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IDAHO TRANSPORTATION DEPARTMENT
600 W. Prairie Ave. • Coeur d'Alene, ID 83815-8764
(208) 772-1200 • itd.idaho.gov

Idaho Department of Lands
Mica Supervisory Area
3258 W. Industrial Loop
Coeur d'Alene, ID 83815
Attn: Amidy Fuson, Lands Resource Specialist

RE: Long Bridge Holding Company LLC, Commercial Marina Expansion. Encroachment No. L96S0884G

The Idaho Transportation Department (ITD) respectfully requests a public hearing regarding the proposed marina expansion by the Long Bridge Land Holding Company LLC which would expand the marina facilities out 639 feet on Lake Pend Oreille adjacent to the US-95 Long Bridge facility.

The proposed marina expansion is a significant change in use from current operations. The marina currently operates approximately 30 slips and the proposed expansion would increase the number of slips to 270. ITD's right-of-way for the Long Bridge is 150' from the centerline of the Old Long Bridge on the south end and 200' of centerline at the north end of the bridge. ITD wants to ensure that the safe operations and maintenance of the US-95 Long Bridge and is concerned that the increased boating traffic adjacent to and underneath the bridge has the potential to cause damage to recently repaired bridge pilings and bridge abutments.

The intersection of US-95 and Lakeshore Drive is one of the most of the most problematic accident locations along the US-95 corridor due to traffic volumes and left-hand turning movements. This has required ITD to recently construct north and south bound turn lanes at Lakeshore Drive, a U-Turn facility north of Bottle Bay and a traffic signal at Sagle Road. The proposed change in operations and number of slips at the Long Bridge Marina would significantly increase the number of turning movements within 90 feet of the intersection of US-95 and Lakeshore Drive and has the potential for vehicles and trucks with trailers attempting to access the proposed parking area on the south side of Lakeshore Drive to backup traffic onto US-95. This could result in increased numbers of crashes at this intersection.

ITD is concerned that the proposed parking area does not provide pedestrian crossing facilities from the parking lot to the Marina. Traffic volumes and turning movements will conflict with safe pedestrian movements at this busy intersection.

ITD is currently conducting an environmental re-evaluation for future expansion of the US-95 corridor from Dufort Road to Lakeshore Drive of approved Final Environmental Impact Statement alignments. This re-evaluation of proposed highway corridor improvements will expand US-95 from two to four lanes and control access through the corridor and limit access to US-95 to proposed interchanges at Dufort Road and Brisboys Road. The expansion and access control design will also construct frontage roads that will route traffic through existing state highway right-of-way on the west side of US-95 which includes Smokehouse Road.

ITD welcomes the opportunity to hear more about the proposed expanded marina operations and discuss traffic impacts to US-95 corridor and the local road system.

Respectfully,

Robert Beachler
Planning & Scoping Program Manager

STATE OF IDAHO
DEPARTMENT OF LANDS
ATTACHMENT FOR ENCROACHMENT

COMMERCIAL DOCK REQUIREMENTS AND SETBACKS

General requirements are as follows:

- 1) **Commercial Marina.** A commercial navigational encroachment whose primary purpose is to provide moorage for rental or for free to the general public.
- 2) Commercial marinas must have a minimum of fifty percent (50%) of their moorage available for use by the general public on either a first come, first served basis for free or rent, or a rent or lease agreement for a period of time up to one (1) year. Moorage contracts may be renewed annually, so long as a renewal term does not exceed one (1) year. Moorage for use by the general public may not include conditions that result in a transfer of ownership of moorage or real property, or require membership in a club or organization.
- 4) Length of Community Docks and Commercial Navigational Encroachments. Docks, piers, or other works may extend to a length that will provide access to a water depth that will afford sufficient draft for watercraft customarily in use on the particular body of water, except that no structure may extend beyond the normal accepted line of navigability established through use unless additional length is authorized by permit or order of the director. If a normally accepted line of navigability has not been established through use, the director may from time to time as he deems necessary, designate a line of navigability for the purpose of effective administration of these rules.
- 5) It will be presumed, subject to rebuttal, that single-family and two-family navigational encroachments will have an adverse effect upon adjacent littoral rights if located closer than ten (10) feet from adjacent littoral right lines, and that commercial navigational encroachments, community docks or nonnavigational encroachments will have a like adverse effect upon adjacent littoral rights if located closer than twenty-five (25) feet to adjacent littoral right lines. Written consent of the adjacent littoral owner or owners will automatically rebut the presumption. All boat lifts and other structures attached to the encroachments shall be subject to the above presumptions of adverse effects.

Please check one and initial:

I have reviewed the application, including the scope and location of the proposed encroachment as depicted. I **consent** to the application and do not wish to participate in a public hearing. _____ (initial)

I have reviewed the application, including the scope and location of the proposed encroachment as depicted. I **object to the application and request a Public Hearing** in which I will be named as an objecting party. I have attached a summary of my objection to this form on a separate page **and a \$75 publication fee**. I UNDERSTAND THAT I AM REQUIRED TO SUBMIT MY CONTACT INFORMATION (NAME, PHONE NUMBER, EMAIL ADDRESS) IN ORDER TO SET A HEARING DATE. RB (initial)

*IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT AMIDY FUSON AFUSON@IDL.IDAHO.GOV AS SOON AS POSSIBLE.

Date 11/6/2024

Name ROBERT BEACHLER, IDAHO TRANSPORTATION DEPT.

Address 600 W. PRAIRIE AVE, City COEUR D'ALENE, State ID Zip 83815

Phone Number (208) 772-1214 Email Address robert.beachler@itd.idaho.gov



Thank you!



PURCHASE RECEIPT

Department of Lands

300 North 6th Street, Suite 103
 Boise ID 83702
 (208)334-0200
 OTC Local Ref ID: 126396742
 11/19/2024 12:34 PM

Your credit card or bank statement will show a charge from Idaho.gov.

Status: **APPROVED**
 Customer Name: Sara Trutter
 Type: Visa
 Credit Card Number: **** * 6887

Items	Quantity	TPE Order ID	Total Amount
Payments	1	68437344	\$75.00
Customer Name: Idaho Transportation Department			
Instrument Number: L96S0884G			
Payment Type (Rent/Use/Permit Fees, Timber Sale, Fire, Bond, Other): Publication Fee			
Description: Publication Fee			
Total remitted to the Department of Lands			\$75.00
Tyler Technologies Fee	1	68437344	\$2.88
Total Amount Charged			\$77.88

To offer the convenience of an electronic payment, a service fee has been added to your transaction. This fee goes to our third-party provider, Tyler Technologies. The Agency does not keep any portion of this fee.

From: [Robert Beachler](#)
To: [Amidy Fuson](#)
Subject: RE: Commercial Marina Expansion on Lake Pend Oreille L96S0884G
Date: Thursday, November 14, 2024 9:58:29 AM
Attachments: [image002.png](#)
[image003.png](#)
[ITD-RequestForPublicHearing-LongBridgeMarinaExpansion-L96S0884G.pdf](#)

Amidy,

Please see attached Request for Public Hearing regarding the Long Bridge Marina Expansion. I will be calling in later today with a credit card to pay for the \$75 for the hearing notification publication. I have to head to a meeting in Kellogg, but I wanted to get you this IDL form and letter from the Idaho Transportation Department as adjacent landowner.

Rob

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Amidy Fuson <AFuson@idl.idaho.gov>
Sent: Thursday, October 24, 2024 8:23 AM
To: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Subject: RE: Commercial Marina Expansion on Lake Pend Oreille L96S0884G

Morning Robert,

Thanks for reaching out to me, I was given your name, however, the email bounced back as undelivered. The Department was given Stacy Smikins name as well and I had sent the Neighbor Notice to her directly. Please see the attached Neighbor Notice that is sent to your office as this encroachment is on the neighboring parcel from the Long Bridge and we are relying on your comments.

Thanks,

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Amidy Fuson
Lands Resource Specialist, Sr.
Navigable Waters
Monday – Thursday
Idaho Department of Lands
3258 Industrial Loop, Coeur d’Alene, ID 83815
Office: (208) 769-1577
Email: afuson@idl.idaho.gov
<https://www.idl.idaho.gov>

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Thursday, October 24, 2024 7:45 AM
To: Amidy Fuson <AFuson@idl.idaho.gov>
Subject: RE: Commercial Marina Expansion on Lake Pend Oreille L96S0884G

Amidy,

The Idaho Transportation Department will review the proposed expansion of the marina and provide comments. I have been working Nike Ahmer and Gwen Victorson on your side of the house.

For future correspondence my correct email address is: robert.beachler@itd.idaho.gov

Thank you,

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d’Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Amidy Fuson <AFuson@idl.idaho.gov>
Sent: Wednesday, October 23, 2024 9:10 AM
To: ROBERT.BLEACHER@ITD.IDAHO.GOV; Aaron Golart <aaron.golart@idwr.idaho.gov>; Army Corps <CENWW-RD-CDA@usace.army.mil>; Austin Terrell <austin.terrell@osc.idaho.gov>; B Smith <bsmith@idahoconservation.org>; Bonner County Waterways (Matt.Zoeller@bonnercountyid.gov) <Matt.Zoeller@bonnercountyid.gov>; Bonner Planning <planning@bonnercountyid.gov>;

chace.bell@idwr.idaho.gov; Chantilly Higbee <Chantilly.Higbee@deq.idaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; D1Permits <D1Permits@itd.idaho.gov>; Debbie Butler <debra.butler@usda.gov>; Emily Barnes <emily.barnes@idwr.idaho.gov>; fw1idahoconsultationrequests@fws.gov <fw1idahoconsultationrequests@fws.gov>; Graham Freeman <graham.freeman@osc.idaho.gov>; IDWR <northerninfo@idwr.idaho.gov>; J Johnson <jjohnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jennifer Ekstrom <jekstrom@idahoconservation.org>; Jeremy Varley <Jeremy.Varley@isda.idaho.gov>; Jessie Berner <jessie.berner@usda.gov>; Joseph Maroney <jmaroney@kalispeltribe.com>; k kolberg <kkolberg@phd1.idaho.gov>; Lakes Commission <lakescommission@gmail.com>; Marvin Fenn <Marvin.Fenn@itd.idaho.gov>; merrett Horsmon <merritt.horsmon@idfg.idaho.gov>; Nic Zurfluh <Nicholas.Zurfluh@ISDA.IDAHO.GOV>; Robert Steed <robert.steed@deq.idaho.gov>; Selkirk Conservation Alliance <sca@scawild.org>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Symone Legg <Symone.Legg@itd.idaho.gov>; Taylor.M.Johnson@usace.army.mil

Subject: Commercial Marina Expansion on Lake Pend Oreille L96S0884G

Good morning,

Please review the attached application for a commercial marina expansion on Lake Pend Oreille. Have all comments in by November 27, 2024.

Thanks,



Amidy Fuson
Lands Resource Specialist, Sr.
Navigable Waters
Monday – Thursday

Idaho Department of Lands
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