

BONNER COUNTY PLANNING DEPARTMENT

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SHORE LAND DEVELOPMENT STANDARDS

Building Location Permit#:

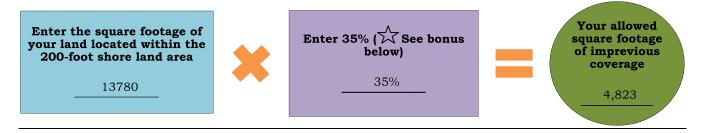
Landowner: Brian & Sandra Gump

BCRC 12-713, sets a 35% maximum impervious surface coverage within the "shore land."

Impervious surfaces are areas such as; rooftops, walkways, gravel or hard-surfaced roads and driveways, and patios that prevent rain and snowmelt from being absorbed into the ground at a natural rate.

Shore land is land located within 200 feet of any natural or artificial high water mark. An artificial high water mark can be created by a dam.

Allowed Impervious Coverage Calculation

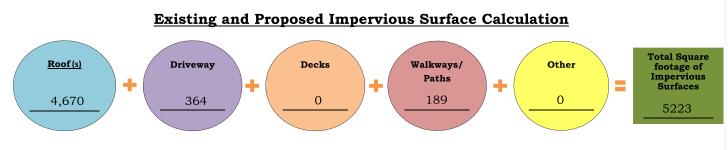


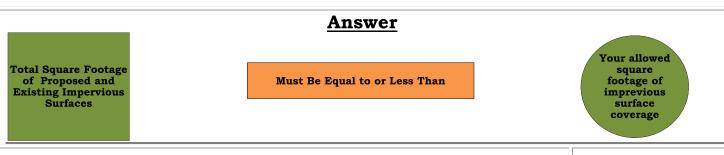


If all existing and proposed structures are set back at least 75' from the shoreline, your property qualifies for a bonus, and your maximum allowable impervious coverage is $52\frac{1}{2}$ %. If you qualify for this bonus, initial here and use $52\frac{1}{2}$ % in the box above.

Exceptions:

(1) Submerged lands shall be excluded from the lot size calculations. **Building location permits** applications shall clearly show all existing and proposed impervious surfaces within the shoreline area and calculate the applicable percentage.





Signature of landowner/Representative: Brian Gump

Date: 05/15/25

BCRC 12-714, Shoreline vegetative buffer

Vegetative buffer management areas include all lands within 40 feet from shorelines.

Select landscaping standards you will follow for the shoreline vegetative buffer:

vegetation shall be left intact in existing natural condition within the shoreline vegetative buffer. The vegetative buffer may be enhanced with the planting of additional native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover listed in Appendix B of this Title.

(2) <u>Alternative option</u>: Non-invasive vegetation shall be established and maintained within the shoreline vegetative buffer. The vegetative buffer strip shall consist of any combination of native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover **listed in Appendix B of this Title.** The planting shall be sufficiently dense to provide close-growing vegetation designed to receive overland flow and hold and stabilize soils. Attach landscape plans indicating selected plant species and planting schedule.

In addition, in vegetative buffers adjacent to **perennial streams**, trees shall be retained in accord with the following:

(1) Standing trees, including conifers, hardwoods and snags shall be left within forty (40) feet of the ordinary high water mark on each side of all **perennial streams**, in the **following minimum numbers of standing trees per one thousand (1000) feet of stream on each side:**

Table 7-1. Tree retention standards for stream corridors.

	Perennial Stream Width		
Tree Diameter Breast Height (DBH) (measured at four and one-half (4.5) feet above mean ground level on standing trees)	Over 20'	10' – 20'	Under 10'
3-7.9"	200	200	200
8-11.9"	42	42	42
12-19.9"	21	21	
20"+	4		

- ((a)) Snags will be counted as standing trees in each diameter class if snag height exceeds (1 $\frac{1}{2}$) times the distance between the snag & stream's ordinary HWM. Not more than (50%) of any class may consist of snags.
- ((b)) Trees should only be pruned up to (1/3) of their height in order to maintain optimum tree health. If defensible space is a high priority, up to (1/2) of the tree height may be pruned.
- (2) **Exceptions.** The shoreline vegetation standards shall not apply to the following:
- ((a)) Placement of trams, rails, uncovered steps, stairs, walkways four feet (4') or less in width to provide access to the shoreline. These structures shall not be constructed in a manner that is parallel to the shoreline that would create a boardwalk along the waterfront, except where steep slopes require switchback designs.
- ((d)) Removal of trees that are potentially hazardous to public health or safety due to the risk of falling, and structural instability cannot be remedied due to non-man-made, natural-caused injury, such as weather- or animal-related damage
- ((b)) Replacement of lawn areas with native vegetation.
- ((e)) Shoreline property owners are encouraged to plant native vegetation where none exists, in areas that contain cultivatable soils.
- ((c)) Removal of trees infected by a pathogen or attacked by insects that threaten the surrounding trees
- ((f)) Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.