCADE SYSTEM

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CHK	DESCRIPTION	BY	DATE	NO.
NW	FINAL DESIGN	LS	07/18/22	1

PROJECT NUMBER
RDG-22-170

DRAWING NUMBER

6.0

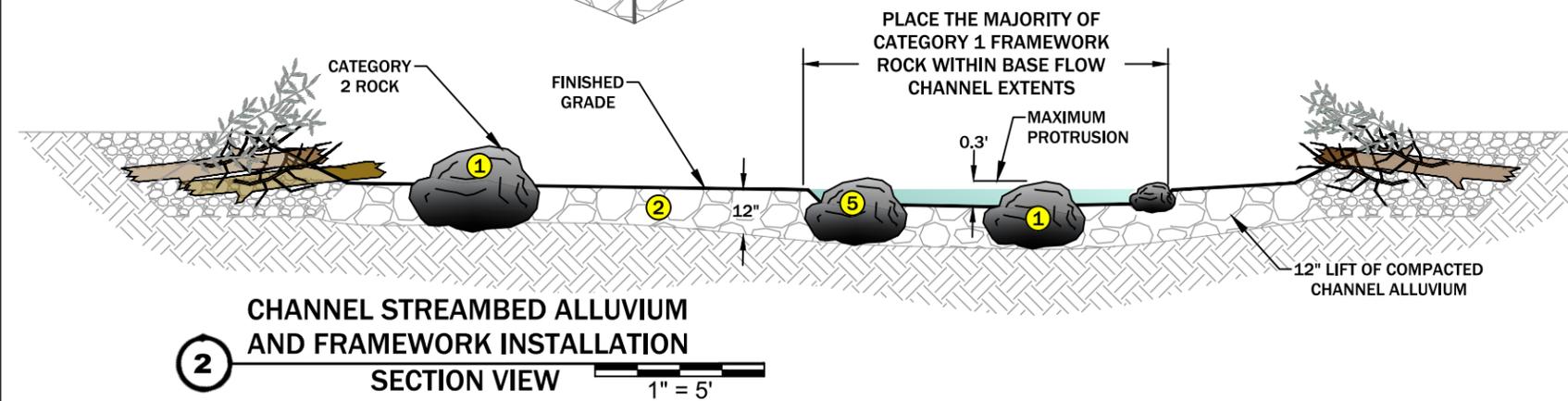
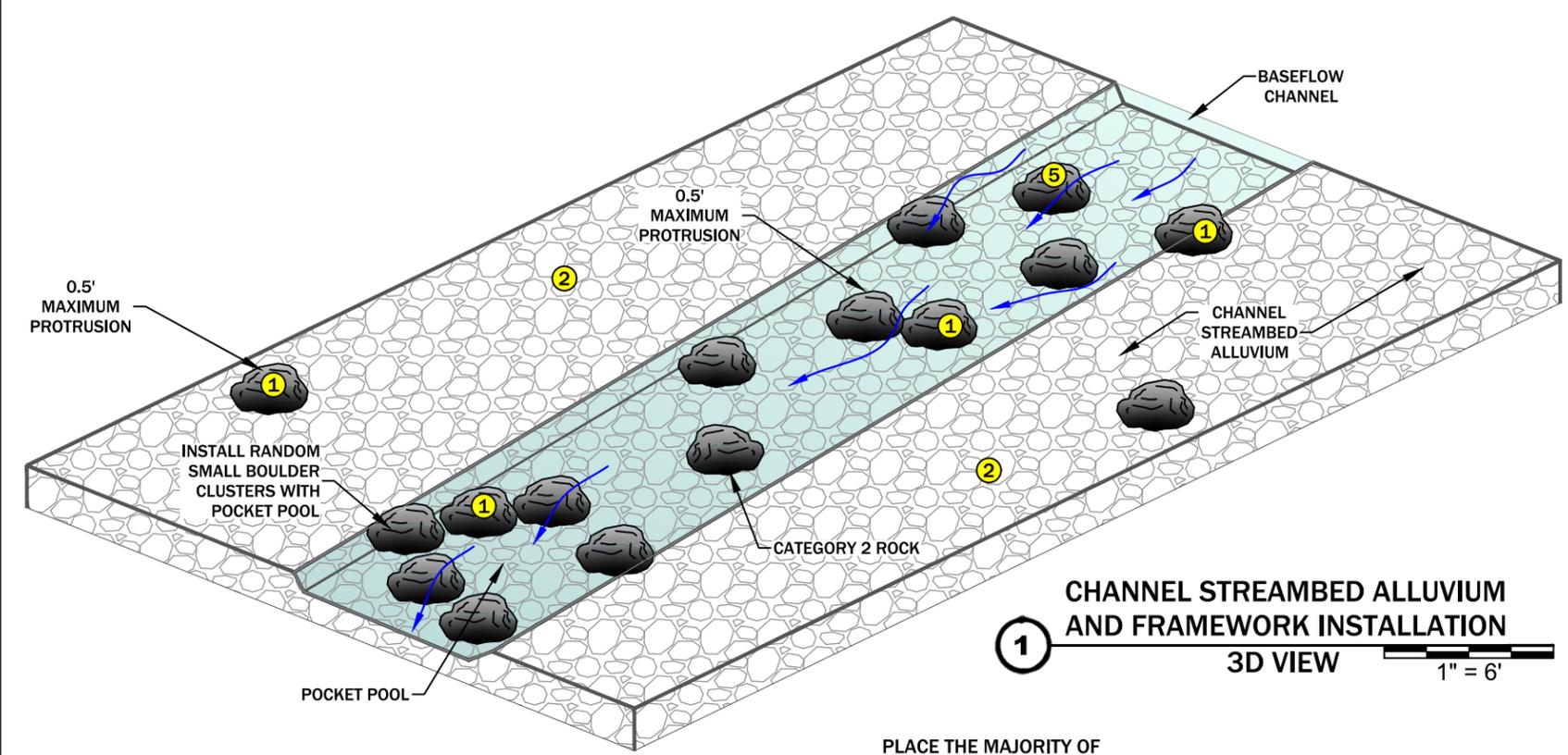
Drawing 9 of 12

GENERAL NOTES

1. CONSTRUCTION OF THE CHANNEL STREAMBED WILL OCCUR AFTER THE CHANNEL SUBGRADE IS PREPARED.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED THE CONSTRUCTION MANAGER.
3. CONTRACTOR SHALL MARK THE UPSTREAM AND DOWNSTREAM EXTENTS OF THE LOCATIONS OF THE CONSTRUCTED CHANNEL STREAMBED STRUCTURES.
4. ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

NOTES ON CONSTRUCTED CHANNEL STREAMBED INSTALLATION

1. PRIOR TO CONSTRUCTION OF THE CHANNEL STREAMBED, CONSTRUCTION MANAGER SHALL VERIFY CHANNEL SUBGRADE ELEVATIONS. CHANNEL SUBGRADE SERVES AS THE FOUNDATION FOR THE CONSTRUCTED CHANNEL STREAMBED.
2. CONTRACTOR SHALL STOCKPILE CHANNEL ALLUVIUM PER SPECIFICATIONS NOTED ON THE DRAWING.
3. PREPARE THE FRAMEWORK. CONTRACTOR SHALL PLACE 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) ON THE SURFACE OF THE CHANNEL SUBGRADE PRIMARILY WITHIN THE LOW FLOW CHANNEL AS INDICATED ON THE DRAWING. DUE TO THE INHERENT VARIABILITY IN MATERIALS, BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE WILL BE NO GREATER THAN 0.5-FT.
4. CONTRACTOR MAY INSTALL 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) IN CLUSTERS, AS DIRECTED BY THE CONSTRUCTION MANAGER, TO CREATE A COMPLEX SERIES OF POCKET POOLS THAT EFFECTIVELY DISSIPATE ENERGY AND PROVIDE PATHWAYS FOR FISH MOVEMENT. BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE IS NO GREATER THAN 0.3-FT.
5. PREPARE THE MATRIX. AFTER THE FRAMEWORK, BOULDER CLUSTERS, AND SMALL BOULDER RIBS ARE INSTALLED AND INSPECTED BY CONSTRUCTION MANAGER, PLACE APPROPRIATE CHANNEL STREAMBED ALLUVIUM GRADATION AND WASH FINES INTO STREAMBED. CHANNEL STREAMED ALLUVIUM SHALL BE PLACED TO THE FULL COURSE THICKNESS OF 12-INCHES TO FINISHED GRADE.



MATERIAL SCHEDULE (PER LINEAR FOOT)

ITEM	DIA.	QUANTITY
1	CATEGORY 2 ROCK	10" - 12" 0.8 EA
2	CHANNEL STREAMBED ALLUVIUM	6" MINUS 0.3 CY

STREAMBED FILL GRADATION

SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

NOTES ON VEGETATED WOOD MATRIX INSTALLATION

- EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN. EXCAVATED MATERIAL SHALL BE STOCKPILED ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
- PREPARE THE BENCH OF THE STRUCTURE BY PLACING CHANNEL STREAMBED ALLUVIUM FROM THE BASE OF THE EXCAVATION DEPTH/BOTTOM OF EXCAVATION TO WITHIN 1.0-FT. OF FINISHED GRADE.
- CATEGORY 2 AND CATEGORY 3 WOOD, AND CHANNEL STREAMBED ALLUVIUM SHALL BE PLACED IN ALTERNATING LAYERS AND BUCKET COMPACTED UP TO THE TOP OF BANK ELEVATION AS SHOWN BELOW IN THE INSTALLATION SEQUENCE. PLACE SIX (6) FT TO EIGHT (8) FT. DORMANT WILLOW CUTTINGS AT A DENSITY OF 3 PER LINEAR FT ALONG THE TOP OF BANK LINE ELEVATION. WILLOW CUTTINGS SHALL SLOPE AT AN APPROXIMATE 1:1 SLOPE AS SHOWN IN SECTION VIEW. STEMS MAY OVERLAP. THE CUT ENDS SHALL BE PLACED AT THE BASE OF THE SLOPES WITH THE UN-CUT ENDS EXTENDING BEYOND THE EDGE OF THE TRENCH SO NO GREATER THAN ONE-THIRD OF THE TOTAL CUTTING LENGTH IS EXPOSED BEYOND THE TOP OF BANK EDGE. WILLOW CUTTINGS SHOULD INTERCEPT THE DESIGN TOP OF BANK LINE AS SHOWN IN STEP 5 OF THE INSTALLATION SEQUENCE.
- THE UPSTREAM AND DOWNSTREAM ENDS OF THE STRUCTURE SHALL TRANSITION SMOOTHLY INTO ADJACENT STREAMBANK STRUCTURES TO MINIMIZE EROSION, FLANKING, AND BANK FAILURE. STRUCTURE ENDS MAY BE STABILIZED WITH ADDITIONAL CATEGORY 1 ROCK AS APPROVED BY ENGINEER.
- AFTER INSTALLATION OF THE VEGETATED WOOD MATRIX, BACKFILL THE STRUCTURE WITH STOCKPILED MATERIAL TO FINISHED GRADE, AND BUCKET COMPACT.

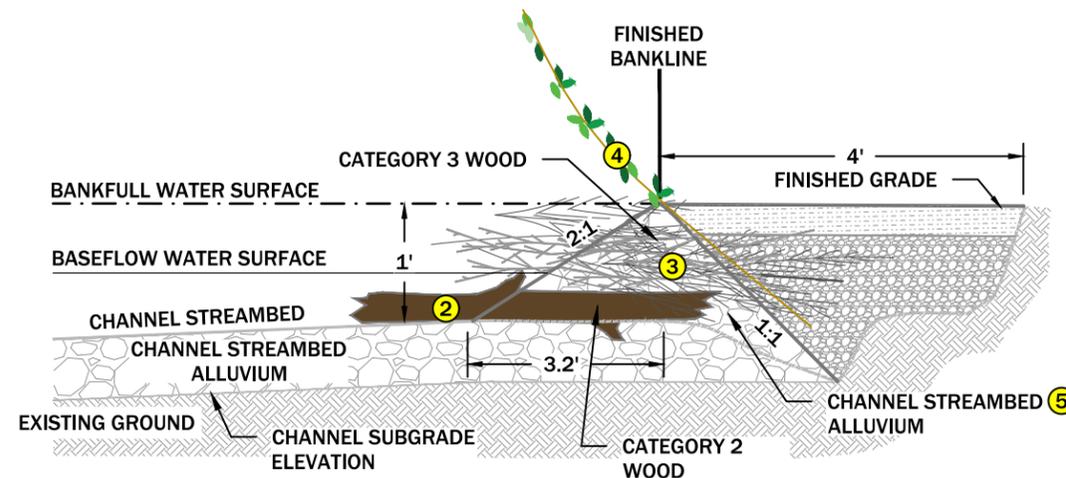
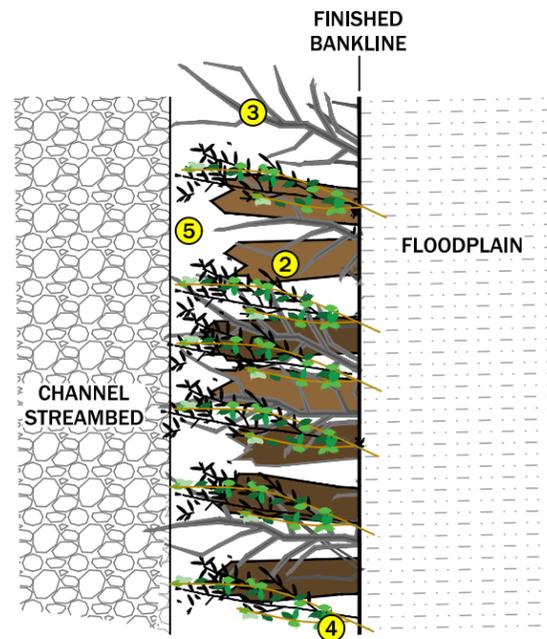
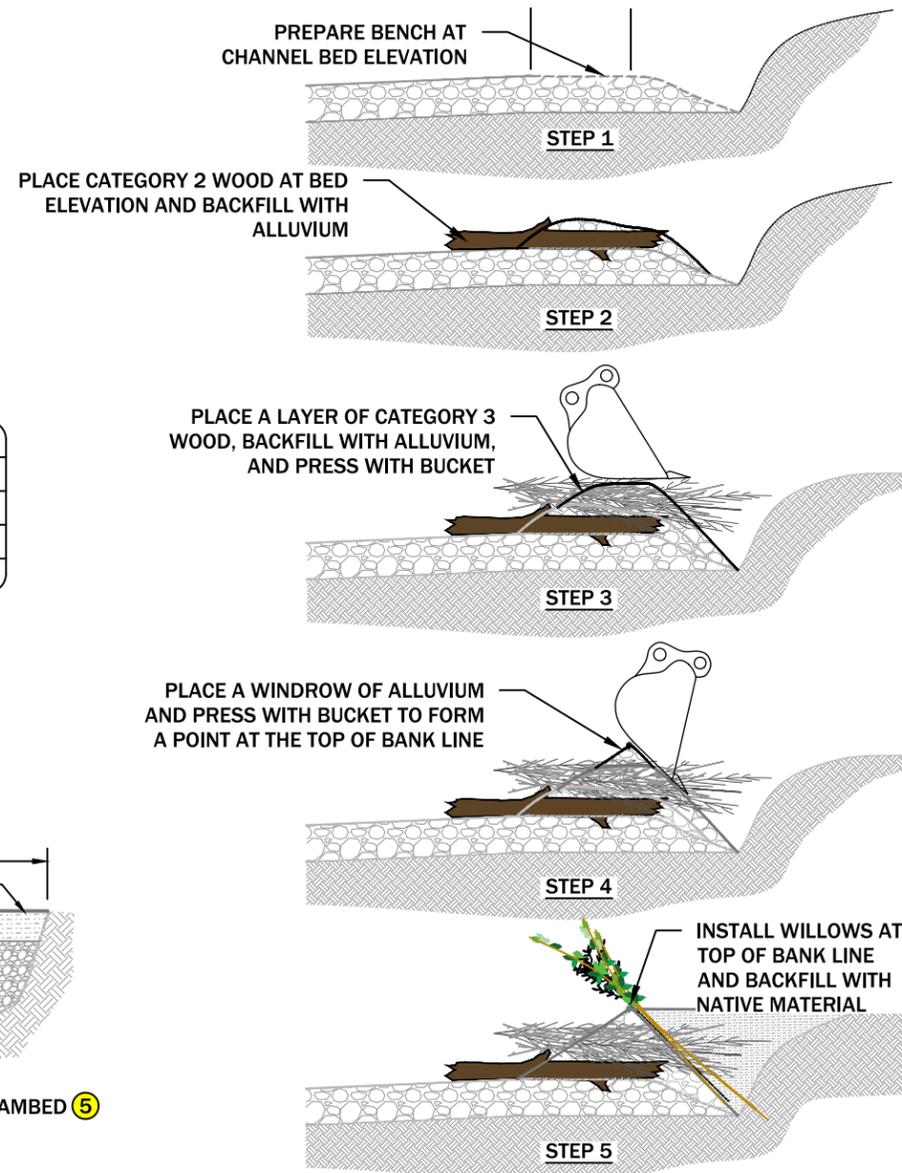
GENERAL NOTES

- CONSTRUCTION OF THE VEGETATED WOOD MATRIX WILL OCCUR AFTER THE CHANNEL AND FLOODPLAIN BACKFILL IS PLACED AND THE CHANNEL STREAMBED IS CONSTRUCTED.
- IF VEGETATED WOOD MATRIX STRUCTURES ARE INSTALLED PRIOR TO OCTOBER 1, LEAVE BACK TRENCH UNFILLED AND COMPLETE STRUCTURE WHEN DORMANT WILLOWS ARE AVAILABLE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.
- ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY CONSTRUCTION MANAGER.
- CONTRACTOR SHALL MARK AND CONSTRUCTION ENGINEER SHALL APPROVE THE GENERAL LOCATION FOR EACH VEGETATED WOOD MATRIX STRUCTURE PRIOR TO CONSTRUCTION.
- ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

STREAMBANK FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

MATERIAL SCHEDULE (PER LINEAR FOOT)			
	ITEM	DIA.	QUANTITY
②	CATEGORY 2 WOOD	2" - 4"	0.25
③	CATEGORY 3 WOOD	< 2"	2
④	WILLOW CUTTINGS	0.25" - 1"	3
⑤	STREAMBANK ALLUVIUM	6" MINUS	0.1 CY



RECOMMENDED VEGETATED WOOD MATRIX INSTALLATION SEQUENCE

① VEGETATED WOOD MATRIX PLAN VIEW NTS

② VEGETATED WOOD MATRIX SECTION VIEW NTS

③ RECOMMENDED VEGETATED WOOD MATRIX INSTALLATION SEQUENCE SECTION VIEW NTS

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

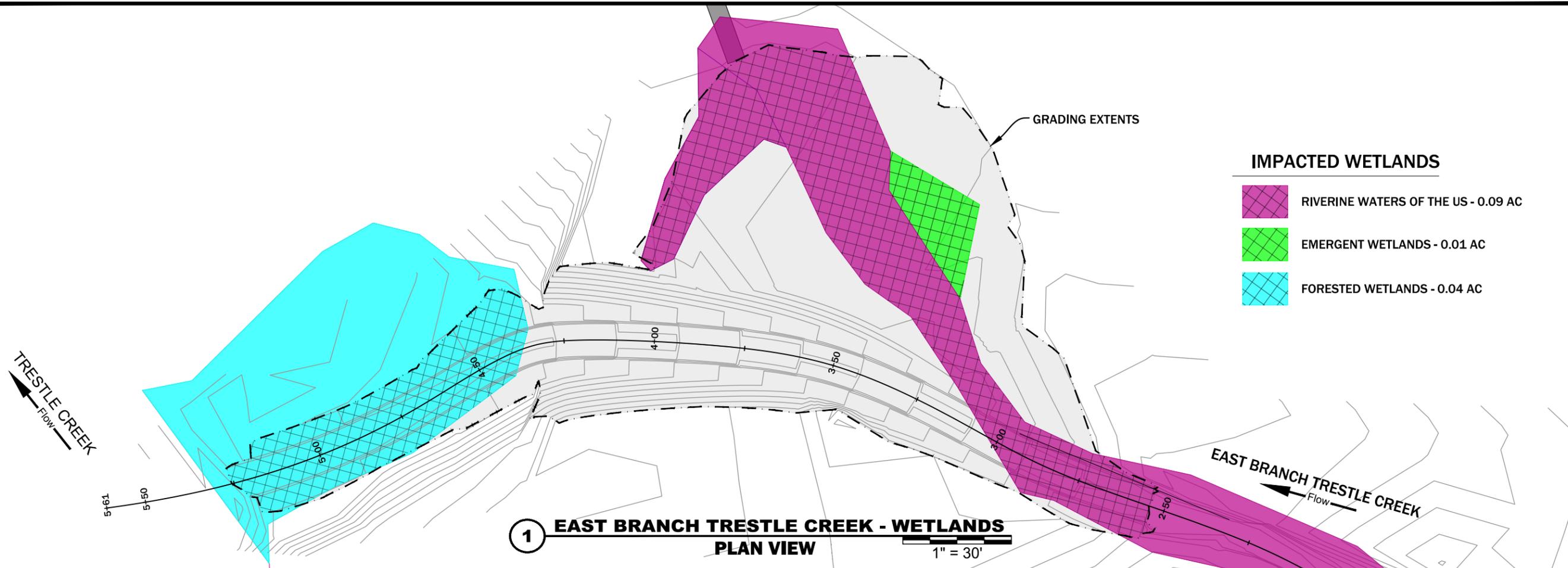
PROJECT NUMBER
RDG-22-170

DRAWING NUMBER

6.2

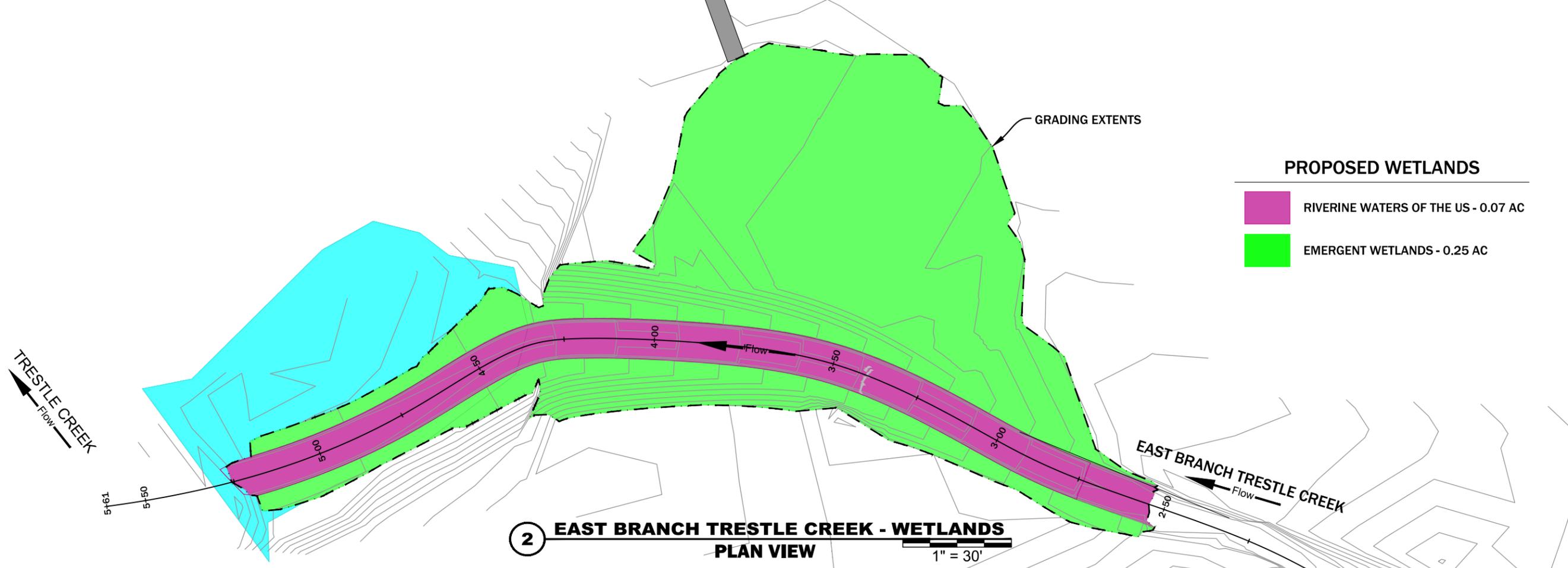
Drawing 11 of 12

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**1 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW**
1" = 30'

- IMPACTED WETLANDS**
- RIVERINE WATERS OF THE US - 0.09 AC
 - EMERGENT WETLANDS - 0.01 AC
 - FORESTED WETLANDS - 0.04 AC



**2 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW**
1" = 30'

- PROPOSED WETLANDS**
- RIVERINE WATERS OF THE US - 0.07 AC
 - EMERGENT WETLANDS - 0.25 AC

NO.	DATE	BY	DESCRIPTION	CHK
1	07/18/22	LS	FINAL DESIGN	NW

PROJECT NUMBER
RDG-22-170

DRAWING NUMBER
7.0

Drawing 12 of 12

Instrument # 1028056
Bonner County, Sandpoint, Idaho
11/29/2023 10:52:27 AM No. of Pages: 11
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: \$40.00
Ex-Officio Recorder Deputy nprouty
Index to: EASEMENT

Declaration of Easement

N-64438

Recorded at the Request of (when recorded return to): Valiant Idaho II, LLC c/o William Haberman The Idaho Club 151 Clubhouse Way Sandpoint, ID 83864	
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**DECLARATION OF EASEMENT
FOR SHARED ACCESS, CONSTRUCTION AND UTILITIES**

THIS DECLARATION OF EASEMENT is made and shall be effective as of 31st day of October, 2023, by Valiant Idaho II, LLC, an Idaho limited liability company authorized to do business in the State of Idaho ("Valiant II"), and, Rock Chalk Lenders, LLC, an Idaho limited liability company authorized to do business in the State of Idaho ("Rock Chalk").

WHEREAS:

A. Valiant II is the owner of real property located in Bonner County, Idaho, legally described as follows: Lot 1 and Lot 2 of The Idaho Club North Lake, according to the plat thereof, recorded in Book 13, Page 42, records of Bonner County, Idaho; hereinafter described as the "Valiant II Property", which is being developed as a marina, boat storage and residential community known as "The Idaho Club North Lake PUD" ("Project").

B. Rock Chalk is the owner of real property located in Bonner County, Idaho legally described as follows: Lot 3 of the Idaho Club North Lake, according to the plat thereof, recorded in Book 13, Page 42, records of Bonner County, Idaho herein after described as the "Rock Chalk Property."

C. Due to the point of access from Highway 200 to the Project, and the approved location for utilities to service the properties, and other physical features, and in order to minimize the impact on the environment, a shared access and utility easement across the Valiant II Property and the Rock Chalk Property is required for shared access, public or private utilities, and the restoration of the North Branch of Trestle Creek which traverses the Rock Chalk Property.

D. By this Declaration, both Valiant II and Rock Chalk desire to establish a mutual, nonexclusive easement for access for ingress and egress, and utilities over,

under and across, and burdening for the mutual benefit of the properties, as described more fully below, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration for the foregoing recitals, and for other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Declarant does hereby make, constitute, declare and establish a perpetual, mutual, nonexclusive easement to use an easement area over, under and across the Valiant II Property and the Rock Chalk Property, as shown on Exhibit A and Exhibit B attached hereto and incorporated herein ("Easement Areas").

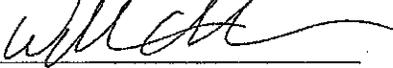
The terms of this Easement are as follows:

1. The Easement Areas shall be used for a roadway in order to provide mutual access to and from the Valiant II Property and the Rock Chalk Property, or any portion thereof. The Easement Areas may further be used for installation and maintenance of such public or private utilities as may be needed to serve the properties, and for community water lines to be operated and maintained by Valiant II, its successors or assigns, for the mutual benefit of the Valiant II Property and the Rock Chalk Property.
2. The Easement Area across the Rock Chalk Property, described on Exhibit B attached hereto, shall be used for the sole purpose of completing and maintaining all necessary improvements related to the redesign and reconfiguration of the North Branch of Trestle Creek, as permitted and required pursuant to a permit from the U. S. Army Corps of Engineers, either obtained or to be obtained subsequent to the date hereof.
3. The owners of the fee interests over which the Easement Areas pass may install and maintain, landscaping or other buffering vegetation or improvements, up to the edge of the Easement Areas, so long as such improvements do not interfere with the integrity or use of the roadway, its maintenance, snow removal or the like, or impede the construction related to the reconfiguration of the North Branch of Trestle Creek.
4. This Easement is established subject to all prior easements or encumbrances of record.
5. This Easement shall be appurtenant to and shall run with the land as to all property burdened or benefited hereby. The rights, covenants and obligations contained herein shall bind, burden and benefit all of the owners of the properties, and their respective families, guests, invitees, licensees, employees, independent contractors, agents, lessees, heirs, successors, representatives, and assigns.
6. Facsimile and electronic signatures and signatures on portable document format ("pdf") copies shall be accepted in lieu of the originals, and this

Declaration of Easement may be signed in multiple parts, without all signatures necessarily having to appear on the same signature page. Moreover, this Declaration of Easement may be signed in one or more counterparts, and each of which shall be deemed an original. This Declaration of Easement contained herein, however, is effective forthwith.

IN WITNESS WHEREOF, both parties have executed this Declaration of Easement as of the day and year indicated below and it shall be effective as of the date indicated herein.

VALIANT IDAHO II, LLC



By: William Haberman

Its: Manager

Date: 10/9/23

ROCK CHALK LENDERS, LLC

By: Kevin Pritchard

Its: Managing Member

Date: _____

Declaration of Easement may be signed in multiple parts, without all signatures necessarily having to appear on the same signature page. Moreover, this Declaration of Easement may be signed in one or more counterparts, and each of which shall be deemed an original. This Declaration of Easement contained herein, however, is effective forthwith.

IN WITNESS WHEREOF, both parties have executed this Declaration of Easement as of the day and year indicated below and it shall be effective as of the date indicated herein.

VALIANT IDAHO II, LLC

By: William Haberman
Its: Manager

Date: _____

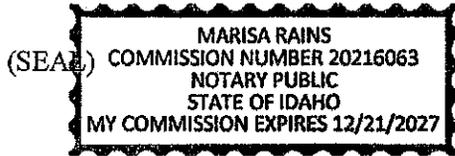
ROCK CHALK LENDERS, LLC


By: Kevin Pritchard
Its: Managing Member

Date: 10/9/23

STATE OF Idaho)
COUNTY OF BONNER) : ss.

On this 9 day of October, 2023, before me MARISA RAINS, the undersigned Notary Public, personally appeared William Haberman, known or identified to me to be the Manager of Valiant Idaho II, LLC, the person who executed the instrument on behalf of said limited liability company as manager.



Marisa Rains
Notary Public for

Residing at BONNER ID
Commission Expires: 12/21/2027

STATE OF _____)
COUNTY OF _____) : ss.

On this ___ day of October, 2023, before me _____, the undersigned Notary Public, personally appeared Kevin Pritchard, known or identified to me to be the Managing Member of Rock Chalk Lenders, LLC, the person who executed the instrument on behalf of said limited liability company as managing member.

(SEAL)

Notary Public for

Residing at _____
Commission Expires: _____

STATE OF _____)
: ss.
COUNTY OF _____)

On this ___ day of October, 2023, before me _____, the undersigned Notary Public, personally appeared William Haberman, known or identified to me to be the Manager of Valiant Idaho II, LLC, the person who executed the instrument on behalf of said limited liability company as manager.

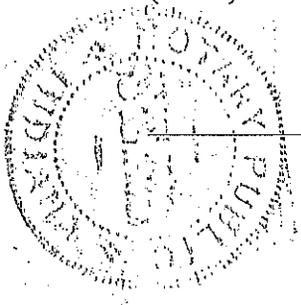
(SEAL)

_____ for
Notary Public
Residing at _____
Commission Expires: _____

STATE OF Indiana)
: ss.
COUNTY OF Marion)

On this 9 day of October, 2023, before me _____, the undersigned Notary Public, personally appeared Kevin Pritchard, known or identified to me to be the Managing Member of Rock Chalk Lenders, LLC, the person who executed the instrument on behalf of said limited liability company as managing member.

(SEAL)



Susan M. Fisher for
Notary Public
Residing at 125 S. Pennsylvania Indps In
Commission Expires: 6/24/24

EXHIBIT "A"

That portion of Lots 1 and 2 of the plat of The Idaho Club North Lake, Bk. 13, Pg. 42, located in Sections 16 and 17, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

BEGINNING at the Southeast Corner of said Lot 2;
thence along the South line of said Lot 2 S67°07'55"W, 72.00 feet;
thence N23°01'14"W, 52.86 feet;
thence S66°58'46"W, 36.00 feet;
thence N23°01'14"W, 60.00 feet;
thence N66°58'46"E, 36.00 feet;
thence N23°01'14"W, 528.32 feet;
thence N66°58'46"E, 20.00 feet;
thence N23°01'14"W, 130.00 feet;
thence S66°58'46"W, 10.07 feet;
thence 34.09 feet along a 20.00 foot radius non-tangent curve to the left, having a central angle of 97°40'01", with a chord bearing N76°32'52"W, 30.11 feet;
thence 111.15 feet along a 60.00 foot radius curve to the right, having a central angle of 106°08'30", with a chord bearing N72°18'37"W, 95.93 feet;
thence 20.36 feet along a 20 foot radius curve to the left, having a central angle of 58°19'54", with a chord bearing N48°24'19"W, 19.49 feet;
thence N77°34'17"W, 42.14 feet;
thence N8°15'43"W, 13.50 feet;
thence N69°15'40"E, 32.24 feet;
thence N49°35'49"E, 4.32 feet;
thence N36°38'21"W, 32.59 feet;
thence N28°37'45"E, 8.25 feet to the North line of said Lot 1;
thence along said North line S88°05'38"E, 179.86 feet to the Northeast Corner of said Lot 1;
thence along the East line of said Lot 1 and Lot S23°01'14"E, 867.94 feet to the **POINT OF BEGINNING**;

Containing 75,413 square feet or 1.73 acres more or less.

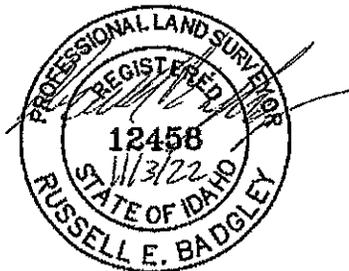
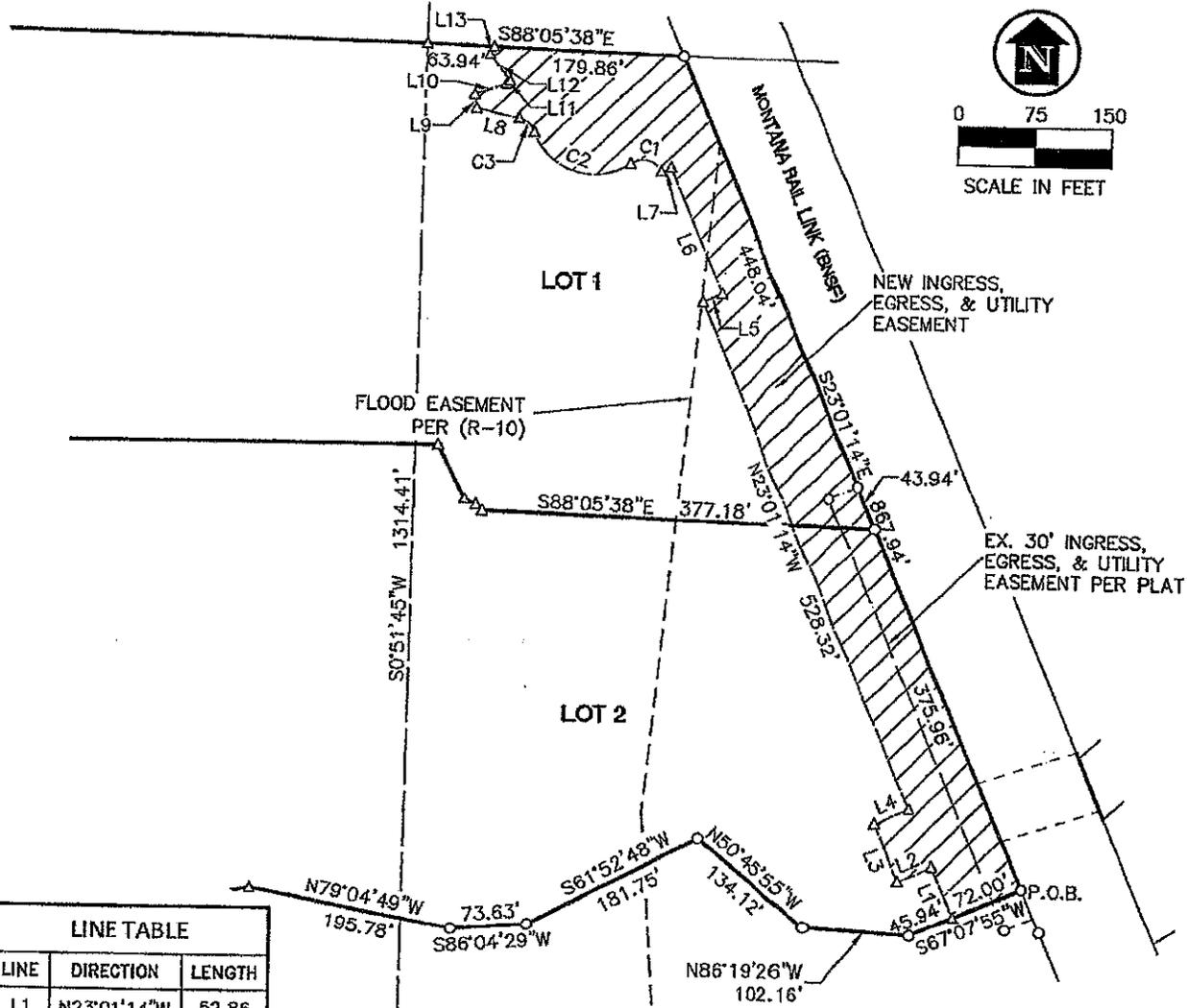
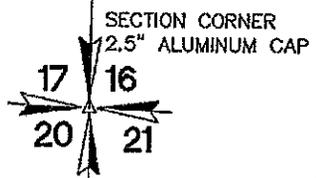


EXHIBIT A

LOTS 1 AND 2, THE IDAHO CLUB NORTH LAKE, BOOK 13, PAGE 42
SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N23°01'14"W	52.86
L2	S66°58'46"W	36.00
L3	N23°01'14"W	60.00
L4	N66°58'46"E	36.00
L5	N66°58'46"E	20.00
L6	N23°01'14"W	130.00
L7	S66°58'46"W	10.07
L8	N77°34'17"W	42.14
L9	N8°15'43"W	13.50
L10	N69°15'40"E	32.24
L11	N49°35'49"E	4.32
L12	N36°38'21"W	32.59
L13	N28°37'45"E	8.25



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	34.09	20.00	97°40'01"	N76°32'52"W 30.11
C2	111.15	60.00	106°08'30"	N72°18'37"W 95.93
C3	20.36	20.00	58°19'54"	N48°24'19"W 19.49



SHEET TITLE: **EXHIBIT "B"**

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

DATE: 11-03-22
SCALE: 1"=150'
DRAWN: REB
CHECKED: REB
PROJ. NO.: 22043-20-001
CADD FILE: ENCL09.DWG
SHT. 1 OF 1

EXHIBIT B

That portion of Lot 3 of the plat of The Idaho Club North Lake, Bk. 13, Pg. 42, located in Sections 16 and 17, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying westerly of the following described line:

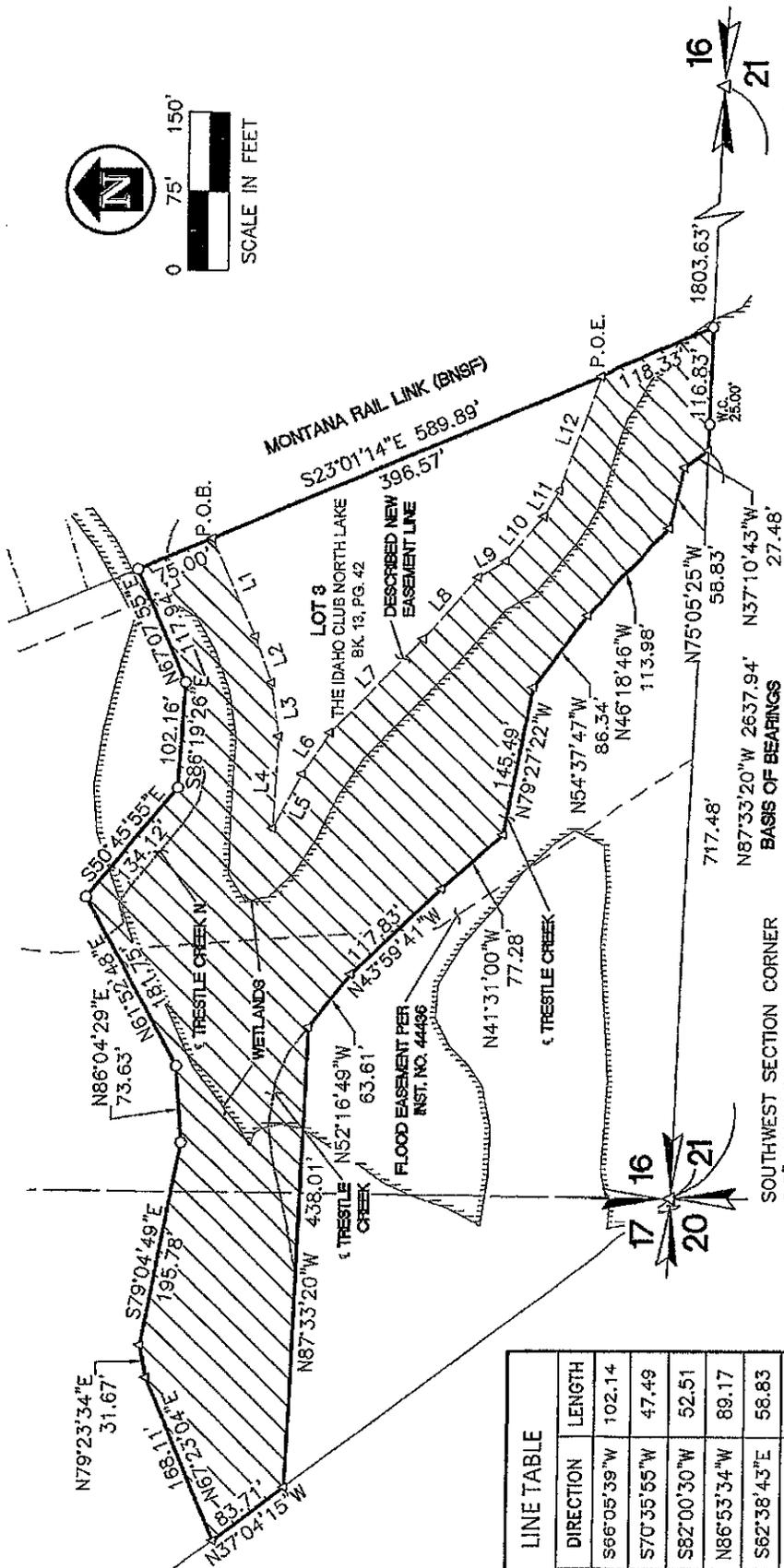
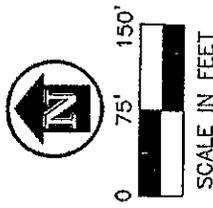
COMMENCING at the Northeast Corner of said Lot 3; thence along the East line of said Lot 3 S23°01'14"E, 75.00 feet to the **POINT OF BEGINNING**;
thence S66°05'39"W, 102.14 feet;
thence S70°35'55"W, 47.49 feet;
thence S82°00'30"W, 52.51 feet;
thence N86°53'34"W, 89.17 feet;
thence S62°38'43"E, 58.83 feet;
thence S57°26'09"E, 48.33 feet;
thence S46°30'13"E, 125.86 feet;
thence S49°05'55"E, 79.14 feet;
thence S31°00'23"E, 30.00 feet;
thence S50°38'12"E, 54.55 feet;
thence S59°29'24"E, 28.03 feet;
thence S70°03'47"E, 115.32 feet to said East line, and to the **POINT OF ENDING**;

Containing 196,407 square feet or 4.51 acres more or less.



EXHIBIT "B"

SECTION 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
LOT 3, THE IDAHO CLUB NORTH LAKE, BOOK 13, PAGE 42



SOUTH 1/4 CORNER
3.25" U.S.F.S.
ALUMINUM CAP

SOUTHWEST SECTION CORNER
2.5" ALUMINUM CAP
STAMPED "AVK PLS 974"



LINE	DIRECTION	LENGTH
L1	S66°05'39"W	102.14
L2	S70°35'55"W	47.49
L3	S82°00'30"W	52.51
L4	N86°53'34"W	89.17
L5	S62°38'43"E	58.83
L6	S57°26'09"E	48.33
L7	S46°30'13"E	125.86
L8	S49°05'55"E	79.14
L9	S31°00'23"E	30.00
L10	S50°38'12"E	54.55
L11	S58°29'24"E	28.03
L12	S70°03'47"E	115.32

SHEET TITLE: **EXHIBIT "B"**

JAS
JAMES A. SUTWELL AND ASSOCIATES, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE: 11-2-22
SCALE: 1"=150'
DRAWN: REB
CHECKED: REB
PROJ. NO.: 2023-20-011
JOB TITLE: SURVEY ENGINEER
SHT. 1 OF 1



"Solutions to water quality, quantity, permitting & planning issues"

February 9th, 2024

William Haberman
Managing Member
Valiant Idaho II, LLC
151 Clubhouse Way
Sandpoint, ID 83864

SUBJECT: Hydrogeological Interpretation – Trestle Creek Drainage, Idaho
North Trestle Creek Man-made Island Removal Project

Dear Mr. Haberman:

This letter report documents Water & Natural Resource Group Inc. (WNR Group) preliminary interpretation of the hydrogeologic conditions in the lower Trestle Creek drainage to support Valiant Idaho II, LLC (Valiant), in consultation with the Idaho Club, proposed community dock project located north of the outfall of Trestle Creek into Lake Pend Oreille. As part of the community dock project, removal of the previous constructed "island" is proposed to restore the shoreline to its ancestral natural lakebed levels. Specifically, the regulatory agencies have requested an interpretation of the hydrogeologic setting at the site, and the hydraulic continuity to surface water by a licensed professional in order to understand the potential effects, if any, on the surface and groundwater if the proposed project is completed. This letter report includes a summary of readily available information reviewed for the interpretation of the groundwater aquifer at the site and its connection with the surface water.

QUALIFICATIONS OF PERSON CONDUCTING REVIEW

Gene St.Godard is a licensed Geologist in Idaho (PG #862) and a Professional Geologist/Hydrogeologist in Washington (L.Hg. #129). Mr. St.Godard with the WNR Group is also licensed geologist in Oregon (R.G. #1630) and California (R.G. #6247), certified hydrogeologist in California (C.Hg. #593), a Certified Water Right Examiner (CWRE) in Idaho (#134) and CWRE in Washington State (#004). He has a bachelor's degree in Geology from Mansfield University of Pennsylvania and a Master of Science degree in Geology from Eastern Washington University. Mr. St.Godard has over 35 years of professional experience in the northwestern United States conducting geologic, hydrogeologic and surface-groundwater continuity projects. The geologic and hydrogeologic conditions of the site are his professional interpretation and opinion on the groundwater conditions at the Site, at the time of this assessment, based on readily available data.

In May 2004, Mr. St.Godard formed the WNR Group to provide water resource services to clients throughout northern Idaho and eastern Washington and Oregon. The WNR Group has extensive experience in conducting hydrogeologic and hydrologic studies to demonstrate assured sustainable water supplies in accordance with state and federal guidelines. These include basin wide water hydrogeological evaluations and water balances, regional and localized aquifer characteristic studies, conducting hydraulic continuity analyses, and impairment analyses.

INTRODUCTION

The WNR Group was retained to perform a preliminary hydrogeologic review to support a proposed community dock project. The project site is located approximately three (3) miles northwest of the town of Hope, Idaho, near the mouth of Trestle Creek west of Highway 200 at the shoreline of Pend Oreille Lake (Figure 1). Specifically, the site is located within Gov't Lot 5 in the SE¹/₄SE¹/₄ Section 17 and the SW¹/₄SW¹/₄ Section 16, T57N, R01E (Figure 2).

The preliminary hydrogeologic review was conducted in order to provide a professional opinion as to the hydrogeologic setting of groundwater at the existing site of the proposed community dock. This interpretation was based on readily available information, primarily published government documents, driller well logs, geologic maps and data, and known hydrogeologic reports at and in the vicinity of the site. No intrusive field data collection was conducted, including the completion of drilling activities to determine geology and groundwater depth.

The WNR Group reviewed readily available hydrogeologic reports and data in the vicinity of the subject site in an attempt to develop an understanding of the hydrogeologic setting at the subject Site. The WNR Group attempted to identify uses of existing data at and in the immediate vicinity of the Site as recorded in readily available government documents. These sources and findings are summarized in the sections that follow.

Note: It needs to be noted that of the difference in data elevations presented in this report. Government elevation data presented or reproduced in this document is reported as NGVD29 datum in their databases. Whereas, elevation data collected and presented under recent studies is in the NAVD88 datum. NGVD29 is the abbreviation for the National Geodetic Vertical Datum of 1929, the predecessor to NAVD88. Due to the advancement of technology and surveying methods, the increased amount of available data and the level of accuracy of that data led to the new datum. The original datum used 26 tide stations throughout the United States and Canada and recorded changes in tide levels to establish a starting line of 0 ft. elevation to measure and compare heights of buildings, floodplains, mountains, etc. NAVD88 is the abbreviation for the North American Vertical Datum of 1988. NAVD 88 is one of five current National Geodetic Datums, which are coordinate systems that act as standard reference lines to measure points on the earth's surface in the region that they apply. NAVD88 is more accurate while collecting field data in the current time. However, government databases which extend well before 1988, typically still present the data in NGVD29. Where used in this report, the difference at the site is noted and compared. For the area of the site, the USGS uses a correction factor of +3.87 feet (NGVD29 to NAVD88) at their lake level gaging station 12392500 near Hope, Idaho. When interpreting data in this report, the reader should be aware to which datum is being referenced for the measurement.

The proposed action at the site is to construct a new community dock facility. In order to accomplish the project, the proponent needs to excavate soil materials that were placed as an “island” during the initial construction of the boat docks currently at the site. During the initial development phase, the current inlet and embayment was excavated out in order to create more shoreline to place boat docks which paralleled the newly created shoreline. Material excavated out at this time was placed at the site as fill, creating the current configuration of the “island.” The proposed project will be to remove this previously placed fill material that created the island and now backfill in the previously excavated sloughs, to allow docks to be placed within the bay. Figure 3 presents the engineering drawings of the current configuration of the sloughs, Figure 4 depicts the proposed actions needed for completion of the project, and Figure 5 an engineering drawing of the proposed completed project. Additional information on the proposed actions can be found within the J.A. Sewell and Associates engineering drawing exhibits submitted for support the US Army Corps of Engineers Joint Permit (December 2023). The proposed action would also realign the North Fork Trestle Creek (NFTC) to return its flow back to Trestle Creek. This action is discussed later in the report.

PHYSIOGRAPHIC SETTING

The project site is in the Lake Pend Oreille subbasin, which is bordered to the west by the Selkirk Mountains, to the north by the Cabinet Mountains, and by the Bitterroot Mountains to the east. The basin was substantially modified by Pleistocene glaciation, and was the site of the ice dam that created the largest catastrophic floods documented in the earth's history (Rain Shadow Research, Inc., 2008). Glacial advances resulted in highly dissected watersheds, depositing glacial sediments (till and outwash) throughout the Lake Pend Oreille tributaries.

Several times during the Pleistocene "Ice Age," vast glaciers originating in Canada advanced into the northern part of the Columbia Plateau, northern Idaho, and Montana. Glacial meltwater streams from northern Washington, along with gigantic floods caused by sudden breakage of ice-dammed lakes in the Selkirk and Rocky Mountains to the northeast of the Columbia Plateau (Glacial Lake Missoula) cut deep channels (coulees) across the Columbia Plateau. Lake Pend Oreille was formed by the Pleistocene glaciation. Lake Pend Oreille is approximately 43 miles long, 1,152 feet deep, and has over 111 miles of shoreline. The lake covers approximately 85,960 acres and is dammed on the Pend Oreille River outlet by Albeni Falls dam just east of Oldtown, Idaho. The site lies along the northeastern shore of Lake Pend Oreille, approximately 3 miles west of Hope, Idaho at the mouth of Trestle Creek.

HYDROGEOLOGIC FRAMEWORK

This section of the report summarizes the geologic and hydrogeologic framework at and in the immediate vicinity of the site. The WNR Group reviewed available data to develop an understanding and interpretation of the lithologic, hydrologic, and hydrogeologic characteristics which compose the groundwater system at the site, and the hydraulic connection to surface water of NFTC and Lake Pend Oreille. Understanding these characteristics is important in developing a conceptual model of hydrogeologic setting at the present time, and inferring conditions after the project is completed.

Surface Topography – WNR Group reviewed available United States Geological Survey (USGS) topographic quadrangle maps for the Site and vicinity to determine the physical setting of the Site. The Site is located within the southwestern area of the Trout Peak, Idaho 7-1/2-minute quadrangle map dated 1996. The Site is located at the mouth of Trestle Creek (Figure 6). The general slope of the Trestle Creek area is to the west-southwest. Trestle Creek sits within a deeply incised tributary valley that has steep bedrock slopes (Figure 6). The valley floor is filled in with glacial and alluvial sediments, with the lower mile of the drainage having a slope of approximately 0.026 ft/ft (approximately 140 ft drop per mile). Trestle Creek drainage is approximately 8-miles long with the headwaters to the northeast on the southeastern slope of Trestle Ridge (USGS(a)).

Geologic Setting - Maps and Reports

The WNR Group reviewed the Idaho Geological Survey geologic map for Idaho interactive map site (2023), the USGS (Miller & others, 1999) Digital Geologic Map of the Sandpoint 1- x 2-Degree Quadrangle, and the Geologic Map of the Trout Peak Quadrangle (Reed and others, 2006). The geologic maps revealed that the Trestle Creek drainage is primarily filled with Quaternary Age glacial till deposits (Qgt) as shown on the regional geologic map (Figure 7). The lower half mile of the drainage and at the subject site is underlain by Quaternary Age unconsolidated alluvial fan deposits (Qaf) as shown on the Trout Peak geologic map (Figure 8). Groundwater is inferred to flow to the west-southwest in the area of the site, mimicking the valley floor.

Regional Geology – This section provides a generalized conceptual review of the geology in the area of the Valiant Idaho II, LLC area. The generalized regional geology of the area is best summarized by Reed and others (2006) as:

“The oldest and most abundant rocks in the Trout Peak quadrangle are low metamorphic grade metasedimentary rocks of the Prichard Formation of the Proterozoic Belt-Purcell Supergroup. These rocks host penecontemporaneous mafic sills. A pluton of Cretaceous age is also present within the Belt Supergroup. Tertiary intrusions occur in both as dikes. The quadrangle was glaciated by the Purcell Trench Lobe of the Cordilleran ice sheet which dammed the Clark Fork drainage south and east of the quadrangle and formed glacial Lake Missoula. Ice filled the Trout Creek basin with ground moraine and crossed divides into the Trestle Creek drainage. Small alpine valley glaciers occupies high cirques in the upper Trestle Creek drainage after the Purcell Lobe retreated about 12,000 years ago.”

The geologic maps revealed that the area of Trestle Creek is underlain by Quaternary Age glacial till (Qgt) and alluvial fan deposits (Qaf). Areas along the shoreline are mapped as Holocene-Pleistocene alluvium and deltaic deposits (Qad) which are representative interbedded alluvium at the mouth of the Pack River and its delta in Pend Oreille Lake deposited prior to the construction of Albeni Falls Dam. The bedrock walls of the Trestle Creek valley consist various Precambrian metamorphic Belt rocks of the Prichard Formation (Ypab, Ypm, Ypd, Ypc) with areas intruded with Middle Proterozoic mafic intrusive rocks (Ymi). Figure 9 presents a regional cross section from the Reed and others (2006) geologic map. As shown on the cross-section Trestle creek is filled in with a thin layer of glacial till overlying the easterly dipping Precambrian Prichard bedrock.

Site Soil and Geologic Conditions – Visual inspection of soils determined that the shallow soils at the Site consist of brown silty sand with varying amounts of clay and gravel, typical of glacio-fluvial and alluvial fan deposits found in area. These sediments appear to be deposited as valley fill during that last period of glaciation. A well was installed at the site in March 2022 and the well log is presented in Figure 10. This well (D0090671) encountered a mixture of clay, silt and gravel (interpreted to be the alluvial fan deposits) to a depth of 20-feet, where wet clay and gravel was encountered from 20 to 40-feet (inferred to be glacial till), overlying a large gravel and coarse sand deposits to the full depths explored of 80 feet (inferred to be ancestral alluvial or flood deposits). Groundwater was first encountered at a depth of 50 feet, with the static water level rising to 15 feet below grade after the well was installed. This is indicative of a saturated aquifer that is under confined to semi-confined conditions.

A second older well is also located on the site, approximately 150 feet northwest of the new well. No well log or construction details were found for this well. Table 1 presents the GPS measurements collected on the two wells located at the project site.

Table 1: Information on wells located at the project site

Source Name	Well Tag	Township	Range	Section	QQ Q	Latitude	Longitude
New Well	D0090671	57N	01E	16	SWSW	48.28325	-116.35153
Old Well	No tag	57N	01E	16	SWSW	48.28360	-116.35190

Groundwater Conditions – Groundwater in the Trestle Creek drainage consists of two aquifer systems. These comprise a shallow unconfined to semi-confined unconsolidated sediment aquifer that is bounded on all sides by the bedrock. Yields from these saturated silt, sand and gravel sediments can be 10’s to 100’s of gallons per minute (gpm), and are highly dependent upon the silt and clay content which can decrease the permeability of the soil. Water recharging these aquifers would primarily be from precipitation, snow pack, and bedrock fracture springs in the headwaters of the drainage. Water availability in the shallow unconsolidated aquifer may vary dependent upon weather and precipitation patterns. The nature and extent of the shallow unconsolidated valley fill aquifers is highly variable, with some areas containing confined to semi-confined aquifer conditions due to overlying lacustrine silt and clay sediments or clay rich till deposits. Recharge to these aquifers is primarily in the form of precipitation infiltration, surface water infiltration, and recharge from deeper bedrock aquifers.

The second groundwater system is within the fractures within the Precambrian argillite and siltites bedrock. The bedrock fractures can vary in size and yield. Yields from these bedrock fractures are typically low, less than 10 gpm. Groundwater yields within the granite bedrock can vary dependent upon the thickness of the fractures, numbers of fractures screened through, precipitates in the fractures, well screen, and dependent on well construction (well efficiency). Water in the bedrock fractures are typically under some hydraulic head and may have an upward migration that recharge the valley fill aquifers, and/or emanate at the ground surface as springs.

IDWR Water Well Logs - An Internet search of the Idaho Department of Water Resources water well database was conducted. A GIS search criterion of ½-mile radius from the property was entered, as shown in Figure 11 and 12. Thirty-one (31) groundwater wells were identified within the ½-mile search radius of the site within the IDWR database. Two wells were located on the valley walls and founded within the fractured bedrock. The remaining 29 well logs were within the unconsolidated aquifer (one well within the database was the new well recently installed at the site).

The well logs reviewed for this analysis are presented in Table 2. The well logs were reviewed for geology and groundwater conditions. These wells generally intercepted two hydrogeologic systems: 1) a shallow unconsolidated unconfined aquifer system located within the valley fill sediments in the incised valley of Trestle Creek, and 2) a fractured basement bedrock aquifer which is located within the valley walls and the bedrock beneath the unconsolidated aquifer. This hydrogeologic unit is the basement rock which is present at an elevation above that of the surrounding regional unconsolidated aquifer. Well logs reviewed for this analysis are attached to this report.

The sand & gravel valley aquifer system is the main water supply directly associated with this project site. Groundwater yields within the sand and gravel aquifer can vary dependent upon amount of silt and clay in the matrix, well screen length, and dependent on well construction (well efficiency). Generally, in the area northwest of the site, it appears that the sand and gravel with some cobble/boulder aquifer has sustained yields ranging from 15 to 100+ gpm, well above the required needs of a domestic well. Review of well logs in the immediate area of the site indicates that the groundwater directly below the site is hosted within the Rathdrum Prairie aquifer system.

One well (D0090671) identified in the search is located in the eastern portion of the site. This well was completed to a depth of 80 feet below grade. The well log encountered a mixture of clay, silt and gravel to a depth of 20-feet, where wet clay and gravel was encountered from 20 to 40-feet overlying a large gravel and coarse sand deposits to the full depths explored of 80. Groundwater was first encountered at a depth of 50 feet, with the static water level rising to 15 feet below grade after the well was installed. This is indicative of a saturated aquifer that is under confined to semi-confined conditions.

Groundwater in the sand and gravel aquifer in the area of the site is recorded at depths of approximately 10 to 30 feet below grade, dependent upon topographical elevation of the well head. Data reviewed is representative that the Trestle Creek valley fill aquifer is bounded by bedrock in the drainage. Groundwater depths in the wells are generally shallow throughout the drainage and appear to be within 10 to 20 feet of the ground level. The groundwater flows down the drainage in a southwesterly direction towards the project site, where it discharges to the hydrologic system of Lake Pend Oreille.

Table 2: Summary of Well Log Information

Well ID	Permit ID	Metal Tag Number	Owner	Township	Range	QQ	Qtr	Sect.	Production (gpm)	Static Water (FT)	Casing Depth (FT)	Total Depth (FT)	Construction Date	Casing Diam (in.)	Aquifer Type
270784	756704		HARVEY KOHWER	57N	01E	NE	SW	16	15	20	26	26	4/9/1980	6	Gravel
414166	843991	D0051273	PEND OREILLE BONNER DVLP LLC	57N	01E	NE	SW	16	0	18	7	39	12/6/2006	6	Sand & Gravel
414167	843992	D0051274	PEND OREILLE BONNER DVLP LLC	57N	01E	NE	SW	16	0	17	9	39	12/10/2006	6	Sand & Gravel
414168	843993	D0051275	PEND OREILLE BONNER DVLP LLC	57N	01E	NE	SW	16	0	14	10	39	12/12/2006	6	Sand & Gravel
272314	755106		FRED BURNSIDE	57N	01E	NW	SW	16	5	18	32	34	12/9/1969	6	Sand & Gravel
414615	844447	D0046379	BILL TRUBY	57N	01E	SE	SW	16	30	10	58	58	12/15/2006	6	Sand
268538	758349		CHARLOTTE TURNER	57N	01E	SE	SW	16	60	17	59	60	3/17/1992	6	Gravel
269956	757442		BILL FREEMAN	57N	01E	SE	SW	16	50	24	62	72	8/21/1986	6	Sand & Gravel
270229	756933		DENNIS MC DANIEL	57N	01E	SE	SW	16	10	15	77	77	10/13/1982	6	Gravel
270694	756614		NORM ROSENBERGER	57N	01E	SE	SW	16	15	20	50	50	10/3/1980	6	Sand & Gravel
271695	755271		JIM BOSSINGHAM	57N	01E	SE	SW	16	5	20	42	60	9/28/1971	6	Decom. Granite
388392	817724	D0033864	BILL TRUBY	57N	01E	SE	SW	16	30	10	58	58	6/23/2004	6	Gravel/Boulders
388393	817725	D0033865	BILL TRUBY	57N	01E	SE	SW	16	30	10	58	58	6/23/2004	6	Gravel/Boulders
396069	825437	D0035550	BILL TRUBY	57N	01E	SE	SW	16	12	-1	40	220	10/21/2004	6	Shale
	904126	D0090671	Valiant Idaho Club	57N	01E	SW	SW	16	180	15	70	80	3/9/2022	8	Sand & Gravel
268919	757954		ROGER BEST	57N	01E	SW	SW	16	30	15	30	35	3/20/1990	8	Sand & Gravel
271845	755421		AL SYLVESTER	57N	01E	SW	SW	16	20	20	40	40	3/1/1973	6	Pea Gravel
401133	830531	D0039942	CRAIG HATFIELD	57N	01E	SW	SE	16	7	160	322	322	3/9/2005	6	Shale
271846	755422		DON WENZEL	57N	01E	Gvt-1		21	15	25	52	52	2/25/1973	6	Pea Gravel
271847	755423		JEB C BEST	57N	01E	Gvt-1		21	20	16	31	31	2/26/1973	6	Sand & Gravel
271848	755424		JEB C BEST	57N	01E	Gvt-1		21	20	15	30	30	2/27/1973	6	Sand
271849	755425		WALTER RUBERG	57N	01E	Gvt-1		21	15	25	58	58	2/24/1973	6	Pea Gravel
269700	757187		TIM MC DANIELS	57N	01E	NE	NW	21	30	25	44	43	8/1/1984	6	Sand & Gravel
271424	755781		FRED DARK	57N	01E	NE	NW	21	15	30	54	54	12/23/1975	6	Sand
271498	755855		RAY MC GINNIS	57N	01E	NE	NW	21	20	20	40	40	4/27/1976	6	Sand & Gravel
272316	755108		FRED DARK	57N	01E	NE	NW	21	20	25	56	56	10/15/1969	6	Coarse Sand
272320	755112		GORDON MEAD	57N	01E	NE	NW	21	10	20	54	54	10/10/1969	6	Sand
412230	841974	D0045026	DOLORES POOLMAN	57N	01E	NE	NW	21	30	20	55	60	9/7/2006	6	Pea Gravel
270147	756851		ELIZABETH MC MILLAN	57N	01E	NW	NW	21	50	25	58	60	4/4/1982	6	Gravel
453840	888703	D0079525	VALIANT IDAHO LLC	57N	01E	NW	NW	21	150	10	72	77	8/16/2019	6	Sand/Grvl/Cobble

TD = Total Depth of well exploration in feet

SWL = Static Water Level below ground surface in feet at time of drilling

AF = Artesian Flow; bgs = below ground surface

Shaded data is from well at/nearest to the subject site.

Source Aquifer is documented from well drillers log and their interpretation of the geology

Site Groundwater Conditions

The site groundwater conditions immediately east of the lake are controlled by the geologic conditions within the alluvial fan deposits at the mouth of Trestle Creek. Interpretations are based on the observations of the new well installed by Valiant located approximately 200 feet east of the ordinary high water mark where the proposed community boat dock project is located. As state above, the recent well completed along the access road to the site encountered a mixture of clay, silt and gravel to a depth of 20-feet, where wet clay and gravel was encountered from 20 to 40-feet overlying a large gravel and coarse sand deposits to the full depths explored of 80. The first saturated soil was not encountered until approximately 50 feet below the ground level.

At the time of drilling, on March 8, 2022 groundwater was first encountered in the soils at a depth of 50 feet below ground surface. This is interpreted to be the upper saturated thickness of the aquifer, and is estimated to be at an approximate elevation of 2027 feet (NAVD88). However, after installation of the well, the aquifer pressure in the semi-confined raised the level to a noted depth of 15 feet below ground level. This corresponds to an approximate static water level elevation of 2062 feet (NAVD88). At the time of drilling, the lake was recorded at an elevation of 2055.67 feet (NAVD88), or approximately 6.33 feet lower in elevation than the static water level in the new well. Table 3 summarizes data from the new groundwater well and its relationship to Lake Pend Oreille Lake levels. Data from March 9, 2022 was from installation of the well, March 29, 2022 from the pump test conducted on well, and November 30, 2023, from a site visit WNR Group conducted at the site.

Table 3: Information on Water Level Elevations in Site Well & Lake Pend Oreille

DATE	Lake Pend Oreille		New GW Well			GW-SW Elev. Diff.
	Elev (ft) - NGVD29	Elev. (ft) NAVD88	Depth to GW (ft-bgs)	Elev (ft) - NGVD29	Elev. (ft) NAVD88	
March 9, 2022	2051.80	2055.67	15.00	2058.13	2062.00	6.33
March 29, 2022	2051.45	2055.32	16.00	2057.13	2061.00	5.68
Nov 30, 2023	2051.41	2055.28	17.75	2055.38	2059.25	3.97

*Note: Ground Elevation at New Well = ~2077 ft (NAVD88) / ~2073.13 ft (NGVD29); Casing stickup = +2.1 ft
 Lake Pend Oreille summer level Elevation = ~2066.37 ft (NAVD88) / ~2062.5 ft (NGVD29)
 Lake Pend Oreille Flood Stage Elevation = ~2067.37 ft (NAVD88) / ~2063.5 ft (NGVD29)
 Lake Pend Oreille high winter level Elevation = ~2058.87 ft (NAVD88) / ~2055.0 ft (NGVD29)
 Lake Pend Oreille low winter level Elevation = ~2054.87 ft (NAVD88) / ~2051.0 ft (NGVD29)*

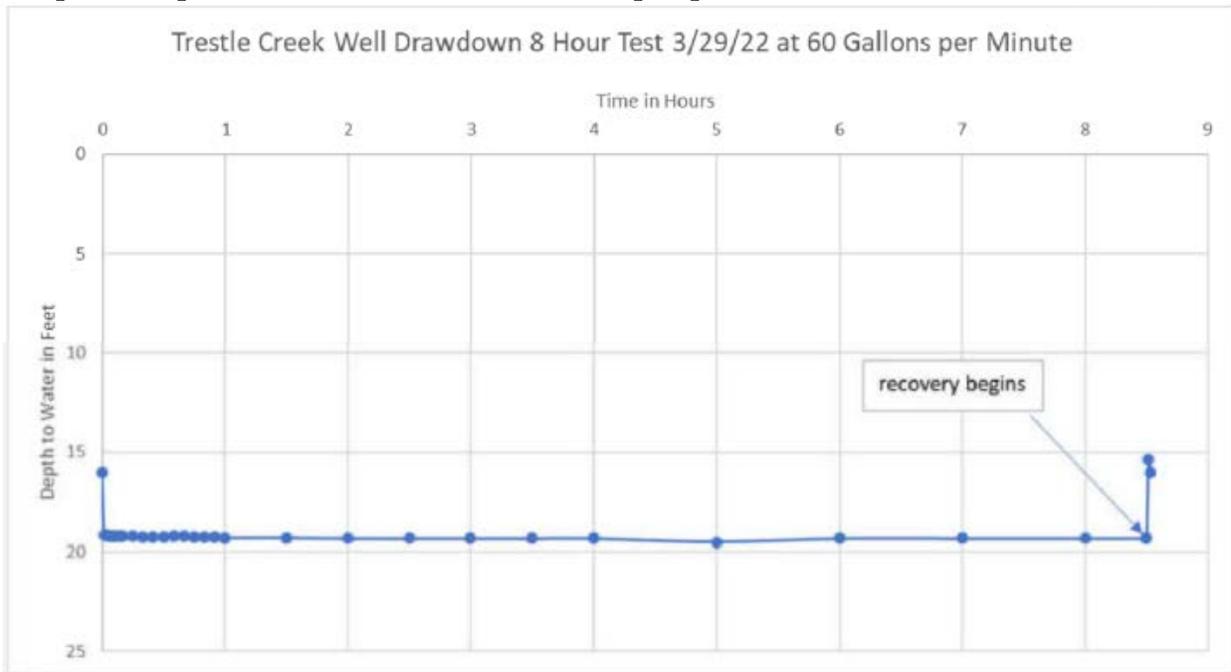
A second well measurement event occurred on November 30, 2023. During this site visit, the depth to groundwater was measured at 19.85 feet below the top of casing, equivalent to 17.75 feet bgs (the casing has 2.1 feet of stick-up above ground level). This corresponds to an approximate static water level elevation of 2059.25 feet (NAVD88). On November 30, 2023, the lake was recorded at an elevation of 2055.28 feet (NAVD88), or approximately 3.97 feet lower in elevation than the static water level in the new well.

These recordings document that the static water level in the groundwater well, which is approximately 200 feet east of the shoreline/high water mark of the lake, is higher than the lake level elevation. This would confirm that groundwater flow is towards the lake. The difference in elevation varied from 6.33 feet in March 2022 to 3.97 feet in November 2023. The higher difference in March would support that the groundwater is at its higher elevation during the spring runoff, and in November at its lowest elevation when it is after the domestic high water use period and recharge to the aquifer is at its lowest. It should be noted that the lake level is approximately the same elevation, which shows the groundwater change is

resulting in a lower gradient, which would correspond to a lower velocity and recharge of groundwater to the lake.

The aquifer characteristics were evaluated during a pump test on the new well on March 29, 2022 (Sewell, 2022), approximately 20 days after installation and development of the well. This evaluation was conducted to test the well (identified as “new well” in this report) for a potential future water source for residential use. The well was pumped at a constant rate of 60 gpm for eight hours. After the initiation of pumping, the water level in the well dropped immediately 3.2 feet below the static water level of 16 feet recorded at the start of the test. This is indicative of a confined to semi-confined aquifer, that would drop quickly as the pressure in the aquifer is immediately reduced from the initiation of pumping. After 3 minutes of pumping, the water level decreased another 0.1 feet, then dropped another 0.1 feet 120 minutes into the test where it remained at that level through the length of the 8.5 hour (510 minute) pump test. Total drawdown of the 60 gpm constant rate test was 3.4 feet. After the cessation of pumping, the water level recovered to its static water conditions within two minutes. Graph 1 presents the data collected during this constant rate pump test on the New Well (Sewell, 2022).

Graph 1: Graph of water level data from 8.5 hour pump test conducted on New Well (Sewell, 2022)



During the pump test, Sewell also monitored the “old well” located approximately 150 feet northwest of the pumping well. No drawdown was observed in the well during this test. Although Sewell concluded that the pump test radius of influence did not reach this well, this conclusion can not be verified without knowing the well construction details, specifically what depth and soil formation the well is screened through. A well log on the “old well” could not be found for this review.

The pump test does confirm the hydrogeologic interpretations of the well log that the saturated groundwater interval is within a confined to semi-confined aquifer, located at depth below the lake level. This would lead us to conclude that the groundwater is not “directly” discharge to the lake below the shoreline of the proposed project, but is being conveyed through a confined interval below the low water mark of the lake at the project. The groundwater eventually directly recharges to the lake off-shore of the

project area where it would migrate back into the lake water column through a more porous facies change medium, or where the overlying clay layer at the site is absent.

Lake Pend Oreille Setting

Lake Pend Oreille is thought to have formed in an older river valley that was controlled by faults. Recent studies have determined that most of the lake substrate consists mainly of silt, sand, gravel, cobble, bedrock debris, some boulders, and some bedrock outcrops (Barton and others, 2013). Unconsolidated sediments in the substrate originated from glaciation, megafloods, lacustrine, and terrestrial and subaqueous landslide processes, and from tributary inflows into the lake. Bedrock surrounding most of the lake is comprised of Precambrian Belt Supergroup metasedimentary formations, which form steep slopes that can frequently have landslides and rock slides that fall into the lake (Barton and others, 2013). Lake Pend Oreille was scoured by multiple advances and retreat of the Cordilleran Ice Sheet which advanced into the Purcell Trench, scoured by the ice age floods, and then subsequently filled with glacial outwash and flood deposits. The lake is now dammed at the south end by thick glacial and flood deposits that underlie Farragut State Park, which formed an undisturbed end moraine.

The shoreline morphology is subdivided into the variable zone and the subvariable zone. The variable zone is where lakebed elevations are between normal maximum summer full pool and normal minimum winter low pool. Subvariable zone is where lakebed elevations are lower than the lake's normal minimum winter low pool elevation.

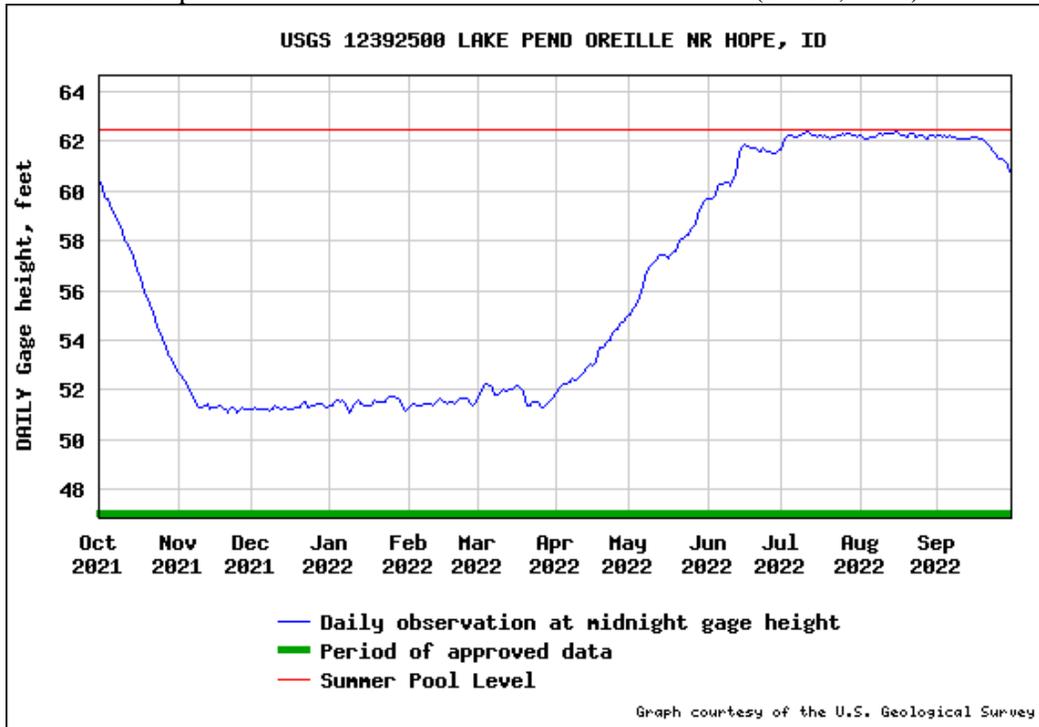
Major tributaries to the lake include the Clark Fork and Pack River, in addition to many smaller stream/creek tributary valleys such as Trestle Creek. The outfall of the lake is through the Pend Oreille River which is controlled by Albeni Dam near the Idaho/Washington state border.

Lake Pend Oreille is a regulated lake that maintains winter and summer levels. The lake is typically held at the summer level of 2062 – 2062.5 feet (NGVD29) by the end of June or early July, and is held at that level until the 3rd Sunday of September, when water is drained from the lake. The winter level is either maintained at 2051 feet or 2055 feet (NGVD29), depending a decision made by Idaho Fish and Game Commission for kokanee spawning. Graph 2 shows the measured lake level at the USGS station 12392500 located near Hope, Idaho for water year 2022 and Graph 3 for water year 2023 (USGS, 2023). As shown on the graph, the lake level begins to rise in March-April and reaches near full pool by July. The summer level is maintained for approximately three months before the elevation is allowed to drop for the winter management period.

At the project site, groundwater and surface water from the Trestle Creek drainage directly discharge to Lake Pend Oreille. At the bottom/mouth of the Trestle Creek drainage, the groundwater is in hydraulic continuity with the lake and will rise and fall dependent upon lake levels. However, this aquifer connection may be out in the lake due to the confining levels observed at the site and discussed previously in this report.

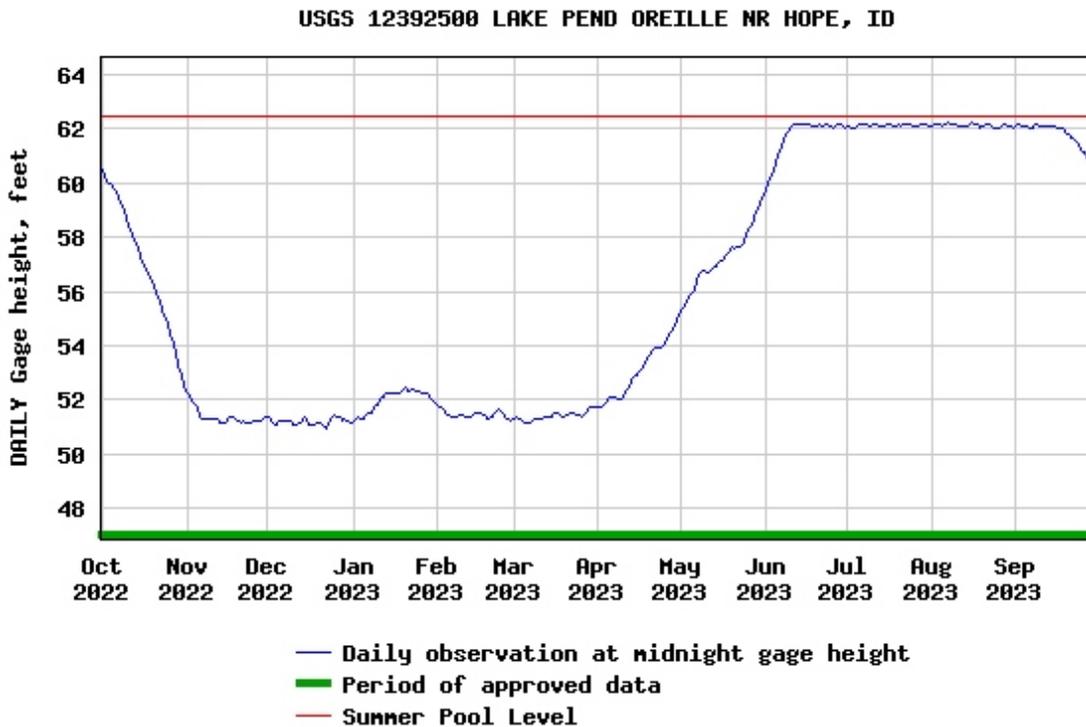
Shoreline characteristics just northwest of the site is documented in the Rain Shadow Research Inc. (2008) report. In summary, the shoreline characteristics near the site consist of sandy and gravelly deposits, with the larger clasts eroded from the alluvial fan, which contains debris from glacial till and angular and subangular clasts certainly eroded from the Prichard Formation (Lewis et al, 2006). The excavations completed for this study revealed soil profiles of reworked sand and gravel over poorly sorted, extremely gravelly deposits that are either reworked channel gravels or reworked gravels from the Trestle Creek alluvial fan. Clayey and pebbly glacial till deposits underlie the reworked gravels at the study site. The exposed sides of the existing boat dock sloughs at the site were dug through extremely gravelly and cobbly sandy loam alluvial fan deposits.

Graph 2: Pend Oreille Lake elevations for WY 2022 (USGS, 2024)



*Note: Data levels presented by USGS is in NGVD29. For NAVD88 add 3.87 feet.
Daily gage height is value + 2000 feet.*

Graph 3: Pend Oreille Lake elevations for WY 2023 (USGS, 2024)



*Note: Data levels presented by USGS is in NGVD29. For NAVD88 add 3.87 feet.
Daily gage height is value + 2000 feet.*

The shoreline around the “island” which is proposed to be excavated is comprised of the old excavation spoils that originally dug the sloughs where the boat docks were located. Our visual observations during the October 10, 2023 site visit, documented that the “island” is approximately 10 to 12 feet above the existing lake bed level, and consist of a mixture of silt, sand and gravel fill material. Photos 1 and 2 shown site conditions at the “island” during our October 2023 site visit. As shown in the photos, the proposed excavation phase of the project will be conducted during the winter low water levels, and no excavation will be conducted into the groundwater table. Any groundwater beneath the island footprint is directly connected to the lake level and waters of the lake and do not appear to be directly connected to the groundwater observed in the wells in the area east of the shoreline.



Photo 1: Looking NE across slough mouth to Lake Pend Oreille. “Island” consists of silts, sands, and cobbles. Water in slough drainage is rain water runoff flowing towards lake water to the left.



Photo 2: Looking North across slough to “Island”. Fill material consists of silts, sands, and cobbles. Water in slough drainage is rain water runoff flowing towards lake water to the left.

Stream Morphology

The stream morphology of the lower Trestle Creek area is best described in the River Design Group (RDG) report dated August 2023. This report presents the restoration plan for improving aquatic habitat and fish passage on the NFTC. This segment of the creek is interpreted to have been artificially constructed as an irrigation canal in the 1900's (RDG, 2023). It currently bifurcates from Trestle Creek approximately ½-mile upstream from the NFTC discharge point into the lake. The start of NFTC is located in the NW¼SW¼SE ¼ Section 16, T57N, R01E (see Figure 13). The proposed restoration design will reactivate the historical confluence of NFTC and Trestle Creek and enhance the stream corridor habitat conditions for fish and the vegetated flood plain.

Trestle Creek: Trestle Creek flows within a deeply incised tributary valley that has steep bedrock slopes (Figure 6). The valley floor is filled in with glacial and alluvial sediments, bounded on the valley walls with Precambrian metasedimentary rocks of the Prichard Formation. Trestle Creek is approximately 8-miles long with the headwaters to the northeast on the southeastern slope of Trestle Ridge (USGS(a)). Water within the creek is derived from precipitation, snow melt, and from groundwater springs in the headwaters of the drainage. No detailed flow measurements were reviewed for this study. The creek discharges directly to Lake Pend Oreille south of the project site near the boat ramp. Photo 3 is a view of Trestle Creek looking downstream approximately 1/8-mile upstream of its outlet into the lake. Photo 4 is a view of the outlet/mouth of Trestle Creek into Lake Pend Oreille at the low lake water level.

Trestle Creek appears to be hydraulically connected to the coarser valley fill in the headwaters to about one mile upstream of its outlet to the lake. Through this reach of the creek, the valley is fairly steep and the creek is inferred to be gaining water from the shallow aquifer in the unconsolidated valley fill sediments. In the lower one mile of the creek, the gradient appears to become lower, as it begins to flow over the alluvial fan deposits identified on the geologic maps. Well logs also appear to show a shallow clay dominant layer upon which the creek may be perched and separated from the Trestle Creek valley aquifer.



Photo 3: Photo of Trestle Creek looking northwest to its outlet into Lake Pend Oreille.



Photo 4: Photo of Trestle Creek looking southwest to its outlet into Lake Pend Oreille.

North Fork Trestle Creek (NFTC): NFTC bifurcates from Trestle Creek approximately ½-mile upstream from the NFTC discharge point into the lake. NFTC was constructed as an artificial channel/diversion canal in the early to middle 1900's (RDG, 2023) and there is no control structure at the inlet. NFTC experiences fluctuating flow levels commensurate with flows of Trestle Creek. The channel typically experiences peak flow discharge during the spring in response to rain-on-snow events and snow melt during the spring rain events. Within the area east of the project, NFTC transitions from an entrenched, confined system with small step pools downstream of the Montana Link railroad crossing to a moderately entrenched, riffle dominated channel in the downstream reach near the confluence with Lake Pend Oreille (RDG, 2023). The NFTC maintains a relatively straight alignment throughout its reach. Photo 5 presents a photo of the NFTC approximately 200 feet upstream of its outlet into the lake slough. From our observations, it appears the NFTC is perched on top of a more clayey soil through its lower reach.

Currently, NFTC's outfall is into the old slough which was excavated during the initial construction of the boat dock area (Figure 13). Right before entering the slough, the NFTC is conveyed through a culvert, which is perched above the lake level. Outfall from the culvert is onto some large boulder rip-rap along the slough boundary. Photo 6 is taken looking to the south at the outfall into the slough. The proposed restoration project will abandon this outfall and realign the creek so it flows directly to Trestle Creek. Project realignment and drawings for this restoration project is provided in the RDG 2023 report. Once this restoration is completed, the NFTC will not have influence on, or be influenced by, the proposed community dock project.



Photo 5: Photo of NFTC on 11/10/2022 upstream of the project site.



Photo 6: Picture of the outlet of NFTC into the old slough immediately downstream of culvert.

GROUNDWATER-SURFACE WATER HYDRAULIC CONTINUITY

In a more regional sense, all groundwater and surface water is hydraulically connected, just at varying degrees. For this site, the WNR Group looked at all available data reviewed and discussed previously to develop an understanding of the extent of hydraulic continuity between Trestle Creek, NFTC and the groundwater aquifer in the Trestle Creek drainage.

In order to develop an understanding of the extent of hydraulic continuity in the area, the WNR Group used available data, especially well logs, and developed two cross-sections for the area. Traverse location of the cross sections developed are shown on Figure 13. Groundwater levels depicted on the cross-sections were those recorded by the driller at the time of drilling. Lithologic soils of the unconsolidated sediments were classified into three main groups:

- 1) Soils which are primarily comprised of Clay and have some minor components of sand and gravel (*shown in blue color on the cross-sections*). These are the least permeable soils reviewed in the well logs.
- 2) Soils which are primarily comprised of Sand with varying amounts of gravels and/or boulders (*shown in yellow on the cross-section*). These are porous and permeable soils reviewed in the well logs.
- 3) Soils that are primarily comprised a Gravel, Cobbles and Boulders with minor amounts of silt and sand (*shown in gray color on the cross-sections*). These are the most porous and permeable soils reviewed in the well logs.

Cross-section A was constructed east-west along the linear direction of the Trestle Creek drainage. Figure 14 presents the conceptual hydrogeologic interpretation in the lower two-mile portion of the drainage. As shown on the cross-section, Trestle Creek drainage soils become coarser grained as you traverse up the drainage, with more clay dominated deposited near the lake. These can be interpreted as fine-grained overbank deposits from Trestle Creek deposited over the older alluvial fan deposits. With the finer grained soils in the lower portions of the valley fill sediments, this would reduce groundwater flow rates to the lake within this zone. However, coarser material is present at depth, in which the groundwater would preferentially flow through the coarser higher permeable sediments.

Trestle Creek traverses up to 8 miles within the steeply incised channel. Water in the creek is primarily derived from precipitation, snow melt, and groundwater seeps in the headwaters of the drainage. In the upper portion of the drainage (right side of Figure 14), the creek flows above a porous and permeable gravel and boulder sediment. Through these reaches, the creek is in hydraulic continuity with the shallow unconfined groundwater. As the creek flows down valley, immediately downstream of the bifurcation of NFTC, the creek flows above a clay dominant soil (till) which is less permeable and porous. This soil grades down valley to a clay with less gravel. The aquifer appears to transition to a semi-confined to confined aquifer, as the water is forced into the more porous soils beneath the clay dominant soils. The creek is perched on top of the clay and not in hydraulic continuity with the underlying aquifer. This stratigraphic setting is continued westerly to the mouth of the drainage, where it appears the semi-confined aquifer is located at depth below the lake level. These conditions were confirmed in 1) the drilling of the new well as saturated soil was observed at 50 foot depth, but static water level in the well raised to 15 feet bgs, and 2) the pump test on the new well had an immediate drawdown in the water level indicative of a confined aquifer setting. It appears the confined aquifer continues out beneath the lake, where at some location the groundwater would discharge to the lake where the overlying confining clay soils are not present.

Figure 15 presents a cross-section across the lower portion of the Trestle Creek valley, immediate east of the site. As shown on this cross-section, the groundwater in the aquifer is in the confined sands and gravels below the clay dominated soils. This clay rich soil extends across the width of the valley.

Although NFTC appears to flow directly on top of the clay, Trestle Creek appears to flow on top of some alluvial fill gravels located above the clay dominated (glacial till) soil deposits.

The hydraulic connection at the immediate location of the island does not appear to be affected or in hydraulic continuity with the aquifer, or the creeks east of the island. Any “groundwater” beneath the footprint of the island would be in direct hydraulic connection with the lake water. As such, if any water is encountered, it would be a reflection of the lake level, and not the aquifer of the Trestle Creek drainage. Due to the fact that the creeks enter the lake east of the island, creeks flows will not have an impact on or be impacted from, any “groundwater” observed within the footprint of the island.

IMPACTS OF ISLAND EXCAVATION

As referenced earlier, the plan for the project site is to develop a new proposed community dock project located north of the outfall of Trestle Creek into Lake Pend Oreille. As part of the community dock project, removal of the previous constructed “island” is proposed to restore the shoreline to its ancestral natural lakebed levels. This “island” was created during the initial excavation of the sloughs which hosted the existing docks. Specific information directly related to the “island” footprint is described in the Intermountain Resources (IMR) document dated 2008:

The site had extensive dredging to create the existing configuration of the boat basin back channels and also to divert the North Branch of Trestle Creek to the basin. It appears this was done to route water through the narrow back channel basins in an attempt to reduce the tendency of back channels to become stagnant. There was also regular maintenance dredging performed at the north end of the basin to clear the circulation outlet of the back basin, though it appears to have been generally unsuccessful.

It is also stated in the document that the exact date of construction of the island is not known, but is thought to be done in the decade following the completion of Albeni Falls Dam, which was in 1955.

The excavation of the “island” under this proposed project will be below the high water line. However, excavation will occur during the time when the lake is at winter pool levels. No excavation of materials at the “island” site will occur below the winter pool levels. As a result of the hydrogeology discussed previously, any water encountered within the footprint of the “island” is not interpreted to be hydraulically connected to the Trestle Creek aquifer, but is a reflection of the lake water system. Therefore, if the lake level is located below the bottom of the proposed excavation level, no infringement into the lake hydrologic system will occur.

CONCLUSIONS

The WNR Group has performed a preliminary hydrogeologic review to determine the hydraulic connection of surface and groundwater in the lower Trestle Creek drainage. Specifically, the study was conducted in order to assist the regulatory agencies with understanding the hydrologic regime in the immediate area of the proposed project, and to assist with determining if the proposed project, specifically the excavation of the “island,” will have any impact on the surface and groundwater.

Review of data suggests that the hydrogeologic conditions at the site is a valley fill aquifer which is unconfined in the headwaters and then transitions to confined conditions in the lower portions of the valley. At these locations, the Trestle Creek and NFTC surface water appears to be perched above a clay interval which separates the surface water from the groundwater. The surface water of Trestle Creek and NFTC discharges directly to the lake waters of Lake Pend Oreille, and does not traverse the “island.” Groundwater at the lower part of the valley is under confined conditions, of which the aquifer interval (that layer which is conveying water) flows beneath the shoreline at the lake and the “island.” It is inferred that the groundwater will discharge into the lake somewhere off shore where the confining clay

layer is absent. Water directly below the footprint of the “island” is a projection of lake water, and as such would not affect the lower confined aquifer.

In our opinion, the project (excavation of the island and subsequent fill of the sloughs) will have no effect on surface or groundwater in the area of the site.

LIMITING CONDITIONS

This limited hydrogeologic letter report has been prepared for the exclusive use of Valiant Idaho II, LLC and their assigns, in accordance with the standards of the environmental consulting industry at the time the services were performed. This work has been performed for the sole purpose of assisting in the interpretation of groundwater aquifer conditions for siting of a future municipal supply production well. This letter report is governed by the specific scope of work authorized for the WNR Group and is not intended to be relied upon by any other party unless specified by Valiant Idaho II, LLC. The findings presented herein are based upon readily available government information reviewed as of the date the assessment was performed and review of a limited number of readily available hydrogeologic documents for the area near the Site. Geologic and hydrogeologic data is limited for the subject area and interpretations were made for the conclusions presented in this report. The findings and conclusions presented herein should not be assumed to be an accurate representation of present-day conditions, but only interpretations based on professional judgment. This assessment only presents a professional opinion as to what type of aquifer may be encountered beneath the Site and does not warranty any quantities of water which may be withdrawn. No other warranty is presented within, or implied.

We appreciate the opportunity to be of service to Valiant Idaho II, LLC in providing our interpretation of groundwater conditions at the Site. Should you have any questions regarding this letter report, please do not hesitate to call us at your earliest convenience.

Very truly yours,
Water & Natural Resource Group, Inc.



Eugene N.J. St. Godard, R.G., L.Hg.
Principal Hydrogeologist/Owner
WNR Group, Inc.



Signed: February 9th, 2024

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Data Zoom 11-6

Figure 1: Site Vicinity Map

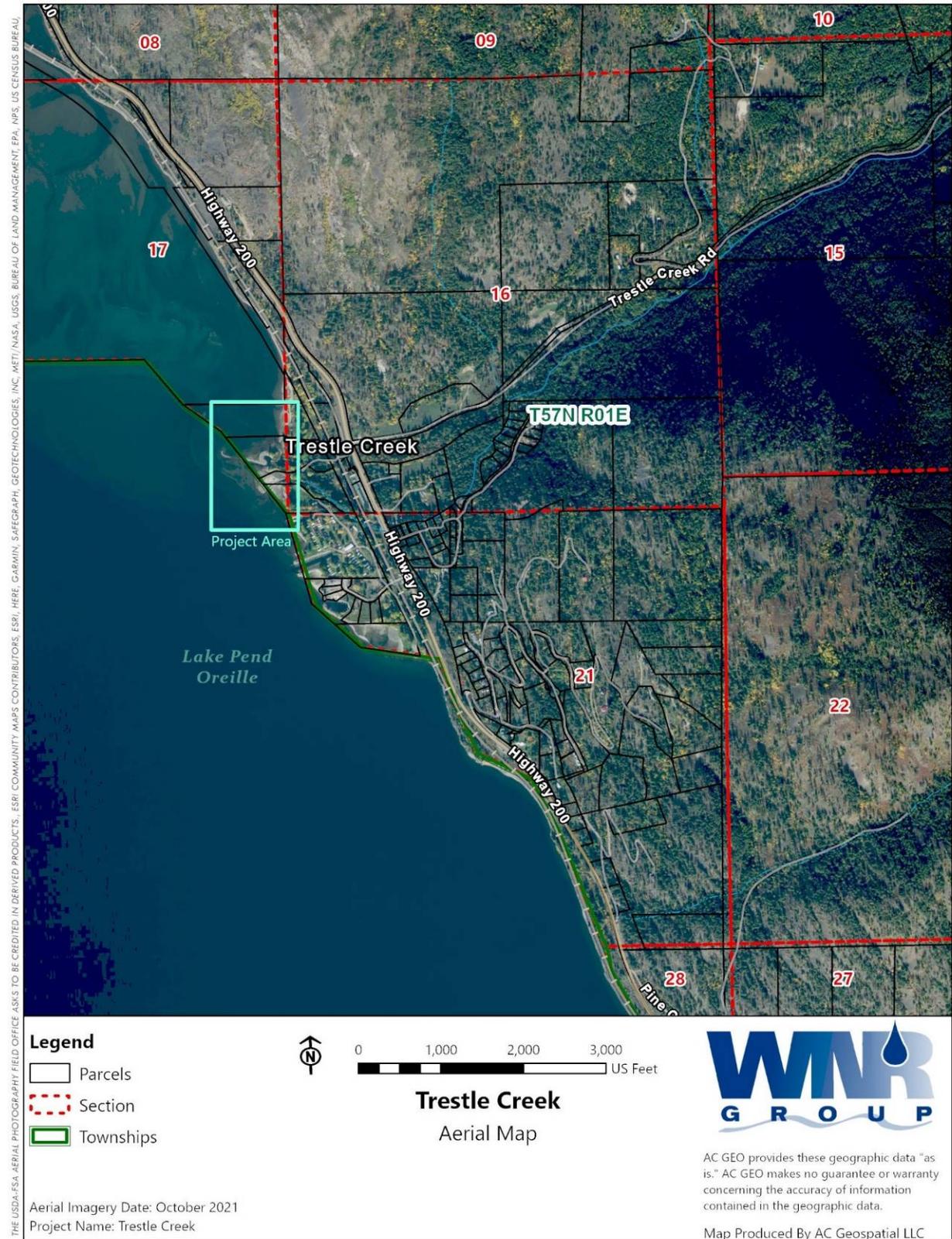


Figure 2: Site Location Aerial Map.

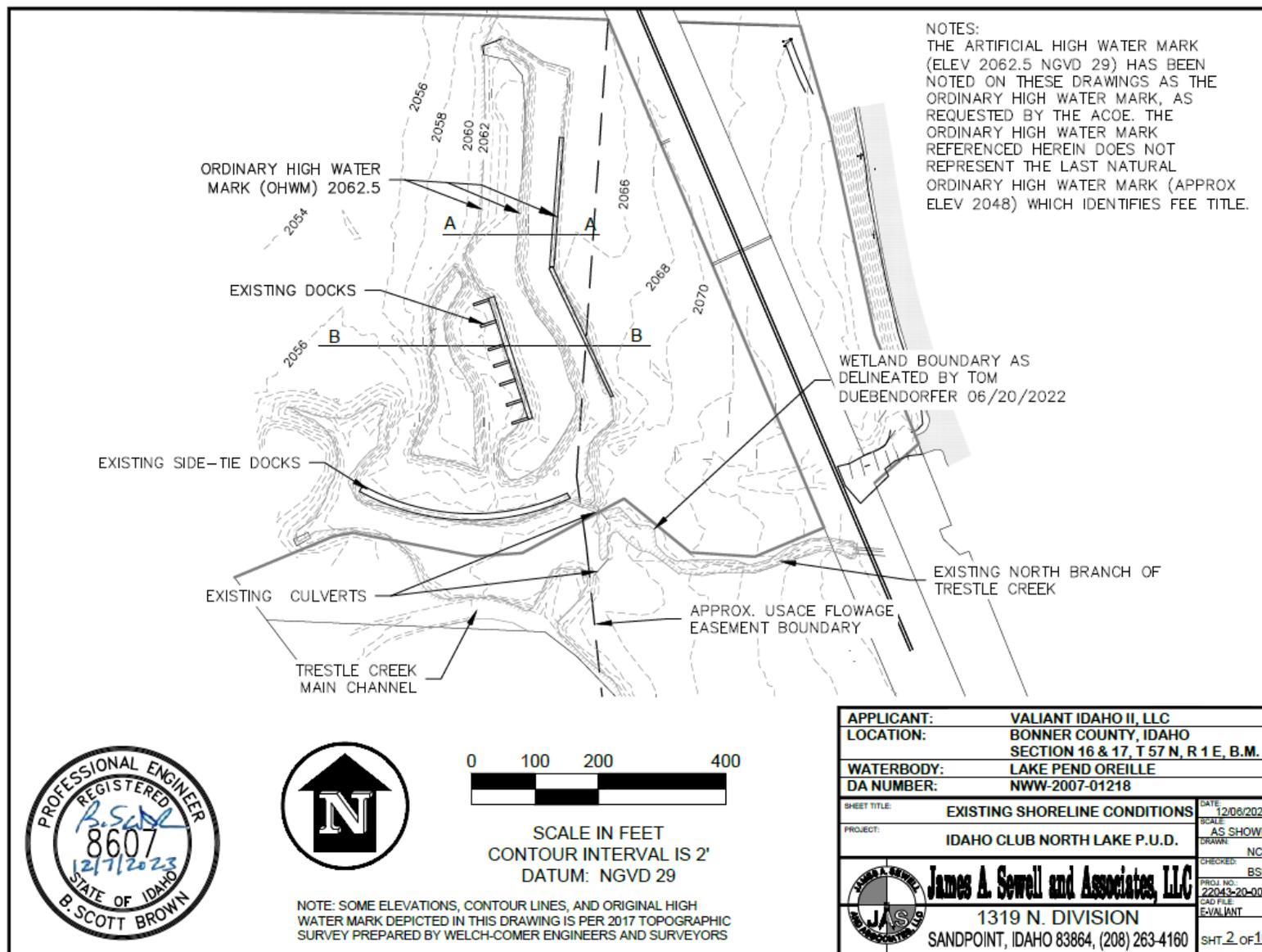


Figure 3: Engineering Drawing of Current Configuration of Site (J.A. Sewell & Associates, 2023b).

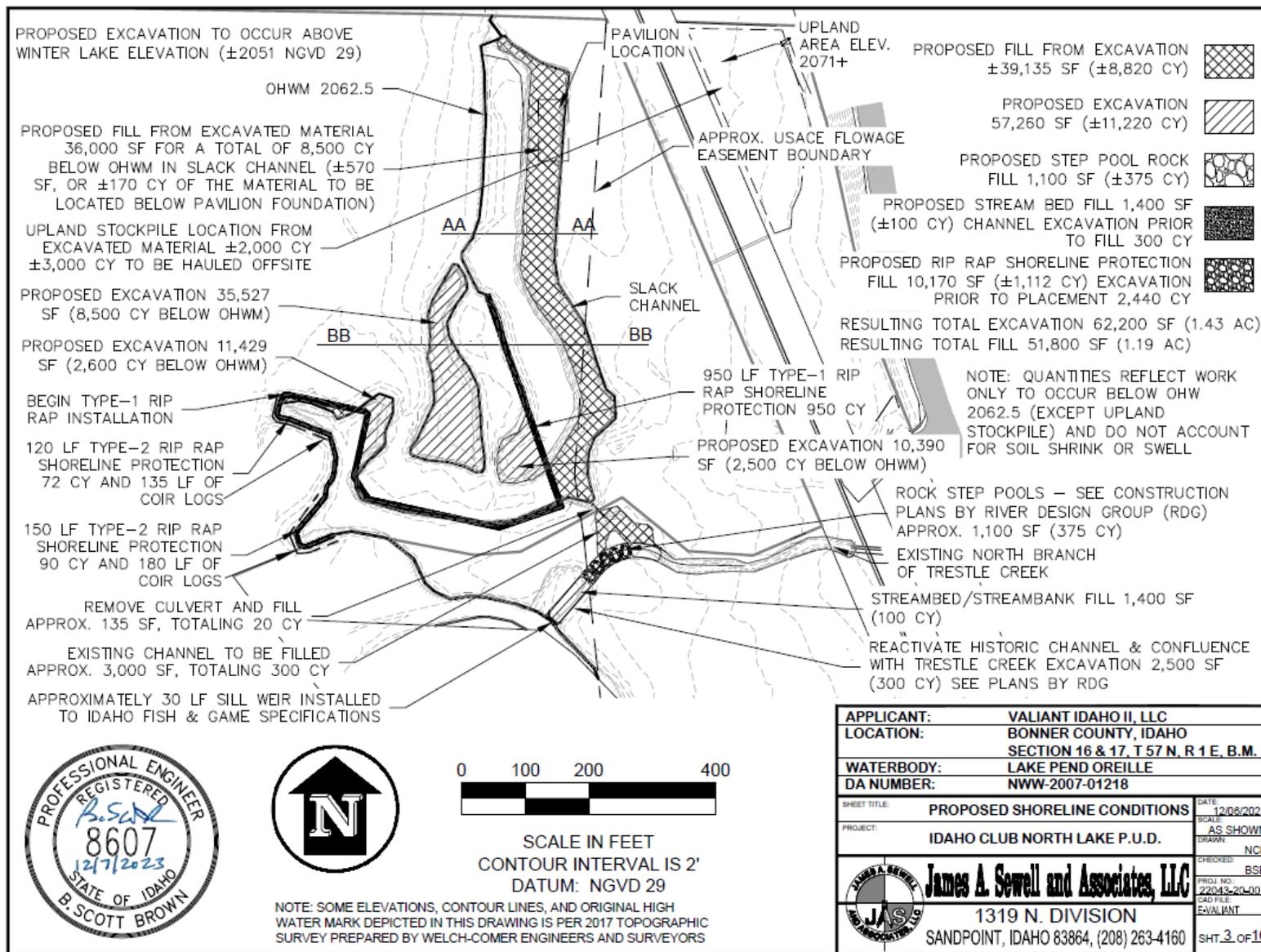


Figure 4: Engineering Drawing of Proposed Project Actions at Site (J.A. Sewell & Associates, 2023b).

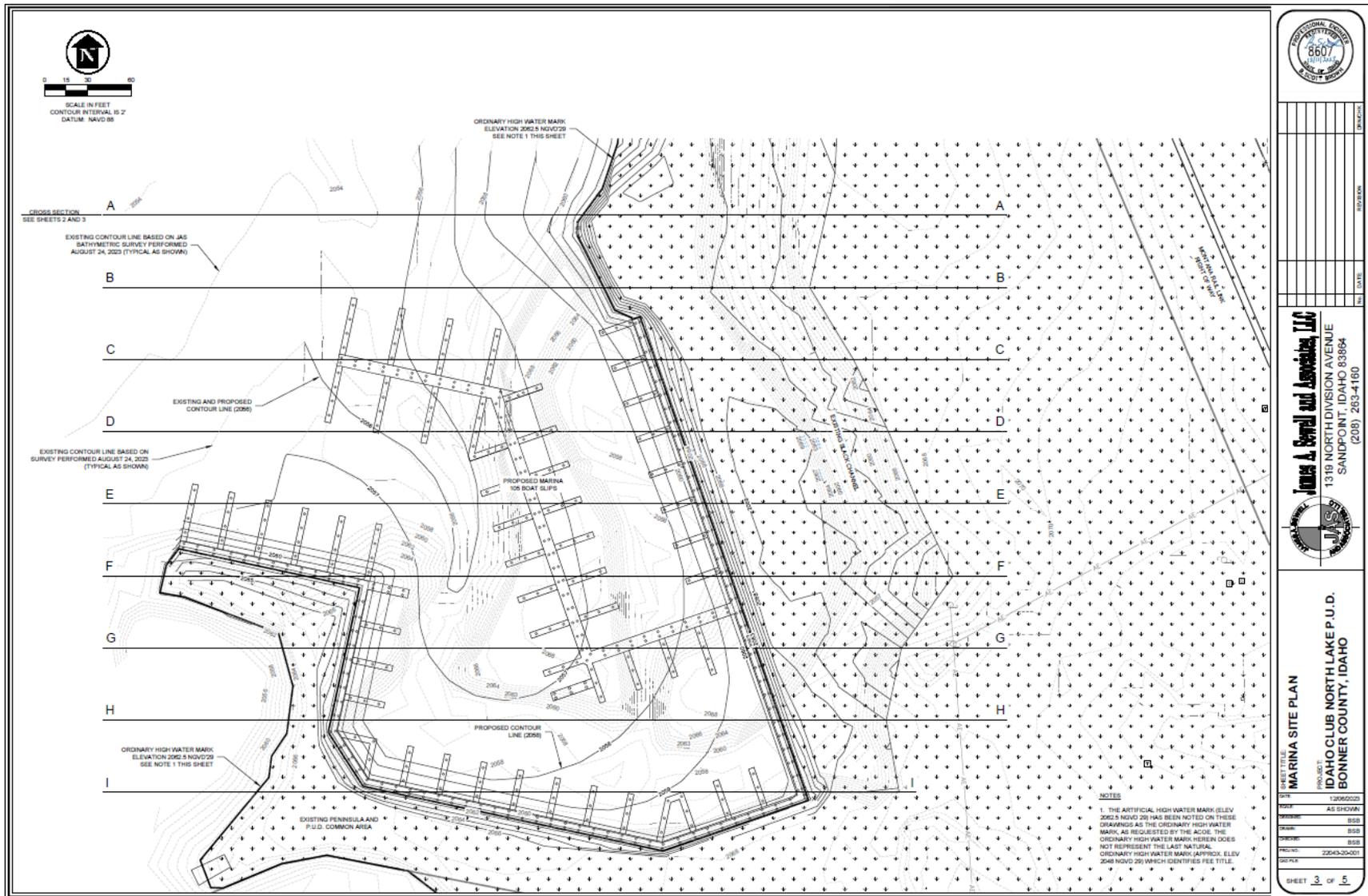


Figure 5: Engineering Drawing of Final Proposed Project at Site (J.A. Sewell & Associates, 2023b).

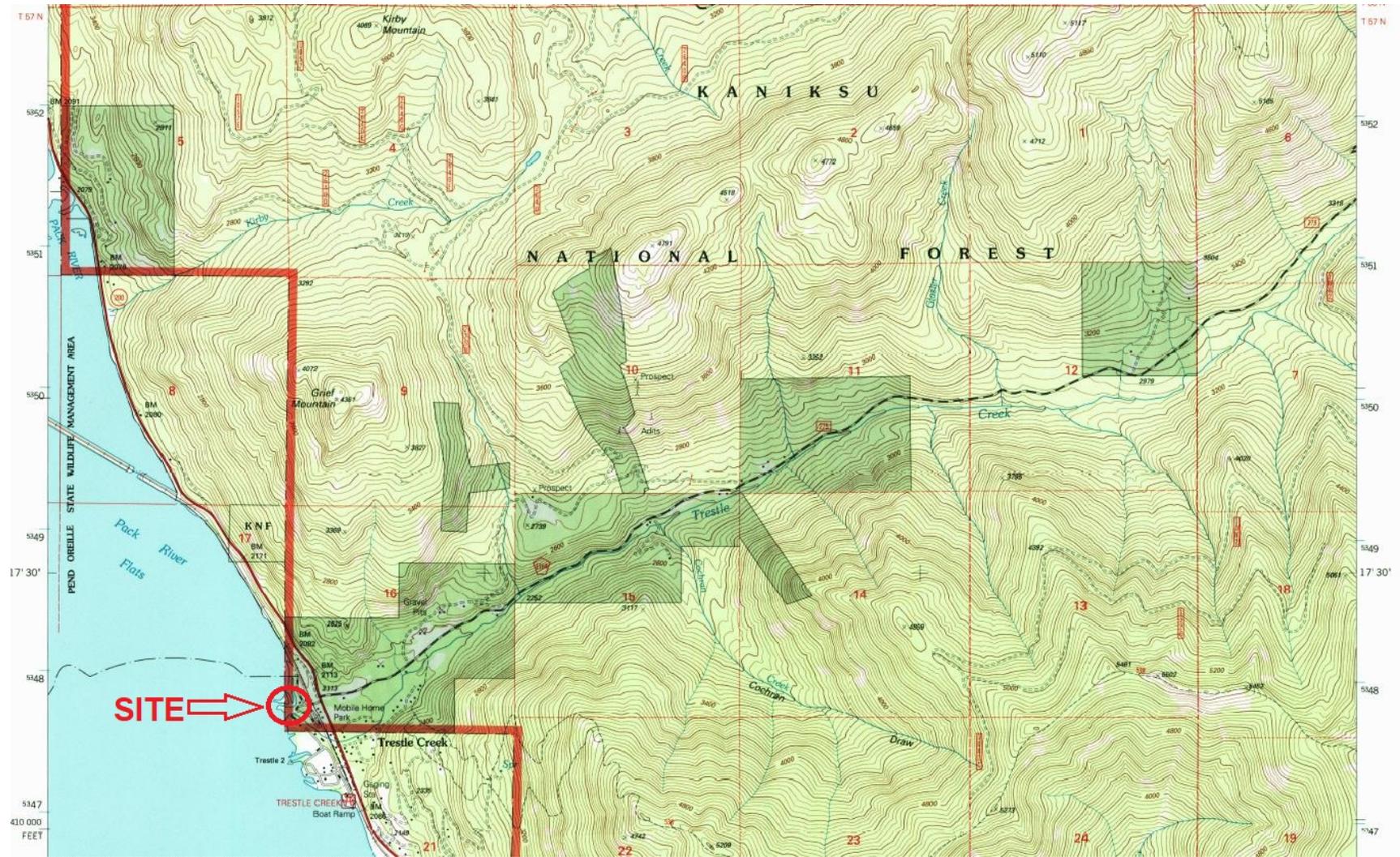


Figure 6: USGS Topographic Map of Trestle Creek Area (USGS 1996a).

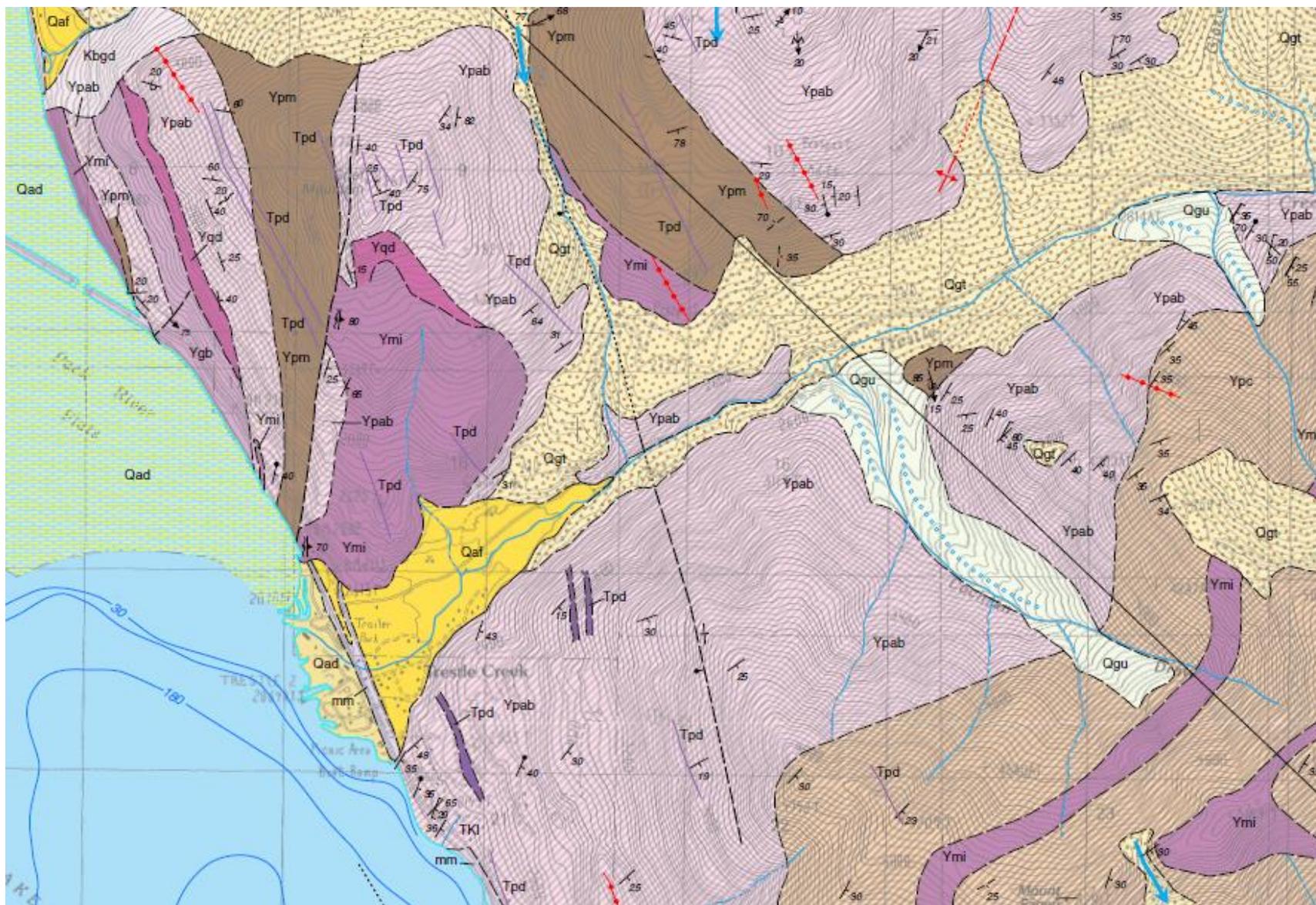


Figure 8: Geologic Map of the lower Trestle Creek area (Reed & others, 2006). See key in Figure 9.

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0090671

Drilling Permit No. 96-9897 904126

Water right or injection well # _____

2. OWNER: Valiant Idaho club

Name Valiant Idaho club

Address 310

City Celebration State FL Zip 34747

3. WELL LOCATION:

Twp. S2 North or South Rge. 01 East or West

Sec. 16 to acres 1/4 to acres 1/4 to acres 1/4 to acres 1/4

Gov't Lot _____ County Bonner

Lat. 48° 17.0040 (Deg. and Decimal minutes)

Long. -116° 21.1080 (Deg. and Decimal minutes)

Address of Well Site Hwy 200 And Trestle creek

City Sandpoint

Lot _____ Blk. _____ Sub. Name _____

4. USE:

Domestic Municipal Monitor Irrigation Thermal Injection

Other _____

5. TYPE OF WORK:

New well Replacement well Modify existing well

Abandonment Other _____

6. DRILL METHOD:

Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bentonite	0	60	65 Bags	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Linear	Threaded	Welded
8"	-2	70	332	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 75

9. PERFORATIONS/SCREENS:

Perforations Y N Method _____

Manufactured screen Y N Type Allied

Method of installation set

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
70	80	.80		7in	Stainless	STEEL

Length of Headpipe _____ Length of Tailpipe _____

Packer Y N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian? Y N Artesian Pressure (PSIG) _____

Describe control device well cap

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 50 Static water level (ft) 15

Water temp. (°F) 45° Bottom hole temp. (°F) 45°

Describe access port well cap

Well test: _____ Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
60	180	8 hours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: brant - clear

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
12	0	60	Surface seal	X	
8	0	20	clay silt gravel		X
8	20	40	wet clay gravel	X	
8	40	80	long gravel, coarse sand water		

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MAY 08 2022

IDWR/NORTH

Completed Depth (Measurable): 80

Date Started: March 8-22 Date Completed: March 9-22

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Universal Drilling Co. No. 650

*Principal Driller Scott Hille Date April 1-22

*Driller Austin Hille Date April 1-22

*Operator II Austin Hille Date April 1-22

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

Figure 10: Drillers Geologic Well Log installed at the project site (IDWR, 2023).

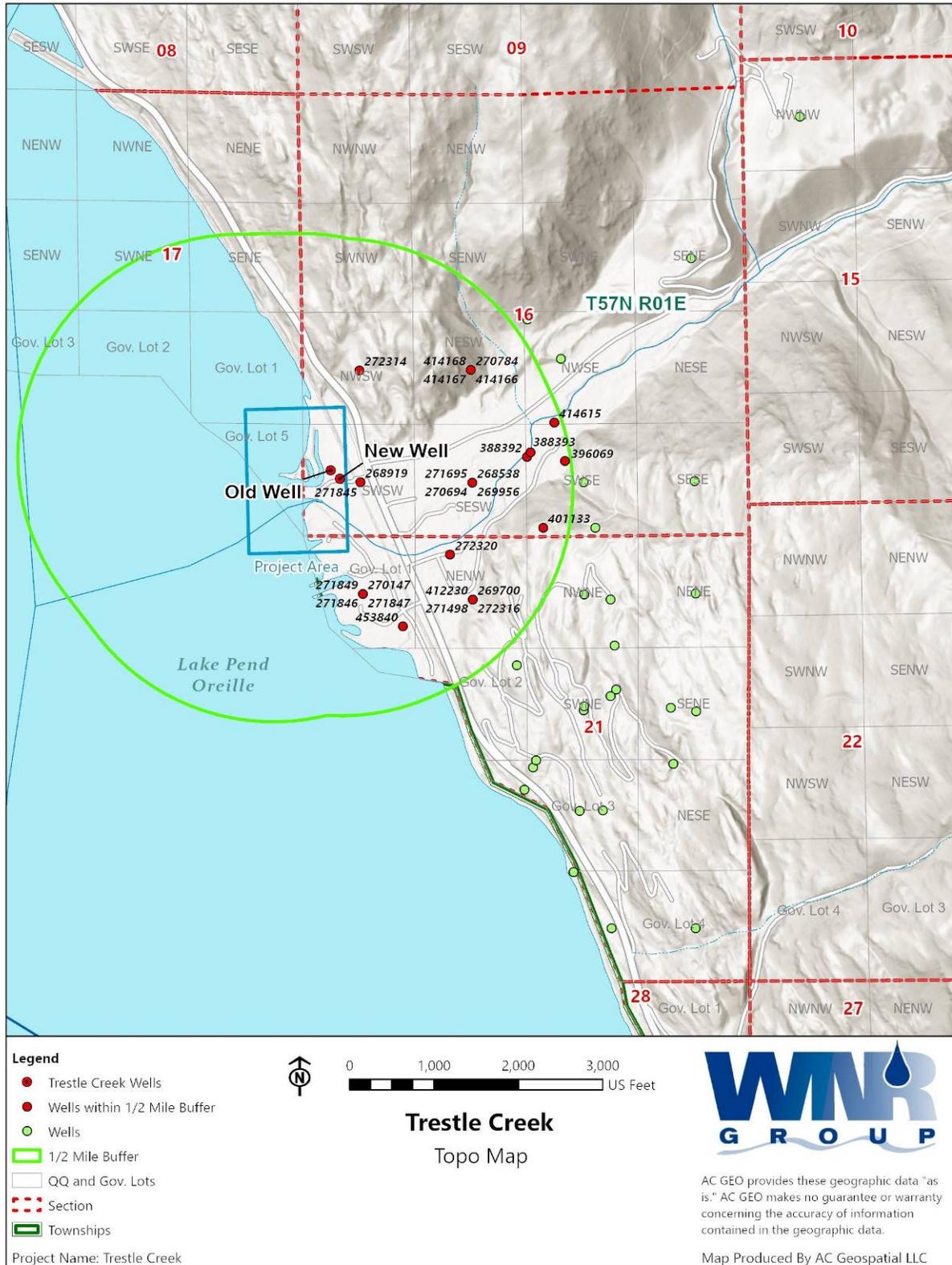


Figure 11: Groundwater Well Proximity Topographic Map Showing Wells within ½-Mile of Site. Well Logs and Figure Well Reference No. is provided in Table 2 (IDWR July 2023)

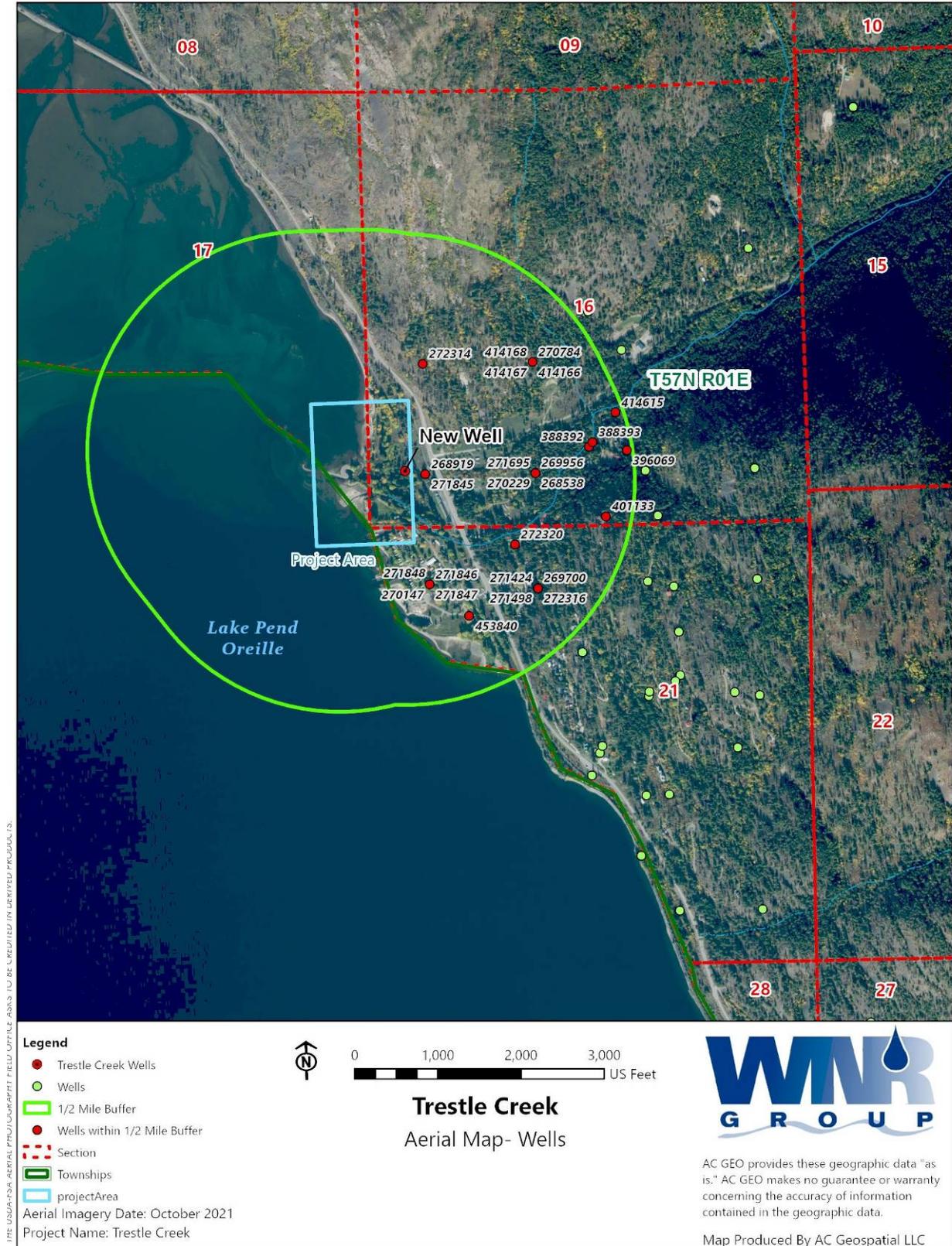


Figure 12: Groundwater Well Proximity Aerial Map Showing Wells within ½-Mile of Site. Well Logs and Figure Well Reference No. is provided in Table 2 (IDWR July 2023)

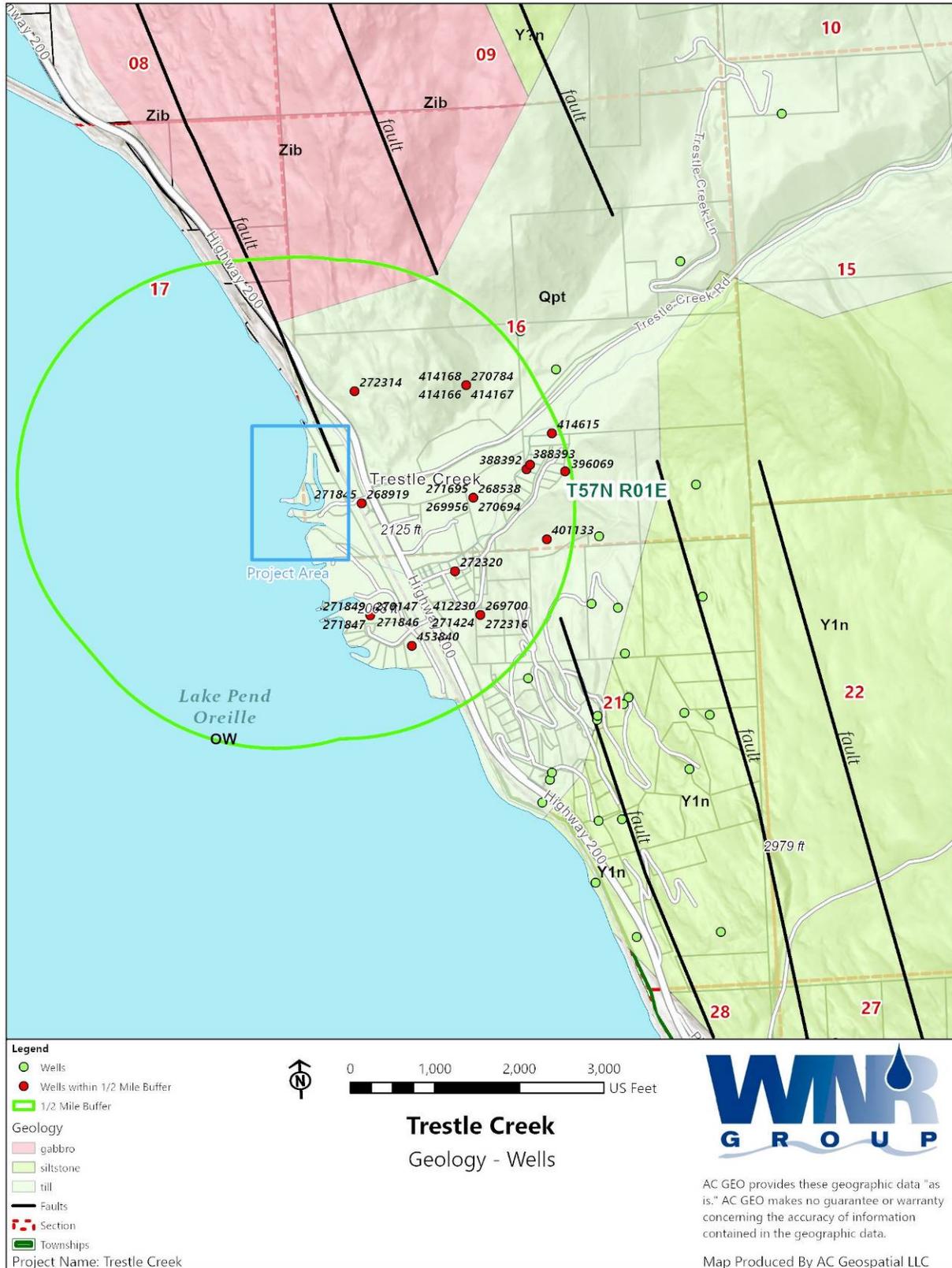


Figure 12: Groundwater Well Proximity Geologic Map Showing Wells within 1/2-Mile of Site. Well Logs and Figure Well Reference No. is provided in Table 2 (IDWR July 2023)

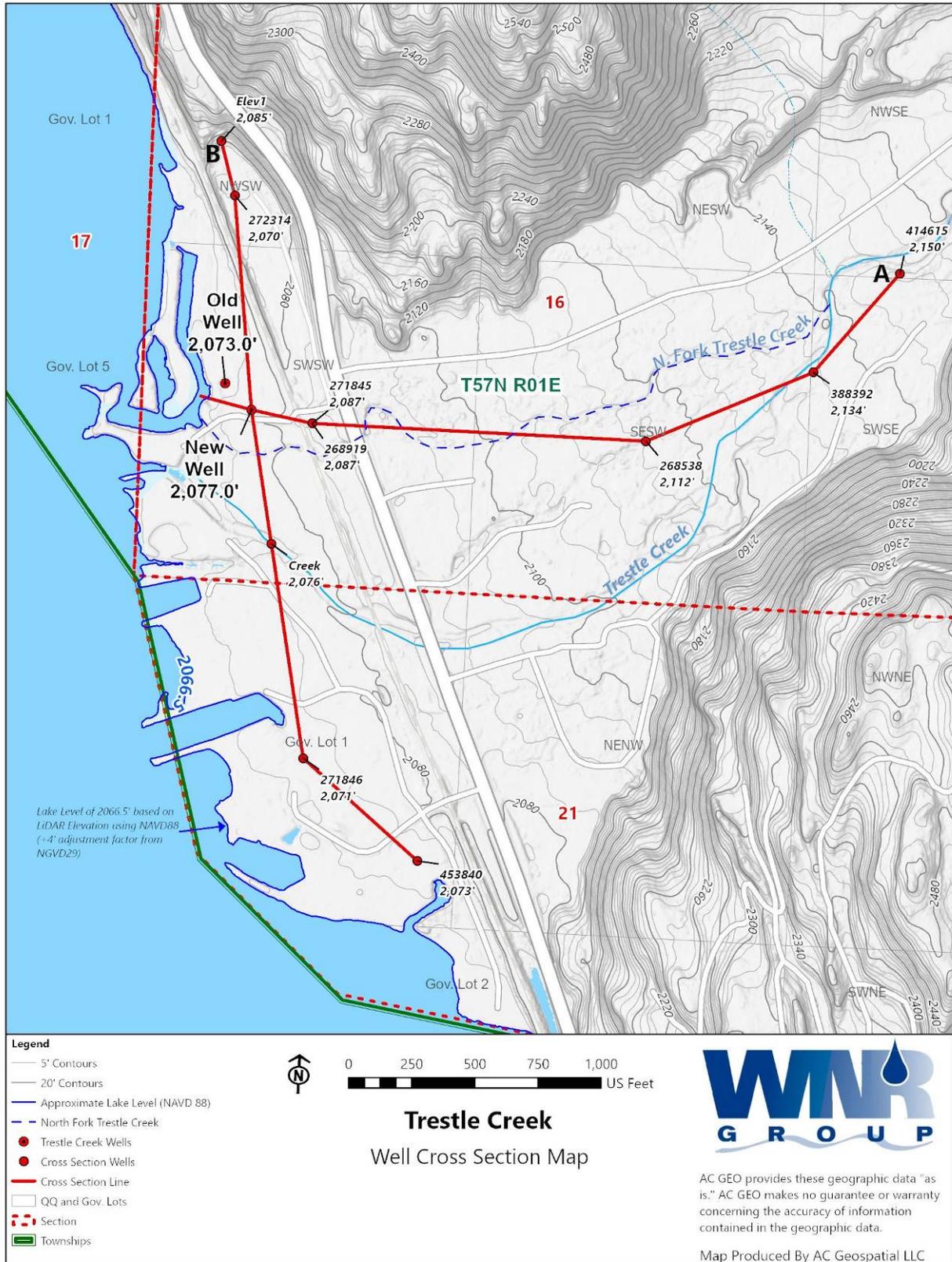


Figure 13: Map showing location of NFTC and location of Cross-sections developed for this report.

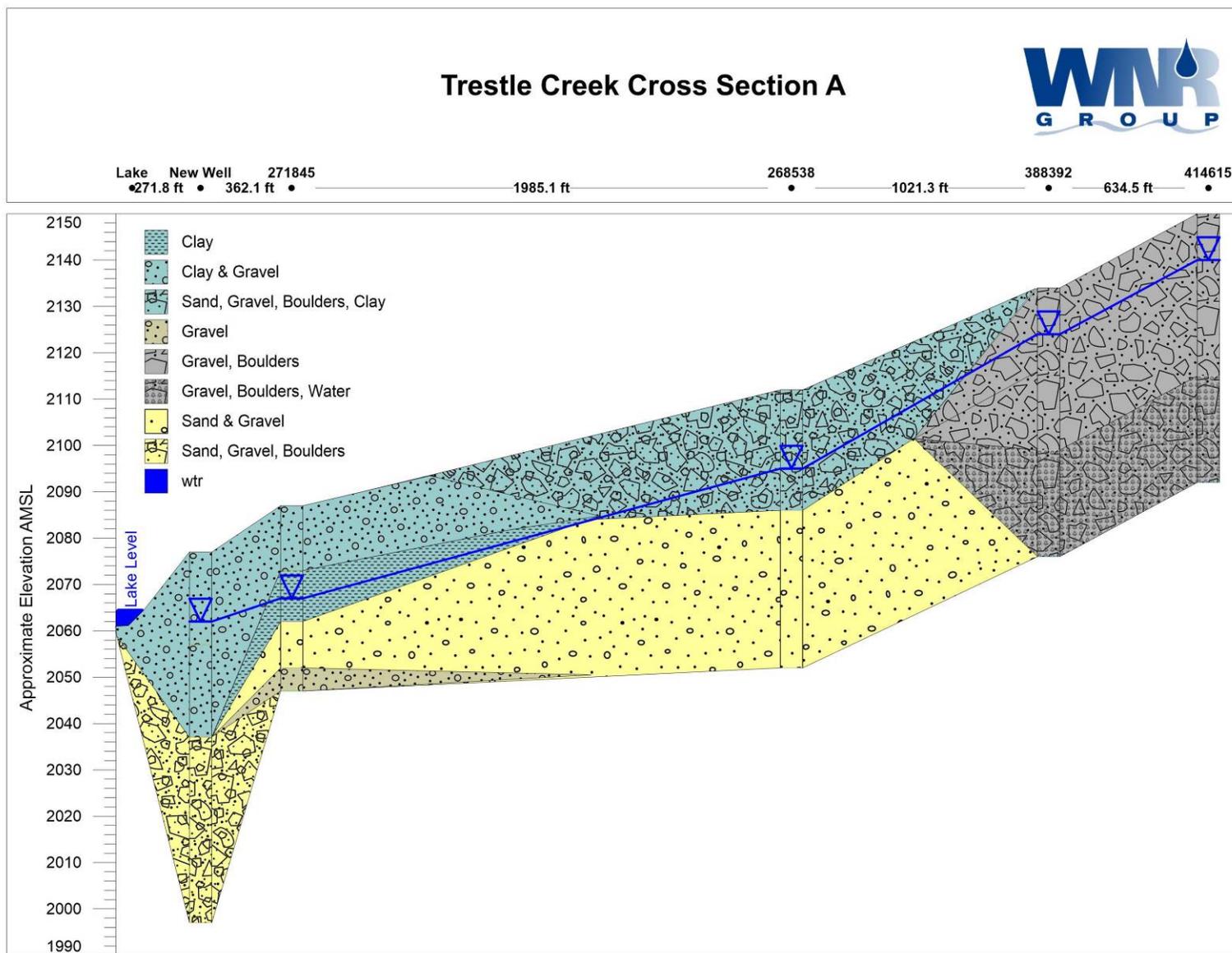


Figure 14: E-W Cross-section traversing down the Trestle Creek Valley. Well logs from IDWR (2023) database.

Trestle Creek Cross Section B



Elev1 272314 New Well Creek 271846 453840
 • 289.8 ft • 863.9 ft • 554.9 ft • 870.2 ft • 803.9 ft •

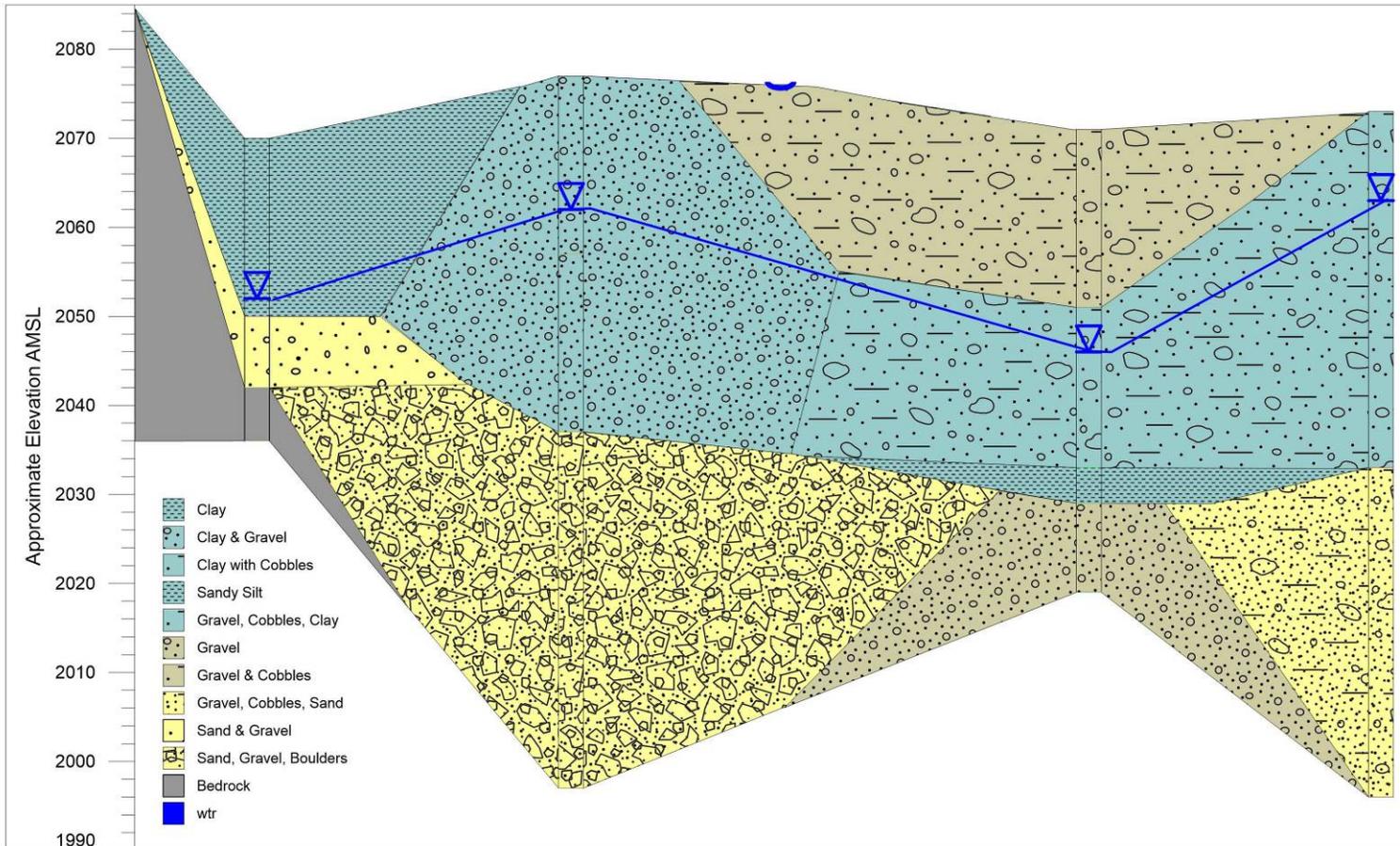


Figure 15: N-S Cross-section traversing across the lower Trestle Creek Valley. Well logs from IDWR (2023) database.

ATTACHMENT A

WELL LOGS

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0090671
 Drilling Permit No. 96-9897 904126
 Water right or injection well # _____

2. OWNER: Valiant Idaho Club
 Name Valiant Idaho Club
 Address 310
 City Celebration State FL Zip 34747

3. WELL LOCATION:
 Twp. 57 North or South Rge. 01 East or West
 Sec. 16 10 acres 1/4 40 acres SW 160 acres 1/4 160 acres SW 160 acres 1/4

Gov't Lot _____ County Bonner
 Lat. 48 ° 17.0040 (Deg. and Decimal minutes)
 Long. -116 ° 21.1080 (Deg. and Decimal minutes)
 Address of Well Site Hwy 200 And Trestle Creek
(Give at least name of road + distance to road or landmark) City Sandpoint

Lot _____ Blk. _____ Sub. Name _____
4. USE:
 Domestic Municipal Monitor Irrigation Thermal Injection
 Other _____

5. TYPE OF WORK:
 New well Replacement well Modify existing well
 Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bentonite	0	60	65 Bgs	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
8"	-2	70	322	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 75

9. PERFORATIONS/SCREENS:
 Perforations Y N Method _____
 Manufactured screen Y N Type Allied
 Method of installation Jet

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
70	80	.80		7in	Stainless	STEEL

Length of Headpipe _____ Length of Tailpipe _____
 Packer Y N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:
 Flowing Artesian? Y N Artesian Pressure (PSIG) _____
 Describe control device Well cap

12. STATIC WATER LEVEL and WELL TESTS:
 Depth first water encountered (ft) 50 Static water level (ft) 15
 Water temp. (°F) 45 Bottom hole temp. (°F) 45
 Describe access port Well cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
60	180	8 hours

Test method:
 Pump Bailer Air Flowing artesian

Water quality test or comments: great - clear

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
12	0	60	Surface Seal	X	
8	0	20	Clay 5' 1" gravel		X
8	20	40	Wet clay gravel		X
8	40	80	Large gravel, coarse sand Water		

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 MAY 08 2022
 IDWR/NORTH

Completed Depth (Measurable): 80
 Date Started: March 8-22 Date Completed: March 9-22

14. DRILLER'S CERTIFICATION:
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Universal Drilling Co. No. 650
 *Principal Driller Scott Hittle Date April 1-22
 *Driller Austin Hittle Date April 1-22
 *Operator II Austin A. Hittle Date April 1-22
 Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

SE TYPEWRITER OR BALL POINT PEN

State of Idaho Department of Water Resources



WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

N

WELL OWNER Name: Harvey Kottler Address: Box 173 Sandpoint IDA. 83864 Owner's Permit No. 96-80-N-152

7. WATER LEVEL Static water level 20 feet below land surface Flowing? [] Yes [X] No G.P.M. flow Temperature F. Quality Artesian closed-in pressure p.s.i. Controlled by [] Valve [] Cap [] Plug

NATURE OF WORK [X] New well [] Deepened [] Replacement [] Abandoned (describe method of abandoning)

8. WELL TEST DATA [] Pump [] Bailer [X] Other air lift Discharge G.P.M. 15 Draw Down none Hours Pumped 2

PROPOSED USE [X] Domestic [] Irrigation [] Test [] Other (specify type) [] Municipal [] Industrial [] Stock [] Waste Disposal or Injection

9. LITHOLOGIC LOG

Table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Handwritten entries: 6" 0-2 Top Soil, 6" 2-18 Clay + Gravel, 6" 18-26 Gravel + water.

METHOD DRILLED [] Cable [X] Rotary [] Dug [] Other

WELL CONSTRUCTION Diameter of hole 6 inches Total depth feet Casing schedule: [X] Steel [] Concrete Thickness Diameter From To inches inches feet feet Was casing drive shoe used? [X] Yes [] No Was a packer or seal used? [] Yes [X] No Perforated? [X] Yes [] No How perforated? [] Factory [] Knife [X] Torch Size of perforation 1/4 inches by 21 inches Number From To perforations 23 feet 26 feet

Well screen installed? [] Yes [X] No Manufacturer's name Type Model No. Diameter Slot size Set from feet to feet Gravel packed? [] Yes [X] No Size of gravel Placed from feet to feet Surface seal depth 18' Material used in seal [] Cement grout [X] Padding clay [X] Well cuttings Sealing procedure used [] Slurry pit [] Temporary surface casing [] Overbars to seal depth

LOCATION OF WELL Sketch map location must agree with written location. Subdivision Name: Crestle Creek Estates Lot No. 1 Block No. 2 County: BONNER NE 1/4 SW 1/4 Sec. 16 T. 57 N. R. 1 E

RECEIVED stamps: RECEIVED MAY 21 1980, RECEIVED JUN 20 1980, RECEIVED MAY 6 1980. Department of Water Resources Northern District Office.

10. Work started 4-8-80 finished 4-9-80

11. DRILLERS CERTIFICATION Firm Name: Sell Back Drilling Firm No. 248 Address: 801 W. Liberty Street Date: 4-26-80 Signed by (Firm Official): Donald G. McLocher and (Operator): Donald G. McLocher



WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

RECEIVED
DEC 16 1969
Department of Reclamation

1. WELL OWNER

Name Fred & Rosabeth Burnside

Address Box 329 Hope Idaho

Owner's Permit No. 96-69-N-2

7. WATER LEVEL

Static water level 18 feet below land surface

Flowing? Yes No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement

Abandoned (describe method of abandoning)

8. WELL TEST DATA *welded cap Pump to Be installed By e & J Plumbing Co.*

Pump Bailer Other

Discharge G.P.M.	Draw Down	Hours Pumped
<u>54 P.M.</u>	<u>12 ft</u>	

3. PROPOSED USE

Domestic Irrigation Test

Municipal Industrial Stock

9. LITHOLOGIC LOG

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>6</u>	<u>0</u>	<u>20</u>	<u>Brown clay on site</u>		<input checked="" type="checkbox"/>
	<u>20</u>	<u>28</u>	<u>Sand gravel & black ledge</u>		<input checked="" type="checkbox"/>
	<u>28</u>	<u>34</u>	<u>Rock</u>		<input checked="" type="checkbox"/>
		<u>34</u>	<u>Bottom of hole</u>		

4. METHOD DRILLED

Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 34 feet

Casing schedule: Steel Concrete

Thickness	Diameter	From	To
_____ inches	_____ inches	<u>+1</u> feet	<u>32</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? Yes No

Perforated? Yes No

How perforated? Factory Knife Torch

Size of perforation 1/2" inches by 1/2" inches

Number	From	To
_____ perforations	<u>28</u> feet	<u>32</u> feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? Yes No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? Yes No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal? Yes No To what depth 18 feet

Material used in seal Cement grout Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.

County Blaine

NW 1/4 SW 1/4 Sec. 16, T. 57 N., R. 1 E

10. Work started 12-3-69 finished 12-9-69

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

e. j. Plumbing & Heating 178
Driller's or Firm's Name Number

Box 1 Tubby Mont
Address

Donald J. McQuinn
Signed By

12-13-69
Date

WELL DRILLER'S REPORT

MICROFILMED

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

N *P*

1. WELL OWNER

Name Bill Freeman or Darold Sauer

Address 695 Hy 2 Hope, Id. 83836

Owner's Permit No. applied for 96-86-N-59

7. WATER LEVEL

Static water level 24 feet below land surface.

Flowing? Yes No G.P.M. flow _____

Artesian closed-in pressure _____ p.s.i.

Controlled by: Valve Cap Plug

Temperature _____ OF. Quality _____

Describe artesian or temperature zones below.

2. NATURE OF WORK

New well Deepened Replacement

Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA

Pump Bailer Air Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
50	72	2

3. PROPOSED USE

Domestic Irrigation Test Municipal

Industrial Stock Waste Disposal or Injection

Other church camp (specify type)

9. LITHOLOGIC LOG

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
8	1	10	large gravel		X
8	10	25	cemented sand & gravel		X
6	25	72	brown sand	X	

4. METHOD DRILLED

Rotary Air Hydraulic Reverse rotary

Cable Dug Other _____

5. WELL CONSTRUCTION

Casing schedule: Steel Concrete Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+18 feet	62 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? Yes No

Was a packer or seal used? Yes No

Perforated? Yes No

How perforated? Factory Knife Torch

Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? Yes No

Manufacturer's name Cook

Type stainless steel Model No. _____

Diameter 6 Slot size 14 Set from 62 feet to 72 feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? Yes No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: Cement grout

Bentonite Pudding clay _____

Sealing procedure used: Slurry pit Temp. surface casing

Overbore to seal depth

Method of joining casing: Threaded Welded Solvent Weld

Cemented between strata

Describe access port well cap

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FEB 02 1987

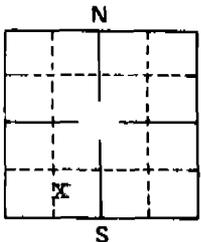
Department of Water Resources

RECEIVED
JAN 27 1987

Department of Water Resources
Northern District Office

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Bonner

S SE SW 16 57 N 1 E
¼ ¼ ¼ ¼ Sec. 57 N 1 E
T. _____ N/S, R. _____ E/W.

10. Work started 8-13-86 finished 8-21-86

11. DRILLERS CERTIFICATION *oe*

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Bronson Water Wells Firm No. 360

Address Box 1 Spirit Lake, Id Date 8-22-86

Signed by (Firm Official) AD Bronson

and
(Operator) _____



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR
BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

N
9B.

1. WELL OWNER

Name Dennis M. Daniel
Address Hope
Owner's Permit No. 96-82-N-87

7. WATER LEVEL

Static water level 15 feet below land surface.
Flowing? Yes No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: Valve Cap Plug
Temperature 42F. Quality good

2. NATURE OF WORK

New well Deepened Replacement
 Abandoned (describe method of abandoning) _____

8. WELL TEST DATA

Pump Bailer Air Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>10</u>	<u>76</u>	<u>1</u>

3. PROPOSED USE

Domestic Irrigation Test Municipal
 Industrial Stock Waste Disposal or Injection
 Other _____ (specify type)

9. LITHOLOGIC LOG

Hole Diag.	Depth		Material	Water	
	From	To		Yes	No
<u>6</u>	<u>0</u>	<u>2</u>	<u>Top soil</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>2</u>	<u>38</u>	<u>Boulders gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>38</u>	<u>50</u>	<u>gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>50</u>	<u>77</u>	<u>Rock</u>		<input checked="" type="checkbox"/>

4. METHOD DRILLED

Rotary Air Hydraulic Reverse rotary
 Cable Dug Other _____

5. WELL CONSTRUCTION

Casing schedule: Steel Concrete Other _____
Thickness 250 inches Diameter 6 inches + 1 feet 77 feet
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet

Was casing drive shoe used? Yes No
Was a packer or seal used? Yes No
Perforated? Yes No
How perforated? Factory Knife Torch
Size of perforation 3/16 inches by 4 inches
Number 20 perforations From 71 feet To 76 feet
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet

Well screen installed? Yes No
Manufacturer's name _____
Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? Yes No Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 12 Material used in seal: Cement grout
 Puddling clay Well cuttings
Sealing procedure used: Slurry pit Temp. surface casing
 Overbore to seal depth
Method of joining casing: Threaded Welded Solvent
Weld
 Cemented between strata

Describe access port welded cap

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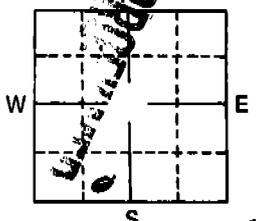
OCT 25 1982

Department of Water Resources
Northern District Office

RECEIVED
OCT 27 1982

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Bonner

SE 1/4 56 1/4 Sec. 16, T. 57 N. 1, R. 1 E. 10.

10.

Work started 10-4-82 finished 10-13-82

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Bell Petroleum Services Firm No. 235

Address RT 3 Box 106 Date 10-15-82

Signed by (Firm Official) [Signature]

and
(Operator) [Signature]

USE TYPEWRITER OR BALL POINT PEN

State Idaho Department of Water Administration

RECEIVED

NOV 12 1971

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

1. WELL OWNER

Name JIM BOSSINGHAM
Address Bx 285, Hope, Idaho
Owner's Permit No. 96-71-N-72

7. WATER LEVEL

Static water level 20 feet below land surface
Flowing? No G.P.M. flow
Temperature F. Quality
Artesian closed-in pressure p.s.i.
Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement
Abandoned (describe method of abandoning)

8. WELL TEST DATA

Pump Bailer Other Air
Discharge G.P.M. Draw Down Hours Pumped
5 gpm

3. PROPOSED USE

Domestic Irrigation Test
Municipal Industrial Stock

9. LITHOLOGIC LOG

Table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Entries include Lg. Boulders and Decomposed GRANITE.

4. METHOD DRILLED

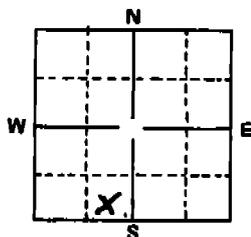
Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 60 feet
Casing schedule: Steel Concrete
Thickness Diameter From To
2 7/8 inches 6 inches -0- feet 4 1/2 feet
Was a packer or seal used? No
Perforated? No
How perforated? Factory Knife Torch
Size of perforation inches by inches
Number From To
Well screen installed? No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Gravel packed? No Size of gravel
Placed from feet to feet
Surface seal? Yes To what depth 20 feet
Material used in seal Cement grout Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



County BONNER
SE 1/4 SW 1/4 Sec. 16, T. 57 (N), R. 1 (E)W

10. Work started 9-17-71 finished 9-28-71

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Coeur d'Alene Drilling Inc #214
Driller's or Firm's Name Number
1926 N. 5th Cda, Idaho
Address
Signed By Date 11-10-71

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only		
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat: : : :	Long: : : :	

1. WELL TAG NO. D 0033864
 DRILLING PERMIT NO. **0033864**
 Other IDWR No. 817724

2. OWNER:
 Name **BILL TRUBY**
 Address **113 MAIN ST.**
 City **SANDPOINT** State **ID** Zip **83864**

3. LOCATION OF WELL by legal description:
 Sketch map location must agree with written location.

N				
S				

Twp. **57** North or South
 Rge. **1** East or West
 Sec. **16** 1/4 **SE** 1/4 **SW** 1/4
 Gov't Lot _____ County **BONNER**
 Lat: _____ Long: _____
 Address of Well Site **TRESTLE CREEK**
 City **HOPE**
 (Give at least name of road + Distance to Road or Landmark)
 Lt. **6** Blk. **1** Sub. Name **TRESTLE CREEK**

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other

5. TYPE OF WORK: check all that apply (Replacement etc.)
 New Well Modify Abandonment Other

6. DRILL METHOD:
 Air Rotary Cable Mud Rotary Other

7. SEALING PROCEDURES:

Seal/Filter Pack	AMOUNT		METHOD
	From	To	
BENTONITE	0	18	300# TEMPCASE

Was drive shoe used? Y N Shoe Depth(s) **58'**
 Was drive shoe seal tested? Y N How? **AIR**

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+1.5	58	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS:
 Perforations Method _____
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
10 ft. below ground Artesian pressure _____ lb.
 Depth flow encountered **35** ft. Describe access port or control devices: **WELDED CAP**

11. WELL TESTS:
 Pump Bailor Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30	55	55	1HR

Water Temp. **COLD** Bottom hole temp. **COLD**
 Water Quality test or comments: _____
 Depth first Water Encounter **35'**

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	18	GRAVEL/BOULDERS		
6	18	35	GRAVEL/BOULDERS		
6	35	58	GRAVEL/BOULDERS/WATER	X	

RECEIVED
 JUN 28 2004
 IDWR North

Completed Depth **58'** (Measurable)
 Date: Started **06/23/2004** Completed **06/23/2004**

13. DRILLER'S CERTIFICATION:
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
 Company Name **MINDEN WATER WELLS, INC.** Firm No. **320**
 Firm Official *Edward C. Mendenhall* Date **06/23/2004**
 and
 Driller or Operator *Jim [Signature]* Date **06/23/2004**
 (Sign once if Firm Official & Operator)

57 N 1E 16

WELL DRILLER'S REPORT

Office Use Only		
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat: : :	Long: : :	

1. WELL TAG NO. D 0033865
 DRILLING PERMIT NO. **0033865**
 Other IDWR No. 817725

2. OWNER:
 Name **BILL TRUBY**
 Address **113 MAIN ST.**
 City **SANDPOINT** State **ID** Zip **83864**

3. LOCATION OF WELL by legal description:
 Sketch map location must agree with written location.

	Twp. <u>57</u>	North <input checked="" type="checkbox"/>	or	South <input type="checkbox"/>
	Rge. <u>1</u>	East <input checked="" type="checkbox"/>	or	West <input type="checkbox"/>
	Sec. <u>16</u>	1/4 SE 1/4 SW 1/4		
	Gov't Lot _____	County BONNER		
Address of Well Site TRESTLE CREEK		City HOPE		
(Give at least name of road + Distance to Road or Landmark)				
Lt. <u>7</u>	Blk. <u>1</u>	Sub. Name TRESTLE CREEK		

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other

5. TYPE OF WORK: check all that apply (Replacement etc.)
 New Well Modify Abandonment Other

6. DRILL METHOD:
 Air Rotary Cable Mud Rotary Other

7. SEALING PROCEDURES:

Seal/Filter Pack		AMOUNT		METHOD
Material	From To	Sacks or Pounds		
BENTONITE	0 18	300#	TEMPCASE	

Was drive shoe used? Y N Shoe Depth(s) **58'**
 Was drive shoe seal tested? Y N How? **AIR**

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+1.5	58	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
10 ft. below ground Artesian pressure _____ lb.
 Depth flow encountered 35 ft. Describe access port or control devices: **WELDED CAP**

11. WELL TESTS:

Pump Bailer Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30	55	55	1HR

Water Temp. **COLD** Bottom hole temp. **COLD**
 Water Quality test or comments: _____
 Depth first Water Encounter **35'**

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water	
				Y	N
10	0	18	GRAVEL/BOULDERS		
6	18	35	GRAVEL/BOULDERS		
6	35	58	GRAVEL/BOULDERS/WATER	X	

Completed Depth **58'** (Measurable)
 Date: Started **06/23/2004** Completed **06/23/2004**

13. DRILLER'S CERTIFICATION:
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name **MINDEN WATER WELLS, INC.** Firm No. **320**
 Firm Official Edward A. Minden Date **06/23/2004**
 and
 Driller or Operator [Signature] Date **06/23/2004**
 (Sign once if Firm Official & Operator)

57N 1E 16

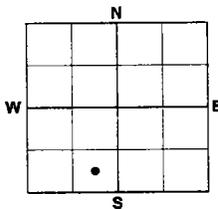
IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: : : Long: : :

1. WELL TAG NO. D D0035550
DRILLING PERMIT NO. **DOO35550**
Other IDWR No. 825437

2. OWNER:
Name **BILL TRUBY**
Address **113 MAIN ST**
City **SANDPOINT** State **ID** Zip **83864**

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.



Twp. 57 North or South
Rge. 1 East or West
Sec. 16 1/4 SE 1/4 SW 1/4
Gov't Lot _____ County **BONNER**
Lat _____ Long: _____
Address of Well Site **TRESTLE CREEK**
City **HOPE**

(Give at least name of road + Distance to Road or Landmark)
Lt. 6 Blk. _____ Sub. Name **TRESTLE CREEK**

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK: check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES:

Seal/Filter Pack	AMOUNT		METHOD	
	From	To		
BENTONITE	0	18	300 Sacks or Pounds	TEMP CASED

Was drive shoe used? Y N Shoe Depth(s) 40
Was drive shoe seal tested? Y N How? AIR

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6 +11/2		40	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
0 ft. below ground Artesian pressure 2 lb.
Depth flow encountered 200 ft. Describe access port or control devices: **WELL CAP**

11. WELL TESTS:
 Pump Bailor Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
12	200	200	1HR

Water Temp. **COLD** Bottom hole temp. **COLD**
Water Quality test or comments: **GOOD**
Depth first Water Encounter **200**

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water
10	0	18	GRAVEL / BOULDERS	
6	18	30	GRAVEL / BOULDERS	
6	30	38	GRAVEL / BOULDERS / CLAY	
6	38	200	GREY SHALE / MED HARD	
6	200	220	GREY SHALE / MED HARD / H2O	X

Completed Depth 220 (Measurable)
Date: Started 10/15/2004 Completed 10/21/2004

13. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name **MINDEN WATER WELLS, INC** Firm No. **320**
Firm Official Edward A. Stuber Date 10/22/2004
and
Driller or Operator [Signature] Date 10/22/2004
(Sign once if Firm Official & Operate)

57 N 1E 16

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only		
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat: : :	Long: : :	

1. WELL TAG NO. D 0046379
 DRILLING PERMIT NO. 844447
 Other IDWR No. _____



2. OWNER:
 Name **BILL TRUBY**
 Address **113 MAIN ST**
 City **SANDPOINT** State **ID** Zip **83864**

3. LOCATION OF WELL by legal description:
 Sketch map location must agree with written location.

	Twp. 57 North <input checked="" type="checkbox"/> or South <input type="checkbox"/>
	Rge. 1 East <input checked="" type="checkbox"/> or West <input type="checkbox"/>
	Sec. 16 1/4 SE 1/4 SW 1/4
	Gov't Lot _____ County BONNER
Lat: _____ Long: _____ Address of Well Site 442 CREEKSIDE LANE City HOPE (Give at least name of road + Distance to Road or Landmark) Lt. 8 Blk. 1 Sub. Name _____	

11. WELL TESTS:

Pump Bailer Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30	55	55	1HR

Water Temp. **COLD** Bottom hole temp. **COLD**
 Water Quality test or comments: **N/A**
 Depth first Water Encounter **35**

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water	
				Y	N
10	0	18	GRAVEL/BOULDERS		
6	18	35	GRAVEL/BOULDERS		
6	35	58	GRAVEL/BOULDERS/WATER	X	

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DEC. 26 2006
IDWR/North

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK: check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES:

Seal/Filter Pack		AMOUNT		METHOD
Material	From To	Sacks or Pounds		
BENTONITE	0 18	400#		TEMPCASE

Was drive shoe used? Y N Shoe Depth(s) **58**
 Was drive shoe seal tested? Y N How? **AIR**

8. CASING/LINER:

Diameter	From	To	Guage	Material	Casing	Liner	Welded	Threaded
6	+1.5	58	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
10 ft. below ground Artesian pressure **N/A** lb.
 Depth flow encountered **35** ft. Describe access port or control devices: **WELL CAP**

Completed Depth **58** (Measurable)
 Date: Started **12/15/2006** Completed **12/15/2006**

13. DRILLER'S CERTIFICATION:
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
 Company Name **MINDEN WATER WELLS, INC.** Firm No. **320**
 Firm Official *Edward A Minden* Date **12/21/2006**
 and
 Driller or Operator *Jordan* Date **12/21/2006**
 (Sign once if Firm Official & Operator)

57 N 1 E 16 SE SW FORWARD WHITE COPY TO WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR
BALLPOINT PEN

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

1. WELL OWNER
 Name Irving & Charlotte Turner
 Address Trestle creek, Hope, Idaho
 Drilling Permit No. 96-92-N-21
 Water Right Permit No. _____

7. WATER LEVEL
 Static water level 17 feet below land surface.
 Flowing? Yes No G.P.M. flow _____
 Artesian closed-in pressure _____ p.s.i.
 Controlled by: Valve Cap Plug
 Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

2. NATURE OF WORK
 New well Deepened Replacement
 Well diameter increase
 Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA
 Pump Bailer Air Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>Est. 60 GPM</u>		<u>2 Hours</u>

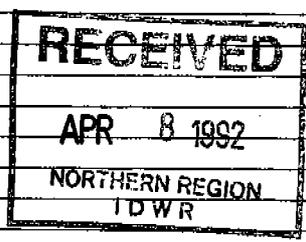
3. PROPOSED USE
 Domestic Irrigation Test Municipal
 Industrial Stock Waste Disposal or Injection
 Other _____ (specify type)

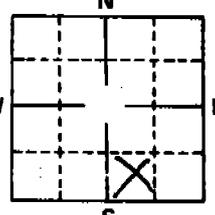
9. LITHOLOGIC LOG 73466

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>8"</u>	<u>0</u>	<u>26</u>	<u>Sand, Gravel, Boulders</u> <u>some clay</u>		<input checked="" type="checkbox"/>
<u>6"</u>	<u>26</u>	<u>60</u>	<u>Sand + Gravel</u>	<input checked="" type="checkbox"/>	

4. METHOD DRILLED
 Rotary Air Hydraulic Reverse rotary
 Cable Dug Other _____

5. WELL CONSTRUCTION
 Casing schedule: Steel Concrete Other _____
 Thickness 0.250 inches Diameter 6" inches + 1 feet 59 feet
 _____ inches _____ inches _____ feet _____ feet
 _____ inches _____ inches _____ feet _____ feet
 _____ inches _____ inches _____ feet _____ feet
 Was casing drive shoe used? Yes No
 Was a packer or seal used? Yes No
 Perforated? Yes No
 How perforated? Factory Knife Torch Gun
 Size of perforation _____ inches by _____ inches
 Number From To
 _____ perforations _____ feet _____ feet
 _____ perforations _____ feet _____ feet
 _____ perforations _____ feet _____ feet
 Well screen installed? Yes No
 Manufacturer's name _____
 Type _____ Model No. _____
 Diameter _____ Slot size _____ Set from _____ feet to _____ feet
 Diameter _____ Slot size _____ Set from _____ feet to _____ feet
 Gravel packed? Yes No Size of gravel _____
 Placed from _____ feet to _____ feet
 Surface seal depth 18+ Material used in seal: Cement grout
 Bentonite Puddling clay _____
 Sealing procedure used: Slurry pit Temp. surface casing
 Overbore to seal depth
 Method of joining casing: Threaded Welded Solvent
 Weld
 Cemented between strata
 Describe access port _____



6. LOCATION OF WELL
 Sketch map location must agree with written location

 Subdivision Name _____
 Lot No. _____ Block No. _____
 County Bonner
SW 1/4 SE 1/4 Sec. 16, T. 57 N S R. 1 E W

10. Work started 3-6-92 finished 3-7-92

11. DRILLERS CERTIFICATION
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
 Firm Name _____ Firm No. 163
 Address AQUA DRILLING & EXPLORATION INC. Date 3-7-92
P.O. Box 225 ODA, IDAHO
 Signed by (Firm Official) 83814 Scott M. Braumber
 and
 (Operator) Scott M. Braun

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR
BALLPOINT PEN

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

NC

1. WELL OWNER
Name Roger Best
Address 298 Trailer Haven Rd. Hope, ID. 83836
Owner's Permit No. 96-90-N-8

7. WATER LEVEL
Static water level -15 feet below land surface.
Flowing? Yes No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: Valve Cap Plug
Temperature 44 OF. Quality Excellent
Describe artesian or temperature zones below.

2. NATURE OF WORK
 New well Deepened Replacement
 Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA
 Pump Bailor Air Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>30</u>	<u>35'</u>	<u>1</u>

3. PROPOSED USE
 Domestic Irrigation Test Municipal
 Industrial Stock Waste Disposal or Injection
 Other _____ (specify type)

9. LITHOLOGIC LOG

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>8"</u>	<u>+1</u>	<u>28</u>	<u>Sand, Gravel and Boulders</u>		<input checked="" type="checkbox"/>
		<u>28</u>	<u>Sand, Gravel</u>		<input checked="" type="checkbox"/>

4. METHOD DRILLED
 Rotary Air Hydraulic Reverse rotary
 Cable Dug Other _____

5. WELL CONSTRUCTION
Casing schedule: Steel Concrete Other _____

Thickness	Diameter	From	To
<u>.250</u> inches	<u>8</u> inches	<u>1</u> feet	<u>30</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? Yes No
Was a packer or seal used? Yes No
Perforated? Yes No
How perforated? Factory Knife Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? Yes No
Manufacturer's name Cook
Type Stainless Steel Model No. 10
Diameter 8" Slot size 20 Set from 30 feet to 35 feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? Yes No Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: Cement grout
 Bentonite Puddling clay _____
Sealing procedure used: Slurry pit Temp. surface casing
 Overbore to seal depth
Method of joining casing: Threaded Welded Solvent Weld
 Cemented between strata
Describe access port well seal

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MAR 27 1990
REGION
IDWR

RECEIVED
APR 2 1990
Department of Water Resources

101332

6. LOCATION OF WELL
Sketch map location must agree with written location

N			
W			E
	X		

Subdivision Name _____
Lot No. Tax 10 Block No. _____
County Bonner
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 16, T. 57, R. 1 E.

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Bob Pitts & Sons Firm No. 235
Address Sandpoint, ID Date 3-20-90
Signed by (Firm Official) Dale Pitts
and
(Operator) _____

MICROFILMED
JUN 21 1991

DL

USE TYPEWRITER OR BALL POINT PEN

Project of Water Administration
State House Annex 2
Boise, Idaho 83707
RECEIVED

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Administration within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Al & Rose Sylvester

Address Hope Ida

Owner's Permit No. 96-73-N-7

7. WATER LEVEL

Static water level 20 feet below land surface

Flowing? Yes No G.P.M. _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement

Abandoned (describe method of abandoning)

8. WELL TEST DATA *Well Seep By Driller*

Pump Bailer Other

Discharge G.P.M.	Draw Down	Hours Pumped
<u>20 BPM</u>	<u>5'</u>	<u>1 1/2 hrs.</u>

3. PROPOSED USE

Domestic Irrigation Test

Municipal Industrial Stock

9. LITHOLOGIC LOG

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>6"</u>	<u>0</u>	<u>14</u>	<u>Clay & Gravel</u>		<input checked="" type="checkbox"/>
	<u>14</u>	<u>25</u>	<u>Hard pan clay</u>		<input checked="" type="checkbox"/>
	<u>25</u>	<u>35</u>	<u>Sand & Gravel</u>		<input checked="" type="checkbox"/>
	<u>35</u>	<u>40</u>	<u>Red Gravel w/ water</u>	<input checked="" type="checkbox"/>	

4. METHOD DRILLED

Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 6" inches Total depth 40 feet

Casing schedule: Steel Concrete

Thickness	Diameter	From	To
<u>0.2-80</u> inches	<u>6 5/8</u> inches	<u>1</u> feet	<u>40</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? Yes No

Perforated? Yes No

How perforated? Factory Knife Torch

Size of perforation 1/2" inches by _____ inches

Number	From	To
_____ perforations	<u>36</u> feet	<u>40</u> feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? Yes No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? Yes No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal? Yes No To what depth 18 feet

Material used in seal Cement grout Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.

County Bonner

SW 1/4 SW 1/4 Sec. 16, T. 57 N., R. 1 E.

10. Work started 2-21-73 finished 3-1-73

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Donald E. McCracken 248
Driller's or Firm's Name Number

RT 2 Box 508 Libby Mont
Address

Donald E. McCracken 3-3-73
Signed By Date

USE TYPEWRITER OR BALL POINT PEN

State of Idaho Department of Reclamation



RECEIVED

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

1. WELL OWNER

Name WALTER F. RUBERG
Address Hope Ida
Owner's Permit No. 96-73-N-11

7. WATER LEVEL

Static water level 25 feet below land surface
Flowing? No
Temperature
Artesian closed-in pressure
Controlled by

2. NATURE OF WORK

New well
Deepened
Replacement
Abandoned

8. WELL TEST DATA

Well sealed by Driller's
Pump
Bailer
Other
Discharge G.P.M. 15 G.P.M.
Draw Down 5'
Hours Pumped 2 1/2 Hrs

3. PROPOSED USE

Domestic
Irrigation
Test
Municipal
Industrial
Stock

9. LITHOLOGIC LOG

Table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Rows include Clay, Cobble & Gravel, Clay cobbles w/ Gravel, Sand & SILT, Red Gravel, Bottom of Hole.

4. METHOD DRILLED

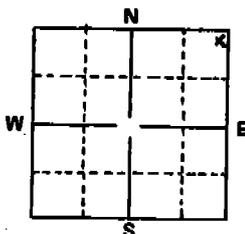
Cable
Rotary
Dug
Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches
Total depth 58 feet
Casing schedule: Steel
Thickness 0.280 inches
Diameter 6 3/8 inches
From 0 to 58 feet
Was a packer or seal used? No
Perforated? Yes
How perforated? Torch
Size of perforation 1/2 inches by 1/2 inches
Well screen installed? No
Gravel packed? No
Surface seal? Yes

6. LOCATION OF WELL

Sketch map location must agree with written location.



County Banner
Moun. Lot #1
1/4 Sec. 21, T. 57 N., R. 1 E

10.

Work started 2-22-73 finished 2-24-73

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Donald G. McCracken Red Brick Drilling 248
Driller's or Firm's Name Number
PT 2 Box 508 Liberty Mont.
Address
Signed By Date 3-3-73

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR
BALLPOINT PEN



State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Mrs + Mrs Jim M Daniels

Address Box 1934 Sandpoint Idaho

Owner's Permit No. 96-84-N-86

7. WATER LEVEL

Static water level 25 feet below land surface.

Flowing? Yes No G.P.M. flow _____

Artesian closed-in pressure _____ p.s.i.

Controlled by: Valve Cap Plug

Temperature 50 OF. Quality clear

Describe artesian or temperature zones below.

2. NATURE OF WORK

New well Deepened Replacement

Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA

Pump Bailer Air Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>25-30</u>	<u>9pm</u>	<u>air test approx</u>

3. PROPOSED USE

Domestic Irrigation Test Municipal

Industrial Stock Waste Disposal or Injection

Other _____ (specify type)

9. LITHOLOGIC LOG

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>8</u>	<u>0</u>	<u>2</u>	<u>top</u>		<input checked="" type="checkbox"/>
	<u>2</u>	<u>23</u>	<u>clay bank - gravel and bladders</u>		<input checked="" type="checkbox"/>
	<u>23</u>	<u>43</u>	<u>coarse sand + gravel</u>		<input checked="" type="checkbox"/>

RECEIVED
SEP 4 1984
Department of Water Resources

RECEIVED
AUG 28 1984
Department of Water Resources
Northern District Office

004331

4. METHOD DRILLED

Rotary Air Hydraulic Reverse rotary

Cable Dug Other _____

5. WELL CONSTRUCTION

Casing schedule: Steel Concrete Other _____

Thickness	Diameter	From	To
<u>250</u> inches	<u>6</u> inches	<u>1</u> feet	<u>43.6'</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? Yes No

Was a packer or seal used? Yes No

Perforated? Yes No

How perforated? Factory Knife Torch

Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? Yes No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? Yes No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 18' Material used in seal: Cement grout

Bentonite Puddling clay _____

Sealing procedure used: Slurry pit Temp. surface casing

Overbore to seal depth

Method of joining casing: Threaded Welded Solvent Weld

Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.

Subdivision Name _____

Lot No. _____ Block No. _____

County Bonner

MICROFILMED

NE 1/4 NW 1/4 Sec. 21, T. 57 N, R. 10 W.

10. Work started 8-1-84 finished 8-1-84

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Intermountain
Firm Name Drilling Firm No. 252

At-1 Box 312 Priest River Date 8-26-84

Signed by (Firm Official) Gorman D. Hooper

and
(Operator) Some

USE TYPEWRITER OR
BALL POINT PEN

State of Ohio
Department of Water Administration

WELL DRILLER'S REPORT

RECEIVED

State law requires that this report be filed with the Director, Department of Water Administration within 30 days after the completion or abandonment of the well.

MAR 10 1976

Department of Water Resources

1. WELL OWNER
Name Paul Part
Address Hope Rd
Owner's Permit No. 96-75-N-92

7. WATER LEVEL
Static water level 30 feet below land surface
Flowing? Yes No G.P.M. flow _____
Temperature _____ ° F. Quality _____
Artesian closed-in pressure _____ p.s.i.
Controlled by Valve Cap Plug

2. NATURE OF WORK
 New well Deepened Replacement
 Abandoned (describe method of abandoning)

8. WELL TEST DATA
 Pump Bailer Other
Discharge G.P.M. 15 GPM Draw Down 6' Hours Pumped 2

3. PROPOSED USE
 Domestic Irrigation Test Other (specify type)
 Municipal Industrial Stock Waste Disposal or Injection

9. LITHOLOGIC LOG

4. METHOD DRILLED
 Cable Rotary Dug Other

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
6"	0	8	Silt		<input checked="" type="checkbox"/>
	8	25	clay & cobbles		<input checked="" type="checkbox"/>
	25	35	Hydrated Gyp & clay sand		<input checked="" type="checkbox"/>
	35	47	Silt & clay		<input checked="" type="checkbox"/>
	47	54	water sand		<input checked="" type="checkbox"/>

5. WELL CONSTRUCTION
Diameter of hole 6 inches Total depth 54 feet
Casing schedule: Steel Concrete
Thickness 1 7/8 inches Diameter 6 3/8 inches From 1 feet To 54 feet
Was a packer or seal used? Yes No
Perforated? Yes No
How perforated? Factory Knife Torch
Size of perforation 1/2 inches by 1 1/2 inches
Number 20 perforations From 50 feet To 54 feet
Well screen installed? Yes No
Manufacturer's name _____ Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? Yes No Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal Cement grout Well cuttings
Sealing procedure used Slurry pit Temporary surface casing Overbore to seal depth

6. LOCATION OF WELL
Sketch map location must agree with written location.
Subdivision Name Trench Creek
Lot No. _____ Block No. _____
County Butler
NE 1/4 NW 1/4 Sec. 21, T. 57 N. R. 1 E

10. Work started 12-18-75 finished 12-23-75

11. DRILLERS CERTIFICATION
Firm Name Gold Brick Drilling Firm No. 248
Address 112 E. 5th St. York, Pa. Date 12-24-75
Signed by (Firm Official) Donald S. MacLinden
and
(Operator) Donald S. MacLinden

003620

USE TYPEWRITER OR BALL POINT PEN

State of Idaho Department of Reclamation



RECEIVED 1969 Department of Reclamation

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

1. WELL OWNER

Name Fred Stark & John Meier Address Hope Idaho Owner's Permit No. 96-69-N-4

7. WATER LEVEL

Static water level 25 feet below land surface Flowing? No G.P.M. flow Temperature Quality Artesian closed-in pressure p.s.i. Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement Abandoned (describe method of abandoning)

8. WELL TEST DATA

Table with columns: Discharge G.P.M., Draw Down, Hours Pumped. Includes handwritten data: 20 G.P.M., 10' draw down.

3. PROPOSED USE

Domestic Irrigation Test Municipal Industrial Stock

9. LITHOLOGIC LOG

Lithologic log table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Includes handwritten entries: 6" hole, 0-20 gravel & boulders, 20-24 boulder, 24-35 gravel & boulders, 35-45 sand with boulders, 45-56 coarse sand w/ water.

4. METHOD DRILLED

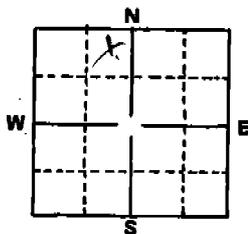
Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 56 feet Casing schedule: Steel Concrete Thickness Diameter From To 12.50 inches 6.750 inches + 1.0 feet 56 feet Was a packer or seal used? No Perforated? Yes How perforated? Factory Knife Torch Size of perforation 1/2 inches by 1.5 inches Number perforations 52 feet 56 feet Well screen installed? No Manufacturer's name Type Model No. Diameter Slot size Set from feet to feet Gravel packed? No Size of gravel Placed from feet to feet Surface seal? Yes To what depth 20 feet Material used in seal Cement grout Pudding clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



96 County Bonneville NE 1/4 NW 1/4 Sec. 21, T. 57 N., R. 1 E

10.

Work started 10-13-69 finished 10-15-69

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Driller's or Firm's Name Number Address Signed By Date

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. _____
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: : : Long: : :

1. WELL TAG NO. D 0045026
DRILLING PERMIT NO. 841974
Water Right or Injection Well No. _____

2. OWNER:
Name Dolores Poolman
Address 31 Derby Ln
City Ossining State NY Zip 10562

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 57 North or South
Rge. 1 East or West
Sec. 21 1/4 NE 1/4 NW 1/4
Gov't Lot _____ County Bonner
Lat: N48:16:835 Long: W116:20:855
Address of Well Site Trestle Creek - creek side Ln City Scandpoint
(Give or least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>Bentonite</u>	<u>0</u>	<u>30</u>	<u>300</u>	<u>Temp casing</u>

Was drive shoe used? Y N Shoe Depth(s) 5.5
Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>H</u>	<u>55</u>	<u>280</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____
Packer Y N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method _____
Screen Type & Method of Installation Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>55</u>	<u>60</u>	<u>35</u>		<u>5</u>	<u>stainless</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
20 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 55 ft. Describe access port or control devices:
well seal
57N 1E 21

12. WELL TESTS:
 Pump Bailer Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>30</u>	<u>0</u>	<u>20</u>	<u>2</u>

Water Temp. 47 Bottom hole temp. _____
Water Quality test or comments: _____

13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>8</u>	<u>0</u>	<u>30</u>	<u>Cobbles - sand</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>30</u>	<u>55</u>	<u>Cobbles - sand</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>55</u>	<u>60</u>	<u>Pea Gravel</u>	<input checked="" type="checkbox"/>	

RECEIVED
OCT 11 2006
IDWFR/North

Completed Depth 59' (Measurable)
Date: Started 9-5-06 Completed 9-7-06

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Bob Pittserson Firm No. 235
Principal Driller Bob Pittserson Date 9-7-06
and
Driller or Operator II _____ Date _____
Operator I _____ Date _____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

USE TYPEWRITER OR BALL POINT PEN

State of Idaho Department of Reclamation

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation within 30 days after completion or abandonment of the

Location Corrected by IDWR To:

T57N R01E Sec. 21 NWNENW

By: segbert 2012-04-02

1. WELL OWNER

Name Gordon F Meach
Address Box 225 Hope Ida
Owner's Permit No. 96-69-N-8

7. WATER LEVEL

Static water level 20 feet below land surface
Flowing? No G.P.M. flow
Temperature F. Quality
Artesian closed-in pressure p.s.i.
Controlled by Valve Cap Plug

2. NATURE OF WORK

New well Deepened Replacement
Abandoned (describe method of abandoning)

8. WELL TEST DATA

Pump Bailer Other

Table with columns: Discharge G.P.M., Draw Down, Hours Pumped. Handwritten: 10-7-69, 10'

3. PROPOSED USE

Domestic Irrigation Test
Municipal Industrial Stock

9. LITHOLOGIC LOG

Lithologic log table with columns: Hole Diam., Depth (From, To), Material, Water (Yes, No). Handwritten entries: Gravel & clay, Gravel & Boulders, Boulders w/ Sand, fine sand & clay, Water Sand, Bottom of Hole.

4. METHOD DRILLED

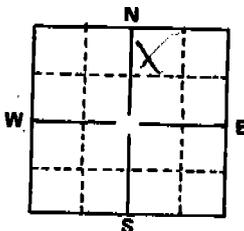
Cable Rotary Dug Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 54 feet
Casing schedule: Steel Concrete
Was a packer or seal used? No
Perforated? Yes
How perforated? Torch
Size of perforation 1/2 inches by 10 inches
Well screen installed? No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Gravel packed? No Size of gravel
Placed from feet to feet
Surface seal? Yes To what depth 0 feet
Material used in seal Cement grout Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



County Bonneville
NW 1/4 NW 1/4 Sec. 21, T. 57N, R. 1 E

10.

Work started 10-9-69 finished 10-10-69

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Driller's or Firm's Name: C. S. Plumbing #178
Address:
Signed By:
Date: 10-15-69

WELL DRILLER'S REPORT

Office Use Only		
Inspected by _____	_____	
Twp _____	Rge _____	Sec _____
_____ 1/4	_____ 1/4	_____ 1/4
Lat: _____	_____	Long: _____

1. WELL TAG NO. D0039942
 Drilling Permit No: 830531
 Other IDWR No. _____

2. OWNER **Well Number:** 920
 Name Hatfield, Craig & Gayla
 Address 208 Monte Vista Dr
 City Bakersfield State CA Zip 93305

3. LOCATION OF WELL by legal description
 sketch map location must agree with written location

N		Twp. <u>57</u> <input checked="" type="checkbox"/> North or <input type="checkbox"/> South	
W		Rge. <u>1</u> <input checked="" type="checkbox"/> East or <input type="checkbox"/> West	
E		Sec. <u>21</u> <u>SW 1/4</u> <u>SE 1/4</u> <u>1/4</u>	
S		Gov't Lot _____ County <u>BONNER</u>	

Lat: _____ : _____ Long: _____ : _____

Address of Well Site Angle Creek Rd
off of Eagan Mtn Rd City Hope/Trestle Cree
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK check all that apply (Replacement, etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
BENTONITE	0	18	250 lbs	Overbore

Was drive shoe used? Y N Shoe Depth(s) 18
 Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
4	-6	322	.160	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	+2	18	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method Skill Saw
 Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
306	322	1 8 X 6	50	4	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
160 ft. below ground Artesian pressure _____ lb.
 Depth flow encountered 305 ft. Describe access port or control devices: Welded Cap

11. WELL TESTS:
 Pump Bailer Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
7			1hr

Water Temp. Cold Bottom Hole Temp Cold
 Water Quality test or comments: Clear
 Depth first Water encountered 305

12. LITHOLOGIC LOG:(Describe repairs or abandonment)

Bore Diam	From	To	Remarks: Lithology, Water Quality, Temperature	Water	
				Y	N
8	0	9	Broken Shale	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	9	18	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	18	42	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	42	50	Shale Brown	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	50	72	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	72	81	Shale gray fractured	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	81	107	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	107	116	Shale Brown	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	116	305	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	305	317	Shale Gray	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	317	322	Shale Gray	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RECEIVED
MAR 14 2005
IDWR/North

Completed Depth 322 (Measurable)
 Date: Started 3/3/2005 Completed 3/9/2005

13. DRILLER'S CERTIFICATION
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
 Firm Name H2O WellService, Inc. Firm No. 448
 Firm Official [Signature] Date 3-10-05
 and
 Supervisor or Operator [Signature] Date 03/09/05
 Todd Morgan (Sign Once if Firm Official and Operator)

57N 1E 21



September 25, 2025

Emily Barnes
Idaho Department of Water Resources
Northern Regional Office
7600 North Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
VIA EMAIL: Emily.Barnes@idwr.idaho.gov

RE: Idaho Department of Water Resources ("IDWR")
Joint Application No. S96-20197

Below please find Applicant's responses to the comments received by IDWR and forwarded for Applicant's comments via email on September 23, 2025:

Response to Janice Best Email Dated September 2, 2025:

The design of the restoration of the North Branch of Trestle Creek ("NBTC"), redirecting NBTC back to the Main Channel of Trestle Creek, is identified and detailed in the River Design Group ("RDG") plans and narrative, provided to IDWR in the Joint Application, and attached hereto. These were designed by a professional Hydrologist and Registered Professional Engineer to ensure the discharge point is as close to the historic discharge point and present high water relief channel, as possible. The following are the Objectives detailed on Page 2 of the RDG plans:

- Objective 1: Reactivate the historical confluence of NBTC and the Main Branch of Trestle Creek for the purpose of providing fish passage during all flow stages.
- Objective 2: Modify the existing channel profile to increase pool frequency, diversify aquatic habitat and reduce stream energy.
- Objective 3: Excavate high banks adjacent to the channel to improve channel-floodplain connectivity and facilitate establishment of an emergent wetland community type.

Based on these objectives and the detailed hydraulics analysis within the report, there does not appear to be any implied or real potential increase of flooding to the Best property on the opposite side of the Main Branch of Trestle Creek. According to RDG, the realignment of NBTC will not affect the flooding of the Best property, because NBTC has a maximum flow (~ 40 cfs), which is limited and controlled by the upstream railroad culverts. Further, by utilizing boulder velocity dissipation to reduce the NBTC stream velocity in order to allow for full fish passage, as well as reconnect the historic flood plain in the wetland area across the main channel from the Best property, the potential for flooding or damage to her property appears to be significantly reduced if not eliminated.

Response to The Kalispell Tribe of Indians Letter Dated August 27, 2024:

The initial comment letter dated August 27, 2024 from The Kalispell Tribe of Indians (“Kalispell Tribe”) is dated over a full year previous to this request for comments from IDWR. Since that time, Applicant, RDG, and the Kalispell Tribe representatives have met and agreed upon certain redesigns to the original plans that replaced the step pool plan with a cascading boulder meandering channel plan, based on comments and recommendations from the Kalispell Tribes and Idaho Department of Fish and Game (“IDF&G”).

Regarding rip-rap placement, all of this proposed activity is related to the shoreline of the marina and embankments to control ongoing and extensive erosion. This erosion and resultant sedimentation is occurring whether a marina is constructed or not, and whether the restoration of the NBTC is completed or not. This has also been addressed with the U. S. Army Corps of Engineers (“USACE”), U. S. Coast Guard, Idaho Department of Lands (“IDL”) and Idaho Department of Environmental Quality (“IDEQ”). None of the rip-rap placement is related to the proposed stream channel alteration under the jurisdiction of IDWR.

Response to The Kalispell Tribe of Indians Letter Dated August 25, 2025:

The subsequent letter dated August 25, 2025 from the Kalispell Tribe regarding the review of fish habitat improvement was addressed by the Applicant’s Section 404 Biological Assessment, and the Letter of Concurrence from U. S. Fish & Wildlife Service (“USF&W”) addressing the Biological Assessment that was provided to the USACE by USF&W. The USF&W Letter of Concurrence is attached hereto for your reference.

Further, the regulatory jurisdiction for determining whether wetland habitat impacts and replacement of functions and values is achieved through on-site mitigation, rests with USACE.

The RDG wetland mitigation plans identify adjacent wetland disturbances of 0.05 acres to construct the NBTC replacement channel. A replacement offset is being provided through the reestablishment and enhancement of 0.25 acres, at a 5 to 1 compensatory ratio, which was proposed and accepted by USACE. Although there will be a short-term loss of function during, and immediately following, the wetland impacts, it has been determined by USACE that this 5 to 1 replacement ratio provides an appropriate compensatory offset to that temporary loss.

Response to the Idaho Dept of Fish & Game Letter Dated August 22, 2025:

IDF&G did not object to the project, but expressed concerns related to West Slope Cutthroat Trout and Bull Trout, the latter being an ESA listed species. Per the attached Letter of Concurrence from USF&W, the issue regarding Bull Trout has been properly addressed.

Regarding general concerns related to stream stranding and complexity, IDF&G provided the following recommendations. Responses to those recommendations by the Applicant follow, *in italics*:

(1) Retention of existing, native vegetation as much as possible. Riparian vegetation has complex root systems that can withstand erosion more effectively than banks that are sparsely vegetated, or grass covered. Additional native plantings on disturbed soil or erosive banks will help to ameliorate any negative effects to water quality and sedimentation.

Retention of native vegetation, to the greatest extent practicable and directly under the direction of the RDG on-site manager, is defined and provided for in the RDG narrative and plans. Restoration of disturbed areas are also defined and provided for in the RDG plans, as well as specifically identified in the project Mitigation Plans as accepted and approved by USACE.

(2) IDF&G recommends that the proposed reroute of the NBTC use simple channel morphology and not provide holding habitat to encourage fish to remain within the channel to prevent possible stranding of both adults and juveniles when it goes dry.

Per the revised RDG plans, Applicant has adopted a simple channel morphology approach that provides boulder cascades and adjacent wetland / floodplain connectivity, and has removed the step pools, at the recommendation of both IDF&G and the Kalispell Tribe.

(3) Any “in-water” work be done when the NBTC is not flowing, or during the window of July 15th through September 15th, to protect migrating and spawning salmonids. Strict adherence to the most up to date erosion and sedimentation siltation BMPs during construction will greatly reduce additional sediment inputs into Lake Pend

Oreille. One resource to find and evaluate appropriate BMPs is the IDEQ Idaho Catalog of Storm Water Best Management Practices available online.

This has been agreed to with all agencies that any work on the NBTC will be completed while the channel is dry, and this is an express condition of the Letter of Concurrence from the USF&W.

Response the Letter from the Idaho Conservation League Dated August 22, 2025:

Regarding general concerns raised by Idaho Conservation League (“ICL”), responses from the Applicant follow, *in italics*:

(1) Provide a hydrologic determination, supported by data, of whether the North Branch is perennial or intermittent.

RDG provided extensive hydrologic review and well as discussions with multiple agencies to determine the intermittent nature of the NBTC. In addition, within the application, there are several photographs clearly demonstrating that the creek is dry in the fall of each year. Every agency that has reviewed the project including USF&W and IDF&G, are in agreement that the NBTC demonstrably dries up each year in the late summer and fall. NBTC does not allow unimpeded access to spawning, as it has a perched culvert that creates a fish barrier for a period of time and only allows fish to move down from the upstream split with the Main Branch of Trestle Creek.

(2) Expand the scope of review to cover the entire realignment, not solely the confluence area.

Detailed design plans and sections are provided in the RDG plans and narrative. The entire realignment, of approximately 242 linear feet, and not just the confluence of the streams, is clearly addressed in the joint application to the USACE, IDL, IDWR, and IDEQ.

(3) Require the project proponent to supply scientific evidence that the pool-and-drop channel design will enhance, rather than impair, bull trout habitat.

The updated RDG plans to adjust the “pool and drop” plan to a cascading boulder design was a result of feedback from both the Kalispell Tribe and IDF&G. The issue of benefiting or negatively impacting Bull Trout habitat is the jurisdiction of USF&W, through the USACE 404 permitting process. USF&W, documented by the attached Letter of Concurrence, has concurred with the conclusion that the project is not likely to negatively impact Bull Trout or Bull Trout habitat. The channel design is based on natural stream channel design principles that have been implemented in thousands of projects across the West. The existing NBTC originated as an artificial irrigation canal, resulting in the current moderately entrenched “riffle-step” stream corridor with a

major fish barrier as it enters Lake Pend Oreille. The restoration project will enhance connectivity and habitat by providing a fish-friendly profile that incorporates natural design principles, such as brushy banks, well-graded stream bed material, and opportunities for a vibrant food web for fish that are spawning or moving upstream. The change in alignment and the proposed stream bed / stream bank structures have the opportunity to lower the temperature through this approach. In addition, they will provide more habitat and unimpeded passage for all age classes of fish.

(4) Evaluate the cumulative effects of altered thermal and flow regimes on Bull Trout presence at the mouth of Trestle Creek.

This request is based on the assumption in the ICL letter that the work would increase "the likelihood of Bull Trout presence in the construction zone during the time of construction." This is a moot point given the fact that all construction work within the channel is to be completed when the channel is dry, thus no Bull Trout will be present at the time of channel construction.

Please let me know if you have any questions, or need anything else from the Applicant, regarding the application.

Regards,

VALIANT IDAHO II, LLC



William Haberman
Manager
151 Clubhouse Way
Sandpoint, ID 83864
(407) 973-7875
william.haberman@me.com



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22 - Correction

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 1:53 PM

Hi Janna,

The Idaho Department of Fish and Game does not have any new comments to submit for this application, and maintains our previous comments on this project.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, October 16, 2025 4:57 PM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer

<becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpopfd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Re: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22 - Correction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Afternoon,

I do apologize to everyone, please see the amended notice.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Online Application Guide

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

On Thu, Oct 16, 2025 at 4:00 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,

Please see the revised notice of public hearing for the file.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Proffered Department of Army Permit, NWW-2007-01218 (Idaho Club Marina and Lakeshore Community)

1 message

Schock, Garrett N CIV USARMY CENWW (USA) <Garrett.N.Schock@usace.army.mil>

Tue, Sep 30, 2025 at 9:14 AM

To: "william.haberman@me.com" <william.haberman@me.com>

Cc: Pierre Bordenave <pbord2025@outlook.com>, Certification requests <certificationrequests@deq.idaho.gov>, "rachel.basnaw@deq.idaho.gov" <rachel.basnaw@deq.idaho.gov>, Tyler Warner <twarner@idl.idaho.gov>, Mike Ahmer <mahmer@idl.idaho.gov>, "Christine.Harmon@deq.idaho.gov" <christine.harmon@deq.idaho.gov>, Dan McCracken <dan.mccracken@deq.idaho.gov>, "Barnes, Emily" <Emily.Barnes@idwr.idaho.gov>, "Fischer, Steven M CIV USCG D13 (USA)" <steven.m.fischer3@uscg.mil>, Bonner Planning <planning@bonnercountyid.gov>, "Hacker, Christina M" <christina_hacker@fws.gov>, "Urbanek, Kelly J CIV USARMY CENWW (USA)" <Kelly.J.Urbanek@usace.army.mil>, "Joyner, James M CIV USARMY CENWW (USA)" <James.M.Joyner@usace.army.mil>, "Unbehaun, Kathryn A CIV (USA)" <Kathryn.A.Unbehaun@usace.army.mil>

Mr. Haberman,

Please find the attached Proffered Letter and Permit. Kindly examine all documents carefully, as they outline the specific terms and conditions for the work to be completed. If you have any questions or need further clarification, please don't hesitate to reach out.

Thanks,

Garrett Schock

Regulatory Project Manager

U.S. Army Corps of Engineers, Walla Walla District

Coeur d'Alene Regulatory Office

1910 Northwest Blvd., Suite 210

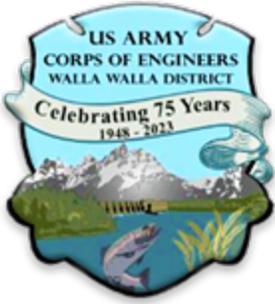
Coeur d'Alene, ID 83814

Email: Garrett.N.Schock@usace.army.mil

Work Phone: (986) 810-0175

Work Cell: (208) 818-5790

<https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>



6 attachments

-  **20250911_NWW-2007-01218_Final_Proffered_Permit_Ltr signed.pdf**
406K
-  **IdahoClub-Marina&Lakeshore-USACE-ProfferedPermit-Executed_1 signed.pdf**
551K
-  **20250904_NWW-2007-01218_Request_For_Appeal_Form__Proffered_Permit.pdf**
147K
-  **20240719_NWW-2007-01218_Project_Designs.pdf**
7801K
-  **20250905_NWW-2007-01218_NBTC_Designs.pdf**
14828K
-  **20250911_NWW-2007-01218_Final_Proffered_Permit_Ltr signed.pdf**
406K



**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**

September 29, 2025

Regulatory Division

SUBJECT: NWW-2007-01218, The Idaho Club Marina and Lakeshore Community

William Haberman
Valiant Idaho, LLC,
151 Clubhouse Way
Sandpoint, Idaho 83864

William Haberman
Valiant Idaho II, LLC
151 Clubhouse Way
Sandpoint, Idaho 83864

Dear Mr. Haberman:

Enclosed is the signed Department of the Army Permit NWW-2007-01218 authorizing you to construct a commercial marina and armor the shoreline along Lake Pend Oreille and also realign the North Branch Trestle Creek. The project site is located at 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, 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.

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey¹. If you have questions or if you would like a paper copy of the survey, please contact the

¹ <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online².

If you have any questions or need additional information about this permit authorization, you can contact me by phone at (986) 810-0175, by mail at the address in the letterhead, or email at Garrett.N.Schock@usace.army.mil.

Sincerely,



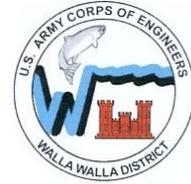
Kelly J. Urbanek
Chief, Regulatory Division
U.S. Army Corps of Engineers
Walla Walla District

² <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

COMPLIANCE CERTIFICATION



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



Permit Number: NWW-2007-01218

Name of Permittee: William Haberman, Valiant Idaho LLC & Valiant Idaho II LLC

Date of Issuance: September 29, 2025

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, Suite 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

DATE



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

United States Army Corps of Engineers

Lake Pend Oreille/ North Branch Trestle Creek

A permit to: The proposed work will include the driving of 526 steel piles, each 10 inches in diameter, using a vibratory hammer and the installation of 88 steel-frame, light-penetrating fixed pier docks totaling 13,324 square feet (sq. ft.), as well as 8 individual steel-frame, light-penetrating pier docks totaling 1,920 sq. ft. Additionally, a 358-foot-long by 10-foot-wide steel-frame, light-penetrating breakwater will be constructed, spanning 3,580 sq. ft. The project also includes the installation of a boat pump-out station, the excavation of 139,640 sq. ft. of shoreline resulting in the excavation of 12,500 cubic yards of material, and the stabilization of 3,830 linear feet of shoreline on Lake Pend Oreille, resulting in the discharge of 2,915 cubic yards (CY) of rock riprap fill, to armor the shoreline and construct a new commercial marina. The work also includes the removal of existing wooden piles, docks, boardwalks, decking, and a concrete boat ramp, all demolished materials will be properly disposed of at a designated waste facility.

Work will also include the realignment of the North Branch of Trestle Creek (NBTC) with the main stem of Trestle Creek to enhance fish passage and improve aquatic habitat connectivity. These restoration activities will involve the discharge of approximately 279 CY of native excavated material and 140 CY of rock below the ordinary high-water mark (OHWM) across 0.09 acres of the NBTC, 0.01 acres of palustrine emergent (PEM) wetlands, and 0.04 acres of palustrine forested (PFO) wetlands.

at: 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, Idaho

has been issued to: William Haberman, Valiant Idaho, LLC and Valiant Idaho II LLC

on: September 29, 2025 **and expires on:** September 29, 2028

Address of Permittee: 151 Clubhouse Way, Sandpoint, ID 83864

Permit Number:

NWW-2007-01218

FOR: *District Commander*
Kelly J. Urbanek
CHIEF, REGULATORY DIVISION
USACE, WALLA WALLA DISTRICT

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

(Proponent: CECW-O)

DEPARTMENT OF THE ARMY PERMIT

Permittee: William Haberman, Valiant Idaho, LLC & Valiant Idaho, LLC II

Permit No.: NWW-2007-01218

Issuing Office: Walla Walla District

NOTE — The term “*you*” and its derivatives, as used in this permit, means the permittee or any future transferee. The term “*this office*” refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer. You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The proposed work will include the driving of 526 steel piles, each 10 inches in diameter, using a vibratory hammer and the installation of 88 steel-frame, light-penetrating fixed pier docks totaling 13,324 square feet (sq. ft.), as well as 8 individual steel-frame, light-penetrating pier docks totaling 1,920 sq. ft. Additionally, a 358-foot-long by 10-foot-wide steel-frame, light-penetrating breakwater will be constructed, spanning 3,580 sq. ft. The project also includes the installation of a boat pump-out station, the excavation of 139,640 sq. ft. of shoreline resulting in the excavation of 12,500 cubic yards (CY) of material, and the stabilization of 3,830 linear feet of shoreline on Lake Pend Oreille, resulting in the discharge of 2,915 CY of rock riprap fill, to armor the shoreline and construct a new commercial marina. The work also includes the removal of existing wooden piles, docks, boardwalks, decking, and a concrete boat ramp, all demolished materials will be properly disposed of at a designated waste facility.

Work will also include the realignment of the North Branch of Trestle Creek (NBTC) with the main stem of Trestle Creek to enhance fish passage and improve aquatic habitat connectivity. These restoration activities will involve the discharge of approximately 279 CY of native excavated material and 140 CY of rock below the ordinary high-water mark (OHWM) across 0.09 acres of the NBTC, 0.01 acres of palustrine emergent (PEM) wetlands, and 0.04 acres of palustrine forested (PFO) wetlands.

Attachments:

20250904_NWW-2007-01218_Drawings; pages 1 through 16.

20250904_NWW-2007-01218_NBTC_Drawings; pages 1 through 10.

August 20, 2025, Section 401 WQC

July 30, 2025, FWS Letter of Concurrence

Project Location: The project site is located at 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, Idaho.

This authorization is subject to the following:

General Conditions:

1. The time limit for completing the work authorized ends on September 29, 2028. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration **at least 1 month before** the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archaeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, the new owner shall make a request in writing to the Walla Walla District Regulatory Office which issued this authorization, that the Letter of Permission be transferred OR re-issued to them.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such a condition.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

Special Condition 1: Permittee shall complete compensatory mitigation in accordance with and as specified in the mitigation plan titled "20250828_NWW-2007-01218_IdahoClub_MitigationPlan", dated August 28, 2025, and according to the drawings dated August 28, 2025. Mitigation shall be accomplished concurrent with or prior to the discharge of fill material authorized by this permit.

Special Condition 2: Prior to discharging dredged or fill materials into WOTUS associated with the Project, the Permittee shall, in conjunction with USACE and compliant with 33 CFR 332.3(n), submit proposed financial assurances amounts and mechanism(s) for compensatory mitigation required by this DA permit; and receive written approval from USACE that the financial assurances requirements have been satisfied. At any given time during the Project, sufficient financial assurances required under 33 CFR part 332 for compensatory mitigation for impacts to WOTUS shall be provided prior to those impacts occurring. Financial assurances applicable to the compensatory mitigation required under this permit condition shall only be released upon USACE determining success, as required by permit condition 1.

Special Condition 3: This Corps permit does not authorize you to take an endangered species, in particular the Bull trout (*Salvelinus confluentus*). In order to legally take a listed species, you must have separate authorization under the Endangered Species Act (ESA); e.g. an ESA Section 10 permit or Biological Opinion under ESA Section 7, with "incidental take" provisions with which you must comply.

In their Letter of Concurrence dated July 30, 2025, the U.S. Fish and Wildlife Service (USFWS) agreed that the potential impacts of your project may affect but are not likely to adversely affect Bull trout or their designated critical habitat.

Your authorization under this Corps permit is conditional upon your compliance with the special conditions in this permit and following the construction procedures described in your application and Biological Assessment (BA).

Failure to comply with these conditions or variance of the construction procedures that result in a take of listed species under the ESA, would constitute an unauthorized take and non-compliance with your Corps permit. To ensure ESA compliance, any changes or deviation from your permit or the action as described in our BA may necessitate re-initiation of consultation with the USFWS.

Special Condition 4: The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or their authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alternation.

Special Condition 5: The permittee shall install and maintain at the permittee's expense, any safety lights and signals, as prescribed by the U.S. Coast Guard, through regulations or otherwise, on authorized facilities in navigable waters of the United States.

Special Condition 6: The permittee is responsible for all work done by any contractor. The permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization, including any Special Conditions listed above. The permittee shall also ensure these terms and conditions are incorporated into the engineering plans and contract specifications.

FURTHER INFORMATION:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

(X) Section 404 of the Clean Water Act (33 U.S.C. 1413)

() Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1344)

2. Limits of this Authorization:

(a) This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

(b) This permit does not grant any property rights or exclusive privileges.

(c) This permit does not authorize any injury to the property or rights of others.

(d) This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability: In issuing this Letter of Permission, the Federal Government does not assume any liability for the following:

(a) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(b) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

(c) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

- (d) Design or construction deficiencies associated with the permitted work.
- (e) Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Re-evaluation of Permit Decision: This office may re-evaluate its decision on this Letter of Permission at any time the circumstances warrant. Circumstances that could require a re-evaluation include, but are not limited to, the following:

- (a) You fail to comply with the terms and conditions of this permit.
- (b) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
- (c) Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a re-evaluation may result in a determination that it is appropriate to use the suspension, modification, or revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office.

6. Extensions: General Condition 1 establishes a time limit for completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a re-evaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

APPLICANT SIGNATURE:

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



William Haberman,
Valiant Idaho, LLC
Valiant Idaho, LLC II
151 Clubhouse Way
Sandpoint, Idaho 83864

DATE: 9/29/25

DEPARTMENT OF ARMY SIGNATURE:

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.



FOR: District Commander
Kelly J. Urbanek
Chief, Regulatory Division
US Army Corps of Engineers
Walla Walla District

DATE: September 29, 2025

TRANSFER OF PERMIT

When the structures or work authorized by this Department of Army Permit, **NWW-2007-01218, The Idaho Club Marina and Lakeshore Community**, are still in existence at the time the property is transferred. The terms and conditions of this permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

TRANSFeree

DATE:

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: William Haberman		File Number: NWW-2007-01218	Date: September 29, 2025
Attached is:			See Section Below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)		A
X	PROFFERED PERMIT (Standard Permit or Letter of Permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit,

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS:

Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
U.S. Army Corps of Engineers, Walla Walla District
ATTN: Kelly Urbanek, Chief, Regulatory Division
720 East Park Boulevard, Suite 245
Boise, Idaho 83712-7757
Telephone (208) 433-4464
Email: Kelly.J.Urbanek@usace.army.mil

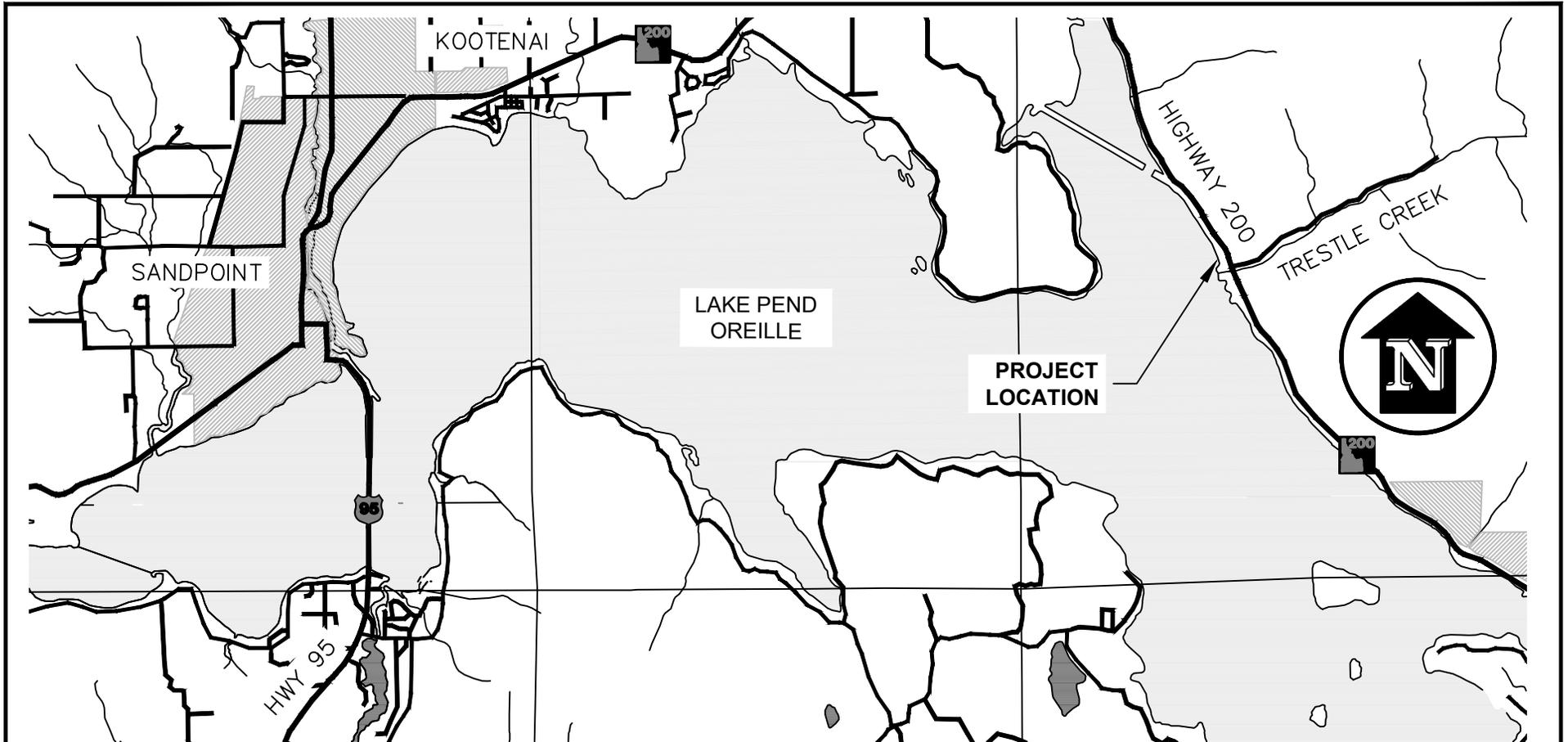
If you only have questions regarding the appeal process you may also contact:
U.S. Army Corps of Engineers, Northwestern Division
ATTN: Melinda Larsen, Appeals Review Officer
1201 NE Lloyd Blvd., Suite 400
Portland, Oregon 97208-2870
Telephone (503) 808-3888
Email: Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent:

Date:

Telephone:



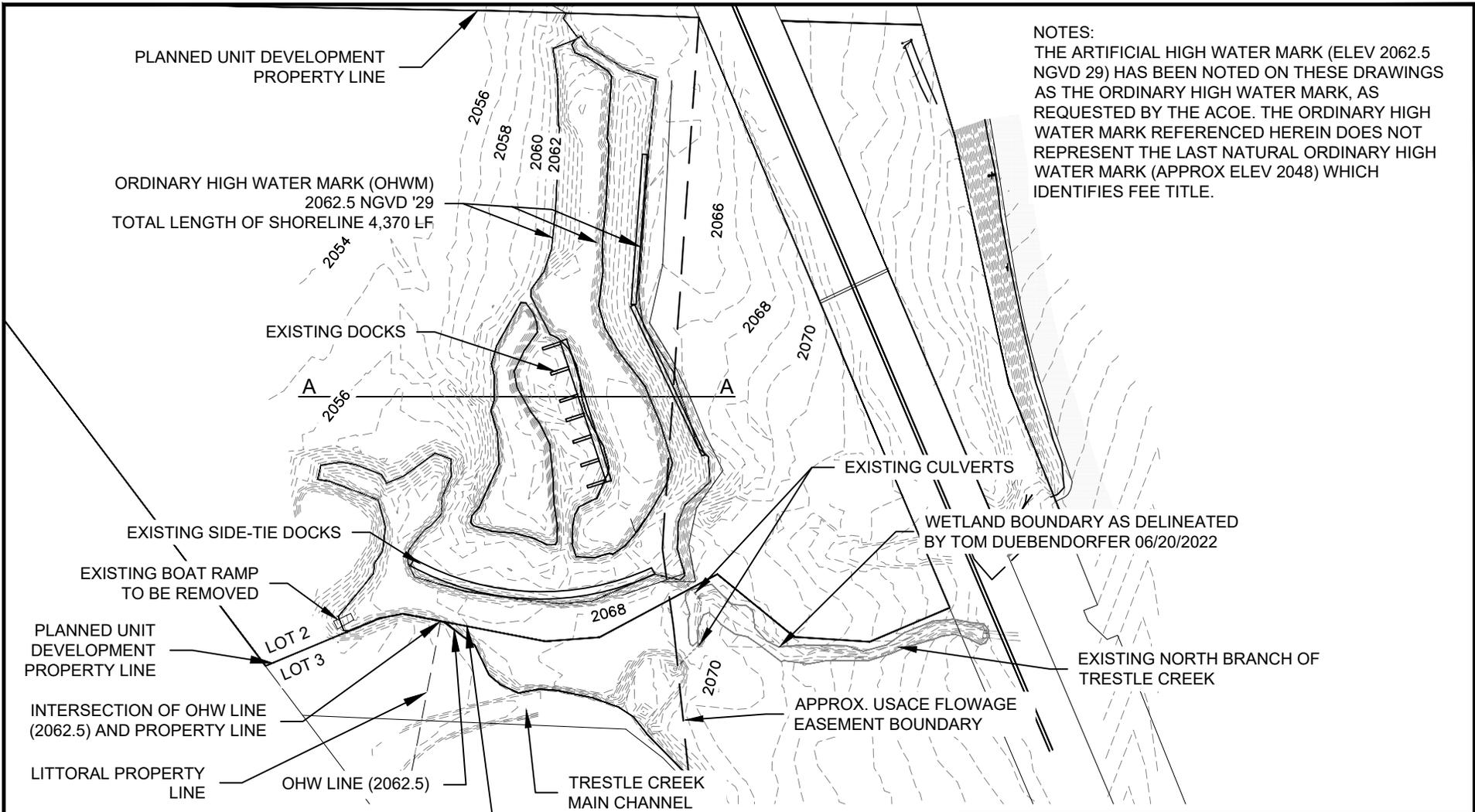
NOT TO SCALE

SHEET INDEX

SHEET #	SHEET TITLE
1	VICINITY MAP
2	EXISTING SITE CONDITIONS
3	EXCAVATION PLAN
4	SHORELINE PROTECTION PLAN
5	MARINA SITE PLAN
6	SITE CROSS SECTION
7	SHORELINE PROTECTION CROSS SECT.
8	DOCK PLAN
9	DOCK CROSS SECTION
10	BREAKWATER CROSS SECTION
11	BREAKWATER CROSS SECTION
12	BRIDGE CROSS SECTION
13	BOAT PUMP OUT STATION PLAN
14	BOAT PUMP OUT STATION DETAIL
15	PRELIMINARY SWPPP PHASE 1
16	PRELIMINARY SWPPP PHASE 2



Applicant: William Haberman, Valiant Idaho, LLC
 and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization,
 Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
 Lat: 48.2834 N , Long: -116.3531 W
 Sheet 1 of 16
 Date: September 04, 2025



NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.



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

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
File No.: NWW-2007-01218
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Sheet 2 of 16
Date: September 04, 2025

 PROPOSED ISLAND, STREAM AND BANK EXCAVATION ABOVE THE ORDINARY HIGH WATER MARK

 PROPOSED EXCAVATION AND CONTOURING BELOW THE ORDINARY HIGH WATER MARK

ORDINARY HIGH WATER MARK (OHWM) 2062.5 NGVD '29

ESTIMATED AREA OF EXCAVATION/CONTOURING

ORDINARY HIGH WATER MARK 2062.5 (NGVD '29)

EXISTING PENINSULA

LOT 2

LOT 3

PLANNED UNIT DEVELOPMENT PROPERTY LINE

TRESTLE CREEK MAIN CHANNEL

PLANNED UNIT DEVELOPMENT PROPERTY LINE

EXISTING SLACK CHANNEL

UPLAND CONTOURING TO OBTAIN A 3:1 SLOPE OR LESS (TYP)

ESTIMATED AREA OF EXCAVATION/CONTOURING BELOW THE OHWM

WETLAND BOUNDARY AS DELINEATED BY TOM DUEBENDORFER 06/20/2022

EXISTING NORTH BRANCH OF TRESTLE CREEK

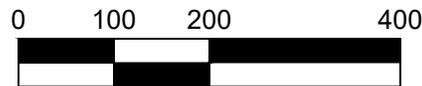
STREAM REALIGNMENT AND RESTORATION (SEE PLANS PREPARED BY RIVER DESIGN GROUP)

EXCAVATION ABOVE THE OHWM

LOCATION	AREA (SF) AT OHWM	VOLUME (CY) ABOVE OHWM
1	3,540	240
2	2,170	150
3	5,040	630
4	5,910	520
5	2,230	350
6	N/A	1,310
7	5,080	300
TL	23,970	3,500

EXCAVATION BELOW THE OHWM

LOCATION	AREA (SF) FIN GRADE	VOLUME (CY) BELOW OHWM
7	139,640	12,500



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Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC

File No.: NWW-2007-01218

Waterway: Lake Pend Oreille/NBTC

Proposed Activity: Marina, Bank Stabilization, Restoration

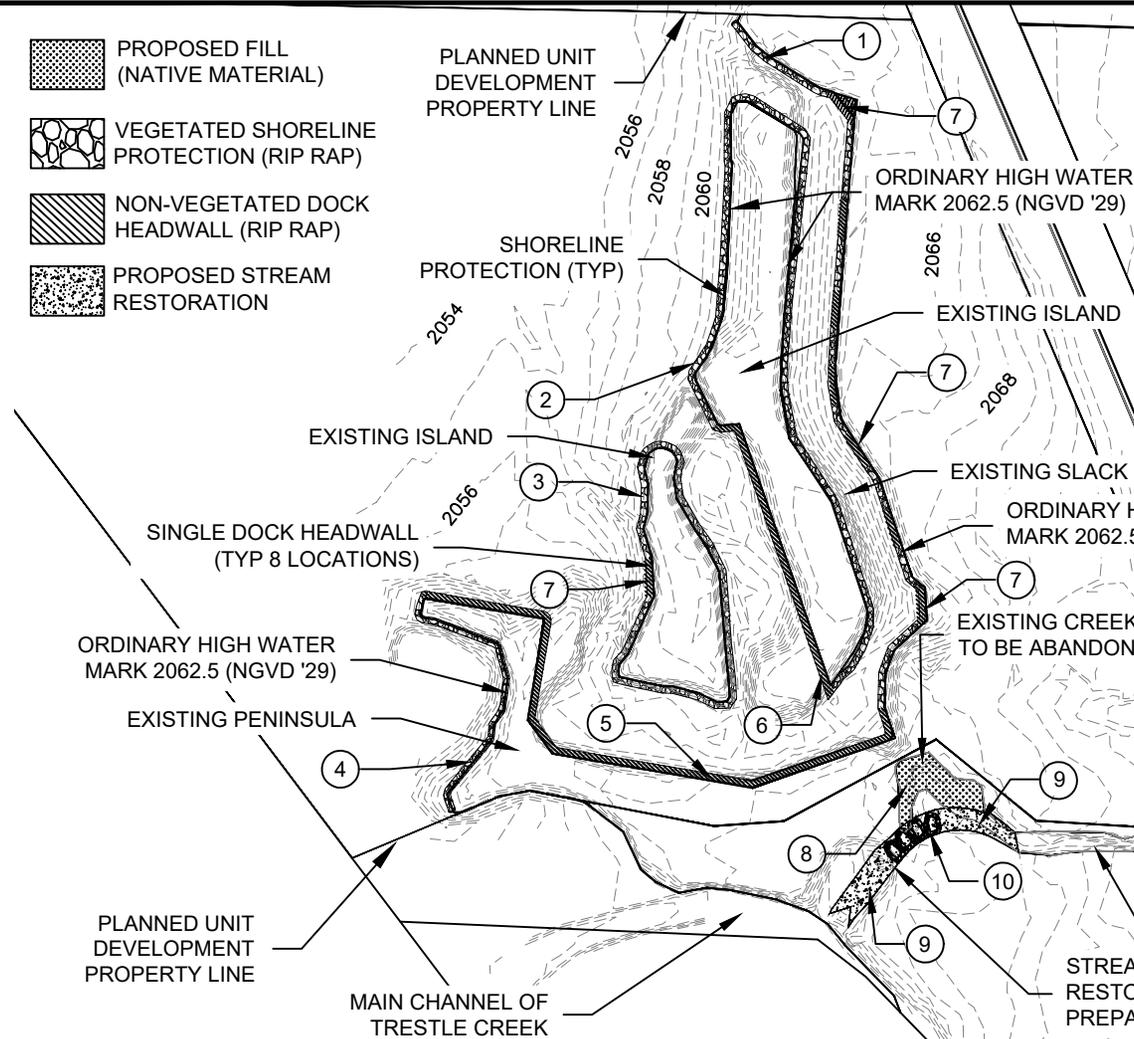
PLSS: Sec. 16 & 21, T. 57 N, R. 1 E

Lat: 48.2834 N, Long: -116.3531 W

Sheet 3 of 16

Date: September 04, 2025

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



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

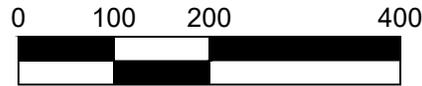
LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
8	3,640	N/A	300

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)

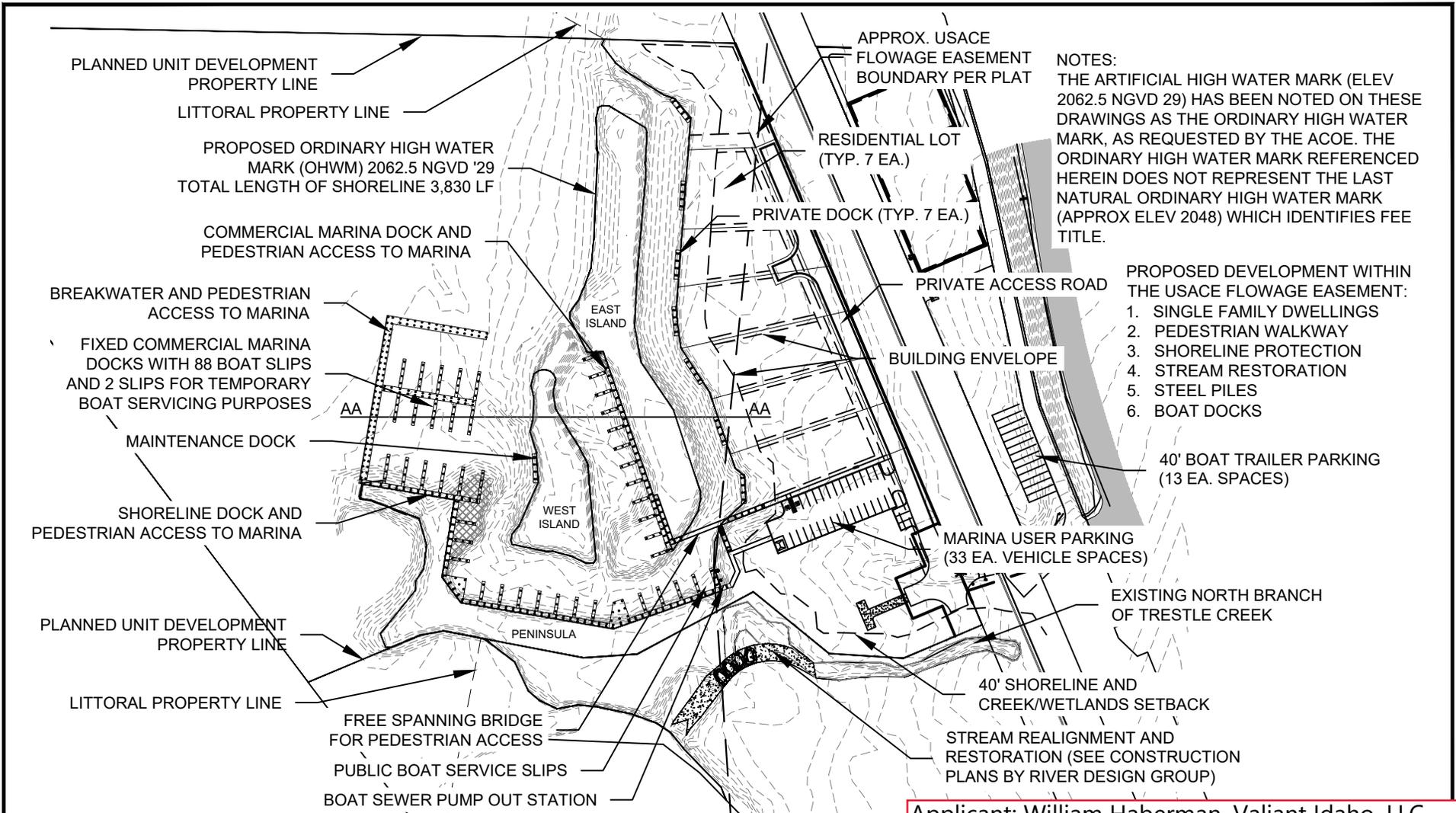
LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
10	1,450	N/A	130



SCALE IN FEET
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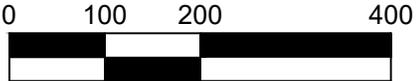
Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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 Sheet 4 of 16
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- PROPOSED DEVELOPMENT WITHIN THE USACE FLOWAGE EASEMENT:
1. SINGLE FAMILY DWELLINGS
 2. PEDESTRIAN WALKWAY
 3. SHORELINE PROTECTION
 4. STREAM RESTORATION
 5. STEEL PILES
 6. BOAT DOCKS

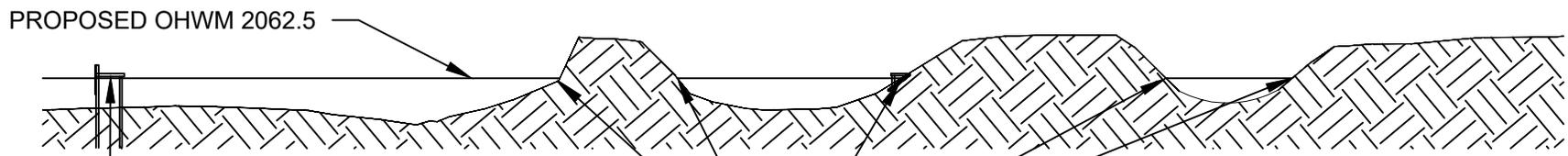
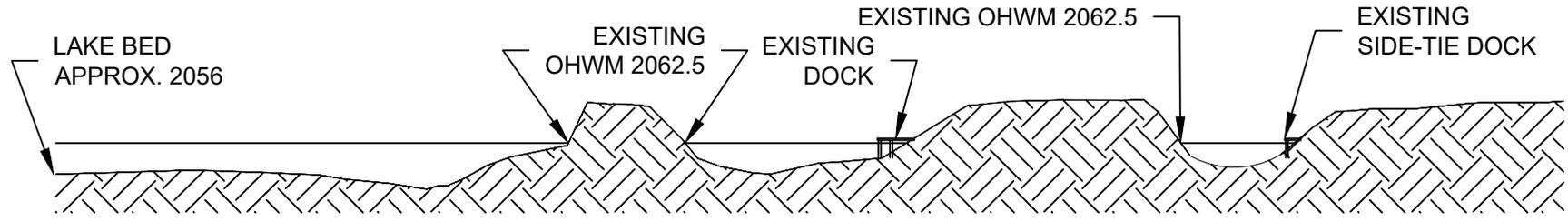
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BREAKWATER SECTION A SEE SHEET 11

SEE SHORELINE PROTECTION CROSS SECTION SHEET 7

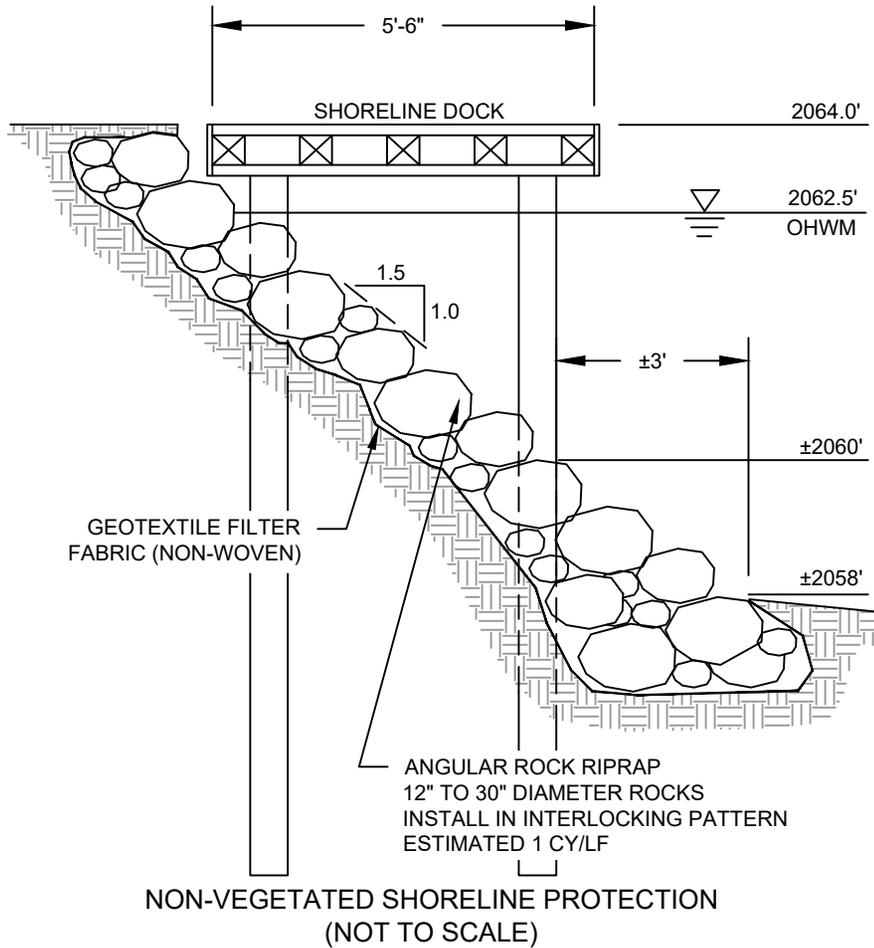
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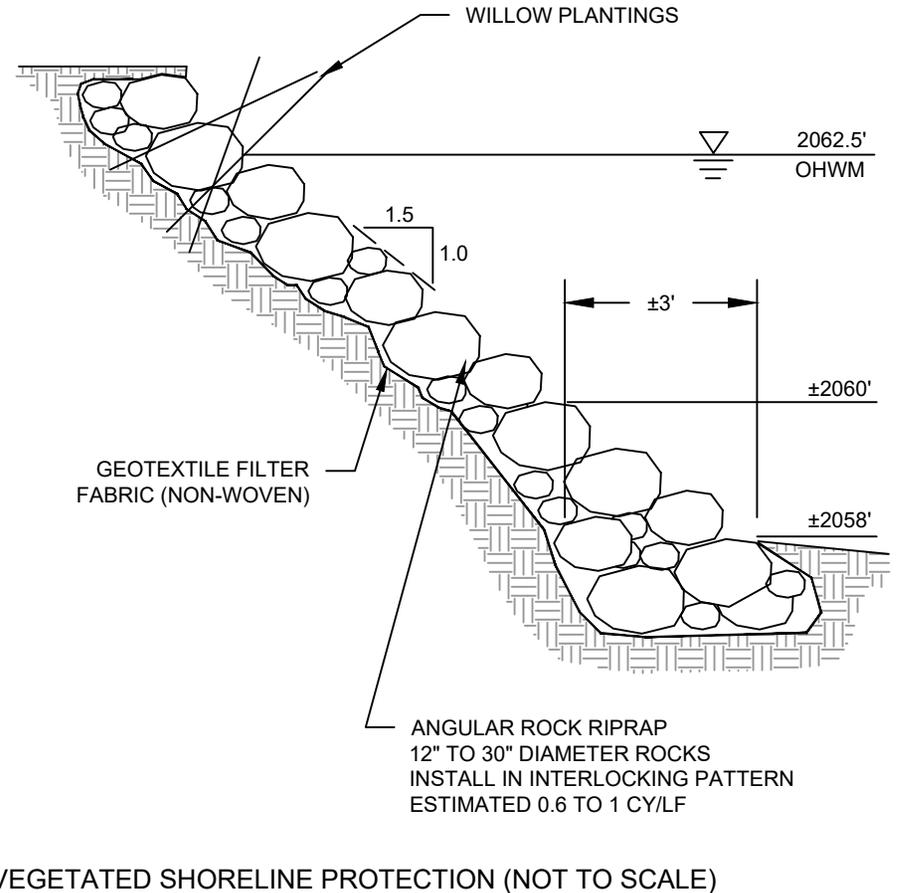
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 Sheet 6 of 16
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NOTE: ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM



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Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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COMMERCIAL MARINA BOAT SLIP SCHEDULE

SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
24'	22 EACH	1-22
28'	32 EACH	23-54
28'	2 EACH	SERVICE SLIPS
40' NARROW	32 EACH	55-76, 79-88
40' WIDE	2 EACH	77-78

PRIVATE BOAT SLIP SCHEDULE

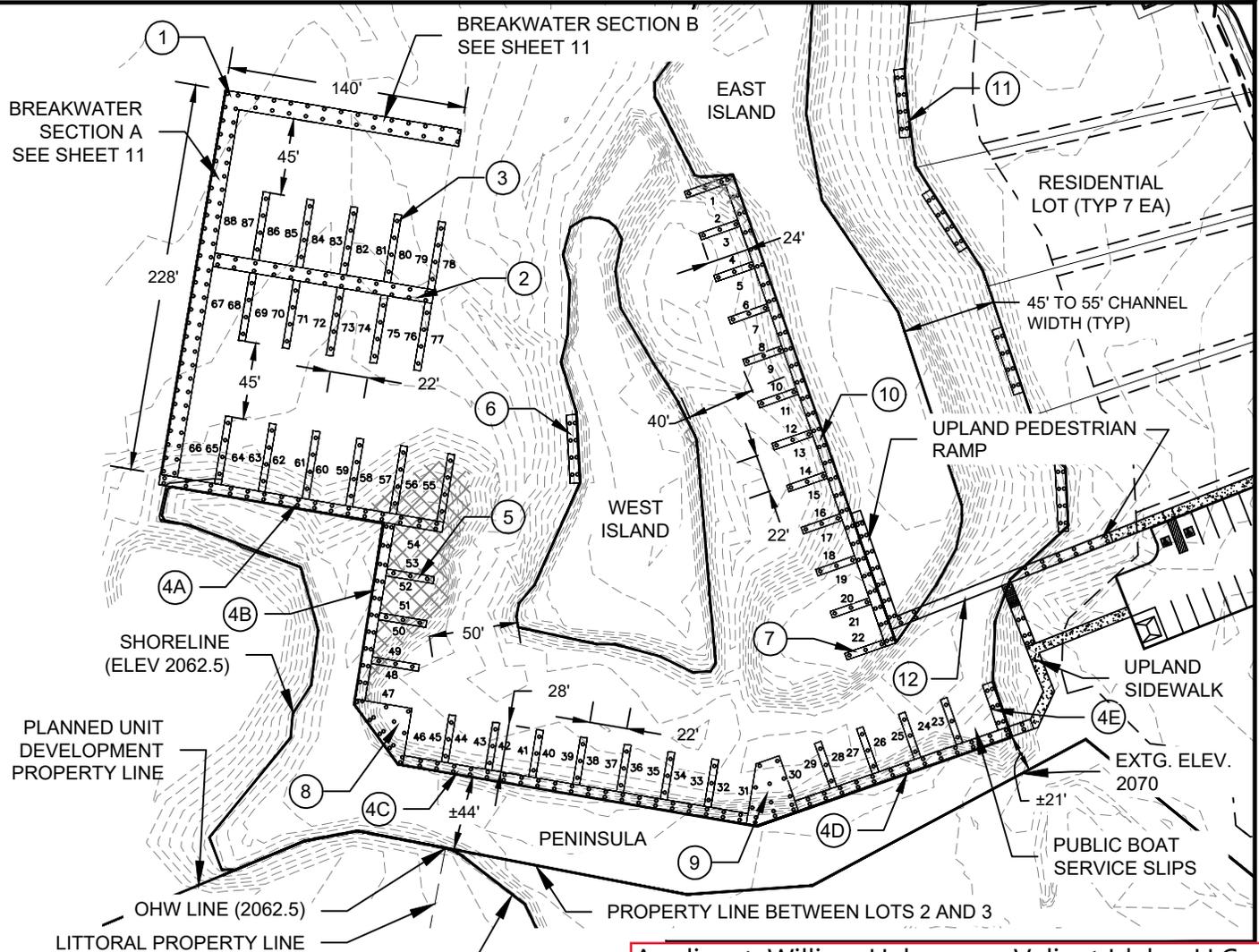
SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
40' SIDE-TIE	8 EACH	N/A

BREAKWATER AND DOCK SIZES

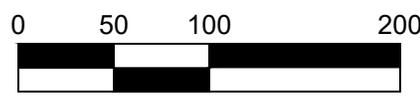
ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
1	358	10	1	3,580	84
2	130	8	1	1,040	26
3	40	4	16	2,560	64
4A	168	6	1	1,008	30
4B	105	6	1	630	22
4C	204	6	1	1,224	42
4D	132	6	1	792	28
4E	28	6	1	168	6
5	28	4	14	1,568	42
6	40	6	1	240	8
7	24	4	12	1,152	36
8	N/A	N/A	1	656	10
9	N/A	N/A	1	786	14
10	290	6	1	1,740	58
11	40	6	7	1,680	56
TL				18,824	526

FREE SPANNING BRIDGE SIZE

ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
12	70	6	1	420	4



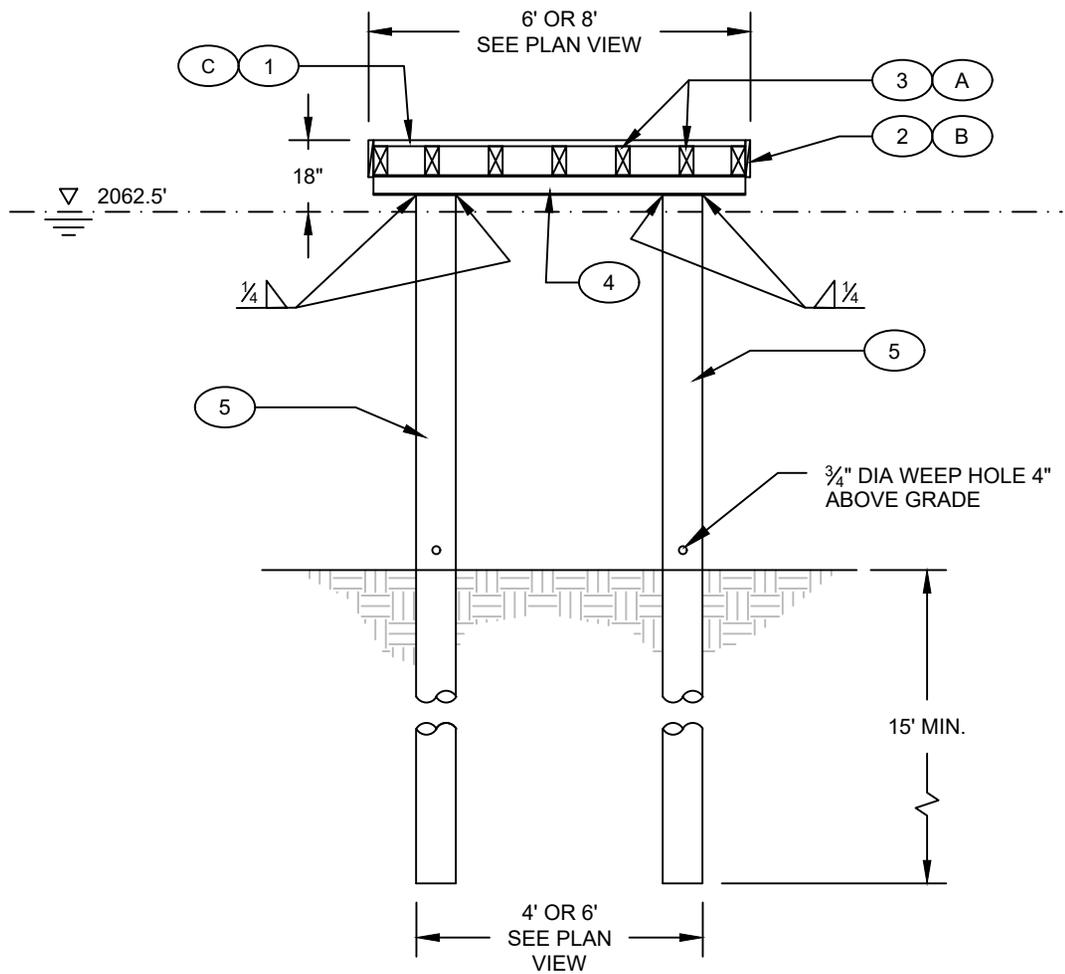
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 Sheet 8 of 16
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MATERIAL LEGEND

- 1 LIGHT PENETRATING DECKING
- 2 2 X 10 CEDAR FASCIA BOARD OR EQUIV.
- 3 4 X 8 JOISTS AT 16" O.C.
- 4 W 5 X 16 STEEL I-BEAM
- 5 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~3/8")

FASTENER LEGEND

- A JOISTS TO STEEL: 1/2" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
- B FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 1/2" FROM END OF FACIA.
- C DECKING: INSTALL PER MANUFACTURER.

DOCK STRUCTURE CROSS SECTION
NOT TO SCALE

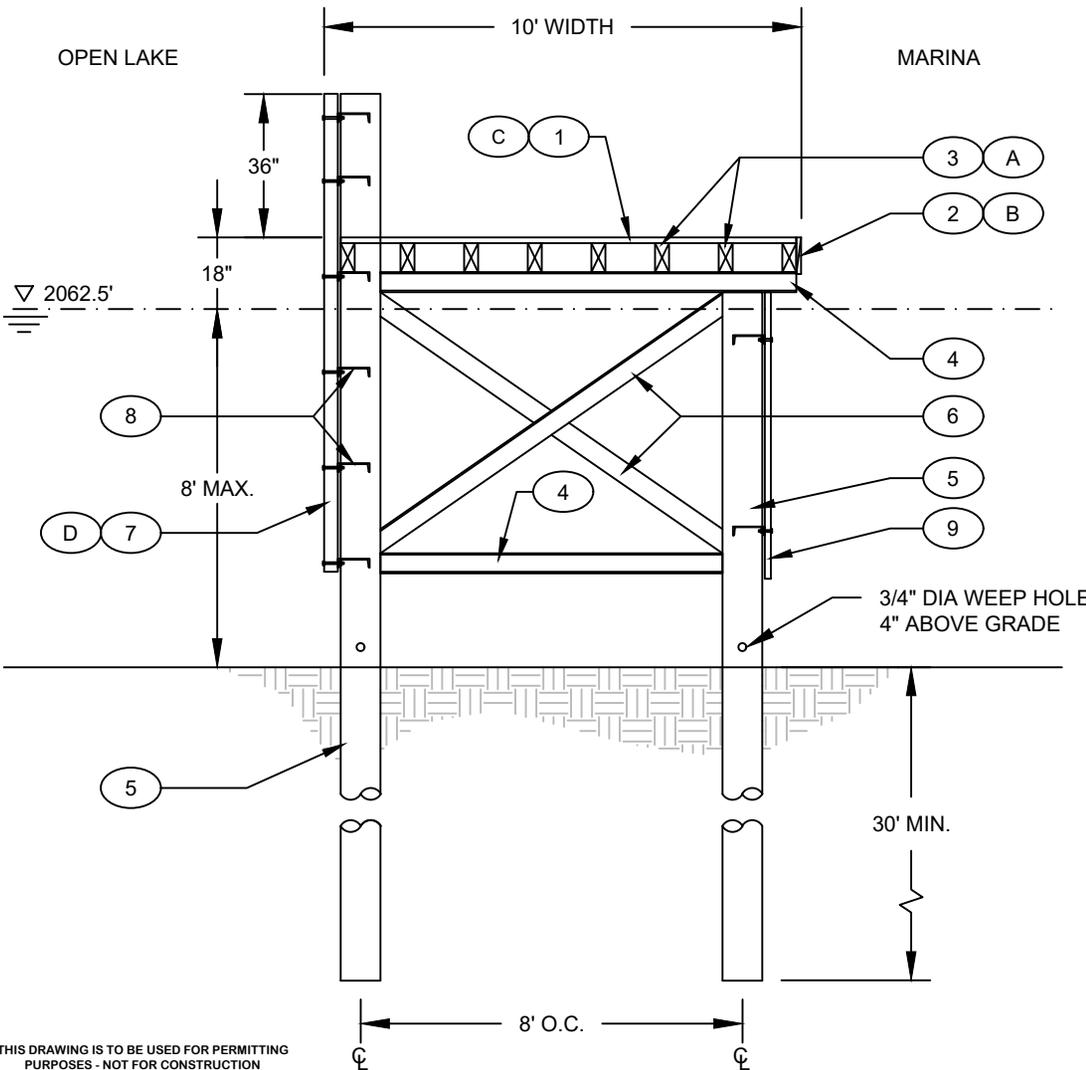
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NOTES:

1. ALL DOCKS SHALL HAVE A LEVEL DECK THAT IS 1'-6" ABOVE THE HIGH WATER LEVEL
2. ALL DIMENSIONAL LUMBER (EXCEPT FACIA BOARD AND DECKING) SHALL BE DOUG FIR/HEM FIR, GRADE-NO.2 OR BETTER, PRESSURE TREATED WITH WATERBORNE SALT-CCA, TO A RETENTION LEVEL OF .40pct (SWPB-LP22). FACIA BOARD AND DECKING SHALL BE CEDAR, GRADE-NO.2 OR BETTER.
3. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

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MATERIAL LEGEND

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- 4 W 5 X 16 STEEL I-BEAM
- 5 10" DIA SCH. 40 STEEL PILING AT 8' O.C. (WALL: ~ 3/8"), CAP TALL PILES
- 6 L 5" X 5" X 3/8" STEEL ANGLE
- 7 4 X 6 PT HEM-FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS
- 8 C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 24" O.C. VERTICAL SPACING OR AS SHOWN
- 9 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

STEEL CONNECTION NOTES:

ALL STEEL MEMBERS SHALL BE COPE TO FIT TIGHT AND CONNECTED WITH 1/4" FILLET OR EQUIVALENT WELDS ALONG THE ENTIRE PERIMETER OF THE CONNECTED PART.

FASTENER LEGEND

- A JOISTS TO STEEL: 1/2" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
- B FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 1/2" FROM END OF FACIA.
- C DECKING: INSTALL PER MANUFACTURER.
- D VERTICAL BOARDS TO STEEL: 1/2" X 5" OR 3" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT 7" O.C.

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Waterway: Lake Pend Oreille/NBTC

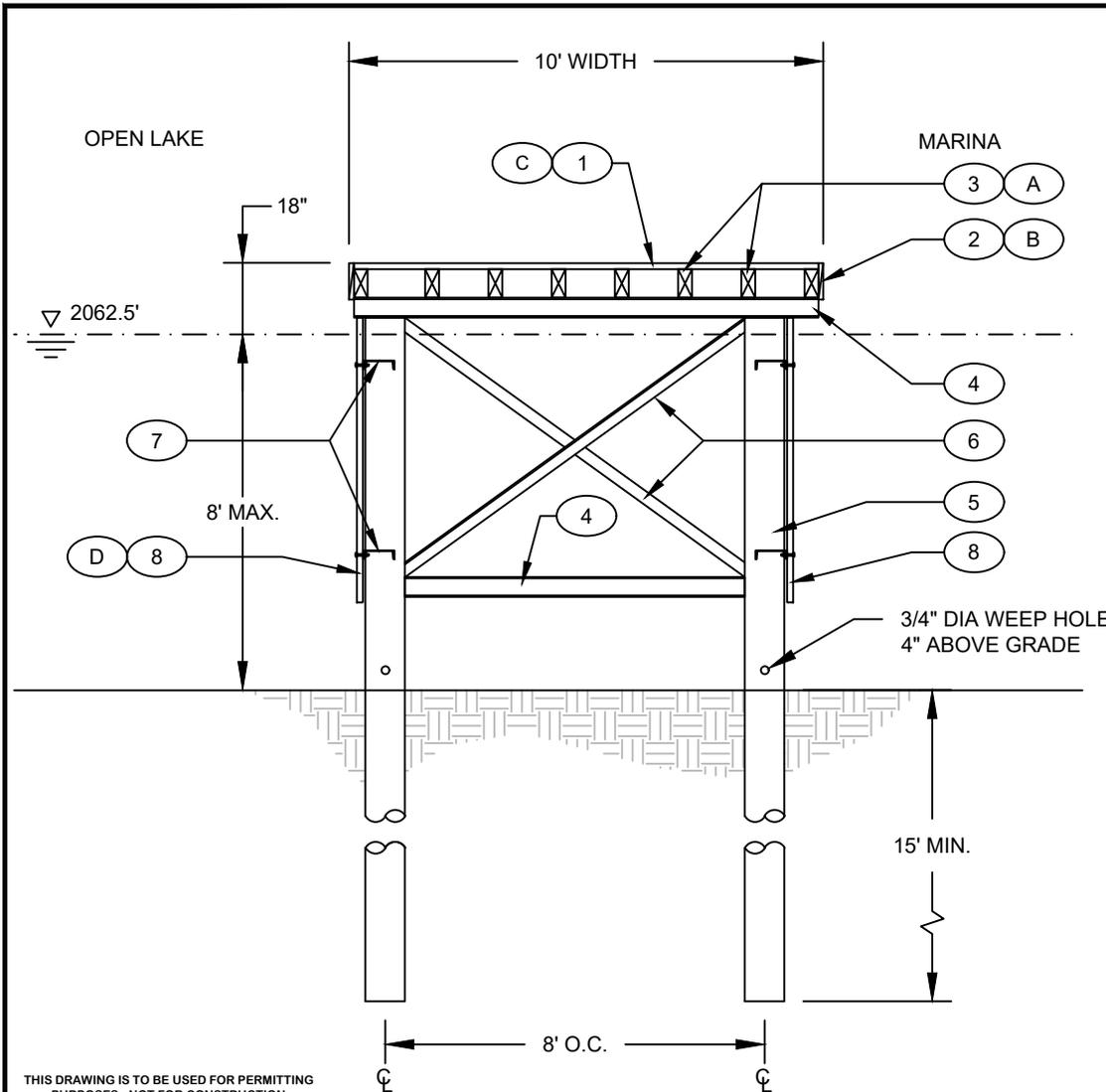
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Lat: 48.2834 N , Long: -116.3531 W

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MATERIAL LEGEND

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- 4 W 5 X 16 STEEL I-BEAM
- 5 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~3/8"), CAP TALL PILES
- 6 L 3" X 3" X 3/8" STEEL ANGLE
- 7 C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 48" O.C. VERTICAL SPACING AND 12" FROM EACH END
- 8 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

STEEL CONNECTION NOTES:

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- D VERTICAL BOARDS TO STEEL: 1/2" X 3" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT 7" O.C.

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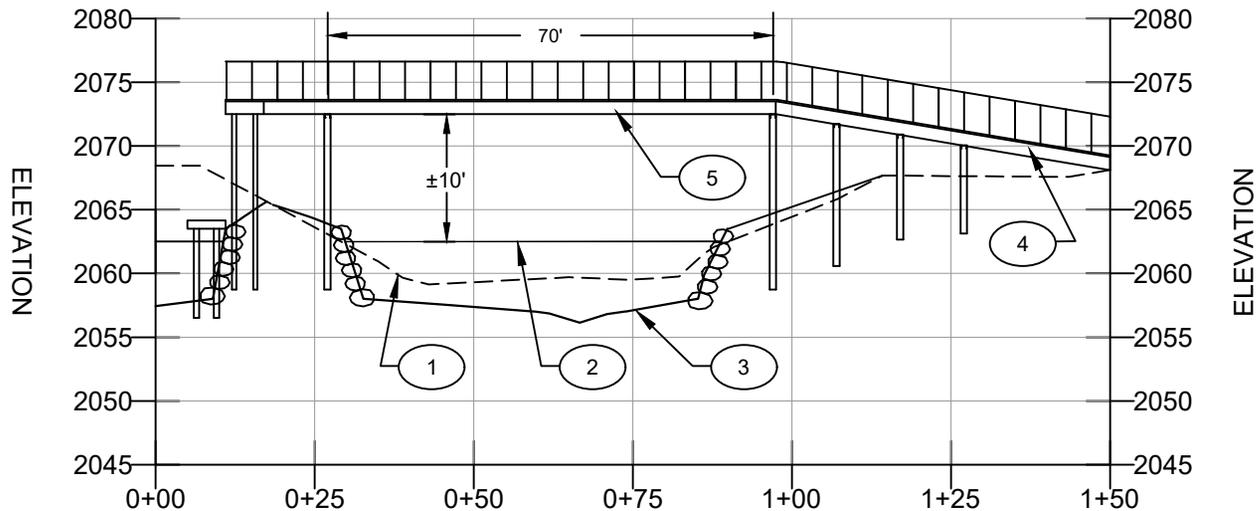
BREAKWATER STRUCTURE CROSS SECTION B

NOT TO SCALE

NOTES:

1. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

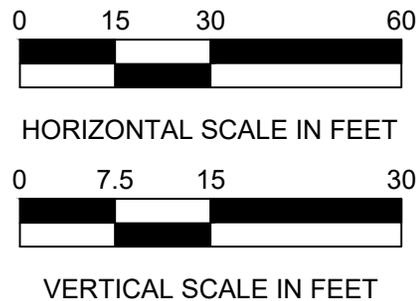
Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization, Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
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KEY NOTES

- 1 EXISTING CHANNEL CROSS SECTION
- 2 ORDINARY HIGH WATER MARK (2062.5 NGVD '29)
- 3 PROPOSED CHANNEL CROSS SECTION
- 4 PEDESTRIAN RAMP (MAX. 1:12)
- 5 FREE SPANNING BRIDGE WITH LIGHT PENETRATING DECKING

BRIDGE STRUCTURE CROSS SECTION
NOT TO SCALE

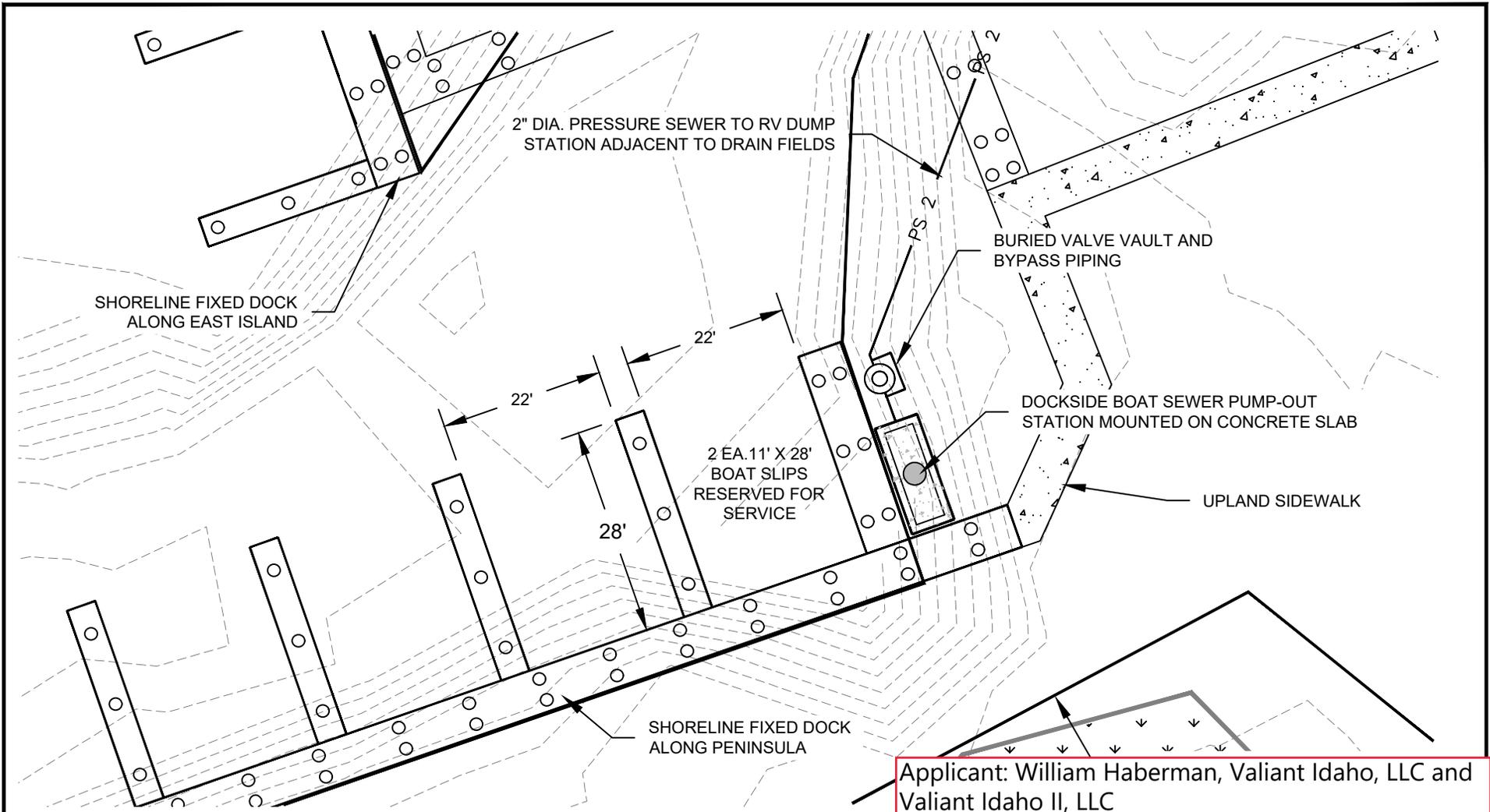


NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

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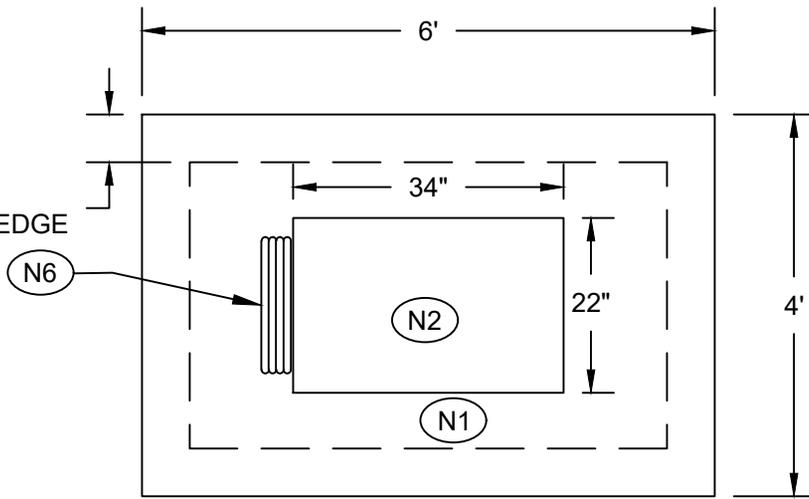


SCALE IN FEET
 CONTOUR INTERVAL IS 1'
 DATUM: NGVD '29

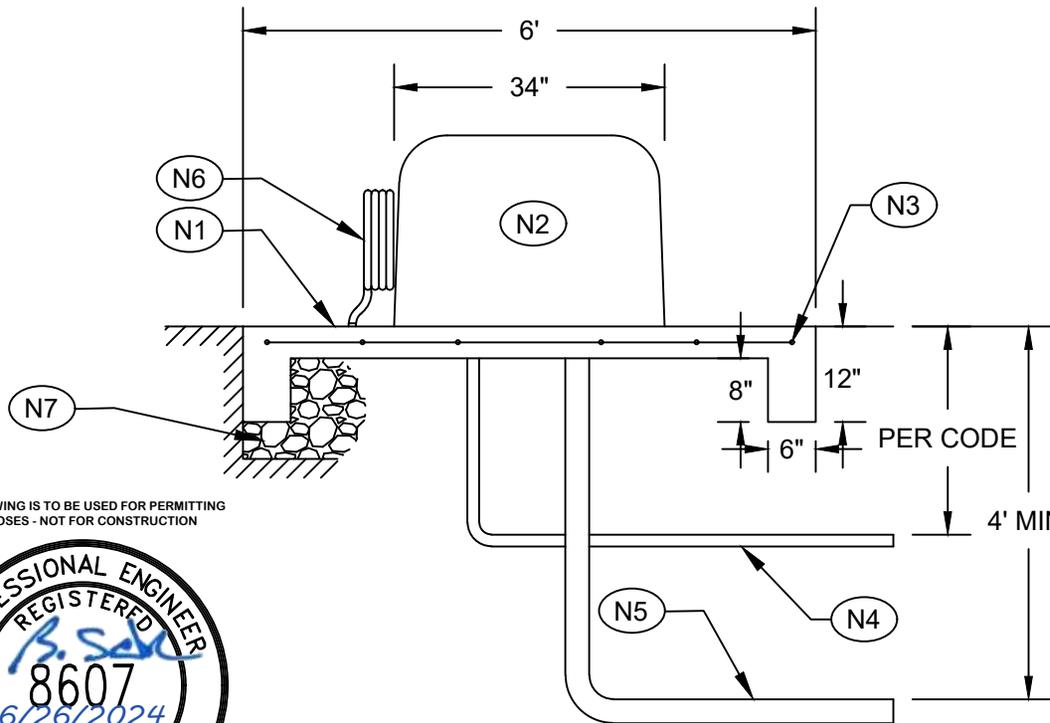
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2" X 12"
THICKENED EDGE



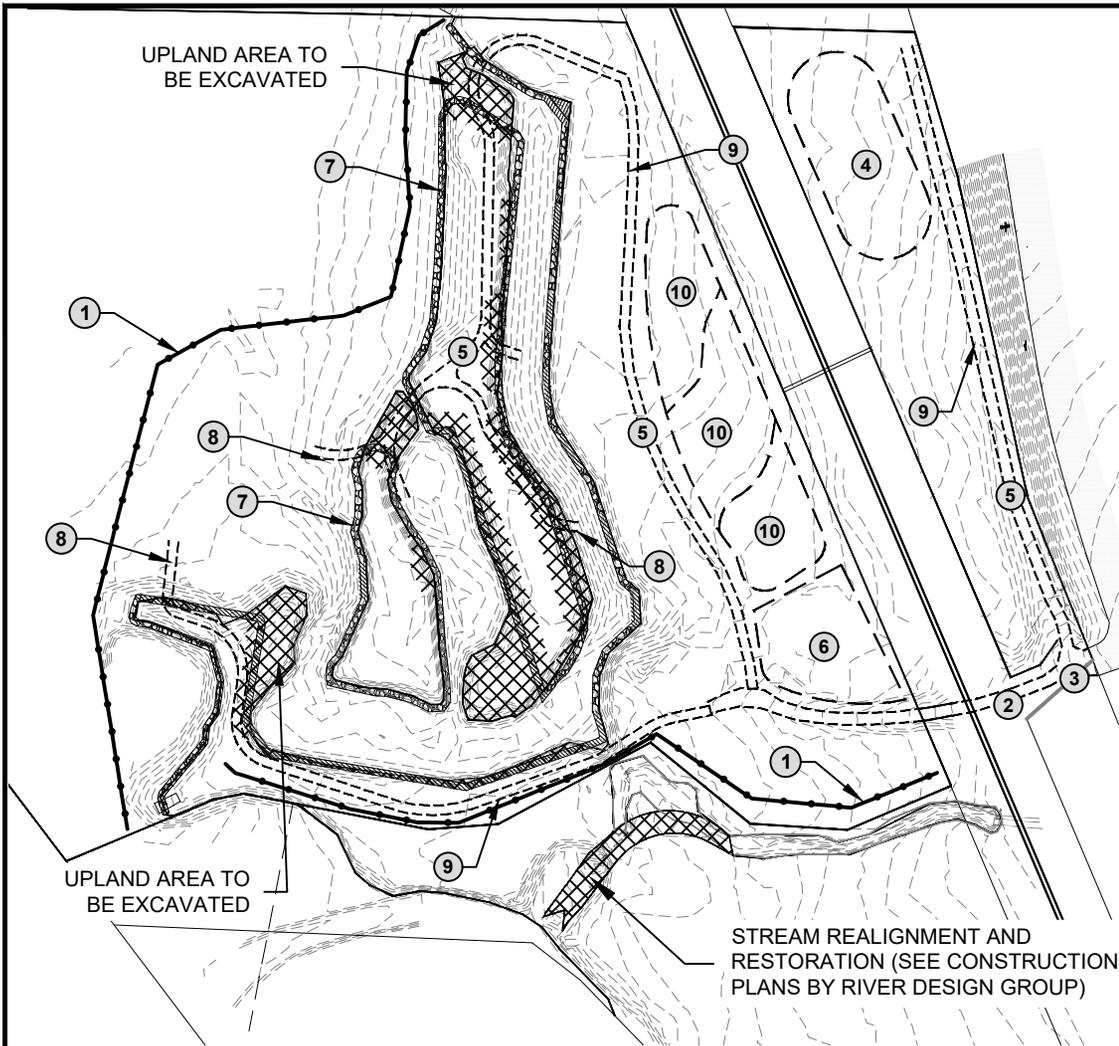
- (N1) 4" REINFORCED CONCRETE SLAB
- (N2) KECO 900.M 34-D 2-HP FIXED DOCKSIDE PUMP OUT STATION (OR APPROVED EQUAL)
- (N3) #4 REINFORCEMENT BARS @ 18" O.C.E.W.
- (N4) ELECTRICAL CONDUIT
- (N5) 2" DIA. CLASS 200 HDPE DISCHARGE PIPE
- (N6) FLEXIBLE SUCTION PIPE (SUPPLIED BY MANUFACTURER)
- (N7) 3/4" - MINUS BASE ROCK COMPACTED TO 95% RELATIVE DENSITY



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



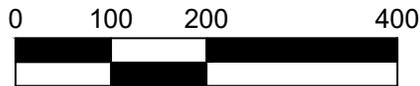
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KEY NOTES

- ① INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.
- ② CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE BEFORE BEGINNING PROJECT.
SEE BMP 40: VEHICLE SEDIMENT CONTROL
- ③ PREVENT MATERIAL TRACKING ONTO PUBLIC STREETS DURING ALL PHASES OF CONSTRUCTION, BY UTILIZING STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASHING AND STREET SWEEPING. SEE BMP 40: VEHICLE SEDIMENT CONTROL, BMP 47: CONSTRUCTION EQUIPMENT WASHING AND MAINTENANCE, AND BMP 75: STREET SWEEPING.
- ④ GENERAL MATERIAL STOCK PILE & CONSTRUCTION MATERIAL STORAGE AREA, SEE BMP 44: STOCKPILE MANAGEMENT AND BMP 37: STAGING AREAS
- ⑤ BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
- ⑥ VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
- ⑦ SHORELINE RIPRAP PROTECTION PER BMP 53 AND BMP 56.
- ⑧ TRUCK AND EQUIPMENT ACCESS POINTS PER BMP 62.
- ⑨ STABILIZED CONSTRUCTION ROAD AND STAGING AREAS CROSSING PER BMP 41.
- ⑩ DE-WATERING PER BMP 73. INSTALL TEMPORARY SEDIMENTATION AND DE-WATERING INFILTRATION SURFACE STRUCTURES OR BASINS. TO BE IMPLEMENTED BY THE CONTRACTOR AFTER SEDIMENT PERIMETER PROTECTIONS ARE IN PLACE, BUT BEFORE MAJOR SITE DISTURBANCES HAVE BEGUN.

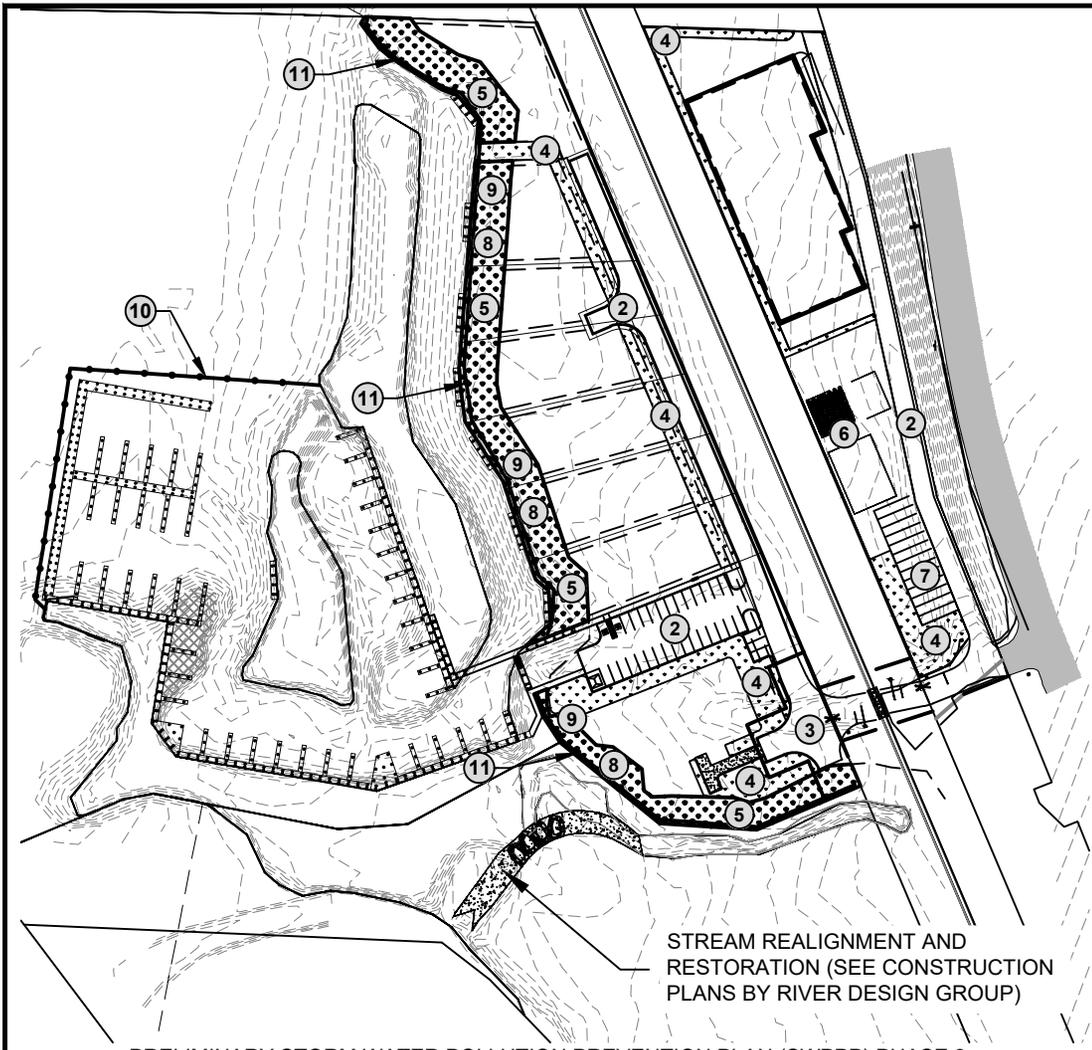
PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 1



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

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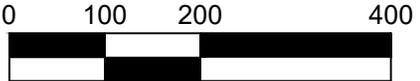
STREAM REALIGNMENT AND RESTORATION (SEE CONSTRUCTION PLANS BY RIVER DESIGN GROUP)

PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 2

KEY NOTES

- ① BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
- ② IMPERVIOUS SURFACE, SEE BMP 71.
- ③ CONCRETE WASHOUT AREA. SEE BMP 49: CONCRETE WASTE MANAGEMENT
- ④ CONSTRUCT TREATMENT SWALE PER BMP 9
- ⑤ 40-FT WIDE VEGETATED BUFFER (PLANTINGS PER COUNTY CODE)
- ⑥ SANITARY AND SEPTIC WASTE PER BMP 50.
- ⑦ VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
- ⑧ ALL AREAS WITHIN 100' OF OPEN WATER THAT ARE DISTURBED SHALL BE SEEDED AND COVERED WITH EITHER CLEAN, WEED FREE ANCHORED STRAW, EROSION BLANKET, OR HYDRO-SEEDING MULCH WITH BONDED FIBER MIX WITHIN 24 HOURS OF REACHING FINISH GRADE PER BMP 32 AND 52.
- ⑨ ALL AREAS WITHIN 100' OF OPEN WATER, BUT NOT AT FINAL GRADE, WILL BE PROTECTED AT THE END OF EACH DAY WITH A TEMPORARY MULCH COVER SIMILAR TO NOTE 14 ABOVE, IF THEY ARE TO BE LEFT UNWORKED FOR MORE THAN 24 HOURS PER BMP 52.
- ⑩ FLOATING TURBIDITY CURTAIN TO BE INSTALLED AND ADJUSTED AS NEEDED DURING BARGE PILE DRIVING AND DOCK WORK PER BMP 71.
- ⑪ INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.

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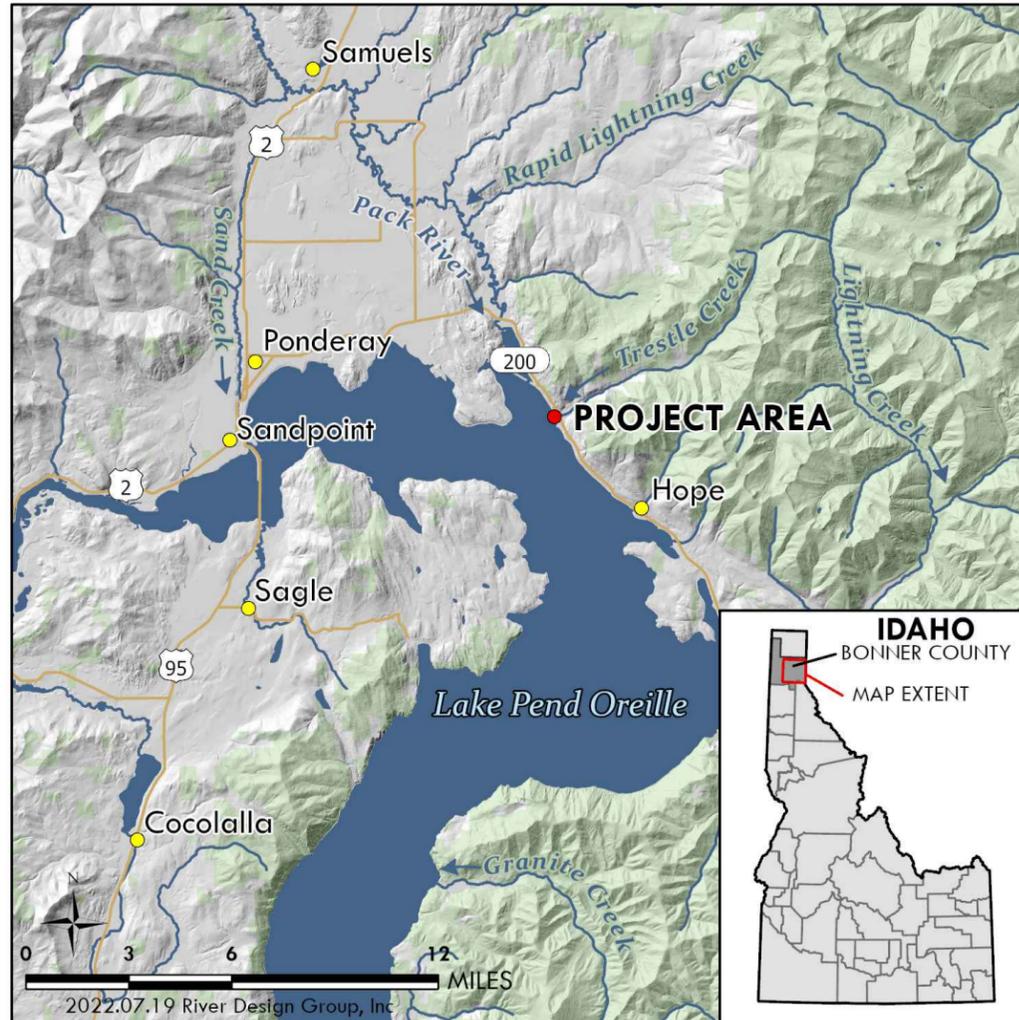
SCALE IN FEET
CONTOUR INTERVAL IS 1'
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EAST BRANCH TRESTLE CREEK RESTORATION PROJECT FINAL DESIGN PLAN SET

TRESTLE CREEK VICINITY MAP



DRAWING INDEX

- 1.0 COVER PAGE AND NOTES
- 2.0 SITE PLAN
- 2.1 DEWATERING PLAN
- 3.0 SPECIFICATIONS
- 3.1 MATERIALS AND QUANTITIES
- 4.0 PLAN VIEW AND DATA SHEET
- 4.1 GRADING PLAN AND PROFILE
- 5.0 DESIGN CHANNEL CROSS SECTIONS
- 6.0 BOULDER CASCADE DETAIL
- 6.1 CONSTRUCTED CHANNEL STREAMBED DETAIL
- 6.2 VEGETATED WOOD MATRIX DETAIL
- 7.0 WETLAND IMPACTS

PROJECT PARTNERS



Valiant Idaho II, LLC
The Idaho Club
151 Clubhouse Way
Sandpoint, ID 83864

PROJECT DESCRIPTION

THE NORTH BRANCH OF TRESTLE CREEK (NBTC) WAS ARTIFICIALLY CONSTRUCTED AS AN IRRIGATION CANAL IN THE EARLY 1900S. PRESENTLY, RESIDENTIAL DEVELOPMENT, CLEARING OF INSTREAM WOOD, AND FISH PASSAGE BARRIERS ASSOCIATED WITH THE OUTFALL TO LAKE PEND OREILLE, US HIGHWAY 200 AND THE MONTANA RAIL LINK TRACKS HAVE DEGRADED STREAM CORRIDOR HABITAT CONDITIONS AND IMPEDED THE PASSAGE OF KOKANEE *ONCORHYNCHUS NERKA* (KOKANEE), *SALVELINUS CONFLUENTUS* (BULL TROUT), AND OTHER FISH SPECIES INTO NBTC FROM LAKE PEND OREILLE.

IN EARLY 2022, THE LAKE PEND OREILLE IDAHO CLUB EXPRESSED INTEREST IN IMPROVING FISH PASSAGE AND RE-NATURALIZING A PORTION OF THE NORTH BRANCH TRESTLE CREEK (NBTC) FOR THE BENEFIT OF KOKANEE, BULL TROUT AND OTHER FISH SPECIES. RIVER DESIGN GROUP WAS RETAINED TO PRODUCE A FINAL DESIGN FOR THIS PROJECT AREA USING THE MOST RECENT DESIGN STANDARDS. THE PRIMARY GOAL OF THIS PROJECT IS TO ENHANCE THE AESTHETICS OF THE EXISTING NBTC CHANNEL BY CONSTRUCTING A NATURALLY FUNCTIONING CHANNEL AND FLOODPLAIN CONFIGURATION THROUGH THE PROPOSED IDAHO CLUB PROPERTY.

STANDARD OF PRACTICE

SWCA ENVIRONMENTAL CONSULTANTS WORKS EXCLUSIVELY IN THE RIVER ENVIRONMENT AND UTILIZES THE MOST CURRENT AND ACCEPTED PRACTICES AVAILABLE FOR PLANNING AND DESIGN OF RIVER, FLOODPLAIN, AND AQUATIC HABITAT RESTORATION PROJECTS. CURRENT STANDARDS FOR THE DESIGN OF RESTORATION PROJECTS VARY DEPENDING ON PROJECT GOALS.

REUSE OF DRAWINGS

THESE DRAWINGS, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SWCA ENVIRONMENTAL CONSULTANTS (SWCA) AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SWCA. LIKEWISE, THESE DRAWINGS MAY NOT BE ALTERED OR MODIFIED WITHOUT AUTHORIZATION OF SWCA. DRAWING DUPLICATION IS ALLOWED IF THE ORIGINAL CONTENT IS NOT MODIFIED.

ON	CHK	DESIGN	REVISION
	NW	NW	NW

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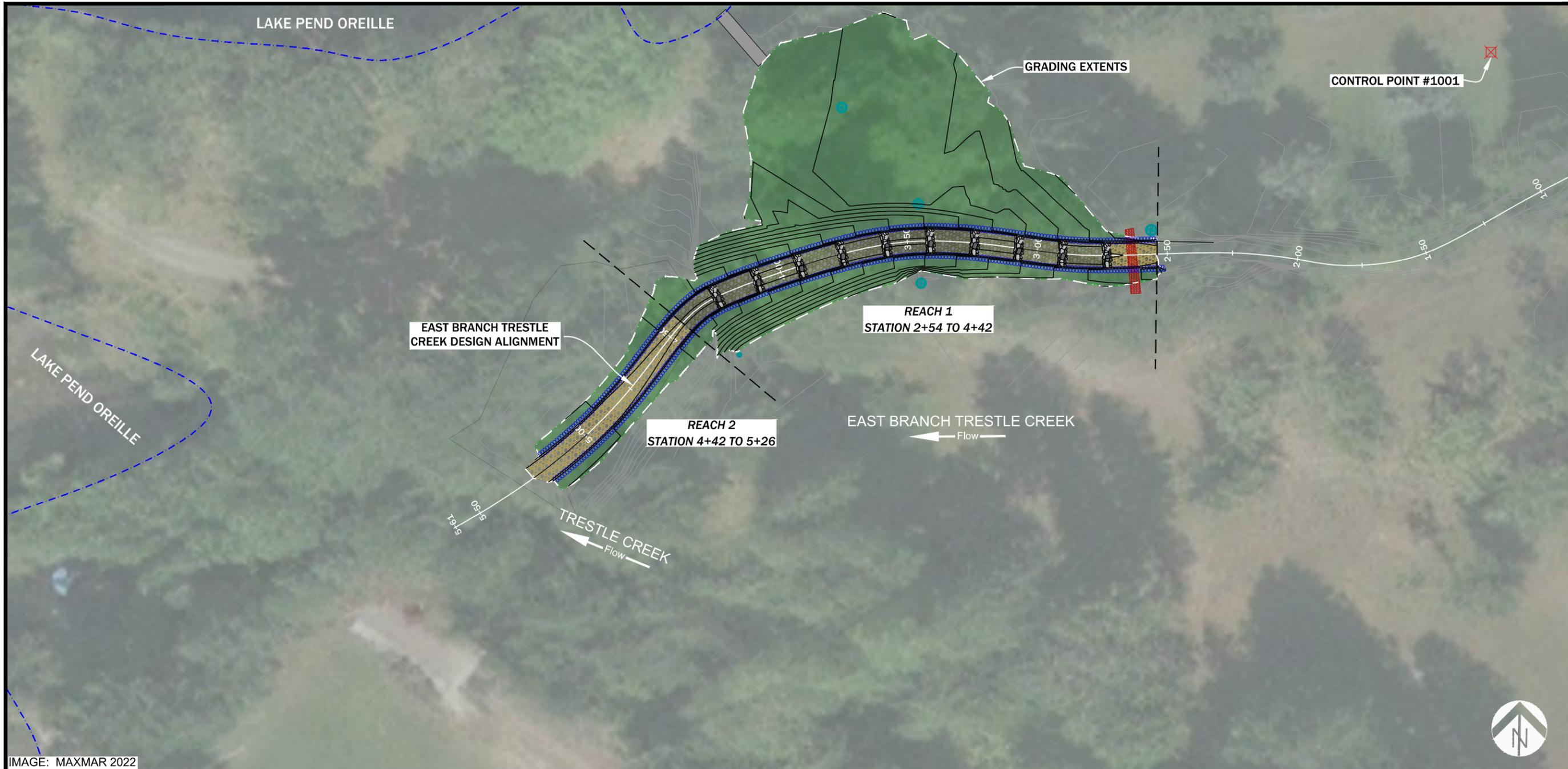


IMAGE: MAXMAR 2022

1 SITE PLAN



DETAIL LEGEND	
SYMBOL	DETAIL SHEET #
	RIPARIAN SEED AREA
	EXISTING TREE TO BE PRESERVED
	BOULDER CASCADE 6.0
	CONSTRUCTED CHANNEL STREAMBED 6.1
	VEGETATED WOOD MATRIX 6.2

PROJECT DATUM

THE PROJECT COORDINATES ARE BASED ON THE FOLLOWING:

HORIZONTAL PROJECTION: IDAHO STATE
 HORIZONTAL DATUM: NAD83 (2011)
 UNITS: US SURVEY FEET
 VERTICAL DATUM: NAVD29 (GEOID)

TOPOGRAPHY AND CROSS SECTION GROUNDS ON SURVEY WORK PERFORMED BY RDG INC.

CONTROL POINTS

POINT NUMBER	EASTING	NORTHING	POINT ELEVATION
1001	2478328.5410'	2412772.5490'	2075.504'

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DESCRIPTION	CHK
L DESIGN	NW

DEWATERING AND CONSTRUCTION SEQUENCE:

1. MAINTAIN ALL FLOW WITHIN THE EXISTING CHANNEL.
2. CONSTRUCT REACH 1 AND REACH 2 LEAVING AN EARTHEN PLUG AT STATION 2+73.
3. STAGE EXCAVATED MATERIAL FROM REACH 1 AND 2 ADJACENT TO THE EXISTING CHANNEL.
4. REMOVE THE PLUG AT STATION 2+73 AND INCREMENTALLY TURN THE FLOW INTO THE DESIGN CHANNEL.
5. CONSTRUCT THE REMAINDER OF REACH 1 IN THE WET AND FILL THE EXISTING CHANNEL TO DESIGN ELEVATION WITH STAGED MATERIAL.



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
 1" = 20'

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CHK	NW	NW		
GN				
LAN				

M:\Projects\2022\rdg-22-170 trestle creek\DWG\Trestle Creek Plan.dwg

GENERAL NOTES

1. CONTOUR INTERVAL IS NOTED ON DRAWINGS.
2. SLOPES DESIGNATED AS 2:1, 1.5:1, ET CETERA, ARE THE RATIOS OF HORIZONTAL DISTANCE TO VERTICAL DISTANCE.
3. DIMENSIONS ARE GIVEN IN FEET AND TENTHS OF A FOOT.
4. TOPOGRAPHY AND CROSS SECTION GROUND LINES ARE BASED ON SURVEY WORK PERFORMED IN JUNE, 2022 BY RDG.
5. ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND ANY ADJUSTMENTS TO THE DRAWINGS SHALL BE MADE AS DIRECTED BY THE ENGINEER.
6. EXISTING PRIVATE IMPROVEMENTS, WHICH LIE WITHIN THE CONSTRUCTION LIMITS, UNLESS OTHERWISE NOTED WILL BE REMOVED BY THE OWNER PRIOR TO CONSTRUCTION OR ABANDONED IN PLACE.
7. PROTECT ALL TREES AND LAND AREAS NOT LOCATED WITHIN THE PROJECT CONSTRUCTION, STAGING OR EARTHWORK LIMITS. EXERCISE CARE IN AREAS NOT SO MARKED TO AVOID UNNECESSARY DAMAGE TO NATURAL VEGETATION.

8. THE PROJECT SPONSOR IS RESPONSIBLE FOR COMPLYING WITH ALL PERMITS AND EASEMENTS INCLUDING ALL FEDERAL, STATE, COUNTY, AND LOCAL PERMIT CONDITIONS.
9. EXCAVATION, TRENCHING, SHORING, AND SHIELDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK, THESE DRAWINGS ARE NOT INTENDED TO PROVIDE MEANS OR METHODS OF CONSTRUCTION.
10. EXCAVATION SHALL MEET THE REQUIREMENTS OF OSHA 29 CFR PART 1926, SUBPART P, EXCAVATIONS. ACTUAL SLOPES SHALL NOT EXCEED THE SLOPES AS INDICATED ON DRAWINGS.
11. ENGINEER WILL PROVIDE SURVEY CONTROL AND GRADING SURFACES FOR EQUIPMENT WITH GPS MACHINE CONTROL CAPABILITY. ENGINEER SHALL PROVIDE SURVEY STAKING AND LAYOUT FOR CONSTRUCTION.
12. VERTICAL TOLERANCE FOR CONSTRUCTION COMPLIANCE WILL BE 0.3 FEET. HORIZONTAL TOLERANCE WILL BE 1.0 FEET.
13. CONTRACTOR SHALL CONFIRM QUANTITIES. REPORTED VOLUMES ARE NEATLINE AND DO NOT INCLUDE ADJUSTMENTS FOR COMPACTION OR OTHER FACTORS.

GENERAL SPECIFICATIONS

1. THE PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE PLAN SET. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CHANGES PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER FOR THIS PROJECT SHALL BE A DESIGNATED RIVER DESIGN GROUP REPRESENTATIVE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL U-DIG PRIOR TO CONSTRUCTION.
3. COSTS INCURRED DUE TO PROJECT DELAYS RESULTING FROM FAILURE OF THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE GENERAL SPECIFICATIONS, CONTRACTOR QUALIFICATIONS, CONSTRUCTION SPECIFICATIONS, MATERIALS SPECIFICATIONS AND REVEGETATION SPECIFICATIONS SHALL BE THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR QUALIFICATIONS

1. THE CONTRACTOR SHALL HAVE AT LEAST TWO (2) YEARS OF RIVER RESTORATION CONSTRUCTION EXPERIENCE AND SHALL HAVE COMPLETED AT LEAST FIVE (5) RIVER RESTORATION PROJECTS. OR, THE CONTRACTOR SHALL HAVE AT LEAST ONE (1) YEAR OF RIVER RESTORATION EXPERIENCE, SHALL HAVE COMPLETED AT LEAST THREE (3) RIVER RESTORATION PROJECTS, AND SHALL HAVE COMPLETED AN APPROVED RIVER RESTORATION TRAINING CLASS. APPROVED TRAINING CLASSES INCLUDE THOSE SPONSORED BY WILDLAND HYDROLOGY, INC., OR A SIMILARLY QUALIFIED PRACTITIONER OF NATURAL CHANNEL DESIGN STREAM RESTORATION PRINCIPLES.
2. IF THE CONTRACTOR CHOOSES TO DESIGNATE AN EMPLOYEE WITHOUT QUALIFIED STREAM RESTORATION EXPERIENCE, THE CONTRACTOR SHALL BE ON-SITE AT ALL TIMES WHEN THE EMPLOYEE IS PERFORMING RIVER RESTORATION WORK. FAILURE TO ABIDE BY THIS CONDITION WITHOUT PREVIOUS AGREEMENT WITH THE CONSTRUCTION MANAGER WOULD BE GROUNDS FOR TERMINATION.
3. THE CONTRACTOR SHALL MAINTAIN AT LEAST \$2,000,000 IN LIABILITY INSURANCE AND HAVE PROOF OF LIABILITY INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE PROOF OF WORKER'S COMPENSATION INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
5. COPIES OF ALL PROJECT PERMITS SHALL BE POSTED ON-SITE IN A VISIBLE LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY KNOWN CHANGES OR ACTIVITIES THAT COULD VIOLATE PERMIT REQUIREMENTS PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL CORRESPONDENCE WITH PERMIT AGENCIES.

TEMPORARY DIVERSION PROCEDURES

1. TEMPORARY DIVERSIONS SHALL BE ACTIVATED OR DEACTIVATED INCREMENTALLY IN TWO STAGES TO ALLOW RESIDENT AQUATIC LIFE TO EXIT THE DEWATERED AREA.
2. A PERIOD OF APPROXIMATELY ONE HOUR SHALL BE ALLOWED BETWEEN THE TWO STAGES.
3. EFFORTS SHALL BE MADE TO LIMIT TURBIDITY DURING DIVERSION ACTIVATION AND DEACTIVATION. MATERIAL USED TO DIVERT FLOW DURING STAGED DIVERSIONS SHALL BE CLEAN AND DEVOID OF FINES.
4. EFFORTS SHALL BE MADE TO LIMIT DISTURBANCE TO VEGETATION.
5. EFFORTS SHALL BE MADE TO AVOID FATALITIES OF AQUATIC LIFE.

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION SHALL OCCUR IN ACCORDANCE WITH THE PLAN SET, CONSTRUCTION SPECIFICATIONS, EQUIPMENT SPECIFICATIONS, MATERIAL SPECIFICATIONS, REVEGETATION SPECIFICATIONS AND GENERAL SPECIFICATIONS.
2. CONSTRUCTION ACCESS SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL LEAVE ALL GATES, WHETHER OPEN OR CLOSED, AS FOUND.
3. STREAM CROSSINGS SHALL BE MINIMIZED DURING CONSTRUCTION. CONTRACTOR SHALL USE CULVERTS AT STREAM CROSSINGS SO THAT EQUIPMENT CAN CROSS THE STREAM WITHOUT GENERATING EXCESS TURBIDITY.
4. STRAW BALES AND SILT FENCING SHALL BE AVAILABLE AND INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER. CONSTRUCTION FENCING (LIMITS OF DISTURBANCE) SHALL BE INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER.
5. INITIALLY, THE CONTRACTOR SHALL EXCAVATE THE CHANNEL TO APPROXIMATE DESIGN DIMENSIONS. EXCAVATION SHALL COMPLY WITH CONSTRUCTION STAKES AND THE PLAN SET. EXCAVATION SHALL ESTABLISH CHANNEL ELEVATIONS WITHIN ONE-HALF FOOT OF FINAL ELEVATIONS. THE CONSTRUCTION MANAGER SHALL INSPECT THE CHANNEL EXCAVATION FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED OFF-SITE OR USED ON-SITE. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED. EXCAVATED SOD AND RIPARIAN SHRUB TRANSPLANTS SHALL BE CAREFULLY STOCKPILED AND REUSED FOR PLANTING FLOODPLAINS OR STREAM BANKS.
6. AFTER EXCAVATING THE CHANNEL, THE CONTRACTOR SHALL INSTALL BANK STABILIZATION AND HABITAT STRUCTURES USING THE EXCAVATOR. EACH STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS PROVIDED IN THE PLAN SET. THE CONSTRUCTION MANAGER SHALL INSPECT AND APPROVE ALL STRUCTURES PRIOR TO BACKFILLING.
7. AFTER ALL STRUCTURES ARE INSTALLED, THE CHANNEL WILL BE SHAPED TO WITHIN 0.3 FEET OF THE FINAL ELEVATIONS SPECIFIED ON THE PLAN SET USING AN EXCAVATOR. THE CONSTRUCTION MANAGER SHALL CHECK THE FINAL ELEVATIONS FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED TO AN ON-SITE REPOSITORY DESIGNATED BY THE CONSTRUCTION MANAGER. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED.
8. THE CONTRACTOR SHALL REMOVE EXCESS MATERIALS, TEMPORARY CULVERTS AND EQUIPMENT FROM THE SITE. THE CONTRACTOR SHALL REGRADE DISTURBED AREAS AND CONSTRUCTION ACCESS ROADS TO THEIR ORIGINAL GRADES. THE CONTRACTOR SHALL TREAT COMPACTED SOIL AREAS INCLUDING ACCESS ROADS AND MATERIAL STOCKPILE AREAS TO MEET THE REQUIREMENTS OF THE PERMITS.

EQUIPMENT SPECIFICATIONS

1. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL MOBILIZE ALL EQUIPMENT TO THE PROJECT AREA AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EQUIPMENT FOR THIS PROJECT:

EXCAVATOR - ONE (1) EXCAVATOR SHALL BE REQUIRED. THE EQUIPMENT SHALL BE MINIMUM 200 CLASS. THE BUCKET VOLUME SHALL BE MINIMUM OF ONE (1) CUBIC YARD. THE BUCKET SHALL BE EQUIPPED WITH A HYDRAULIC THUMB FOR GRASPING LOGS, ROCKS, AND OTHER MATERIALS. THE EQUIPMENT MUST BE CAPABLE OF CROSSING WATER AND WORKING ON OR ADJACENT TO STEEP SLOPES. A CHAIN OR STRAP SHALL BE AVAILABLE FOR ATTACHING CULVERTS, PUMPS AND OTHER EQUIPMENT OR MATERIALS TO THE BUCKET FOR TRANSPORT ON-SITE.

ALL SURFACE VEHICLE - ONE (1) ALL-SURFACE VEHICLE (ASV) SHALL BE REQUIRED. THE EQUIPMENT SHALL BE EQUIPPED WITH SOD TRACKS TO MINIMIZE DISTURBANCE TO FRAGILE AREAS.

CHAINSAW - ONE (1) CHAINSAW SHALL BE REQUIRED. THE CHAINSAW MUST BE CAPABLE OF COMPLETELY SAWING LOGS OF THE DIAMETER SPECIFIED IN THE MATERIAL SPECIFICATIONS.

3. ALL EQUIPMENT SHALL BE WASHED PRIOR TO MOBILIZATION TO THE SITE TO MINIMIZE THE INTRODUCTION OF FOREIGN MATERIALS AND FLUIDS TO THE PROJECT SITE. ALL EQUIPMENT SHALL BE FREE OF OIL, HYDRAULIC FLUID, AND DIESEL FUEL LEAKS. TO PREVENT INVASION OF NOXIOUS WEEDS OR THE SPREAD OF WHIRLING DISEASE SPORES, ALL EQUIPMENT SHALL BE POWER WASHED OR CLEANED TO REMOVE MUD AND SOIL PRIOR TO MOBILIZATION INTO THE PROJECT AREA. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADEQUATE MEASURES HAVE BEEN TAKEN.

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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SPECIFICATIONS
 EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
 NEAR SANDPOINT, IDAHO

CHK	NW			
N	EN			

TOTAL WOOD QUANTITIES

ITEM	QUANTITY	DIAMETER	LENGTH	ROOTWAD
CATEGORY 2 WOOD	68	2-4 IN	20 FT	OPTIONAL
CATEGORY 3 WOOD	1,088	< 2 IN	10-12 FT	OPTIONAL
WILLOW CUTTINGS	1,632	0.25-1.0 IN	8 FT	NO

NOTE:
CATEGORY 2 WOOD LENGTHS SHOWN WILL PRODUCE THE PROPER AMOUNT MATERIAL FOR STRUCTURES WHEN SPLIT INTO APPROPRIATE SIZES DURING CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.

TOTAL ROCK QUANTITIES

ITEM	QUANTITY (EA)	DIAMETER (IN)
CATEGORY 1 ROCK	120	24-30
CATEGORY 2 ROCK	202	10-12

ITEM	QUANTITY (CY)	GRADATION	
STREAMBED/STREAMBANK FILL	140	SIZE (IN)	
		PERCENT PASSING	
		6	90-95
		4	50-80
		3	30-50
1	10-30		
0.08	10		

TOTAL EARTHWORK QUANTITIES

ITEM	QUANTITY (CY)
CUT	515
BACKFILL	279
NET	236

NOTE:
VOLUMES ARE NEATLINE, CONTRACTOR TO APPLY EXPANSION FACTORS TO DETERMINE A MORE ACCURATE BACKFILL VOLUME.

TOTAL MISCELLANEOUS QUANTITIES

ITEM	QUANTITY
SHRUB SALVAGE AND TRANSPLANT	12 (AS AVAILABLE)
RECLAMATION SEED	6.05 (PLS LBS)

BOULDER CASCADE QUANTITIES	
ITEM	QUANTITY
BOULDER CASCADES	10 (EA)
CATEGORY 1 ROCK	120 (EA)
STREAMBED FILL	10 (CY)

CONSTRUCTED CHANNEL STREAMBED QUANTITIES	
ITEM	QUANTITY
CONSTRUCTED RIFFLE	252 (LF)
CATEGORY 2 ROCK	202 (EA)
STREAMBED FILL	76 (CY)

VEGETATED WOOD MATRIX QUANTITIES	
ITEM	QUANTITY
VEGETATED WOOD MATRIX	544 (LF)
CATEGORY 2 WOOD	136 (EA)
CATEGORY 3 WOOD	1,088 (EA)
WILLOW CUTTINGS	1,632 (EA)
STREAMBED FILL	54 (CY)

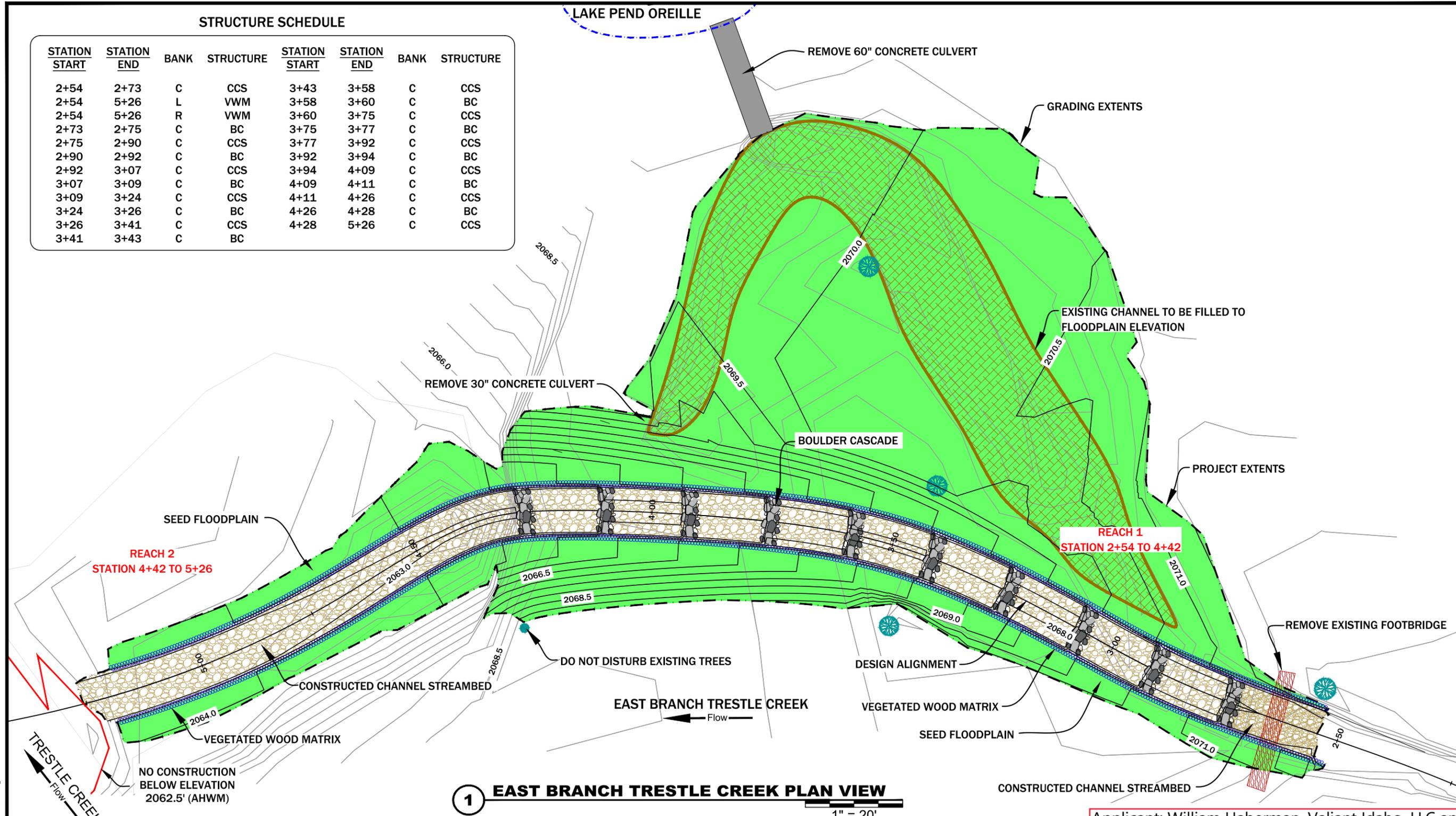
RIPARIAN SEEDING SCHEDULE				
LOCATION	SPECIES		PLS LBS/ACRE	TOTAL PLS LBS
FLOODPLAIN 0.25 ACRES	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10.59	2.69
	BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	4.71	1.20
	TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	1.18	.30
	MEADOW BARLEY	HORDEUM BRACHYANTHERUM	7.35	1.87
	TOTAL			6.05

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CHK	NW

STRUCTURE SCHEDULE

STATION START	STATION END	BANK	STRUCTURE	STATION START	STATION END	BANK	STRUCTURE
2+54	2+73	C	CCS	3+43	3+58	C	CCS
2+54	5+26	L	VWM	3+58	3+60	C	BC
2+54	5+26	R	VWM	3+60	3+75	C	CCS
2+73	2+75	C	BC	3+75	3+77	C	BC
2+75	2+90	C	CCS	3+77	3+92	C	CCS
2+90	2+92	C	BC	3+92	3+94	C	BC
2+92	3+07	C	CCS	3+94	4+09	C	CCS
3+07	3+09	C	BC	4+09	4+11	C	BC
3+09	3+24	C	CCS	4+11	4+26	C	CCS
3+24	3+26	C	BC	4+26	4+28	C	BC
3+26	3+41	C	CCS	4+28	5+26	C	CCS
3+41	3+43	C	BC				



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
1" = 20'

CASCADE THALWEG ELEVATIONS

CASCADE NUMBER	STA	THALWEG ELEV.	CASCADE NUMBER	STA	THALWEG ELEV.
1	2+73	2073.80	6	3+58	2070.30
	2+75	2073.10	7	3+60	2069.60
2	2+90	2073.10		3+75	2069.60
	2+92	2072.40		3+77	2068.90
3	3+07	2072.40	8	3+92	2068.90
	3+09	2071.70		3+94	2068.20
4	3+24	2071.70	9	4+09	2068.20
	3+26	2071.00		4+11	2067.50
5	3+41	2071.00	10	4+26	2067.50
	3+43	2070.30		4+28	2066.80

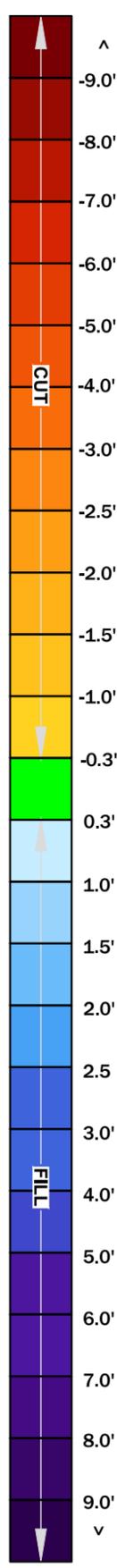
CHANNEL TOP OF BANK ELEVATIONS

STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)
2+54	2071.6	3+41	2068.6	4+26	2065.2
2+73	2071.3	3+58	2067.9	4+42	2064.6
2+90	2070.6	3+75	2067.3	4+50	2064.5
3+07	2069.9	3+92	2066.6	4+98	2063.9
3+24	2069.3	4+09	2065.9	5+26	2063.6

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CHK	DESCRIPTION	DATE
NW	VAL DESIGN	

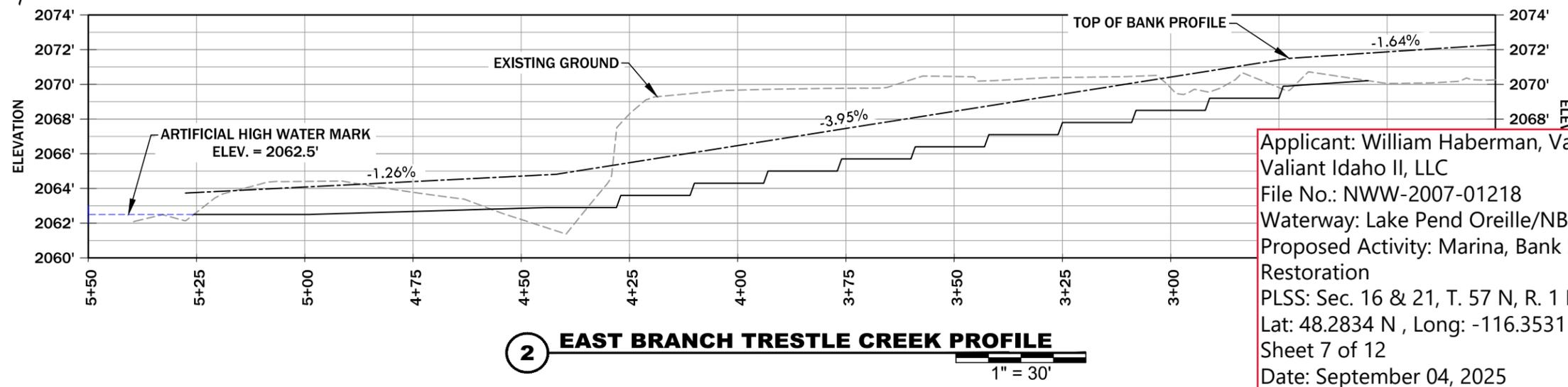
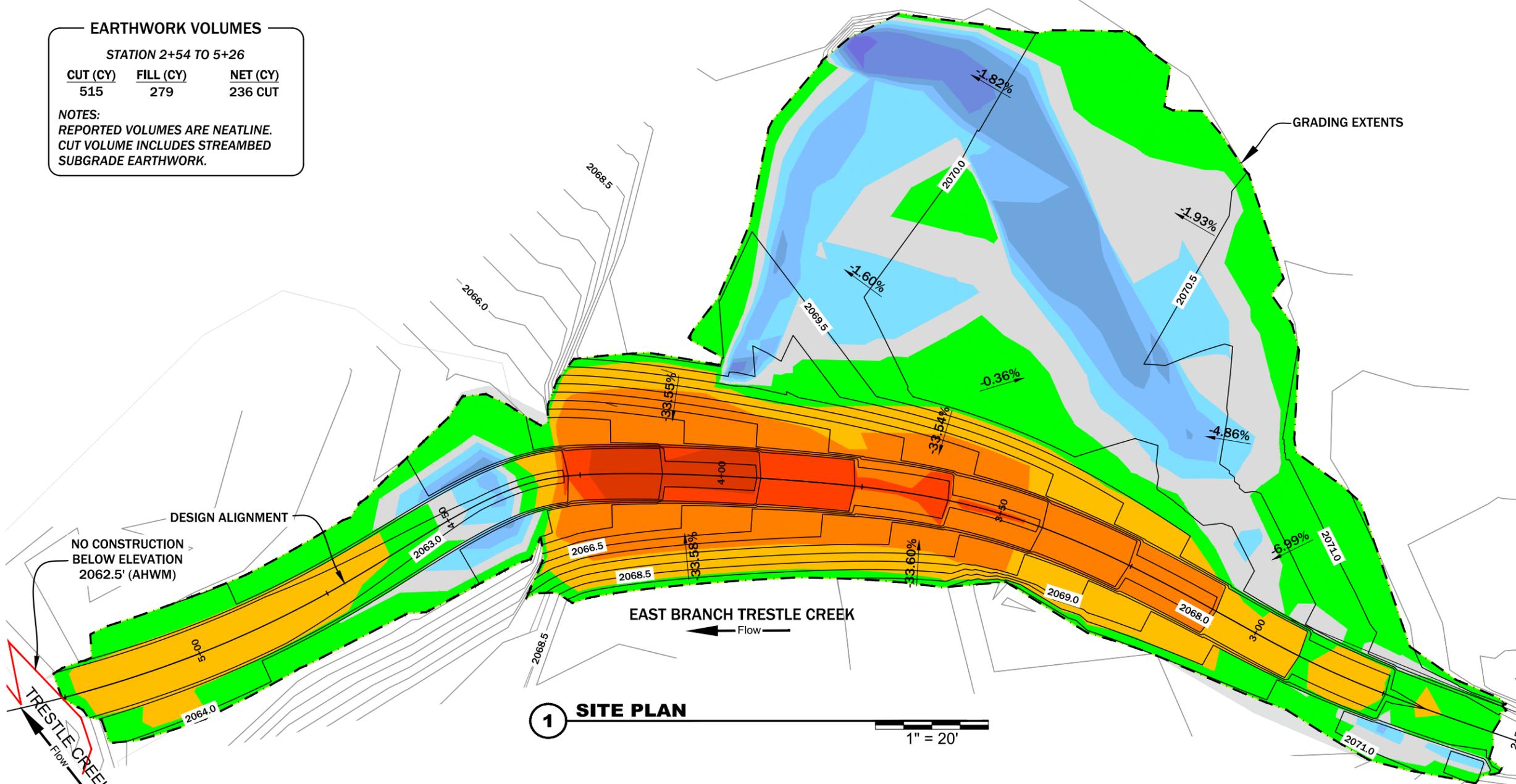


EARTHWORK VOLUMES

STATION 2+54 TO 5+26

CUT (CY)	FILL (CY)	NET (CY)
515	279	236 CUT

NOTES:
 REPORTED VOLUMES ARE NEATLINE.
 CUT VOLUME INCLUDES STREAMBED
 SUBGRADE EARTHWORK.



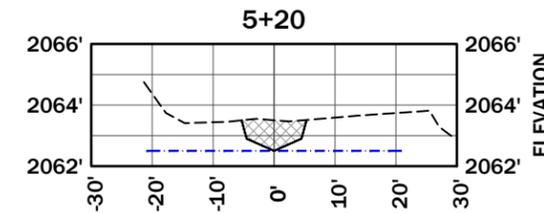
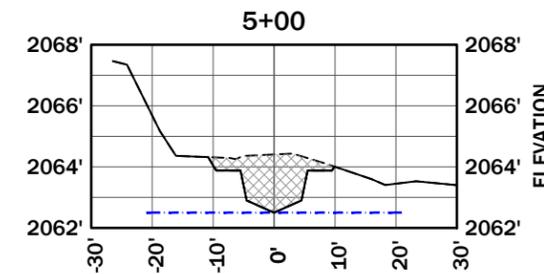
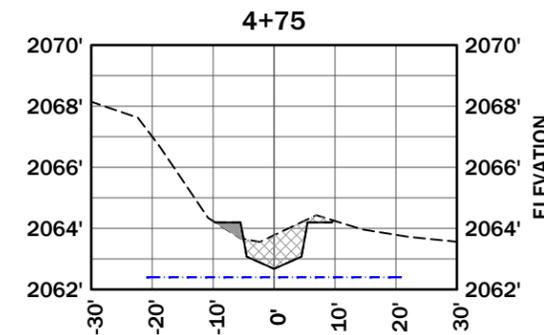
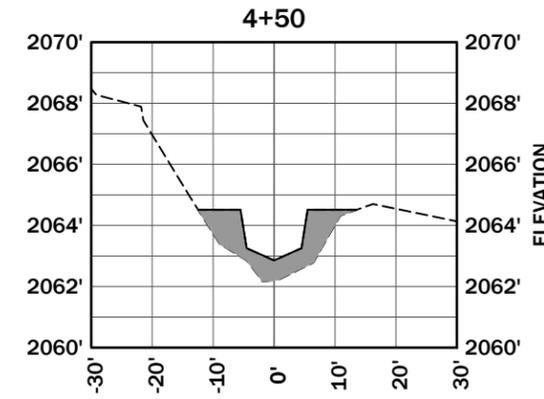
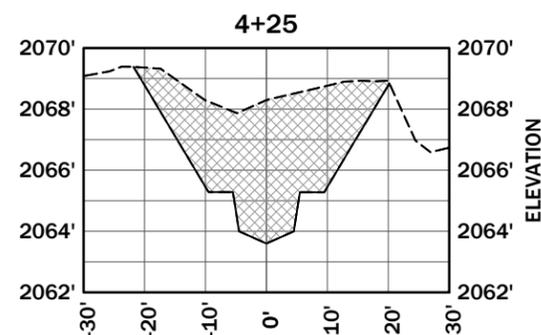
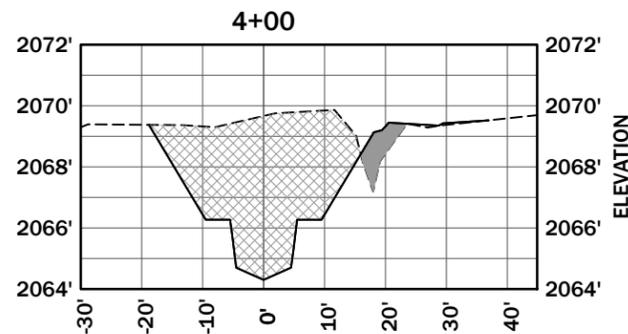
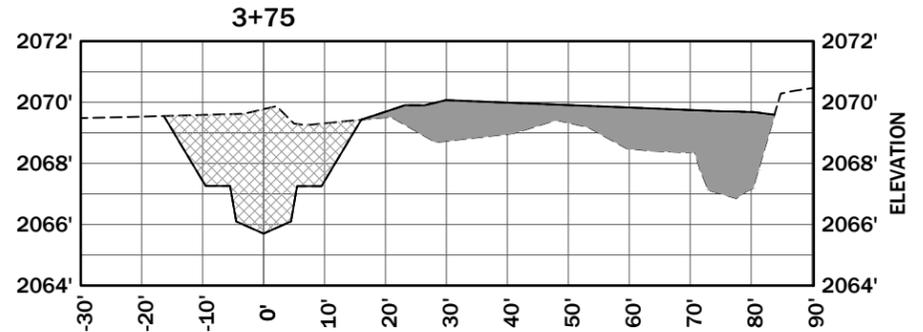
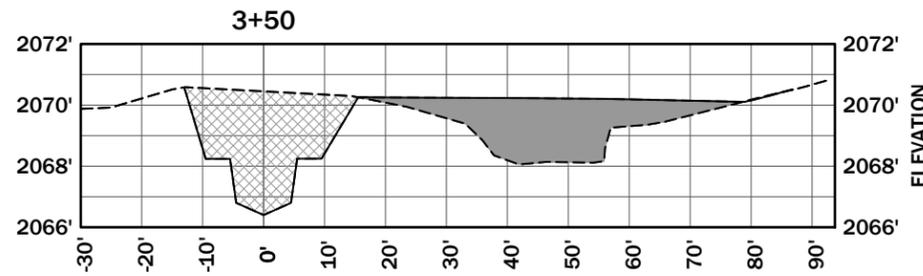
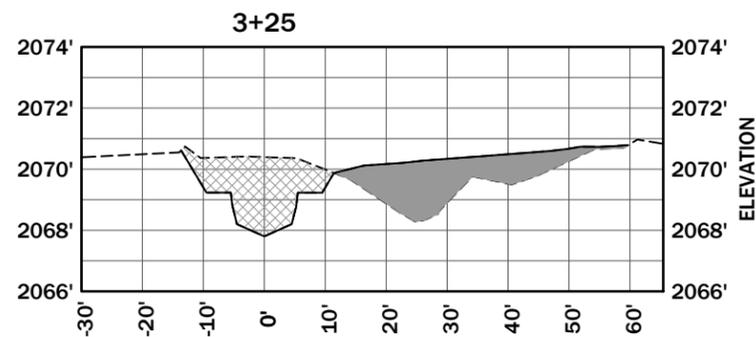
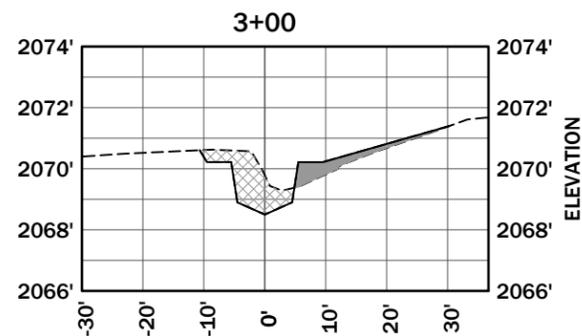
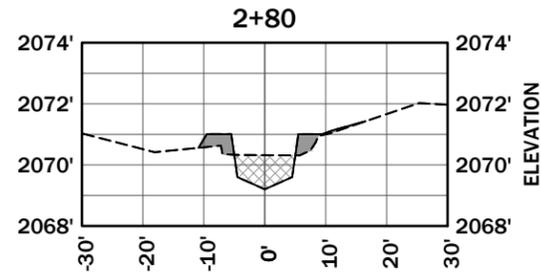
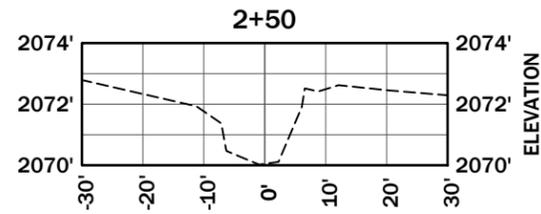
GRADING PLAN AND PROFILE

EAST BRANCH TRESTLE CREEK RESTORATION PROJECT

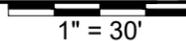
NEAR SANDPOINT, IDAHO

CHK	DATE
CRIPION	
L DESIGN	
NW	

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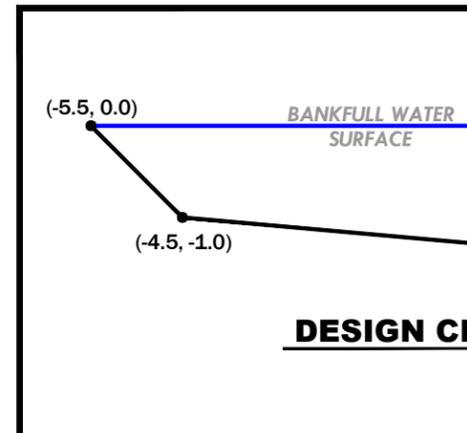


1 CHANNEL CROSS SECTIONS



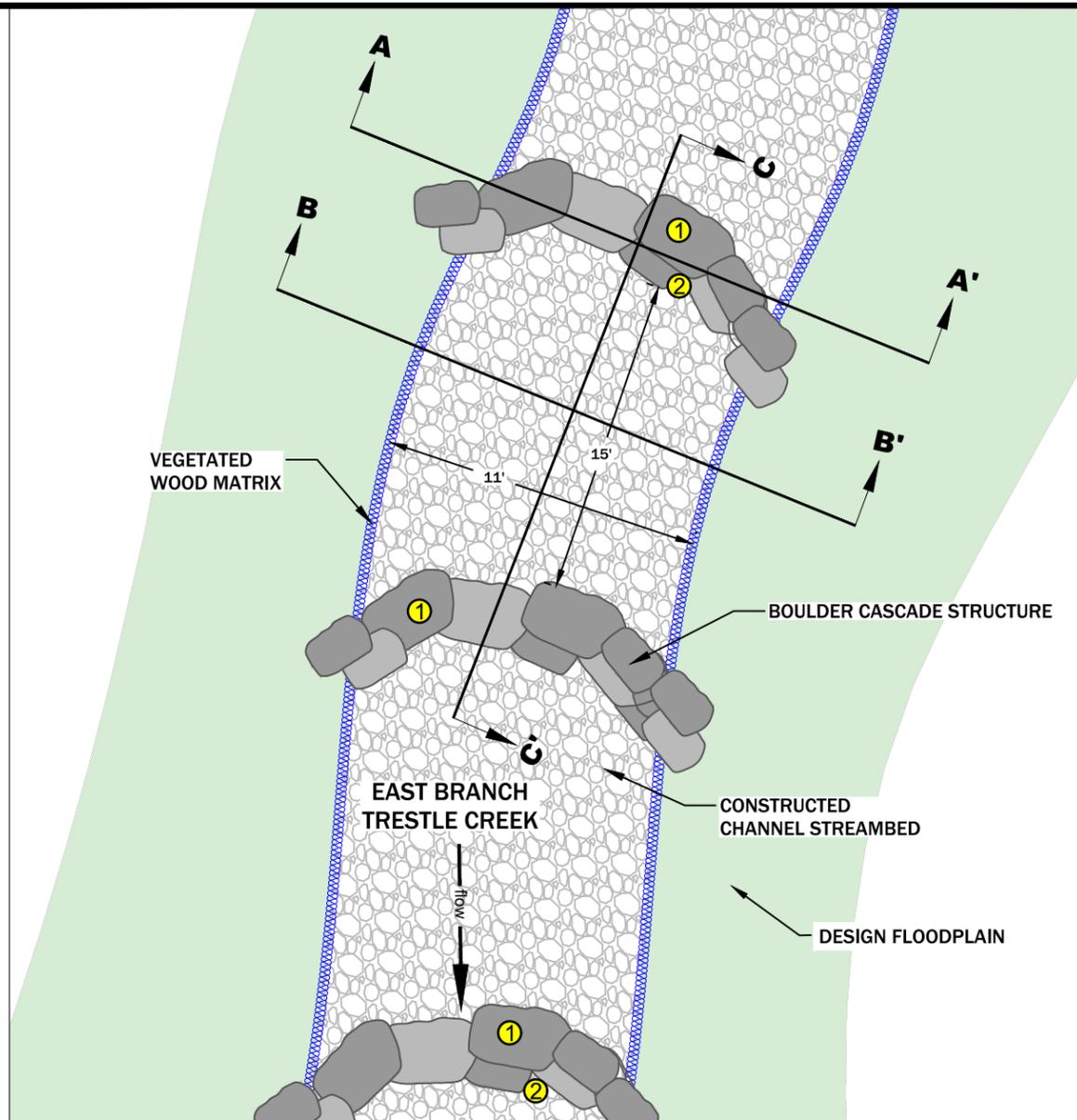
SECTION LEGEND

EXISTING GROUND ELEVATION		CUT
FINISHED GRADE		FILL
ARTIFICIAL HIGH WATER MARK		

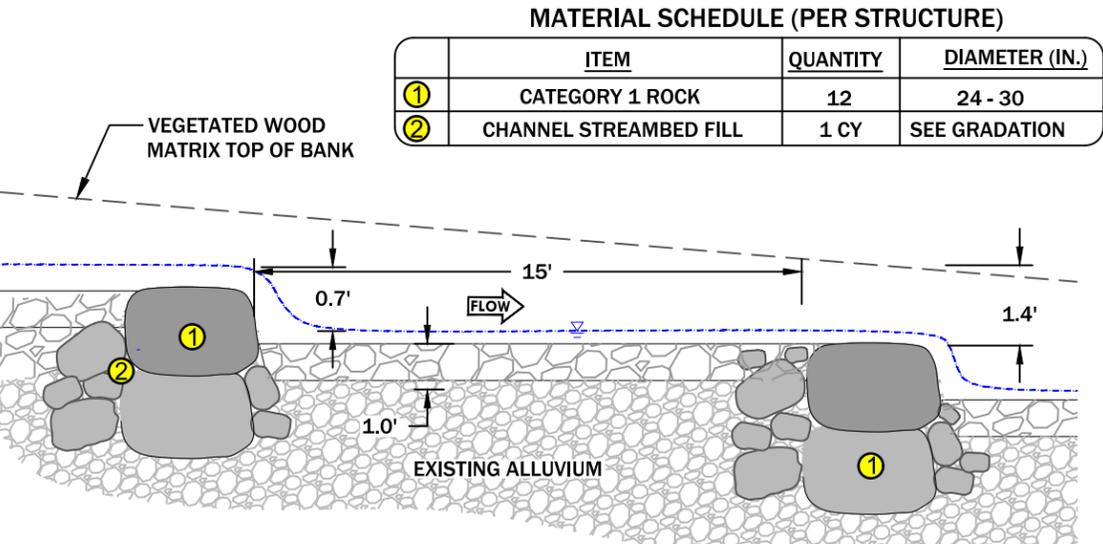


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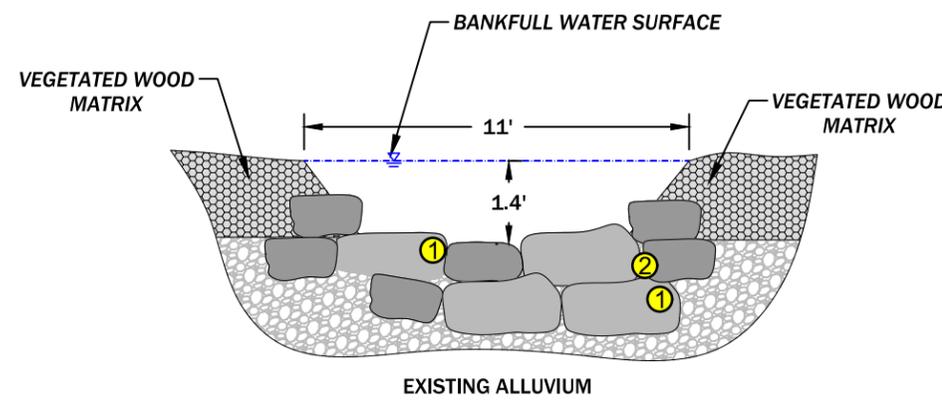
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DESIGN	
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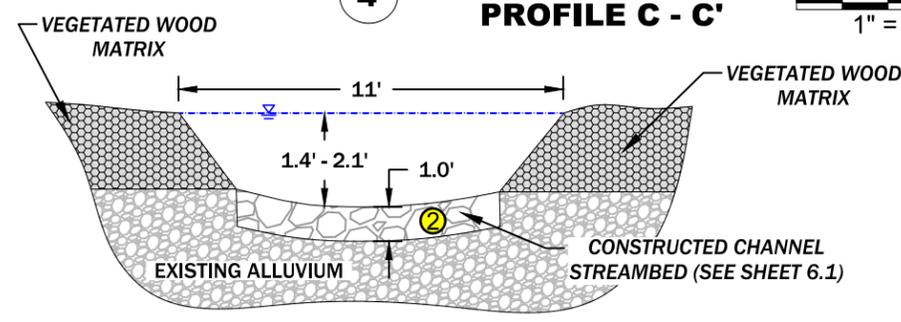
1 BOULDER STEP POOL PLAN VIEW
1" = 6'



4 BOULDER STEP POOL PROFILE C - C'
1" = 5'



2 BOULDER STEP WEIR SECTION A - A'
1" = 5'



3 CONSTRUCTED CHANNEL SECTION B - B'
1" = 5'

GENERAL NOTES

1. THE INTENT OF THE BOULDER CASCADE IS TO PROVIDE VERTICAL AND LATERAL STABILITY FOR ENTRENCHED STREAM TYPES EXHIBITING STEEP GRADIENTS WHERE DEEP POOLS ARE NOT DESIRED DUE TO POTENTIAL FISH STRANDING. THE STRUCTURE CONSISTS OF ALTERNATING GRADE CONTROL STEPS. VELOCITY AND ENERGY DISSIPATION IS CONTROLLED BY STEP SPACING WHICH IS DETERMINED AS A FUNCTION OF GRADIENT RELATIVE TO CHANNEL WIDTH. STEP HEIGHT IS DESIGNED TO MAINTAIN UPSTREAM FISH PASSAGE AT ALL FLOW STAGES.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY ENGINEER.
3. ENGINEER SHALL MARK THE GENERAL CONSTRUCTION LOCATIONS FOR EACH BOULDER STEP POOL STRUCTURE PRIOR TO CONSTRUCTION.

NOTES ON BOULDER CASCADE

1. EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN ON THE DRAWING. SALVAGE COBBLE FROM THE EXISTING CHANNEL AND STOCK PILE ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
2. PREPARE THE BASE OF THE EXCAVATION BY PLACING AND BUCKET COMPACTING STREAMBED FILL TO SUBGRADE ELEVATIONS SHOWN ON THE DRAWINGS.
3. CASCADES SHALL BE CONSTRUCTED FROM ROCKS WITH THE DIMENSIONS SHOWN IN THE MATERIAL SCHEDULE. PREFERRED ROCK IS RECTANGULAR IN SHAPE FROM SOURCE APPROVED BY ENGINEER AND SHALL BE SOUND, DENSE (SG=2.65 MIN.) AND FREE FROM CRACKS, SEAMS OR OTHER DEFECTS THAT CAN ACCELERATE WEATHERING.
4. PLACE CAT 1 ROCKS ACCORDING TO THE LAYOUT AND ELEVATIONS SHOWN ON SITE PLAN. FOOTER ROCKS SHALL BE PLACED UNDER ALL CAP ROCKS UNLESS CAP ROCKS EXTEND BELOW SCOUR DEPTH. ALL ROCKS SHALL BE PLACED ON SUITABLE SUBGRADE CONSISTING OF COARSE ALLUVIUM AS APPROVED BY ENGINEER. ROCK SHALL BE EQUIPMENT-PLACED SO THAT LARGER ROCKS ARE UNIFORMLY DISTRIBUTED WITH NO GAPS BETWEEN BOTH FOOTER ROCKS AND CAP ROCKS. STREAMBED FILL SHALL BE PLACED IN VOIDS AROUND FOOTER ROCKS AND CAP ROCKS.
5. THE STRUCTURE LOCATION WILL BE STAKED IN THE EXISTING STREAMBED BY ENGINEER. STRUCTURE TIE-IN LOCATIONS MAY BE STABILIZED WITH BOULDERS AND STREAMBED FILL AS DIRECTED BY ENGINEER.

MATERIAL SCHEDULE (PER STRUCTURE)

ITEM	QUANTITY	DIAMETER (IN.)
① CATEGORY 1 ROCK	12	24 - 30
② CHANNEL STREAMBED FILL	1 CY	SEE GRADATION

STREAMBED FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

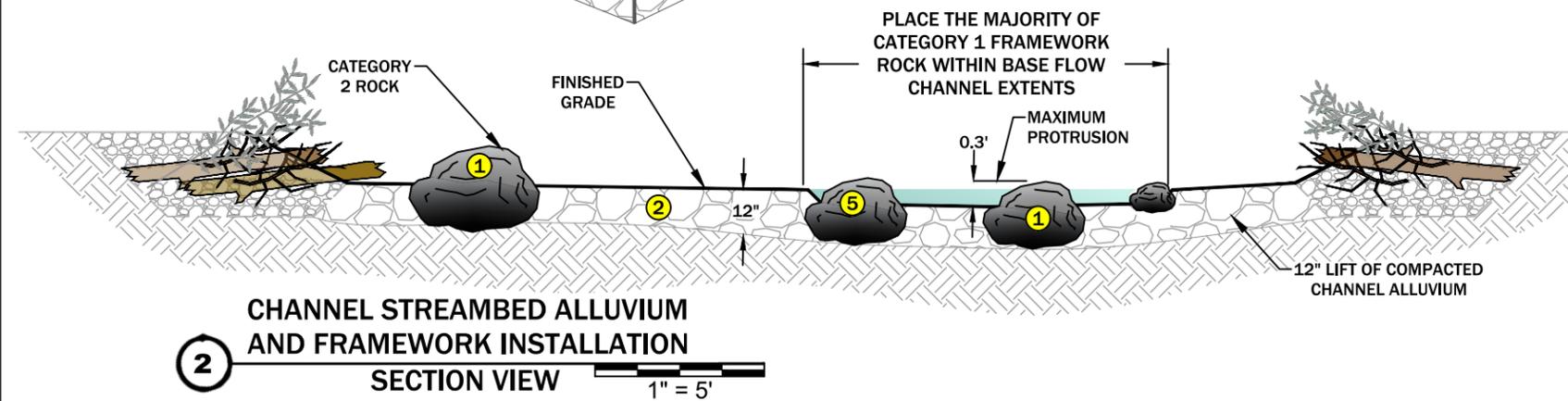
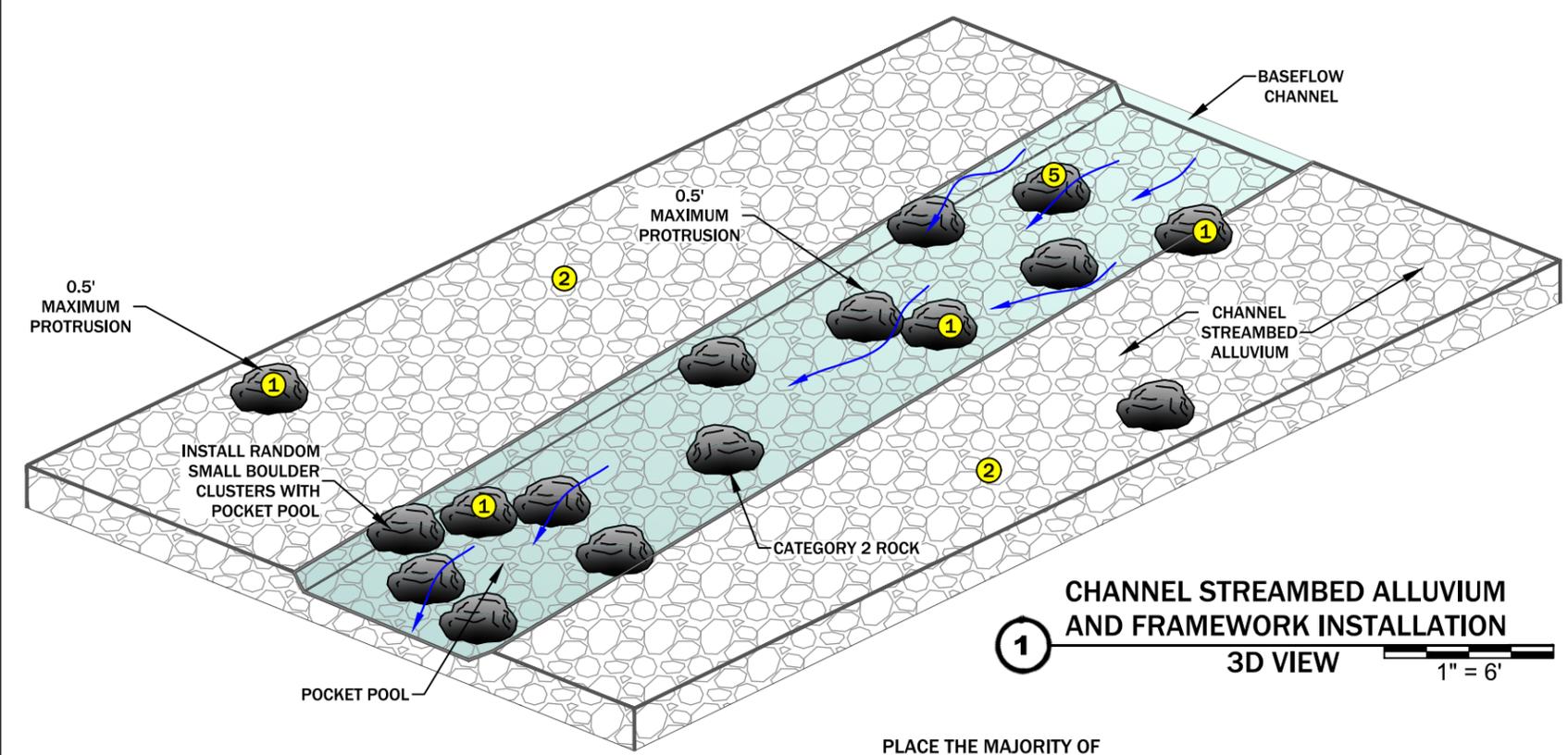
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GENERAL NOTES

1. CONSTRUCTION OF THE CHANNEL STREAMBED WILL OCCUR AFTER THE CHANNEL SUBGRADE IS PREPARED.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED THE CONSTRUCTION MANAGER.
3. CONTRACTOR SHALL MARK THE UPSTREAM AND DOWNSTREAM EXTENTS OF THE LOCATIONS OF THE CONSTRUCTED CHANNEL STREAMBED STRUCTURES.
4. ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

NOTES ON CONSTRUCTED CHANNEL STREAMBED INSTALLATION

1. PRIOR TO CONSTRUCTION OF THE CHANNEL STREAMBED, CONSTRUCTION MANAGER SHALL VERIFY CHANNEL SUBGRADE ELEVATIONS. CHANNEL SUBGRADE SERVES AS THE FOUNDATION FOR THE CONSTRUCTED CHANNEL STREAMBED.
2. CONTRACTOR SHALL STOCKPILE CHANNEL ALLUVIUM PER SPECIFICATIONS NOTED ON THE DRAWING.
3. PREPARE THE FRAMEWORK. CONTRACTOR SHALL PLACE 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) ON THE SURFACE OF THE CHANNEL SUBGRADE PRIMARILY WITHIN THE LOW FLOW CHANNEL AS INDICATED ON THE DRAWING. DUE TO THE INHERENT VARIABILITY IN MATERIALS, BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE WILL BE NO GREATER THAN 0.5-FT.
4. CONTRACTOR MAY INSTALL 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) IN CLUSTERS, AS DIRECTED BY THE CONSTRUCTION MANAGER, TO CREATE A COMPLEX SERIES OF POCKET POOLS THAT EFFECTIVELY DISSIPATE ENERGY AND PROVIDE PATHWAYS FOR FISH MOVEMENT. BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE IS NO GREATER THAN 0.3-FT.
5. PREPARE THE MATRIX. AFTER THE FRAMEWORK, BOULDER CLUSTERS, AND SMALL BOULDER RIBS ARE INSTALLED AND INSPECTED BY CONSTRUCTION MANAGER, PLACE APPROPRIATE CHANNEL STREAMBED ALLUVIUM GRADATION AND WASH FINES INTO STREAMBED. CHANNEL STREAMED ALLUVIUM SHALL BE PLACED TO THE FULL COURSE THICKNESS OF 12-INCHES TO FINISHED GRADE.



MATERIAL SCHEDULE (PER LINEAR FOOT)

ITEM	DIA.	QUANTITY
1	CATEGORY 2 ROCK	10" - 12" 0.8 EA
2	CHANNEL STREAMBED ALLUVIUM	6" MINUS 0.3 CY

STREAMBED FILL GRADATION

SIZE (IN)	PERCENT PASSING

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NOTES ON VEGETATED WOOD MATRIX INSTALLATION

- EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN. EXCAVATED MATERIAL SHALL BE STOCKPILED ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
- PREPARE THE BENCH OF THE STRUCTURE BY PLACING CHANNEL STREAMBED ALLUVIUM FROM THE BASE OF THE EXCAVATION DEPTH/BOTTOM OF EXCAVATION TO WITHIN 1.0-FT. OF FINISHED GRADE.
- CATEGORY 2 AND CATEGORY 3 WOOD, AND CHANNEL STREAMBED ALLUVIUM SHALL BE PLACED IN ALTERNATING LAYERS AND BUCKET COMPACTED UP TO THE TOP OF BANK ELEVATION AS SHOWN BELOW IN THE INSTALLATION SEQUENCE. PLACE SIX (6) FT TO EIGHT (8) FT. DORMANT WILLOW CUTTINGS AT A DENSITY OF 3 PER LINEAR FT ALONG THE TOP OF BANK LINE ELEVATION. WILLOW CUTTINGS SHALL SLOPE AT AN APPROXIMATE 1:1 SLOPE AS SHOWN IN SECTION VIEW. STEMS MAY OVERLAP. THE CUT ENDS SHALL BE PLACED AT THE BASE OF THE SLOPES WITH THE UN-CUT ENDS EXTENDING BEYOND THE EDGE OF THE TRENCH SO NO GREATER THAN ONE-THIRD OF THE TOTAL CUTTING LENGTH IS EXPOSED BEYOND THE TOP OF BANK EDGE. WILLOW CUTTINGS SHOULD INTERCEPT THE DESIGN TOP OF BANK LINE AS SHOWN IN STEP 5 OF THE INSTALLATION SEQUENCE.
- THE UPSTREAM AND DOWNSTREAM ENDS OF THE STRUCTURE SHALL TRANSITION SMOOTHLY INTO ADJACENT STREAMBANK STRUCTURES TO MINIMIZE EROSION, FLANKING, AND BANK FAILURE. STRUCTURE ENDS MAY BE STABILIZED WITH ADDITIONAL CATEGORY 1 ROCK AS APPROVED BY ENGINEER.
- AFTER INSTALLATION OF THE VEGETATED WOOD MATRIX, BACKFILL THE STRUCTURE WITH STOCKPILED MATERIAL TO FINISHED GRADE, AND BUCKET COMPACT.

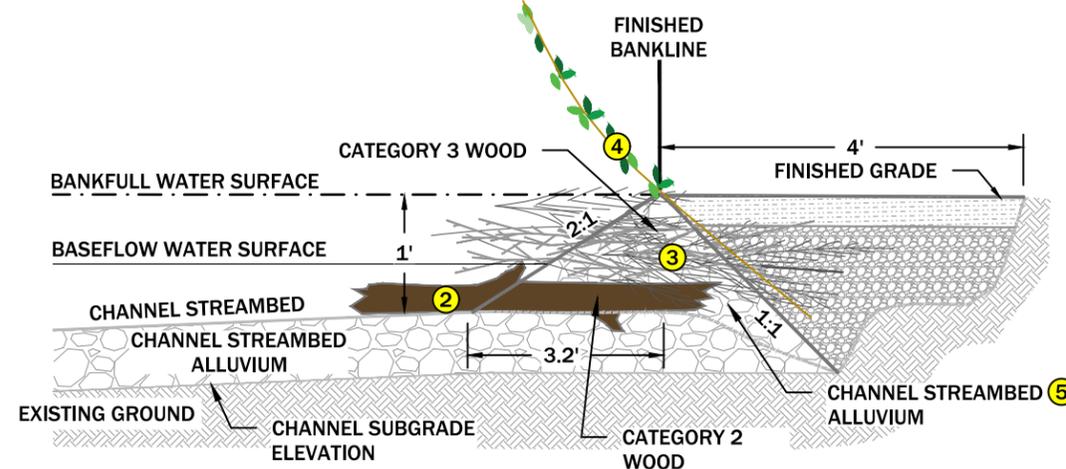
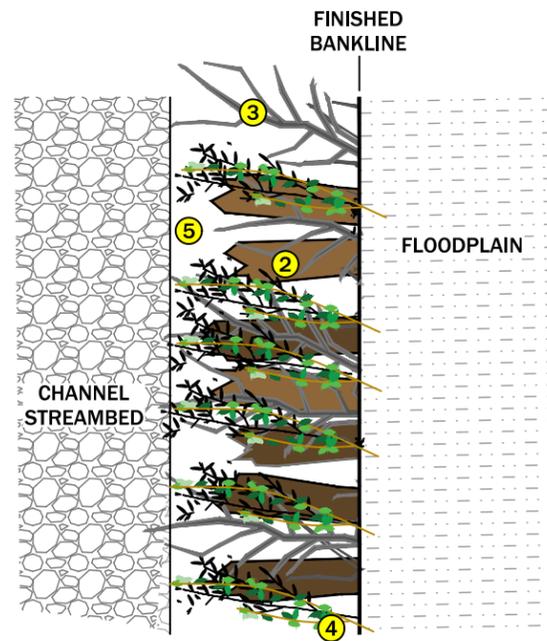
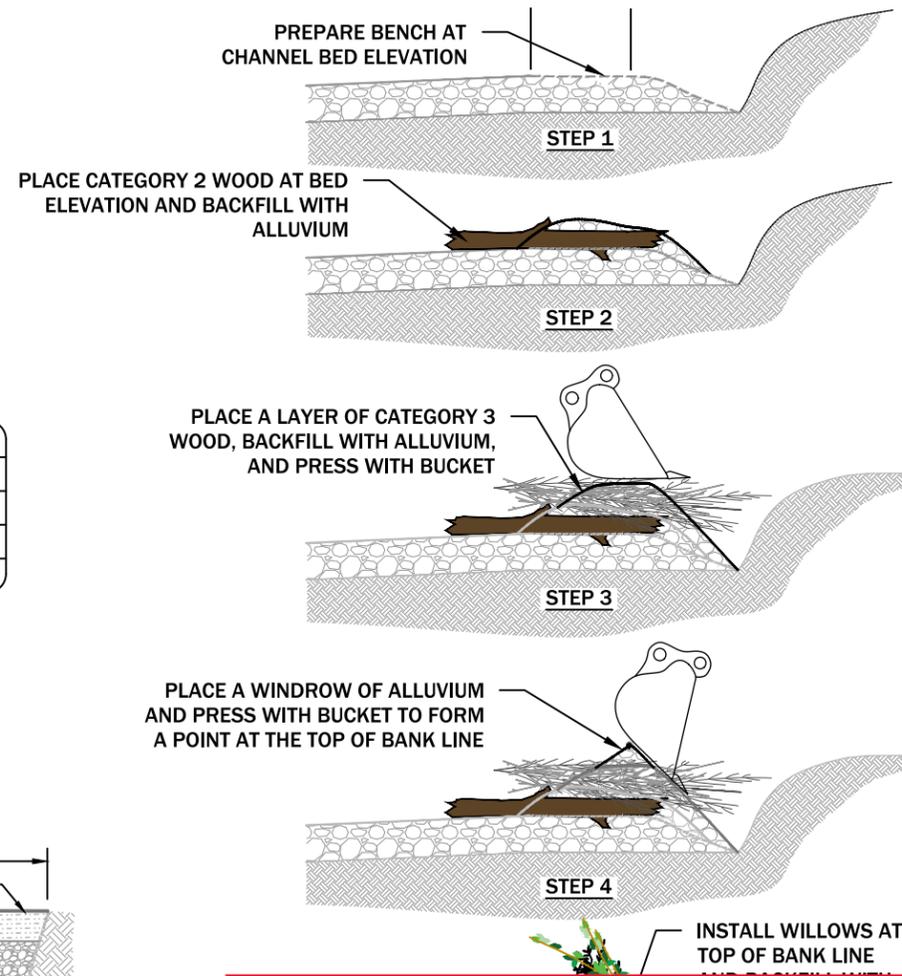
GENERAL NOTES

- CONSTRUCTION OF THE VEGETATED WOOD MATRIX WILL OCCUR AFTER THE CHANNEL AND FLOODPLAIN BACKFILL IS PLACED AND THE CHANNEL STREAMBED IS CONSTRUCTED.
- IF VEGETATED WOOD MATRIX STRUCTURES ARE INSTALLED PRIOR TO OCTOBER 1, LEAVE BACK TRENCH UNFILLED AND COMPLETE STRUCTURE WHEN DORMANT WILLOWS ARE AVAILABLE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.
- ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY CONSTRUCTION MANAGER.
- CONTRACTOR SHALL MARK AND CONSTRUCTION ENGINEER SHALL APPROVE THE GENERAL LOCATION FOR EACH VEGETATED WOOD MATRIX STRUCTURE PRIOR TO CONSTRUCTION.
- ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

STREAMBANK FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

MATERIAL SCHEDULE (PER LINEAR FOOT)			
	ITEM	DIA.	QUANTITY
②	CATEGORY 2 WOOD	2" - 4"	0.25
③	CATEGORY 3 WOOD	< 2"	2
④	WILLOW CUTTINGS	0.25" - 1"	3
⑤	STREAMBANK ALLUVIUM	6" MINUS	0.1 CY



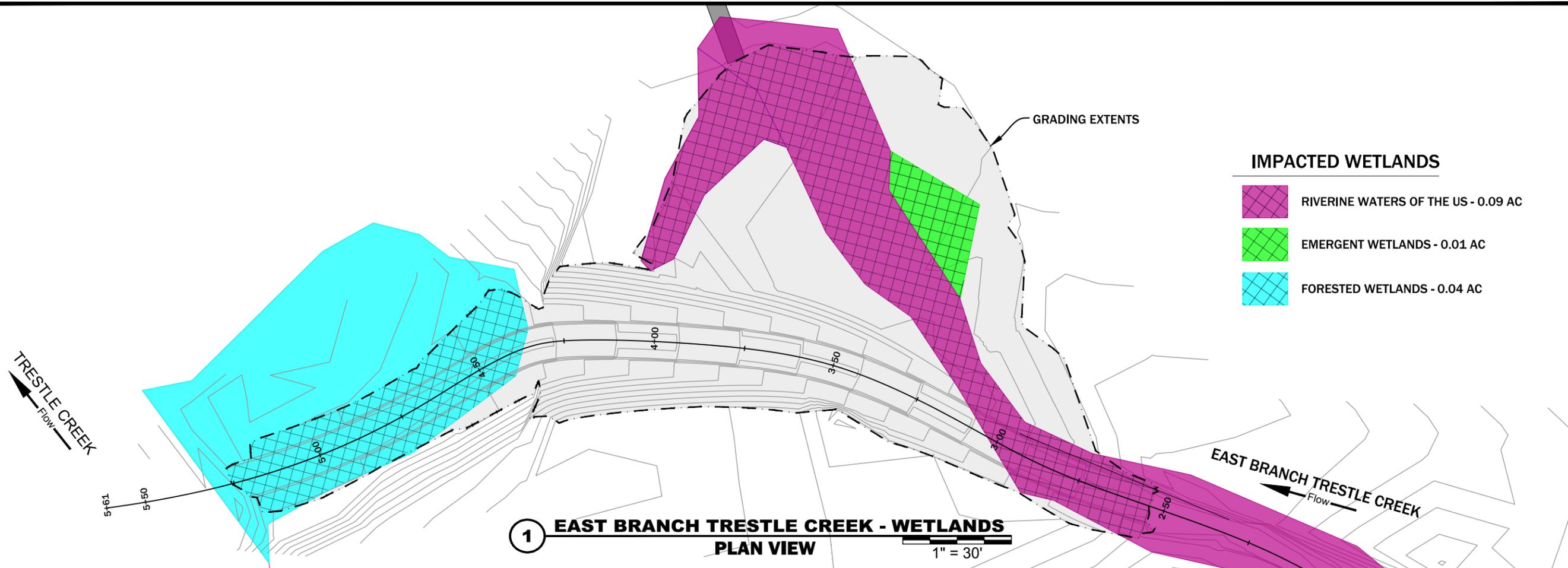
Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization, Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
 Lat: 48.2834 N, Long: -116.3531 W
 Sheet 11 of 12
 Date: September 04, 2025

① **VEGETATED WOOD MATRIX**
PLAN VIEW
NTS

② **VEGETATED WOOD MATRIX**
SECTION VIEW
NTS

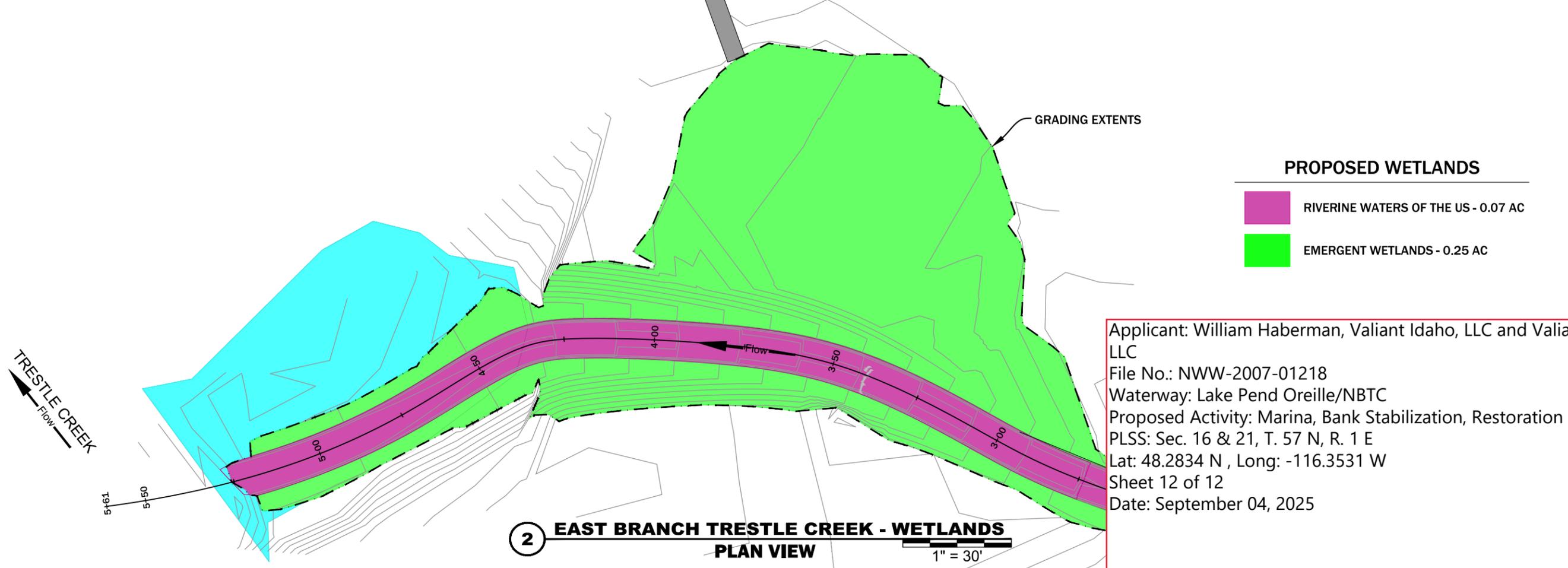
③

M:\Projects\2022\rdg-22-170_trestle_creek\DWG\Trestle_Creek_Plan.dwg



**1 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW**
1" = 30'

- IMPACTED WETLANDS**
- RIVERINE WATERS OF THE US - 0.09 AC
 - EMERGENT WETLANDS - 0.01 AC
 - FORESTED WETLANDS - 0.04 AC



**2 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW**
1" = 30'

- PROPOSED WETLANDS**
- RIVERINE WATERS OF THE US - 0.07 AC
 - EMERGENT WETLANDS - 0.25 AC

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization, Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
 Lat: 48.2834 N , Long: -116.3531 W
 Sheet 12 of 12
 Date: September 04, 2025

DESCRIPTION	CHK	
	AL	NW
DESIGN		



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Proffered Department of Army Permit, NWW-2007-01218 (Idaho Club Marina and Lakeshore Community)

1 message

Schock, Garrett N CIV USARMY CENWW (USA) <Garrett.N.Schock@usace.army.mil>

Tue, Sep 30, 2025 at 9:14 AM

To: "william.haberman@me.com" <william.haberman@me.com>

Cc: Pierre Bordenave <pbord2025@outlook.com>, Certification requests <certificationrequests@deq.idaho.gov>, "rachel.basnaw@deq.idaho.gov" <rachel.basnaw@deq.idaho.gov>, Tyler Warner <twarner@idl.idaho.gov>, Mike Ahmer <mahmer@idl.idaho.gov>, "Christine.Harmon@deq.idaho.gov" <christine.harmon@deq.idaho.gov>, Dan McCracken <dan.mccracken@deq.idaho.gov>, "Barnes, Emily" <Emily.Barnes@idwr.idaho.gov>, "Fischer, Steven M CIV USCG D13 (USA)" <steven.m.fischer3@uscg.mil>, Bonner Planning <planning@bonnercountyid.gov>, "Hacker, Christina M" <christina_hacker@fws.gov>, "Urbanek, Kelly J CIV USARMY CENWW (USA)" <Kelly.J.Urbanek@usace.army.mil>, "Joyner, James M CIV USARMY CENWW (USA)" <James.M.Joyner@usace.army.mil>, "Unbehaun, Kathryn A CIV (USA)" <Kathryn.A.Unbehaun@usace.army.mil>

Mr. Haberman,

Please find the attached Proffered Letter and Permit. Kindly examine all documents carefully, as they outline the specific terms and conditions for the work to be completed. If you have any questions or need further clarification, please don't hesitate to reach out.

Thanks,

Garrett Schock

Regulatory Project Manager

U.S. Army Corps of Engineers, Walla Walla District

Coeur d'Alene Regulatory Office

1910 Northwest Blvd., Suite 210

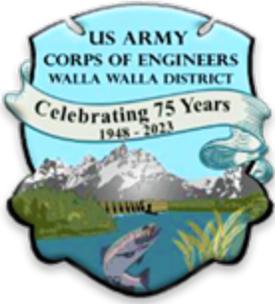
Coeur d'Alene, ID 83814

Email: Garrett.N.Schock@usace.army.mil

Work Phone: (986) 810-0175

Work Cell: (208) 818-5790

<https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>



6 attachments

-  **20250911_NWW-2007-01218_Final_Proffered_Permit_Ltr signed.pdf**
406K
-  **IdahoClub-Marina&Lakeshore-USACE-ProfferedPermit-Executed_1 signed.pdf**
551K
-  **20250904_NWW-2007-01218_Request_For_Appeal_Form_Proffered_Permit.pdf**
147K
-  **20240719_NWW-2007-01218_Project_Designs.pdf**
7801K
-  **20250905_NWW-2007-01218_NBTC_Designs.pdf**
14828K
-  **20250911_NWW-2007-01218_Final_Proffered_Permit_Ltr signed.pdf**
406K



**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**

September 29, 2025

Regulatory Division

SUBJECT: NWW-2007-01218, The Idaho Club Marina and Lakeshore Community

William Haberman
Valiant Idaho, LLC,
151 Clubhouse Way
Sandpoint, Idaho 83864

William Haberman
Valiant Idaho II, LLC
151 Clubhouse Way
Sandpoint, Idaho 83864

Dear Mr. Haberman:

Enclosed is the signed Department of the Army Permit NWW-2007-01218 authorizing you to construct a commercial marina and armor the shoreline along Lake Pend Oreille and also realign the North Branch Trestle Creek. The project site is located at 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, 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.

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey¹. If you have questions or if you would like a paper copy of the survey, please contact the

¹ <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online².

If you have any questions or need additional information about this permit authorization, you can contact me by phone at (986) 810-0175, by mail at the address in the letterhead, or email at Garrett.N.Schock@usace.army.mil.

Sincerely,



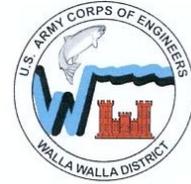
Kelly J. Urbanek
Chief, Regulatory Division
U.S. Army Corps of Engineers
Walla Walla District

² <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

COMPLIANCE CERTIFICATION



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



Permit Number: NWW-2007-01218

Name of Permittee: William Haberman, Valiant Idaho LLC & Valiant Idaho II LLC

Date of Issuance: September 29, 2025

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, Suite 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

DATE



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

United States Army Corps of Engineers

Lake Pend Oreille/ North Branch Trestle Creek

A permit to: The proposed work will include the driving of 526 steel piles, each 10 inches in diameter, using a vibratory hammer and the installation of 88 steel-frame, light-penetrating fixed pier docks totaling 13,324 square feet (sq. ft.), as well as 8 individual steel-frame, light-penetrating pier docks totaling 1,920 sq. ft. Additionally, a 358-foot-long by 10-foot-wide steel-frame, light-penetrating breakwater will be constructed, spanning 3,580 sq. ft. The project also includes the installation of a boat pump-out station, the excavation of 139,640 sq. ft. of shoreline resulting in the excavation of 12,500 cubic yards of material, and the stabilization of 3,830 linear feet of shoreline on Lake Pend Oreille, resulting in the discharge of 2,915 cubic yards (CY) of rock riprap fill, to armor the shoreline and construct a new commercial marina. The work also includes the removal of existing wooden piles, docks, boardwalks, decking, and a concrete boat ramp, all demolished materials will be properly disposed of at a designated waste facility.

Work will also include the realignment of the North Branch of Trestle Creek (NBTC) with the main stem of Trestle Creek to enhance fish passage and improve aquatic habitat connectivity. These restoration activities will involve the discharge of approximately 279 CY of native excavated material and 140 CY of rock below the ordinary high-water mark (OHWM) across 0.09 acres of the NBTC, 0.01 acres of palustrine emergent (PEM) wetlands, and 0.04 acres of palustrine forested (PFO) wetlands.

at: 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, Idaho

has been issued to: William Haberman, Valiant Idaho, LLC and Valiant Idaho II LLC

on: September 29, 2025 **and expires on:** September 29, 2028

Address of Permittee: 151 Clubhouse Way, Sandpoint, ID 83864

Permit Number:

NWW-2007-01218

**FOR: *District Commander
Kelly J. Urbanek
CHIEF, REGULATORY DIVISION
USACE, WALLA WALLA DISTRICT***

DEPARTMENT OF THE ARMY PERMIT

Permittee: William Haberman, Valiant Idaho, LLC & Valiant Idaho, LLC II

Permit No.: NWW-2007-01218

Issuing Office: Walla Walla District

NOTE — The term “*you*” and its derivatives, as used in this permit, means the permittee or any future transferee. The term “*this office*” refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer. You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The proposed work will include the driving of 526 steel piles, each 10 inches in diameter, using a vibratory hammer and the installation of 88 steel-frame, light-penetrating fixed pier docks totaling 13,324 square feet (sq. ft.), as well as 8 individual steel-frame, light-penetrating pier docks totaling 1,920 sq. ft. Additionally, a 358-foot-long by 10-foot-wide steel-frame, light-penetrating breakwater will be constructed, spanning 3,580 sq. ft. The project also includes the installation of a boat pump-out station, the excavation of 139,640 sq. ft. of shoreline resulting in the excavation of 12,500 cubic yards (CY) of material, and the stabilization of 3,830 linear feet of shoreline on Lake Pend Oreille, resulting in the discharge of 2,915 CY of rock riprap fill, to armor the shoreline and construct a new commercial marina. The work also includes the removal of existing wooden piles, docks, boardwalks, decking, and a concrete boat ramp, all demolished materials will be properly disposed of at a designated waste facility.

Work will also include the realignment of the North Branch of Trestle Creek (NBTC) with the main stem of Trestle Creek to enhance fish passage and improve aquatic habitat connectivity. These restoration activities will involve the discharge of approximately 279 CY of native excavated material and 140 CY of rock below the ordinary high-water mark (OHWM) across 0.09 acres of the NBTC, 0.01 acres of palustrine emergent (PEM) wetlands, and 0.04 acres of palustrine forested (PFO) wetlands.

Attachments:

20250904_NWW-2007-01218_Drawings; pages 1 through 16.

20250904_NWW-2007-01218_NBTC_Drawings; pages 1 through 10.

August 20, 2025, Section 401 WQC

July 30, 2025, FWS Letter of Concurrence

Project Location: The project site is located at 88 North Park Road, within Sections 16 and 21, of Township 57 North, Range 1 East, near latitude 48.283458° N and longitude -116.353176°, Hope, Bonner County, Idaho.

This authorization is subject to the following:

General Conditions:

1. The time limit for completing the work authorized ends on September 29, 2028. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration **at least 1 month before** the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archaeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, the new owner shall make a request in writing to the Walla Walla District Regulatory Office which issued this authorization, that the Letter of Permission be transferred OR re-issued to them.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such a condition.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

Special Condition 1: Permittee shall complete compensatory mitigation in accordance with and as specified in the mitigation plan titled "20250828_NWW-2007-01218_IdahoClub_MitigationPlan", dated August 28, 2025, and according to the drawings dated August 28, 2025. Mitigation shall be accomplished concurrent with or prior to the discharge of fill material authorized by this permit.

Special Condition 2: Prior to discharging dredged or fill materials into WOTUS associated with the Project, the Permittee shall, in conjunction with USACE and compliant with 33 CFR 332.3(n), submit proposed financial assurances amounts and mechanism(s) for compensatory mitigation required by this DA permit; and receive written approval from USACE that the financial assurances requirements have been satisfied. At any given time during the Project, sufficient financial assurances required under 33 CFR part 332 for compensatory mitigation for impacts to WOTUS shall be provided prior to those impacts occurring. Financial assurances applicable to the compensatory mitigation required under this permit condition shall only be released upon USACE determining success, as required by permit condition 1.

Special Condition 3: This Corps permit does not authorize you to take an endangered species, in particular the Bull trout (*Salvelinus confluentus*). In order to legally take a listed species, you must have separate authorization under the Endangered Species Act (ESA); e.g. an ESA Section 10 permit or Biological Opinion under ESA Section 7, with "incidental take" provisions with which you must comply.

In their Letter of Concurrence dated July 30, 2025, the U.S. Fish and Wildlife Service (USFWS) agreed that the potential impacts of your project may affect but are not likely to adversely affect Bull trout or their designated critical habitat.

Your authorization under this Corps permit is conditional upon your compliance with the special conditions in this permit and following the construction procedures described in your application and Biological Assessment (BA).

Failure to comply with these conditions or variance of the construction procedures that result in a take of listed species under the ESA, would constitute an unauthorized take and non-compliance with your Corps permit. To ensure ESA compliance, any changes or deviation from your permit or the action as described in our BA may necessitate re-initiation of consultation with the USFWS.

Special Condition 4: The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or their authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alternation.

Special Condition 5: The permittee shall install and maintain at the permittee's expense, any safety lights and signals, as prescribed by the U.S. Coast Guard, through regulations or otherwise, on authorized facilities in navigable waters of the United States.

Special Condition 6: The permittee is responsible for all work done by any contractor. The permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization, including any Special Conditions listed above. The permittee shall also ensure these terms and conditions are incorporated into the engineering plans and contract specifications.

FURTHER INFORMATION:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

(X) Section 404 of the Clean Water Act (33 U.S.C. 1413)

() Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1344)

2. Limits of this Authorization:

(a) This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

(b) This permit does not grant any property rights or exclusive privileges.

(c) This permit does not authorize any injury to the property or rights of others.

(d) This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability: In issuing this Letter of Permission, the Federal Government does not assume any liability for the following:

(a) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(b) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

(c) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

- (d) Design or construction deficiencies associated with the permitted work.
- (e) Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Re-evaluation of Permit Decision: This office may re-evaluate its decision on this Letter of Permission at any time the circumstances warrant. Circumstances that could require a re-evaluation include, but are not limited to, the following:

- (a) You fail to comply with the terms and conditions of this permit.
- (b) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
- (c) Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a re-evaluation may result in a determination that it is appropriate to use the suspension, modification, or revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office.

6. Extensions: General Condition 1 establishes a time limit for completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a re-evaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

APPLICANT SIGNATURE:

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



William Haberman,
Valiant Idaho, LLC
Valiant Idaho, LLC II
151 Clubhouse Way
Sandpoint, Idaho 83864

DATE: 9/29/25

DEPARTMENT OF ARMY SIGNATURE:

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.



FOR: District Commander
Kelly J. Urbanek
Chief, Regulatory Division
US Army Corps of Engineers
Walla Walla District

DATE: September 29, 2025

TRANSFER OF PERMIT

When the structures or work authorized by this Department of Army Permit, **NWW-2007-01218, The Idaho Club Marina and Lakeshore Community**, are still in existence at the time the property is transferred. The terms and conditions of this permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

TRANSFeree

DATE:

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: William Haberman		File Number: NWW-2007-01218	Date: September 29, 2025
Attached is:			See Section Below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)		A
X	PROFFERED PERMIT (Standard Permit or Letter of Permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit,

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS:

Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
U.S. Army Corps of Engineers, Walla Walla District
ATTN: Kelly Urbanek, Chief, Regulatory Division
720 East Park Boulevard, Suite 245
Boise, Idaho 83712-7757
Telephone (208) 433-4464
Email: Kelly.J.Urbanek@usace.army.mil

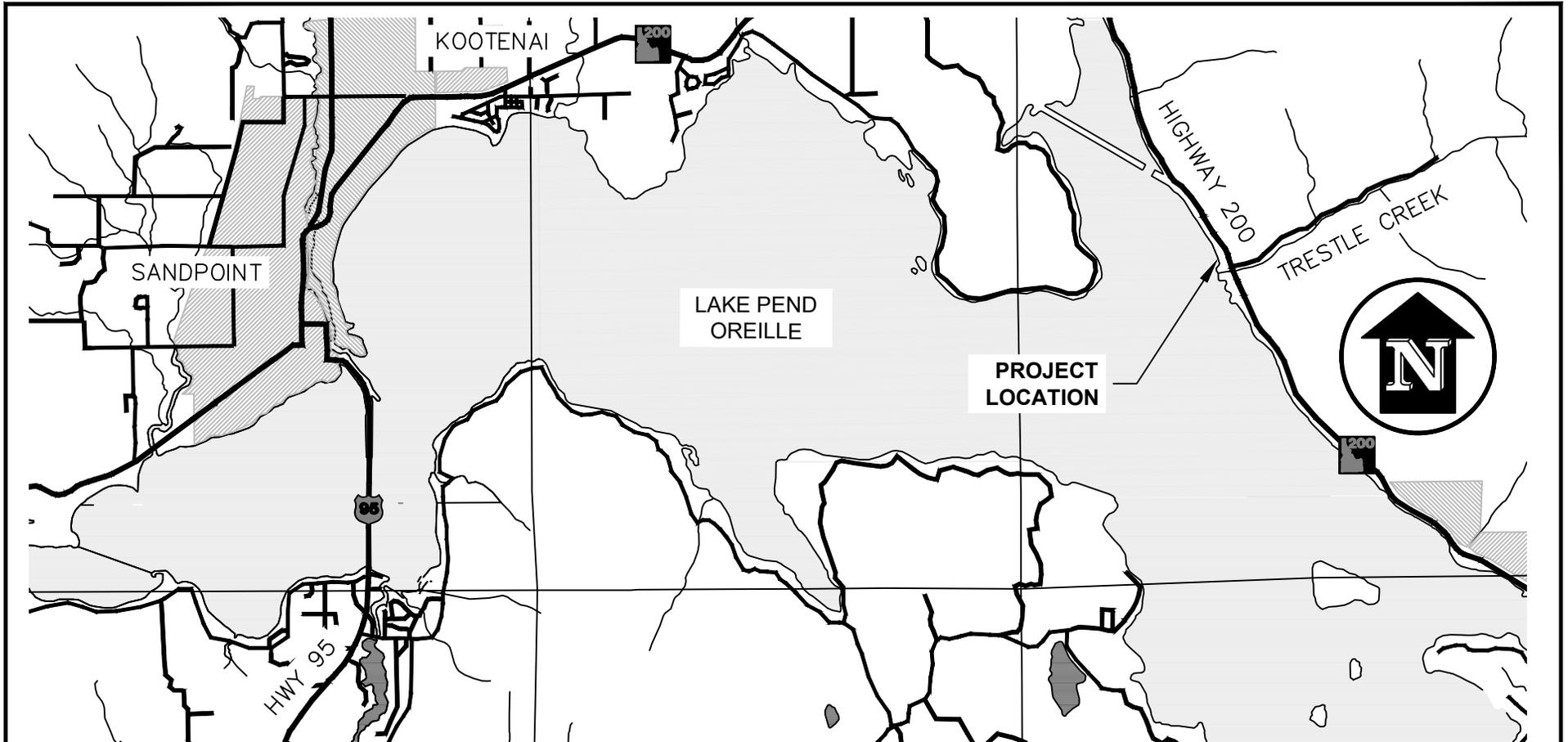
If you only have questions regarding the appeal process you may also contact:
U.S. Army Corps of Engineers, Northwestern Division
ATTN: Melinda Larsen, Appeals Review Officer
1201 NE Lloyd Blvd., Suite 400
Portland, Oregon 97208-2870
Telephone (503) 808-3888
Email: Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent:

Date:

Telephone:



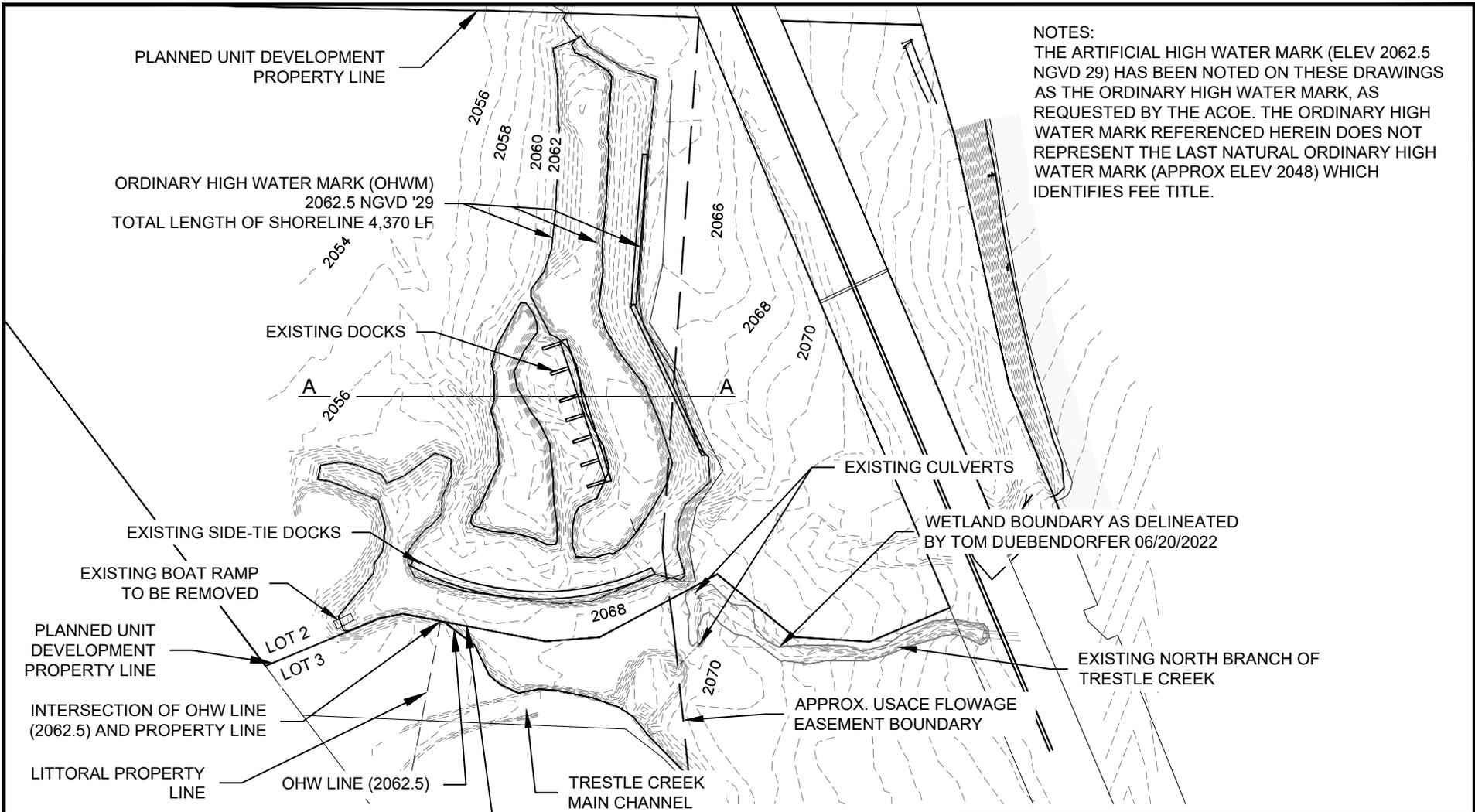
NOT TO SCALE

SHEET INDEX

SHEET #	SHEET TITLE
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2	EXISTING SITE CONDITIONS
3	EXCAVATION PLAN
4	SHORELINE PROTECTION PLAN
5	MARINA SITE PLAN
6	SITE CROSS SECTION
7	SHORELINE PROTECTION CROSS SECT.
8	DOCK PLAN
9	DOCK CROSS SECTION
10	BREAKWATER CROSS SECTION
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13	BOAT PUMP OUT STATION PLAN
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 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization,
 Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
 Lat: 48.2834 N , Long: -116.3531 W
 Sheet 1 of 16
 Date: September 04, 2025



NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5 NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS AS THE ORDINARY HIGH WATER MARK, AS REQUESTED BY THE ACOE. THE ORDINARY HIGH WATER MARK REFERENCED HEREIN DOES NOT REPRESENT THE LAST NATURAL ORDINARY HIGH WATER MARK (APPROX ELEV 2048) WHICH IDENTIFIES FEE TITLE.



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

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 PROPOSED ISLAND, STREAM AND BANK EXCAVATION ABOVE THE ORDINARY HIGH WATER MARK

 PROPOSED EXCAVATION AND CONTOURING BELOW THE ORDINARY HIGH WATER MARK

ORDINARY HIGH WATER MARK (OHWM) 2062.5 NGVD '29

ESTIMATED AREA OF EXCAVATION/CONTOURING

ORDINARY HIGH WATER MARK 2062.5 (NGVD '29)

EXISTING PENINSULA

LOT 2

LOT 3

PLANNED UNIT DEVELOPMENT PROPERTY LINE

TRESTLE CREEK MAIN CHANNEL

PLANNED UNIT DEVELOPMENT PROPERTY LINE

EXISTING SLACK CHANNEL

UPLAND CONTOURING TO OBTAIN A 3:1 SLOPE OR LESS (TYP)

ESTIMATED AREA OF EXCAVATION/CONTOURING BELOW THE OHWM

WETLAND BOUNDARY AS DELINEATED BY TOM DUEBENDORFER 06/20/2022

EXISTING NORTH BRANCH OF TRESTLE CREEK

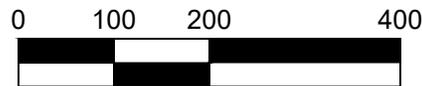
STREAM REALIGNMENT AND RESTORATION (SEE PLANS PREPARED BY RIVER DESIGN GROUP)

EXCAVATION ABOVE THE OHWM

LOCATION	AREA (SF) AT OHWM	VOLUME (CY) ABOVE OHWM
1	3,540	240
2	2,170	150
3	5,040	630
4	5,910	520
5	2,230	350
6	N/A	1,310
7	5,080	300
TL	23,970	3,500

EXCAVATION BELOW THE OHWM

LOCATION	AREA (SF) FIN GRADE	VOLUME (CY) BELOW OHWM
7	139,640	12,500



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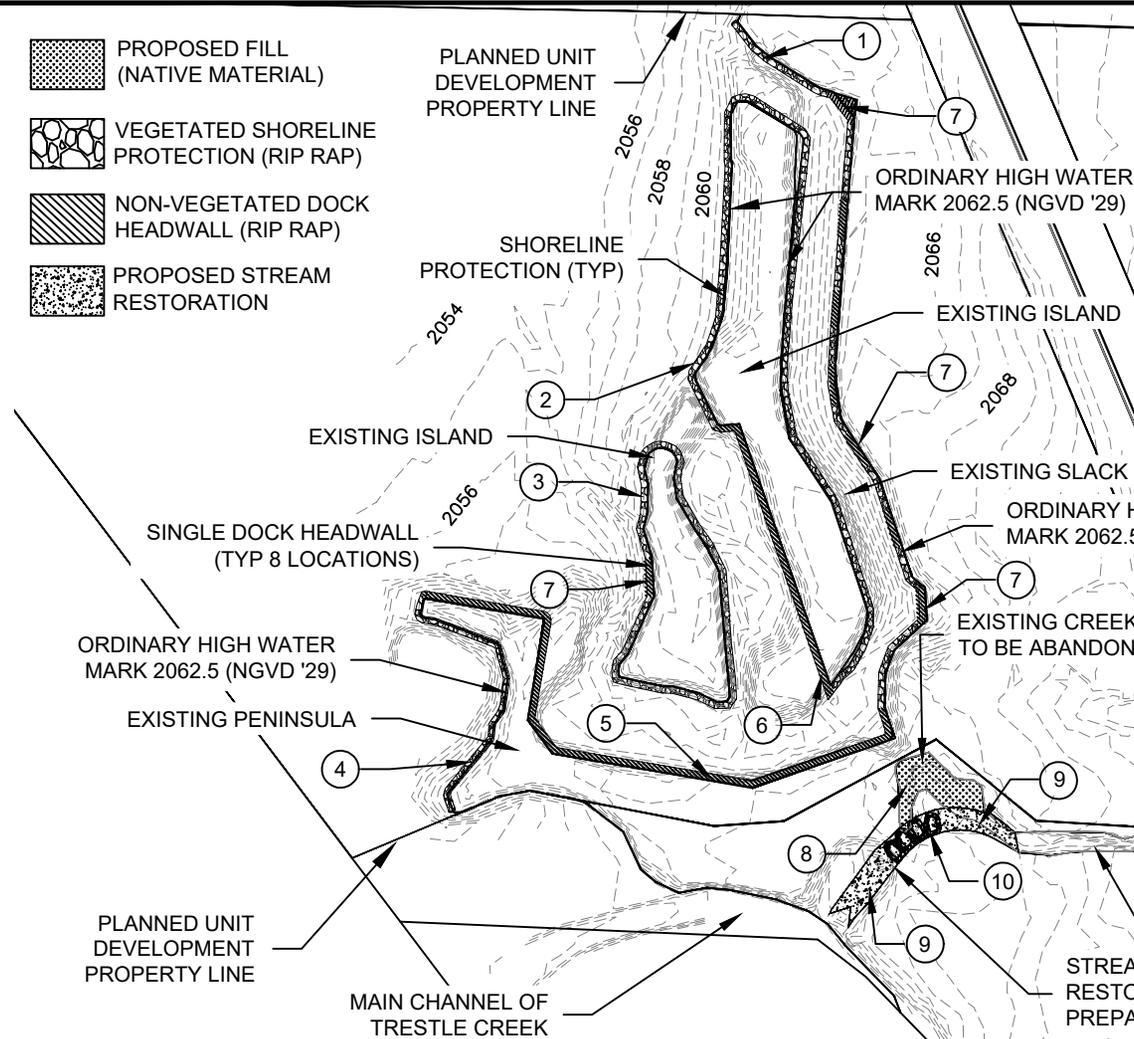
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Date: September 04, 2025

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



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

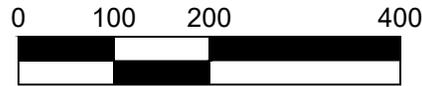
LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
8	3,640	N/A	300

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)

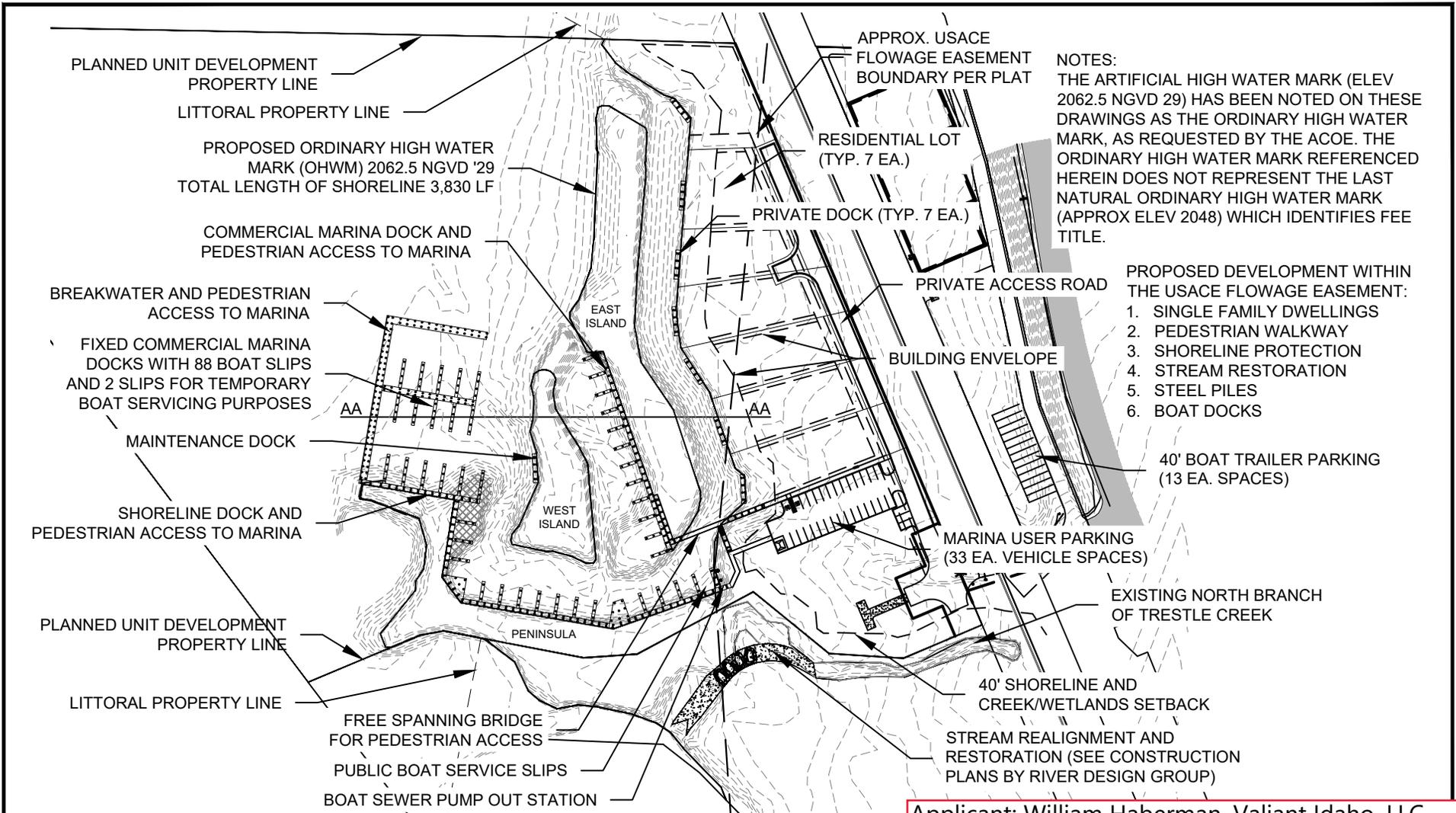
LOCATION	AREA (SF)	VOLUME (CY) BELOW OHW	VOLUME (CY) ABOVE OHW
10	1,450	N/A	130



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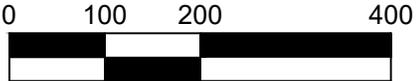
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- PROPOSED DEVELOPMENT WITHIN THE USACE FLOWAGE EASEMENT:
1. SINGLE FAMILY DWELLINGS
 2. PEDESTRIAN WALKWAY
 3. SHORELINE PROTECTION
 4. STREAM RESTORATION
 5. STEEL PILES
 6. BOAT DOCKS

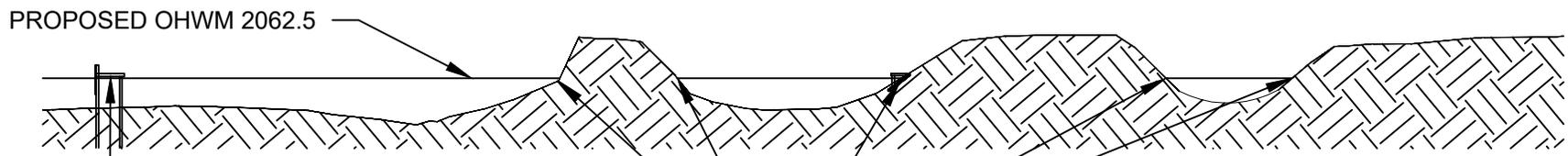
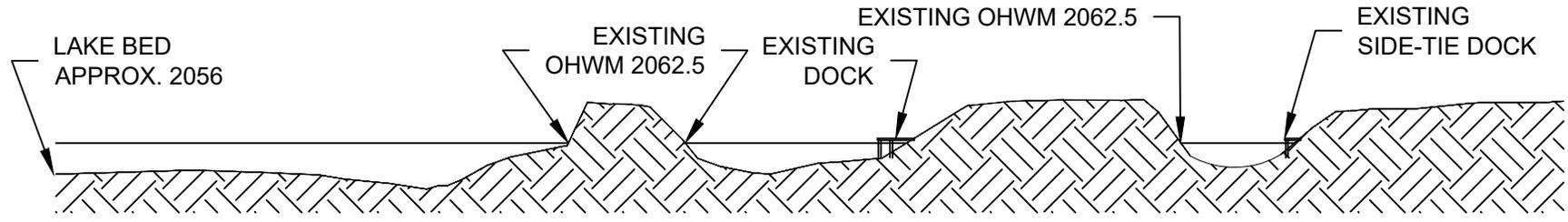
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BREAKWATER SECTION A
SEE SHEET 11

SEE SHORELINE PROTECTION
CROSS SECTION SHEET 7

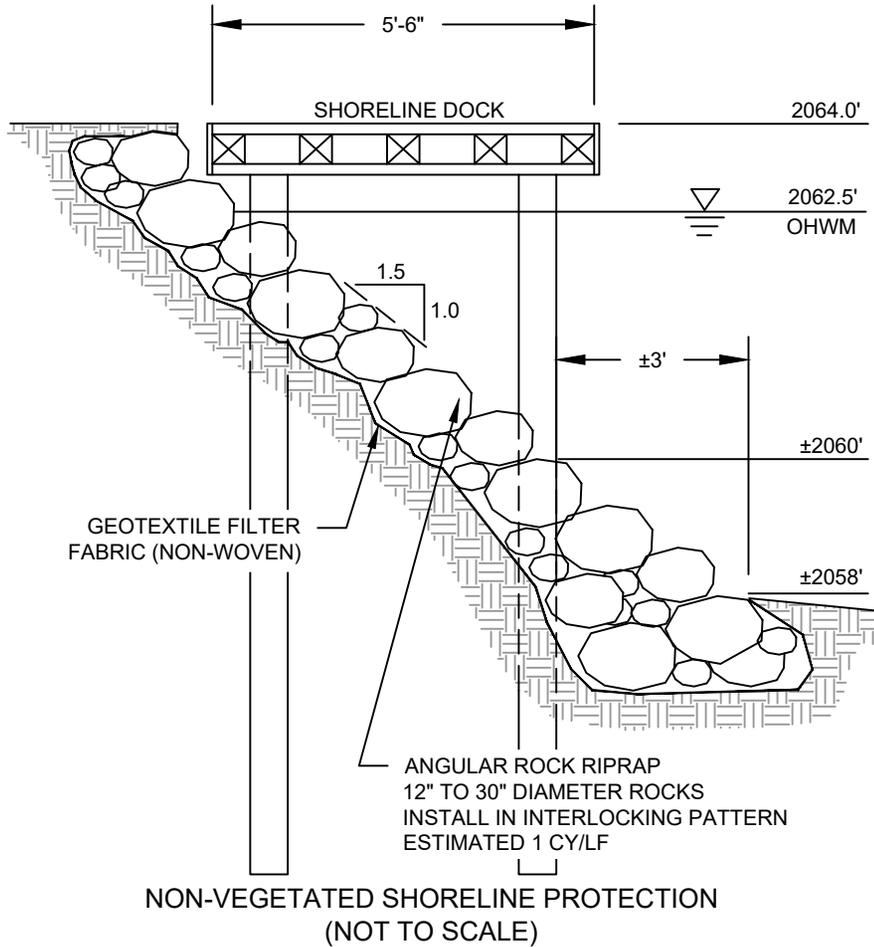
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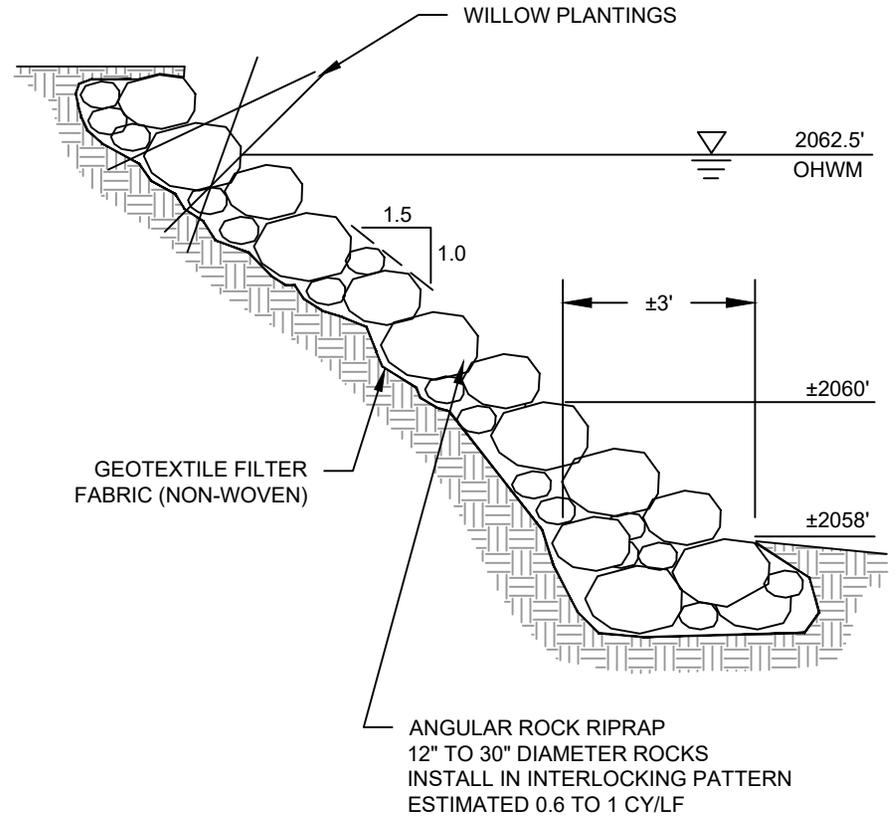
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NOTE: ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM



NON-VEGETATED SHORELINE PROTECTION
(NOT TO SCALE)

NOTE: ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM



VEGETATED SHORELINE PROTECTION (NOT TO SCALE)

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COMMERCIAL MARINA BOAT SLIP SCHEDULE

SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
24'	22 EACH	1-22
28'	32 EACH	23-54
28'	2 EACH	SERVICE SLIPS
40' NARROW	32 EACH	55-76, 79-88
40' WIDE	2 EACH	77-78

PRIVATE BOAT SLIP SCHEDULE

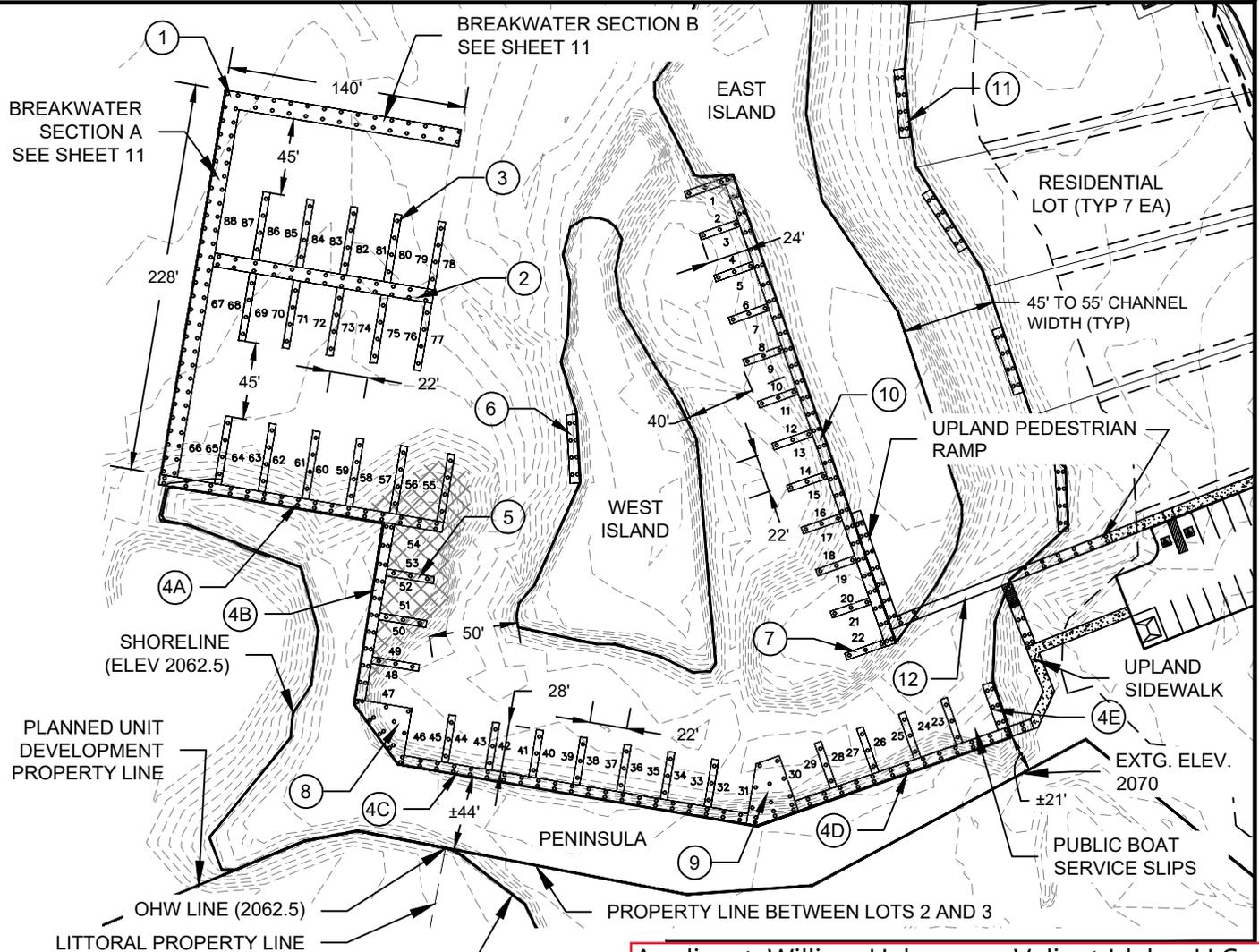
SLIP LENGTH	TOTAL NO.	SLIP NUMBERS
40' SIDE-TIE	8 EACH	N/A

BREAKWATER AND DOCK SIZES

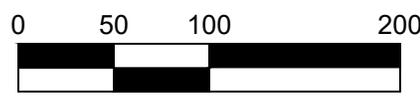
ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
1	358	10	1	3,580	84
2	130	8	1	1,040	26
3	40	4	16	2,560	64
4A	168	6	1	1,008	30
4B	105	6	1	630	22
4C	204	6	1	1,224	42
4D	132	6	1	792	28
4E	28	6	1	168	6
5	28	4	14	1,568	42
6	40	6	1	240	8
7	24	4	12	1,152	36
8	N/A	N/A	1	656	10
9	N/A	N/A	1	786	14
10	290	6	1	1,740	58
11	40	6	7	1,680	56
TL				18,824	526

FREE SPANNING BRIDGE SIZE

ID #	LENGTH (FT)	WIDTH (FT)	QTY (EA)	AREA (SF)	PILES (EA)
12	70	6	1	420	4



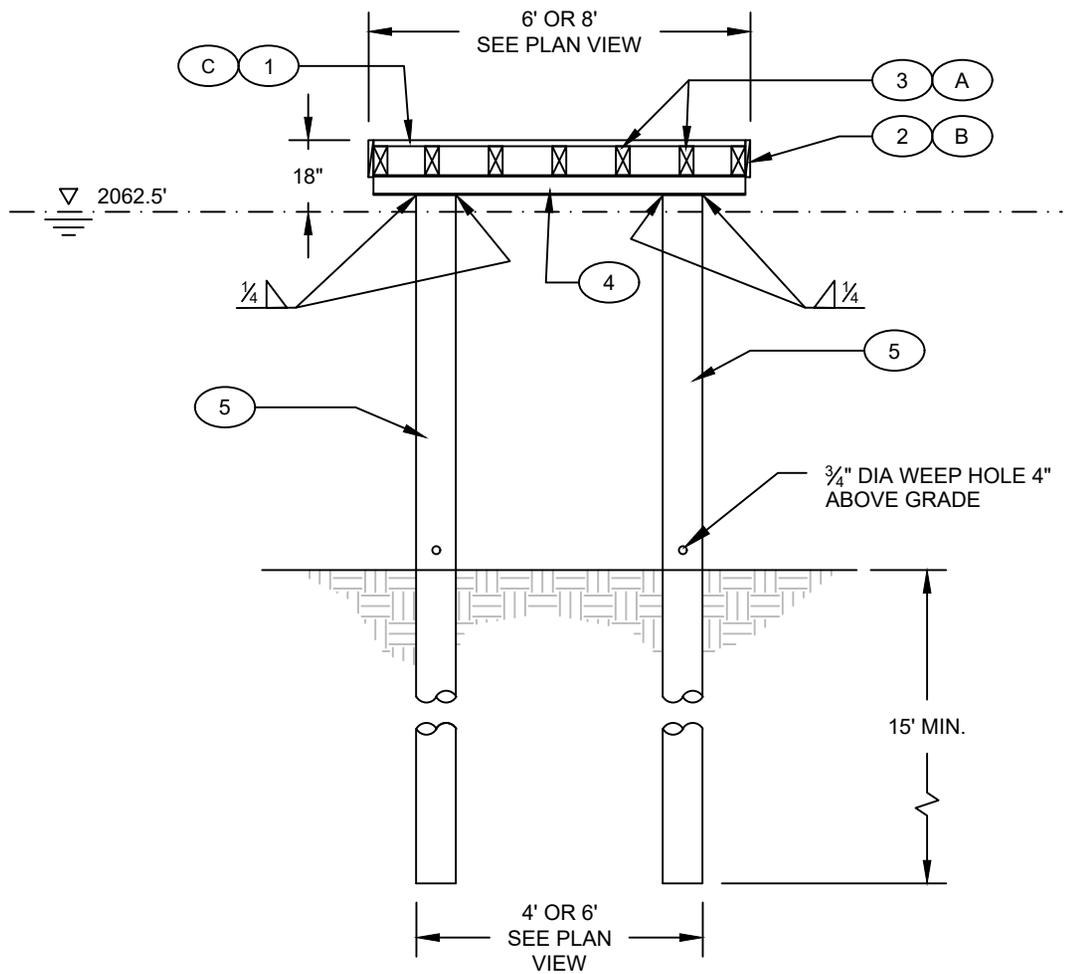
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- MATERIAL LEGEND**
- 1 LIGHT PENETRATING DECKING
 - 2 2 X 10 CEDAR FASCIA BOARD OR EQUIV.
 - 3 4 X 8 JOISTS AT 16" O.C.
 - 4 W 5 X 16 STEEL I-BEAM
 - 5 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~3/8")

- FASTENER LEGEND**
- A JOISTS TO STEEL: 1/2" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
 - B FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 1/2" FROM END OF FACIA.
 - C DECKING: INSTALL PER MANUFACTURER.

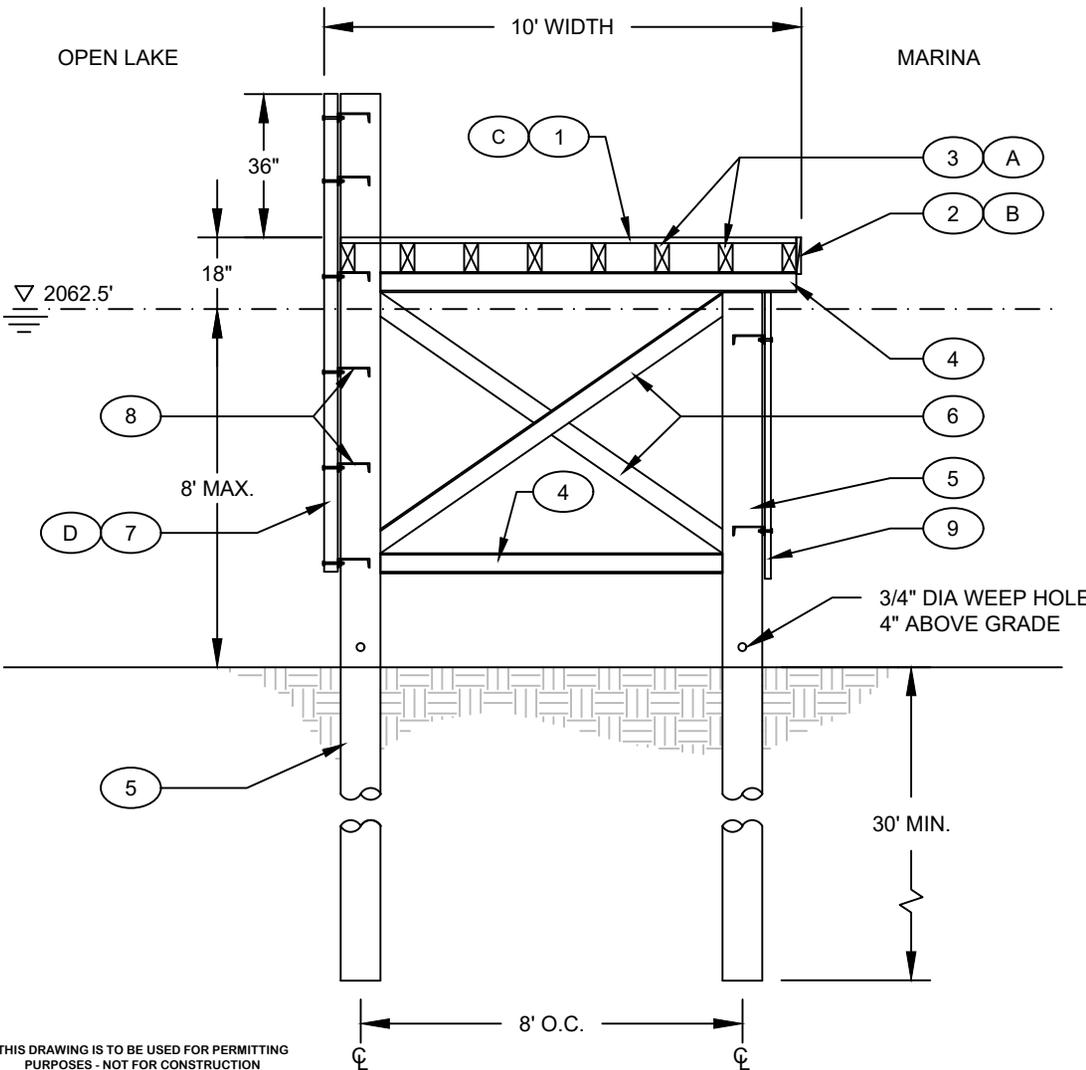
DOCK STRUCTURE CROSS SECTION
NOT TO SCALE

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- NOTES:**
1. ALL DOCKS SHALL HAVE A LEVEL DECK THAT IS 1'-6" ABOVE THE HIGH WATER LEVEL
 2. ALL DIMENSIONAL LUMBER (EXCEPT FACIA BOARD AND DECKING) SHALL BE DOUG FIR/HEM FIR, GRADE-NO.2 OR BETTER, PRESSURE TREATED WITH WATERBORNE SALT-CCA, TO A RETENTION LEVEL OF .40pct (SWPB-LP22). FACIA BOARD AND DECKING SHALL BE CEDAR, GRADE-NO.2 OR BETTER.
 3. ALL SCREWS SHALL HAVE A RUST PROOF FINISH SUCH AS HOT-DIP GALVANIZED ALUMINUM OR STAINLESS STEEL. ALL OTHER FASTENERS, INCLUDING LAG BOLTS, MACHINE BOLTS, WASHERS AND NUTS SHALL HAVE A SIMILAR RUST PROOF FINISH.

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MATERIAL LEGEND

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- 3 4 X 8 JOISTS AT 16" O.C.
- 4 W 5 X 16 STEEL I-BEAM
- 5 10" DIA SCH. 40 STEEL PILING AT 8' O.C. (WALL: ~ 3/8"), CAP TALL PILES
- 6 L 5" X 5" X 3/8" STEEL ANGLE
- 7 4 X 6 PT HEM-FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS
- 8 C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 24" O.C. VERTICAL SPACING OR AS SHOWN
- 9 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

STEEL CONNECTION NOTES:

ALL STEEL MEMBERS SHALL BE COPE TO FIT TIGHT AND CONNECTED WITH 1/4" FILLET OR EQUIVALENT WELDS ALONG THE ENTIRE PERIMETER OF THE CONNECTED PART.

FASTENER LEGEND

- A JOISTS TO STEEL: 1/2" X 10" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT EACH BEARING POINT. RECESS BOLT HEADS IN JOISTS.
- B FACIA: TWO #10 X 3" SCREWS EVERY 12" ALONG JOISTS AND EVERY CROSS TIE BEARING. SPACE SCREWS 1 1/2" FROM END OF FACIA.
- C DECKING: INSTALL PER MANUFACTURER.
- D VERTICAL BOARDS TO STEEL: 1/2" X 5" OR 3" GALV. BOLTS WITH WASHERS AND NUTS THROUGH DRILLED HOLES AT 7" O.C.

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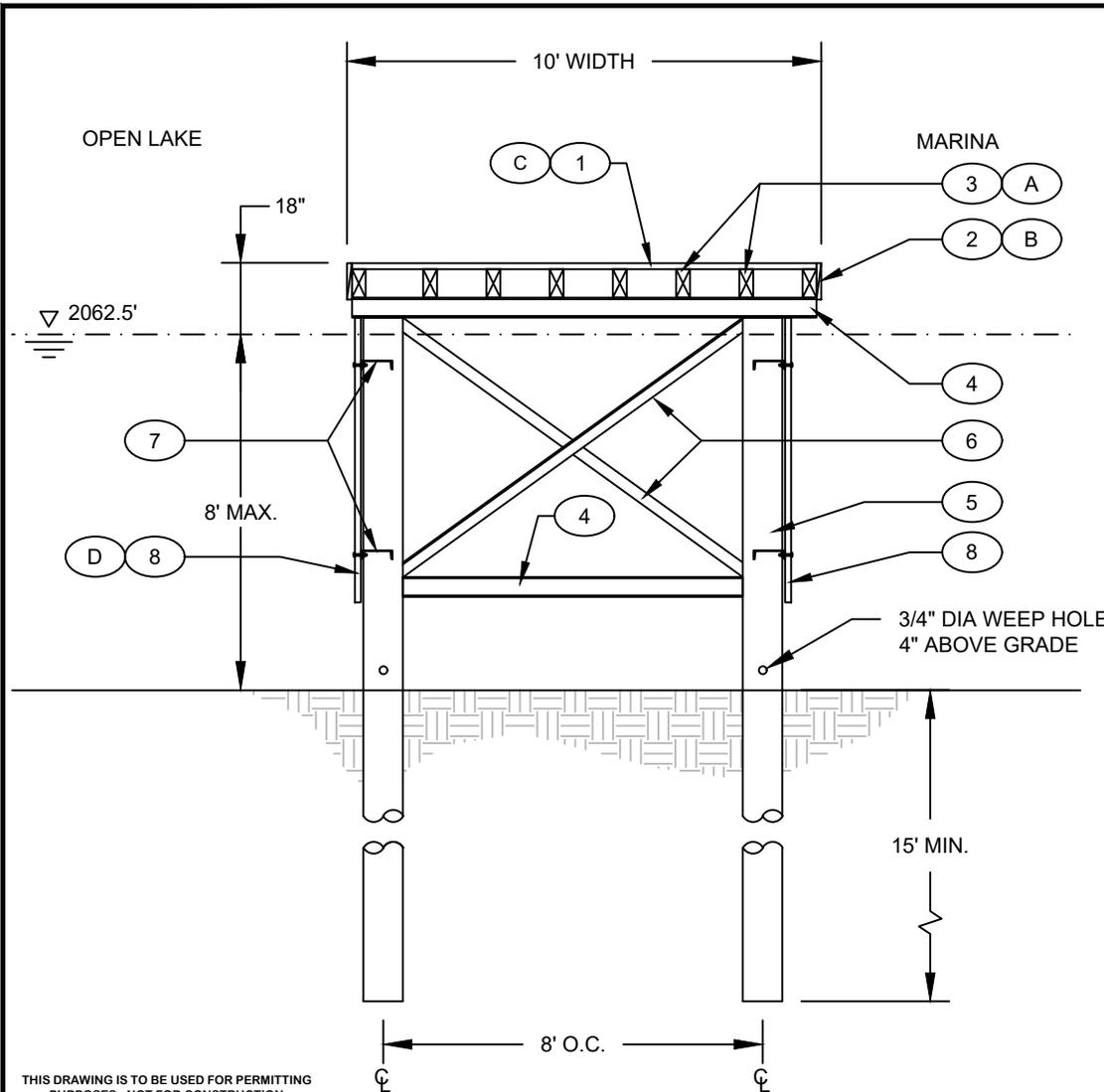
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MATERIAL LEGEND

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- 3 4 X 8 JOISTS AT 16" O.C.
- 4 W 5 X 16 STEEL I-BEAM
- 5 10" DIA SCH. 40 STEEL PILING AT 10' O.C. (WALL: ~3/8"), CAP TALL PILES
- 6 L 3" X 3" X 3/8" STEEL ANGLE
- 7 C 8 X 11.5 STEEL CHANNEL, TYP. AS SHOWN 48" O.C. VERTICAL SPACING AND 12" FROM EACH END
- 8 2 X 6 PT HEM FIR VERTICAL BOARDS AT 7" O.C. WITH 1-1/2" GAPS

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FASTENER LEGEND

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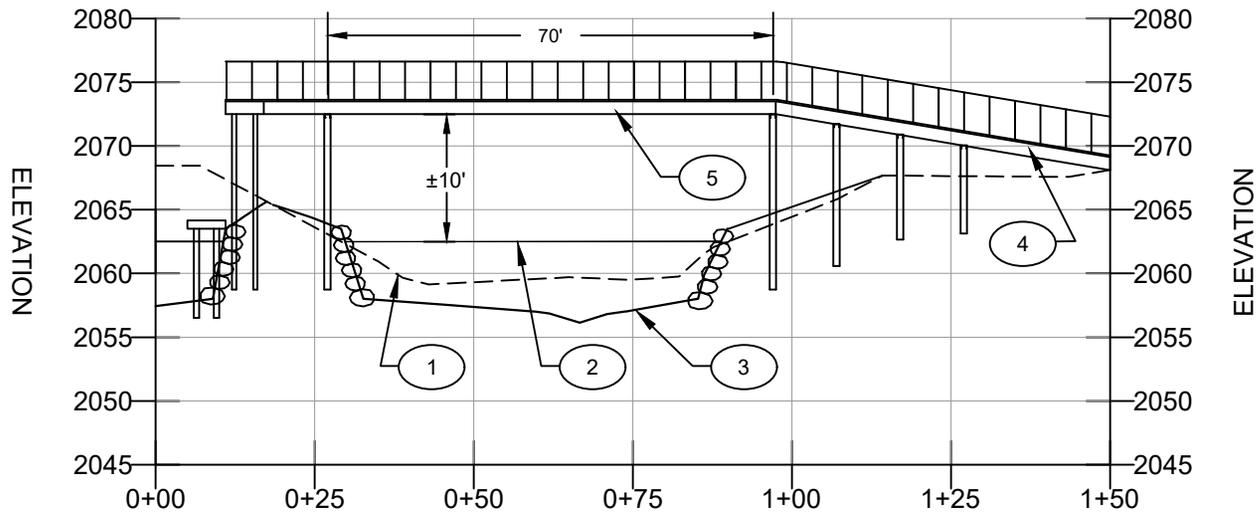
BREAKWATER STRUCTURE CROSS SECTION B

NOT TO SCALE

NOTES:

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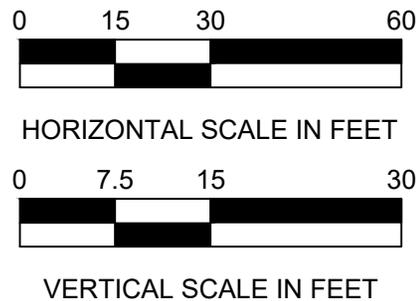
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KEY NOTES

- 1 EXISTING CHANNEL CROSS SECTION
- 2 ORDINARY HIGH WATER MARK (2062.5 NGVD '29)
- 3 PROPOSED CHANNEL CROSS SECTION
- 4 PEDESTRIAN RAMP (MAX. 1:12)
- 5 FREE SPANNING BRIDGE WITH LIGHT PENETRATING DECKING

BRIDGE STRUCTURE CROSS SECTION
NOT TO SCALE

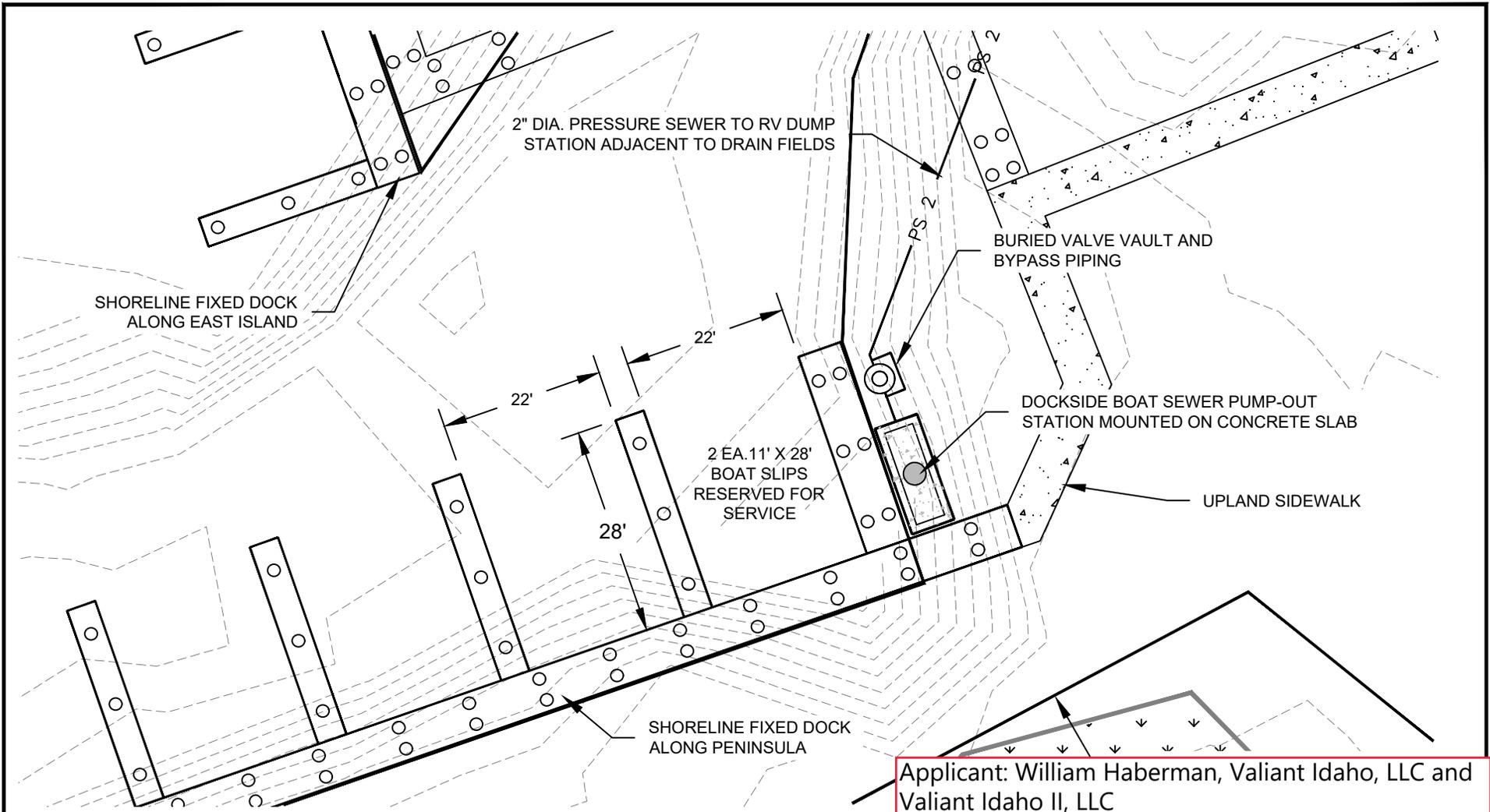


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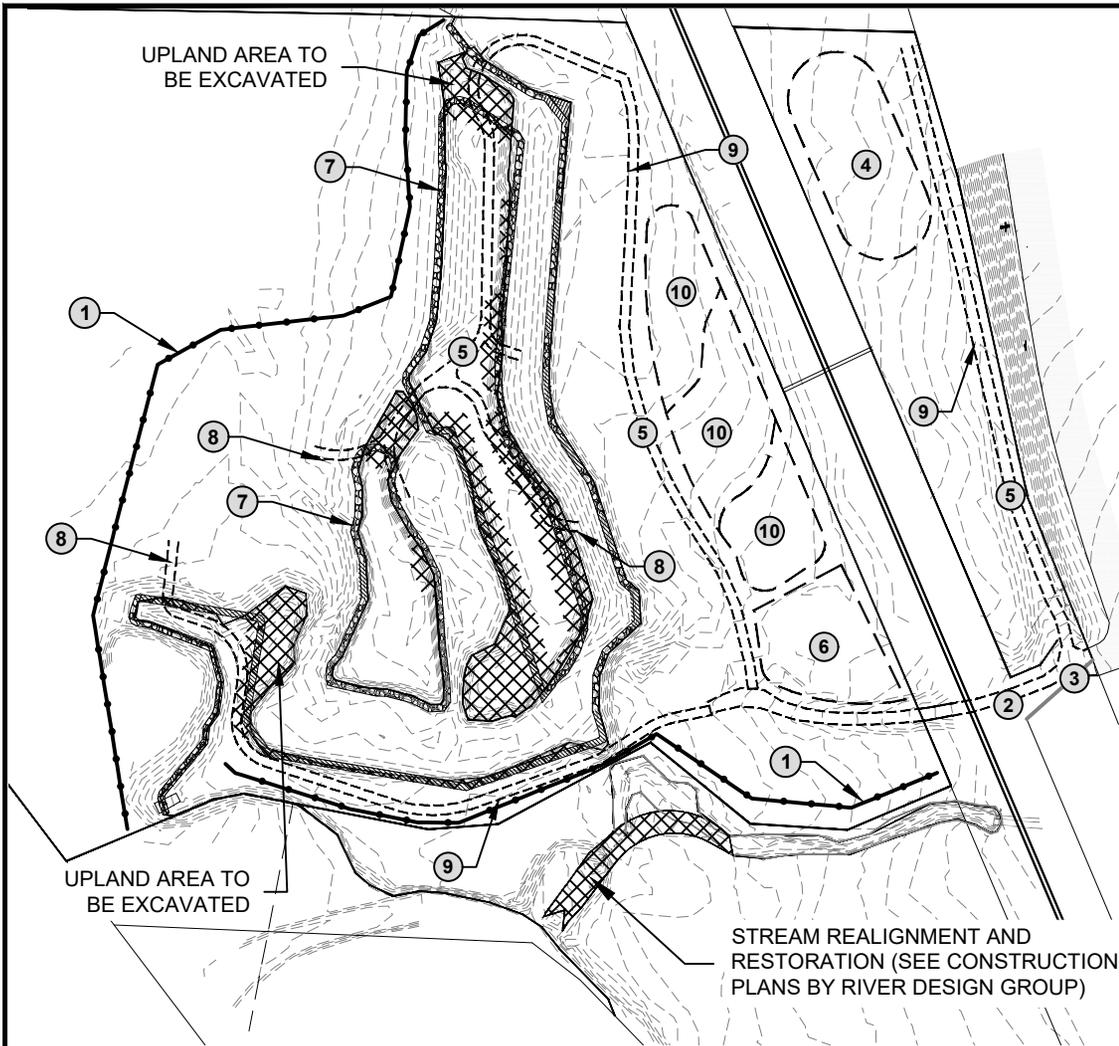
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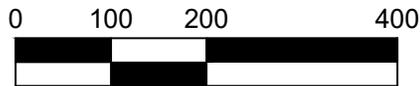
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KEY NOTES

- ① INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.
- ② CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE BEFORE BEGINNING PROJECT.
SEE BMP 40: VEHICLE SEDIMENT CONTROL
- ③ PREVENT MATERIAL TRACKING ONTO PUBLIC STREETS DURING ALL PHASES OF CONSTRUCTION, BY UTILIZING STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASHING AND STREET SWEEPING. SEE BMP 40: VEHICLE SEDIMENT CONTROL, BMP 47: CONSTRUCTION EQUIPMENT WASHING AND MAINTENANCE, AND BMP 75: STREET SWEEPING.
- ④ GENERAL MATERIAL STOCK PILE & CONSTRUCTION MATERIAL STORAGE AREA, SEE BMP 44: STOCKPILE MANAGEMENT AND BMP 37: STAGING AREAS
- ⑤ BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
- ⑥ VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
- ⑦ SHORELINE RIPRAP PROTECTION PER BMP 53 AND BMP 56.
- ⑧ TRUCK AND EQUIPMENT ACCESS POINTS PER BMP 62.
- ⑨ STABILIZED CONSTRUCTION ROAD AND STAGING AREAS CROSSING PER BMP 41.
- ⑩ DE-WATERING PER BMP 73. INSTALL TEMPORARY SEDIMENTATION AND DE-WATERING INFILTRATION SURFACE STRUCTURES OR BASINS. TO BE IMPLEMENTED BY THE CONTRACTOR AFTER SEDIMENT PERIMETER PROTECTIONS ARE IN PLACE, BUT BEFORE MAJOR SITE DISTURBANCES HAVE BEGUN.

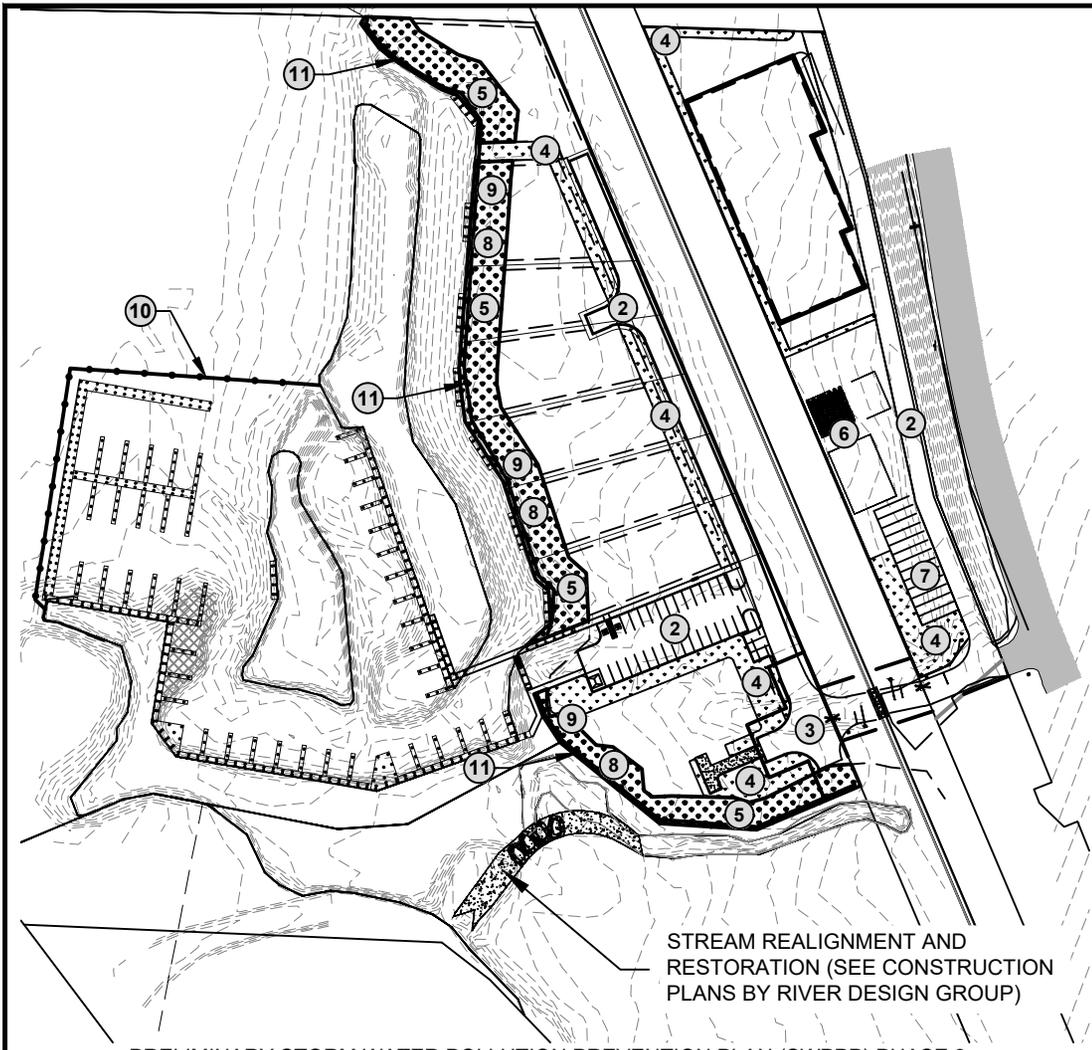
PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 1



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

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization, Restoration
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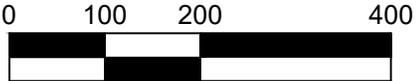
STREAM REALIGNMENT AND RESTORATION (SEE CONSTRUCTION PLANS BY RIVER DESIGN GROUP)

PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 2

KEY NOTES

- ① BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
- ② IMPERVIOUS SURFACE, SEE BMP 71.
- ③ CONCRETE WASHOUT AREA. SEE BMP 49: CONCRETE WASTE MANAGEMENT
- ④ CONSTRUCT TREATMENT SWALE PER BMP 9
- ⑤ 40-FT WIDE VEGETATED BUFFER (PLANTINGS PER COUNTY CODE)
- ⑥ SANITARY AND SEPTIC WASTE PER BMP 50.
- ⑦ VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
- ⑧ ALL AREAS WITHIN 100' OF OPEN WATER THAT ARE DISTURBED SHALL BE SEEDED AND COVERED WITH EITHER CLEAN, WEED FREE ANCHORED STRAW, EROSION BLANKET, OR HYDRO-SEEDING MULCH WITH BONDED FIBER MIX WITHIN 24 HOURS OF REACHING FINISH GRADE PER BMP 32 AND 52.
- ⑨ ALL AREAS WITHIN 100' OF OPEN WATER, BUT NOT AT FINAL GRADE, WILL BE PROTECTED AT THE END OF EACH DAY WITH A TEMPORARY MULCH COVER SIMILAR TO NOTE 14 ABOVE, IF THEY ARE TO BE LEFT UNWORKED FOR MORE THAN 24 HOURS PER BMP 52.
- ⑩ FLOATING TURBIDITY CURTAIN TO BE INSTALLED AND ADJUSTED AS NEEDED DURING BARGE PILE DRIVING AND DOCK WORK PER BMP 71.
- ⑪ INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.

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



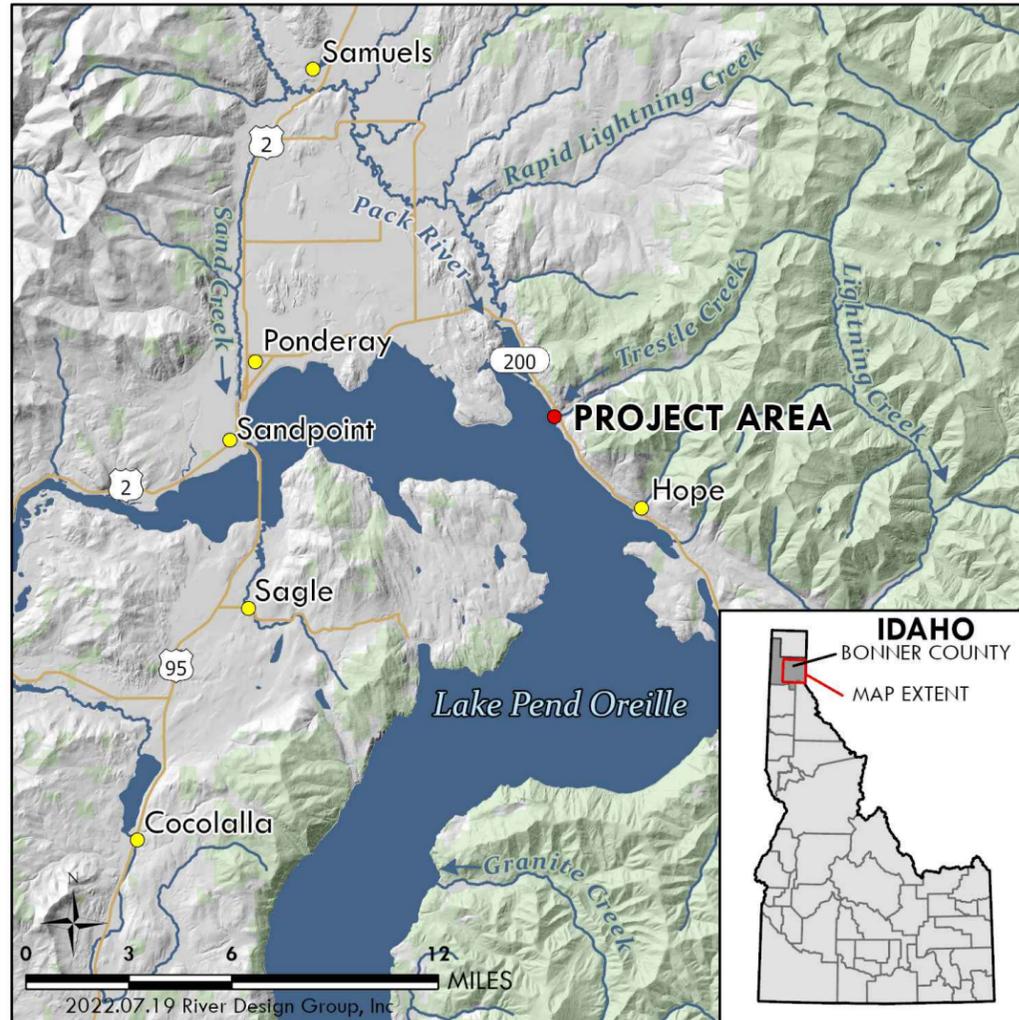
SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

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.

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EAST BRANCH TRESTLE CREEK RESTORATION PROJECT FINAL DESIGN PLAN SET

TRESTLE CREEK VICINITY MAP



DRAWING INDEX

- 1.0 COVER PAGE AND NOTES
- 2.0 SITE PLAN
- 2.1 DEWATERING PLAN
- 3.0 SPECIFICATIONS
- 3.1 MATERIALS AND QUANTITIES
- 4.0 PLAN VIEW AND DATA SHEET
- 4.1 GRADING PLAN AND PROFILE
- 5.0 DESIGN CHANNEL CROSS SECTIONS
- 6.0 BOULDER CASCADE DETAIL
- 6.1 CONSTRUCTED CHANNEL STREAMBED DETAIL
- 6.2 VEGETATED WOOD MATRIX DETAIL
- 7.0 WETLAND IMPACTS

PROJECT PARTNERS



Valiant Idaho II, LLC
The Idaho Club
151 Clubhouse Way
Sandpoint, ID 83864

PROJECT DESCRIPTION

THE NORTH BRANCH OF TRESTLE CREEK (NBTC) WAS ARTIFICIALLY CONSTRUCTED AS AN IRRIGATION CANAL IN THE EARLY 1900S. PRESENTLY, RESIDENTIAL DEVELOPMENT, CLEARING OF INSTREAM WOOD, AND FISH PASSAGE BARRIERS ASSOCIATED WITH THE OUTFALL TO LAKE PEND OREILLE, US HIGHWAY 200 AND THE MONTANA RAIL LINK TRACKS HAVE DEGRADED STREAM CORRIDOR HABITAT CONDITIONS AND IMPEDED THE PASSAGE OF KOKANEE *ONCORHYNCHUS NERKA* (KOKANEE), SALVELINUS *CONFLUENTUS* (BULL TROUT), AND OTHER FISH SPECIES INTO NBTC FROM LAKE PEND OREILLE.

IN EARLY 2022, THE LAKE PEND OREILLE IDAHO CLUB EXPRESSED INTEREST IN IMPROVING FISH PASSAGE AND RE-NATURALIZING A PORTION OF THE NORTH BRANCH TRESTLE CREEK (NBTC) FOR THE BENEFIT OF KOKANEE, BULL TROUT AND OTHER FISH SPECIES. RIVER DESIGN GROUP WAS RETAINED TO PRODUCE A FINAL DESIGN FOR THIS PROJECT AREA USING THE MOST RECENT DESIGN STANDARDS. THE PRIMARY GOAL OF THIS PROJECT IS TO ENHANCE THE AESTHETICS OF THE EXISTING NBTC CHANNEL BY CONSTRUCTING A NATURALLY FUNCTIONING CHANNEL AND FLOODPLAIN CONFIGURATION THROUGH THE PROPOSED IDAHO CLUB PROPERTY.

STANDARD OF PRACTICE

SWCA ENVIRONMENTAL CONSULTANTS WORKS EXCLUSIVELY IN THE RIVER ENVIRONMENT AND UTILIZES THE MOST CURRENT AND ACCEPTED PRACTICES AVAILABLE FOR PLANNING AND DESIGN OF RIVER, FLOODPLAIN, AND AQUATIC HABITAT RESTORATION PROJECTS. CURRENT STANDARDS FOR THE DESIGN OF RESTORATION PROJECTS VARY DEPENDING ON PROJECT GOALS.

REUSE OF DRAWINGS

THESE DRAWINGS, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SWCA ENVIRONMENTAL CONSULTANTS (SWCA) AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SWCA. LIKEWISE, THESE DRAWINGS MAY NOT BE ALTERED OR MODIFIED WITHOUT AUTHORIZATION OF SWCA. DRAWING DUPLICATION IS ALLOWED IF THE ORIGINAL CONTENT IS NOT MODIFIED.

ON	CHK	DESIGN	REVISION
	NW	NW	NW

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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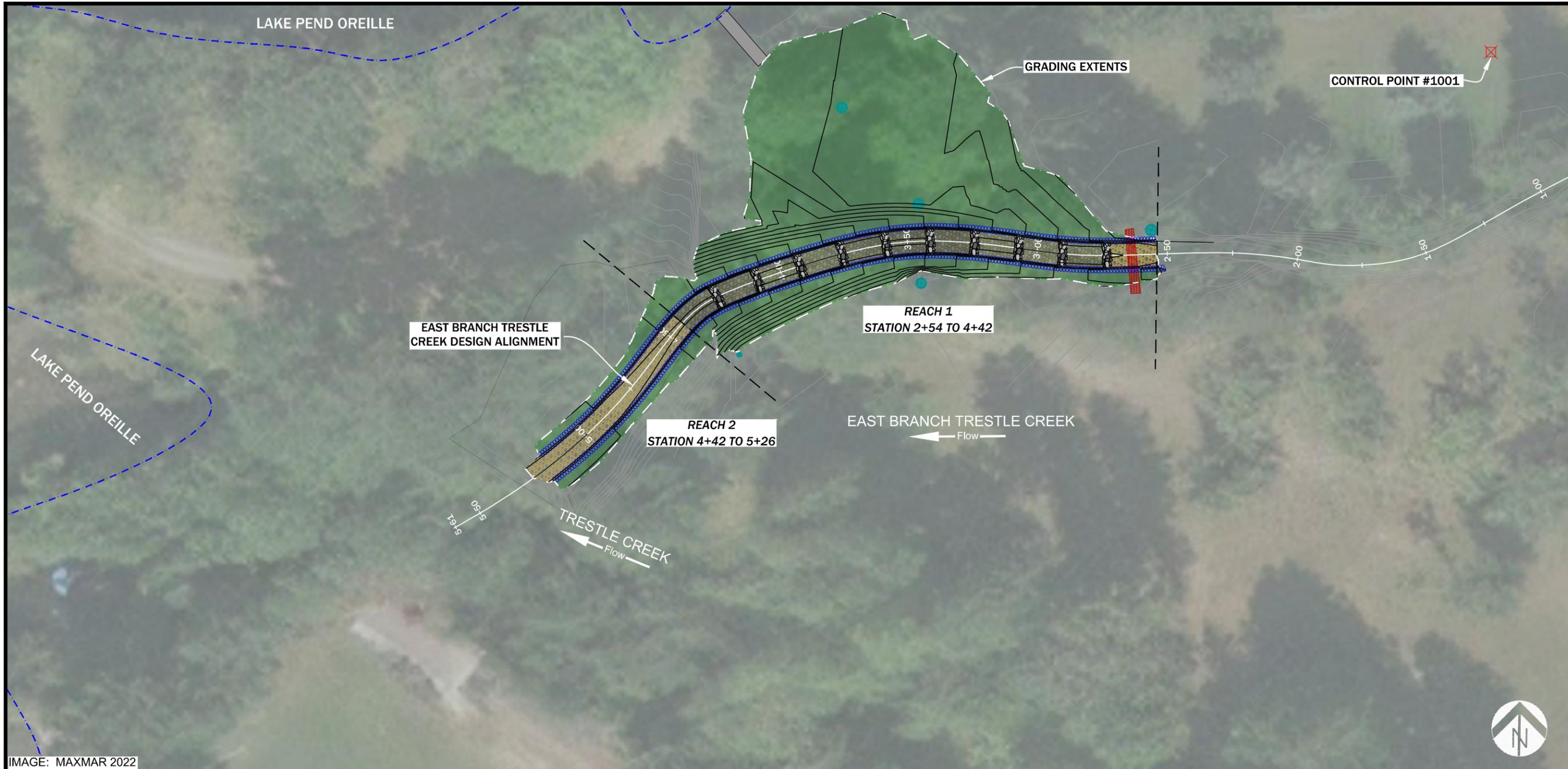


IMAGE: MAXMAR 2022

1 SITE PLAN



DETAIL LEGEND	
SYMBOL	DETAIL SHEET #
	RIPARIAN SEED AREA
	EXISTING TREE TO BE PRESERVED
	BOULDER CASCADE 6.0
	CONSTRUCTED CHANNEL STREAMBED 6.1
	VEGETATED WOOD MATRIX 6.2

PROJECT DATUM

THE PROJECT COORDINATES ARE BASED ON THE FOLLOWING:

HORIZONTAL PROJECTION: IDAHO STATE
 HORIZONTAL DATUM: NAD83 (2011)
 UNITS: US SURVEY FEET
 VERTICAL DATUM: NAVD29 (GEOID)

TOPOGRAPHY AND CROSS SECTION GROUNDS ON SURVEY WORK PERFORMED BY RDG INC.

CONTROL POINTS

POINT NUMBER	EASTING	NORTHING	POINT ELEVATION
1001	2478328.5410'	2412772.5490'	2075.504'

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DESCRIPTION	CHK
L DESIGN	NW

DEWATERING AND CONSTRUCTION SEQUENCE:

1. MAINTAIN ALL FLOW WITHIN THE EXISTING CHANNEL.
2. CONSTRUCT REACH 1 AND REACH 2 LEAVING AN EARTHEN PLUG AT STATION 2+73.
3. STAGE EXCAVATED MATERIAL FROM REACH 1 AND 2 ADJACENT TO THE EXISTING CHANNEL.
4. REMOVE THE PLUG AT STATION 2+73 AND INCREMENTALLY TURN THE FLOW INTO THE DESIGN CHANNEL.
5. CONSTRUCT THE REMAINDER OF REACH 1 IN THE WET AND FILL THE EXISTING CHANNEL TO DESIGN ELEVATION WITH STAGED MATERIAL.



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
 1" = 20'

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CHK	NW	NW		
GN				
LAN				

M:\Projects\2022\rdg-22-170 trestle creek\DWG\Trestle Creek Plan.dwg

GENERAL NOTES

1. CONTOUR INTERVAL IS NOTED ON DRAWINGS.
2. SLOPES DESIGNATED AS 2:1, 1.5:1, ET CETERA, ARE THE RATIOS OF HORIZONTAL DISTANCE TO VERTICAL DISTANCE.
3. DIMENSIONS ARE GIVEN IN FEET AND TENTHS OF A FOOT.
4. TOPOGRAPHY AND CROSS SECTION GROUND LINES ARE BASED ON SURVEY WORK PERFORMED IN JUNE, 2022 BY RDG.
5. ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND ANY ADJUSTMENTS TO THE DRAWINGS SHALL BE MADE AS DIRECTED BY THE ENGINEER.
6. EXISTING PRIVATE IMPROVEMENTS, WHICH LIE WITHIN THE CONSTRUCTION LIMITS, UNLESS OTHERWISE NOTED WILL BE REMOVED BY THE OWNER PRIOR TO CONSTRUCTION OR ABANDONED IN PLACE.
7. PROTECT ALL TREES AND LAND AREAS NOT LOCATED WITHIN THE PROJECT CONSTRUCTION, STAGING OR EARTHWORK LIMITS. EXERCISE CARE IN AREAS NOT SO MARKED TO AVOID UNNECESSARY DAMAGE TO NATURAL VEGETATION.

8. THE PROJECT SPONSOR IS RESPONSIBLE FOR COMPLYING WITH ALL PERMITS AND EASEMENTS INCLUDING ALL FEDERAL, STATE, COUNTY, AND LOCAL PERMIT CONDITIONS.
9. EXCAVATION, TRENCHING, SHORING, AND SHIELDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK, THESE DRAWINGS ARE NOT INTENDED TO PROVIDE MEANS OR METHODS OF CONSTRUCTION.
10. EXCAVATION SHALL MEET THE REQUIREMENTS OF OSHA 29 CFR PART 1926, SUBPART P, EXCAVATIONS. ACTUAL SLOPES SHALL NOT EXCEED THE SLOPES AS INDICATED ON DRAWINGS.
11. ENGINEER WILL PROVIDE SURVEY CONTROL AND GRADING SURFACES FOR EQUIPMENT WITH GPS MACHINE CONTROL CAPABILITY. ENGINEER SHALL PROVIDE SURVEY STAKING AND LAYOUT FOR CONSTRUCTION.
12. VERTICAL TOLERANCE FOR CONSTRUCTION COMPLIANCE WILL BE 0.3 FEET. HORIZONTAL TOLERANCE WILL BE 1.0 FEET.
13. CONTRACTOR SHALL CONFIRM QUANTITIES. REPORTED VOLUMES ARE NEATLINE AND DO NOT INCLUDE ADJUSTMENTS FOR COMPACTION OR OTHER FACTORS.

GENERAL SPECIFICATIONS

1. THE PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE PLAN SET. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CHANGES PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER FOR THIS PROJECT SHALL BE A DESIGNATED RIVER DESIGN GROUP REPRESENTATIVE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL U-DIG PRIOR TO CONSTRUCTION.
3. COSTS INCURRED DUE TO PROJECT DELAYS RESULTING FROM FAILURE OF THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE GENERAL SPECIFICATIONS, CONTRACTOR QUALIFICATIONS, CONSTRUCTION SPECIFICATIONS, MATERIALS SPECIFICATIONS AND REVEGETATION SPECIFICATIONS SHALL BE THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR QUALIFICATIONS

1. THE CONTRACTOR SHALL HAVE AT LEAST TWO (2) YEARS OF RIVER RESTORATION CONSTRUCTION EXPERIENCE AND SHALL HAVE COMPLETED AT LEAST FIVE (5) RIVER RESTORATION PROJECTS. OR, THE CONTRACTOR SHALL HAVE AT LEAST ONE (1) YEAR OF RIVER RESTORATION EXPERIENCE, SHALL HAVE COMPLETED AT LEAST THREE (3) RIVER RESTORATION PROJECTS, AND SHALL HAVE COMPLETED AN APPROVED RIVER RESTORATION TRAINING CLASS. APPROVED TRAINING CLASSES INCLUDE THOSE SPONSORED BY WILDLAND HYDROLOGY, INC., OR A SIMILARLY QUALIFIED PRACTITIONER OF NATURAL CHANNEL DESIGN STREAM RESTORATION PRINCIPLES.
2. IF THE CONTRACTOR CHOOSES TO DESIGNATE AN EMPLOYEE WITHOUT QUALIFIED STREAM RESTORATION EXPERIENCE, THE CONTRACTOR SHALL BE ON-SITE AT ALL TIMES WHEN THE EMPLOYEE IS PERFORMING RIVER RESTORATION WORK. FAILURE TO ABIDE BY THIS CONDITION WITHOUT PREVIOUS AGREEMENT WITH THE CONSTRUCTION MANAGER WOULD BE GROUNDS FOR TERMINATION.
3. THE CONTRACTOR SHALL MAINTAIN AT LEAST \$2,000,000 IN LIABILITY INSURANCE AND HAVE PROOF OF LIABILITY INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE PROOF OF WORKER'S COMPENSATION INSURANCE ON-SITE DURING THE ENTIRETY OF PROJECT CONSTRUCTION.
5. COPIES OF ALL PROJECT PERMITS SHALL BE POSTED ON-SITE IN A VISIBLE LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY KNOWN CHANGES OR ACTIVITIES THAT COULD VIOLATE PERMIT REQUIREMENTS PRIOR TO IMPLEMENTATION. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL CORRESPONDENCE WITH PERMIT AGENCIES.

TEMPORARY DIVERSION PROCEDURES

1. TEMPORARY DIVERSIONS SHALL BE ACTIVATED OR DEACTIVATED INCREMENTALLY IN TWO STAGES TO ALLOW RESIDENT AQUATIC LIFE TO EXIT THE DEWATERED AREA.
2. A PERIOD OF APPROXIMATELY ONE HOUR SHALL BE ALLOWED BETWEEN THE TWO STAGES.
3. EFFORTS SHALL BE MADE TO LIMIT TURBIDITY DURING DIVERSION ACTIVATION AND DEACTIVATION. MATERIAL USED TO DIVERT FLOW DURING STAGED DIVERSIONS SHALL BE CLEAN AND DEVOID OF FINES.
4. EFFORTS SHALL BE MADE TO LIMIT DISTURBANCE TO VEGETATION.
5. EFFORTS SHALL BE MADE TO AVOID FATALITIES OF AQUATIC LIFE.

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION SHALL OCCUR IN ACCORDANCE WITH THE PLAN SET, CONSTRUCTION SPECIFICATIONS, EQUIPMENT SPECIFICATIONS, MATERIAL SPECIFICATIONS, REVEGETATION SPECIFICATIONS AND GENERAL SPECIFICATIONS.
2. CONSTRUCTION ACCESS SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL LEAVE ALL GATES, WHETHER OPEN OR CLOSED, AS FOUND.
3. STREAM CROSSINGS SHALL BE MINIMIZED DURING CONSTRUCTION. CONTRACTOR SHALL USE CULVERTS AT STREAM CROSSINGS SO THAT EQUIPMENT CAN CROSS THE STREAM WITHOUT GENERATING EXCESS TURBIDITY.
4. STRAW BALES AND SILT FENCING SHALL BE AVAILABLE AND INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER. CONSTRUCTION FENCING (LIMITS OF DISTURBANCE) SHALL BE INSTALLED BY THE CONTRACTOR IF DEEMED NECESSARY BY THE CONSTRUCTION MANAGER.
5. INITIALLY, THE CONTRACTOR SHALL EXCAVATE THE CHANNEL TO APPROXIMATE DESIGN DIMENSIONS. EXCAVATION SHALL COMPLY WITH CONSTRUCTION STAKES AND THE PLAN SET. EXCAVATION SHALL ESTABLISH CHANNEL ELEVATIONS WITHIN ONE-HALF FOOT OF FINAL ELEVATIONS. THE CONSTRUCTION MANAGER SHALL INSPECT THE CHANNEL EXCAVATION FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED OFF-SITE OR USED ON-SITE. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED. EXCAVATED SOD AND RIPARIAN SHRUB TRANSPLANTS SHALL BE CAREFULLY STOCKPILED AND REUSED FOR PLANTING FLOODPLAINS OR STREAM BANKS.
6. AFTER EXCAVATING THE CHANNEL, THE CONTRACTOR SHALL INSTALL BANK STABILIZATION AND HABITAT STRUCTURES USING THE EXCAVATOR. EACH STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS PROVIDED IN THE PLAN SET. THE CONSTRUCTION MANAGER SHALL INSPECT AND APPROVE ALL STRUCTURES PRIOR TO BACKFILLING.
7. AFTER ALL STRUCTURES ARE INSTALLED, THE CHANNEL WILL BE SHAPED TO WITHIN 0.3 FEET OF THE FINAL ELEVATIONS SPECIFIED ON THE PLAN SET USING AN EXCAVATOR. THE CONSTRUCTION MANAGER SHALL CHECK THE FINAL ELEVATIONS FOR COMPLIANCE WITH THE PLAN SET. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON-SITE, ABOVE THE BANKFULL CHANNEL UNTIL HAULED TO AN ON-SITE REPOSITORY DESIGNATED BY THE CONSTRUCTION MANAGER. DISTURBANCE TO RIPARIAN VEGETATION, CHANNEL BANKS AND SOD SHALL BE MINIMIZED.
8. THE CONTRACTOR SHALL REMOVE EXCESS MATERIALS, TEMPORARY CULVERTS AND EQUIPMENT FROM THE SITE. THE CONTRACTOR SHALL REGRADE DISTURBED AREAS AND CONSTRUCTION ACCESS ROADS TO THEIR ORIGINAL GRADES. THE CONTRACTOR SHALL TREAT COMPACTED SOIL AREAS INCLUDING ACCESS ROADS AND MATERIAL STOCKPILE AREAS TO MEET THE PLAN SET.

EQUIPMENT SPECIFICATIONS

1. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL MOBILIZE ALL EQUIPMENT TO THE PROJECT AREA AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EQUIPMENT FOR THIS PROJECT:

EXCAVATOR - ONE (1) EXCAVATOR SHALL BE REQUIRED. THE EQUIPMENT SHALL BE MINIMUM 200 CLASS. THE BUCKET VOLUME SHALL BE MINIMUM OF ONE (1) CUBIC YARD. THE BUCKET SHALL BE EQUIPPED WITH A HYDRAULIC THUMB FOR GRASPING LOGS, ROCKS, AND OTHER MATERIALS. THE EQUIPMENT MUST BE CAPABLE OF CROSSING WATER AND WORKING ON OR ADJACENT TO STEEP SLOPES. A CHAIN OR STRAP SHALL BE AVAILABLE FOR ATTACHING CULVERTS, PUMPS AND OTHER EQUIPMENT OR MATERIALS TO THE BUCKET FOR TRANSPORT ON-SITE.

ALL SURFACE VEHICLE - ONE (1) ALL-SURFACE VEHICLE (ASV) SHALL BE REQUIRED. THE EQUIPMENT SHALL BE EQUIPPED WITH SOD TRACKS TO MINIMIZE DISTURBANCE TO FRAGILE AREAS.

CHAINSAW - ONE (1) CHAINSAW SHALL BE REQUIRED. THE CHAINSAW MUST BE CAPABLE OF COMPLETELY SAWING LOGS OF THE DIAMETER SPECIFIED IN THE MATERIAL SPECIFICATIONS.

3. ALL EQUIPMENT SHALL BE WASHED PRIOR TO MOBILIZATION TO THE SITE TO MINIMIZE THE INTRODUCTION OF FOREIGN MATERIALS AND FLUIDS TO THE PROJECT SITE. ALL EQUIPMENT SHALL BE FREE OF OIL, HYDRAULIC FLUID, AND DIESEL FUEL LEAKS. TO PREVENT INVASION OF NOXIOUS WEEDS OR THE SPREAD OF WHIRLING DISEASE SPORES, ALL EQUIPMENT SHALL BE POWER WASHED OR CLEANED TO REMOVE MUD AND SOIL PRIOR TO MOBILIZATION INTO THE PROJECT AREA. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADEQUATE MEASURES HAVE BEEN TAKEN.

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SPECIFICATIONS
 EAST BRANCH TRESTLE CREEK RESTORATION PROJECT
 NEAR SANDPOINT, IDAHO

CHK	NW			
N	EN			

TOTAL WOOD QUANTITIES

ITEM	QUANTITY	DIAMETER	LENGTH	ROOTWAD
CATEGORY 2 WOOD	68	2-4 IN	20 FT	OPTIONAL
CATEGORY 3 WOOD	1,088	< 2 IN	10-12 FT	OPTIONAL
WILLOW CUTTINGS	1,632	0.25-1.0 IN	8 FT	NO

NOTE:
CATEGORY 2 WOOD LENGTHS SHOWN WILL PRODUCE THE PROPER AMOUNT MATERIAL FOR STRUCTURES WHEN SPLIT INTO APPROPRIATE SIZES DURING CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.

TOTAL ROCK QUANTITIES

ITEM	QUANTITY (EA)	DIAMETER (IN)
CATEGORY 1 ROCK	120	24-30
CATEGORY 2 ROCK	202	10-12

ITEM	QUANTITY (CY)	GRADATION	
STREAMBED/STREAMBANK FILL	140	SIZE (IN)	
		PERCENT PASSING	
		6	90-95
		4	50-80
		3	30-50
1	10-30		
0.08	10		

TOTAL EARTHWORK QUANTITIES

ITEM	QUANTITY (CY)
CUT	515
BACKFILL	279
NET	236

NOTE:
VOLUMES ARE NEATLINE, CONTRACTOR TO APPLY EXPANSION FACTORS TO DETERMINE A MORE ACCURATE BACKFILL VOLUME.

TOTAL MISCELLANEOUS QUANTITIES

ITEM	QUANTITY
SHRUB SALVAGE AND TRANSPLANT	12 (AS AVAILABLE)
RECLAMATION SEED	6.05 (PLS LBS)

BOULDER CASCADE QUANTITIES	
ITEM	QUANTITY
BOULDER CASCADES	10 (EA)
CATEGORY 1 ROCK	120 (EA)
STREAMBED FILL	10 (CY)

CONSTRUCTED CHANNEL STREAMBED QUANTITIES	
ITEM	QUANTITY
CONSTRUCTED RIFFLE	252 (LF)
CATEGORY 2 ROCK	202 (EA)
STREAMBED FILL	76 (CY)

VEGETATED WOOD MATRIX QUANTITIES	
ITEM	QUANTITY
VEGETATED WOOD MATRIX	544 (LF)
CATEGORY 2 WOOD	136 (EA)
CATEGORY 3 WOOD	1,088 (EA)
WILLOW CUTTINGS	1,632 (EA)
STREAMBED FILL	54 (CY)

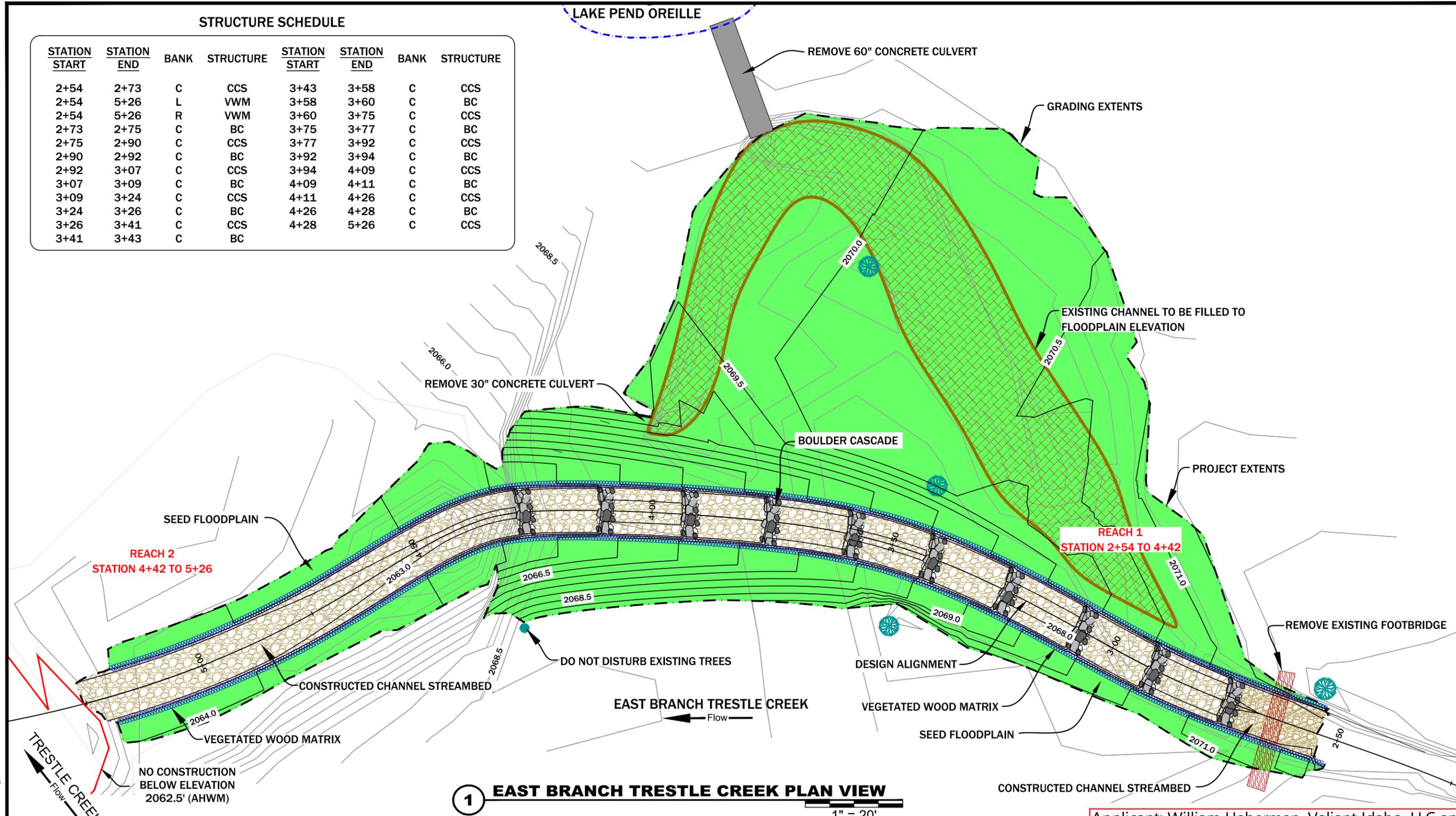
RIPARIAN SEEDING SCHEDULE				
LOCATION	SPECIES		PLS LBS/ACRE	TOTAL PLS LBS
FLOODPLAIN 0.25 ACRES	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10.59	2.69
	BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	4.71	1.20
	TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	1.18	.30
	MEADOW BARLEY	HORDEUM BRACHYANTHERUM	7.35	1.87
	TOTAL			

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CHK	NW
PTION	DESIGN

STRUCTURE SCHEDULE

STATION START	STATION END	BANK	STRUCTURE	STATION START	STATION END	BANK	STRUCTURE
2+54	2+73	C	CCS	3+43	3+58	C	CCS
2+54	5+26	L	VWM	3+58	3+60	C	BC
2+54	5+26	R	VWM	3+60	3+75	C	CCS
2+73	2+75	C	BC	3+75	3+77	C	BC
2+75	2+90	C	CCS	3+77	3+92	C	CCS
2+90	2+92	C	BC	3+92	3+94	C	BC
2+92	3+07	C	CCS	3+94	4+09	C	CCS
3+07	3+09	C	BC	4+09	4+11	C	BC
3+09	3+24	C	CCS	4+11	4+26	C	CCS
3+24	3+26	C	BC	4+26	4+28	C	BC
3+26	3+41	C	CCS	4+28	5+26	C	CCS
3+41	3+43	C	BC				



1 EAST BRANCH TRESTLE CREEK PLAN VIEW
1" = 20'

CASCADE THALWEG ELEVATIONS

CASCADE NUMBER	STA	THALWEG ELEV.	CASCADE NUMBER	STA	THALWEG ELEV.
1	2+73	2073.80	6	3+58	2070.30
	2+75	2073.10	7	3+60	2069.60
2	2+90	2073.10		3+75	2069.60
	2+92	2072.40		3+77	2068.90
3	3+07	2072.40	8	3+92	2068.90
	3+09	2071.70		3+94	2068.20
4	3+24	2071.70	9	4+09	2068.20
	3+26	2071.00		4+11	2067.50
5	3+41	2071.00	10	4+26	2067.50
	3+43	2070.30		4+28	2066.80

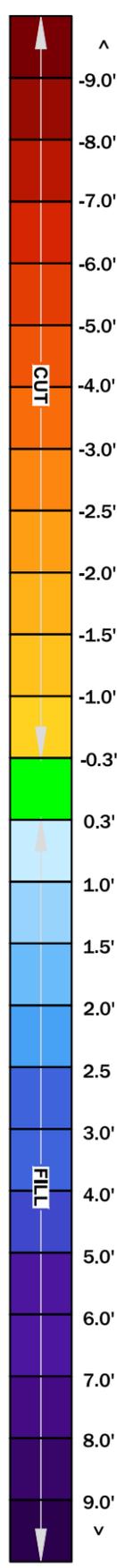
CHANNEL TOP OF BANK ELEVATIONS

STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)	STATION START	ELEVATIONS (FT)
2+54	2071.6	3+41	2068.6	4+26	2065.2
2+73	2071.3	3+58	2067.9	4+42	2064.6
2+90	2070.6	3+75	2067.3	4+50	2064.5
3+07	2069.9	3+92	2066.6	4+98	2063.9
3+24	2069.3	4+09	2065.9	5+26	2063.6

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
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 Proposed Activity: Marina, Bank Stabilization, Restoration
 PLSS: Sec. 16 & 21, T. 57 N, R. 1 E
 Lat: 48.2834 N, Long: -116.3531 W
 Sheet 6 of 12
 Date: September 04, 2025

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CHK	DESCRIPTION	DATE
NW	VAL DESIGN	

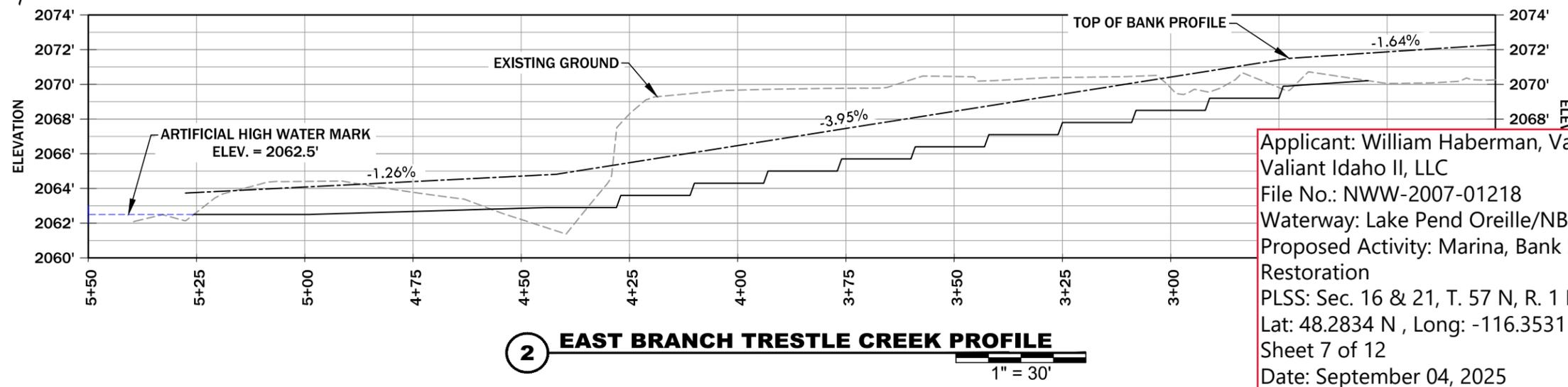
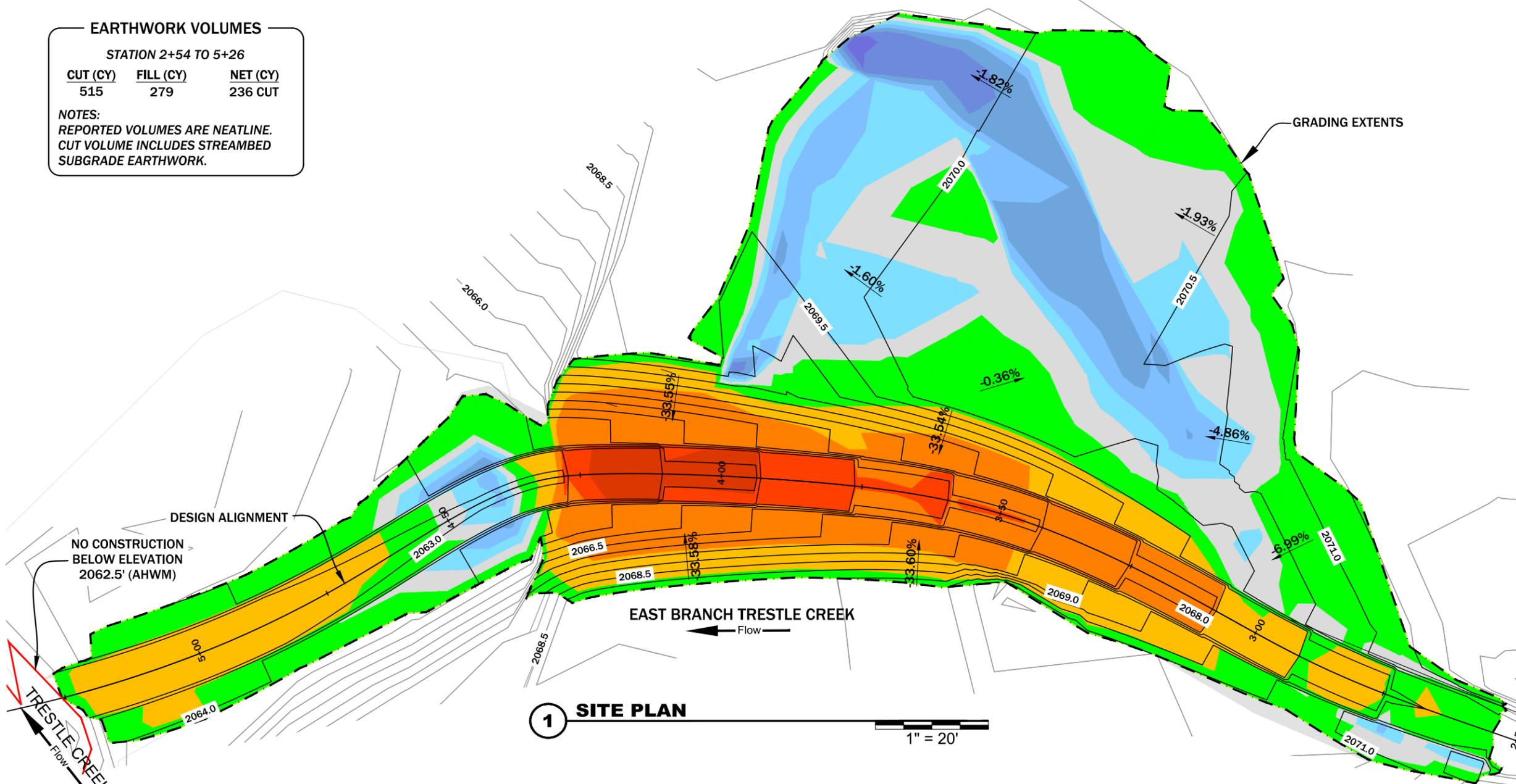


EARTHWORK VOLUMES

STATION 2+54 TO 5+26

CUT (CY)	FILL (CY)	NET (CY)
515	279	236 CUT

NOTES:
 REPORTED VOLUMES ARE NEATLINE.
 CUT VOLUME INCLUDES STREAMBED
 SUBGRADE EARTHWORK.



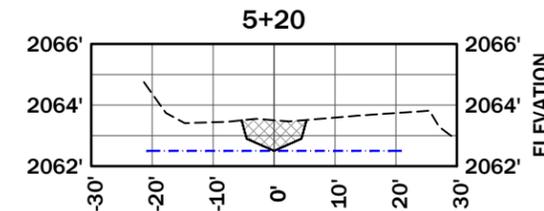
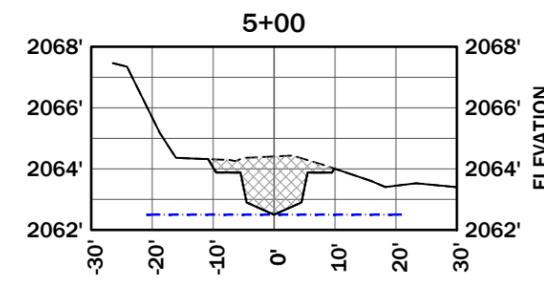
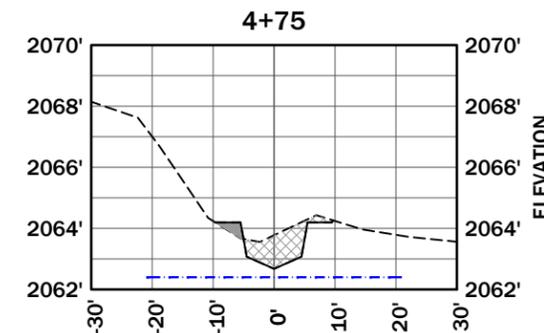
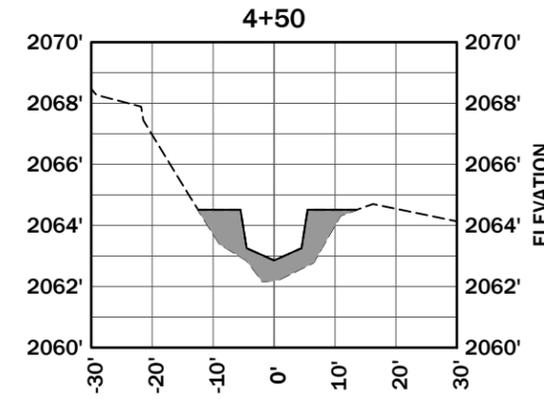
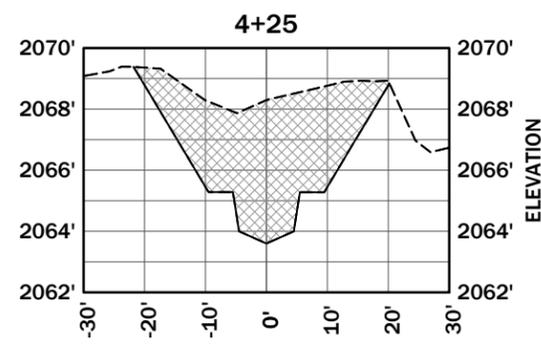
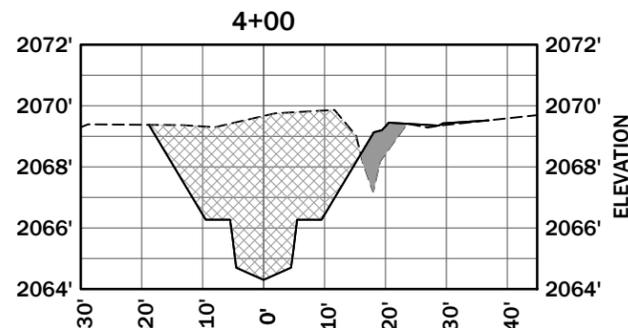
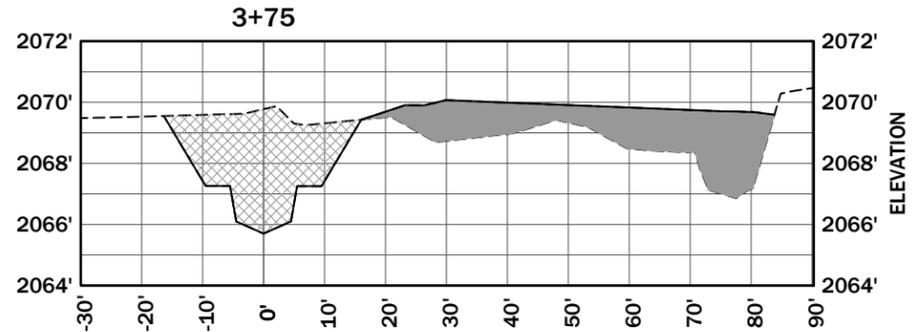
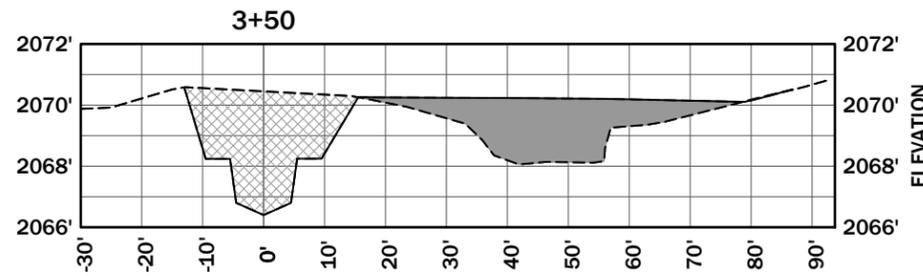
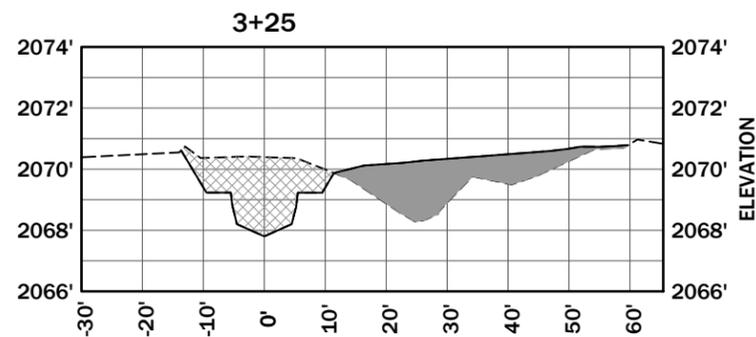
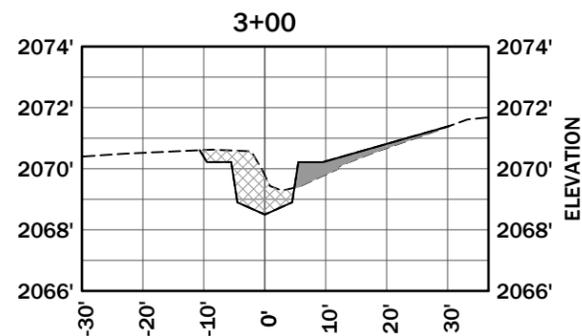
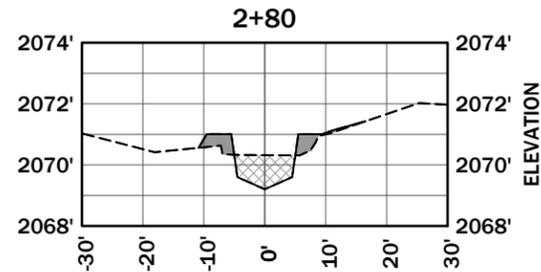
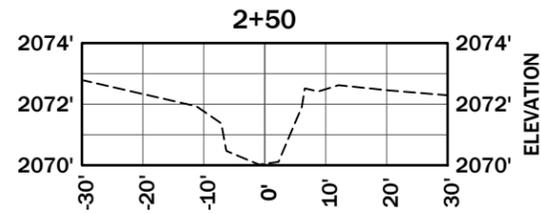
GRADING PLAN AND PROFILE

EAST BRANCH TRESTLE CREEK RESTORATION PROJECT

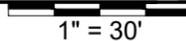
NEAR SANDPOINT, IDAHO

CHK	DATE
CRIPION	
L DESIGN	
NW	

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
 File No.: NWW-2007-01218
 Waterway: Lake Pend Oreille/NBTC
 Proposed Activity: Marina, Bank Stabilization, Restoration
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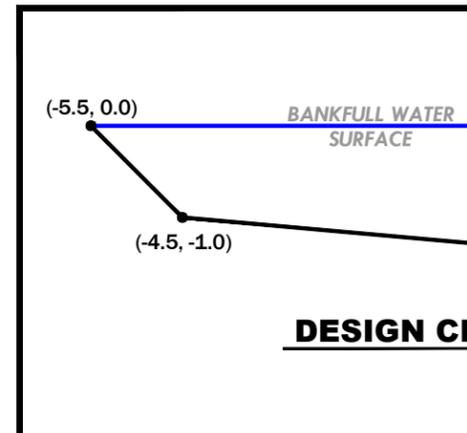


1 CHANNEL CROSS SECTIONS



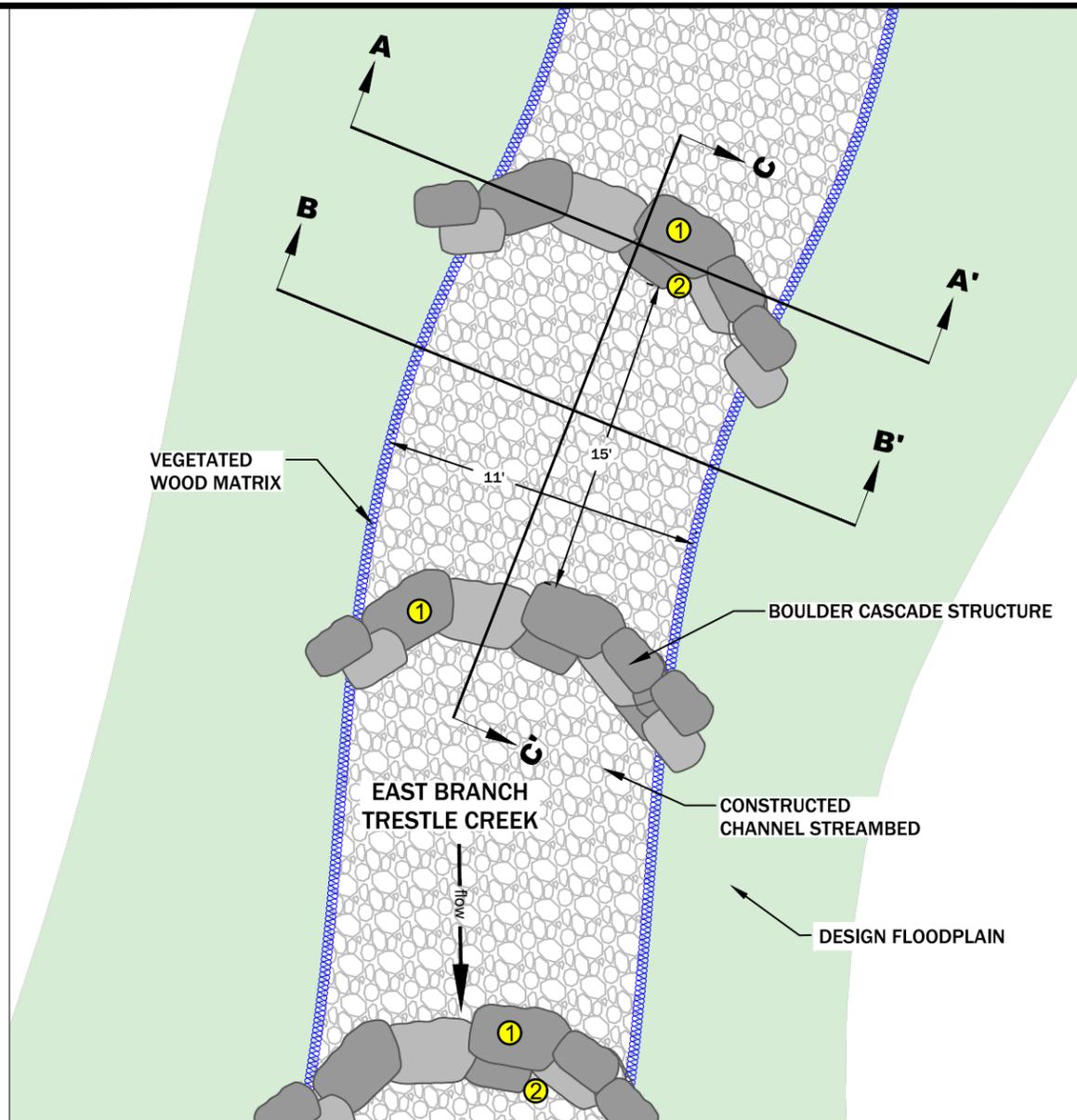
SECTION LEGEND

EXISTING GROUND ELEVATION		CUT
FINISHED GRADE		FILL
ARTIFICIAL HIGH WATER MARK		

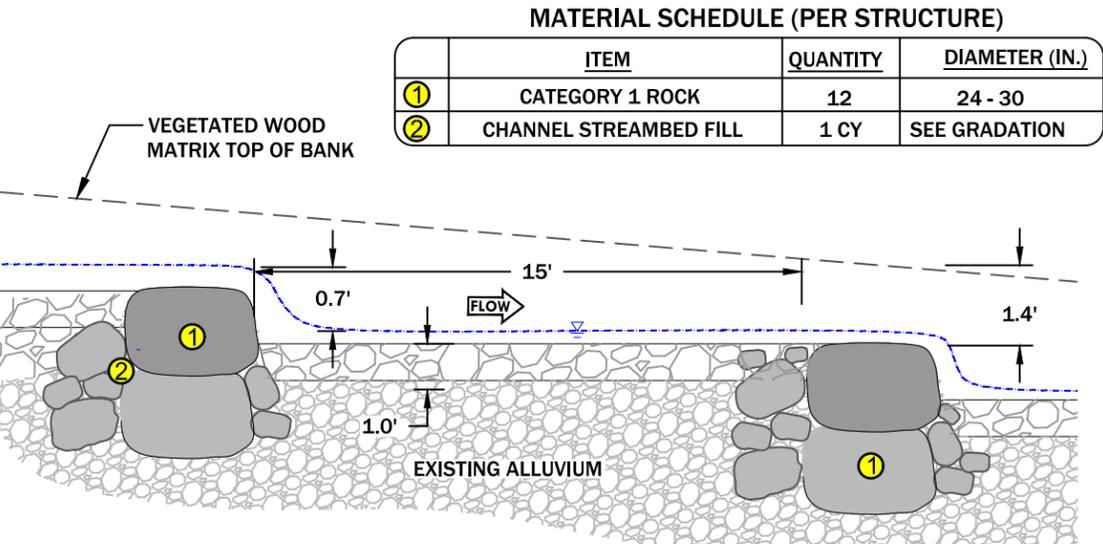


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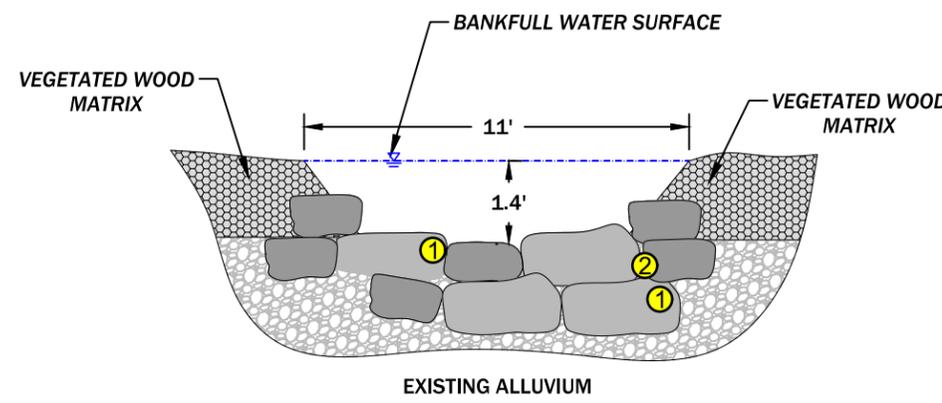
CHK	
DESIGN	
NW	



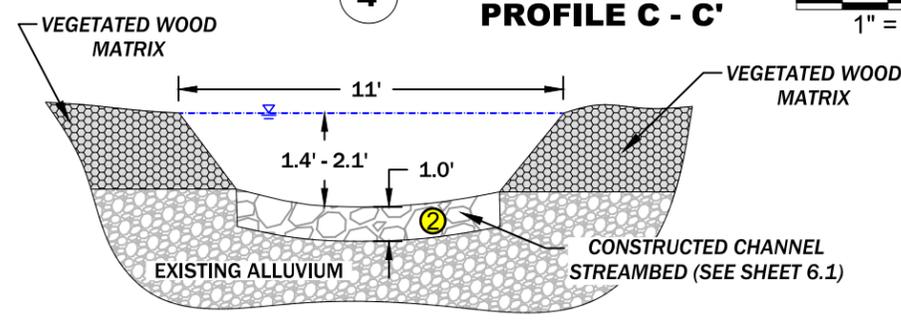
1 BOULDER STEP POOL PLAN VIEW
1" = 6'



4 BOULDER STEP POOL PROFILE C - C'
1" = 5'



2 BOULDER STEP WEIR SECTION A - A'
1" = 5'



3 CONSTRUCTED CHANNEL SECTION B - B'
1" = 5'

GENERAL NOTES

1. THE INTENT OF THE BOULDER CASCADE IS TO PROVIDE VERTICAL AND LATERAL STABILITY FOR ENTRENCHED STREAM TYPES EXHIBITING STEEP GRADIENTS WHERE DEEP POOLS ARE NOT DESIRED DUE TO POTENTIAL FISH STRANDING. THE STRUCTURE CONSISTS OF ALTERNATING GRADE CONTROL STEPS. VELOCITY AND ENERGY DISSIPATION IS CONTROLLED BY STEP SPACING WHICH IS DETERMINED AS A FUNCTION OF GRADIENT RELATIVE TO CHANNEL WIDTH. STEP HEIGHT IS DESIGNED TO MAINTAIN UPSTREAM FISH PASSAGE AT ALL FLOW STAGES.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY ENGINEER.
3. ENGINEER SHALL MARK THE GENERAL CONSTRUCTION LOCATIONS FOR EACH BOULDER STEP POOL STRUCTURE PRIOR TO CONSTRUCTION.

NOTES ON BOULDER CASCADE

1. EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN ON THE DRAWING. SALVAGE COBBLE FROM THE EXISTING CHANNEL AND STOCK PILE ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
2. PREPARE THE BASE OF THE EXCAVATION BY PLACING AND BUCKET COMPACTING STREAMBED FILL TO SUBGRADE ELEVATIONS SHOWN ON THE DRAWINGS.
3. CASCADES SHALL BE CONSTRUCTED FROM ROCKS WITH THE DIMENSIONS SHOWN IN THE MATERIAL SCHEDULE. PREFERRED ROCK IS RECTANGULAR IN SHAPE FROM SOURCE APPROVED BY ENGINEER AND SHALL BE SOUND, DENSE (SG=2.65 MIN.) AND FREE FROM CRACKS, SEAMS OR OTHER DEFECTS THAT CAN ACCELERATE WEATHERING.
4. PLACE CAT 1 ROCKS ACCORDING TO THE LAYOUT AND ELEVATIONS SHOWN ON SITE PLAN. FOOTER ROCKS SHALL BE PLACED UNDER ALL CAP ROCKS UNLESS CAP ROCKS EXTEND BELOW SCOUR DEPTH. ALL ROCKS SHALL BE PLACED ON SUITABLE SUBGRADE CONSISTING OF COARSE ALLUVIUM AS APPROVED BY ENGINEER. ROCK SHALL BE EQUIPMENT-PLACED SO THAT LARGER ROCKS ARE UNIFORMLY DISTRIBUTED WITH NO GAPS BETWEEN BOTH FOOTER ROCKS AND CAP ROCKS. STREAMBED FILL SHALL BE PLACED IN VOIDS AROUND FOOTER ROCKS AND CAP ROCKS.
5. THE STRUCTURE LOCATION WILL BE STAKED IN THE EXISTING STREAMBED BY ENGINEER. STRUCTURE TIE-IN LOCATIONS MAY BE STABILIZED WITH BOULDERS AND STREAMBED FILL AS DIRECTED BY ENGINEER.

MATERIAL SCHEDULE (PER STRUCTURE)

ITEM	QUANTITY	DIAMETER (IN.)
① CATEGORY 1 ROCK	12	24 - 30
② CHANNEL STREAMBED FILL	1 CY	SEE GRADATION

STREAMBED FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

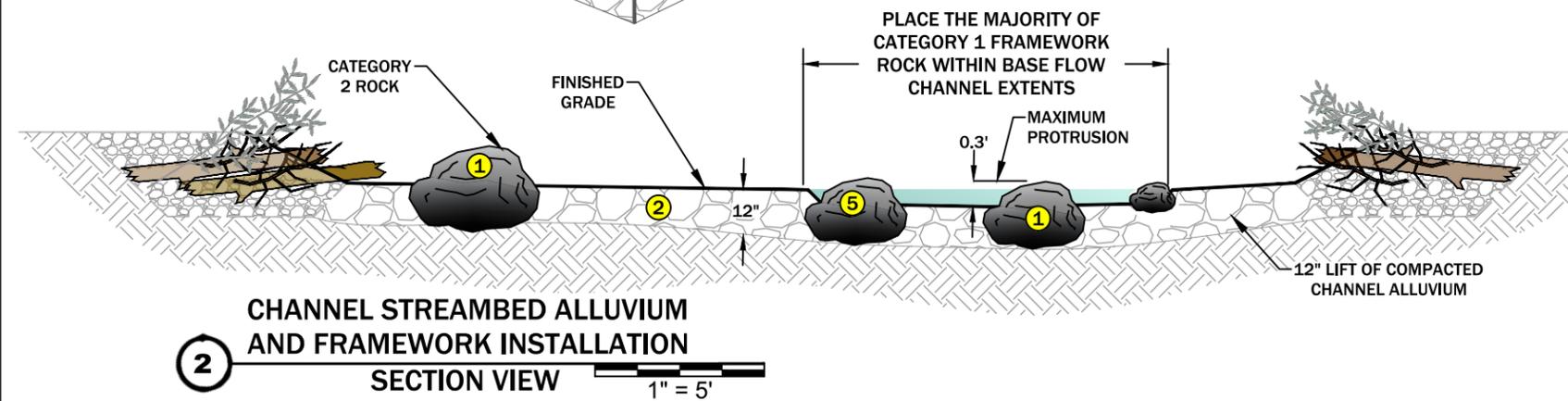
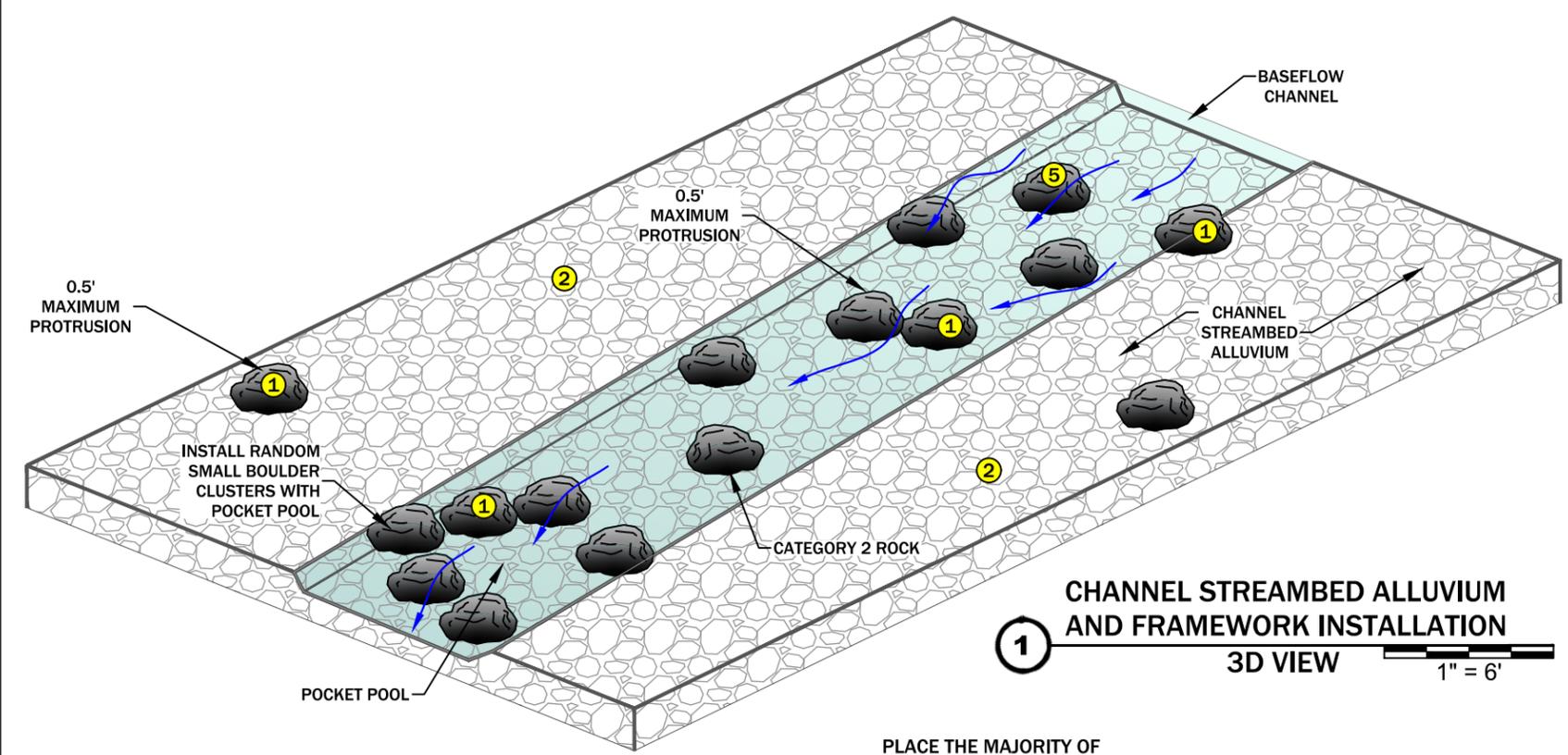
Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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 Lat: 48.2834 N, Long: -116.3531 W
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GENERAL NOTES

1. CONSTRUCTION OF THE CHANNEL STREAMBED WILL OCCUR AFTER THE CHANNEL SUBGRADE IS PREPARED.
2. ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED THE CONSTRUCTION MANAGER.
3. CONTRACTOR SHALL MARK THE UPSTREAM AND DOWNSTREAM EXTENTS OF THE LOCATIONS OF THE CONSTRUCTED CHANNEL STREAMBED STRUCTURES.
4. ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

NOTES ON CONSTRUCTED CHANNEL STREAMBED INSTALLATION

1. PRIOR TO CONSTRUCTION OF THE CHANNEL STREAMBED, CONSTRUCTION MANAGER SHALL VERIFY CHANNEL SUBGRADE ELEVATIONS. CHANNEL SUBGRADE SERVES AS THE FOUNDATION FOR THE CONSTRUCTED CHANNEL STREAMBED.
2. CONTRACTOR SHALL STOCKPILE CHANNEL ALLUVIUM PER SPECIFICATIONS NOTED ON THE DRAWING.
3. PREPARE THE FRAMEWORK. CONTRACTOR SHALL PLACE 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) ON THE SURFACE OF THE CHANNEL SUBGRADE PRIMARILY WITHIN THE LOW FLOW CHANNEL AS INDICATED ON THE DRAWING. DUE TO THE INHERENT VARIABILITY IN MATERIALS, BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE WILL BE NO GREATER THAN 0.5-FT.
4. CONTRACTOR MAY INSTALL 10-INCH TO 12-INCH BOULDERS (CATEGORY 2 ROCK) IN CLUSTERS, AS DIRECTED BY THE CONSTRUCTION MANAGER, TO CREATE A COMPLEX SERIES OF POCKET POOLS THAT EFFECTIVELY DISSIPATE ENERGY AND PROVIDE PATHWAYS FOR FISH MOVEMENT. BOULDER ELEVATIONS SHALL BE ADJUSTED TO ASSURE BOULDER PROTRUSION ABOVE FINISH GRADE IS NO GREATER THAN 0.3-FT.
5. PREPARE THE MATRIX. AFTER THE FRAMEWORK, BOULDER CLUSTERS, AND SMALL BOULDER RIBS ARE INSTALLED AND INSPECTED BY CONSTRUCTION MANAGER, PLACE APPROPRIATE CHANNEL STREAMBED ALLUVIUM GRADATION AND WASH FINES INTO STREAMBED. CHANNEL STREAMED ALLUVIUM SHALL BE PLACED TO THE FULL COURSE THICKNESS OF 12-INCHES TO FINISHED GRADE.



MATERIAL SCHEDULE (PER LINEAR FOOT)

ITEM	DIA.	QUANTITY
① CATEGORY 2 ROCK	10" - 12"	0.8 EA
② CHANNEL STREAMBED ALLUVIUM	6" MINUS	0.3 CY

STREAMBED FILL GRADATION

SIZE (IN)	PERCENT PASSING

Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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NOTES ON VEGETATED WOOD MATRIX INSTALLATION

- EXCAVATE TO THE EXCAVATION LIMITS AS SHOWN. EXCAVATED MATERIAL SHALL BE STOCKPILED ON THE FLOODPLAIN OUTSIDE OF THE IMMEDIATE WORK AREA.
- PREPARE THE BENCH OF THE STRUCTURE BY PLACING CHANNEL STREAMBED ALLUVIUM FROM THE BASE OF THE EXCAVATION DEPTH/BOTTOM OF EXCAVATION TO WITHIN 1.0-FT. OF FINISHED GRADE.
- CATEGORY 2 AND CATEGORY 3 WOOD, AND CHANNEL STREAMBED ALLUVIUM SHALL BE PLACED IN ALTERNATING LAYERS AND BUCKET COMPACTED UP TO THE TOP OF BANK ELEVATION AS SHOWN BELOW IN THE INSTALLATION SEQUENCE. PLACE SIX (6) FT TO EIGHT (8) FT. DORMANT WILLOW CUTTINGS AT A DENSITY OF 3 PER LINEAR FT ALONG THE TOP OF BANK LINE ELEVATION. WILLOW CUTTINGS SHALL SLOPE AT AN APPROXIMATE 1:1 SLOPE AS SHOWN IN SECTION VIEW. STEMS MAY OVERLAP. THE CUT ENDS SHALL BE PLACED AT THE BASE OF THE SLOPES WITH THE UN-CUT ENDS EXTENDING BEYOND THE EDGE OF THE TRENCH SO NO GREATER THAN ONE-THIRD OF THE TOTAL CUTTING LENGTH IS EXPOSED BEYOND THE TOP OF BANK EDGE. WILLOW CUTTINGS SHOULD INTERCEPT THE DESIGN TOP OF BANK LINE AS SHOWN IN STEP 5 OF THE INSTALLATION SEQUENCE.
- THE UPSTREAM AND DOWNSTREAM ENDS OF THE STRUCTURE SHALL TRANSITION SMOOTHLY INTO ADJACENT STREAMBANK STRUCTURES TO MINIMIZE EROSION, FLANKING, AND BANK FAILURE. STRUCTURE ENDS MAY BE STABILIZED WITH ADDITIONAL CATEGORY 1 ROCK AS APPROVED BY ENGINEER.
- AFTER INSTALLATION OF THE VEGETATED WOOD MATRIX, BACKFILL THE STRUCTURE WITH STOCKPILED MATERIAL TO FINISHED GRADE, AND BUCKET COMPACT.

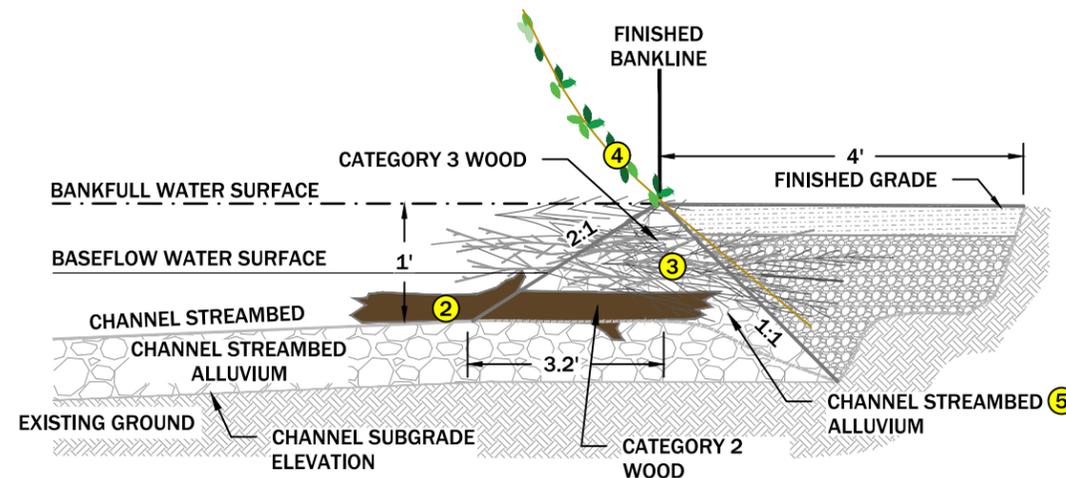
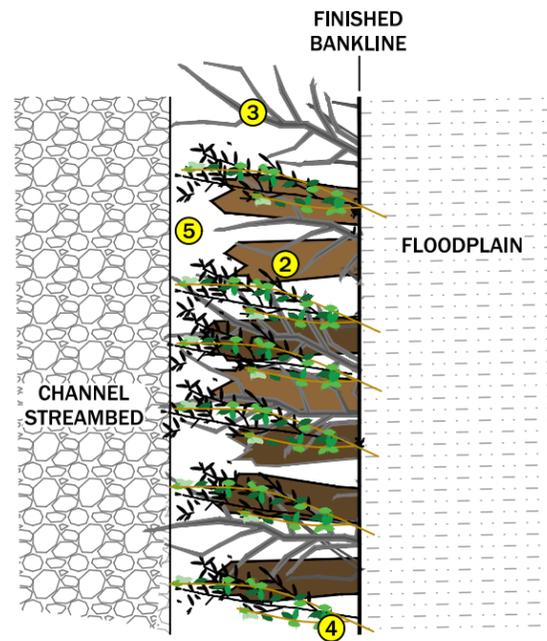
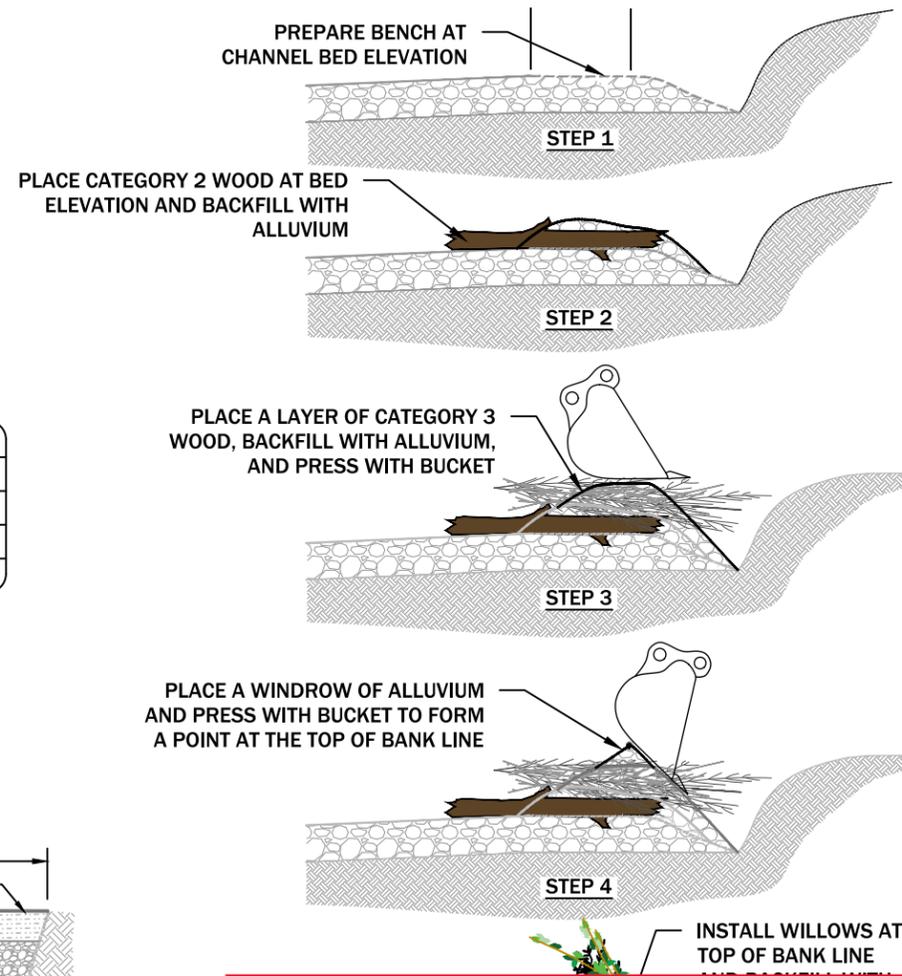
GENERAL NOTES

- CONSTRUCTION OF THE VEGETATED WOOD MATRIX WILL OCCUR AFTER THE CHANNEL AND FLOODPLAIN BACKFILL IS PLACED AND THE CHANNEL STREAMBED IS CONSTRUCTED.
- IF VEGETATED WOOD MATRIX STRUCTURES ARE INSTALLED PRIOR TO OCTOBER 1, LEAVE BACK TRENCH UNFILLED AND COMPLETE STRUCTURE WHEN DORMANT WILLOWS ARE AVAILABLE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CUT WOOD INTO APPROPRIATE SIZE LENGTHS TO FIT STRUCTURE DIMENSIONS.
- ANY CHANGES TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY CONSTRUCTION MANAGER.
- CONTRACTOR SHALL MARK AND CONSTRUCTION ENGINEER SHALL APPROVE THE GENERAL LOCATION FOR EACH VEGETATED WOOD MATRIX STRUCTURE PRIOR TO CONSTRUCTION.
- ALL **SUBGRADE EXCAVATION SHALL TERMINATE AT ELEVATION 2062.5'**. CONSTRUCTION MANAGER SHALL IDENTIFY LIMITS DURING CONSTRUCTION.

STREAMBANK FILL GRADATION	
SIZE (IN)	PERCENT PASSING
6	90-95
4	50-80
3	30-50
1	10-30
0.08	10

NOTE: MIX SALVAGED MATERIAL AND IMPORTED MATERIAL TO ACHIEVE SPECIFIED GRADATION

MATERIAL SCHEDULE (PER LINEAR FOOT)			
ITEM	DIA.	QUANTITY	
②	CATEGORY 2 WOOD	2" - 4"	0.25
③	CATEGORY 3 WOOD	< 2"	2
④	WILLOW CUTTINGS	0.25" - 1"	3
⑤	STREAMBANK ALLUVIUM	6" MINUS	0.1 CY



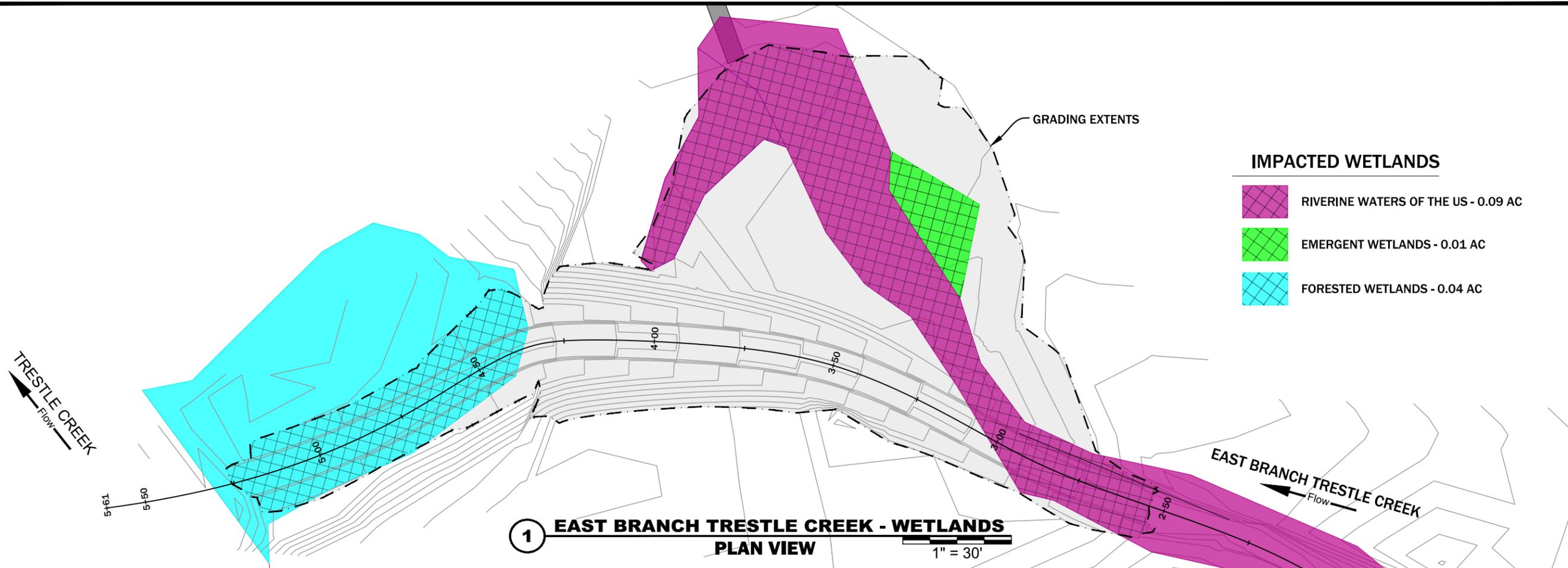
Applicant: William Haberman, Valiant Idaho, LLC and Valiant Idaho II, LLC
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① **VEGETATED WOOD MATRIX**
PLAN VIEW
NTS

② **VEGETATED WOOD MATRIX**
SECTION VIEW
NTS

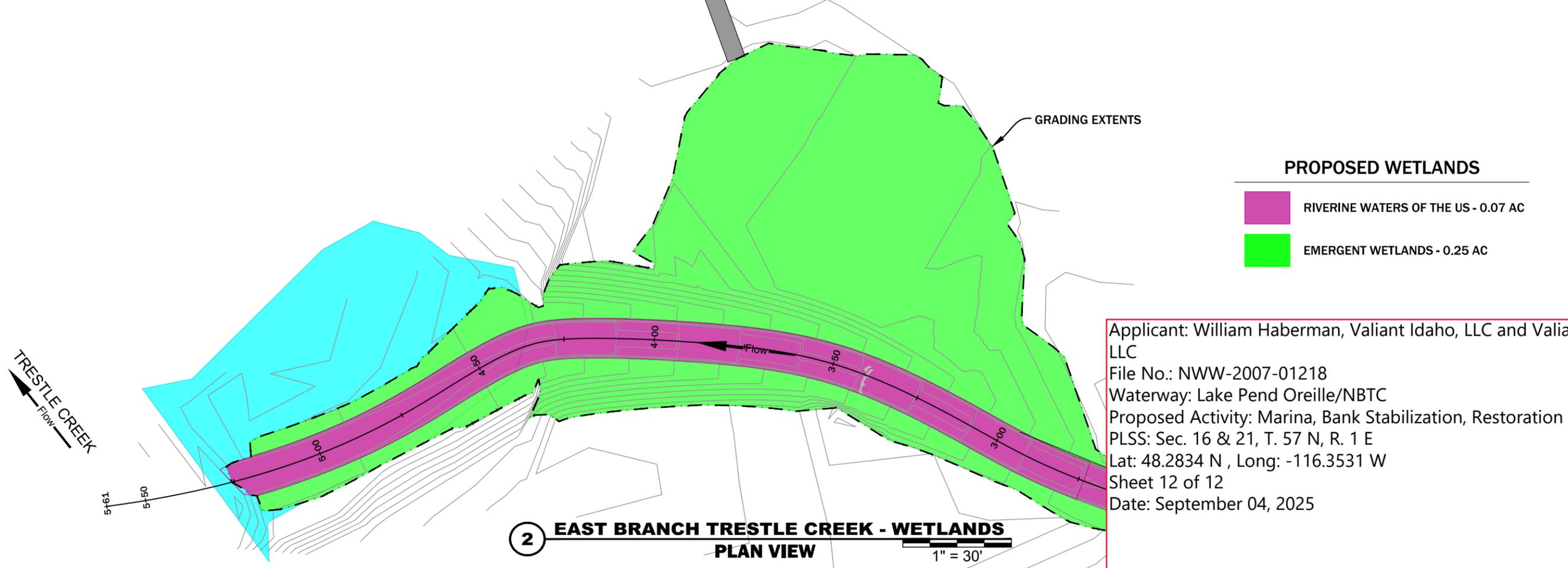
③

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1 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW
 1" = 30'

- IMPACTED WETLANDS**
- RIVERINE WATERS OF THE US - 0.09 AC
 - EMERGENT WETLANDS - 0.01 AC
 - FORESTED WETLANDS - 0.04 AC



2 EAST BRANCH TRESTLE CREEK - WETLANDS
PLAN VIEW
 1" = 30'

- PROPOSED WETLANDS**
- RIVERINE WATERS OF THE US - 0.07 AC
 - EMERGENT WETLANDS - 0.25 AC

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 Sheet 12 of 12
 Date: September 04, 2025

DESCRIPTION	CHK	
	AL	NW
DESIGN		

Scott Brown

From: Sam Owen Fire Rescue Sam Owen Fire Rescue <samowenfire@gmail.com>
Sent: Thursday, April 24, 2025 11:11 AM
To: Scott Brown
Subject: Re: Idaho Club Marina and Lakeshore Community

Hi Scott: In review of the drawings you have sent Sam Owen Fire District would be able to use the turn around area as drawn.

Please let me know if you have any questions or concerns.

Thank You
Tim Scofield
Sam Owen Fire District Chief
208-304-7822

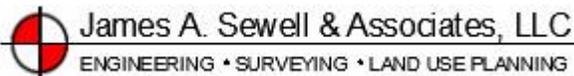
On Tue, Apr 15, 2025 at 1:35 PM Scott Brown <sbrown@jasewell.com> wrote:

Tim,

I am creating road plans for the referenced development and would appreciate feedback from Sam Owen Fire regarding the proposed access to a future 30,000 sf building as shown on the attached plan. Three sides of the building can be accessed with fire apparatus within 150', which I think is ok (correct me if I am wrong). Is there enough room for your fire apparatus to turn around and the end of the road? The paved apron at the north end of the building is big enough to include a 50' diameter turnaround. If not, any suggestions?

Thank you, I appreciate your time.

B. Scott Brown, P.E.



1319 North Division Avenue

Sandpoint, Idaho 83864

Office: (208) 263-4160



Janna Brown <janna.brown@bonnercountyid.gov>

File MOD0003-24 Modification

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 17, 2025 at 3:58 PM

Good Afternoon:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_09_BC_MOD0003_24Modificaiton.pdf**
119K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **28th** day of **August 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, August 28, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday September 18, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Subdivision File SS0006-20, and Modification MOD0001-22. The proposed modifications include:

(1) enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) reduction of the number of boat slops in the proposed marina to 88 from 105, (4) provision of public lease slips in the proposed marina, (5) a timeline extension request to summer of 2028 for final plat and CUP issuance, (6) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (7) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Ponderosa Sewer District 9/17/25
Name out of district boundaries Date



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22 - Correction

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 11:15 AM

REF: MOD0003-24 (correction version)

TO: Janna Brown, Administrative Assistant III

Good morning,

The proposed Application includes modification of CUP006-20, SS0006-20, and MOD001-22. Notwithstanding any previous comments submitted by Idaho Department of Water Resources (IDWR), IDWR offers the following comments:

- IDWR – Northern Regional Office **doesn't have any conditions of approval requirements for the proposed project** but offer the following information as education for the project developer:
- The developer is required to secure an approved Water Permit from IDWR prior to diverting any public surface waters IAW Idaho Code §42-351, including Trestle Creek and Lake Pend Oreille. Often construction water is sought during development of projects, and an Application for Temporary Water Use would be required prior to diversions. The Applicant may contact IDWR to discuss any potential surface water uses projected on the property.
- IDWR acknowledges the project development for domestic use and commercial use contemplate a community well which is currently covered by active permit(s) 96-9703 & 96-9897. These Permits authorize development of a groundwater source .

Thank you for the opportunity to comment,



rom: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, October 16, 2025 4:57 PM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West

<jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>

gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Re: Bonner County Planning - MOD0003-24 Agency Review - Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22 - Correction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Afternoon,

I do apologize to everyone, please see the amended notice.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

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Track your permit status in real time

Upload documents directly

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Online Application Guide

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Build smarter. Apply online.

On Thu, Oct 16, 2025 at 4:00 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,

Please see the revised notice of public hearing for the file.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K

Appendix C: Depth-to-Width Spreadsheet

MOD0003-24 D-W calculations							
	Length	Area in acres	Acre in Sq Ft	Width	Required D/W Ratio	Actual D/W Ratio	Comments
Lot 1	267	0.39	16988.4	63.63	3.20	4.20	Lot is substantially similar to what was approved under CUP0006-20. The shape of this lot is dictated by the previously approved adjacent lots.
Lot 2	241.5	0.38	16552.8	68.54	3.20	3.52	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 3	256.75	0.38	16552.8	64.47	3.20	3.98	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 4	233.25	0.39	16988.4	72.83	3.20	3.20	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 5	204	0.31	13503.6	66.19	3.20	3.08	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 6	179	0.39	16988.4	94.91	3.20	1.89	Lot is substantially similar to what was approved under CUP0006-20. The shape of this lot is dictated by the previously approved adjacent lots.
Lot 7	272.5	0.46	20037.6	73.53	3.20	3.71	The shape of this lot is dictated by the previously approved adjacent lots.
Common Space Lot	842	1.98	86248.8	102.43	4.20	8.22	Lot is substantially similar to what was approved under CUP0006-20. The portions of the lot that cause it not meet the required D/W ratio were approved under CUP0006-20.

Appendix D: Zoning Commission Recommendation Letter



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

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

September 24, 2025

William Haberman, Valiant Idaho, LLC c/o
Jeremy Grimm, Whiskey Rock Planning + Consulting
614 Creekside Ln
Sandpoint, ID 83864

Subj: File MOD0003-24 – Trestle Creek Modification; modification of PUD governed by FILES CUP0006-20, SS0006-20 & MOD0001-22.

Encl: (1) Reasoned Statement
(2) File MOD0003-24 Staff Report

Dear Applicant,

The Bonner County Zoning Commission at the September 18, 2025 hearing recommended approval of the above-referenced application.

Commissioner Poulsen at the September 18, 2025 hearing moved to recommend approval of FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22, to include the changes shown on the new site plan and proposed in the application and as outlined in the staff report. The subject property is located north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

The Bonner County Zoning Commission found that this proposal was in accord with Bonner County Revised Code and the Comprehensive Plan as enumerated in the following conclusions of law:

Conclusions of law:

Conclusion 1: The proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan as reviewed in accord with BCRC Title 12, Chapter 2 Subchapter 2.66.

Conclusion 2: This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2 Subchapter 2.66. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3: The proposed modification **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

This recommendation from the Zoning Commission is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Poulson further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report and directed planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Blaser seconded the motion.

Roll Call Vote

Commissioner Blaser	AYE
Commissioner Poulson	AYE
Commissioner Marble	AYE

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

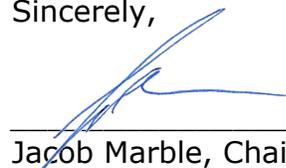
Proposed Conditions of Approval:

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

- A-2** The modifications shall be developed and shall be operated in accordance with the previous decisions in Conditional Use Permit CUP006-20, Short Subdivision File SS0006-20 & Modification MOD0001-22, except as modified by this decision.

Please contact the Planning Department if you have any questions.

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

Reasoned Statement:

BCRC 12-266: Modification of Terms and Conditions of Permit Approval

CODE SECTION	REQUIREMENT	FINDING
BCRC 12-266.A	The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section:	Per this subsection, the BOCC is tasked with modifying this decision and retains final decision making responsibility as they were the previous hearing body to make a final decision.
BCRC 12-266.B	Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter:	The application was submitted on the correct Bonner County Planning Department form, and the appropriate fee paid.
BCRC 12-266.C	A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance:	A public hearing has been scheduled and notices have been provided in accordance with the same standard of the original application.
BCRC 12-266.D	The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification:	This standards review is required to be consistent with the original standards in the original decisions and this process may only review the modified portions of the proposal. <u>This is not a re-review of the previously approved application.</u>
BCRC 12-266.E	The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit:	A decision shall be rendered consistent with these requirements.

Short Subdivision:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original short subdivision decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original plat decision SS0006-20, per BCRC 12-266.D:

ORIGINAL REQUIREMENT	FINDING	ORIGINAL REQUIREMENT	FINDING
BCRC12-652 (B) Zone change was not required to accommodate lot size:	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC12-652 (C) Original Lots not created by a short plat in the last two years:	No part of the proposal modifies the findings in the original decision in relation to this requirement.
BCRC 12-621 Depth to width/Angle of intersection:	Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not a part of this modification proposal. The dimensions of these approved lots dictate the ratios of the modified lots.	12-622 Submerged Lands:	Submerged lands are not being counted towards lot sizes.
BCRC 12-623 (A) Services and Utilities: Lots smaller than 1 acre.	Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.	BCRC 12-623 (B) Services and Utilities: Water	A water system was approved under the previous decision. An updated water system plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.
BCRC 12-623 (C) Services and Utilities: Sewage Disposal	A sewage disposal system was approved under the previous decision. An updated sewer system plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.	BCRC 12-623 (D) Services and Utilities: Fire Assessment and Plan	Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.
BCRC 12-624 (A) Roads and Access: New Road Naming	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC 12-624 (B) Roads and Access: New Road Standards (Appendix A)	A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan

			must be approved by the Bonner County engineer prior to permit modification issuance.
BCRC 12-624 (C) Roads and Access: Legal Access	A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.	BCRC 12-624 (D) Roads and Access: Lots less than 5 acres – require direct frontage on public R-O-W.	A private road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
BCRC 12-625 (A): Trails and Parks: Bonner County Trails Plan	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC 12-625 (B): Trails and Parks: Public Access, Parks & Facilities	No part of the proposal modifies the findings in the original decision in relation to this requirement.
BCRC 12-626 (A) Environmental Features: Natural Hazards	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).	BCRC 12-626 (B) Environmental Features: Shorelines, BCRC 12- 710 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County shoreline rules.
BCRC 12-626 (B) Environmental Features: Grading, Stormwater, Erosion Control Plans, BCRC 12- 720 et. seq.	An updated stormwater plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.	BCRC 12-626 (B) Environmental Features: Wetlands, BCRC 12- 730 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required to comply with Bonner County wetland rules.

<p>BCRC 12-626 (B) Environmental Features: Wildlife, BCRC 12-740 et. seq.</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County wildlife rules.</p>	<p>BCRC 12-626 (B) Environmental Features: Hillsides, BCRC 12-760 et. seq.</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required to comply with Bonner County rules regarding development on slopes.</p>
<p>BCRC 12-626 (C) Environmental Features: Waterfront Property</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County shoreline, wetland, wildlife, and floodplain rules.</p>	<p>BCRC 12-627 Commercial and Rural Service Center Districts:</p>	<p>No part of the proposal modifies the findings in the original decision in relation to this requirement.</p>

Standards Review, Conditional Use Permit:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original CUP decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original CUP decision CUP0006-20, per BCRC 12-266.D:

- BCRC 12-2.2, et seq.: Conditional Use Permits;

- A conditional use permit is required for a planned until development and preliminary plat.
- Modifications of approved PUDs are allowed per BCRC 12-266.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-256(A-E): Design Standards for Planned Unit Developments;
 - *A. Common Open Space – 10% of total gross acreage required*
 - Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *B. Owner's Association – A homeowner's association and/or corporation ownership required*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *C. Covenants, Article of Incorporation – Recorded with the final plat of any PUD subdivision or final development plans required.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *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.*
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - *E. Public amenities that can be provided to obtain a density bonus.*

- Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
- BCRC 12-332: Residential Use Table (single family dwellings);
 - Single family dwellings are a permitted use within the Recreation district.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density in the Rec Zone of one (1) unit per one (1) acre allowed per BCRC12-412.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. No new uses are proposed. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).

- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.

- BCRC 12-412; *Maximum residential density shall be 1 dwelling unit per minimum lot size.*
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.

- BCRC 12-412; *Setback Requirements* – see variation to rear setback previously stated.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-421: Performance Standards for All Uses; *Effects from noise, light glare, odors, fumes or vibrations.*
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).

- BCRC 12-432: Minimum Off Street Parking Requirements;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are

dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.

- 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.*
 - 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.*
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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.*
 - Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*

- No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-626(B): Environmental Features; *The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.*
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County environmental rules.
- 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.*
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.*
 - No new uses are proposed under this application. No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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).*
 - Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.

- A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- 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.*
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - Open space and common areas have been enlarged by 0.51 acres.
 - The open space requirement was set by the previous decision and is not subject to re-review.

- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-412: 2 acre lot size minimum when served by "urban water."
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.

- 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.
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.

- BCRC 12-412: Lot coverage requiring 35%
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-412: Minimum rear yard setback required is 5'.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.

- No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- BCRC 12-713: *Maximum "impervious surface" allowed within the "shore land" areas shall be 35%.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-733(B): 40' setback to wetlands required.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-4.5, et seq.: Design Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-4.6, et seq.: Landscaping and Screening Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-486(B-I): Standards for Rental Warehouses, Ministorage, Boat Storage;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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 road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

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



Bonner County Zoning Commission Staff Report for September 18, 2025

Project Name: MOD0003-24 Trestle Creek Modification

File Number, Type: MOD0003-24, Modification

Request:

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Short Subdivision File SS0006-20, which have already been modified by Modification MOD0001-22. The proposed modifications include:

(1) enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) reduction of the number of boat slips in the proposed marina to 88 from 105, (4) provision of public lease slips in the proposed marina, (5) a timeline extension request to summer of 2028 for final plat and CUP issuance, (6) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (7) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

Legal Description: Lots 1 and 2, The Idaho Club North Lake (Book 13, Plats, Page 42) See Warranty Deed IN#958077 for description of RP57N01E166160A.

Location: The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho.

Parcel Number: RP031740000020A, RP031740000010A & RP57N01E166160A

Parcel Size: Approximately 24.4 acres

**Applicant/
Landowner:** Valiant Idaho II, LLC Managing Member, William Haberman
151 Clubhouse Way

Sandpoint, ID 83864

Project Representative: Jeremy Grimm, Whiskey Rock Planning + Consulting
614 Creekside Lane
Sandpoint, ID 83864

Scott Brown, James A Sewell & Associates
1319 North Division Ave
Sandpoint, ID 83864

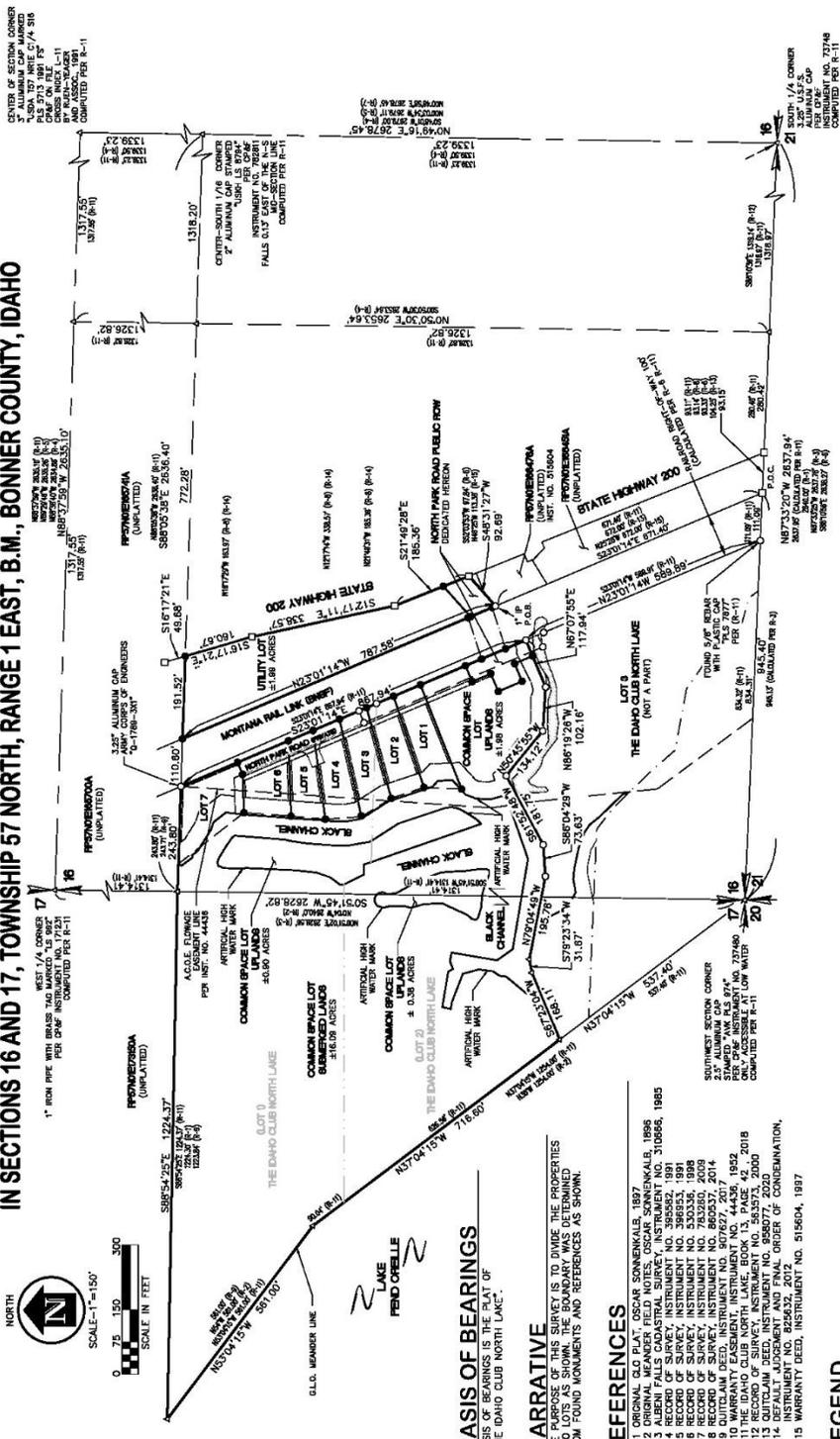
Application filed: July 23, 2024

Notice provided: Mail: August 28, 2025
Site Posting: September 4, 2025
Published in newspaper: August 28, 2025

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
Appendix B: Agency Comments
Appendix C: Depth-to-Width Spreadsheet

REPLAT OF LOTS 1 & 2 OF THE IDAHO CLUB NORTH LAKE AND UNPLATTED PARCEL

IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, B.M., BONNER COUNTY, IDAHO



SCALE--1"=150'

BASIS OF BEARINGS

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PROPERTIES INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS AND REFERENCES AS SHOWN.

NARRATIVE

R-1 ORIGINAL DEED, OSCAR SONNENKALB, 1897
 R-2 ORIGINAL MEASUREMENT NOTES, OSCAR SONNENKALB, 1896
 R-3 ALBERT FALLS CADASTRAL SURVEY, INSTRUMENT NO. 310866, 1885
 R-4 RECORD OF SURVEY, INSTRUMENT NO. 388933, 1981
 R-5 RECORD OF SURVEY, INSTRUMENT NO. 530338, 1988
 R-6 RECORD OF SURVEY, INSTRUMENT NO. 860237, 2014
 R-7 RECORD OF SURVEY, INSTRUMENT NO. 807627, 2017
 R-8 QUITCLAIM DEED, INSTRUMENT NO. 1952, 1992
 R-9 THE IDAHO CLUB NORTH LAKE DEED, INSTRUMENT NO. 563973, 2000
 R-10 THE IDAHO CLUB NORTH LAKE DEED, INSTRUMENT NO. 563973, 2000
 R-11 QUITCLAIM DEED, INSTRUMENT NO. 568077, 2020
 R-12 QUITCLAIM DEED, INSTRUMENT NO. 825432, 2012
 R-13 WARRANTY DEED, INSTRUMENT NO. 515604, 1987

REFERENCES

- WELCH CORNER 1/4" REBAR WITH PLASTIC CAP
- WELCH CORNER 1/4" ALLOY CAP, IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- CALCULATION POINT (NOTHING FOUND OR SET)

LEGEND

- WELCH CORNER 1/4" REBAR WITH PLASTIC CAP
- WELCH CORNER 1/4" ALLOY CAP, IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- CALCULATION POINT (NOTHING FOUND OR SET)

SHEET TITLE: REPLAT OF LOTS 1 & 2 OF THE IDAHO CLUB NORTH LAKE AND UNPLATTED PARCEL

DATE: 11-15-20

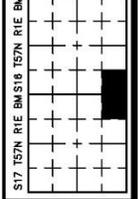
REVISION: REB

PROJECT: SC

ENGINEERS - SURVEYORS - PLANNERS

JAMES A. SENEAL AND ASSOCIATES, LLC

SNAPPOINT, ID. 83864, (208)263-4180



RECORDER'S CERTIFICATE

Project Summary:

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20 & Short Subdivision File SS0006-20, which have already been modified by Modification MOD0001-22. The proposed modifications include:

(1) enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) reduction of the number of boat slips in the proposed marina to 88 from 105, (4) provision of public lease slips in the proposed marina, (5) a timeline extension request to summer of 2028 for final plat and CUP issuance, (6) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (7) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

Applicable Laws:

BCRC 12-266.A-E Modification of Terms and Conditions of Permit Approval

12-266: MODIFICATION OF TERMS AND CONDITIONS OF PERMIT APPROVAL:

A. The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

B. Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

C. A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

E. The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

Background:

A. Site Data:

- Current use: Vacant.
- Platted/ Unplatted: The site has both platted and unplatted portions.
- Size: approximately 24.4 acres
- Zone: Recreation (per CUP0006-20)
- Land Use: Resort Community and Rural Residential (per CUP0006-20)

B. Access:

- The site has frontage on and is accessed via North Park Road, a private road, and State Highway 200, owned by the Idaho Transportation Department (ITD). Portions of North Park Road will be dedicated to the public. North Park Road will be privately maintained.

C. Environmental Factors:

- Site does contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain a river/stream/frontage on Lake Pend Oreille
- The site is within Special Flood Hazard Area (SFHA) Zone X and Zone AE, per FIRM panel 16017C0775E, effective date 11/18/2009.
- Trestle Creek borders the southern portion of the site.
- The mapped soil type for the site is Bonner silt loam and is classified as prime farmland.
- No critical wildlife habitat has been mapped on or within the vicinity of the subject property
- Portions of the site are mapped as critical habitat for Bull Trout.

D. Services:

- Water: Proposed public water system.
- Sewer: Site is mapped as within Trestle Creek Sewer District; however, a community leach field is proposed for the site.
- Power: Avista (per application).
- Fire: Sam Owen Fire District
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

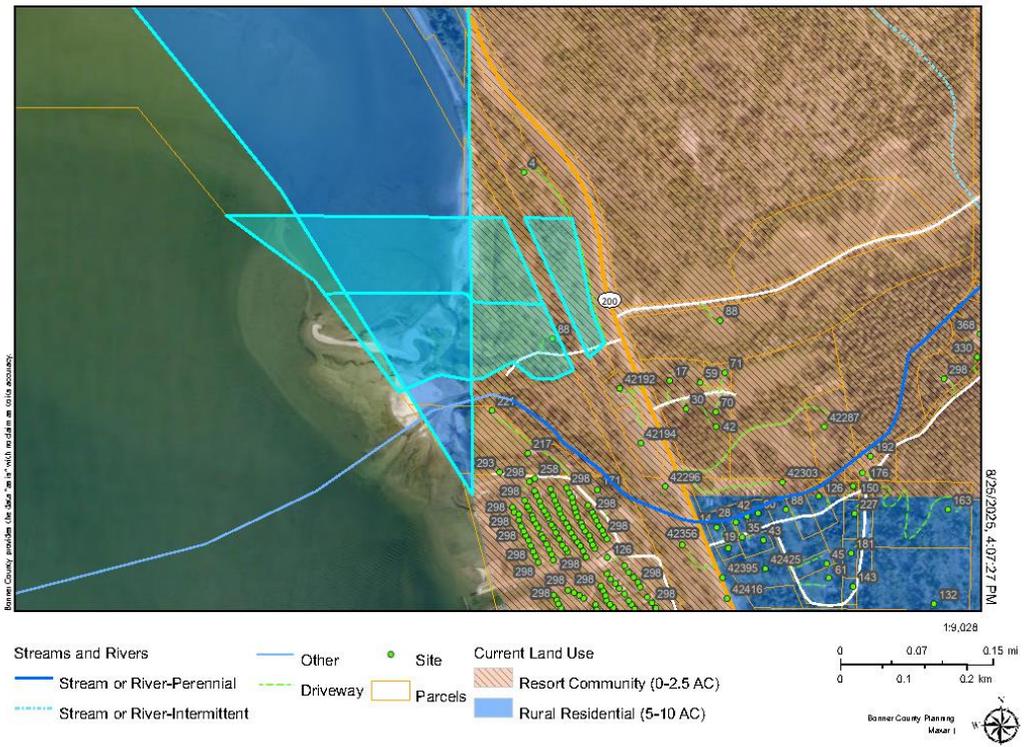
E. Comprehensive Plan, Zoning and Current Land Use

Compass	Land Use	Zoning	Current Use & Density
Site	Resort Community & Rural Residential	Recreation (Rec)	Vacant
North	Resort Community	Rural-5, & Rural 10	US Army Corps of Engineers land and rural residence (RP57N01E165741A)
East	Resort Community & Rural Residential Area	Rural-5	Vacant
South	Resort Community & Rural Residential	Rural-5, Recreation & Rural Service Center	Railroad and Highway 200 rights-of-way, vacant land

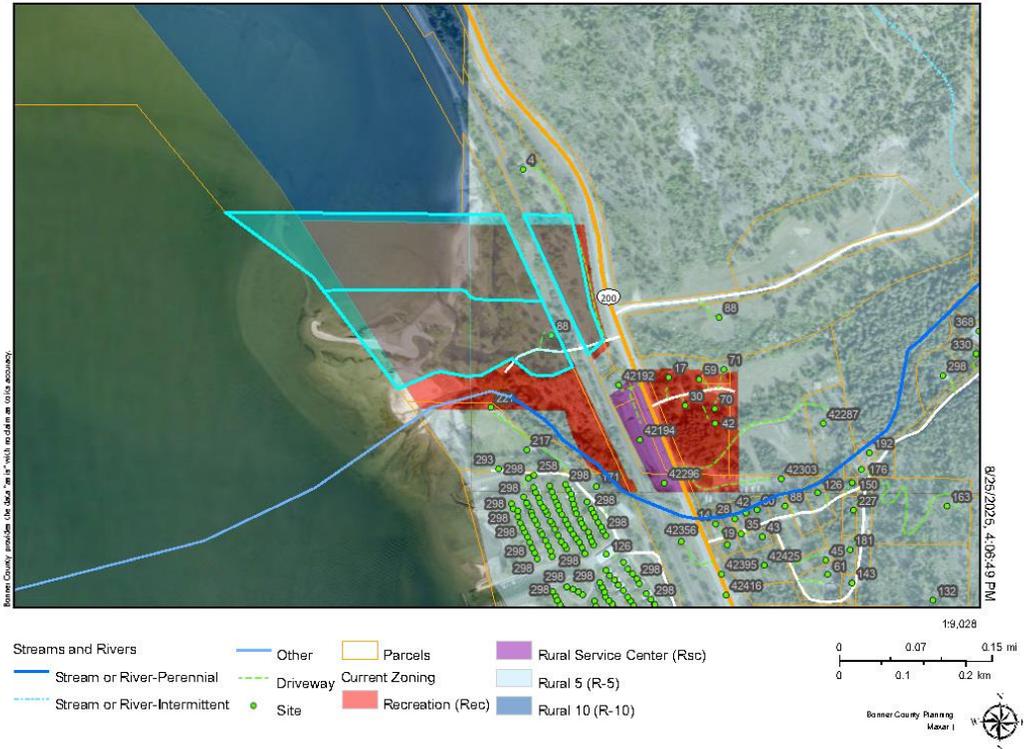
MOD0003-24 - Aerial



MOD0003-24 - Resort Community & Rural Residential Land Use



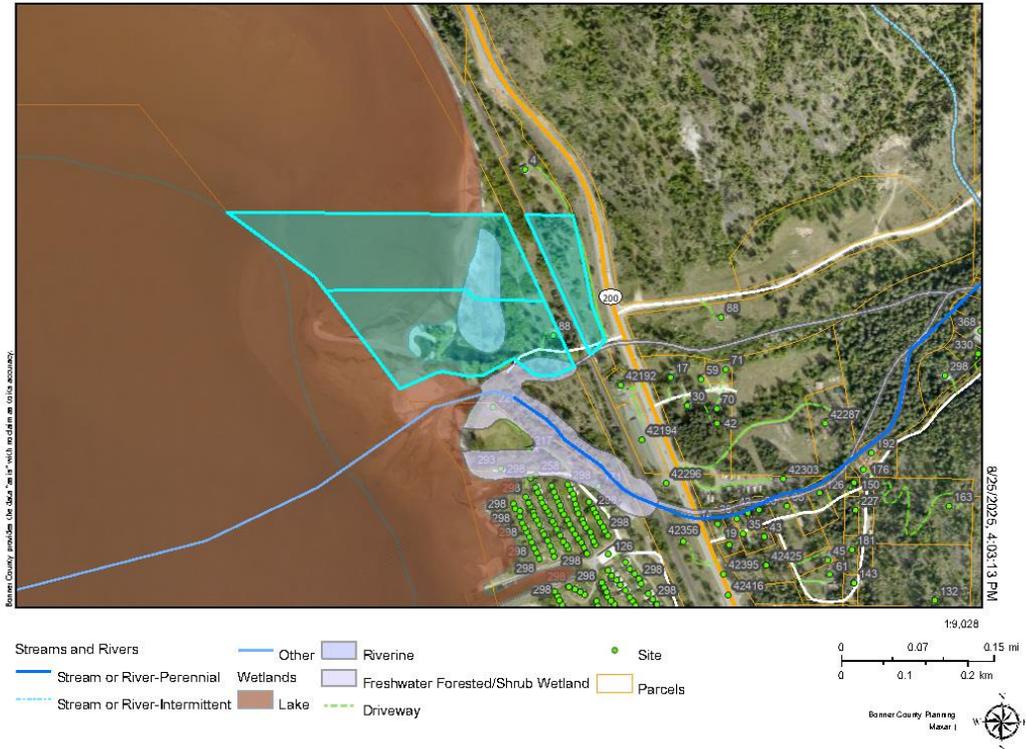
MOD0003-24 - Rec Zoning



MOD0003-24 - Slopes



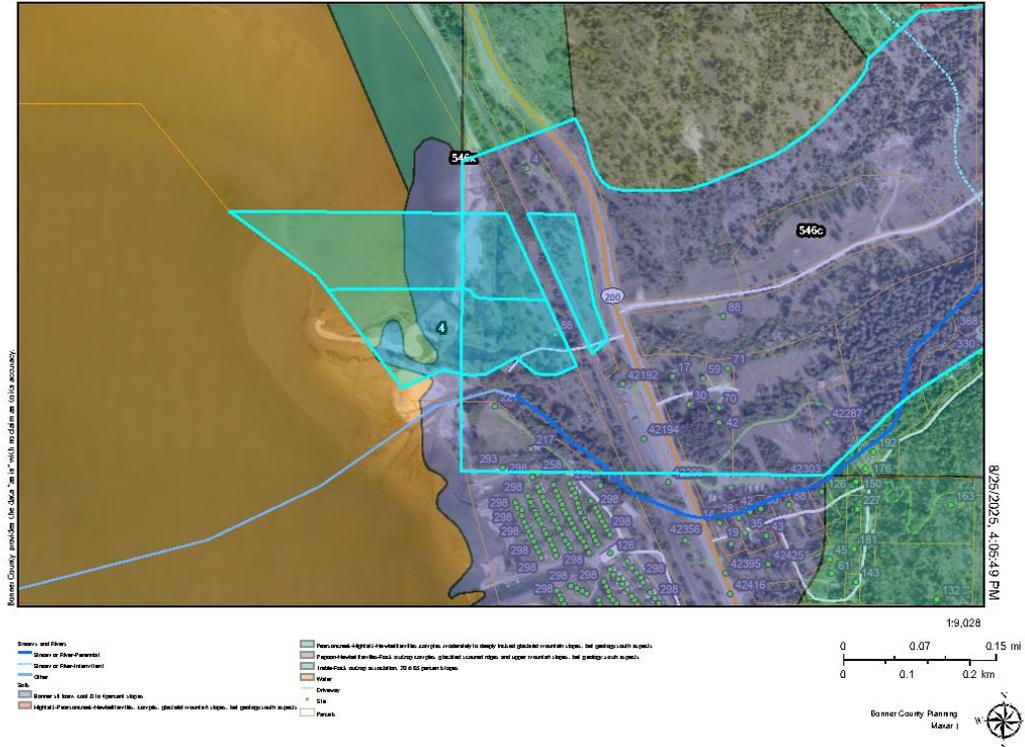
MOD0003-24 - Hydrology & Wetlands



MOD0003-24 - Floodplains



MOD0003-24 - Bonner silt loam, prime farmland



Agency and Public Comments:

The application was routed to agencies for comment on August 28, 2025. The following were received as of the date of publication of the staff report:

The following agencies replied with comments:

Sam Owen Fire – 4/24/2025 (replied before notice, notice was sent via applicant)

The following agencies provided “no comment” replies:

None.

No other agencies responded as of the date this report was published.

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Standards Review, BCRC 12-266: Modification of Terms and Conditions of Permit Approval

CODE SECTION	REQUIREMENT	FINDING
BCRC 12-266.A	The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section:	Per this subsection, the BOCC is tasked with modifying this decision and retains final decision making responsibility as they were the previous hearing body to make a final decision.
BCRC 12-266.B	Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter:	The application was submitted or the correct Bonner County Planning Department form, and the appropriate fee paid.
BCRC 12-266.C	A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance:	A public hearing has been scheduled and notices have been provided in accordance with the same standard of the original application..
BCRC 12-266.D	The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification:	This standards review is required to be consistent with the original standards in the original decisions and this process may only review the modified portions of the proposal. <u>This is not a re-review of the previously approved application.</u>
BCRC 12-266.E	The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit:	A decision shall be rendered consistent with these requirements.

Standards Review, Short Subdivision:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original short subdivision decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original plat decision SS0006-20, per BCRC 12-266.D:

ORIGINAL REQUIREMENT	FINDING	ORIGINAL REQUIREMENT	FINDING
BCRC12-652 (B) Zone change was not required to accommodate lot size:	No part of the proposal modifies the findings in the original decision in relation to this requirement.	BCRC12-652 (C) Original Lots not created by a short plat in the last two years:	No part of the proposal modifies the findings in the original decision in relation to this requirement.
BCRC 12-621 Depth to width/Angle of intersection:	Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not a part of this modification proposal. The dimensions of these approved lots dictate the ratios of the modified lots.	12-622 Submerged Lands:	Submerged lands are not being counted towards lot sizes.
BCRC 12-623 (A) Services and Utilities: Lots smaller than 1 acre.	Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.	BCRC 12-623 (B) Services and Utilities: Water	A water system was approved under the previous decision. An updated water system plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.
BCRC 12-623 (C) Services and Utilities: Sewage Disposal	A sewage disposal system was approved under the previous decision. An updated sewer system plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.	BCRC 12-623 (D) Services and Utilities: Fire Assessment and Plan	Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.

<p>BCRC 12-624 (A) Roads and Access: New Road Naming</p>	<p>No part of the proposal modifies the findings in the original decision in relation to this requirement.</p>	<p>BCRC 12-624 (B) Roads and Access: New Road Standards (Appendix A)</p>	<p>A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit modification issuance.</p>
<p>BCRC 12-624 (C) Roads and Access: Legal Access</p>	<p>A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.</p>	<p>BCRC 12-624 (D) Roads and Access: Lots less than 5 acres – require direct frontage on public R-O-W.</p>	<p>A private road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.</p>
<p>BCRC 12-625 (A): Trails and Parks: Bonner County Trails Plan</p>	<p>No part of the proposal modifies the findings in the original decision in relation to this requirement.</p>	<p>BCRC 12-625 (B): Trails and Parks: Public Access, Parks & Facilities</p>	<p>No part of the proposal modifies the findings in the original decision in relation to this requirement.</p>
<p>BCRC 12-626 (A) Environmental Features: Natural Hazards</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).</p>	<p>BCRC 12-626 (B) Environmental Features: Shorelines, BCRC 12- 710 et. seq.</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County shoreline rules.</p>
<p>BCRC 12-626 (B) Environmental Features: Grading, Stormwater, Erosion Control Plans, BCRC 12- 720 et. seq.</p>	<p>An updated stormwater plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval.</p>	<p>BCRC 12-626 (B) Environmental Features: Wetlands, BCRC 12- 730 et. seq.</p>	<p>The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will</p>

			be required to comply with Bonner County wetland rules.
BCRC 12-626 (B) Environmental Features: Wildlife, BCRC 12-740 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County wildlife rules.	BCRC 12-626 (B) Environmental Features: Hillside, BCRC 12-760 et. seq.	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required to comply with Bonner County rules regarding development on slopes.
BCRC 12-626 (C) Environmental Features: Waterfront Property	The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County shoreline, wetland, wildlife, and floodplain rules.	BCRC 12-627 Commercial and Rural Service Center Districts:	No part of the proposal modifies the findings in the original decision in relation to this requirement.

Standards Review, Conditional Use Permit:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original CUP decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original CUP decision CUP0006-20, per BCRC 12-266.D:

- BCRC 12-2.2, et seq.: Conditional Use Permits;
 - A conditional use permit is required for a planned until development and preliminary plat.
 - Modifications of approved PUDs are allowed per BCRC 12-266.

- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-256(A-E): Design Standards for Planned Unit Developments;
 - *A. Common Open Space – 10% of total gross acreage required*
 - Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *B. Owner's Association – A homeowner's association and/or corporation ownership required*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *C. Covenants, Article of Incorporation – Recorded with the final plat of any PUD subdivision or final development plans required.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - *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.*
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - *E. Public amenities that can be provided to obtain a density bonus.*
 - Open space and common areas have been enlarged by 0.51 acres.

- The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
- BCRC 12-332: Residential Use Table (single family dwellings);
 - Single family dwellings are a permitted use within the Recreation district.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density in the Rec Zone of one (1) unit per one (1) acre allowed per BCRC12-412.
- 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 application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. No new uses are proposed. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
- 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.
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.
- BCRC 12-412; Maximum residential density shall be 1 dwelling unit per minimum lot size.

- Open space and common areas have been enlarged by 0.51 acres.
- The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.
- BCRC 12-412; Setback Requirements – see variation to rear setback previously stated.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-421: Performance Standards for All Uses; Effects from noise, light glare, odors, fumes or vibrations.
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).
- BCRC 12-432: Minimum Off Street Parking Requirements;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Not all ratios strictly comply with the required ratios; however, the general depth-to-width ratios in this modification request are dictated by the shapes and sizes of the lots already approved. Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.
 - 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.
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.

- 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.*
 - Fire protection was addressed under the previous approval. The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The new fire turnaround has been approved by Sam Owen Fire District.
- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-626(B): Environmental Features; *The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.*
 - The application proposal is substantially similar to the original approved proposal. This is not a re-review of the entire previous application. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). Any additional development within the site will be required comply with Bonner County environmental rules.
- 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.*
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.*

- No new uses are proposed under this application. No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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).

- Open space and common areas have been enlarged by 0.51 acres.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.
- 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.
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - Open space and common areas have been enlarged by 0.51 acres.
 - The open space requirement was set by the previous decision and is not subject to re-review.

- 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.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-412: 2 acre lot size minimum when served by "urban water."
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC12-412.
- 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.
 - Open space and common areas have been enlarged by 0.51 acres.
 - The proposed density is less than the allowed density of one (1) unit per one (1) acre allowed per BCRC 12-412.
 - Lots 2-5 were already approved are not subject re-review. The dimensions of these approved lots dictate the ratios of the modified lots.
- BCRC 12-412: Lot coverage requiring 35%
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- BCRC 12-412: Minimum rear yard setback required is 5'.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.
- 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.
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.

- 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.*
 - A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - The proposed road plan is substantially similar to the plan originally proposed.

- BCRC 12-713: *Maximum "impervious surface" allowed within the "shore land" areas shall be 35%.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-733(B): *40' setback to wetlands required.*
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-4.5, et seq.: Design Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-4.6, et seq.: Landscaping and Screening Standards;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- BCRC 12-486(B-I): Standards for Rental Warehouses, Ministorage, Boat Storage;
 - No part of the proposal modifies the findings in the original decision in relation to this requirement.

- 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.*
 - Water and sewer systems are already approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
- 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 road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.

The following sections of BCRC were found to be not applicable or the proposal was exempt in the previous decisions:

- BCRC 12-256(F): Requirements for Public Amenities
- BCRC 12-486(A): Standards for Rental Warehouses, Ministorage, Boat Storage
- BCRC 12-623(A): Services and Utilities
- BCRC 12-625(A-B): Trails and Parks
- BCRC 12-633(I) Standards and Guidelines for All Conservation Subdivisions
- BCRC 12-633(J): Standards and Guidelines for All Conservation Subdivisions
- BCRC 12-636(B): Standards for Conservation Subdivisions in Suburban Recreation and Alpine Village Districts

Comprehensive Plan Analysis:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original CUP decision and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements:

- 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.*
 - **Staff**: No part of the proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: The project has been designed consistent with PUD and conservation subdivision standards. As such the project protects applicant rights and those of the public.

- Population: *Multi-generational, multi-economic diversity shall be encouraged within Bonner County.*
 - **Staff**: The modification will result in one new lot and two new home sites relative to the original decision. Accordingly, the proposed modification could add to the county's population.
 - **Applicant**: The project will result in the addition of 7 SF dwelling units that will add to the availability of housing stock within Bonner County.

- 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.*
 - **Staff**: There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: If demanded by residents, the Hope school is nearby.

- Economic Development: *Bonner County shall encourage economic diversity for the financial health of the community and maintenance of its rural atmosphere.*
 - **Staff**: There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant**: The project will support jobs and related economic benefit to Bonner County.

- 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.*
 - **Staff**: Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision.
 - **Applicant**: The requested modifications are less intense than the originally approved project. As proposed the project meets the objectives of the Comprehensive Plan and related land use code.

- 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.*
 - **Staff**: Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification

- appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision
- **Applicant:** The project has been modified to maintain the man made islands and support preservation of habitat. The stream restoration of the North Branch of Trestle Creek will potentially benefit fish populations by avoiding predation into the existing backwater area.
- 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.*
 - **Staff:** All development of this that falls within the Special Flood Hazard Area (SFHA) will be required to comply with Bonner County flood code and applicable portions of CFR Title 44.
 - **Applicant:** All development will meet the standards of Bonner County 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.*
 - **Staff:** Water and sewer systems have already been approved under the previous decision. Updated versions of the water and sewer plan must be approved by the Bonner County engineer prior to permit issuance.
 - **Applicant:** All public services are in place.
 - Transportation: *Bonner County intends to provide a transportation system that is safe, uncongested, and well maintained.*
 - **Staff:** A road system was approved under the previous decision. An updated roads plan has been submitted and must be approved by the Bonner County engineer prior to issuance of an approval. Updated version of the road plan must be approved by the Bonner County engineer prior to permit issuance.
 - **Applicant:** The proposed access within the subdivision will be built to Bonner County "Low Volume Private Road " standards with paved surfaces. See previous application details.
 - Recreation: *Public and private recreational opportunities are recognized as a major county asset to be protected and encouraged.*
 - **Staff:** There is no evidence in the record to indicate how this proposal modifies the findings in the original decision in relation to this requirement.
 - **Applicant:** The proposed development will increase access to the lake and provide public moorage opportunity.
 - Special Areas/Sites: *Bonner County will attempt to protect special archeological and historical sites and unique visual and ecological features of the region.*
 - **Staff:** This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips).

- **Applicant:** The site was formerly developed as a high intensity RV park (Idaho Country Resort). The development attempts to retain wildlife habitat through the proposed modification and preservation of the man made islands.
- Housing: *Bonner County recognizes diverse housing needs are to be addressed to provide adequate shelter for all, regardless of age, income or physical abilities.*
 - **Staff:** The modification will result in one new lot and two new home sites relative to the original decision. Accordingly, the proposed modification could add to the county's housing stock.
 - **Applicant:** The project will provide 7 additional housing units in Bonner County.
- Community Design: *Bonner County's goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.*
 - **Staff:** Lots remain clustered in accord with the previous decision. The proposed project design is substantially similar to the previous approval. The applicant has presented a proposal that meets the current required density for the zoning of the site. The vast majority of the approved site plan is not subject to reconsideration under this modification proposal. This modification appears to reduce and mitigate impacts relative to the original proposal (e.g. restoring of stream outflow, retention of islands, reduction of boat slips). The modification will result in one new lot and two new home sites relative to the original decision.
 - **Applicant:** The site design has been approved. Please see previous application materials.

Staff Analysis:

Planner's Initials: JRJ **Date:** 9/11 / 25

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Decision by the Governing Body:

Zoning Commission

RECOMMENDATION TO APPROVE: I move to recommend approval of this project FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22, to include the changes shown on the new site plan and proposed in application and as outlined in the staff report, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan as reviewed in accord with BCRC Title 12, Chapter 2 Subchapter 2.66.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2 Subchapter 2.66. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

RECOMMENDATION TO DENY: I move to recommend denial of this project FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22, to include the changes shown on the new site plan and proposed in application and as outlined in the staff report, finding that it is in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is / is not** in conflict with the policies of the Bonner County Comprehensive Plan as reviewed in accord with BCRC Title 12, Chapter 2 Subchapter 2.66.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 2.66. The proposal **is / is not** in accord with the Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the Modification to the Conditional Use Permit is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the Planning and Zoning Commission's decision to the County Commissioners.

Proposed Conditions of Approval:

1. The modifications shall be developed and shall be operated in accordance with the approved site plan.
2. The modifications shall be developed and shall be operated in accordance with the previous decisions in Conditional Use Permit CUP006-20, Short Subdivision File SS0006-20 & Modification MOD0001-22, except as modified by this decision.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A: Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: **MOD0003-24**

Hearing Date: **09/18/25**

Record of Mailing Approved By:

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 27th day of **August, 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email
Bay Drive Recreation District - Email
Bonner County Airport Manager - Email
Bonner County EMS - Email
Bonner County Road & Bridge - Email
Bottle Bay Water & Sewer District - Email
City of Dover - Email
City of Hope - Email
City of Oldtown - Email
City of Priest River - Email
City of Spirit Lake - Email
Coolin-Cavanaugh Bay Fire District - Email
East Bonner Library - Email
Elisport Bay Sewer - Email
GEM STATE MINER - U.S. Mail
Idaho Department of Environmental Quality (DEQ) - Email
Idaho Department of Lands - CDA - U.S. Mail
Idaho Department of Lands - Navigable Waters & Mining - Email
Idaho Department of Water Resources - IDWR - Email
Idaho Transportation Department - District I - Email
Kalispel Bay Sewer & Water - U.S. Mail
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail
Laclede Water District - Email
Lake Pend Oreille School District, #84 (Transportation) - Email
Little Blacktail Ranch Water Association - U.S. Mail
Northern Lights, Inc. - Email
Northside Fire District - Email
Panhandle Health District - Email
Priest Lake Public Library District - Email
Sagle Valley Water & Sewer - Email
Schweitzer Fire District - Email
Selkirk Fire, Rescue & EMS - Email
Southside Water & Sewer District - Email
Spokesman-Review - U.S. Mail
Swan Shores Sewer District - U.S. Mail
Tamarack Village Water & Sewer - U.S. Mail
Trestle Creek Sewer District - Email
U.S. Fish & Wildlife Service - Email
West Bonner County Cemetery District - Email
West Bonner Library - Email
West Pend Oreille Fire District - Email
Avista Utilities - Email
Bayview Water & Sewer - Email
BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County Floodplain Review - Email
Bonner County Sheriff - Email
City of Clark Fork - Email
City of East Hope - Email
City of Kootenai - Email
City of Ponderay - Email
City of Sandpoint - Email
Coolin Sewer District - Email
Drainage District #7 - Email
East Priest Lake Fire District - Email
Garfield Bay Water & Sewer District - Email
Granite Reeder Water & Sewer District - Email
Idaho Department of Fish & Game - Email
Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Sandpoint - Email
Idaho Transportation Department (Aeronautics) - U.S. Mail
Independent Highway District - Email
Kootenai-Ponderay Sewer District - Email
KSPT-KPND-KIBR RADIO - U.S. Mail
Lake Pend Oreille School District, #84 (Admin Office) - Email
Lakeland Joint School District, #272 - Email
North of the Narrows Fire District - Email
Northland/Vyve Cable Television - Email
Outlet Bay Sewer District - Email
Pend Oreille Hospital District - Email
Priest Lake Translator District - Email
Sam Owen Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Recreation District - Email
Spirit Lake Fire District - Email
State Historical Society - Email
Syringa Heights Water Association - Email
Timber Lake Fire District - Email
U.S. Army Corps of Engineers - Email
U.S. Forest Service - U.S. Mail
West Bonner County School District, #83 - Email
West Bonner Water & Sewer District - Email
West Priest Lake Fire District - Email

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: MOD0003-24

Record of Mailing Approved By: _____

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 27th day of August, 2025.



Dylan Young, Hearing Coordinator

PIN	Name	Address	City	State	Zip
RP57N01E166400A	Best, Janice S	298 Trailer Haven Rd	Hope	ID	83836
RP57N01E166160A	Valiant Idaho II, LLC	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166461A	Bonner County Homeless Task Force	Po Box 1696	Sandpoint	ID	83864-0871
RP57N01E173150A	USACE - Walla Walla District; Coeur d'Alene Regulatory Office	1910 Northwest Blvd., Suite 210	Coeur d'Alene	ID	83814
RP57N01E165741A	Mc Dowell Trust; Mc Dowell, Ronald L & Nancy, Trustees	21089 Rollins Lakeshore Dr	Rollins	MT	59931
RP57N01E165700A	USACE - Walla Walla District; Coeur d'Alene Regulatory Office	1910 Northwest Blvd., Suite 210	Coeur d'Alene	ID	83814
RP031740000010A	Valiant Idaho, LLC	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166476A	Bnsf Railway Company; Attn: Corporate Real Estate	2650 Lou Menk Dr., MOB-2	Fort Worth	TX	76131
RP57N01E164951A	Dreisbach Trust; Mc Dowell, Ronald L & Nancy, Trustees	127 E Main St	Hope	ID	83836
RP031740000020A	Valiant Idaho II, LLC	151 Clubhouse Way	Sandpoint	ID	83864
RP57N01E166451A	Butler & Butler LLC	225 Whispering Pines Dr	Hope	ID	83836
RP57N01E166500A	Butler & Butler LLC	225 Whispering Pines Dr	Hope	ID	83836
RP031740000030A	Kalispel Indian Community Of The Kalispel Reservation	Po Box 39	Usk	WA	99180
	Haberman, William; Valiant Idaho, LLC	310 Charleston	Celebration	FL	34747
	Haberman, William; Valiant Idaho, LLC	151 Clubhouse Way	Sandpoint	ID	83864
	Haberman, William; Valiant Idaho, LLC	216 Clubhouse Way	Sandpoint	ID	83864
	Jeremy Grimm, Whiskey Rock Planning + Consulting	614 Creekside Ln	Sandpoint	ID	83864
	Scott Brown - James A. Sewell & Associates LLC	1319 N Division Ave	Sandpoint	ID	83864

Appendix B: Agency Comments

Scott Brown

From: Sam Owen Fire Rescue Sam Owen Fire Rescue <samowenfire@gmail.com >
Sent: Thursday, April 24, 2025 11:11 AM
To: Scott Brown
Subject: Re: Idaho Club Marina and Lakeshore Community

Hi Scott: In review of the drawings you have sent Sam Owen Fire District would be able to use the turn around area as drawn.

Please let me know if you have any questions or concerns.

Thank You
Tim Scofield
Sam Owen Fire District Chief
208-304-7822

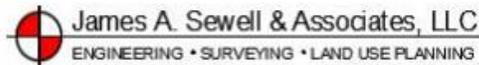
On Tue, Apr 15, 2025 at 1:35 PM Scott Brown <sbrown@jasewell.com> wrote:

Tim,

I am creating road plans for the referenced development and would appreciate feedback from Sam Owen Fire regarding the proposed access to a future 30,000 sf building as shown on the attached plan. Three sides of the building can be accessed with fire apparatus within 150', which I think is ok (correct me if I am wrong). Is there enough room for your fire apparatus to turn around and the end of the road? The paved apron at the north end of the building is big enough to include a 50' diameter turnaround. If not, any suggestions?

Thank you, I appreciate your time.

B. Scott Brown, P.E.



1319 North Division Avenue

Sandpoint, Idaho 83864

Office: (208) 263-4160

Appendix C: Depth-to-Width Spreadsheet

MOD0003-24 D-W calculations							
	Length	Area in acres	Acre in Sq Ft	Width	Required D/W Ratio	Actual D/W Ratio	Comments
Lot 1	267	0.39	16988.4	63.63	3.20	4.20	Lot is substantially similar to what was approved under CUP0006-20. The shape of this lot is dictated by the previously approved adjacent lots.
Lot 2	241.5	0.38	16552.8	68.54	3.20	3.52	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 3	256.75	0.38	16552.8	64.47	3.20	3.98	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 4	233.25	0.39	16988.4	72.83	3.20	3.20	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 5	204	0.31	13503.6	66.19	3.20	3.08	Lot was approved under CUP0006-20. It cannot be subjected to a re-review.
Lot 6	179	0.39	16988.4	94.91	3.20	1.89	Lot is substantially similar to what was approved under CUP0006-20. The shape of this lot is dictated by the previously approved adjacent lots.
Lot 7	272.5	0.46	20037.6	73.53	3.20	3.71	The shape of this lot is dictated by the previously approved adjacent lots.
Common Space Lot	842	1.98	86248.8	102.43	4.20	8.22	Lot is substantially similar to what was approved under CUP0006-20. The portions of the lot that cause it not meet the required D/W ratio were approved under CUP0006-20.