

Amidy Fuson

October 11, 2024

Idaho Department of Lands, Mica Supervisory Area

3258 W Industrial Loop

Coeur d Alene, Idaho 83815

RE: Application for Encroachment L95S6105A

This letter is in opposition to the application for encroachment requested by Rivelle Stancraft Corp. I want to tell you that this summer we totally lost use of our swimming area and shore line for recreation due to Rivelle illegally using their recently acquired property like it was commercial.

Please don't consider their zone change because they proved their plan is not compatible with our family's and other neighbor's normal recreational use.

For the last 76 years we have used our property almost every summer weekend for family gatherings. We now have 5 generations that have been enjoying our property. This year we had paddleboards, kayaks, a paddle boat and small fishing boat we could not use from June on due to the masses of weeds. Traditionally I swim daily and watch over my kids, grandkids and great grands enjoying the lake front. This year swimming was very limited and the water was so full of weeds and goose poop we didn't want our young grandbabies in the water so we had them play on water activity tables in the yard filled with domestic water.



Lucille Jessick Bradshaw lucillebradshaw@yahoo.com

5823 16th, Dalton Gardens Idaho 83815

15 October 2024

Amidy Fuson

Lands Resource Specialist – Navigable Waters

Idaho Department of Lands

3258 W. Industrial Loop

Coeur d'Alene, Idaho 83815



CC: Director Dustin T. Miller

Governor Brad Little

Reference: Your notification of 10 September 2024 regarding Application for Encroachment L95S6105A

Dear Ms. Fuson:

Your cover letter highlights Rivelle LLC applying to “expand existing commercial facility” amongst other items. I have applied through the Idaho Department of Lands public records request for all encroachment permits for their parcel beginning in 1890 until the present time. Your department informs me that only a single encroachment permit has ever been issued for this parcel. That permit was issued by your department to Rivelle LLC on 15 November 2023 without any notice being given to adjacent land owners or public meetings to discuss the permit. This is confirmed by Mr. Ron Jessick who owns the property immediately to the west of the Rivelle LLC parcel.

Prior to the issuance of this permit, no prior encroachment permits have ever been issued to allow commercial operations from this site. Further, the upland portion of the parcel has always been documented as either rural or suburban/agricultural. Between 1972 until 1978, Knappton Launch Company of Portland, Oregon owned the property including the non-permitted encroachment but there is no documentation that gives legal authority for that company to use that parcel and its non-permitted encroachment for commercial operations. In fact, Knappton used the adjoining commercial property for their operations. Before and after ownership by Knappton, the parcel remained in the hands of individuals who never applied for or received legal authority to have commercial operations from the non-permitted encroachment.

Rivelle LLC represents Stancraft in this encroachment application. Rivelle/Stancraft purchased the commercial operations of North Idaho Maritime on Lake Coeur d'Alene. At the time of the purchase, North Idaho Maritime had a lease/permit authorizing commercial activity on the lake from their operations site in Wolf Lodge Bay. This lease/permit was available to Rivelle/Stancraft to continue their commercial activity on the lake. In addition, North Idaho Maritime also possessed a lease/permit to utilize a previous log storage area within Cougar Bay which is now currently utilized by Rivelle/Stancraft for commercial activity.

It should be noted that several areas in Cougar Bay were utilized by lumber mills and tug boat companies for log storage. Again, I have been unable to find any documentation as to legal permits for the log storage/breakwater/log raft mentioned in the encroachment application narrative. This area is seen in the attached aerial photograph taken in 1966. It shrunk to its smallest size around 2011 as seen on page 35 of the encroachment application. Since then this log storage area has been maintained by various individuals who are all lakefront property owners in the immediate vicinity as no other responsible party came forth to do so (including the Department of Lands). It has expanded to its current size because it was utilized as a storage area of free floating logs on the lake which represented an obvious hazard to marine navigation. This storage site was

not connected in any way to the current encroachment from the parcel in question at any time and its' history of commercial use is not related to the encroachment from the parcel.

Currently, there are no other locations on the north shore of Lake Coeur d'Alene where a rural, suburban/agricultural or residential parcel with lakeshore front footage has been subjected to having a commercial construction company placed directly in front of them. When Mr. Fred (Skip) Murphy purchased the existing marina next to the parcel in question, the commercial marina already existed before he built his home. And he readily agreed that any new construction area to be built would remain solely within the littoral confines of his property. This is not the case with this application. Their application, if granted, would result in the infringement of the littoral confines of adjacent landowners by way of their 480 ft. work dock.

The applicant's proposal to fix all of the problems in the immediate area is rife with false claims and misrepresentations. These include:

- The statement that the parcel has been used commercially since the early 1970's.
- The use of the parcel decreases commercial traffic at public boat launches (there are two commercial launches available within ½ mile from the property).
- Fostering competition among marine contractors. (there are already eight marine contractors doing business on the lake including R&R Northwest, Harrison Dock Builders, Hagadone Marine Group, Frey Dock and Barge Company, Aquatica Docks, Moonlight Marine, Jake on the Lake and previously including North Idaho Maritime which Reville/Stancraft purchased.)
- The revised design addresses the communities concerns (3 of the 6 parcels next to the parcel in question or directly in front of the proposed docks do not support this application).
- The general public who swim, fish or who use paddle boards, kayaks and other small water craft will need to proceed south of the docks and expose themselves to higher wave impacts which is not pleasant at best and potentially hazardous at worse.
- Utilizing this site minimizes the negative impact on the lake. (See notes below).

Notes: 1- the proposed L- shaped dock arrangement will further decrease any natural water flow out of Cougar Bay and into the Spokane River. This is already an existing problem.

2- It will lead to increasing sedimentation in the area.

3- It will trap surface debris and funnel it to the landward properties.

4- The daily use of large commercial watercraft will continue to disturb the heavily silted bottom area and negatively impact water quality in the area. Additionally, there will be continuous noise and air pollution from the industrial size marine equipment working there.

Why the Idaho Department of Lands has pushed this commercial operation upon us is unknown to me? In light of the prior existing commercial permits/leases in Wolf Lodge Bay and in Cougar Bay available to Reville/Stancraft, they had adequate opportunity to continue the operations that North Idaho Maritime had utilized.

Why did the Idaho Department of Lands issue the first encroachment permit for this parcel without proper regulatory input from the adjacent landowners and the general public is also unknown? This entire permitting process reveals each successive misrepresentation is built upon the one below.

It is my intent to share my concerns with the Director of the Idaho Department of Lands and with the Governor. Your department should be held accountable by your supervisors and by the public in general.

Sincerely,

William F. Chapman

CEI
JCT 45
ID DEPT. OF
SUPERVISORY AFF.

Dr. William Chapman
1948 W. Blackwell Mill Road
Coeur d'Alene, Idaho 83814
1-208-664-3866





RECEIVED
OCT 15 2024
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

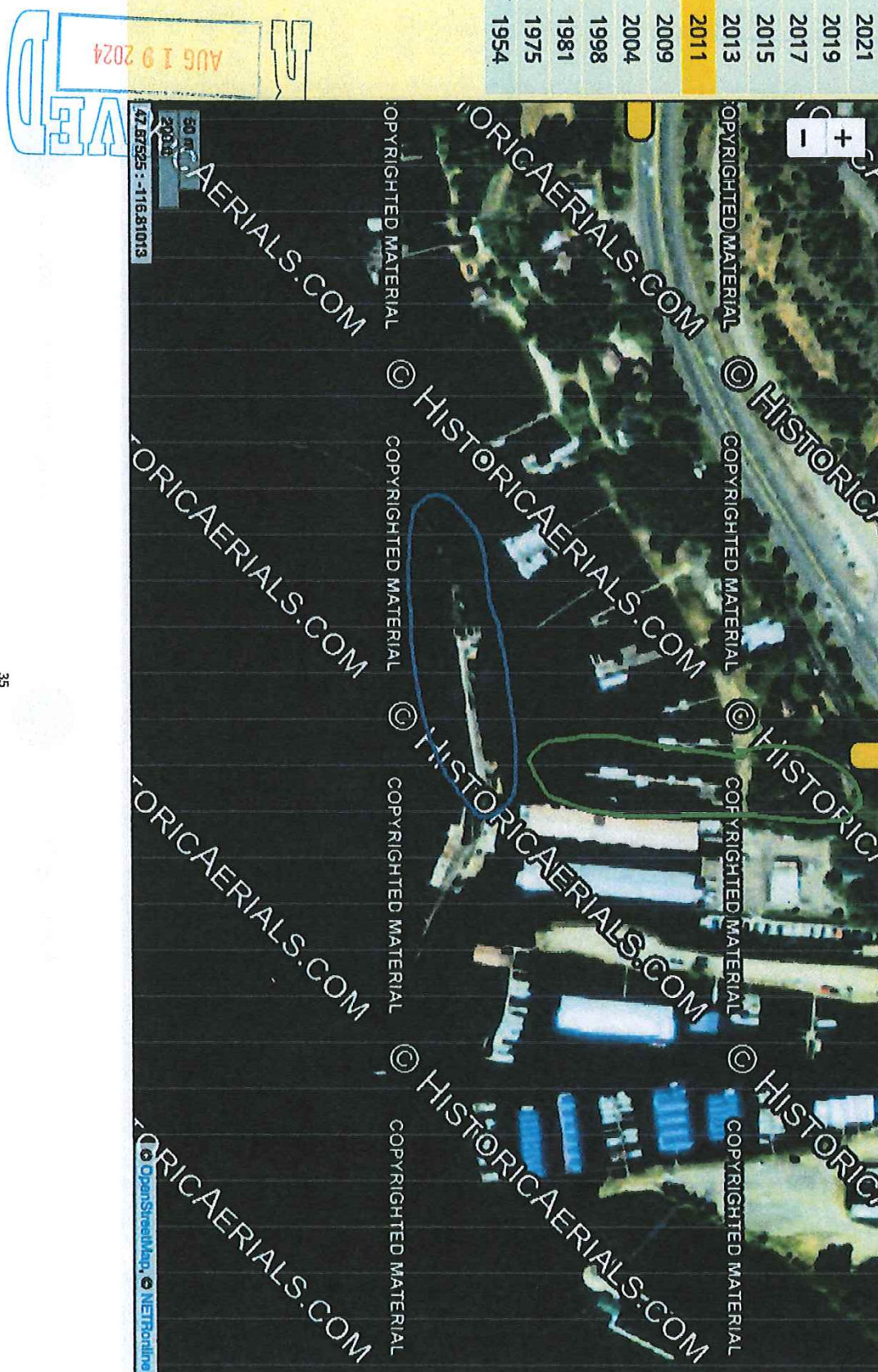
PC-00005



FCE 55

IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

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Amidy Fuson

Idaho Department of Lands, Mica Supervisory Area October 11, 2024

3258 W Industrial Loop

Coeur d' Alene, Idaho 83815

RE : Application for encroachment L95S6105A

This letter is in opposition to the application for encroachment requested by Rivelle Stancraft Corp.

By their illegal code violations starting early in 2024 I feel Stancraft has proven that the property they purchased is not suited for a marine commercial building area. Their plan shows a 14' by 120' fixed pier attached to a 10 by 425 foot dock extending out into the lake, then attached to a 10 by 475 foot work dock heading in a westerly direction. At the meeting point of the docks they have a 40 by 100 foot work dock. This dock would block the present navigational route out to the Spokane River. The plan also shows a new navigational route starting at their littoral line for both their access to their dock/work area and forcing lakeshore property owners to go west out to the main lake. This L shaped dock structure forms a trap that will hold in weeds, logs and other debris, and restrict natural water flow around the shoreline and out to the Spokane River.

I want to address water quality with you. Rivelle illegally used their property for commercial marine activities starting early spring 2024. We started getting large quantities of water weeds on our shoreline because they had tugboats pushing barges loaded with materials and equipment coming in from the west where it is very weedy. These tugs

tore weeds out by their roots and dropped them along the way to their dock.

In mid June I started to clean up our beach for the summer and found weeds accumulating on our shoreline and by late June I realized I had no way to clean the quantity of weeds because they were thick and heavy and filled the whole area between our dock and Ron Jessick's dock to the east of us and were being deposited daily by Stancraft. This area has always been used as our swimming area, and had solid weeds from the shoreline to the end of our dock which is six feet deep. The ripped up weeds were a major problem for all of our neighboring shoreline owners.

By July we had weeds from the lake bottom to the surface clogging the water all the way out to the end of our dock. Our neighbors on both sides used their tugboats to wash the weeds into the navigational path causing a huge mass of weeds extending from the end of the Haglund dock to the end of the Stancraft dock, completely blocking any navigation route out into the lake for us. Propellers would be wrapped in weeds immediately.

I made many attempts, phone calls and a personal visit, to get IDL to look at the problem and sent pictures requested by Mike Ahmer but he couldn't find time to address the issue, or acknowledge receipt of the pictures. The time he did come down to our lake property was at the request of Stancraft to have a meeting with me, David Jessick and Ron Jessick; when I refused the meeting unless Mike Ahmer also attended. He did look and said, "Yep, you have weeds!" and then I asked Mike if he had any suggestions to alleviate the problem if Stancraft's project was built and he said, "I'm not a hydrologist." I told him then that "It is obvious that you don't want to be here so I guess you may as well go".

Next the geese came in and landed in this mass of weeds, eating and pooping during the day and roosting on our docks at night, leaving them covered with goose poop. Eventually the weeds started to decay and sink, then drifted into our shoreline loaded with goose poop. We didn't feel it was safe or sanitary to swim in that filth.

Now the weeds have rotted and left us with a much thicker than normal deposit of slimy silt composed of decayed weeds and goose poop on our shoreline.

By their illegal actions I feel Stancraft has proven the property they purchased is unsuitable for this type of operation so I urge you not to approve their application for encroachment.

IDL for years has said that our neighboring docks are out of compliance. Haglund and NIM drove pilings without permits where the log breakwater is to reinforce it so more logs could be added. IDL has said they would allow a breakwater three logs wide. A good solution would be to enforce dock compliance and have the parties who tied the additional logs dispose of them and have Stancraft use the work area they have out in the bay where they are adjacent to open water. We would have more waves but also the wave action would bring in currents of clean water to keep our beaches clean.

As a side note I would like to tell you that on July 30 I filed a code enforcement violation with the County and Stancraft stopped using this property for commercial use. August 17 I checked with our neighbors and they said new weeds stopped coming in.



Frank Jessick frank.jessick@gmail.com 208-660-7042

703 N 20th St Coeur d Alene Idaho 83814

Amidy Fuson

Idaho Department of Lands

Mica Supervisory Area

3258 W Industrial Loop

Coeur d' Alene, ID 83815

RE: Application for Encroachment L95S6105A

This comment letter is in opposition to the Application for Encroachment requested by Rivelle, LLC "Stancraft Corporation". I am one of the owners of a residence one property removed from the property in question which was recently acquired by Rivelle. Our property has been owned by our family for over 80 years. We have enjoyed clean water, easy boat navigation, easy traffic free access and beautiful lake front views in this residential area for all those years.

Our property and the Rivelle property are currently zoned Agricultural Suburban and all the homes to the west of Rivelle's property are residences, not commercial properties. The Rivelle property has never been a commercial property despite Rivelle lying about this in their applications.

We know what the effects on us and other nearby property owners will be if Rivelle's applications are approved as Rivelle disregarded County zoning and broke existing laws by commencing their commercial operations this spring without the currently requested zone change and variance submitted by Rivelle to Kootenai County. They were ordered to cease and desist these operations only after my brother brought this illegal activity to the County's attention.

Rivelle's operations had many negative effects on surrounding properties including: 1) Noise-large trucks, barges, tugboats and cranes were loading various materials right at the lakeshore resulting in loud noises that greatly disrupted the enjoyment of our property. 2) Environmental-barges and tugboat traffic by Rivelle caused significant displacement of weeds and significant destruction of water quality from crystal clear to murky. Quality of swimming, boating, paddle boarding, etc. were diminished by weeds torn up by Rivelle which made the lake non navigable at times. 3) Beaches- adjoining beaches, including ours, were inundated with weeds that floated in from Rivelle's activities. This caused continuous weed cleanup and removal at owner's expense.

Rivelle's plans going forward would only increase these problems as it would only increase their commercial activities.

We understand Rivelle owns other lakeshore properties on lake Coeur d' Alene including a property on the south end of the Wolf Lodge area where there are no residences. Why would Rivelle not conduct their commercial business there where no residences would be harmed?

Please do not approve the requested Application for Encroachment.



PC-00010


David Jessick
1782 W Blackwell Mill Road. davidjessick@yahoo.com

RECEIVED
OCT 10 2024
By: 

MICA
SUPERVISORY AREA
3258 W. Industrial Loop
Coeur d'Alene, ID 83815
Phone (208) 769-1577



DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

September 10, 2024

David Jessick
10744 N Lakeview Dr
Hayden Lake ID 83835-9088

Re: Courtesy Notification of Application for Encroachment L95S6105A

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor Rivelle LLC has applied for a permit with Idaho Department of Lands to expand existing commercial facility, construct a commercial year-round building area, build a boat launch, dredge, build a seawall with riprap, and have a nonnavigational building for storage on Lake Coeur d'Alene. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

The Department has called for a hearing on this application. Please check our website <https://www.idl.idaho.gov/lakes-rivers/administrative-hearings/> in the near future to find the date, time and location of the hearing.

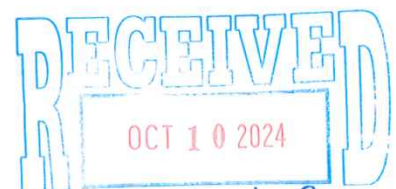
If you would like to object to the proposed application, please send a letter or email me with your objections. To ensure the Department receives this information within the required timeframe, please send your object by October 15, 2024. It would be helpful if your comments addressed effects on navigation, fish and wildlife habitat, aquatic life, recreation, water quality, aesthetic beauty, and/or protection of property. Please include your phone number and e-mail address with your correspondence so that I can respond to you in a timely manner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amidy Fuson".

Amidy Fuson
Lands Resource Specialist-Navigable Waters
afuson@idl.idaho.gov

Enclosures



By: _____

A handwritten signature in blue ink, appearing to read "Bul".

PC-00012



Frank Jessick <frank.jessick@gmail.com>

Rivelle Application for Permit

1 message

Frank Jessick <frank.jessick@gmail.com>
To: Amidy Fuson <afuson@idl.idaho.gov>
Cc: vfinkel@kcgov.us

Mon, Sep 23, 2024 at 12:29 PM

I would like to inform you of errors in the application for permit for Rivelle LLC IDL # L95S6105A. They claim they want to EXPAND an existing commercial facility which is not correct. The parcel is Agricultural Suburban Zoning on a parcel of less than two acres which does not allow commercial use as spelled out in Kootenai County land use code 8.2.305. Presently there is a cease and desist order on work Rivelle was doing on this parcel.

I would also like to point out on page 4 of this application package that IDL sent out to the adjacent property owners that Fred Murphy is one of the owners. That property has been sold to Hagadone Corporation.

There should be a new legal notice for ad# 27810 IDL legal 13161 sent out to the press to correct and clarify what Rivelle is actually proposing.



October 14,2024



To whom this may concern,

This zoning problem started in the 1970's when Anderson Boat Works sold to Lafferty Transportation. Lafferty then sold to Foss Tug and Barge. They brought in Ed Haglund as manager, who built all the boat storage sheds with no permits. Prior to the building of the boat storage sheds , we could see city beach, thus he destroyed our view. The property in question for Zone change was my Grandparents (my mother's parents). After the storage sheds were built they applied for a permit. After much pleading, county commissioners finally said the boat sheds could stay, but no one could advance the commercial zoning beyond one inch to the west. Mike Hallstrom inherited the summer home from his uncle, aunt and mother. Foss purchased the house that's on the property in question and traded Mike Hallstrom so they could tear down the house east of this property to make a parking lot. About 20 years ago Mr. Hallstrom sold his house to Mrs. Diane Haglund next to the Foss Tug property that had been purchased by John Stone. Mr. Haglund, manager for Foss,said that he didn't know Foss had it for sale. Mr. Haglund was no longer manager. Stone went out of business about 2008 or 2009. Mr.Haglund built another dock without a permit beyond the specified limits for a dock. When Mr. Haglund sold to Rivelle LLC, Stancraft, he said he had to straighten out a permit for the dock.

Foss sold to John Stone. At the same time the Cowles family purchased Stone's boat works and traded it to Skip Murphy for his place in Casco Bay. The Murphy place was located between Cowles and Hagadone property in Casco Bay. He put a lot of work into the business and built a new home which is not zoned commercial. The boat sheds are commercial and it cost him a lot to do that. Fall of 2023, Skip's wife Susan became very ill and Skip got an offer to sell from the Hagadone Group. As per a conversation with the Hagadon representatives, they do not want a Zone change.

Mr Jim Brady, Resource Supervisor/Navigatable waters told Frank Jessick and I that both Mr. Haglund's docks (his personal and the one on the property in question) was illegal but the State did not have the money to fight it. At that time, Mr Haglund denied owning the tug boats and running a business. He recently signed a statement that states he ran a dock building business and the tugs were his. The Florence Lee is now for sale on Facebook Marketplace by Sam, his assistant. Mr Haglund drove new 12 new pilings out front with no permits. He kept bringing in logs with his tug and tied them to the pilings and formed a breakwater.His pattern is obvious; do what you want, then ask for permission later. Mr. Ammers, Mr Brady's replacement has shown prejudice against us in a meeting with us here saying the deal is already done. He should be recused for potential conflict under current laws and if they want to dredge, should be denied. Our family moved here in 1913, and the small parcel is not able to be rezoned under current laws if they want to dredge. Where is the permit from the Army Corps of Engineering?

This summer, we never put our swim ladder on our dock because the weeds were so thick from the tugs dragging them in from the west side. We know they were being pulled in because the pink roots were still attached. There has been no fishing, no swimming all summer. They are sinking now and the horticulturist said they will probably root where they settle on bottom. It's impossible to bring a regular

boat in to the dock. Even the geese have moved on. I don't like looking at all the work equipment where there used to be sleek boats.

The increased traffic and speeding in and out is definitely not an improvement. They have brought too many strangers in.

Ron Jessick of Jessick/Maack Family Trust (509) 710-6328

1750 W Blackwell Mill Road

Coeur d Alene, Idaho 83814



By: _____

JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. Box 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

October 9, 2024

Idaho Department of Lands
Attn: Ms. Amidy Fuson
Lands Resource Specialist-Navigable Waters
3258 W. Industrial Loop
Coeur d'Alene, ID 83815

Re: Application for Encroachment L95S6105A (Applicant: Rivelle, LLC)

Dear Amidy:

Reference is made to the above-identified Encroachment Permit Application filed on behalf of Rivelle, LLC. I am writing on behalf of Murphy Yacht Club, LLC, which owns the property formerly owned by Fred and Diane Murphy lying east of and contiguous to the Rivelle property.

Enclosed is a copy of Kootenai County Instrument No. 797611, captioned "Grant of Littoral Rights." Under this instrument, Rivelle's predecessor-in-title granted Murphy Maritime's predecessor-in-title an easement for twenty-five (25) feet of the eastern littoral rights of the Rivelle parcel. This is for the purpose of "pleasure boat access in the ordinary course of [Murphy Maritime's] business as a commercial marina," with such boating access in a defined area which has been graphically illustrated by Welch Comer for your convenience.

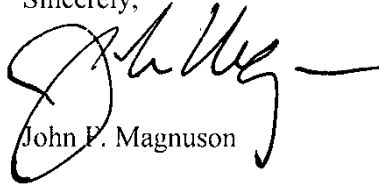
We have reviewed Rivelle's application and understand that Rivelle's proposed encroachment does not intend to interfere with Murphy Maritime's rights under the 1979 Grant of Littoral Rights. We have met with representatives of Rivelle and have requested that Rivelle, as part of the proposed uses associated with the encroachment, refrain from parking boat construction equipment, vessels, or barges on the Murphy Maritime side of Rivelle's dock that could possibly impede Murphy Maritime's rights under the aforementioned Grant of Littoral Rights. We understand that Rivelle is in agreement with this request.

October 9, 2024

Page 2

Subject to the foregoing, and the approval of the proposed encroachment in the location as depicted in the application, Murphy Maritime has no objection to Rivelle's requested encroachment. If you have any questions, or need any additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Magnuson", with a long horizontal flourish extending to the right.

JFM/krm

Encls.

cc: Murphy Yacht Club, LLC
IDL-FUSON.LTR - Murphy.wpd

GRANT OF LITTORAL RIGHTS

MICHAEL E. HALLSTROM, a single man, of the City of Coeur d'Alene, County of Kootenai, State of Idaho, Grantor, for the sum of One Dollar (\$1.00) and other good and valuable consideration, does hereby grant and convey to KNAPPTON LAUNCH COMPANY, INC., an Oregon corporation, qualified to do business in the State of Idaho, Grantee, as appurtenant to the real property described on Exhibit "A" attached hereto and made a part hereof, the following rights and privileges in Lake Coeur d'Alene. For purposes of reference the relevant survey description is as follows:

Commencing at the Meander corner between Sections 14 and 15, T 50 N, R 4 W, B.M., Idaho; Thence N 0° 55' West, 24.4 feet to an iron pin in concrete which is the corner of the NE 1/4, Section 15, T 50 N, R 4 W; Thence N 4° 14' 20" West, 81.17 feet to an iron pin which is the Point-of-Beginning for this description;

Thence South 84° 47' 15" East, 40.50 feet to an iron pin (called East Point);

Thence South 7° 34' 35" West, 90 feet more-or-less to the true mean high water line of Coeur d'Alene Lake;

Thence Westerly, along said true high-water-line of Coeur d'Alene Lake, 40 feet more-or-less to a Point which is South 7° 34' 35" West of the Point-of-Beginning;

Thence North 7° 34' 35" East, 90 feet more-or-less to the Point-of-Beginning.

1. Grantee shall have the right to construct and maintain a log boom along the following described line:

A line which lies South 7° 34' 35" West from the Point-of-Beginning described above.

2. Grantee shall have the right and privilege of having pleasure boat access in the ordinary course of Grantee's business as a commercial marina to a dock to be erected to the east of the following described line:

A line which lies South 7° 34' 35" West from the East Point described above.

Such boating access is to be restricted to the channel determined by the following described lines:

A Line which lies South 7°34'35" West from the Point-of-Beginning described above; a line which lies South 7°34'35" West from the East Point described above; and a line connecting the Point-of-Beginning and the East Point.

The foregoing grant of rights and privileges is subject to the following conditions:

A. The channel described in paragraph (2) above must remain free of any encroachments, structures, or docks of any description or nature.

B. The use of the channel described in paragraph (2) is restricted to the passage of pleasure boats to be moored at Grantee's dock in the ordinary course of Grantee's business and to the passage of tugs and barges used by Grantee in the ordinary course of its business.

C. That the Grantee install and maintain the log boom along the line described in paragraph (1).

D. That Grantee shall not change the use of the land described above from that of a commercial marina.

If the Grantee abandons use of the foregoing littoral rights for a period of two (2) years or if the Grantee shall fail to comply with any of the foregoing conditions, the Grantor shall give notice thereof in writing to Grantee by first class mail addressed to its last known address, setting forth therein wherein the Grantee is in default and the Grantee shall have thirty (30) days from receipt of said notice to cure, correct and vacate such default.

If Grantee fails to cure, correct or vacate such default within said thirty (30) day period then Grantor may pursue any remedy available under Idaho law, at law or equity, to forfeit the granted littoral rights.

This agreement shall be binding on the heirs, representatives and assigns of the Grantor and Grantee.

DATED this 26 day of ^{Febr}December, 1978.

Michael E. Halmstrom
MICHAEL E. HALMSTROM

STATE OF IDAHO)
) ss.
 County of Kootenai)

On this 26th day of ^{February} December, in the year of 1979 4978, before me, the undersigned Notary Public, personally appeared MICHAEL E. HALLSTROM, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Helena A. Harbaugh
 Notary Public for Idaho
 Residing at Coeur d'Alene
 Comm. expires

Filed and recorded at the request of Knappton Launch Co. Inc.
 at 4:05 o'clock P. M., this FEB 28 day of 1979
 By: Nancy Thresh Deputy
 Fee \$ 4.00
 Carol Dehn
 Ex-Officio Auditor-Recorder
 Kootenai County, Idaho
 Return to PO Box 846, Cda, Ida

All that portion of Sections 14 and 15, Township 50 North, Range 4 W.B.M., Kootenai County, State of Idaho, described as follows:

Beginning at an iron pipe on the extended fence line North $0^{\circ}55'$ West, 90.3 feet and North $89^{\circ}07'$ West, 109.8 feet from the Meander corner common to said Sections 14 and 15 (the meander corner is marked by a stake in concrete and is under water), and which iron pipe is North $0^{\circ}55'$ West, 65.9 feet and North $89^{\circ}07'$ West, 109.8 feet from the SE corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section 15 (the SE corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ is marked by an iron pin in concrete and is also under water);

Thence North $14^{\circ}31'$ East, 76.6 feet, along the fence line to the beginning of a private road right of way;

Thence North $14^{\circ}31'$ East, 236.03 feet to the SW corner of the parcel described in the deed to the State of Idaho, recorded July 14, 1967 as Instrument No. 514676, records of Kootenai County, Idaho;

Thence North $57^{\circ}42'36''$ East, along the South line of said State of Idaho parcel, 95.49 feet to the SW corner of the parcel described in the deed to the State of Idaho, recorded February 28, 1967 as Instrument No. 505943, records of Kootenai County, Idaho;

Thence N $49^{\circ}44'45''$ East, along the South line of said State Right of way, 24.49' to an iron pin; (NW Fence Point);

Thence S $5^{\circ}12'45''$ West, 360.17' to an iron pin;

Thence continuing S $5^{\circ}12'45''$ West, 112 feet more-or-less to the shore of Coeur d' Alene Lake;

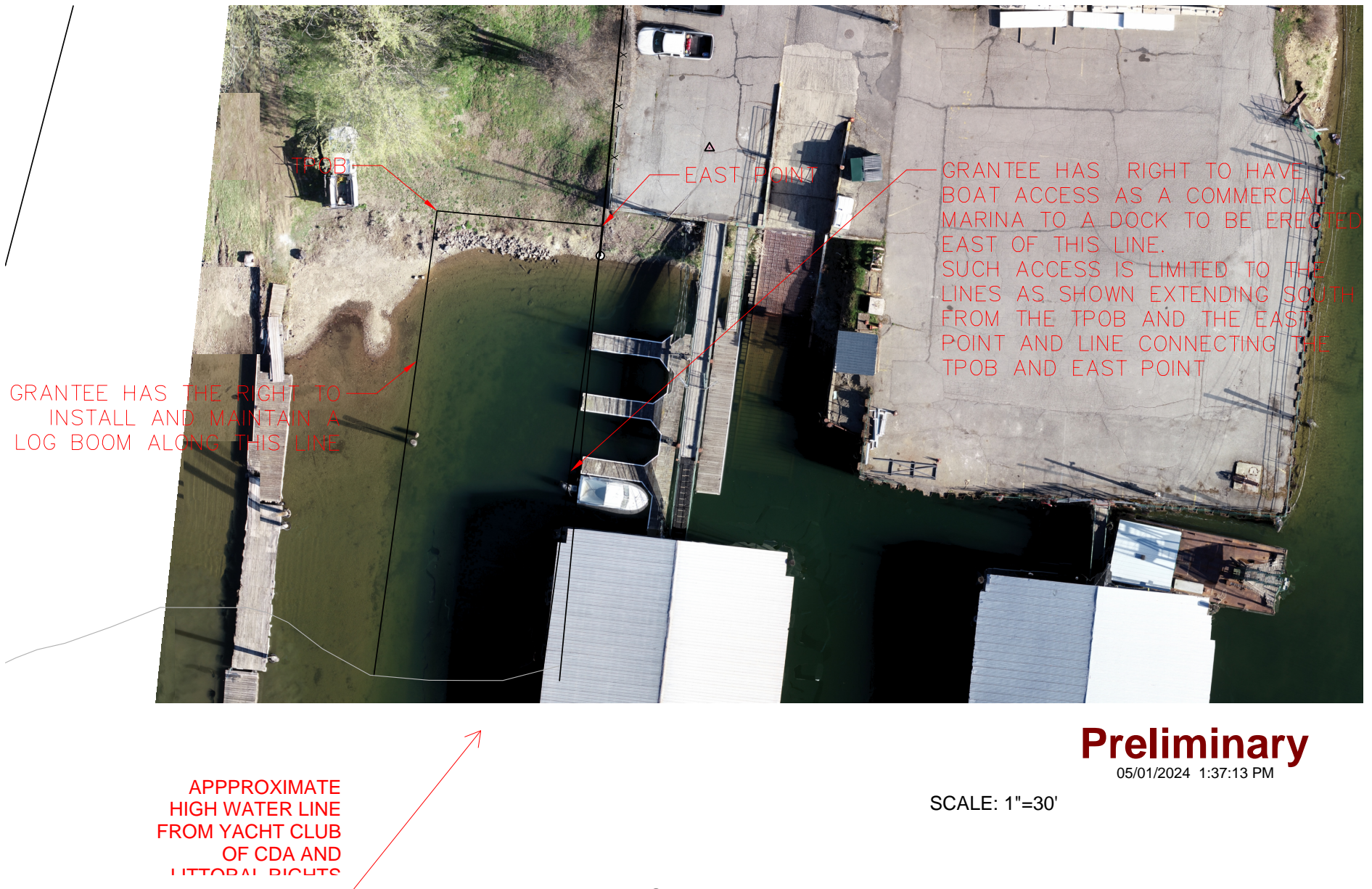
Thence Westerly along the shore of Coeur d' Alene Lake, 161 feet more-or-less to a point which bears south $14^{\circ}31'$ West from the Point-of-Beginning;

Thence North $14^{\circ}31'$ East, 90 feet more-or-less to the Point-of-Beginning.

TOGETHER WITH a 1/12th interest in a spring designated as Spring No. 1, marked by a pipe 1 inch in diameter and 36 inches long, with a 4 inch copper band on which is stamped No. 1 spring, which said spring is located as follows: From a point 300 feet south of the quarter corner between said Section 14 and 15; thence South $71^{\circ}45'$ West a distance of 122 feet to said pipe, together with the right of ingress and egress to said spring, the water to be used for domestic purposes, all of which has been reserved in the deed to R. B. Mooney and wife, Book 119 of Deeds, Page 55.

EXHIBIT "A"

SKETCH DEPICTING LOCATION OF THE LINES AS DEFINIED IN THE GRANT OF LITTORAL RIGHTS - INSTRUMENT # 797611



Preliminary

05/01/2024 1:37:13 PM

SCALE: 1"=30'

PC-00022

10/14/24

Amidy Fuson,

I would like to add my own objection of changing our neighbors property to commercial.

My first objection is that we share a gravel driveway. There have been times that I have had to ask the workers to slow down. Those of us that share the driveway have small children and pets outside regularly. There have been no concerns about the safety of children and pets.

Our beach is arc shaped with the deep end of the docks closer to each than on the land. Because Mr. Haglund extended his dock farther than permits allow he has made that distance even less. With their work boats on our side of their dock, it is difficult to squeeze a boat between their dock and the entrance to our boathouse.

The seaweeds that their work boats bring in have ruined the use of our dock for swimming, boating or fishing. Do you remember as a child fishing off the dock? The children were never able to use our peddle boat. The weeds hang from the surface of the water to the bottom wrapping around rudders, oars and human legs. We always enjoyed watching the people that fish from their boats. We have picked several lures from the side of our boathouse. There has been no fishing here all summer. Why don't you ask the charter fishing boats? I can usually sit on the dock and watch the fish below and the little muskrat that swam back and forth between the docks. None of that this year! The beach is a muddy mess without the current able to keep it washed.

Stancraft wants to cut off our access to the lake through the canal from our place past Murphy's slips. It forces us to go past the sailboat club, turn and navigate through the deadhead graveyard to get to the main body of lake. I see boat repairs on the horizon. For the first time this summer, I saw a blue heron trying to fish from our dock today. What a treat!

Our resident osprey has not been staying in her favorite tree because the fishing is impossible. We are seeing less and less wildlife here because of the traffic. The regular deer and moose that clean up the fallen apples and pears from our trees are not coming here anymore.

It is such an eyesore to have a dock with 8 work boats instead of a beautiful sailboat or a sleek pontoon boat. There was no laughter of children and adults enjoying the lake. How could they be heard above the sound of generators ?

With the increased traffic of strangers here we feel that we must utilize our security system every day because they drive here when before, nobody knew we were here.

Thank you for your attention to my concerns.

Sandra Maack Jessick (509) 710-4333



By: _____

From: [Scott Jessick](#)
To: [Amidy Fuson](#)
Subject: Application for Encroachment L95S6105A
Date: Monday, October 14, 2024 9:52:14 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Ms. Fuson,

I am writing to object to Application for Encroachment L95S6105A for the following reasons:

1. Applicants' activities in the bay this summer have demonstrated that they are not capable of conducting their operations without significant impact on water quality in the bay. The weeds and silt turned up by their actions made the water and shoreline undesirable and unsafe to use. Expanding their operation will only make matters worse.
2. Navigation to the lake and the Spokane River has traditionally been to the east through well established channels that do not affect water quality in the area. Forcing all local traffic to the east will result in even more weed and turbidity issues.
3. Recreational activities in the bay were profoundly affected by applicants actions. Swimming, paddleboarding, fishing, and boating were ruined for the 2024 season by the commercial traffic in the bay.
4. The boat ramp and sea wall that will be required to make this commercial encroachment viable will have detrimental and permanent impact to the shoreline. The boat ramp and sea wall the applicant intends to build in service of this encroachment will undoubtedly cause erosion to neighboring properties.
5. Currently we enjoy relatively unobstructed and pleasant lake views. The construction of a 500' wave break and a 40 x 100' work platform in front of our property will significantly degrade the natural beauty.
6. I am not qualified to comment on the potential impacts to fish and wildlife that this type of commercial development will cause, but I am concerned that the result would not be good.

For five plus generations my family has preserved and enjoyed the lake and shoreline on Blackwell Mill. I do not expect Rivelle LLC to stand the test of time, but the destruction of resources that they propose surely will. Please do not approve this application. Rivelle LLC have already demonstrated that they are not responsible stewards.

Respectfully,
Scott Jessick
1024 E Percival
Post Falls ID 83854
scott.jessick@rcworst.com

Madison (Jessick) Wilmotte

1782 W Blackwell Mill Road

Mail: 13056 Riverview Dr.

Post Falls, Idaho 83854

Email: MadisonJoWilmotte@gmail.com

4th September 2024

Andrew Smyth, Area Manager of Mica Idaho Department of Lands

Legal# I13161

AD# 27810

RE: Rivelle LLC Expansion located adjacent to Tax# 11589 CDA

My family has owned the property at Blackwell for almost 100 years. My children are the fifth generation of my family to learn to swim at our beach and the sixth generation to gather there to enjoy family time. Starting in June of this year, our beach was spoiled by weeds washing to shore and filling our swimming area. It became difficult to get there by boat in July. By August, it was no longer possible to enter the bay by boat and it was no longer safe for our children to swim. The mats of weed were the result of the non-permitted and illegal use of the neighboring property and waterway by Rivelle LLC operating as "Stancraft". They claim that they are occupying a commercial property, it is not! They are operating on a lot zoned Agricultural Suburban.

Please do not reward their illegal use of Suburban lands and shoreline with a commercial permit and expansion. Their proposed commercial use of this land will cause more damage to the shoreline and destroy our family's generational inheritance. I request that you deny this permit, zone change, or variance for commercialization of our limited shoreline. Stancraft has shown no regard for our laws and zoning. They have not demonstrated that they are willing to be good neighbors to the residents of our bay.

Sincerely,
Madison Wilmotte