

07.15.2024

Bonner County Planning
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Sandpoint, ID 83864

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Via email


RE: Modification CUP0006-20 & SS006-20, MOD0001-22

To Whom It May Concern,

On behalf of Valiant Idaho II, LLC, the following application for modification of Conditional Use Permit CUP006-20, Subdivision File SS0006-20, and MOD0001-22 is being submitted for review and approval. The requested modifications serve to reduce the overall intensity of the project through various means. The changes include an overall enlargement of upland open space and common area by 0.51 acres through the retention of the manmade islands and the replacement of the former 0.43 acre Recreational Lot area for Idaho Club members with a 0.46 acre single family residential lot bringing the total residential lot number to 7. Additionally, the development is in the permitting process for approval of a marina with a reduced number of boat slips from 105 to 88 along with a "commercial" designation, providing the opportunity for public lease of slips in accordance with Idaho Department of Lands rules. The modified project retains the boat storage on the utility lot east of the railroad tracks along with all former deviation from BCRC approved to date in former applications (CUP0006-20, SS006-20 and MOD0001-22). The modification requests a 4-year extension to the summer of 2028 for final plat and CUP issuance. The additional term is reasonable to overcome the significant time delay incurred during project planning and permitting. Based on public comment during the IDL and ACE marina permitting process, the property owner was able to work with partners to successfully achieve the transfer of +/- 5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe. In addition, through revised engineering and design, the manmade islands which had formerly been designed for removal have been retained in the current plan, supporting efforts to protect the existing bald eagle nest presently located on the westernmost island. Lastly, the project will include the restoration of the North Branch of Trestle Creek to allow flows to return to their natural outflow to the lake rather than to the predator rich slack waters of the former marina. Collectively, these modifications represent a win: win for both the private property owner and the natural features and habitat that borders the site.

We thank you in advance for your assistance and look forward to the support of the improvements represented in this modified plan that has incorporated thoughtful consideration of public feedback to achieve a preferred design of the development. Please do not hesitate to contact me with any questions or need for clarification or additional/supplemental application details.

Respectfully,



Jeremy Grimm

President
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