



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File V0028-24 - Variance - Private School

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, Mar 24, 2025 at 7:59 AM

Hi Jessica,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

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merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, March 04, 2025 9:49 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle

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Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: Notice of Public Hearing - File V0028-24 - Variance - Private School

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.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



BONNER COUNTY
IDAHO

Jessica Montgomery, M.S.

Hearing Coordinator, Department of Planning
jessica.montgomery@bonnercountyid.gov
(208) 265-1458 ext. 1277



BC_V0028-24_PriestLake_WaterfrontSetback.pdf
227K



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION

2885 West Kathleen Avenue

Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

March 21, 2025

Jessica Montgomery
Hearing Coordinator
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

REFERENCE: V0028-24 – Waterfront Setback

The Idaho Department of Fish and Game (IDFG) has reviewed the above request for a waterfront setback variance for 11 feet where 40 feet is required for the construction of a retaining walls over 3 feet in height. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Bonner County Code (subchapter 7.1) states the purpose of the shoreline setback chapter is to preserve both the quality and quantity of Bonner County water resources. Additionally, it aims to reduce erosion and sedimentation into waterways.

Bonner County Code (subchapter 7.2) states that the purpose of the subchapter is to protect property, surface water and groundwater against significant adverse effects from excavation, filling, clearing, unstable earthworks, soil erosion, sedimentation and stormwater runoff, and to provide maximum safety in the development and design of building sites, roads and other service amenities.

IDFG is concerned that the excessive slope (greater than 30% in some areas) combined with the proximity to Priest Lake may result in erosion, stormwater flow and sedimentation into the lake. While a terraced system can be effective against sedimentation, there was no official stormwater plan submitted with this application.

Should this variance be granted, the IDFG recommends the following:

- The applicant retains as much of the native riparian vegetation as practical to maintain a riparian buffer between new construction and Priest Lake. Additional native plantings on disturbed soil or erosive banks would help to ameliorate any negative effects to water quality and sedimentation.

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- Adhering to the most up to date erosion and sedimentation siltation best management practices (BMPs) during construction and maintaining or establishing riparian buffers. One resource to find and evaluate appropriate BMPs is the Idaho DEQ *Idaho Catalog of Storm Water Best Management Practices* available online at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
- An approved stormwater plan, prepared by a licensed professional engineer, be implemented.

If variances to Bonner County Code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs into Priest Lake, declines in water quality, and subsequent negative effects to the fishery.

Thank you for the opportunity to comment and please don't hesitate to contact the Panhandle Regional Office with additional questions or continued collaboration. We welcome the opportunity to work further with the county on this and other projects that may affect Idaho's fish and wildlife.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

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