SUPPLEMENTAL NARRATIVE & UPDATE TO REQUESTED CODE DEVIATIONS

CUP0008-25

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CUP0008-25

This supplemental narrative is intended to clarify the applicant's requested deviations for CUP0008-25 and provide additional context regarding the proposed development. The applicant is not asking the County to overlook existing site conditions or grant broad relief from development standards. Rather, the applicant seeks to obtain County authorization for the proposed marina use through this Conditional Use Permit process, improve existing site conditions, and obtain limited deviations where physical constraints make strict compliance impracticable.

Response to Concerns Regarding Nonconformities

During the BOCC's deliberations, a concern was raised that the proposed development represents an expansion of an existing nonconforming use. The Bonner County Revised Code defines a *nonconforming use* as:

> "A **use** which was lawfully established and maintained at the time this title was adopted, but which, because of the application of this title to it no longer conforms to the **use** regulations of the zone in which it is located."

The applicant respectfully submits that this characterization conflates two separate issues that should be evaluated independently: (1) the status of the marina use itself, and (2) the existing physical development of the property and its compliance with current site-development standards.

Marina Use

The use of the property as a marina is distinct from the dimensional and site-development standards applicable to the property. The purpose of the present Conditional Use Permit application is to bring the marina use before the County for review and authorization under the current Bonner County Revised Code.

Docks and marinas are uses addressed by BCRC § 12-335 and are subject to a conditional use permit in the applicable zoning district. Through this application, the County is evaluating the marina under the current CUP criteria. Accordingly, the applicant is not requesting that an expanded marina operation simply continue indefinitely based upon a prior legal nonconforming status. Rather, the applicant is affirmatively seeking County approval of the marina through the process established by the current code. If the CUP is approved, the marina use, within the scope authorized by the CUP and its conditions of approval, would be authorized under the County's current land-use regulations rather than relying solely upon its historical nonconforming status.

To the extent the BOCC determines that the existing marina constitutes a legal nonconforming use for purposes of BCRC Chapter 3.4, that status does not eliminate the applicant's right to seek approval of a conforming marina use or the County's ability to review and authorize the use through the CUP presently before it. BCRC § 12-341(A) further recognizes circumstances in which qualifying existing uses may be expanded through conditional use approval. The applicant therefore submits that the nonconforming-use provisions do not provide a basis to treat the present CUP application as an impermissible expansion where the applicant is seeking affirmative authorization of the marina under the County's current land-use regulations.

Existing Site-Development Standards

Separate from the marina use are existing physical conditions on the property that do not meet certain current dimensional or site-development standards. These include impervious-surface coverage,

portions of the required landscape-buffer area, existing landscaping, and the absence of the stormwater-treatment improvements now proposed.

These conditions should not be characterized as an expansion of the marina's nonconforming use. They concern the physical configuration and development of a site that has been developed and operated for many years. More importantly, the proposed development reduces the extent of these existing nonconformities and moves the property closer toward compliance with current County standards.

The requested deviations should be considered within this context. The applicant is not requesting blanket relief from the County's development standards or proposing to increase the degree of existing site nonconformity. The deviations are limited to standards that cannot reasonably be met because of existing site conditions, physical constraints, utility conflicts, or the configuration of this previously developed property. Those circumstances are addressed individually in the deviation requests contained in this supplemental narrative.

Applicant's Position

The applicant respectfully requests that the BOCC distinguish between the marina use and the physical development standards applicable to the site.

The marina is the use being presented to the County for authorization through this Conditional Use Permit. Approval of this CUP would establish County authorization for that use under the current code and subject it to the approved site plan and conditions of approval.

The dimensional and development issues are separate. Where the existing property does not meet current development standards, the proposed plan improves those conditions and reduces the extent of existing discrepancies. Where full compliance cannot reasonably be achieved, the applicant has identified the specific constraint and requested a narrowly tailored deviation.

Viewed as a whole, the proposal represents an effort to bring a longstanding marina use under current County review while materially improving the physical condition of the site and bringing the property closer to compliance with current development standards.

Deviation #1 – Parking Requirements

The applicant's request for a deviation from the tandem parking requirement remains unchanged from the original application. The proposed marina does not include a boat launch; accordingly, the applicant maintains that tandem parking spaces are not necessary to accommodate the use currently before the County.

To further clarify the intended use of the parking area and discourage vehicles towing boat trailers from entering the property, the applicant will install signage at the parking lot entrance gate stating, **"No Trailers Allowed."** This measure will reinforce that the proposed marina use does not include a boat launch or trailer parking.

During the February 12, 2026, Zoning Commission hearing, the Commission recognized that tandem parking was not necessary in the absence of a boat launch. The Board of County Commissioners (BOCC) subsequently concurred with the applicant's interpretation and rationale during the appeal proceedings.

During the BOCC's most recent deliberations, the Board expressed interest in conditioning approval to permanently prohibit a future boat launch at this location. The applicant respectfully submits that such a restriction is not necessary to evaluate the current application.

The proposed development should be evaluated based on the use and site plan currently before the County. No boat launch is proposed as part of this application. If the property owner seeks to introduce a boat launch in the future, that proposal would be subject to the applicable County land use review process, including a modification to the approved Conditional Use Permit or a new CUP application, as determined by the County. Through that review, the County would evaluate the proposed change, reassess parking demand and circulation, and impose any additional development standards or conditions deemed necessary, including tandem parking requirements.

This approach addresses the concern raised during deliberations while avoiding a permanent restriction on the property that is not necessary to evaluate the development currently proposed.

Applicant's Position

The applicant requests approval of Deviation #1 as originally submitted, without a condition permanently prohibiting a future boat launch. The applicant will install and maintain signage at the parking lot entrance gate stating, "No Trailers Allowed." Any future proposal to introduce a boat launch would be subject to an application for a modification of terms pursuant to BCRC § 12-266, or other applicable County review and approval requirements, as determined by the County.

Deviation #2 – Landscape Buffer

The applicant's request for a deviation from the Type C landscape buffer requirements is based on physical constraints that limit the ability to provide landscaping in strict accordance with the prescribed standards. The current parking lot encroaches into the 25' landscape buffer area by 3,454 square feet. The applicant is proposing to reduce the parking lot encroachment into the landscape buffer to approximately 2,269 square feet, representing a 34% reduction from current conditions. HMH has prepared a preliminary landscape plan which ensures adequate stopping sight distance, accommodates existing utilities and associated easement restrictions, and protects existing vegetation along steep slopes at the eastern site boundary.

The applicant is not seeking to eliminate the landscape buffer or avoid the intent of the County's landscaping requirements. Rather, the preliminary landscape plan demonstrates a good-faith effort to provide substantial landscaping through new trees and shrubs and the preservation of existing mature vegetation. Portions of the 25' landscape buffer area, however, cannot reasonably accommodate the County tree-planting standards.

The applicant also recognizes BCRC § 12-465(B)(2), which allows the Planning Director to approve exceptions to the required width and type of landscape buffers when the applicant demonstrates that, due to unique natural conditions on the site, the buffer is not necessary to provide privacy between the subject property and current or future adjacent uses. The provision identifies slopes, rock outcroppings, and existing native vegetation as examples of qualifying natural conditions.

Although § 12-465(B)(2) addresses the Planning Director's authority and is not presented as an independent approval of this CUP deviation, it demonstrates that the County's code recognizes that standard buffer requirements may warrant site-specific consideration where unique natural conditions affect their practical application. The subject property contains slopes exceeding 40% along nearly the entire eastern boundary, adjacent to the existing parking lot. There is also existing mature vegetation that can be retained and incorporated into the proposed landscape design. The applicant requests that these conditions be considered when evaluating the proposed landscape plan.

Site-Specific Constraints

1. Overhead Powerlines and Tree-Height Restrictions

Existing Avista overhead powerlines traverse portions of the proposed landscape buffer and limit the mature height of trees that can safely be planted beneath or adjacent to the lines. Bonner County's landscaping standards require trees with a minimum mature height of 35 feet, while Avista's guidance for the affected locations limits appropriate tree selection to substantially shorter-maturing species, approximately 20 feet in height. Avista brochures titled "*Power Line Compatible Trees"* and "*The Right Tree in the Right Place*" are provided for reference.

To address this constraint, the preliminary landscape plan proposes smaller-maturing evergreen and deciduous species within the overhead utility corridor. The plan proposes 18 trees in the eastern Type C buffer where 9 are required overall, including existing vegetation. The applicant should not be required to install trees that conflict with utility safety or maintenance requirements or that may ultimately need to be removed by the utility provider. Final species and locations will be coordinated with Avista and Bonner County planning staff.

2. Existing Sanitary Sewer Main and Easement

An existing sanitary sewer main and easement crosses a portion of the proposed landscape buffer and limits tree planting due to conflicts with underground infrastructure and future utility maintenance. The applicant confirmed with a Southside Water and Sewer District representative, that tree planting is not permitted within the easement. Accordingly, HMH has identified shrubs in these areas as an alternative means of providing vegetative coverage while accommodating existing utility infrastructure and maintenance needs.

The preliminary landscape plan identifies the easement area and includes shrubs in the eastern buffer planting calculations. The applicant will coordinate further with the Southside Water and Sewer District to confirm planting restrictions and finalize the landscape plan accordingly.

3. Stopping Sight Distance

The required stopping sight distance limits tree placement because trees could obstruct sight visibility and create safety concerns for vehicles entering or exiting the property. To maintain required stopping sight distance, the applicant proposes shrubs rather than trees within the affected area. Shrub species and mature heights will be selected to comply with applicable sight-distance requirements.

4. Steep Slopes

The majority of the eastern parking lot boundary contains slopes exceeding 40%. These areas present practical constraints for landscape installation, particularly where new plantings would require disturbance of existing vegetation, soils, and established slope conditions.

The applicant recognizes the importance of maintaining vegetative cover on these slopes. The preliminary landscape plan identifies existing mature trees within portions of the steeply sloped areas for retention and protection. Retaining established vegetation maintains existing landscape coverage while avoiding unnecessary disturbance associated with installing new plantings in locations where access, establishment, and long-term maintenance may be difficult due to existing steep slopes.

Accordingly, the applicant proposes concentrating new landscaping in areas where site conditions are more suitable for successful establishment and long-term maintenance, while retaining and protecting existing vegetation in the steeply sloped areas.

Proposed Landscape Improvements and Good-Faith Compliance Efforts

The preliminary landscape plan prepared by HMH and submitted to the County on November 16, 2026, demonstrates the applicant's effort to meet the County's landscaping requirements wherever site conditions allow. The Southwestern (15') Type C buffer and the Western (10') Type A buffer meet the applicable landscape planting requirements. The requested deviation is limited to portions of the Eastern (25') and Southeastern (15') Type C buffers where existing site constraints limit the area available for landscaping.

The tree and shrub calculations presented below, for the areas subject to the requested deviation, are based on the portions of the required buffer areas where landscaping is reasonably feasible after accounting for existing site-specific constraints. Areas where planting is precluded or limited by overhead powerlines, sanitary sewer main and easement, required sight stopping distance, and steep slopes are not treated as available planting areas for purposes of these calculations. The preliminary landscape plan identifies the following:

- Eastern (25') and Southeastern (15') Type C Buffer: 9 trees are required based on the area available for feasible landscaping. The applicant proposes 18 trees, consisting of 5 evergreen and 8 deciduous trees, in addition to 2 existing mature evergreen and 3 existing mature deciduous trees within areas where slopes exceed 40%. The plan also identifies 253 shrubs across the eastern and southeastern buffer planting areas, including areas affected by the sanitary sewer easement and vision triangle.
- Southwestern (15') Type C Buffer: The western portion, located west of the existing approach, meets the applicable Type C landscape planting requirements with 3 trees (2 evergreen and 1 deciduous) and 36 shrubs.
- Western (10') Type A Buffer: 12 evergreen trees are required. The applicant proposes 12 evergreen trees, including existing vegetation, spaced approximately 15 feet on center, along with 90 shrubs, meeting the applicable Type A landscape planting requirements.

The landscape plan also identifies existing mature evergreen and deciduous trees that will be retained and protected as part of the proposed development.

These improvements demonstrate that the applicant is not seeking relief from landscaping where landscaping can reasonably be provided. The applicant has identified alternative planting locations, proposed additional trees where feasible within the eastern Type C buffer, incorporated shrubs where tree planting is constrained, and proposed preserving existing mature vegetation.

Applicant's Position

The applicant respectfully requests approval of Deviation #2 to allow the alternative landscape-buffer configuration and planting plan shown on the preliminary landscape plan, subject to final coordination of planting locations and species with existing utility providers, easements, sight stopping distance requirements, and site topography. Strict application of the Type C landscape-buffer standards would require planting configurations that conflict with these unique site constraints.

The proposed landscape plan provides a reasonable alternative that maintains the intent of the County's landscaping requirements while recognizing the physical limitations of the property. The applicant is committed to implementing and maintaining the proposed landscaping to the greatest extent practicable, consistent with the approved final landscape plan.

Suggested Conditions of Approval – Deviation #2

Prior to issuance of the Conditional Use Permit, the applicant shall submit a final landscape plan to Bonner County Planning for review. Planning staff is authorized to review and approve the final

landscape plan and issue the Conditional Use Permit upon determining that the following requirements have been satisfied and that all other applicable conditions required prior to permit issuance have been met:

1. Overhead Powerlines: Tree species and planting locations within the Avista overhead utility corridor shall be selected and installed in coordination with Avista's "*Power Line Compatible Trees"* and "*The Right Tree in the Right Place*" brochure.
2. Steep Slopes: Areas with slopes exceeding 33% where new planting is impracticable shall be identified on the final approved landscape plan. Existing vegetation in those identified areas shall be retained and protected to the greatest extent practicable. New trees and shrubs shall not be required in those identified areas.
3. Sanitary Sewer Easement: Within the portions of the identified sanitary sewer easement where tree planting is not permitted, shrubs may be installed in lieu of trees.
4. Stopping-Sight Distance: Shrubs may be installed in lieu of trees within the identified stopping-sight distance area. Plant species and mature heights shall comply with applicable stopping sight-distance requirements.
5. Remaining Landscape Buffer: Portions of the landscape buffer outside the specifically identified constraint areas shall be planted in accordance with the final approved landscape plan. Plant species shall be appropriate for site conditions and maintained in a healthy growing condition.
6. Implementation and Maintenance: All landscaping shall be installed in accordance with the final approved landscape plan and maintained throughout the life of the approved use.

Deviation #3 – Impervious Surface Coverage

Existing Conditions and Proposed Improvements

BCRC § 12-713 establishes a maximum impervious surface coverage of 35% within designated shore land areas. The subject property currently exceeds this standard, with approximately 62% impervious surface coverage under existing conditions.

The applicant requests a deviation to allow the proposed development with approximately 58% impervious surface coverage. Based on the submitted existing-versus-proposed comparison, the proposed site plan reduces impervious surface coverage by approximately four percentage points across the property.

The impervious-surface calculations include all existing and proposed site improvements including buildings, parking areas, drive aisles, pedestrian paths, patio areas, and other paved or impervious surfaces.

The proposed reduction represents an improvement to the existing site condition. Rather than increasing the overall impervious footprint to accommodate the proposed development, the applicant has reduced overall impervious coverage while also providing stormwater treatment which does not currently exist on the site.

Stormwater Treatment Improvements

In addition to reducing overall impervious-surface coverage, the proposed site plan incorporates stormwater treatment areas along the eastern property line, within the proposed 25-foot Type C landscape buffer.

These stormwater treatment areas are intended to provide on-site stormwater treatment and management while also contributing to the property's landscape improvements. The applicant proposes

incorporating trees and shrubs within these areas, with plant species selected to tolerate anticipated soil-moisture conditions and periodic inundation.

Integrating stormwater treatment and landscaping provides an opportunity to accomplish multiple site-improvement objectives within the available property area. The proposed design seeks to coordinate these functions where feasible. There is no prohibition in code from utilizing the landscape buffer area for stormwater treatment.

The applicant will coordinate final plant selection and placement with the landscape plan and stormwater design to ensure that proposed trees and shrubs are appropriate for anticipated site conditions and do not compromise the intended function or maintenance of the stormwater treatment areas.

Applicant's Position

The applicant respectfully requests approval of Deviation #3 to allow approximately 58% impervious-surface coverage under BCRC § 12-713, as shown in the submitted site plan and supporting calculations.

The proposed development reduces existing impervious coverage rather than expanding the existing impervious footprint. The applicant has evaluated the property and incorporated site-design improvements intended to reduce impervious surfaces, reduce parking lot encroachment into the landscape buffer, improve landscaping, provide the required parking, and provide stormwater treatment areas.

The applicant acknowledges that the proposed 58% impervious coverage remains above the County's 35% standard. However, the reduction from existing conditions, together with the proposed stormwater treatment areas and other site enhancements, represents a reasonable and meaningful effort to improve the property's existing development conditions.

The applicant requests that the BOCC evaluate this deviation based on the actual improvements proposed and recognize the distinction between authorization of the proposed land use and compliance with the separate impervious-surface development standard.

Suggested Conditions of Approval – Deviation #3

1. Impervious Surface Coverage: Impervious-surface coverage shall not exceed 58% of the calculation area used in the approved impervious-surface exhibit and shall be consistent with the approved site plan and supporting calculations.

Deviation #4 – Parking Lot Pathway

This deviation request is no longer applicable. During the October 1, 2026, public hearing, the BOCC and County Attorney concurred with the applicant's interpretation that BCRC § 12-453(C) does not apply to the proposed development and that the subject property is exempt from this requirement.

Accordingly, the applicant has withdrawn Deviation #4, and no further relief from this code provision is requested as part of the current application.

DEVIATION #2
LANDSCAPE BUFFER

Exhibit 1: Preliminary Landscape Plan Set

51 LAKESHORE DR

APPROXIMATE 12,500 GALLON BURIED WATER TANK LOCATION PER RECORD INFORMATION

EXISTING LUMINAIRES OUT OF SERVICE

EASEMENT LINE

EXISTING LUMINAIRES OUT OF SERVICE

PROPERTY BOUNDARY, TYP.

BUILDING SETBACK, TYP.

APPROXIMATE EXISTING SANITARY SEWER MAIN LOCATION PER FIELD LOCATION AND RECORD INFORMATION

0 30 60

SCALE IN FEET

41 LAKESHORE DR SAGLE, ID 83860

PROPERTY BOUNDARY, TYP.

23 LAKESHORE DR

27 LAKESHORE DR

19 LAKESHORE DR SAGLE, ID 83860

RELOCATED ACCESS CONTROL GATE WITH KEYPAD

EXISTING WATER SERVICE

10FT LANDSCAPE BUFFER PARKING SETBACK, TYP.

PROPOSED TRASH RECEPTACLE

APPROXIMATE EXISTING SANITARY SEWER MANHOLE CURRENTLY COVERED BY ASPHALT. TO BE RAISED WITH PARKING RECONSTRUCTION.

EXISTING LUMINAIRES OUT OF SERVICE

PUBLIC RESTROOM ENTRANCE (EXTERIOR ACCESS ONLY)

LAKESHORE DRIVE

EXISTING SANITARY SEWER MAIN WITH EASEMENT

LAKE PEND OREILLE

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

PARKING SETBACK, TYP.

EXISTING OVERHEAD POWER

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

EXISTING "LONG BRIDGE MARINA" SIGN TO BE REMOVED

EXISTING "NO TRESPASSING" SIGN TO BE REMOVED

PROPOSED CURB WALL

PROPERTY BOUNDARY, TYP.

STORMWATER TREATMENT AREA.

STORMWATER TREATMENT AREA.

STORMWATER TREATMENT AREA.

EXISTING "THE LODGE AT SANDPOINT LONG BRIDGE MARINA" SIGN TO BE REMOVED

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

US HWY 95

LANDSCAPE REQUIRED BUFFERS

- TYPE A, B OR D (1) BUFFER: 10FT IN WIDTH
- TYPE C BUFFER: 15FT IN WIDTH
- TYPE C BUFFER: 25FT IN WIDTH

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FIGURE 1
LONG BRIDGE MARINA EXPANSION
LANDSCAPE REQUIRED BUFFERS

PRELIMINARY
- NOT FOR CONSTRUCTION

Plot Date:11/12/2026 4:13 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2022\22018 41 DEGREES SOUTH - AAILBOAT\HCA\DEXHIBITS\NOV 2026 - HEARING PRESENTATION EXHIBITS\022018 FIGURE 1 - LANDSCAPE BUFFERS.DWG

EXISTING SITE INFORMATION

PARKING LOT LANDSCAPE BUFFER ENCROACHMENT AREA
= 3,454 SF

PATHWAY LANDSCAPE BUFFER ENCROACHMENT AREA
= 439 SF

EXISTING PARKING STALLS = 42 TOTAL
IMPERVIOUS AREA = 36,807 SF
IMPERVIOUS AREA = 62% COVERAGE

LAKE PEND OREILLE

N

0 30 60
SCALE IN FEET

PATHWAY ENCROACHMENT
439 SF

PARKING LOT ENCROACHMENT
343 SF

PARKING ENCROACHMENT
3,111 SF

41 LAKESHORE DR
SAGLE, ID 83860
5,853 SF

51 LAKESHORE DR

27 LAKESHORE DR
477 SF

23 LAKESHORE DR
430 SF

BOAT RENTAL SHACK
333 SF

EXISTING SANITARY SEWER MAIN WITH EASEMENT

EXISTING OVERHEAD POWER

APPROXIMATE 12,500 GALLON BURIED WATER TANK LOCATION PER RECORD INFORMATION

BUILDING SETBACK, TYP.

PARKING SETBACK, TYP.

EASEMENT LINE

PROPERTY BOUNDARY, TYP.

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

PROPERTY BOUNDARY, TYP.

US HWY 95

LAKESHORE DRIVE

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FIGURE 2
LONG BRIDGE MARINA EXPANSION
EXISTING CONDITIONS MAP

PRELIMINARY -
NOT FOR CONSTRUCTION

Plot Date:11/12/2026 3:59 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2022\D22018 41 DEGREES SOUTH - MILBRATH\CAD\EXHIBITS\NOV 2026 - HEARING PRESENTATION EXHIBITS\D22018 FIGURE 2 - ECM EXHIBIT.DWG

PROPOSED SITE INFORMATION

PARKING LOT LANDSCAPE BUFFER ENCROACHMENT AREA
= 2,269 SF (34.31% REDUCTION FROM EXISTING CONDITIONS)

PATHWAY LANDSCAPE BUFFER ENCROACHMENT AREA
= 523 SF

- PROPOSED PARKING STALLS = 53 TOTAL
- IMPERVIOUS AREA = 34,834 SF
  (5.36% REDUCTION FROM EXISTING CONDITIONS)
- IMPERVIOUS AREA = 58% COVERAGE

LAKE PEND OREILLE

N

0 30 60

SCALE IN FEET

PATHWAY ENCROACHMENT
523 SF

STORMWATER TREATMENT AREA.
SEE LANDSCAPE PLAN.

PROPERTY BOUNDARY, TYP.

41 LAKESHORE DR
SAGLE, ID 83860
5,853 SF

51 LAKESHORE DR

25FT LANDSCAPE BUFFER
PARKING AND BUILDING
SETBACK

PARKING ENCROACHMENT
2,269 SF

EXISTING SANITARY
SEWER MAIN WITH
EASEMENT

EXISTING OVERHEAD POWER

BUILDING SETBACK, TYP.

PARKING SETBACK, TYP.

19 LAKESHORE DR
SAGLE, ID 83860
333 SF

EASEMENT LINE

PROPERTY BOUNDARY,
TYP.

27
LAKESHORE
DR
477 SF

23
LAKESHORE
DR
430 SF

SIGHT STOPPING
DISTANCE

STORMWATER
TREATMENT AREA.
SEE LANDSCAPE PLAN.

EXISTING
OVERHEAD
POWER

LAKESHORE DRIVE

US HWY 95

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FIGURE 3
LONG BRIDGE MARINA EXPANSION
PROPOSED SITE PLAN

PRELIMINARY -
NOT FOR CONSTRUCTION

Plot Date:11/12/2026 5:12 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2022\D220184 41 DEGREES SOUTH - MILBRATH\CAD\EXHIBITS\NOV 2026 - HEARING PRESENTATION EXHIBITS\D220184 FIGURE 3 - PROPOSED SITE.DWG

51 LAKESHORE DR

BUILDING SETBACK, TYP.

PARKING SETBACK, TYP.

EASEMENT LINE

10'

20'

10'

23 LAKESHORE DR

27 LAKESHORE DR

19 LAKESHORE DR SAGLE, ID 83860

41 LAKESHORE DR SAGLE, ID 83860

15'

25'

PARKING SETBACK, TYP.

BUILDING SETBACK, TYP.

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

SIGHT STOPPING DISTANCE

EXISTING SANITARY SEWER MAIN WITH EASEMENT

EXISTING OVERHEAD POWER

STORMWATER TREATMENT AREA.

25'

STORMWATER TREATMENT AREA.

EXISTING OVERHEAD POWER

PROPERTY BOUNDARY, TYP.

LAKESHORE DRIVE

US HWY 95

0 30 60

SCALE IN FEET

TREE LEGEND

- EVERGREEN (EXISTING)
- EVERGREEN (MAX. 20FT HEIGHT)
- EVERGREEN (MIN. 35FT HEIGHT)
- DECIDUOUS (EXISTING)
- DECIDUOUS (MAX. 20FT HEIGHT)
- DECIDUOUS (MIN. 35FT HEIGHT)

TYPE C BUFFER (EASTERN)

REQUIRED TREES = 2,559.2 SQ. FT. / 300 SQ. FT. = 8.5 (9 TREES) (50% EVERGREEN)
PROVIDED TREES = EVERGREEN (7 - INCLUDING EXISTING), DECIDUOUS (11 - INCLUDING EXISTING)

TYPE C BUFFER (SOUTHERN)

REQUIRED TREES = 717.52 SQ. FT. / 300 SQ. FT. = 2.4 (3 TREES) (50% EVERGREEN)
PROVIDED TREES = EVERGREEN (2), DECIDUOUS (1)

TYPE A BUFFER (WESTERN)

REQUIRED TREES = 1 EVERGREEN PER EVERY 15' = 181' / 15' = 12.07 (12 TREES)
PROVIDED TREES = 13 EVERGREENS (INCLUDING EXISTING EVERGREEN) SPACED APPROX. 15' O.C.

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FIGURE 4
LONG BRIDGE MARINA EXPANSION
PRELIMINARY LANDSCAPE TREE PLANTING PLAN

PRELIMINARY
- NOT FOR CONSTRUCTION

Plot Date: 11/13/2026 8:45 AM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2022\2022018.41 DEGREES SOUTH - MILLBRATH\CAD\EXHIBITS\NOV 2026 - HEARING PRESENTATION EXHIBITS\2022018 FIGURE 4 - LANDSCAPE EXHIBIT 1 - TREES.DWG

51 LAKESHORE DR

BUILDING SETBACK, TYP.

PARKING SETBACK, TYP.

EASEMENT LINE

23 LAKESHORE DR

27 LAKESHORE DR

19 LAKESHORE DR SAGLE, ID 83860

41 LAKESHORE DR SAGLE, ID 83860

15'

25'

PARKING SETBACK, TYP.

BUILDING SETBACK, TYP.

25FT LANDSCAPE BUFFER PARKING AND BUILDING SETBACK

LAKESHORE DRIVE

SIGHT STOPPING DISTANCE

EXISTING SANITARY SEWER MAIN WITH EASEMENT

EXISTING OVERHEAD POWER

EXISTING OVERHEAD POWER

STORMWATER TREATMENT AREA.

PROPERTY BOUNDARY, TYP.

STORMWATER TREATMENT AREA.

US HWY 95

0 30 60

SCALE IN FEET

PLANT LEGEND

6FT DIAMETER SHRUB

4FT DIAMETER SHRUB

TYPE C BUFFER (EASTERN)

REQUIRED SHRUBS = 2,559.2 SQ. FT. / 20 SQ. FT. = 127.9 (128 SHRUBS)
(REQUIRED SHRUBS INCLUDING AREA IN VISION TRIANGLE AND SEWER EASEMENT = 5,041.43 SQ. FT / 20 SQ. FT. = 252.07 (253 SHRUBS)

TYPE C BUFFER (SOUTHERN)

REQUIRED SHRUBS = 717.52 SQ. FT. / 20 SQ. FT. = 35.88 (36 SHRUBS)
PROVIDED SHRUBS = 36

TYPE A BUFFER (WESTERN)

REQUIRED SHRUBS = 1,800.85 SQ. FT. / 20 SQ. FT. = 90.04 (90 SHRUBS)
PROVIDED SHRUBS = 90

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FIGURE 5
LONG BRIDGE MARINA EXPANSION
PRELIMINARY LANDSCAPE SHRUBS PLANTING PLAN

PRELIMINARY
- NOT FOR CONSTRUCTION

Plot Date 11/13/2026 8:57 AM Plotted By: Dylan Jones
Path: J:\DOCUMENTS\PROJECTS\2022\2022018.41 DEGREES SOUTH - AHLBRATA\CAD\EXHIBITS\NOV 2026 - HEARING PRESENTATION EXHIBITS\2022018 FIGURE 5 - LANDSCAPE EXHIBIT 2 - SHRUBS.DWG

DEVIATION #2
LANDSCAPE BUFFER

Exhibit 2: Avista Brochures

Power Line Compatible Trees

Red Buckeye (Aesculus pavia)
Arborvitae (Thuja occidentalis)
Dogwood (Cornus sp.)
Filbert (corylus sp.) **EXCEPTION: NO Turkish or Hazel**
Flowering Cherry (Prunus sp.)
Flowering Crabapple (Malus sp. 'Adirondack', 'Professor Sprenger', 'Sentinel', 'Sutyzam', 'Schmidtleaf')
Golden Chain Tree (Laburnum x watereri)
Golden Desert Ash (Fraxinus excelsior 'Aureafolia')
Hawthorne (Crataegus sp.)
Japanese Maple (Acer palmatum)
Japanese Snowbell (Styrax japonicus)
Juniper (Juniperus sp.)
Leprachaun Ash (Fraxinus Pennsylvania 'Johnson')
Purple Leaf Plum (Prunus sp.)
Eastern Redbud (Cercis canadensis sp.)
Smoke Tree (Cotinus obovatus)
Royal Star Magnolia (Magnolia stellata 'Royal Star')
Viburnum (Viburnum sp.)
Winterberry Euonymus (Euonymus bungeanus)

Some things to keep in mind when choosing your new plant -

- Only plant tree species that mature at 20 feet or less near power lines.
- Does the plant have enough room to grow up, out, and down?
- Native plants are often overlooked, yet are often the best choice in low maintenance areas.
- Buy the highest quality plant that you can afford – not necessarily the largest plant. Look for plants that have branches well spaced along the trunk. Also look for disease resistant varieties.

Additional resources for information on more species selection are County Extension offices, City Urban Forestry and Parks departments, and reputable plant nurseries. Details on Avista's integrated vegetation management program can be found at www.avistautilities.com/safety/vegetation. This site also provides numerous web links to other tree and plant organizations.

Planting the "right tree in the right place" is an investment in the future.

Revised July 2011

Avista is proud to be a part of these professional organizations:

Arbor Day Foundation

TREE LINE USA Utility

Utility Arborist Association

Learn more today

We are committed to maintaining a safe, reliable electric system and improving the communities we serve. For more details about our vegetation management, visit **avistautilities.com/vegetation**

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AVISTA

The right tree in the right place.





Trees and shrubs can create a backdrop to enhance the beauty of any home.

They also can function as windbreaks and provide cooling shade, which can help you manage your home's energy use.

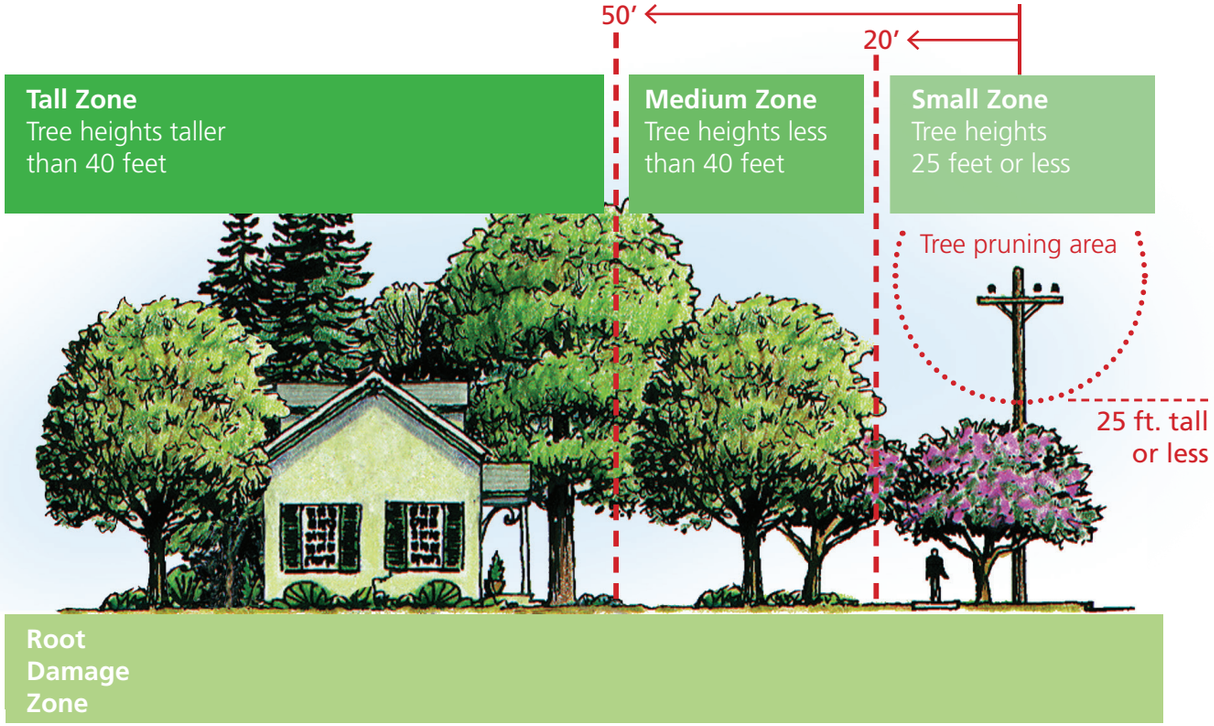
When landscaping, however, always keep in mind the location of overhead power lines and buried utilities, including natural gas lines. Branches and roots that get too close to utility equipment can cause outages and potentially create an unsafe situation.

With thoughtful planning and proper tree selection, you can enjoy your landscape for years to come, without worry that your favorite trees and shrubs could become a hazard.

Know what's below.
Call before you dig.

Call before you dig.

When putting in new trees and shrubs, always call 811 two days before you dig to have your underground lines located and marked at no cost to you. Otherwise, one strike with a shovel could nick an electric or natural gas line, causing injury or death. Calling ahead not only keeps you safe, IT'S THE LAW.



Planting near power lines

When planting anywhere near power lines, remember that your small seedling could eventually have a leafy crown that spreads 35-55 feet, and so may grow into nearby power lines. Always consult your local nursery to learn the mature size of your tree.

Planting the right tree in the right place can eliminate the need for Avista to trim or remove a tree that is too close to power lines. The right tree in the right place can also help prevent outages from branches or trees coming into contact with power lines and provide space for crews to perform maintenance or make repairs to power equipment.

Space requirements for planting near power lines fall into three zones that limit tree heights.

Small Zone
This utility-friendly zone is only for trees and shrubs that grow no more than 25 feet tall, like a Pagoda, Kousa or Cornelian Cherry Dogwood. These are called Class I trees.

Medium Zone
This zone is 0 to 50 feet away from a power pole and line. Here, mature trees should be no more than 40 feet tall. The extra space reduces the chance of the tree, branches or roots coming into contact with overhead or underground lines. Look for Class II trees to plant in this zone.

Tall Zone
This zone is a least 50 feet or more away from a power line or pole. It is the only zone where you should plant trees that grow over 40 feet tall. These are Class III trees.

For a list of tree species that flourish in our region for the small, medium and large planting areas, check out the City of Spokane Urban Forestry Approved Street Tree List at https://static.spokanecity.org/documents/urbanforestry/permits/street-tree-list-2014.pdf.

Planting in a root damage zone

Always avoid planting near where underground utilities are located. Tree roots will spread out at least as wide as the tree is tall. The same goes for shrubs and other vegetation. Roots can entangle, or even break, underground electric and natural gas utility lines. So be aware of your line-locate marks and never plant trees or shrubs too close by.

Treat root spacing the same as you would the crown of a tree.



Planting near transformer boxes

If your yard has one of Avista's ground-level transformers (large green boxes), leave room for our crews to perform maintenance work. Plant your shrubs at least 10 feet away from around the front, identified by a lock, and two feet from the sides and back (see illustration).