From: Mike Ahmer
To: Aaron Golart; Bob Steed; Chace Bell; Christopher Fresh; D1Permits; Emily Barnes; Eric; Eugene Ausher; Garret Kenney; General Army Corp; Information; Jason Brown; Jason Kimberling; Jason Peppin; Jennifer Roman; Jeremey Varley; Kootenai Evironmental Alliance; Marvin Fenn; Mary Rehnborg; Merritt; Nic Zurfluh; Nick Snyder (nsnyder@kcgov.us); Rebecca Stevens; Stacy Simkins; Symone Legg
Subject: Seawall Application Hayden Lake - NP220096
Date: Friday, August 14, 2026 10:06:00 AM
Attachments: NP220096 Application.pdf
image001.png

Good Morning,

Please review the attached application for a seawall on Hayden Lake. The seawall was initially installed without a permit, and it was placed below the Ordinary High Water Mark and into the lake.

This application is for fixing the location of the wall to be placed at or above the OHWM. Some of the seawall will remain as-is, since it was placed correctly. The remaining portion of the wall will be removed and re-installed.

Please submit any comments you may have by September 14, 2026.

Thank you

Mike Ahmer
Resource Supervisor – Navigable Waters
Idaho Department of Lands
3258 Industrial Loop, Coeur d'Alene, ID 83815
Office: (208) 769-1577
Email: mahmer@idl.idaho.gov
https://www.idl.idaho.gov

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY			
USACE NWW-	Date Received:	☐ Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No.	Date Received:	☐ Fee Received DATE:	Receipt No.:
Idaho Department of Lands No. NP220096	Date Received: 7/29/21	☑ Fee Received DATE: $625	Receipt No.:

RECEIVED JUL 29 2021 IDAHO DEPT. OF LANDS IDSA SUPERVISORY AREA OFFICE

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:			2. CONTACT INFORMATION - AGENT:		
Name: Gregory Schneider			Name: John McKervey, P.E.		
Company:			Company: JM Engineering		
Mailing Address: 14953 E Hayden Lake Road			Mailing Address: 2706 N Blue Raven Lane		
City: Hayden	State: ID	Zip Code: 83835	City: Spokane	State: WA	Zip Code: 99204
Phone Number *(include area code)*: 208-755-5876	E-mail: greg@transplanet.net		Phone Number *(include area code)*: 509-953-9771	E-mail: johnmckervey@yahoo.com	

3. PROJECT NAME or TITLE: Schneider Shoreline Retaining Wall			4. PROJECT STREET ADDRESS: 15053 E Hayden Lake Road	
5. PROJECT COUNTY: Kootenai	6. PROJECT CITY: Hayden	7. PROJECT ZIP CODE: 83835		8. NEAREST WATERWAY/WATERBODY: Hayden Lake
9. TAX PARCEL ID#: 51N03W144020	10. LATITUDE: 47.7792 N LONGITUDE: -116.6793 E	11a. 1/4: SE	11b. 1/4: NE	11c. SECTION: 4
11d. TOWNSHIP: 51N	11e. RANGE: 03W			
12a. ESTIMATED START DATE: 11/01/2024	12b. ESTIMATED END DATE: 12/20/2024	13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☒ NO ☐ YES		13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ YES		

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.
From I-90 travel north on Highway 95 to Honeysuckle Ave, turn right and head east to E Hayden Lake Road, turn right and follow E Hayden Lake Road to the site.

15. PURPOSE and NEED: ☐ Commercial ☐ Industrial ☐ Public ☒ Private ☐ Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

This proposed project will replace an existing poured in place concrete retaining wall with a segmental block retaining wall. The existing wall is failing and will end up falling into the lake if not addressed. In addition, the shoreline to the southeast of the end of the concrete wall is eroding and rocks and debris are falling into the lake.

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

This project proposes to construct two retaining walls on the site. The first wall will be located along the shoreline of Hayden Lake. The proposed wall will be located in front of the existing failing, concrete, retaining wall and the existing concrete wall will remain. The shoreline wall is approximately 118 l.f. and 9 feet tall. The second wall will be located outside of the 25 foot setback from the OHWM and will be installed to support a parking area. The second wall is approximately 91 l.f. and 6 feet tall.

The work will be conducted when the water level is low and silt fencing will be installed to prevent any erosion from contaminating the lake. Once the walls are installed, all deleterious materials will be removed and permanent erosion control measures will be installed. For the shoreline wall, the permanent erosion control will consist of rip rap installed in front of the wall. For the upper wall, the permanent erosion control consists of seeding the disturbed ground and establishing vegetative ground cover.

The walls will be installed with an excavator as the main piece of equipment. A skid steer loader will be utilized to transport the segmental blocks and the drainrock to the location of each wall. A jumping jack compactor and/or plate compactor will be used to compact the subgrade and the base gravel.

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
COEUR D'ALENE SUPERVISORY AREA OFFICE

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

With the failing concrete retaining wall, the only practical solution is to replace the retaining wall. To mitigate potential impacts from removal of the concrete retaining wall, this project proposes to construct a new retaining wall in front of the old wall and leave the existing wall in place.

As far as the eroding shoreline, beyond the existing concrete wall, while it is possible to install rip rap to prevent erosion, the most effective means of controlling the erosion is to extend the proposed segmental block retaining wall.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

The proposed Site Disturbance Plan has been included.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	_____	cubic yards
Dredged Material:	_____	cubic yards
Clean Sand:	_____	cubic yards
Clay:	_____	cubic yards
Gravel, Rock, or Stone:	354	cubic yards
Concrete:	_____	cubic yards
Other (describe): _____	_____	cubic yards
Other (describe: _____	_____	cubic yards
TOTAL:	354	cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling:	_____ acres	_____ sq ft.	_____	cubic yards
Backfill & Bedding:	_____ acres	_____ sq ft.	354	cubic yards
Land Clearing:	_____ acres	_____ sq ft.	_____	cubic yards
Dredging:	_____ acres	_____ sq ft.	_____	cubic yards
Flooding:	_____ acres	_____ sq ft.	_____	cubic yards
Excavation:	_____ acres	_____ sq ft.	_____	cubic yards
Draining:	_____ acres	_____ sq ft.	_____	cubic yards
Other: _____	_____ acres	_____ sq ft.	_____	cubic yards
TOTALS:	_____ acres	_____ sq ft.	354	cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☐ NO ☒ YES If yes, describe ALL work that has occurred including dates.

The shoreline retaining wall has been installed and the existing failing concrete wall has been removed. Work started on September 15, 2023 and ended on November 30, 2023

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

There are no previously issued permits

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
COEUR D'ALENE SUPERVISORY AREA OFFICE

23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: _____ Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☒ NO ☐ YES If yes, contact the floodplain administrator in the local government jsrisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

☒ NO ☐ YES Is applicant willing to assume that the affected waterbody is high quality?
☒ NO ☐ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
☒ NO ☐ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

Silt fencing will be installed during construction. Following construction, rip rap will be installed in front of the shoreline wall and vegetation will be planted in front of the upper wall.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Retaining Wall	Hayden Lake	Perennial	9.0 foot shoreline retaining wall	118 l.f.
			TOTAL STREAM IMPACTS (Linear Feet):	118

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
			TOTAL WETLAND IMPACTS (Square Feet):	

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name: Douglas & Pkilana Mcinnis Family Trust Mailing Address: 15050 E Hayden Lake Road City: Hayden State: ID Zip Code:83835 Phone Number *(include area code)*: E-mail:	Name: L&M Olson LLC Mailing Address: 5403 S Quail Ridge Circle City: Spokane State: WA Zip Code:99223 Phone Number *(include area code)*: E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number *(include area code)*: E-mail:

RECEIVED
JUL 29 2025
IDAHO DEPT. OF LANDS
NCA SUPERVISORY AREA OFFICE

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: _____ *Date:* 5/21/2025

Signature of Agent: _____ *Date:* 5/19/2025

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "*Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both*".

$625.00 # 1185 07/29/2026

Application Number: _____

MP22 0096

Idaho Department of Lands

Single and Two Family Lot Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

This form is three (3) pages, please read and complete all sections.

Encroachment Type(s) (Check all that apply):

- ■ Single Family Dock
- ☐ Two Family Dock
- ☐ Mooring buoy
- ☐ Waterline
- ☐ Bank stabilization or Rip Rap
- ☐ Other – describe: _____

Applicant's Littoral Rights Are:

- ■ Owned, fee simple title holder
- ☐ Leased
- ☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights
- ☐ Other – describe: _____

Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:

- ☐ County plat map showing both neighboring littoral lots.
- ☐ Tax record identifying the owner of the upland parcel(s).
- ☐ Lakebed profile with encroachment and water levels of winter and summer.
- ■ General vicinity map that allows Department to find the encroachment.
- ☐ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?

○ No

◉ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # Grandfathered / Jim Brady Date of Construction: 1945-1965

What will happen to the existing dock or encroachment if this permit application is approved?

◉ Remain unchanged

○ Complete removal

○ Modification

○ Other: _____

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark? _____feet

The Proposed Dock Length Is:

◉ The same or shorter than the two adjacent docks

○ Longer than the two adjacent docks

○ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.

○ _____feet and not located near any other docks or encroachments.

Does the Proposed Dock Exceed the Maximum Square Footage of 700 ft^2 for Single-Family Docks or 1,100 ft^2 for Two-Family Docks?

○ No Total square footage: _____ft^2

◉ Yes 1480 ft^2

Does the Property Have at Least 25 Feet of Littoral Frontage?

○ No

◉ Yes Total front footage: 141 feet

Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

○ No

◉ Yes If yes, explain why: Because it was grandfathered and validated from old aerials.

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 10 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

(●) No

( ) Yes If yes, what are the proposed distances?

Encroachment Type: _____ _____feet

Encroachment Type: _____ _____feet

Encroachment Type: _____ _____feet

( ) Consent of affected neighbor was attained

Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant, and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

Applicant Signature

Greg Schneider
Applicant Print Name

7/28/26
Date

Co-Owner (Husband)
Applicant Title (if applicable)

Second Applicant (If applicable)

Applicant Signature

Sheree DiBiase
Applicant Print Name

7/28/26
Date

Co-Owner (Wife)
Applicant Title (if applicable)

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

SCHNEIDER SITE DISTURBANCE

15053 E HAYDEN LAKE ROAD
SEC 14, T 51N, R 3W, B.M.

VICINITY MAP

EROSION CONTROL NOTES

1. CONTRACTOR IS TO BE FAMILIAR WITH THE REQUIREMENTS OF SECTION 402(P) OF THE FEDERAL CLEAN WATER ACT AND REGULATIONS ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA). (AMENDMENTS TO TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 122, PUBLISHED IN THE FEDERAL REGISTER ON NOVEMBER 16, 1990 AND ON APRIL 2, 1992.) ALSO, DEQ 1200-C PERMIT FOR THE CONTROL OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
2. CONTRACTOR IS TO BE FAMILIAR WITH ALL REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL PLAN.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH KOOTENAI COUNTY STANDARDS FOR EROSION AND SEDIMENT CONTROL.
4. THE TEMPORARY EROSION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION.
5. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S), SUCH AS VEGETATIVE COVER, MULCHING, PLASTIC COVERING OR APPLICATION OF GRAVEL SURFACES IN AREAS TO BE GRAVELED. NO EXPOSED AND UNWORKED SOILS SHALL REMAIN UNSTABILIZED. ONCE CONSTRUCTION ACTIVITY IS COMPLETED IN AN AREA BETWEEN THE MONTHS OF OCTOBER 1 AND APRIL 30, PERMANENT SEEDING SHALL BE INSTALLED.
6. ALL CLEARING LIMITS AND/OR EASEMENT SETBACKS, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS.
7. PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, HAY BALES OR OTHER BMP SELECTED BY THE CONTRACTOR.
8. ALL FACILITIES INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY LAND DISTURBING ACTIVITIES TAKE PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIME PERIOD STATED IN #5 ABOVE.
9. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ALL SLOPES SHALL BE STABILIZED WITHIN THE TIME PERIOD STATED IN #5 ABOVE.
10. ALL STORM DRAINAGE INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. THE FILTER FABRIC MUST BE INSPECTED REGULARLY AND CLEANED WHEN NECESSARY.
11. THE FOLLOWING SHALL APPLY TO CONSTRUCTION OF UTILITY LINES:
    - WHERE FEASIBLE, NO MORE THAN 500' OF TRENCH SHALL BE OPEN AT ONE TIME.
    - WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    - TRENCH DEWATERING DEVICES SHALL DISCHARGE AND SHALL REMAIN ON-SITE AND IN NO WAY ENTER PUBLIC PROPERTY OR WATERWAY.
12. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED (SEE DETAIL SHEET) TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. A MINIMUM OF ONE (1) ON-SITE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.
13. ALL TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
14. ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR THE SITE.
15. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED USE. ALL ON-SITE EROSION AND CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT EQUAL TO OR GREATER THAN 0.5" OF RAIN PER 24 HOUR PERIOD. AN INSPECTION REPORT FILE SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT ON-SITE.
16. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL TEMPORARY SEDIMENT PONDS/TRAPS AS SITE CONDITIONS REQUIRE. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.
17. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT PONDS/TRAPS, DIVERSION SWALES, CHECK DAMS, SEDIMENT BARRIERS, FILTER FABRIC MULCH AND SEEDING, AS CONDITIONS REQUIRE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.

GRADING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. MAXIMUM 2:1 CUT AND FILL SLOPES
5. PROTECT EXISTING TREES WHERE POSSIBLE (TOPO MAP DOES NOT SHOW ALL VEGETATION)

PARCEL STATISTICS

PARCEL NUMBER: 51N03W144020
SEC. 14 T.51N., R.3W., B.M.,
KOOTENAI COUNTY, IDAHO

LOT SIZE: 20,517 SF

ANTICIPATED DISTURBED AREA
TOTAL PROPOSED: 1,900 SF

IMPERVIOUS AREAS:
ADDITIONAL IMPERVIOUS
CREATED BY THIS PROJECT: 400 SF

RECEIVED
JUL 29 2020
IDAHO DEPT. OF LANDS
COEUR D'ALENE AREA OFFICE

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REV.	DATE	BY	DESCRIPTION

JM ENGINEERING
2706 N. BLUE RIBBON LANE
SPOKANE, WASHINGTON 99224
(509) 953-9771

JOB TITLE: SCHNEIDER RESIDENCE
15053 E HAYDEN LAKE ROAD
HAYDEN IDAHO

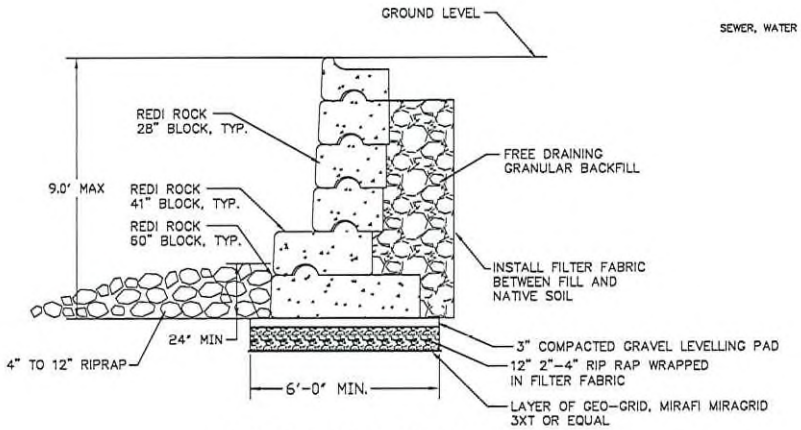
SHEET TITLE: TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER
12530
STATE OF IDAHO
JOHN C. MCKERVEY
7/28/2020

DATE: JULY 2020
DRAWN BY: JCM
DESIGN BY: JCM
JOB NO.: 20-717
SHEET NO.: C1

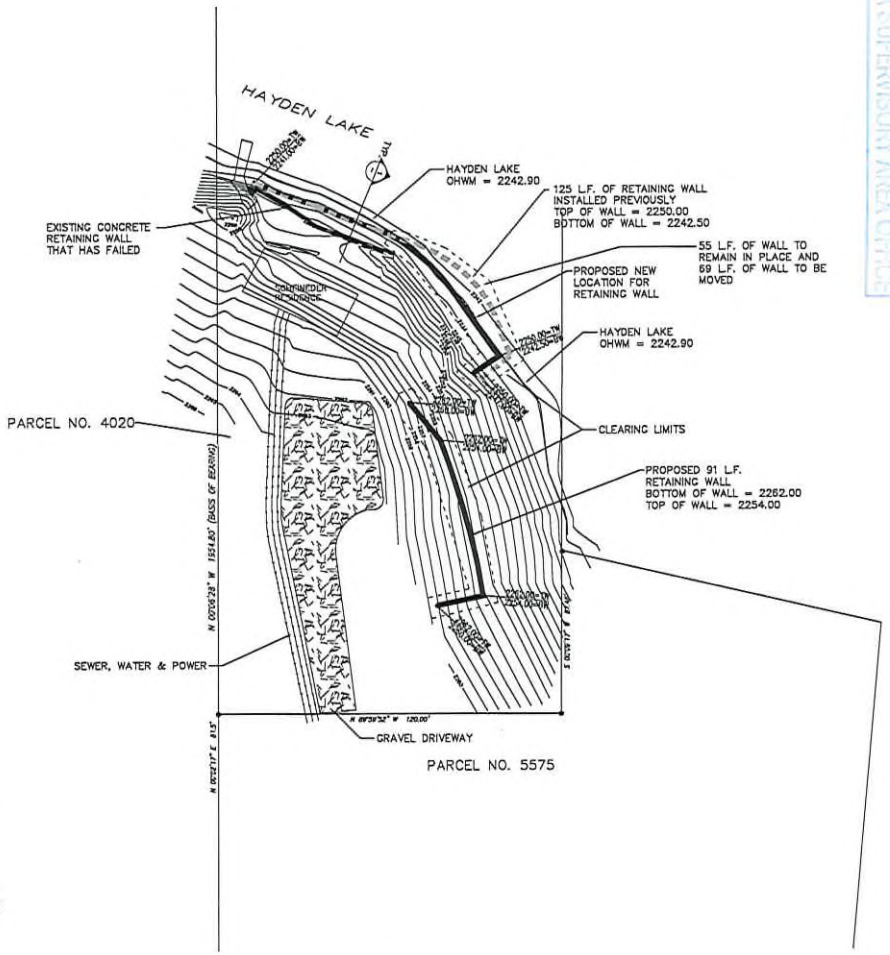
GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY KOOTENAI COUNTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY KOOTENAI COUNTY AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH KOOTENAI COUNTY AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
6. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. FOR ADDITIONAL INFORMATION CONTACT THE ENGINEER FOR CLARIFICATION AND NOTE ON THE RECORD DRAWINGS.
11. ALL EROSION AND SEDIMENT CONTROL (E.S.C.) MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO GROUND-DISTURBING ACTIVITY. ALL E.S.C. MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.



1 RETAINING WALL DETAIL

N.T.S.



OVERALL SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
NORTH SUPERVISORY AREA OFFICE

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REV.	DATE	BY	DESCRIPTION

JM ENGINEERING
2708 N. BLUE RIBBON LANE
SPOKANE, WASHINGTON 99224
(509) 535-5771

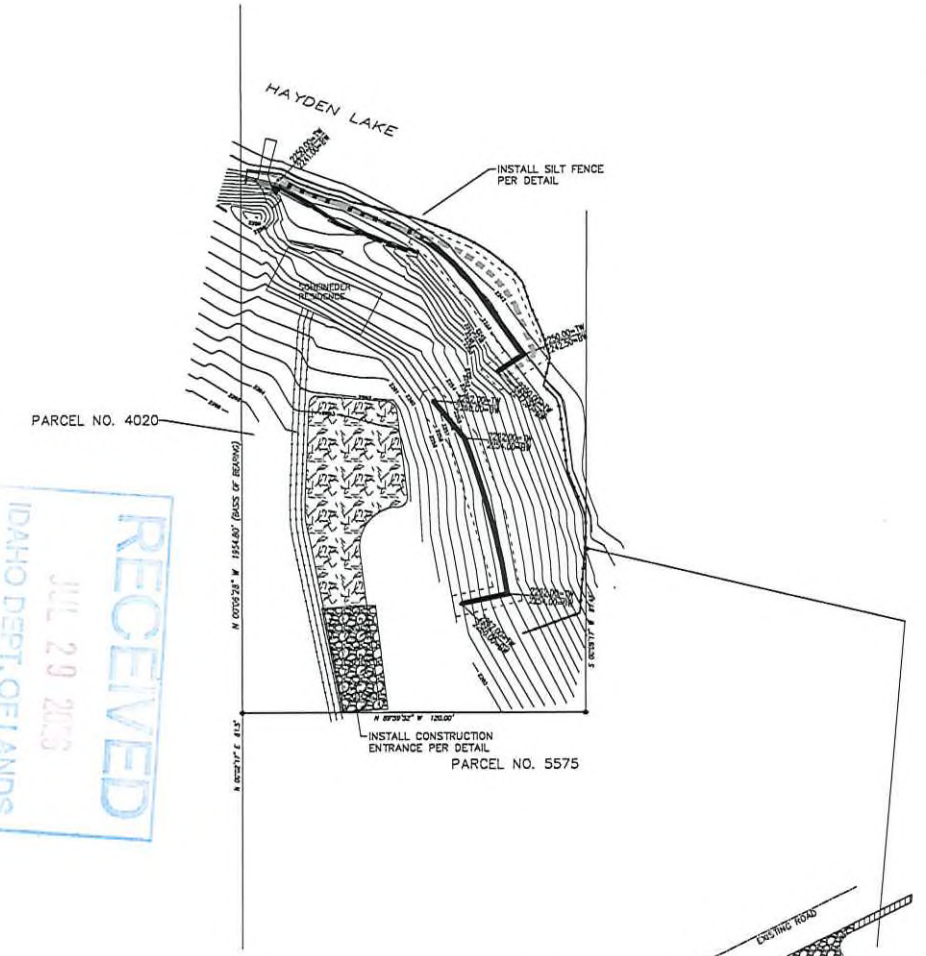
JOB TITLE: SCHNEIDER RESIDENCE
15053 E HAYDEN LAKE ROAD
HAYDEN IDAHO

SHEET TITLE: SITE PLAN

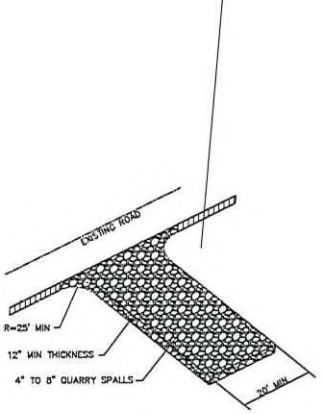
PROFESSIONAL ENGINEER
REGISTERED
12530
STATE OF IDAHO
JOHN E. MCKERVEY
7/25/2026

DATE: JULY 2026
DRAWN BY: JEM
DESIGN BY: JEM
JOB NO.: 20-717
SHEET NO.: C2

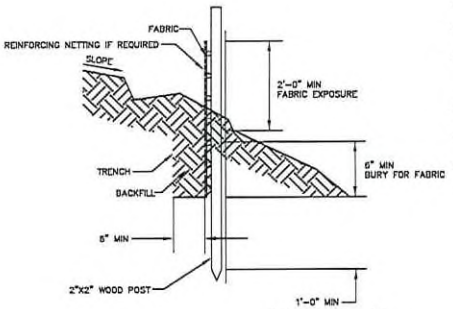
IDL-2, Page 9



EROSION AND SEDIMENT CONTROL PLAN



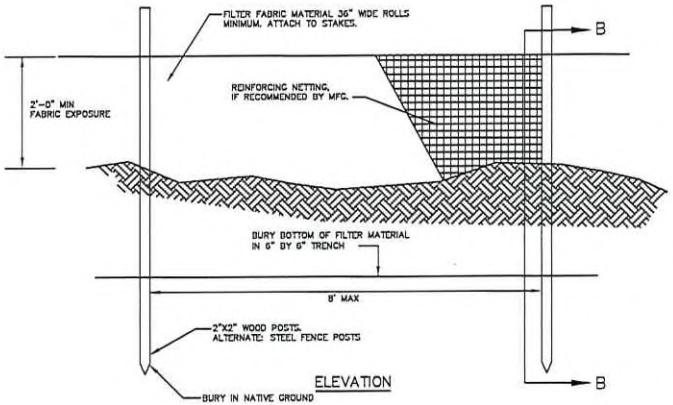
CONSTRUCTION ENTRANCE



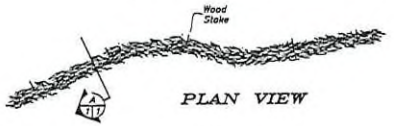
SECTION B – B

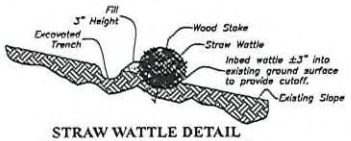
NOTES:

1. INSTALLATION SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
2. POSTS SHALL BE INSTALLED SO THAT A MIN OF 3'-0" EXTENDS ABOVE THE GROUND WITH A MIN OF 2'-0" EMBEDMENT.
3. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO AVOID JOINTS.
4. SPLICE JOINTS AT SUPPORT POSTS ONLY WITH A MIN 6" OVERLAP.
5. IN AREAS OF THINNER SOIL OR ROCK THE LOWER EDGE OF THE SILT FENCE WILL BE WEIGHTED DOWN AND STABILIZED WITH HAY BALES.



SILT FENCE DETAIL





STRAW WATTLE DETAIL

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

REV.	DATE	BY	DESCRIPTION

JM ENGINEERING
2706 N. BLUE RIBBON LANE
SPOKANE, WASHINGTON 99224
(509) 535-9771

JOB TITLE
SCHNEIDER RESIDENCE
15053 E HAYDEN LAKE ROAD
HAYDEN IDAHO

SHEET TITLE
ESC PLAN

PROFESSIONAL ENGINEER REGISTERED 12530 STATE OF IDAHO JOHN C. MCKERVEY
7/28/2026

DATE JULY 2026
DRAWN BY JCM
DESIGN BY JCM
JOB NO. 20-717
SHEET NO. C3

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 CALL TWO BUSINESS DAYS BEFORE YOU DIG

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS
NAVIGABLE WATERWAYS AREA OFFICE

JM Engineering

Site Disturbance Plan Narrative

of

Schneider Residence

15053 E Hayden Lake Road
Hayden, ID

For

Greg Schneider

15053 E Hayden Lake Road
Hayden, ID 83835

7/26/2026

RECEIVED
JUL 29 2026
IDAHO DEPT. OF LANDS

SITE DISTURBANCE PLAN NARRATIVE

Overview

This project has a retaining wall constructed in 2024, part of which is located into the lake. 69 l.f. of the existing wall needs to be relocated behind the OHWM. This project also has a new segmental block retaining walls at a residential lot located at 15053 E Hayden Lake Drive in Hayden, Idaho.

Construction Details

The construction process will be as follows:

1. Move equipment in, construct the erosion control measures.
2. Move equipment in to de-construct the existing retaining wall.
3. Move materials in for re-construction of the existing wall and construction of the new wall. (Blocks, washed rock, gravel, perforated pipe and filter fabric)
4. Excavate a trench at the location of the new wall and construct the new wall in accordance with the plans.
5. Finish grade the backfill at the top of the wall and remove any lasting debris.
6. Hydroseed or sod the disturbed soils at the top of the wall.
7. Replace any vegetation that is disturbed below the wall.
8. Remove the temporary erosion control measures.

Current Site Conditions

The site is currently partially treed with weeds and grasses. There is one retaining wall that was constructed in 2024. 69 l.f. of that wall must be re-located. The second retaining wall will provide additional flat area.

Soil Conditions

In the area of the proposed project there is one main soil type identified by the USDA. 2nq4 –Vassar ashy silt loam. This soil consists of ashy silt loam near the surface and coarse sandy loam below 22". The observed soil conditions on-site matched the above description.

Proposed Erosion Control and Stormwater Measures

Temporary erosion control measures proposed for this project consist of silt fencing and a construction entrance. Once the retaining wall is completed, the beach areas in front of the walls will be restored to existing condition. The disturbed areas above the wall will be hydroseeded or sodded.

Permanent Storm Water Control

This project will add a minimal amount of impervious surface and permanent storm water control is not required.

Methods for Handling Anticipated Groundwater

Because the proposed walls will be built well above the water elevation, groundwater is not anticipated.

Cut and Fill Slope Considerations

There will be no cut fill slopes associate with the retaining wall.

Amount of Area to be Disturbed

For this project I expect that we will disturb approximately 1,900 square feet of area.

Shoreline Management

There is a retaining wall constructed in 2024 that was constructed inside the 25 foot setback from the ordinary high water mark (OHWM) to replace an existing failing concrete wall. A portion of the wall was constructed beyond the OHWM and must be relocated behind the OHWM. Construction of the retaining wall will require equipment to operate within the buffer zone. According to Section 8.7.109 of the Kootenai County Site Disturbance Ordinance, ground disturbance within the 25 foot buffer zone except when the work is necessary for the safety of the lake or the residence. Installation of the proposed retaining wall is critical to the protection of the lake due to the failing concrete wall. Erosion and sediment control measures will be installed and the work will be conducted while the water level is low. The proposed work cannot be completed by hand as the retaining blocks required for this project are in excess of 1500 pounds each.

The second wall will be installed outside the 25 foot buffer zone.

Winterization Requirements

The proposed construction will take place when weather permits. If required, the site will be stabilized for the winter.

Inspection Schedule

An inspection will be required at the beginning of the project to ensure that the ESC measures have been installed. Depending on the timing of construction, a second inspection may be required to ensure that the site is stabilized for the winter. A final inspection is required at the end to ensure that the project has been constructed in accordance with the plans.

Construction Schedule

This project will commence immediately upon receipt of a permit and the weather permits. The work to be completed under this permit is expected to be completed by September 30th, 2026.

Cost Estimate

The erosion and sediment control work to be completed under this permit is expected to cost approximately $2,050, re-locating the installed wall is expected to cost $6,900 and the new retaining wall is expected to cost $45,500. A complete cost estimate is included.

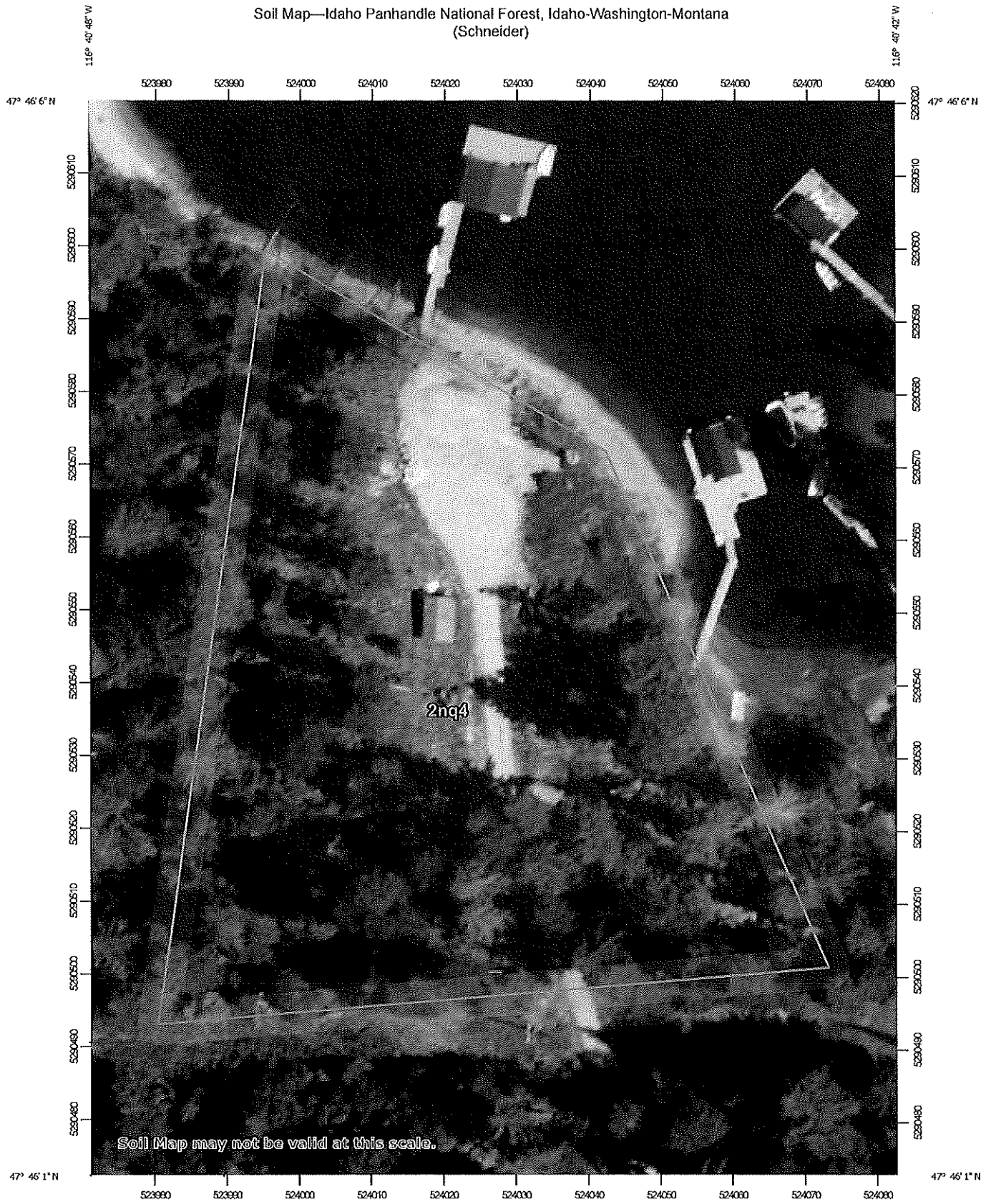
Operation and Maintenance

The operation and maintenance requirements for this project consist of maintenance of the erosion and sediment control measures. The erosion and sediment control measures requiring maintenance consists of silt fencing. These facilities shall be inspected once a week and after each major storm event. Any damage to these facilities shall be repaired immediately.

Schneider Residence
SITE DISTURBANCE COST ESTIMATE

ITEM	Quantity	Unit Cost	Total Cost	Bond Amount
Silt Fence	205 lf	$10 / lf	$2,050	$3,075
New Retaining Wall	91 lf	$500 / lf	$45,500	$68,250
Relocate Retaining Wall	69 lf	$100 / lf	$6,900	$10,350
TOTAL			**$54,450**	
150% of TOTAL				**$81,675**

Soil Map—Idaho Panhandle National Forest, Idaho-Washington-Montana
(Schneider)



Map Scale: 1:719 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

RECEIVED
SEP 20 2023
IDAHO DEPT. OF LANDS
FOREST PROTECTION & FIRE

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Idaho Panhandle National Forest, Idaho-Washington-Montana
Survey Area Data: Version 9, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2nq4	Vassar ashy silt loam, 5 to 30 percent slopes	1.5	100.0%
Totals for Area of Interest		**1.5**	**100.0%**

RECEIVED
JUL 29 2023
IDAHO DEPT. OF LANDS
IDCA SUPERVISORY AREA OFFICE

Idaho Panhandle National Forest, Idaho-Washington-Montana

2nq4—Vassar ashy silt loam, 5 to 30 percent slopes

RECEIVED
JUL 29 2023
IDAHO DEPT. OF LANDS

Map Unit Setting

National map unit symbol: 2nq4
Elevation: 2,130 to 4,530 feet
Mean annual precipitation: 23 to 45 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 95 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Vassar and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vassar

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Volcanic ash over residuum weathered from granite and/or gneiss and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
Oe - 1 to 2 inches: moderately decomposed plant material
Bw - 2 to 22 inches: ashy silt loam
2C - 22 to 62 inches: coarse sandy loam

Properties and qualities

Slope: 5 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B

Ecological site: F043AY574ID - Warm-Frigid, Udic, Unglaciated, Loamy, Hills and Mountains, Ashy surface (western redcedar) Western Redcedar / Bride's Bonnet - Wild Ginger
Other vegetative classification: western redcedar/queencup beadlily (CN530)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Idaho Panhandle National Forest, Idaho-Washington-Montana
Survey Area Data: Version 9, Sep 2, 2022

Order Confirmation

Ad Order Number	Customer	Payor Customer	PO Number
0000054085	IDAHO DEPT OF LANDS - LEG	IDAHO DEPT OF LANDS - LEG	
Sales Rep	**Customer Account**	**Payor Account**	**Ordered By**
kpacker+cdahouse@ha…	6368	6368	rlindstrom@cdapress.com
Order Taker	**Customer Address**	**Payor Address**	**Customer Fax**
rlindstrom@cdapress.com	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	
Order Source	**Customer Phone**	**Payor Phone**	**Special Pricing**
	2087691577	2087691577	

Tear Sheets	Proofs	Affidavits	Blind Box	Promo Type	Materials
0	0	1	0	0	0

Invoice Text

CDA#20175 NOA - parcel 51N03W144020

Ad Order Notes

Run dates August 19, & 26, 2026

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
61.28	$0.00	61.28	Invoice	$0.00	61.28

Ad Number	Ad Type	Ad Size
0000054085	ID-Metro	1 x 4.23" (37 lines)

Run Date	Product	Placement	Position	Rate	Cost
08/19/2026	ID-COEUR D'ALENE PRE	LEGALS	Any	$0.77	$36.49
08/26/2026	ID-COEUR D'ALENE PRE	LEGALS	Any	$0.67	$24.79

NOTICE OF APPLICATION

Pursuant to Section 58-104(9) and 58-1301, et seq., Idaho Code (The Lake Protection Act) and rules of the State Board of Land Commissioners, notice is hereby given that Gregory Schneider made application for a seawall on Hayden Lake. Located adjacent to parcel 51N03W144020; Section 14, Township 51 North, Range 03 West; B.M., in Kootenai County.

Written objections to and requests for hearing in this matter must be on file with the Idaho Department of Lands, 3258 W Industrial Loop, Coeur d'Alene ID, 83815, within thirty (30) days after the first appearance of this notice. Requests for hearing must be accompanied by a $75 publication fee. Specific information regarding this application may be obtained from Mike Ahmer, Resource Supervisor, at the above address or by calling (208) 769-1577.

/S/
Mike Ahmer
Resource Supervisor CDA
Idaho Department of Lands
CDA#20175 AD#54085
August 19, & 26, 2026

From: Mike Ahmer
To: CDAP - Legals
Subject: Please Post
Date: Friday, August 14, 2026 9:43:00 AM
Attachments: Public Notice.docx
image001.png

Please post once a week, for 2 consecutive weeks as soon as you are able. I understand there are deadlines for when things need to be submitted in order to be published a certain day.

Thank you,

Mike Ahmer
Resource Supervisor – Navigable Waters
Idaho Department of Lands
3258 Industrial Loop, Coeur d'Alene, ID 83815
Office: (208) 769-1577
Email: mahmer@idl.idaho.gov
https://www.idl.idaho.gov

MICA
SUPERVISORY AREA
3258 W. Industrial Loop
Coeur d'Alene, ID 83815
Phone (208) 769-1577

IDAHO DEPARTMENT OF LANDS

DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

August 14, 2026

L&M Olson LLC
5403 S Quail Ridge Circle
Spokane, WA 99223

Re: Courtesy Notification of Application for Encroachment **NP220096**

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor **GREGORY SCHNEIDER** has applied for a permit with Idaho Department of Lands to permit **a seawall** on **Hayden Lake**. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

If you **do not** have concerns about the proposed project after reviewing the application packet, and you **do not** wish to object to the application, please complete the attached form (sign box 1) and return it to our office as quickly as possible.

If you **object** to the proposed application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection (specifically asking for a public hearing) and a **$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **September 14, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: https://adminrules.idaho.gov/rules/current/20/200304.pdf. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

Sincerely,

Mike Ahmer
Resource Supervisor-Navigable Waters
mahmer@idl.idaho.gov

Enclosures

MICA
SUPERVISORY AREA
3258 W. Industrial Loop
Coeur d'Alene, ID 83815
Phone (208) 769-1577

IDAHO DEPARTMENT OF LANDS

DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

August 14, 2026

Douglas & Philana Mcinnis Family Trust
15050 E Hayden Lake Rd
Hayden, ID 83835

Re: Courtesy Notification of Application for Encroachment **NP220096**

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor **GREGORY SCHNEIDER** has applied for a permit with Idaho Department of Lands to permit **a seawall** on **Hayden Lake**. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

If you **do not** have concerns about the proposed project after reviewing the application packet, and you **do not** wish to object to the application, please complete the attached form (sign box 1) and return it to our office as quickly as possible.

If you **object** to the proposed application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection (specifically asking for a public hearing) and a **$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **September 14, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: https://adminrules.idaho.gov/rules/current/20/200304.pdf. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

Sincerely,

Mike Ahmer
Resource Supervisor-Navigable Waters
mahmer@idl.idaho.gov

Enclosures

NP220096 $75.00 Cash 09/11/2026

MICA
SUPERVISORY AREA
3258 W. Industrial Loop
Coeur d'Alene, ID 83815
Phone (208) 769-1577

IDAHO DEPARTMENT OF LANDS

DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

August 14, 2026

Douglas & Philana Mcinnis Family Trust
15050 E Hayden Lake Rd
Hayden, ID 83835

Re: Courtesy Notification of Application for Encroachment **NP220096**

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor **GREGORY SCHNEIDER** has applied for a permit with Idaho Department of Lands to permit **a seawall** on **Hayden Lake**. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

If you **do not** have concerns about the proposed project after reviewing the application packet, and you **do not** wish to object to the application, please complete the attached form (sign box 1) and return it to our office as quickly as possible.

If you **object** to the proposed application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection (specifically asking for a public hearing) and a **$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **September 14, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: https://adminrules.idaho.gov/rules/current/20/200304.pdf. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

Sincerely,

Mike Ahmer
Resource Supervisor-Navigable Waters
mahmer@idl.idaho.gov

Enclosures

RECEIVED
SEP 11 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

Idaho Department of Lands
3258 W Industrial Loop
Coeur d'Alene ID 83815

ENCROACHMENT NO. NP 22098
APPLICANT ~~L95S5006B~~ ~~RTH River~~ Schneide

STATE OF IDAHO
DEPARTMENT OF LANDS
ATTACHMENT FOR ENCROACHMENT

RIPRAP REQUIREMENTS

General requirements are as follows:

1) Riprap used to stabilize shorelines will consist of rock that is appropriately sized to resist movement from anticipated wave heights or tractive forces of the water flow. The rock shall be sound, dense, durable, and angular rock resistant to weathering and free of fines. The riprap shall overlie a distinct filter layer which consists of sand, gravel, or nonwoven geotextile fabric. The riprap and filter layer shall be keyed into the bed below the ordinary or artificial high-water mark, as applicable. If the applicant wishes to install riprap with different standards, they must submit a design that is signed and stamped for construction purposes by a professional engineer registered in the state of Idaho.
2) Riprap used to protect the base of a seawall, or other vertical walls may not need to be keyed into the bed and may not require a filter layer, at the department's discretion.

Please check one and initial:

☐ I have reviewed the application, including the scope and location of the proposed encroachment as depicted. **I consent** to the application and do not wish to participate in a public hearing. _____ (initial)

☒ I have reviewed the application, including the scope and location of the proposed encroachment as depicted. **I object to the application and request a Public Hearing** in which I will be named as an objecting party. I have attached a summary of my objection to this form on a separate page **and a $75 publication fee**. I UNDERSTAND THAT I AM REQUIRED TO SUBMIT MY CONTACT INFORMATION (NAME, PHONE NUMBER, EMAIL ADDRESS) IN ORDER TO SET A HEARING DATE. _____(initial)

***IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT AMIDY FUSON AFUSON@IDL.IDAHO.GOV AS SOON AS POSSIBLE.**

9/9/26
Date

Douglas P. McInnis
Name

15050 E. Hayden Lake Rd, Hayden, ID 83835
Address City State Zip

208-659-0128 dpmcinnis@yahoo.com
Phone Number Email Address

Phone Number

RECEIVED
SEP 11 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

Doug McInnis

15050 E Hayden Lake Road
208-659-0128
dpmcinnis@yahoo.com

August 22, 2026

Idaho Department of Lands
Attn: Mike Ahmer

Re: Schneider Seawall Application NP220096

This document is submitted in support of my objection to the proposed Gregory Schneider seawall, application number NP220096. Though I am not a lawyer, I have perused the courtesy notification received from Mr. Ahmer and have reviewed the standards for commercial, community, and non-navigational encroachments found in the link enclosed in Mr. Ahmers letter.

To begin with, the application as written has a number of factual inaccuracies. On page one it states that the proposed project will replace an existing poured in place concrete RetainingWall. It states that the existing wall is failing and will end up falling into the lake, if not addressed. It states that in addition, the shoreline to the south east end of the concrete wall is eroding and rocks and debris are falling into the lake. Only on page 3 of the application does it briefly state that the existing wall has already been removed in its entirety, and the wall in question was constructed well below the ordinary high watermark in the absence of permitting, inspection, or proper Engineering.

I believe that a second objection will be filed by the other neighbor on the west side of the project. When asked if the proposed encroachment beside rip rap be located closer than 10 feet to the riparian/littoral right lines established with the neighbors, the application says no. The existing illegal wall built below the ordinary high watermark I believe will be shown to be well within 10 feet of the littoral right lines at the Schneider -Olson property Boundary.

Page 2/4 section 16 states that the proposed wall will be located in front of the existing failing concrete RetainingWall, which I have already stated has already been removed. It goes on to state that the existing concrete wall will remain, which is obviously not

RECEIVED
SEP 11 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

true. I believe that historical photographic evidence will show that the original concrete RetainingWall was built substantially above the ordinary high watermark. The illegal wall was built approximately 10 feet lateral and 2 feet below the ordinary high watermark. I have photographic evidence to prove this.

Though I believe that Mr. Schneider did have an original engineered plan for the wall that he illegally built, he built it by himself without necessarily following that plan. Because it was built illegally, and without a permit, there was never any silt fencing or erosion control measures. There was never any survey to establish the ordinary high watermark. There was never any inspection from the county. To my knowledge, there was never any ongoing input from the engineer after the illegal wall was initiated.

I am the adjoining neighbor to the southeast of the proposed project and it is not true that the shoreline adjacent to the wall was eroding prior to Schneider's destruction of the wall. It is true that the concrete wall was failing. Had Mr. Schneider applied for a permit and followed the regulations established by the state of Idaho we wouldn't be where we are today.

The proposed plan seems to call for retaining the westernmost 55 linear feet of wall. In the absence of a survey, I do not believe it has been established whether or not that section of wall falls above or below the ordinary high watermark.

Mr. Ahmer has previously told me and other neighbors that the existing illegal seawall is the most egregious violation of encroachment standards currently under review in the county. Because that wall was built by the land owner, mostly neglecting the engineered plan, without silt, fencing or erosion control, irreparable harm to navigation to my dock has already occurred. I have current photographs from today and historic photographs dating back since the wall was built, reflecting a vast plume of sediment and silt moving southeast towards my dock as a result of Schneider's illegal wall. In speaking with Mr. Ahmer, he has told me that he can see this silt plume on the aerial survey routinely performed by the IDAHO Department of lands.

Even if Mr. Schneider is required to remove the existing illegal wall and attempt to restore the damage done to the Lake bed to its original condition, the siltification of my dock has already irreparably occurred. Because of the natural contours of the Lake bed, my dock and that of my adjoining neighbor Mike Silvey normally lie in water quite shallow when compared with the adjacent Docks of the Olson family, the Schneider family, and the Heinrich family to the east. Historically, my family could leave the boat in the water as late as we wished and often didn't remove it until October. Last year, the first summer after Schneider completed the wall, we had to remove our boat in

RECEIVED
SEP 11 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

August. This summer, I'm already having to dive beneath my boat on a weekly basis in order to measure the depth remaining between my boat and the lake bottom. This is a direct effect of the siltification caused by Schneider's illegal wall and the lack of appropriate silt fencing and erosion control. Though it's difficult to measure accurately, I would estimate that the change in currents and the large silt plume created by the existing illegal wall has decreased the depth of water under my dock by approximately 4 to 6 inches

I object to this project in its entirety. As it was constructed, it was a blatant and illegal attempt to create waterfront real estate. The wall as it stands is a blatant violation of the standards for encroachment established by the state of Idaho. Any attempt to bring the project in compliance will be patently incapable of undoing the damage already done. I have been informed by numerous officials at the Department of lands as well as Kootenai County that the government's goal is to bring the project into compliance and not necessarily to punish the illegal behavior that has already occurred. Though I understand this in principle, I find it frustrating that someone can be allowed to flout the law at the expense of others and not be held to account.

At a minimum, I would request that a proper survey be performed at Mr. Schneider's expense in order to properly demarcate the ordinary high watermark as well as properly delineate the property boundaries between the Schneider family and the Olson family as well as the property boundaries between Schneider and myself. Furthermore, I would propose that a variance be granted to both myself and Mike Silvey in order to extend our Docks further into the lake in order to access deeper water and maintain navigability to our Docks. Because Schneider's existing wall has impeded navigability to my dock, I believe that this remediation should be at Schneider's expense.

Sincerely yours,

Douglas P McInnis

RECEIVED
SEP 11 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

Order Confirmation

Ad Order Number	Customer	Payor Customer	PO Number
0000057135	IDAHO DEPT OF LANDS - LEG	IDAHO DEPT OF LANDS - LEG	
Sales Rep	**Customer Account**	**Payor Account**	**Ordered By**
kpacker+cdahouse@ha…	6368	6368	rlindstrom@cdapress.com
Order Taker	**Customer Address**	**Payor Address**	**Customer Fax**
rlindstrom@cdapress.com	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	
Order Source	**Customer Phone**	**Payor Phone**	**Special Pricing**
	2087691577	2087691577	

Tear Sheets	Proofs	Affidavits	Blind Box	Promo Type	Materials
0	0	1	0	0	0

Invoice Text

CDA#20429 NP220096 Hearing Notice

Ad Order Notes

Run dates October 17, & 24, 2026

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
85.76	$0.00	85.76	Invoice	$0.00	85.76

Ad Number	Ad Type	Ad Size
0000057135	ID-Metro	1 x 6.189" (54 lines)

Run Date	Product	Placement	Position	Rate	Cost
10/17/2026	ID-COEUR D'ALENE PRE	LEGALS	Any	$0.77	$49.58
10/24/2026	ID-COEUR D'ALENE PRE	LEGALS	Any	$0.67	$36.18

NOTICE OF APPLICATION AND PUBLIC HEARING

Pursuant to Section 58-104(9) and 58-1301, et seq., Idaho Code (The Lake Protection Act) and rules of the State Board of Land Commissioners, notice is hereby given that Gregory Schneider made application for a seawall on Hayden Lake. Located adjacent to parcel 51N03W144020; Section 14, Township 51 North, Range 03 West; B.M., in Kootenai County.

This announcement will serve as an **AMENDED Notice that a Public Hearing** will be held for this project. This Public Hearing will be conducted by the Office of Administrative Hearings to take testimony regarding the proposed project. A one-day, in-person evidentiary hearing is scheduled for **Thursday, November 5, 2026, beginning at 4:30 p.m. Pacific Time, at North Idaho College, 875 W Garden Ave., Coeur d'Alene, Idaho, in the Todd Lecture Hall ("MOL 101") located on the 1st floor of the Molstead Library Building ("MOL")**.

Written objections or comments regarding this project must be directed to navigablewaterways@idl.idaho.gov and be on file with the Idaho Department of Lands by the close of hearing on October 21, 2026. Specific information regarding this application, may be obtained by emailing Mike Ahmer mahmer@idl.idaho.gov

/S/
MIKE AHMER,
COEUR D'ALENE
Idaho Department of Lands
CDA#20429 AD#57135
October 17, & 24, 2026

From:	Luke Engell
To:	greg@transplanet.net; Kayleen Richter; Kourtney Romine
Cc:	lanceols@msn.com
Subject:	15053 E Hayden Lake Rd - Topographic Survey 26-309
Date:	Thursday, September 24, 2026 10:38:26 AM
Attachments:	image.png image.png image.png image.png 26-309 SEAWALL EXHIBIT (2026-09-14).pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Gregory, Kayleen & Kourtney,

At the request of our client, Lance Olson, I am forwarding the attached topographic survey of the existing seawall. The survey depicts the existing site features in relation to the property line and the ordinary high water elevation.

Thanks,

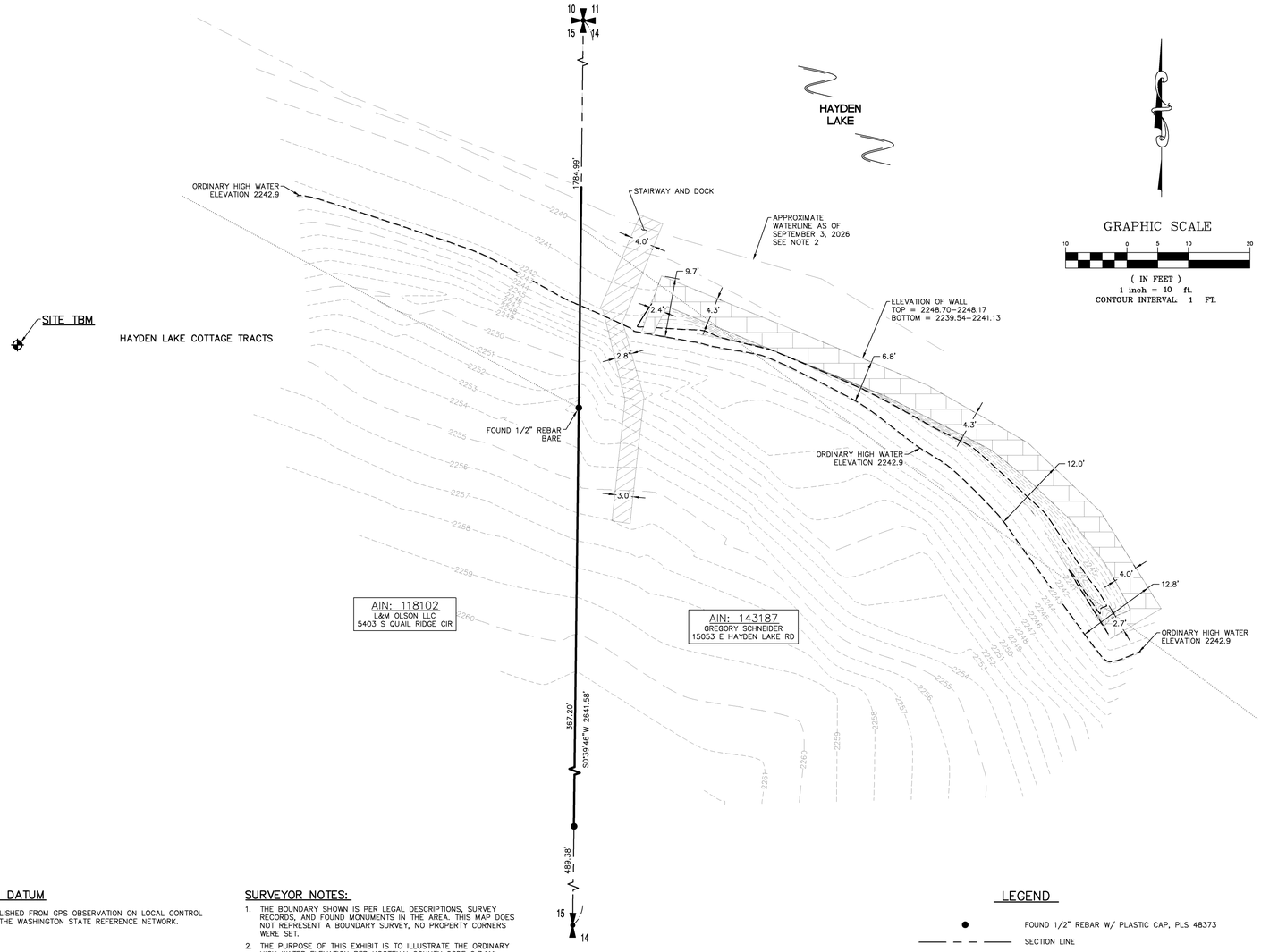
Luke Engell, Survey Technician/Urban Planner

storhäug

civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
999 w main st ste-100 | boise, id 83702
8350 w grandridge blvd ste-200, kennewick, wa 99336
o. 509.242.1000 | www.storhaug.com
d. 509.266.0345

TOPOGRAPHIC EXHIBIT

A PORTION OF THE NORTHWEST QUARTER, SECTION 15,
AND THE NORTHEAST QUARTER, SECTION 14,
TOWNSHIP 51 NORTH, RANGE 3 EAST, B.M.,
KOOTENAI COUNTY, IDAHO



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.
CONTOUR INTERVAL: 1 FT.

TITLE INFORMATION:

NO TITLE REPORT HAS BEEN PROVIDED TO OR REVIEWED BY THE SURVEYOR IN CONJUNCTION WITH THIS SURVEY. IT IS HIGHLY RECOMMENDED THAT A TITLE REPORT BE OBTAINED AND REVIEWED TO ENSURE ANY AND ALL MAPPABLE ENCUMBRANCES ARE IDENTIFIED.

ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

1/2" REBAR W/ PLASTIC CAP, MARKED "STORHAUG CONTROL" 200' WEST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION: 2265.81

SURVEYOR NOTES:

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, SURVEY RECORDS, AND FOUND MONUMENTS IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE THE ORDINARY HIGH WATER ELEVATION PER KOOTENAI COUNTY CODE 8.7.111, DOCK, RETAINING WALL AND OTHER FEATURES NEAR THE NORTH PROPERTY CORNERS OF SUBJECT PARCEL
3. PROPERTY LINES EXTEND TO THE ORDINARY HIGH WATER LINE.
4. THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENT OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

LEGEND

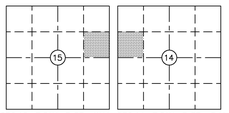
- FOUND 1/2" REBAR W/ PLASTIC CAP, PLS 48373
- SECTION LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- SURVEY TIE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- ORDINARY HIGH WATER LINE (2242.9')
- RETAINING WALL
- STAIRWAY

SURVEYOR'S CERTIFICATE

I TROY A. CARLSON, PLS 15434, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH GENERAL SURVEY PRACTICES.

TROY A. CARLSON
PLS 15434

PROFESSIONAL LAND SURVEYOR LICENSED 15434 STATE OF IDAHO TROY A. CARLSON



SEC.15, T.51N, R.3E., W.M. SEC.14, T.51N, R.3E., B.M.

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhaug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
509.242.1000 | www.storhauginc.com

SHEET TITLE: TOPOGRAPHIC EXHIBIT

PROJECT TITLE: 7885 E BURLEY CT/15053 E HAYDEN LAKE RD
HAYDEN, IDAHO

SEAL

DATE	09/14/2026
DRAWN	LEE
CHECKED	TAC
PROJECT NUMBER	26-309
DRAWING NO.	1 OF 1
	TOPO

26-309 BM.dwg 24x36 TOPO

From:	Mike Ahmer
To:	Kayleen Richter
Subject:	FW: Lake wall
Date:	Thursday, October 22, 2026 1:35:34 PM
Attachments:	image.tiff image.tiff image.tiff image.tiff image.tiff image.tiff image.tiff

---

From: Greg Schneider <gregdeanschneider@gmail.com>
Sent: Thursday, September 24, 2026 12:20 PM
To: Mike Ahmer <mahmer@idl.idaho.gov>
Subject: Lake wall

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

From:	Mike Ahmer
To:	Kayleen Richter
Subject:	FW: Additional Lake wall pictures
Date:	Thursday, October 22, 2026 1:27:52 PM
Attachments:	71D19461-D7F0-4ADA-BE89-023C8CD859E6-View recent photos.png 58F88F6F-F205-4B5D-B7F7-1A1399811C61-View recent photos.png

---

From: Greg Schneider <gregdeanschneider@gmail.com>
Sent: Friday, September 25, 2026 10:32 AM
To: Mike Ahmer <mahmer@idl.idaho.gov>
Cc: Sheree Dibiase <sheree@lakecitypt.com>
Subject: Additional Lake wall pictures

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

This is the wall in it's present form!

Another example of the HWM

The water height from another angle

Another angle

In his statement McInnis claims that we didn't put a silt fence up. This picture shows the fence went all the way around our water frontage to the back of the property line. You will also notice that McInnis dock is grounded, which demonstrates how shallow that back bay has always been. I would assume McInnis laying down the black paper and then shooting a truck(s) load of sand with a spreader would have only exacerbated the situation