



# Public Trust Program Inspection Report

Inspection Data	Inspection Time (hrs)	Related instrument(s) (include instrument type & number)
Body of water: Lake Pend Oreille	Preparation: 1	L96S1673C
Inspection date: February 27, 2025	Travel: 1.25	
Type: <input type="checkbox"/> Quality Assurance	Inspection: 0.50	
<input type="checkbox"/> Complaint	Report: 2	
<input checked="" type="checkbox"/> Application Review, #: L96S1673D	Total: 4.75	
<b>Name of Instrument Holder/Responsible Party:</b> Juniper Financial Services, LLC		
<b>Location of Inspection:</b> 90 Kullyspell Drive, Hope, ID 83836 RP021700010010A		
<b>On-site representative(s):</b>		
Name: Bob Presta	Name:	
Title: CE Kramer Crane & Contracting	Title:	
Phone: 208-264-3021	Phone:	
Email: Bob.cekramer@gmail.com	Email:	
<b>Narrative (Describe who, what, when, where, why, and how):</b>		
<p>On February 21, 2025, Tyler Warner, Resource Specialist- Navigable Waters, received application L96S1673D, which proposed replacing the existing dock and rebuilding the existing boat garage. The plans included modifications to the dimensions of the boat garage, which had been previously permitted under L96S1673 with a recorded size of 30' x 35', however, the height of the structure had not been documented in earlier permits. In accordance with Navigable Waterways Policy and Procedure, Mr. Warner coordinated with Bob Presta, CE Kramer Crane &amp; Contracting, to schedule an inspection of the site. The purpose of the inspection was to confirm the existing dimensions of the boat garage and document the structure's height. They arranged to meet at the property at 9:00 AM on February 27, 2025.</p> <p>On the morning of February 27, Mr. Warner arrived at the site accompanied by Mike Ahmer, Resource Supervisor- Navigable Waters, and Meghan Byers, Resource Specialist- Navigable Waters. Mr. Presta was present to guide the team onto the property and to the existing boat garage and dock, both of which were on dry land. The inspection began at approximately 9:00 AM, with Mrs. Byers photographing the site while Mr. Warner and Mr. Ahmer took measurements. They first measured the master float, followed by the boat garage structure itself, and then recorded the interior dimensions. Mr. Presta remained present throughout the process, assisting as needed to ensure accurate data collection.</p> <p>Once the measurements were complete, Mr. Warner and Mr. Presta discussed the proposed project, including its new layout and its distance to neighboring littoral lines.</p> <p>The recorded dimensions for the master float were 24'2" x 34'5", while the boat garage structure was measured at 21' by 28' 9", with a height of 10'5".</p>		
<b>Summary of Findings:</b>		
<input type="checkbox"/> No issues of concern identified. <input checked="" type="checkbox"/> The following issue(s) of concern were identified (include citation and brief description):		
<p><i>IDAPA 20.03.04.015.05.b.</i> The proposed plan calls for a reconfigured 1,034 square foot boat garage to be built, based on the <u>permitted</u> dimensions of 30' x 35', which would allow a maximum of 1,050 square feet. However, the current structure dimensions are 21' x 28'9", which would allow for a footprint of 603' square feet. The proposed reconfiguration would add 447 square feet to the <u>existing</u> structure's footprint.</p>		



# Public Trust Program Inspection Report

**Attachments:**

Bonner County GIS Aerial photograph 2024  
Inspection Map  
Photos

**Inspector's Signature:****Name:**

Tyler Warner

**Title/Office:**

Resource Specialist- Nav  
Waters

**Date:**

2/27/2025

L96S1673D  
Date: 2/27/2025  
Notes: Single Slip  
**Not To Scale**

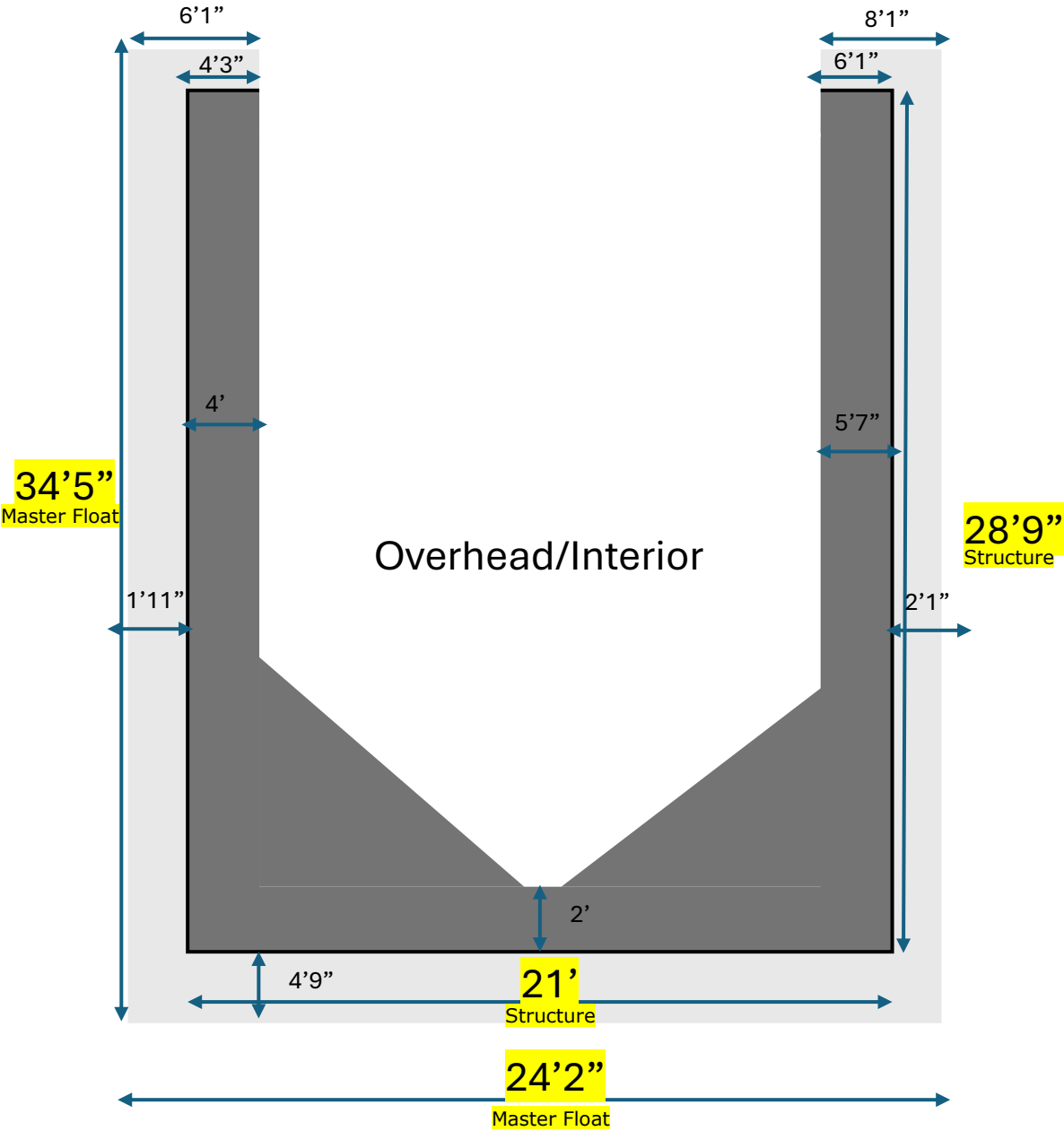
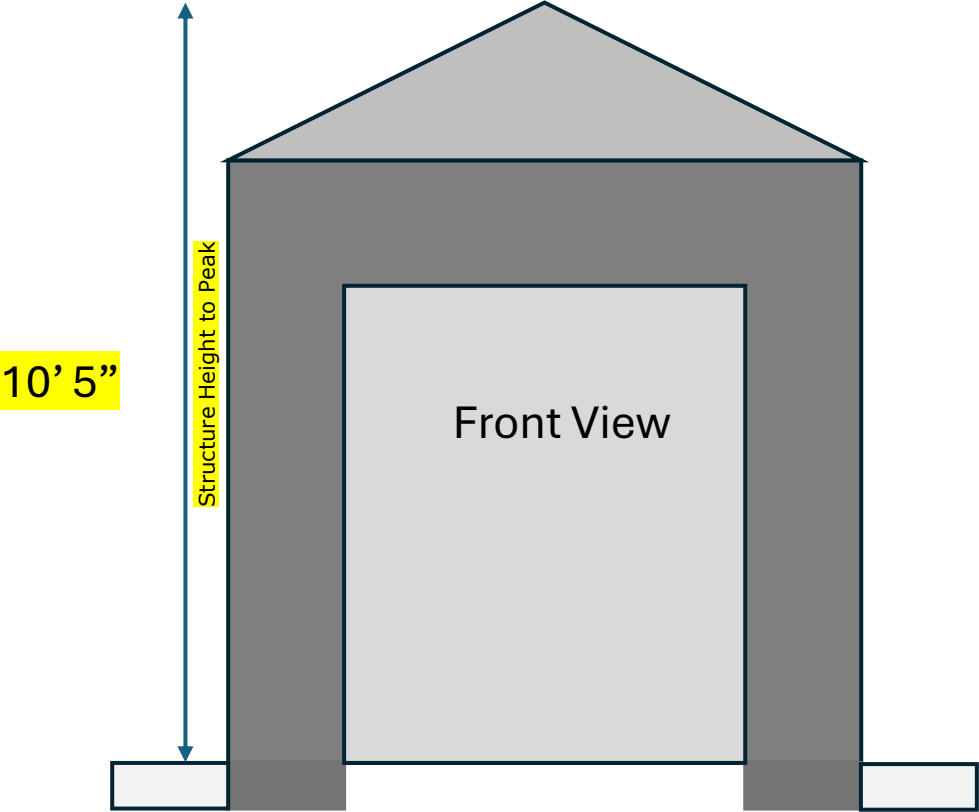




Figure 1 Bonner County GIS Aerial Image of parcel, 2024



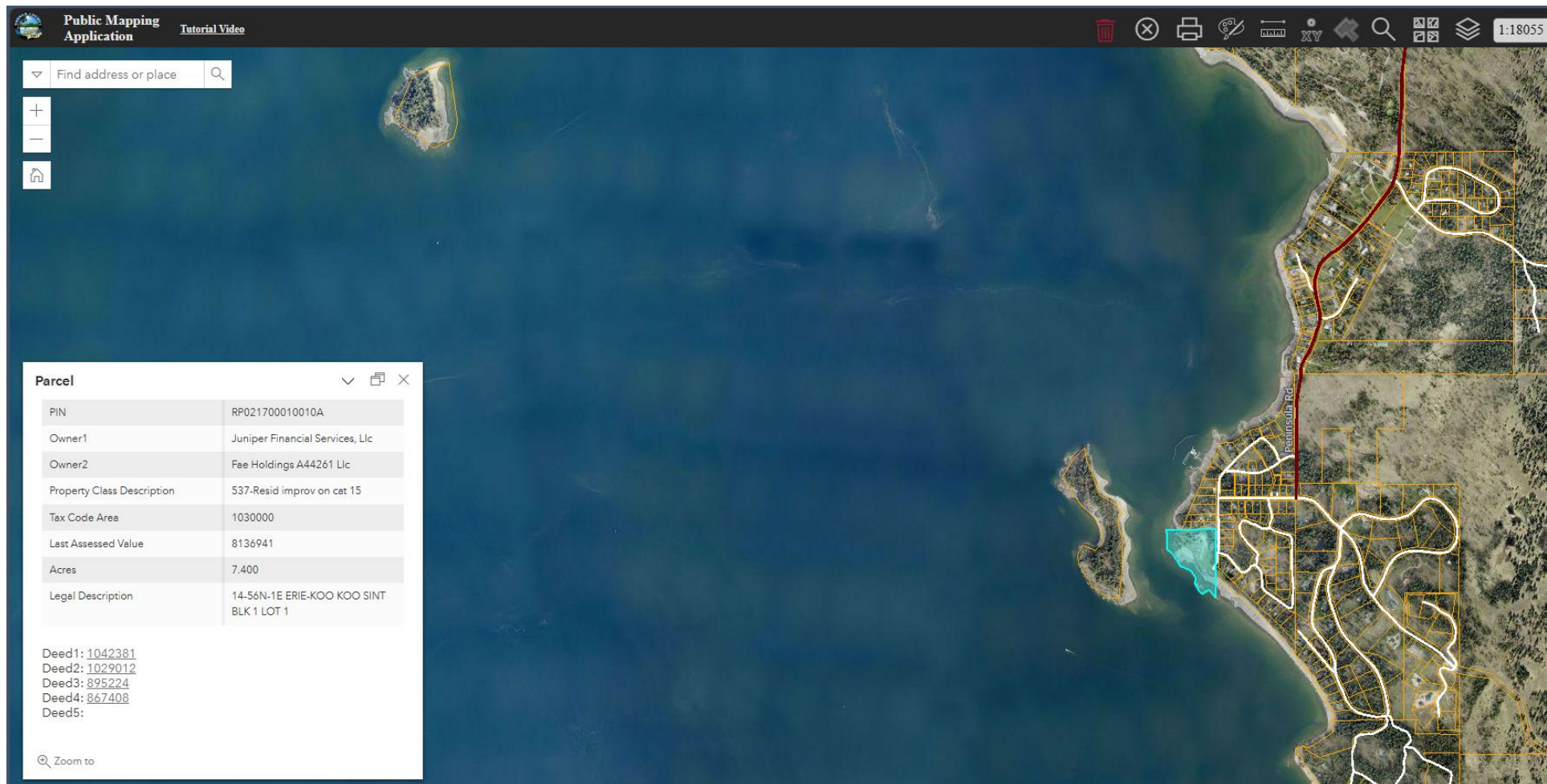


Figure 2 Bonner County GIS Aerial Photo, 2024 showing general vicinity of parcel on East side of Lake Pend Oreille, Hope Peninsula





Figure 3 L96S1673C Boat Garage and Dock





*Figure 4- Boat Garage and Dock, looking north*





Figure 5- Boat Garage Interior





Figure 6 Boat Garage Interior





*Figure 7 Boat Garage Interior from door*





*Figure 8 Measurements being taken inside boat garage from door*





*Figure 9 Boat garage from front, looking uphill into interior*





Figure 10 Boat garage exterior wall





*Figure 11 Boat Garage from upland, note peaked roof*





*Figure 12- Boat Garage from upland, facing North*