

MJW Properties, LLC
Prepared for: Young Construction
RPP00000102310A
Ponderay, Idaho

December 16, 2025

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Stormwater Memorandum

This stormwater memorandum is being submitted to the City of Ponderay for a proposed building addition located on RPP00000102310A for Mike White Ford located at 476600 US Highway 95 in Ponderay, Idaho. This memo has been prepared by 7B Engineering to meet the stormwater requirements for the proposed project above.

Background

As part of the preliminary engineering review for the proposed construction at Mike White Ford, we initiated coordination with both the City of Ponderay and Bonner County to obtain existing stormwater management plans. Despite multiple inquiries, no comprehensive stormwater master plans or detailed design standards were available. The limited information provided was minimal and did not offer substantive guidance for site-specific stormwater evaluation.

Findings

- City of Ponderay: Contact was made with the City Engineer to determine whether municipal stormwater planning documents exist. No formal plan was available beyond general references to standard practices.
- Bonner County: Similar outreach was conducted with county staff. Documents were not available through a public records request, and did not provide detailed criteria for stormwater management.
- Existing Documentation: Non were able to obtained.

Applicable Code

The City of Ponderay's Stormwater Management Ordinance (Chapter 4) establishes requirements for stormwater control, with the stated purpose of:

- Protecting groundwater quality through pretreatment of stormwater prior to infiltration.
- Protecting surface water resources from contaminants, sedimentation, and erosion.
- Requiring the use of Best Management Practices (BMPs) to prevent or reduce pollution of water.

Section 8-4-1 emphasizes that stormwater discharges must be managed to avoid degradation of water quality, while Section 8-4-2 defines BMPs as physical, structural, or managerial practices that reduce pollutant loads.

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Based on professional engineering judgment and direct discussions with the City Engineer, it is our understanding that because the amount of impervious surface is not planned to increase, **stormwater runoff volumes will also not increase as a result of the proposed addition.** This conclusion is supported by:

- The nature of the improvements, which do not materially expand impervious surface area beyond existing conditions.
- Current stormwater facilities appear to handle existing volume of stormwater.
- Existing drainage patterns are going to be maintained with the anticipated site grading and new additions.
- The absence of identified deficiencies in the existing municipal stormwater system relative to the project site.

Conclusion

Although formal stormwater planning documents from the City of Ponderay and Bonner County were not able to be produced, professional evaluation indicates that the proposed construction at Mike White Ford will **not result in increased stormwater discharge.** This understanding has been confirmed through observations and consultation with the City Engineer.

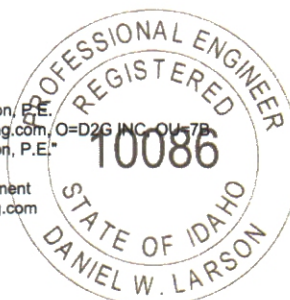
The project will continue to adhere to Chapter 4 of the City of Ponderay Code, ensuring that BMPs are incorporated as necessary to protect groundwater and surface water quality. Should additional impervious surface be proposed, 7B Engineering should be contact to further evaluate stormwater facilities and their ability to address stormwater discharge to meet city stormwater code requirements.



Daniel W. Larson, Principal
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