ID. Dept. of Lands
2550 Highway 2 West
Sandpoint, ID 83864

ENCROACHMENT NO. NP200101
APPLICANT Zumbro Holding

IDAHO DEPARTMENT OF LANDS
OCT 05 2026
PEND OREILLE LAKE AREA



STATE OF IDAHO DEPARTMENT OF LANDS
ATTACHMENT FOR ENCROACHMENT
COMMUNITY DOCK REQUIREMENTS AND SETBACKS

General requirements are as follows:

1. No part of the structure waterward of the natural or ordinary high-water mark or artificial high-water mark shall exceed ten (10) feet in width except breakwaters when justified by site specific conditions and approved by the department.
2. A community dock shall not have less than fifty (50) feet combined shoreline frontage. Moorage facilities will be limited in size as a function of the length of shoreline dedicated to the community dock. The surface decking area of the community dock shall be limited to the product of the length of shoreline multiplied by seven (7) square feet per lineal feet or a minimum of seven hundred (700) square feet. However, the Department, at its discretion, may limit the ultimate size when evaluating the proposal and public trust values.
3. If a breakwater will be incorporated into the structure of a dock, and a need for the breakwater can be demonstrated, the department may allow the surface decking area to exceed the size limitations.
4. Length of Community Docks and Commercial Navigational Encroachments. Docks, piers, or other works may extend to a length that will provide access to a water depth that will afford sufficient draft for watercraft customarily in use on the particular body of water, except that no structure may extend beyond the normal accepted line of navigability established through use unless additional length is authorized by permit or order of the director. If a normally accepted line of navigability has not been established through use, the director may from time to time as he deems necessary, designate a line of navigability for the purpose of effective administration of these rules.
5. It will be presumed, subject to rebuttal, that single-family and two-family navigational encroachments will have an adverse effect upon adjacent littoral rights if located closer than ten (10) feet from adjacent littoral right lines, and that commercial navigational encroachments, community docks or nonnavigational encroachments will have a like adverse effect upon adjacent littoral rights if located closer than twenty-five (25) feet to adjacent littoral right lines. Written consent of the adjacent littoral owner or owners will automatically rebut the presumption. All boat lifts and other structures attached to the encroachments shall be subject to the above presumptions of adverse effects.

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)

BS I have reviewed the application, including the scope and location of the proposed encroachment as depicted. **I object to the application and request IDL hold a Public Hearing.** 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 MEGHAN BYERS, RESOURCE SPECIALIST, Sr., AT MBYERS@IDL.IDAHO.GOV OR 208-263-5104 AS SOON AS POSSIBLE.**

Brad Sonntag — Name
9-30-26 — Date

1149 W Heron Ave. — Address
Hayden — City
ID — State
83835 — Zip

208 661 6197 — Phone Number
paparalph77@gmail.com — Email Address

IDAHO DEPARTMENT OF LANDS
OCT 05 2026
PEND OREILLE LAKE AREA

9/30/2026

Dear Council:

The new dock proposal's property lines are in error. The boundary lines infringe on our property rights, and will restrict access to our property.

Sincerely,

Brad Sonntag
208 661 6197