

March 28, 2020

Re: Courtesy Notification of Application for Encroachment
Encroachment Number: L-96-S-2571 Applicant: Shaffer/ Felton

To Idaho Department of Lands:

I am writing in response to the Application for Encroachment requested by Ron Shaffer and William Felton. We strongly oppose the encroachment of any structure, including a boat lift, that would exist within the 10 ft setbacks from our property line. We oppose the construction/encroachment of the proposed dock and associated boat lift for the following reasons:

1. This stretch of waterfront is already extremely congested and has already exceeded its capacity, both in terms of safe navigation and aesthetic beauty. It would be the 8th dock within a distance spanning about 420 ft. There are simply too many people, boats, dogs, etc in a relatively small space to safely navigate the area. When we spoke with Amidy Fuson at the Dept. of Lands two years ago about this dock proposal, she mentioned that given the existing congestion of docks in this area, a permit would likely not be approved for any new dock construction.
2. It is dangerous to introduce more power boats to this crowded area where children are playing and swimming in the water. Boats come around the point at high speeds en route from Sandpoint to Bottle Bay. Additional power boats coming in and out of the area increases the risks to swimmers, paddlers, etc.
3. It will significantly reduce the value of our property. Given the curvature of the shoreline, any dock within the legal setbacks would come diagonally out from their parcel in front of our house, degrading the view, reducing our privacy, and limiting beach access. Any additional encroachment would exacerbate this problem. The value of our property is derived from our access to and view of the lake. The proposed dock will reduce the value as both a residence and as a rental property.
4. A 60 ft dock will obstruct boat access to our dock. According to the submitted plans, there will be a 69' corridor between the proposed boat lift and our existing dock. This is not even 3 boat lengths and will make it more challenging and dangerous to gain access to the inside of our dock.
5. Construction of a dock will disrupt the aquatic life as well as the two large cedar trees whose roots are in the proposed construction area. These trees provide the only privacy barrier between our house and the existing gazebo and proposed dock.
6. Additionally, William Felton has compromised the integrity of this process by threatening to block our vacation rental permit if we do not comply with the encroachment. (See attached letter)

This dock/boat lift proposal would have significant negative impacts on the ability of neighbors on both sides to safely navigate the waters, recreate in our own waterfront, and would degrade the aesthetic beauty of the surrounding properties.

Sincerely,



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