

From: [Mike Ahmer](#)
To: [Kourtney Romine](#); [Christopher Gozzo](#)
Subject: FW: NIM - applicant presentation
Date: Thursday, July 23, 2020 02:46:41 PM
Attachments: [image001.png](#)
[2020-7-23 dock permit - RWP presentation.pdf](#)

Kourtney – For the record
Chris – To upload for the hearing

From: Rand Wichman <randwplan@gmail.com>
Sent: Thursday, July 23, 2020 12:38 PM
To: Mike Ahmer <mahmer@idl.idaho.gov>
Subject: NIM - applicant presentation

Mike – Below is a link to download my powerpoint presentation for this evening.

<https://www.dropbox.com/s/mlsw6ldh0wlas8f/2020-7-23%20dock%20permit%20-%20RWP%20presentation.pptx?dl=0>

I have also attached a pdf version of the presentation, if you have trouble downloading it as a ppt file.

Thanks. Please contact me if you have any questions.

Rand Wichman
2992 E. Gotham Bay Road
Harrison, ID 83833
208.755.7024



**NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002**

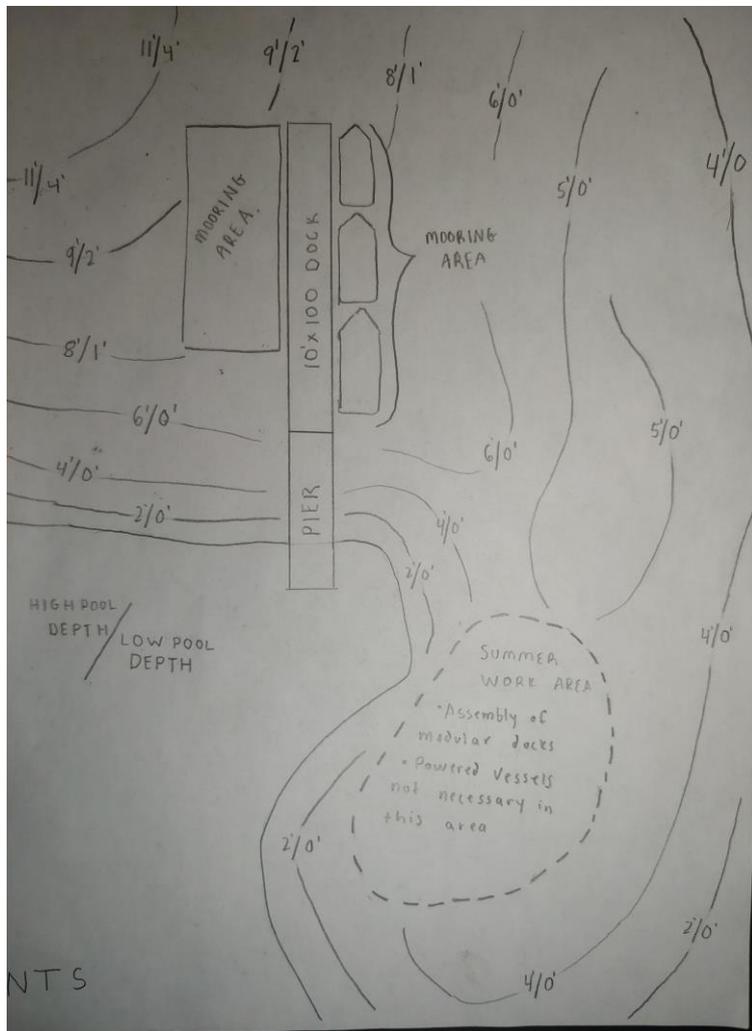
Application No. ERL95S1378B
PUBLIC HEARING
July 23, 2020



rand
wichman
PLANNING

NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

Request



- Requesting an encroachment permit for
- 10' x 50' pier
 - 10' x 100' floating dock
 - 80' x 120' "work area"

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.

***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

Location



**NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002**

Location



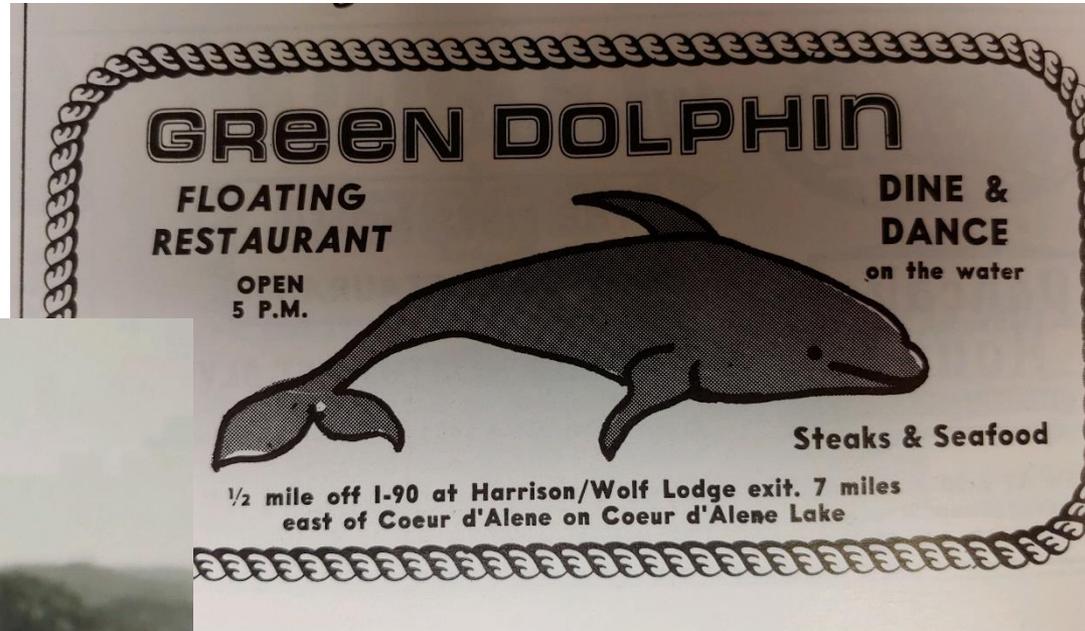
***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

Location



**NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002**

History of the Site



NIM Business

North Idaho Maritime's business is unique in northern Idaho

- In existence on CdA Lake for 102 years
- Waterfront construction of all types
- Environmental remediation
- Debris removal
- Habitat improvement
- Shoreline stabilization
- Infrastructure installation and maintenance
- Emergency Response

Partial client list – Public Agencies

- Kootenai County Parks and Waterways
- Kootenai County Sheriffs Department
- US Army Corps of Engineers
- Idaho Fish and Game
- City of Coeur d'Alene
- University of Idaho
- Post Falls Parks and Recreation
- North Kootenai Water District
- Bureau of Land Management
- Coeur d'Alene Tribe
- Benewah Soil and Water Conservation District
- Benewah County Parks and Waterways

***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

Partial client list – Private parties

- Camp Four Echos
- Cedars Restaurant
- Panhandle Yacht Club
- Shooters Marina and Restaurant
- Cave Bay Community
- Gozzer – Discovery Marina
- Black Rock
- Avista
- Tony’s Restaurant
- Camp Cross
- Camp Sweyolakan
- Potlatch Corp.
- Harrison Dock Builders
- Inland NW Council of Boy Scouts
- Hagadone Corporation

Need for proper facility

- Loading / Unloading barges was formerly done at mill sites or locations that are now commercial marinas
- Conversion of those sites to other uses means they are no longer available for this use
- No other sites available – worked with all significant waterfront owners seeking alternatives
- Work currently done from public boat launches where allowed – potential for unsafe situations and disrupts recreational users

Need for proper facility

- Services NIM provides are essential for public agencies and private property owners
- Lack of proper facility adds cost to public projects
- Part of the “lake infrastructure” on large lakes

NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

Why this location?

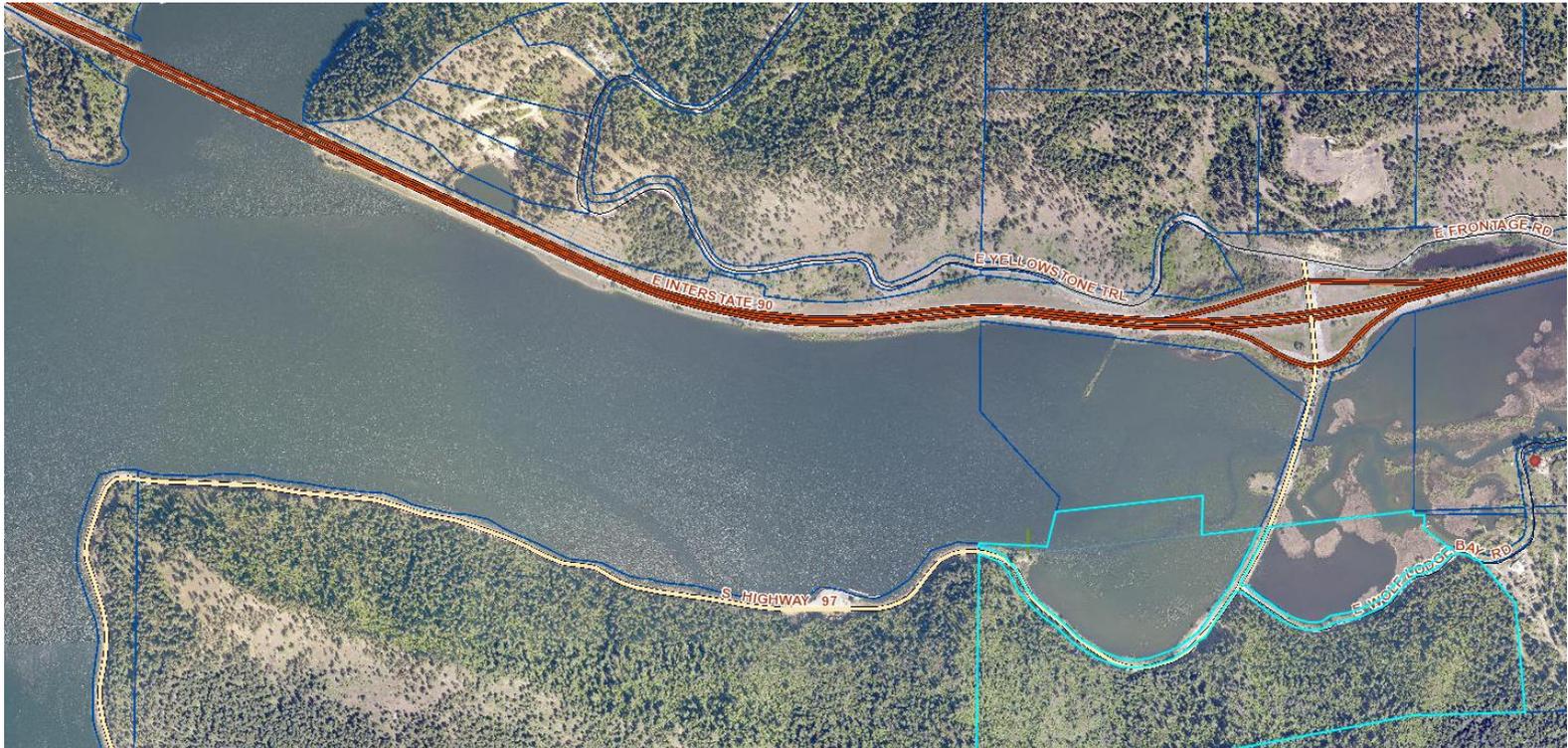
- Wolf Lodge Bay has approx. 16,000 feet (3 miles) of waterfront, only 2 privately-owned parcels
- Most of waterfront is interstate or highway right of way
- Closest residence is approx. 3,200 feet from site



NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

Why this location?

- In area of other commercial type uses
- Has road access at similar elevation to lake
- Is large enough for what is needed
- Are few other potential uses for the site



Wildlife / fisheries concerns

Timing of use

- Site can only be used when water depth is adequate – generally May thru September

Kokanee spawning

- Low water during time of spawning and muddy bottom in vicinity precludes spawning in immediate area

Wildlife / fisheries concerns

Bald Eagles

- Generally in area from November through December
- Site is unusable due to low water during those months – no activity at site

Report / Agency Comment

- Report by David Armes, dated 7-22-2020
- Email exchange with Chip Corsi (IDFG) dated 5-13-2019
- IDFG letter dated 4-22-2020

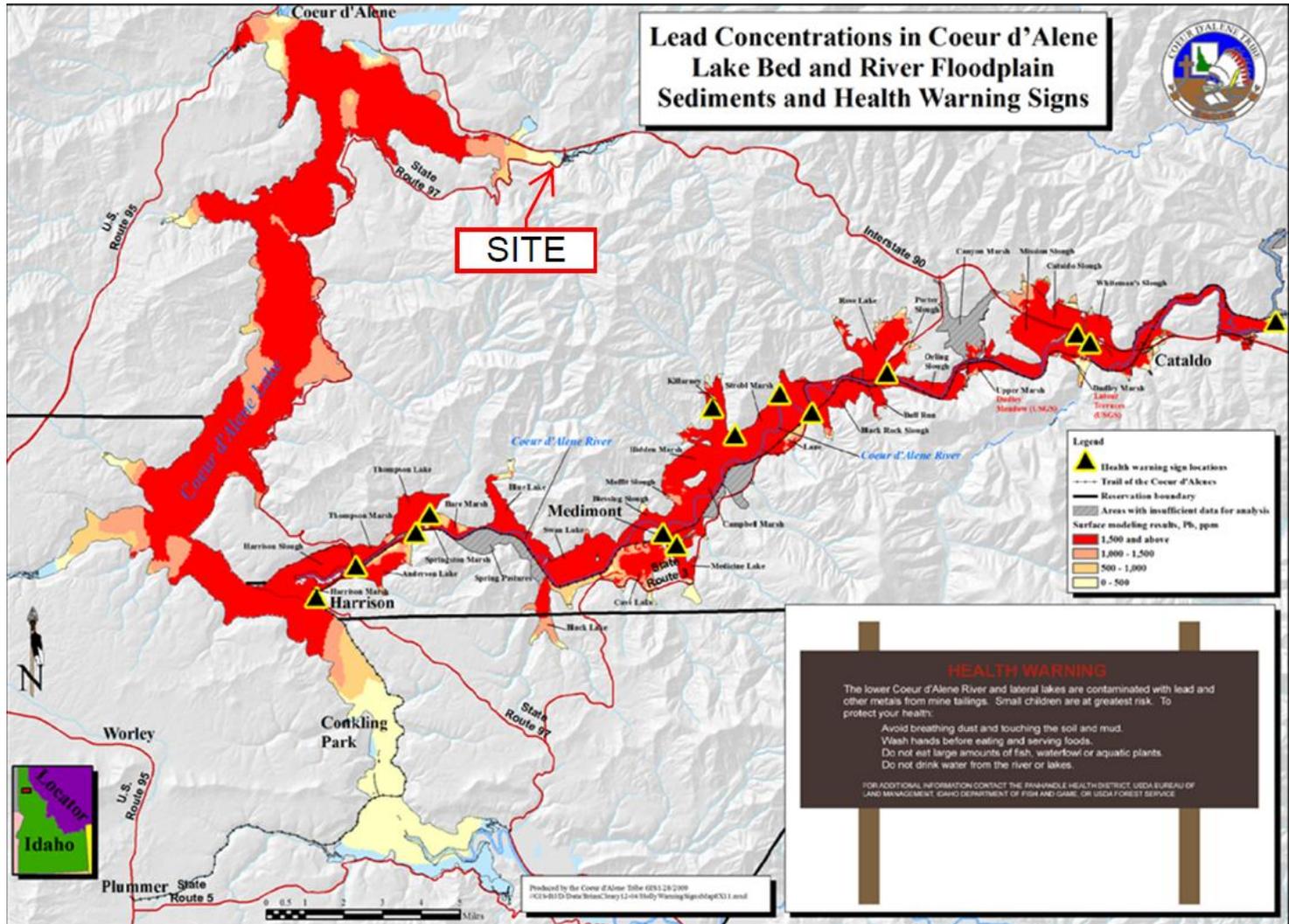
***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

Water quality

- IDFG, DEQ and NIM all want to ensure that water quality is protected
- Dock construction will be completed in the manner and timeframe prescribed by IDL to minimize impacts
- Activity at the site will be conducted in accordance with BMPs to protect water quality
- Site is in an area with little or no heavy metal contamination, according to official maps

NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

Lead Concentration Map



***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

Aesthetic considerations



Upland Issues

- Generally not addressed as part of this presentation
- Not considered germane to this application
- Have thoroughly addressed those concerns with appropriate agencies
- Can answer any question relative to upland issues that hearing coordinator may have

*NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002*

Public Comment

Limited to Idaho residents and non-resident property owners per Idaho Code 58-1306c

Encourage careful consideration of comments in record from Robert & Nancy Reish and Shawn Taylor – neighbors to NIM facility at Hayden Lake

In Summary

- Use is indispensable – is part of the infrastructure for CdA Lake
- Are no available alternatives
- Are no discernable impacts to fish and wildlife
- Water quality standards will be met
- Reduces conflicts with recreational uses

***NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002***

END

*NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002*

Rebuttal slides

NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

BLM Permit to use Mineral Ridge

Form 2930-2
(January 2017)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
SPECIAL RECREATION PERMIT
(43 U.S.C. 1201; 43 U.S.C. 1701; 16 U.S.C. 460L-6(a); and 43 CFR 2930)

Permit No.
DOI-BLM-ID-C010-2019-CX
BLM Issuing Office
LLIDC01000

Permitter: North Idaho Maritime

Authorized Representative: John Condon, Jason Garvey, Anthony Zito

Address: 4020 N. Hutter Rd.
Coeur d'Alene, ID 83814

Phone Number: 208 664-8215
Email Address: info@northidahomaritime.com
Web Site: www.northidahomaritime.com

Permit is for (check all that apply): Commercial Competitive Organized Group Vending

Date Issued: 10/31/2018 Date Expires: 12/31/2028 (Terms greater than one year subject to annual authorization.)

Seasonal or other period of use limitations: Seasonal closures and restriction at Blackwell & Mineral Ridge launches apply

Permit Fee Formula: Commercial: Greater of \$110/year or 3% of gross revenue

Assigned Sites (commercial only): None No. of Assigned Sites subject to fees _____

Special Area Fees Apply: Yes No Special Area Fee: Annual Parking Passes

Minimum insurance coverage requirements: Moderate Risk: \$500,000 per occurrence, \$1,000,000 annual aggregate

Permit is valid only if a current Certificate of Insurance, listing the United States as additional insured, is on file with the issuing BLM Office.

Post use report due date(s): Nov. 30th Bond Requirement: None Bond Amount _____

Purpose and activities authorized:
Loading and unloading supplies, materials, and equipment for the purpose of constructing along the Spokane River and Lake Coeur d'Alene

Approved Area of Operation:
Blackwell Island Boaters Park
Mineral Ridge Boat Launch

Certification of Information: I certify use of this permit will be as per the operations plan on file with BLM. I acknowledge I am required to comply with any conditions or stipulations required by the BLM including the General Terms listed on page two of this form and any additional stipulations which may be attached.

Additional Stipulations are attached: Yes No

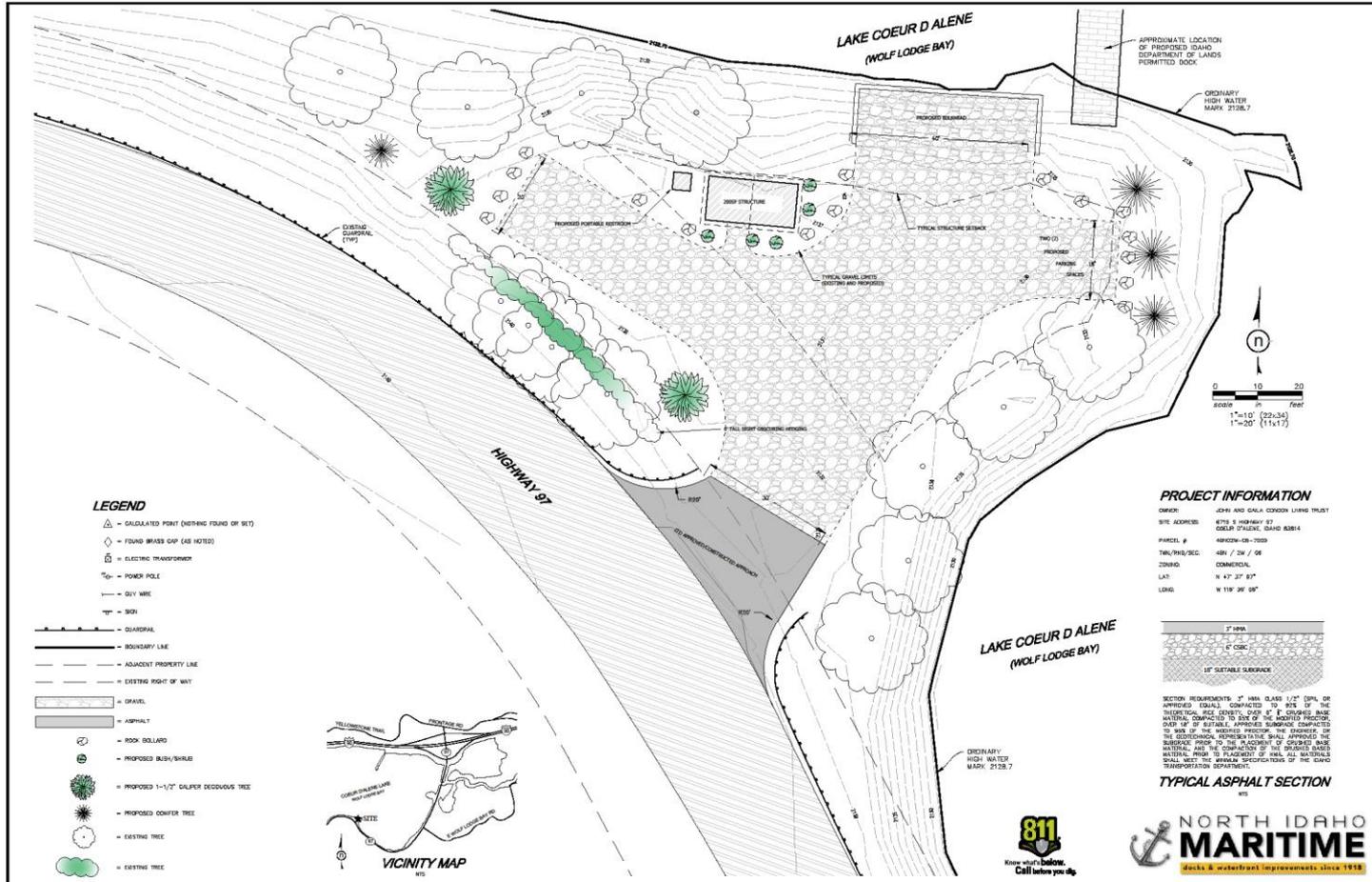
[Signature] (Permittee Signature) 10/31/18 (Date)

Approved and issued for the conduct of permitted activities and locations shown on this permit and in conformance with the operating plan. Permit is subject to General Terms and any additional stipulations attached.

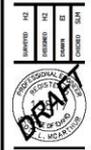
KURT LAVLAT (BLM Authorized Officer Printed Name) [Signature] (BLM Authorized Officer Signature) 15 NOV 2018 (Date)

NORTH IDAHO MARITIME IDL CASE NO. PH-2020-PUB-22-002

Upland Site Plan



SURVEYORS - ENGINEERS
 7600 N. Mineral Dr., Ste. 900
 Coeur d'Alene, Idaho 83815
 Phone: (208) 772-6600
 Fax: (208) 772-6619
 www.fickelvey.com



DATE: 11/11/19

**NORTH IDAHO MARITIME
 CONCEPTUAL SITE PLAN
 COEUR D'ALENE COUNTY, IDAHO**

EXHIBIT
 SHEET X
 2019-10-02
 11/13/19

**NORTH IDAHO MARITIME
IDL CASE NO. PH-2020-PUB-22-002**

Previous Location



JOHN AND GAILA CONDON LIVING TRUST ZONE CHANGE

Highway 97

- Valid approach permit, issued in February 2019
- Approach was improved to meet requirements of permit
- Vehicles limited to right turn into site and right turn out of site
- Traffic into/out of site limited to 4 to 6 vehicles per day, 2 trips during the peak hours

JOHN AND GAILA CONDON LIVING TRUST

ZONE CHANGE

Improved Approach



JOHN AND GAILA CONDON LIVING TRUST ZONE CHANGE



JOHN AND GAILA CONDON LIVING TRUST ZONE CHANGE

Scenic Byway Program



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 7129
Boise ID 83707-1129

(208) 334-8000
Id.Idaho.gov

BOARD POLICY 4082
Page 1 of 2

IDAHO BYWAYS PROGRAM

Purpose

This policy delegates Idaho Transportation Board authority to designate specific portions of the State Highway System as a Scenic Byway, Historic Byway, and/or Back Country Byway upon public request to the Idaho Transportation Department, who shall act as the lead agency responsible for administering the Idaho Byways Program.

Legal Authority

Idaho Code 40-310(2) – The Board has a duty to promulgate maps of the state highway system.

Idaho Code 40-310(4) – The Board has the authority to design, locate and construct transportation systems in the best interest of the public.

Idaho Code 40-310(5) – The Board is responsible for establishing the standards of the state highway system.

Idaho Code 40-313(1) – The Board is authorized to erect and maintain suitable signs for public information and safety.

Idaho Code 40-313(3) – The Board is authorized to acquire, maintain and improve areas adjacent to highway for the restoration, preservation and enhancement of scenic beauty.

Idaho Code 40-317 – The Board may enter into cooperative agreements with federal government and local governments for state highway purposes.

The goal of the Idaho Byways Program shall be to

- Nurture an appreciation of Idaho's heritage through the preservation, protection and enhancement of the state's scenic, natural, or recreational characteristics and historic, cultural, or archeological elements; and
- promote and enhance tourism on designated Idaho highways, roads and trails.

Local organizations, communities, etc. must initiate support, propose a possible route, enlist other agencies' support (when appropriate) and request that the Board consider designating a route as a State Scenic Byway, Historic Byway, or Back Country Byway. The designation shall be limited to routes with characteristics and elements identified below:



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 7129
Boise ID 83707-1128

(208) 334-8000
Id.Idaho.gov

ADMINISTRATIVE POLICY 5082
Page 1 of 2

IDAHO BYWAYS PROGRAM

Purpose

This policy implements Board Policy 4082 instructing the Department to establish guidelines for the Idaho Byways Advisory Committee membership and administrative procedures by which the committee shall operate.

Legal Authority

Idaho Code 40-310(2) – The Board has a duty to promulgate maps of the state highway system.

Idaho Code 40-310(4) – The Board has the authority to design, locate and construct transportation systems in the best interest of the public.

Idaho Code 40-310(5) – The Board is responsible for establishing the standards of the state highway system.

Idaho Code 40-313(1) – The Board is authorized to erect and maintain suitable signs for public information and safety.

Idaho Code 40-313(3) – The Board is authorized to acquire, maintain and improve areas adjacent to highway for the restoration, preservation and enhancement of scenic beauty.

Idaho Code 40-317 – The Board may enter into cooperative agreements with federal government and local governments for state highway purposes.

Idaho Code 40-505 – Subject to the direction of the Board, the Director of the Department shall have general supervision of all activities of the Department and shall enforce all state laws relating to the Department and the rules and regulations of the Department.

Program Administration and Goals

The Idaho Transportation Department shall act as the lead agency and provide administrative support. A non-partisan Idaho Byways Advisory Committee, consisting of federal and state agencies and other parties, shall provide advice and recommendations to the Idaho Transportation Department. This committee shall operate under the Idaho Byway Advisory Charter and Operational Guidelines. The goal of the Idaho Byways Program shall be to:

- Nurture an appreciation of Idaho's heritage through the preservation, protection and enhancement of the state's scenic, natural, or recreational characteristics and historic, cultural, or archeological elements; and