

## Kevin Palmer

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**From:** Kevin Palmer  
**Sent:** March 19, 2026 7:14 PM  
**To:** Kevin Palmer  
**Subject:** BOAT DOCK EXPANSION APPLICATION BY SPOA Community

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**From:** Jerrett Moss <[Jerrett@toblermarina.com](mailto:Jerrett@toblermarina.com)>  
**Sent:** March 19, 2026 12:57 PM  
**To:** Kevin Palmer <[Kevin@palmermail.ca](mailto:Kevin@palmermail.ca)>  
**Subject:** RE: BOAT DOCK EXPANSION APPLICATION BY SPOA Community

Dear Idaho Department of Land,

I am writing on behalf of a nearby property owner to express concerns regarding the proposed dock expansion.

From an outside perspective, it's clear that this expansion has the potential to encroach on the shared water space used by surrounding residents. The current configuration already requires careful navigation, and any reduction in maneuvering room could create unnecessary challenges for those entering and exiting their docks.

This raises valid safety concerns. Tightened waterways increase the likelihood of congestion and potential accidents, particularly during busy periods or for less experienced boaters. Maintaining adequate space for safe navigation should be a priority for all property owners in the area.

Additionally, this type of expansion may disproportionately impact neighboring properties, limiting their access and overall enjoyment of the water.

I would encourage careful consideration of how this proposal affects not only the applicant, but also those in the immediate vicinity who rely on safe and reasonable water access.

Thank you for your time and consideration.

Best,

**Jerrett Moss**  
Sales Associate  
p: 208-772-3255 x6007  
[www.toblermarina.com](http://www.toblermarina.com)

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ESTD. 1948



**From:** "Ty Hall, PsyD" <[Ty.PureWest@proton.me](mailto:Ty.PureWest@proton.me)>

**Date:** March 26, 2026 at 9:42:54 AM MDT

**To:** Kevin Palmer <[kevin@palmermail.ca](mailto:kevin@palmermail.ca)>

**Subject: Re: Sourdough Boat Dock Application to IDL - Palmer Objection for Neighbours**

Hi Kevin,

Thanks for sharing the materials related to the proposed marina expansion at Sourdough Point. After reviewing the plans, I understand your concern.

From a real estate perspective, waterfront value is highly sensitive to physical and man-made changes that affect usability, safety, and overall experience. On Lake Pend Oreille—where waterfront property commands a premium—these factors are carefully considered at purchase and expected to remain stable over time.

Having personally navigated this harbor on multiple occasions, I can say the existing access is already constrained. Entry into the harbor requires an initial, somewhat awkward turn, after which the current navigable path allows for a relatively straight and predictable line of travel through the deepest portion of the channel. Even with this, navigation requires care due to known shallow areas and the need to maintain safe distance from swimmers near private docks to the west. This was a legitimate concern at the time of your purchase.

Based on the proposed westward dock expansion, I believe there are three clear impacts to value:

1. **Safety Risk:** The expansion will force watercraft into tighter and less predictable turning movements closer to private docks, increasing the risk to swimmers who reasonably expect safe use of the water directly in front of their property.
2. **Reduced Navigability:** The proposed expansion obstructs the existing straight-line navigational path, requiring boats to leave the deepest portion of the channel and execute more constrained maneuvers to access private docks.
3. **Aesthetic and Market Impact:** The visible constraints on navigation and safety will likely be perceived negatively by future buyers, further impacting desirability and, ultimately, value.

In my professional opinion, these combined factors represent a meaningful negative impact on both the utility and marketability of your property and neighboring waterfront homes.

Thanks,



**TY HALL**

REALTOR®, PsyD

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**From:** Bob & Jan Chambers <[chambers6055@gmail.com](mailto:chambers6055@gmail.com)>

**Date:** March 24, 2026 at 4:59:06 PM MDT

**To:** Kevin Palmer <[Kevin@palmermail.ca](mailto:Kevin@palmermail.ca)>

**Subject:** SPOA Water Line Location

Good afternoon, Kevin,

The answers to your questions are in blue on your email.  
If you need additional information, please let me know.

I also think the addition of two docks on the west side of the member owned floating dock system would be problematic.

Bob Chambers

----- Forwarded message -----

From: **Kevin Palmer** <[Kevin@palmermail.ca](mailto:Kevin@palmermail.ca)>

Date: Tue, Mar 17, 2026 at 2:51 PM

Subject: SPOA Water Line Location

To: Bob & Jan Chambers <[chambers6055@gmail.com](mailto:chambers6055@gmail.com)>, Robert Hansen <[wsmibob@aol.com](mailto:wsmibob@aol.com)>

Cc: Kevin Palmer <[Kevin@palmermail.ca](mailto:Kevin@palmermail.ca)>

Good afternoon Bob Chambers and/or Water Systems Management,

In preparation for an IDL Hearing on April 7<sup>th</sup> relating to SPOA's boat dock expansion, I'm requesting that either of you water experts please provide some information about our underwater water-line.

Relevant information that will be discussed is the proximity of our under ground waterline, including the following:

(To the best of your knowledge)

1. Can you confirm that the underground line running through the waterway is in fact the visible line that runs from the water building? (as evident in the attached google images) [The Google maps seem to give a correct view of where the main water intake pipe is buried.](#)
2. Can you confirm if that water line runs along what appears to be the deeper water, then up and out the cut, or causeway at the north end? (as seen in the attached google images) [The pipe does run through the cut to the lake.](#)
3. Is there any other under-water, waterline other than the one apparent in these images? [There may be a second pipe as the first pipe was not correct and is not being used.](#)

4. When the lake is at full pool summer levels, do you know approximately how deep the water is ovetop of the line in the middle of the boat dock area? [About 15 feet](#) Approximately how deep is the water along the distance from the boat dock area approaching the water building? (approximately) [About 15 feet deep](#)

Thanks for your assistance. If you have any questions, please let me know.  
(A copy of this e-mail will be provided to the Idaho Department of Lands)

Thank you,

Kevin

Kevin G. Palmer

Phone: 403.585.5588





P.O. Box 2006  
Post Falls, ID, 83877  
Ph: 406.690.5249  
clearwaterengineeringidaho.com

Idaho Department of Lands  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864

March 23, 2026

RE: Application for Encroachment Permit L96502061 - Sourdough Point

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The purpose of this letter is to serve as supporting documentation for the objection submitted by Kevin Palmer, owner of 17 W Shoreline Drive, as it pertains to the Application for Encroachment Permit L96502061. In reviewing the application documents and objection points, I offer the following for your consideration:

1. It is my interpretation that the application is not compliant with IDAPA 20.03.04.c regarding allowable dock area based on shoreline frontage.
2. It is my opinion that the proposed encroachment would interfere with the existing normal line of navigability established.
3. It is my opinion that the proposed encroachment would have a direct impact on water quality in the lagoon.

**Shoreline Frontage:** Per IDAPA 20.03.04.c, "Moorage facilities will be limited in size as a function of the length of shoreline dedicated to the community dock." The length of usable shoreline specifically dedicated to a community dock appears to be the interior portion of the lagoon that does not abut private property on the west side of the lagoon. This linear footage was estimated using the Bonner County GIS to be approximately 1,003 lineal feet (lf) as shown in the image below:



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**Mailing Address:**  
P.O. Box 2006  
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406.690.5249

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[nicole@clearwaterengineeringidaho.com](mailto:nicole@clearwaterengineeringidaho.com)

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[clearwaterengineeringidaho.com](http://clearwaterengineeringidaho.com)

When multiplied by seven (7) square feet (sf), the allowable surface area of the community dock equates to 7,021 sf. The *SPOA Community Dock Square Footage Addendum* details the updated dock square footage for existing and proposed ramps and docks. The total noted by the SPOA is 7,433.25 sf which is in excess of the allowable surface area per IDAPA 20.03.04.c.

**Line of Navigability:** The line of navigability within a lagoon follows the deeper central basin and avoids constricting corners. There is a clear line of navigability within the lagoon where the deeper water is apparent as depicted by the arrows in the image below:



The addition of the proposed encroachment to the end of the existing dock would fall directly within the line of navigability. The alteration of the line of navigability has a direct impact to water quality as discussed below.

**Water Quality:** As previously stated, the line of navigability currently falls within the deeper route through the lagoon. The proposed encroachment would fall within the deepest part of the lagoon which forces boat traffic into the shallower water. Excess boat traffic in shallow water has a direct impact on elevated turbidity by increasing bottom disturbance. Additionally, if a structure is placed in the deeper water where circulation is the strongest, consequences include reduced flushing and accumulation of nutrients and fine sediments. In an already semi-enclosed system, elevated turbidity and reduced flushing can significantly degrade water quality.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Nicole Costello'.

**Nicole Costello, P.E.**  
Managing Member  
Clearwater Engineering, LLC

*John & Karen Cron  
23 Reflection Lane  
Sagle, ID 83860*

IDAHO DEPARTMENT OF LANDS  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864

Reference: Objection to the Application for Encroachment Permit L96502061, Sourdough Point

Basis: **Idaho Code IDAPA 20.03.04- What is the purpose of this rule?**

This rule protects the state's navigable lakes by setting standards for encroachments. By regulating encroachments, this rule protects property, navigation, fish and wildlife habitat, aquatic life, recreation, aesthetic beauty, and **water quality**.

**IDAPA 20.03.04 012. POLICY**

**01. Environmental Protection** and Navigational or Economic Necessity. It is the express policy of the State of Idaho that the public health, interest, safety and welfare requires that all encroachments upon, in or above the beds or waters of navigable lakes of the state be regulated in order that the protection of property, navigation, fish and wildlife habitat, aquatic life, recreation, aesthetic beauty **and water quality be given due consideration and weighed against the navigational or economic necessity** or justification for, or benefit to be derived from the proposed encroachment. Moreover, it is the responsibility of the State Board of Land Commissioners to regulate and control the use or disposition of state-owned lake beds, so as to provide for their commercial, navigational, recreational or other public use.

Summary of Objection:

There is a strong possibility that water quality within the SPOA lagoon will be impacted by the addition of the proposed new docks. Water current through the causeway opening is generated by wave action resulting from northerly winds. Over time these waves have cleansed the water within the lagoon to the point that it is now safe for swimming and other recreation. The history of the causeway and lagoon emphasizes the importance of maintaining the current/waves through the lagoon.

History: The causeway enclosing the lagoon was created during the development of the Sourdough Point Subdivision (approximately 1965). At that time there was no northern opening through the causeway except two pipes (approximately 12" diameter) through the causeway. With inadequate current through the lagoon the water was stagnant, polluted and unsafe for recreation. During the summer of 1996 an opening in the causeway on the North side of the lagoon was constructed. A concrete bridge over the existing opening in the South side of the lagoon was built replacing an arched pedestrian bridge. The addition of the new opening on the north side of the lagoon allowed waves and

current to flow through the lagoon. With the new flow established it, still took approximately 24 years to clean the lagoon water of contaminants and weeds. I had my dock built in 2007. At that time the water quality was still unacceptable. Therefore our grandchildren were not permitted to swim from our dock. In addition to the poor water quality weeds were growing to the water surface and milfoil filled the lagoon. With the water flow established through the lagoon it took until 2020 before the water quality and weeds/milfoil cleared sufficiently to allow my family to swim from our dock.

Currently there is wave action/water current flowing north to south through the proposed location of the new docks. The proposed new docks include a 26 ft. long access dock floating on the surface (east and west) perpendicular to the (N/S) current. The installation of these docks will interfere with the water flow. This interference of the water flow will harm the water quality in the lagoon.

Water quality is one of the standards regulations established by Idaho Code for dock permit evaluation (reference **IDAPA 20, 20.03.04. "Rules for the Regulation: What is the purpose of this rule?"** and **012 POLICY 01. Environmental Protection and Navigational or Economic Necessity**).

Thank you for your consideration. I look forward to your agreement that the lagoon water quality should be preserved. As previously offered to SPOA members, space for additional new docks along the shoreline where other docks exist in the lagoon is available to SPOA Association members. This alternative location meets the need for boat slips while preserving the lagoon water quality. Do not approve new docks in a location that will harm the water quality of the lagoon or any other portion of our clean lake.

Thanks for your efforts in preserving water quality of our lagoon by rejecting this permit application.

John Cron

**From:** Michael Corn <[mikecorn@inlinesteel.com](mailto:mikecorn@inlinesteel.com)>  
**Date:** March 27, 2026 at 9:49:23 PM MDT  
**To:** Kevin Palmer <[kevin@palmermail.ca](mailto:kevin@palmermail.ca)>  
**Cc:** [dianecorn@charter.net](mailto:dianecorn@charter.net)  
**Subject:** RE: BOAT DOCK EXPANSION - Public Hearing (April 7th)

Kevin,

Good talking with you.

We have many concerns about adding to the existing floating docks. This addition would encroach on the waterway pushing boat traffic closer to the fragile and eroding shoreline. This already narrow passage would also make it very unsafe for everyone, canoers, paddleboarders, swimmers and boat traffic.

We fail to understand why with so many slips, and docks, left unused that there would be a need for more. There are several unattended boat docks along the shoreline are in need of maintenance and repairs and have become an eyesore. We all can only hope that there will not be more people living on these boat docks like the existing one. Do you happen to know who owns these docks that are connected to Sourdough property? And can they be owned? Or is it Sourdoughs responsibility to keep them maintained and filled?

Also, when did the new floating boat dock addition come up for a vote by the people of Sourdough? We must have missed that if it did happen.

We are definitely against crowding the waterway with additional docks when there are already so many unused docks.

Thank you,

Mike and Diane Corn

**From:** Ken Beresford <[kenberesford1@outlook.com](mailto:kenberesford1@outlook.com)>  
**Date:** March 28, 2026 at 9:06:22 PM MDT  
**To:** Kevin Palmer <[kevin@palmermail.ca](mailto:kevin@palmermail.ca)>

**Subject: 4 Docks Objection Letter**

Idaho Department of Lands  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864

Objection to the application for encroachment permit L96502061, Sourdough Point

I'm writing to object to the proposed location of 4 docks on the west end of the floating platform in the lagoon. A 6'X26' pontoon dock 2 bumpers, plus an 8' wide boat would extend the floating platform 35' further west. Reducing public boat navigation to adjacent lots #14, 13. I would feel less safe. There are several kayakers and stand up paddle boards that regularly travel through the lagoon from the north cut to under the vehicle bridge south into bottle bay. I swim in the lagoon as does property owners lots #9, 11, 14, 15, and 11 floating house boat. Surface water circulation would be restricted and slower.

1996 the causeway was cut open to facilitate the floating dock platform permit. 1997 the east side docks were built. 2008 another permit and the west side docks were built. 48 docks total. From 2009 to present more shoreline floating docks have been built inside the lagoon. There are two areas that together would provide 4 docks. Shoreline left of #7 dock, shoreline right of #23 dock. There are 7 other shoreline docks that should have been shared and issued to 14 properties not 7 properties. More than 60% of the community docks in the lagoon are unused. Please reject this permit application. Thank you for the opportunity to respond to this docks proposal.

-Ken Beresford