



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864  
planning@co.bonner.id.us (e-mail)

(208) 265-1458

(208) 265-1463 (FAX)

<http://www.co.bonner.id.us/planning/index.html> (web page)

## 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

Enter the square footage of  
your land located within the  
200-foot shore land area

13780



Enter 35% (★ See bonus  
below)

35%



Your allowed  
square footage  
of impervious  
coverage

4,823



**Bonus**

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 52½%. If you qualify for this bonus, initial here and use 52½% 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.

### Existing and Proposed Impervious Surface Calculation

Roof(s)

4,670



Driveway

364



Decks

0



Walkways/  
Paths

189



Other

0



Total Square  
footage of  
Impervious  
Surfaces

5223

### Answer

Total Square Footage  
of Proposed and  
Existing Impervious  
Surfaces

Must Be Equal to or Less Than

Your allowed  
square  
footage of  
impervious  
surface  
coverage

**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:

☒ (1) Preferred option: Non-invasive 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) Alternative option: 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.**

| <b>Tree Diameter Breast Height (DBH)</b><br><i>(measured at four and one-half (4.5) feet above mean ground level on standing trees)</i> | <b>Perennial Stream Width</b> |                  |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------|------------------|
|                                                                                                                                         | <i>Over 20'</i>               | <i>10' – 20'</i> | <i>Under 10'</i> |
| 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 ½) 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.