



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning -VA0002-24 Agency Review - Variance - Administrative – 30% Variance On All Sides –Dunham**

1 message

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

Fri, Apr 19, 2024 at 9:46 AM

Hi Janna,

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](mailto:merritt.horsmon@idfg.idaho.gov)**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, April 02, 2024 12:39 PM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM

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**Cc:** Robert Winningham <robertb.winningham@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>

**Subject:** Bonner County Planning -VA0002-24 Agency Review - Variance - Administrative – 30% Variance On All Sides – Dunham

**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**



**BC\_VA0002-24\_PriestL\_ShorelineSetback\_Dunham cjw edits.pdf**  
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**IDAHO DEPARTMENT OF FISH AND GAME**

PANHANDLE REGION  
2885 West Kathleen Avenue  
Coeur d'Alene, Idaho 83815

Brad Little / Governor  
Jim Fredericks / Director

April 17, 2024

Bonner County Planning Department  
1500 Highway 2, Suite 208  
Sandpoint, ID 83864

REFERENCE: VA0002-24 – 30% all sides (28-foot Shoreline Setback) - Dunham

We have reviewed the above request for a variance for a 30% all around variance that would create a 28-foot shoreline setback where 40 feet is required along the shoreline of the Priest Lake Thoroughfare. 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. The applicants require a variance to build a modest sized single-family home on a lot that they were told they could. Due to setbacks, the building envelope on the parcel is too small to build on without a variance.

While Idaho Department of Fish and Game (IDFG) generally does not endorse shoreline variances, in this case, the implementation of a stormwater plan, minimizing impervious surfaces, maximizing street and property line setbacks, and retention of native vegetation may mitigate impacts on Priest Lake water quality.

Should this variance be granted, we recommend the applicant retain as much of the native vegetation as practicable to maintain a shoreline riparian buffer. Additional native planting would help to ameliorate any negative effects to water quality.

IDFG recommends that all shoreline building BMPs for sedimentation and erosion be adhered to during the building process.

If variances to Code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs to the lake, declines in water quality, and subsequent negative affects to the fishery.

*Keeping Idaho's Wildlife Heritage*

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH:lat

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