8.7.105: STORMWATER DETENTION AND CONVEYANCE:

A. Stormwater conveyance mechanisms must be sized to convey runoff from a 50-year storm event without causing flooding or other damage to public or private property, the stormwater management system, or other improvements.

B. Culvert size within public rights-of-way shall be determined by the public highway agency with jurisdiction. All other culvert sizing shall be done by an appropriate design professional.

C. Stormwater systems shall provide for sufficient storage volume and detention time to result in no increase in the peak rate of runoff from the site for a 25-year storm. Runoff from impervious and pervious surfaces shall be considered in meeting this requirement.

D. Where treatment of stormwater runoff is required prior to infiltration over the Rathdrum Prairie Aquifer, the runoff shall be conveyed to treatment areas with limited infiltration prior to treatment.

8.7.106: STORMWATER TREATMENT:

A. Treatment of the first one-half inch (½") of stormwater runoff from the impervious surfaces set forth in this section shall be required prior to discharge of the stormwater overland or to ground or surface waters. Stormwater shall be mitigated utilizing bioinfiltration swales, as referenced in DEQ's catalog of best management practices, or treated on site with existing natural vegetation if the characteristics of the parcel provide treatment.

1. Subdivisions. Site disturbance management plans will be required for subdivisions utilizing calculations for detention and conveyance that include runoff from the proposed improvements.

2. Commercial or Industrial Development. Site disturbance plans are required for commercial or industrial development utilizing calculations for detention and conveyance that includes runoff from the proposed improvements. Stormwater treatment of the first one-half (½") inch of runoff from all access and parking lot impervious surfaces shall be required prior to discharge of the stormwater overland or to ground or surface waters. Stormwater runoff from rooftops and other similar impervious surfaces is not required to be mitigated with treatment BMPs, but shall be properly managed to infiltrate on the property or to otherwise comply with the detention requirements of this article.

3. Common driveways and private roads. Whenever a site disturbance plan is required for common driveway or private road development, calculations for detention and conveyance must be utilized that include the runoff from the proposed improvements.

4. Residential Development on Individual Parcels.

a. Whenever a site disturbance plan is required for residential development on an individual parcel, calculations must be utilized for detention and conveyance that include runoff from the proposed improvements. Stormwater treatment of the first one-half (½") inch of runoff from all access, parking areas, and other similar impervious surfaces shall be required prior to discharge of the stormwater overland or to ground or surface waters. Stormwater runoff from rooftops and other similar impervious surfaces is not required to be mitigated with treatment BMPs, but shall be properly managed to infiltrate on the property or to otherwise comply with the detention requirements of this article.

b. For replacement, or additions or alterations to existing site improvements where no stormwater system has previously been required, stormwater shall be managed utilizing a combination of stormwater treatment and erosion control BMPs to produce no net increase in the pollutant export from the site's previously existing conditions.

B. BMP Efficiency Testing Not Required. On-site post-construction testing of BMP treatment efficiency will not be required by the County. The stormwater management plans must show that the proposed BMPs are anticipated to meet or exceed the treatment efficiencies listed above. Expected treatment efficiencies shall be included in the County's Manual of Best Management Practices or the Plan Criteria manual. The development of the BMP list and required range of removal effectiveness is not intended to limit the use of new or innovative treatment procedures that may be developed through the creativity of the design professional preparing the stormwater

management plan. New approaches and procedures will be considered and approved with the submittal of the appropriate support data that confirms the effectiveness of the proposed new treatment method, its use related to site constraints, and the maintenance burden it will produce if adopted and utilized. (Ord. 546, 10-22-19)

8.7.107: GROUNDWATER AND SPRINGS: Springs and other groundwater sources that are encountered during grading or excavation activity shall be returned to subsurface flow where possible or conveyed through the site by an appropriate means of conveyance that shall be non-erosive, avoids sediment transport, and dissipates energy, all to be conducted in accordance with Best Management Practices. For high risk sites, the design professional shall ensure that the groundwater will not interfere with the implementation or function of the planned stormwater or erosion control improvements.

8.7.108: DOWN-GRADIENT ANALYSIS:

A. A down-gradient analysis shall be required for all high risk sites unless waived by the Director. The analysis is meant to identify and evaluate down-gradient adverse impacts that could result from the proposed development. Common adverse impacts of land development may include erosion, flooding, slope failures, altered runoff patterns, increased presence of groundwater, or reduced groundwater recharge (to springs, streams, wetlands, and wells, etc.) Site disturbance plans shall be designed to mitigate adverse impacts identified in the down-gradient analysis. Typically, the analysis should extend 500 feet down gradient and may be limited in scope by lack of access to adjacent properties.

B. If there are existing or potential off-site drainage problems down-gradient of the development, it shall be demonstrated that the proposed stormwater disposal system has been designed to meet all of the following conditions:

1. The stormwater runoff leaves the site in the same manner as that of the pre-developed condition;

2. Reduced or increased groundwater recharge has been considered with respect to potential adverse impacts on the down-gradient features; and

3. The proposed design does not aggravate an existing drainage problem or create a new drainage problem. (Ord. 546, 10-22-19)

8.7.109: GEOTECHNICAL ANALYSIS:

A. When Required. A geotechnical analysis shall be required for proposed building sites, roads, driveways or other development in locations where:

1. Soils classified as colluviums are present on the parcel proposed for development in locations proposed for construction activities;

2. The locations proposed for construction activities include slopes of 15 percent or more;

3. The locations proposed for construction activities include high water table soils;

4. There are scarps; slumps, seeps; boulder piles, fresh deposit of rock, soil, or debris; ponds in irregular depressions above the valley floor; cracks; bare soils; indications of earth movement based on its impact on vegetation; or other geologic features that may be unstable, or that are indicators of unstable conditions, as determined by the Director.

B. Geotechnical Analysis Requirements.

1. The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering.

2. The geotechnical analysis shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended building, structures, and uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures. (Ord. 546, 10-22-19)

8.7.110: STREAM PROTECTION BUFFERS:

A. Purpose. The purpose of stream protection buffers is to ensure that prior to, during, and after construction operations, stream beds, streamside vegetation and other existing physical characteristics are protected in order to maintain water quality and to protect property and aquatic habitat.

B. Applicability. The requirements for stream protection buffers shall apply to all Class I streams, Class II streams, and naturally occurring drainage swales, but shall not apply to the shorelines of any recognized lake or the Coeur d'Alene River or Spokane River.

C. Dimensions.

1. Class 1 Stream Protection Buffer: The area encompassed by a slope distance of seventy-five feet (75') on each side of the ordinary high water mark.

2. Class 2 Stream Protection Buffer: The area encompassed by a minimum slope distance of thirty feet (30') on each side of the ordinary high water mark.

3. Naturally Occurring Drainage Swale Protection Buffer: The area encompassed by a minimum slope distance of five (5) feet on each side of the top of a naturally occurring drainage swale. In no case shall this protection buffer have a total width greater than thirty feet (30').

4. For parcels legally created prior to January 1, 1997, the width of any stream protection buffer may be reduced to forty percent (40%) of the dimension of the parcel which is intersected by the stream.

D. Standards.

1. Application of fertilizer to turf grass and storage of chemicals which may adversely impact water quality, such as petroleum products, pesticides, fertilizers and similar liquids or compounds, are prohibited in stream protection buffers.

2. No mechanical ground disturbance shall be permitted within stream protection buffers except at identified and permitted stream or river crossings. Only the use of hand tools shall be allowed when necessary to develop or establish a permitted use or activity unless they are to be performed within an identified and permitted crossing. When disturbance is necessary across or inside a stream protection buffer, it shall be done in such a manner as to minimize stream bank vegetation and channel disturbance. The extent of any such disturbance shall be clearly indicated in a site disturbance plan.

3. When a stream protection buffer must be crossed, adequate structures to carry water flow shall be installed. Crossings and their approaches shall be at right angles to the channel or otherwise configured to minimize the disturbance within the stream protection buffer or shoreline protection buffer. Construction of hydraulic structures in river channels shall conform to the requirements of the Stream Channel Protection Act, Title 42, Chapter 38, Idaho Code. All temporary crossings shall be removed immediately after use.

4. Shading, wildlife cover, and water filtering effects of vegetation shall be maintained along all stream protection buffers as outlined in the IFPA and the Rules Pertaining to the Idaho Forest Practices Act, IDAPA 20.02.01 (IFPA Rules).

5. Large organic debris (LOD) shall be maintained along all stream protection buffers as outlined in the IFPA and the IFPA Rules.

6. Site improvements or conditions which lie within a stream protection buffer may be replaced or altered in a manner which complies with the following standards:

a. No addition or alteration encroaches farther into the stream protection buffer than the pre-existing improvements; and

b. Site disturbing activity within the stream protection buffer is minimized to the greatest extent possible; and

c. All other requirements of this article are met.

7. One stairway or walkway, associated stairway landings, and a tram may encroach within a stream protection buffer. Stairways and walkways shall not exceed four feet (4') in width. Stairway landings shall not exceed six feet (6') in width or length. Such structures shall not be constructed in a manner that is substantially parallel to the stream, except that switchback designs that provide access from higher elevations to lower elevations are permitted whenever such designs are necessary due to steep slopes.

8. Vegetation modification to implement an approved wildfire mitigation plan or in conjunction with noxious weed abatement is permitted.

9. Installation of water intake lines, power lines, and similar linear infrastructure is permitted, provided that site disturbing activities within the stream protection buffer are minimized and remediated to the greatest extent possible.

10. Planting of native vegetation in conjunction with any remediation or modification activity permitted pursuant to this section is encouraged.

E. Development Exceptions within a Stream Protection Buffer.

1. Mechanical ground disturbances not associated with development and not otherwise permitted in subsection (D) of this section may be permitted within a stream protection buffer, so long as the applicant can adequately demonstrate the necessity of such activity through the submittal of a stream protection plan prepared by a design professional. To approve an exception, the Director must find that the risk to water quality will be less than or equal to the risk if the work were performed by hand.

2. Development and associated mechanical ground disturbances may be permitted within a stream protection buffer for maintenance, repair or replacement of existing structures or improvements, or to remedy significant erosion, structural integrity, or bank stabilization problems, so long as the applicant can adequately demonstrate the necessity of such activities through the submittal of a stream protection plan prepared by a design professional. To approve an exception, the Director must make the following findings:

a. The risk to water quality will be less than or equal to the risk if the work were performed by hand;

b. The work proposed is the minimum necessary to control or remediate the erosion, structural integrity, or bank stabilization problem, or to complete the necessary maintenance, repair or replacement; and

c. Agencies with jurisdiction have been provided the opportunity to review and comment. (Renumbered per Ord. 546, 10-22-19)

8.7.111: SHORELINE MANAGEMENT AREA:

A. Purpose. The shoreline management area is an area of concern for Kootenai County because certain activities within this area have the potential to impact water quality of adjacent water bodies due to their proximity. Therefore, special consideration of this area is provided herein to ensure that prior to, during, and after construction operations, water quality, aquatic habitat, and property are protected, while recognizing the rights of property owners to have appropriate use of their property and to be able to protect their property from erosion.

B. Applicability and Dimensions. A shoreline management area of twenty-five feet (25') in slope distance landward of the ordinary high water mark of all recognized lakes, the Coeur d'Alene River, and the Spokane River, is hereby established. The shoreline management area shall be maintained as set forth in this section.

C. Ordinary High Water Marks.

1. For purposes of this article, ordinary high water marks shall be considered to be the following elevations according to the North American Vertical Datum of 1988 (NAVD88):

Lake	Elevation
Coeur d'Alene Lake	2128.7*
Fernan Lake	2135.1
Hauser Lake	2190.9
Hayden Lake	2242.9
Pend Oreille Lake	2066.5
Spirit Lake	2446.0
Twin Lakes	2315.8

* Equivalent to 2128.0 per Avista (WWP) datum.

2. The ordinary high water marks for all other water bodies shall be determined by on-site inspection of evidence of historical water levels.

D. Prohibited Activities.

1. Application of fertilizer to turf grass and storage of chemicals which may adversely affect water quality, such as petroleum products, pesticides, fertilizers and similar liquids or compounds.

2. Mechanical ground disturbances, except as permitted in this section.

E. Permitted Activities. The following improvements and activities, including associated mechanical ground disturbances, are permitted within the shoreline management area:

1. Construction of stairways, walkways, stairway landings, and trams.

a. Except as permitted in subparagraph (b) of this paragraph, one stairway or walkway, associated stairway landings, and a tram shall be allowed to encroach within a parcel's shoreline management area. One additional stairway or walkway, associated stairway landings, and a tram shall be permitted whenever a parcel exceeds two hundred fifty feet (250') of shoreline frontage as determined by the Kootenai County Assessor or an Idaho licensed surveyor. One more additional stairway or walkway, associated stairway landings, and a tram shall be permitted for each two hundred fifty feet (250') of shoreline frontage thereafter.

b. Stairways, walkways, stairway landings and trams associated with a commercial marina or community dock, as those terms are defined in the Rules for the Regulation of Beds, Waters, and Airspace over Navigable Lakes in the State of Idaho, IDAPA 20.03.04, or

other commercial use permitted through the Idaho Department of Lands, shall be permitted to enable access to dock facilities as approved by IDL.

c. Stairways and walkways within the shoreline management area shall not exceed four feet (4') in width. Stairway landings within the shoreline management area shall not exceed six feet (6') in width or length. Stairways, walkways and stairway landings within the shoreline management area which are associated with a commercial marina, community dock, or other IDL-permitted commercial use may exceed these dimensions only to the extent necessary to comply with accessibility standards under applicable federal, state or local laws, rules, regulations or building codes.

d. Such structures shall not be constructed in a manner that is substantially parallel to the shoreline, except that switchback designs that provide access from higher elevations to lower elevations are permitted whenever such designs are necessary due to steep slopes or to comply with accessibility standards under applicable federal, state or local laws, rules, regulations or building codes.

2. The repair, replacement, alteration, and relocation of existing site improvements, including, without limitation, landscaping, retaining walls, and shoreline protection revetments. If a site disturbance plan is not otherwise required, the owner shall submit a site plan showing all activities to be performed within the shoreline management area. The site plan shall be approved if it demonstrates that the proposed activities will not create significantly new impervious areas or other significant water quality impacts.

3. Installation of water intake lines, pump houses, power lines, and similar linear infrastructure.

4. Removal of structures or debris created or deposited by wildfire, flooding, or other acts of nature.

5. Vegetation modification to implement an approved wildfire mitigation plan or in conjunction with noxious weed abatement.

6. The use of mechanical and other equipment for removal of dead or dying trees, shoreline debris, and other similar activities related to routine maintenance.

7. Seating, picnic and barbeque areas, and recreational equipment which do not cause more than a *de minimis* disturbance of the shoreline management area.

8. Shoreline erosion control measures, including, without limitation, the following:

a. willow wall construction;

b. willow walls with a brush layer base;

c. live cribwall construction;

d. cordon construction;

e. live fascine construction;

f. cedar bender board fencing;

g. the use of coir fiber rolls (a natural fiber extracted from the husk of coconut) and native or non-invasive plant materials; or

h. the use of 6-12 inch cobble and angular stone along with overhanging native or non-invasive plant materials to keep the sun from heating rocks and water.

If a site disturbance plan is not otherwise required, the owner shall submit a site plan showing all activities to be performed within the shoreline management area. The site plan shall be approved if it demonstrates that the proposed activities will not create significantly new impervious areas or other significant water quality impacts.

9. Routine pruning, trimming, and other well-recognized horticultural and silvicultural practices.

10. The trimming of shrubs and removal of branches from trees for the purpose of creating a view corridor. Such activities may occur no lower than three feet (3') above ground level for shrubs, and no higher than one-third (⅓) of the height of each individual tree then existing within the parcel's shoreline management area. Such activities may encompass no more than one third (⅓) of the linear footage of a parcel's shoreline management area.

11. Pervious pavers, wood or composite decking, and similar types of construction which do not concentrate runoff and do not cause more than a *de minimis* disturbance of the Shoreline Management Area.

12. Planting of native vegetation in conjunction with any remediation or vegetation modification activity permitted pursuant to this section is encouraged.

F. Development Exceptions within the Shoreline Management Area.

1. Mechanical ground disturbances not associated with development and not otherwise permitted in subsection (E) of this section may be permitted within the shoreline management area, so long as the applicant can adequately demonstrate the necessity of such activity through the submittal of a shoreline management plan prepared by a design professional. To approve an exception, the Director must find that the risk to water quality will be less than or equal to the risk if the work were performed by hand.

2. Development and associated mechanical ground disturbances may be permitted within the shoreline management area for maintenance, repair or replacement of existing structures or improvements, or to remedy significant erosion, structural integrity, or shoreline stabilization problems, so long as the applicant can adequately demonstrate the necessity of such activities through the submittal of a shoreline management plan prepared by a design professional. To approve an exception, the Director must make the following findings:

a. The risk to water quality will be less than or equal to the risk if the work were performed by hand; and

b. The work proposed is the minimum necessary to control or remediate the erosion, structural integrity, or shoreline stabilization problem, or to complete the necessary maintenance, repair or replacement; and

c. Agencies with jurisdiction have been provided the opportunity to review and comment. (Ord. 546, 10-22-19)

8.7.112: HAZARDS: Whenever the Director determines that an existing excavation, embankment, fill, or roadway on private property has become a hazard to life and limb; endangers other property, adversely affects the safety, use, or stability of a public or private access, drainage channel, or adjacent or contiguous properties, the Director may require the property owner to correct the hazard. The Director shall give notice in writing to the owner specifying the period in which the hazard is to be corrected. The hazard shall be corrected within the period specified in the notice. Failure to correct the hazard within the period specified in the notice shall constitute a violation subject to the provisions of chapter 8, article 8.6 of this title. (Ord. 546, 10-22-19)

8.7.113: INSPECTION:

A. General. All activities subject to the permitting requirements of this article shall be subject to inspection by the Department. An approved set of plans must be available for review on-site whenever work is in progress. It shall be the permittee's responsibility to keep the Department notified of the progress of the project and call for all required inspections.

B. High Risk Sites.

1. At a minimum, two (2) inspections shall be required for high risk sites:

a. After erosion and sedimentation controls have been installed, prior to ground disturbance; and

b. After the project has been completed, including revegetation.

2. For sites which are active during the winter, two (2) additional inspections shall be required:

a. After the site has been prepared for the winter (typically in September or October); and

b. Sometime in January or February to ensure that the erosion and sedimentation control measures are adequate and maintained.

3. The permittee's design professional shall perform the inspections and submit inspection reports to the Director.

C. Moderate and Low Risk Sites. For moderate and low risk sites, the Director shall determine what inspections are necessary. The Director, or their designee, shall conduct the inspections for moderate risk sites. (Ord. 546, 10-22-19)

8.7.114: MAINTENANCE: Maintenance requirements and responsibility shall be clearly identified for all projects where BMPs are employed, including BMPs for erosion and sedimentation control and stormwater management. When a stormwater system is designed to service more than one parcel, a maintenance agreement between all parties which benefit from the system must be established, including assurance of adequate funding. Easements across private property for maintenance access to community stormwater systems shall also be required where necessary. All maintenance agreements must be approved by the Director.

In the event that appropriate maintenance of any stormwater system is not conducted, the County shall have the option of requiring the property owner or association to provide for maintenance, or take other enforcement measures as outlined in chapter 8, article 8.6 of this title. (Renumbered per Ord. 546, 10-22-19)

8.7.115: PROHIBITED CONDUCT: The following actions shall be violations of this article:

A. Where a permit is required, failure to obtain a permit prior to the start of grading activity;

B. Failure to call for inspections as required by this article;

C. Once grading activity has begun, failure to complete the grading activity and install the necessary erosion and sedimentation control, stormwater management, and slope stabilization measures, in a timely manner;

D. Failure to maintain temporary and permanent erosion and sedimentation control measures, the stormwater management system, or slope stabilization measures;

E. Conduct work on a site which exceeds the scope of work outlined in the approved plans;

F. Damage or otherwise impede the function of a stormwater system;

G. Export sediment from a site in a manner not authorized by this article;

H. Continue work at a site after a stop work order has been placed;

I. Discharge stormwater in a manner not authorized by this article;

J. Failure to correct a hazard as outlined in section 8.7.110 of this article; and

K. Engaging in construction activities within a stream protection buffer or shoreline management area other than those permitted in sections 8.7.108 or 8.7.109 of this article. (Renumbered per Ord. 546, 10-22-19)

8.7.116: ADMINISTRATION:

A. General. The Director shall administer the provisions of this article in a manner consistent with other provisions of this code. The Board of County Commissioners may, by resolution, adopt design standards, plan criteria, best management practices, administrative procedures, fee

schedules, etc., intended to implement the requirements and standards set forth in this article. Changes in the supporting documents may be accomplished by subsequently adopted resolution.

B. Outside Review Assistance. The Director may request a second opinion from a design professional regarding any permitted or proposed work under this article at any time. The cost of such a second opinion shall be borne by the County.

C. Duration of Permit. Permits shall expire if the work authorized by the permit is not started within one hundred eighty (180) days of issuance of the permit, or if work is suspended or abandoned at any time after the work has started for a period of one hundred eighty (180) days. The Director may grant one time extension for an additional one hundred eighty (180) days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented work authorized by the permit. The Director may set specific time limits to the permit for project initiation and completion for environmental reasons or for coordination with other permitted site work.

D. Financial Guarantees.

1. The owner of any parcel where work will be performed pursuant to an approved site disturbance plan shall provide a financial guarantee to ensure that erosion, sediment control, and stormwater management improvements will be completed, as set forth in this subsection.

a. The owner shall provide a financial guarantee to the Department before a site disturbance permit may be issued for development of subdivision infrastructure, commercial and industrial development, or development within a high risk site.

b. For all other work to be completed in accordance with an approved site disturbance plan, the Director may require the owner to provide a financial guarantee for any work not completed at the time of final inspection.

2. The design professional shall provide an estimate of the cost to implement the improvements to be covered by the financial guarantee based on then-current local construction costs, including, without limitation, labor and materials. The amount of the financial guarantee shall be as determined by the Director, but shall not exceed one hundred fifty percent (150%) of the estimated cost.

3. The design professional must submit a letter to the Department certifying that the permitted development is complete and is compliant with the requirements of this article before a financial guarantee can be released. If the ownership of the property has changed since the financial guarantee was provided, the financial guarantee shall be released to the current property owner of record.

4. If the required improvements have not been completed by the specified date, the Department may contract to have the site brought into compliance with the applicable requirements of this article with the money from the associated financial guarantee. The Department may also take additional enforcement measures as provided by law. (Ord. 546, 10-22-19)

8.7.117: RISK ASSESSMENTS:

A. Erosion Risk Assessment. Erosion risk shall be determined as follows:

1. Slope, measured in percent, as an average across the area to be disturbed.

Gradient	Point Value
≤ 10%	1
> 10% and ≤ 25%	5
> 25%	10

2. Soil K factor, for water erosion susceptibility, as indicated in the *Soil Survey of Kootenai County Area, Idaho*, or other supplementary study. The highest K factor within the proposed disturbed soil profile will be used. Soil type from the *Soil Survey* will be verified on-site by physical description.

K Factor	Point Value
≤ 0.2	1
> 0.2 and ≤ 0.4	3
> 0.4	5

3. Proximity to surface water or any feature which conveys water to surface water. Surface water includes all lakes, rivers, streams, wetlands, and similar features. Conveyance features may include natural or man-made ditches. Ponds, springs, or similar features that are contained within the property shall not be considered surface water features. Distance is measured along the slope from the closest boundary of the proposed disturbance to the conveyance or surface water feature.

Distance	Point Value
> 500’	1
> 200’ and ≤ 500’	5
≤ 200’	10

4. Amount of disturbed area, expressed as a percentage of the parcel area. Areas to be disturbed during installation of utilities must be included.

Disturbed Portion	Point Value
≤ 33%	1
> 33% and ≤ 66%	5

> 66%	10

5. Buffer strip. If the project has a useable buffer strip which provides the appropriate level of treatment for the type of project proposed, subtract 10 points.

6. The points for each factor shall be added and the risk category shall be determined from the point total as follows:

Point Total	Risk Category
0 – 10	Low risk
11 – 20	Moderate risk
> 20	High risk

B. Stormwater Risk Assessment. Stormwater risk shall be determined as follows:

1. Slope, measured in percent, as an average across the area to be disturbed.

Gradient	Point Value
≤ 5%	0
> 5% and ≤ 10%	3
> 10% and ≤ 15%	6
> 15% and ≤ 25%	10
> 25%	15

2. Soil permeability, measured in inches per hour as indicated in the *Soil Survey of Kootenai County Area, Idaho*, or other supplementary study. The lowest permeability in the soil horizon shall be used. Soil type from the *Soil Survey* will be verified on-site by physical description.

Permeability	Point Value
≥ 0.5	0
< 0.5	5

3. Proximity to surface water or any feature which conveys water to surface water. Surface water includes all lakes, rivers, streams, wetlands, and similar features. Conveyance features may include natural or man-made ditches. Ponds, springs, or similar features that are contained

within the property shall not be considered surface water features. Distance is measured along the slope from the closest boundary of the proposed disturbance to the conveyance or surface water feature.

Distance	Point Value
> 500’	0
> 200’ and ≤ 500’	7
≤ 200’	15

4. Impervious area ratio, expressed as a percentage of the parcel area covered with impervious surfaces.

Coverage	Point Value
< 20%	0
≥ 20% and < 40%	5
≥ 40%	10

5. Total impervious area, expressed in square feet.

Coverage	Point Value
≥ 20,000 sq. ft.	5
< 20,000 sq. ft	0

6. Drainage crossing proposed. If the project requires crossing a conveyance channel or drainage, add 5 points.

7. Buffer strip. If the project has a useable buffer strip which provides the appropriate level of treatment for the type of project proposed, subtract 10 points.

8. The points for each factor shall be added and the risk category shall be determined from the point total as follows:

Point Total	Risk Category
0-10	Low risk

11-20	Moderate risk
> 20	High risk

(Ord. 546, 10-22-19)