

From: [Mike Ahmer](#)
To: [Christopher Gozzo](#); [Kourtney Romine](#)
Subject: FW: exhibits for North Idaho Maritime hearing
Date: Thursday, July 23, 2020 04:04:11 PM
Attachments: [image001.png](#)
[2019-12-6 Chamber of Commerce support.pdf](#)
[2020-1-2 ltr from Phil Boyd re city property.pdf](#)
[2019-6-10 ID Parks letter.pdf](#)

Same as last time, Kourtney – for the record; Chris – to be loaded up

From: Rand Wichman <randwplan@gmail.com>
Sent: Thursday, July 23, 2020 2:11 PM
To: Mike Ahmer <mahmer@idl.idaho.gov>
Subject: RE: exhibits for North Idaho Maritime hearing

Mike –

Sorry so late, but here are 3 more exhibits that I may reference tonight and would like to have in the record.

Thanks.

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

From: Rand Wichman [<mailto:randwplan@gmail.com>]
Sent: Thursday, July 23, 2020 9:55 AM
To: 'Mike Ahmer' <mahmer@idl.idaho.gov>
Subject: exhibits for North Idaho Maritime hearing

Good morning Mike –

Attached are exhibits that I will be referencing in my presentation tonight that are not currently in the record. Please put them in the record so the hearing coordinator can properly review them.

My ppt presentation is too large of a file to email. If I send you a dropbox link, will you be able to download it? If not, I can drop a copy on a thumb drive at your office this afternoon. Let me know your preference.

Thanks.

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

208.755.7024





DEC 09 2019

December 6, 2019

Kootenai County Board of Commissioners
451 N Government Way
Coeur d Alene, ID 83814

Commissioners,

I am writing representing the Coeur d'Alene Chamber's executive committee in support of North Idaho Maritime's Wolf Lodge Bay project.

It is our understanding that the company is requesting a conditional use permit for its property in Wolf Lodge Bay to continue its long established commercial maritime business on Lake Coeur d'Alene. Furthermore, it is our understanding that the applicant has been and is working with all regulatory agencies regarding traffic and environmental issues. It is further understood that all regulatory agencies have found no just cause for the project not to proceed. Based on these facts, we encourage the county to approve the company's request.

Services, such as those provided by North Idaho Maritime, are critically important to maintaining the value of shoreline property around Lake Coeur d'Alene. As you are aware, this property represents significant property tax for the county. We urge you support this important business.

Sincerely,

A handwritten signature in cursive script that reads "Derrell R. Hartwick".

Derrell R. Hartwick
President/C.E.O.

P-192

January 2, 2020

John Condon
North Idaho Maritime
4020 N Huetter Road
Coeur d'Alene, ID 83814

Re: Sites Information

Dear John:

I understand as part of building your record for North Idaho Maritimes' special use application to the County for your Wolf Lodge Bay property, you are attempting to document your efforts to establish other commercial access sites to Coeur d'Alene Lake. You requested that I summarize the sites you and I have discussed over the past ten years and following is that information:

Blackwell Island Site – This City owned parcel is a remnant of the original US-95 ROW. The City ultimately took ownership of this parcel after US-95 was re-routed to its current location. You and I discussed that this site has many desirable upland qualities (good access, flat land) but the site presents water access issues because of the shallow water depth near the shoreline limiting its use for deeper draft commercial vessels, such as a loaded barge.

Silver Beach Site– A site east of Hagadone Marine's Silver Beach Marina was evaluated by the City of Coeur d'Alene during the McEuen Park Master Planning process which was considering removing the 3rd Street launch. You and I discussed that this site has favorable deep water year around access, but creating a useable boat launch and commercial barge access would require re-routing Coeur d'Alene Lake Drive and the Centennial Trail. The City decided not to pursue removing the 3rd Street Boat launch so this site was not further evaluated.

Potlatch Hill Site – Another site, just west of Hagadone Marine's Silver Beach Marina was also evaluated by the City during the McEuen Park Master Planning process as a recreational/commercial lake access point. Again, you and I discussed the positive water side characteristics, but upland impacts to the Centennial trail and the large elevation difference between the water and land elevation eliminated this site as a viable access point.

Atlas Mill Site – The City acquired this parcel in 2018, and after an extensive master planning process with public input, decided to reserve the entire waterfront as a park with non-motorized water access (swimming, paddle boards, kayaks). During the master planning process, you and I discussed maintaining the commercial access and the City considered this option, but eventually determined that commercial use to be incompatible with the public desired non-motorized nature of the Atlas Waterfront Park.

I can also state that on each project that I have worked on along the Coeur d'Alene Lake waterfront (several listed above), most of which are public access projects, I get a phone call from you asking how a commercial access could be incorporated into the project. Since most of these projects have been public recreational access, commercial access is determined to be incompatible.

Please contact me with any questions.

Sincerely,



Philip F. Boyd, P.E.
President / Principal Engineer

PFB/mdp



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IDAHO DEPARTMENT OF
PARKS AND RECREATION
.....

Farragut State Park/
Coeur d'Alene Lake Parkway
13550 E. Hwy 54
Athol, ID 83801

(208) 683-2425

Fax (208) 683-7416

far@idpr.idaho.gov

www.parksandrecreation.idaho.gov

John,

Following up on our onsite meeting of the 6th of June at Higgens Point.

The construction of a bulkhead in the area between the Higgens Boat Launch and Higgens Point area is not feasible due to the following reasons:

- 1- Structural instability of the slope. For those of us that have been here in the local community we all remember the two large pieces of equipment that went into the lake during the fill being placed in this area for the on ramp to I-90. The large dozer remains in the lake and was not removed for fear of additional slope failure.
- 2- The lake level is significantly lower than the road surface and would require additional work and fill to create the access/bulkhead described. This would compound the issues of the structural issues described above.

Recreational impacts would exist in this area for those using the Higgens Boat Launch, Higgens Point Group and Public areas, the North Idaho Centennial Trail, and traditional large group permits (such as the CdA Triathlon, ½ Ironman, etc). With the extremely strong population growth of the Coeur d'Alene and Spokane communities such public demand will only continue to increase.

The winter migrating Bald Eagles are very active in this area due to the spawning beds that were created during the fill material placement. Such eagle activity decreases as you move farther east up the Wolf Lodge Arm of Lake Coeur d'Alene due to fewer spawning beds.

The need for such services as North Idaho Maritime provides is extremely important to both those who live on the lake and those who live in the area. This has been seen by your response in helping County facilities after ice damage a few years back, the current improvements being made on the Blue Creek Bridge on I-90, the improvements recently made at the Bureau of Land Management Blue Creek Bay site, and they extend to other resource enhancements such as the spawning beds that your company put in at Idlewilde Bay.

Although we can not provide the area needed for the platform, the need for such a facility to provide services for the community is important.

Sincerely,

Randall R. Butt

Park Manager
Farragut State Park/Coeur d'Alene Lake Parkway
13550 E. Hwy 54 | Athol, ID 83801
tel (208) 683-2425 ext. 23 | fax (208) 683-7416