I would like to submit my comments for consideration at the January 10 hearing regarding the Bonner County Parks & Waterways Encroachment Permit Application.

My name is Christie Hoffpauer. My family has owned one of the 11 cabins directly across from the Outlet Bay Boat Launch since 1936, 85 years. As others have stated, there is no road access to our property so our only alternative is to access the property by boat. During the vast majority of those 85 years, prior to the removal of the adjacent dock, we only accessed the lake in the Spring and Fall because we rented a boat slip from the adjacent marina, or the OBHOA, depending on who owned it at the time. Once the OBHOA stopped allowing us to lease a boat slip, I kept a larger boat at Bishop’s Marina to go back and forth. Ultimately, due to high demand for moorage on the lake, this became cost prohibitive for me and, as others have noted, sometimes the weather made it very unsafe to travel back to Coolin to get home. The only alternative I had was to purchase a small boat, and trailer it back and forth every weekend. This is what I have been doing since approximately 2016. This is the only access I have to my property. Based on my need for this ramp to safely access my property, I support the application for the Bonner County Parks & Waterways Encroachment Permit to maintain it.

When assessing the value of our property to establish lease payments, the State of Idaho commissioned Steven Hall of Hall-Widdoss & Company, PC, to appraise our property. In that appraisal, consistent with all appraisals, the property is compared to similar property that has sold on the lake. Given the seasonal access, that value is then discounted to reflect the lack of road access. On January 15, 2019, Mr. Hall clarified his conservative discount by stating “Part of this is explained by the close proximity of vehicular access & marina space across the outlet from Outlet Bay Road”. I objected on the basis of that NOT being a public marina, and consistently being contested, but Mr. Hall and the State of Idaho maintained that because of the close proximity of the boat launch the property was of higher value than if there were not a boat launch "in close proximity". Removing this boat launch that has been used by my family to access the lake for 85 years would not only cause me great harm, it would also considerably impact the value of the property that I purchased from the state based on their appraisal.

It has been suggested that access to the boat launch be restricted to daylight hours. While I agree that navigating the boat ramp after dark is extremely difficult, and probably dangerous, it is our only access to/from our property so locking it for any length of time could be disastrous for us in the
event of an emergency. While everyone would like to load/unload their boat during daylight hours, sometimes there are factors beyond our control that necessitate access outside normal hours.

Lastly, I know well that this has been a point of contention for many years and I have tried to stay out of the cross-fire. I would be thrilled if a solution that accommodates all residents who have enjoyed the lake for generations could be reached. I agree that making the ramp safer, easier to access and establishing better parking would help alleviate many of the concerns expressed and I believe it would be more tolerable for everyone rather than closing it or letting it fall into disrepair.

Thank you,

Christie Hoffpauer