

**From:** Amidy Fuson AFuson@idl.idaho.gov  
**Subject:** RE: Community Dock & Boat Garage Application L95S6193  
**Date:** December 15, 2025 at 15:41  
**To:** Scott Hansen scott@lanecomarine.com



Hi Scott,

Thank you for taking the time to speak with Mike and me today.

As discussed, we met with the neighboring property owner to the southeast (JYD ID LLC). They expressed concerns regarding the location of the littoral line, the proposed 25-foot setback, and how the dock setback will be measured or verified in the field once construction is complete. The shared goal is to resolve these concerns and avoid the need for a hearing. We understand this is a unique site, and it may require some back-and-forth to reach a workable solution.

Mike and I believe it would be helpful to depict the shoreline representing the ordinary high-water mark, as this is where the littoral line originates. This could be shown using KCEarth or on the recorded plat map. From there, the littoral line should extend as close as possible at a right angle from the shoreline. Based on our review of historical Kootenai County information, we believe the ordinary high-water mark is located somewhere between Olinger's right-angle property line and the point where the two neighboring parcels meet, when tracing the actual shoreline.

We have also illustrated what the littoral line would look like using the chord method, based on the information currently shown.

Additionally, it would be beneficial to include a measurable reference that can be verified in the field to ensure the dock is constructed in the correct location. For example, this could involve measuring along the shoreline from the shared property corner or pin. The neighbors also indicated they would be more comfortable with a setback greater than the minimum 25 feet, if feasible.

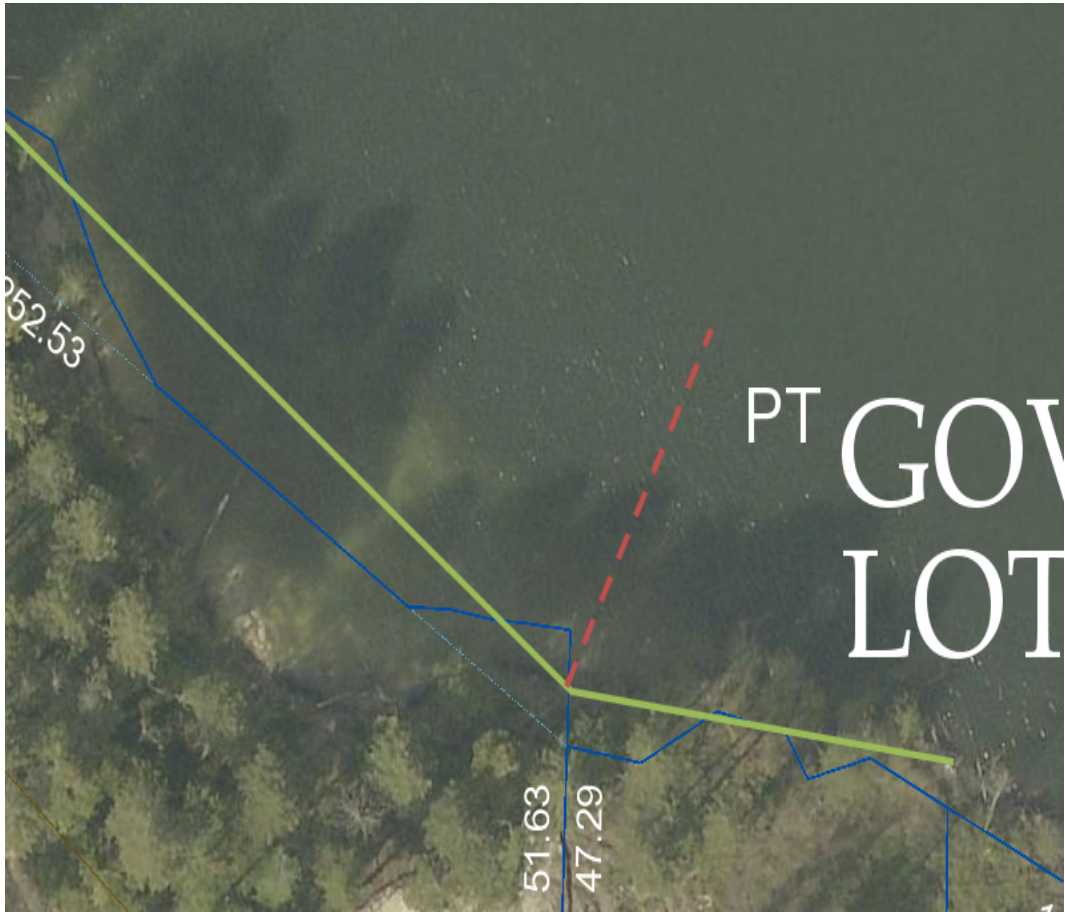
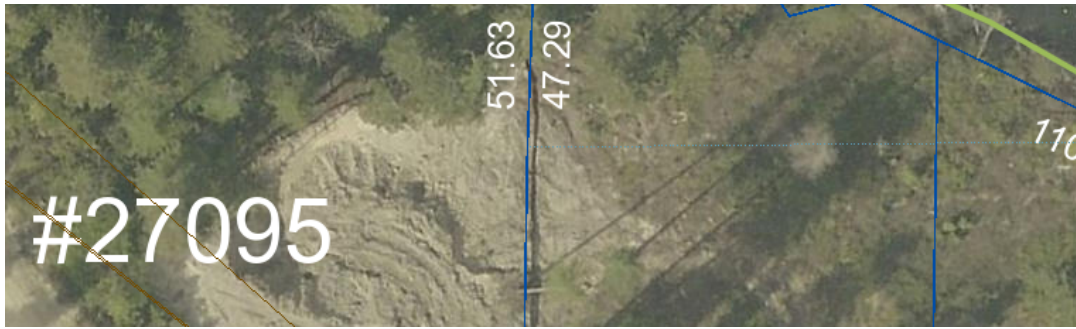
Thank you for working through these issues with us and for your efforts to help avoid a potential hearing.

This is tracing the shoreline

the cord method and was represented

This is





Both can be use as littoral lines, however tracing the shoreline might be a better represent correctly.

Thanks,



**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815

Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Amidy Fuson  
**Sent:** Thursday, December 04, 2025 6:32 AM  
**To:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Subject:** RE: Community Dock & Boat Garage Application L95S6193

Thank you, Scott. The application is now complete, and I will begin processing it. I will keep you informed if any comments or additional information are received during the open comment period. If no comments are submitted, the permit is expected to be issued at the beginning of January.

Thanks,



**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
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3258 Industrial Loop, Coeur D Alene, ID 83815  
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<https://www.idl.idaho.gov>

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Wednesday, December 03, 2025 1:19 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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Copy that.

Here are the updated papers.

Thank you

Scott Hansen  
lanecomarine.com  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Dec 3, 2025, at 11:46, Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Hi Scott,

Thank you for obtaining the revoke request for the other permits. After reviewing the application, Mike Ahmer and I identified a couple of issues that will need to be corrected. First, regarding the shoreline frontage: we are not able to count the additional 51.63 feet on the Olinger property (AIN 348454), as this does not correlate with actual shoreline frontage but rather reflects the land cut-back or the manner in which other shoreline segments are represented. The total frontage should be recorded as 1,083.54 feet, which still supports the requested total community allocation of 6,964.5 square feet.

The second discrepancy concerns the Vedadi boat garage square footage. The calculation results in 686.28 square feet (18.06' x 38'), while the allowable area is 685.38 square feet. On page 16 of the application, it appears the width was miscalculated; the correct width should be 18.03 feet rather than 18.06 feet. Please revise this measurement and provide an updated drawing reflecting dimensions that meet the 685.38-square-foot allowance.

Once I receive the corrected materials, I will be able to issue the notices and proceed with processing the application.

Please let me know if you have any questions.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands

3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Wednesday, December 03, 2025 9:34 AM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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Hello Amidy,

Here is the revocation letter that you asked for on the two parcels.

My customer is asking when the 30 day notice starts.

Thank you

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 25, 2025, at 08:47, Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:



**Amidy Fuson** reacted to your message:

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Tuesday, November 25, 2025 4:26:13 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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I have a truck just show up that I have to unload can we do 9:30?

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 24, 2025, at 15:53, Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Does tomorrow around 9 work for a call?

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Monday, November 24, 2025 3:16 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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---

Hello Amidy,

Do you have a time that we can hop on a phone call to discuss this application?

Scott Hansen  
[lanecomarine.com](mailto:lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 24, 2025, at 12:07, Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Hi Scott,

I would like to provide an updated summary regarding this application. I appreciate your cooperation and the additional documents you have submitted. The current deadline for this application is December 17, 2025. This deadline may be extended upon request, should additional time be needed.

As discussed, the following items are required to complete the application:

**1. Community Dock – Participating Parties**

**a.** In accordance with IDAPA 20.03.04.010.11, a community dock must involve more than two adjacent littoral property owners or littoral owners with a common area. This application proposes participation by more than two adjacent littoral property owners.

Please identify all parcels involved in the application. This should be documented by completing the first page of the Joint Application for Permits for each participating property owner.

**2. Shoreline Length Verification – Survey, Plat Map, or Deed**

**a.** The survey provided does not show approval from Kootenai County Community Development. Please submit documentation from Community Development confirming approval of the four parcels included in this application.

**b.** The application lists a shoreline length of 1,135.17 feet. However, the survey does not show this length, and the Kootenai County website reflects a total frontage of 1,083.54 feet, which would allow 7,584.78 square feet of decking.

Please provide an explanation or documentation showing how the frontage length of 1,135.17 feet was determined.

**3. Scaled Aerial Photo or Maps – Setbacks and Adjacent Encroachments**

Please provide a drawing that includes the following:

**i.** The full layout of the proposed community dock, showing all dock components and the setbacks from the littoral lines for the two parcels forming the community. A Sample Drawing has been attached to show roughly what is needed.

**ii.** Distances to all neighboring encroachments, including those located across the river.

**iii.** The lengths of adjacent encroachments to demonstrate the line of navigation.

**4. Boat Garages – LU300062 & LU300108**

Thank you for confirming that both boat garages will be rebuilt and permitted at this location. The following items are required to complete the application for each structure:

**i. LU300062 (Vedadi Property)**

Structure: 24.33' x 28.17' x 11.58';

Master Float: 24.25' x 31.42'

Please provide drawings showing the length, width, and height of the

length, width, and height of the structure, including the slip cut-out. An example drawing has been attached to illustrate the required level of detail. Additionally, please indicate whether the garage will be a floating or fixed-pier structure and describe how water levels interact with the structure.

I also understand that the Vedadi applicant may not be able to obtain the required drawings and may wish to withdraw from this portion of the application. Please inform me if that becomes the case.

**ii. LU300108 (Hamill Property)**

Structure: 20.08' x 22' x 10.67'; No master float

The submitted drawings indicate a structure height of 11.5 feet, which exceeds the permitted height of 10.67 feet. Boat garages may not be expanded under IDAPA 20.03.04.015.05.b. Please provide a revised drawing that matches the dimensions authorized under the LU permit.

**5. Revocation of Existing Single-Family Dock Permits**

Two applicants currently hold individual dock permits that must be revoked in order to participate in the community dock system:

- Vedadi – Permit L95S6117
- BWHQ LLC – Permit L95S6116

Please provide written statements from both applicants requesting that these permits be revoked so they may be included in the community dock system. Please let me know if you have any questions regarding these requirements or if you need additional time to gather the requested information. I am happy to assist as needed.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource**  
**Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands

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<https://www.idl.idaho.gov>

---

**From:** Scott Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Thursday, November 20, 2025 3:09  
PM  
**To:** Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat  
Garage Application L95S6193

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Hello Amidy,

Yes, here is the table. I put it in PDF form so it works for ya.

I also have one of the boat garages (Hamill) done so I included it here as a separate attachment.

Thank you

Happy Thanksgiving next week.

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd

On Nov 20, 2025, at 10:45,  
Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
wrote:

Morning Scott,

I was just getting around to  
this email and realized that  
only the Survey and Platt pdf  
opened on this email. The  
Application Table.numbers  
wouldn't open, would you  
mind resending this that one.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource**  
**Specialist, Sr.**  
**Navigable Waters**  
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<https://www.idl.idaho.gov>

---

**From:** Scott Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Thursday, November  
13, 2025 4:10 PM  
**To:** Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Community Dock &  
Boat Garage Application  
L95S6193

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Hello Amidy,

Here is the information I have ready thus far. I'll get back to you next week on the garages.

Stay warm and dry!

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 6,  
2025, at 07:25,  
Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Morning Scott,

We can set up a meeting to go over all this information if you would like. I am in a meeting all day today and out of the office till Wednesday, November 12, next week. We

can do a phone,  
zoom or in  
person meeting  
on the 12<sup>th</sup> if that  
would work for  
you.

Let me know  
what works best  
for you.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource**  
**Specialist, Sr.**  
**Navigable Waters**  
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Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott  
Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Wednesday,  
November 05,  
2025 10:44 AM  
**To:** Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Fwd:  
Incomplete  
Community Dock  
& Boat Garage  
Application  
L95S6193

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Hello Amidy,

As I put this information together, I have a question about the boat garages.

Both of these garages are being rebuilt but neither of the two are designed yet beyond the existing land use permit. Is there a way to permit the dock sq footage and the boat house as based on the Temporary Land use permits?

When Quality Matters!

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing  
address:  
258 McGhee Rd  
Sandpoint ID  
83864

Physical

address:  
258 McGhee Rd  
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**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur  
d'Alene™ Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
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