

**Idaho Department of Lands**  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



Dustin T. Miller, Director  
*Working Lands, Trusted Stewards*

**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 Public Instruction

April 22, 2025

Juniper Financial Services, LLC  
PO Box 9039  
Salem, OR 97305

Re: Encroachment Permit L96S1673D

To Whom it May Concern:

Enclosed is the subject permit in accordance with the application you filed with this office. Please note, this permit does not preclude you from getting other permits from other agencies or the County. Please read the entire permit and comply with all special terms and conditions.

#### **WHAT NEXT**

1. **Record the Encroachment Permit with Bonner County Recorder's Office to validate it.** This permit is not valid until you provide us with proof of recordation (they will place a sticker with a bar code on top of the 1<sup>st</sup> page of the permit). Please note that the original notarized and signed permit must be presented to the Records Office, a copy will not be accepted. Please submit a copy of the recorded Encroachment Permit to the Idaho Department of Lands Pend Oreille office (address listed on top of this page). Please have the entire permit packet recorded.
2. **The encroachment permit number (1673) must be displayed upon the most waterward area of your encroachment** with metal, plastic (vinyl) or wooden numerals at least three inches in size. IDL staff should be able to see the permit numbers when driving by your property in a work boat.
3. When construction on your encroachment is complete, please fill in the attached '**Work Completion Report**' form and return to the address indicated. Construction of your encroachment must be completed within three (3) years from the date the permit was issued. Please try and take a picture of the encroachment and permit numbers to submit with your 'Work Completion Report' form.

Thank you for your cooperation.

Best,

Tyler Warner, Lands Resource Specialist  
Navigable Waterways

Enclosures

CC: L&W Doc Exchange  
Bonner County Assessor's Office  
Idaho Department of Water Resources  
U. S. Army Corps of Engineers / Coeur d'Alene  
CE Kramer Crane & Contracting/ Bob Presta / bob.cekramer@gmail.com

This space is reserved for recording purposes only



### ENCROACHMENT PERMIT NO. L96S1673D

Permission is hereby granted to **Juniper Financial Services, LLC** of **PO Box 9039, Salem, OR, 97305, United States (USA)** to install and maintain the following encroachment(s) subject to the terms and conditions of this Permit and the approved application, plans and drawings incorporated herein:

Encroachment	Description		Effective Date	Construction to be completed by
Encroachment: Boat Garage	Existing (see attached inspection report)		12/29/2004	12/29/2004
Encroachment: Boat Lift	Double PWC float/lift on south side of dock	1	4/22/2025	4/22/2028
Encroachment: Rip Rap		125 Feet	12/29/2004	12/29/2007
Encroachment: Single Family Dock	4'x18' Ramp, 24x41' Single Slip Float Dock, 12'x4' Finger, with pilings	690 Square Feet	4/22/2025	4/22/2028

Located on **LAKE PEND OREILLE** in BONNER COUNTY, adjacent to:

Parcel Number	RP021700010010A
Lot, Block, Subdivision	Lot 1 Blk 1 ERIE-KOO KOO SINT
Section, Township, Range	T56N R01E, sec 14, Boise Meridian
Physical Addresses	90 Kullyspell Drive, Hope, ID, 83836, United States (USA)

## 1. General

- A. In order for this permit to be valid, Permittee must record this permit in the records of the County in which the encroachment is located and furnish proof of recordation to the Department pursuant to Idaho Code §§ 58-1305(h) and -1306(f).
- B. All applicable provisions of the Lake Protection Act (Idaho Code Title 58, Chapter 13) and Rules for Regulation of Beds, Waters, and Airspace over Navigable Lakes and Streams in the State of Idaho (IDAPA 20.03.04.000 *et seq.*) are incorporated herein by reference and made a part hereof.
- C. This permit does not convey the State's title to nor jurisdiction or management of lands lying below the natural or ordinary high-water mark.
- D. Construction must follow details and specifications shown on the approved application, plans, and drawings provided by Permittee. Should such information prove to be materially false, incomplete and/or inaccurate, this authorization may be modified, suspended, or revoked in accordance with the Administrative Procedures Act, Idaho Code Title 67, Chapter 52 and IDAPA 20.03.04.080.07. At any time, and prior to any modification to the application, plans, drawings, or encroachments Permittee must consult with the Idaho Department of Lands to determine if a new permit is required.
- E. Permittee shall maintain the structure or work authorized herein in a good and safe condition and in accordance with the approved application, plans and drawings. Permittee shall contact the Idaho Department of Lands 10 days prior to the planned start date of any maintenance or replacement activities.
- F. Acceptance of this permit constitutes permission by Permittee for representatives of the Idaho Department of Lands to come upon Permittee's Property at all reasonable times to inspect the encroachment authorized by this permit.
- G. Permittee shall indemnify, defend, and save harmless the State, its officers, agents, and employees from and against any and all liability, claims, damages, losses, expenses, actions, settlements, attorneys' fees, and suits whatsoever caused by, arising out of, or in connection with Permittee's acts or omissions under this permit or Permittee's failure to comply with any state or federal statute, law, regulation, or rule.
- H. Authorization for any activity authorized herein that is not completed on or before the completion date identified above, shall automatically terminate unless an extension was granted in writing by IDL.
- I. This permit supersedes and voids any permit previously issued for this property. Unless specifically authorized in this permit, any pre-existing or abandoned portions of encroachments, whether previously permitted or not, shall be removed from below the ordinary or artificial high-water mark.
- J. This permit does not relieve Permittee from obtaining additional approvals or otherwise complying with other local, state, or federal laws.
- K. Idaho State Water Quality Standards (IDAPA 58.01.02.000 *et seq.*) shall be maintained at all times during and after project start up.
- L. This permit is issued contingent upon Permittee's continuing status as an owner or lessee of the littoral right associated with the property described on page 1 of this permit.
- M. Permittee shall not assign this permit without first obtaining the written consent of IDL. Any request for approval of an assignment must be in writing, on forms provided by IDL, and accompanied by the applicable processing fee.
- N. Permittee assumes all liability for damages, which may result from the exercise of this permit.

## 2. Construction

- A. The Permittee or contractor shall have a copy of this permit available on site for inspection at all times during construction.
- B. Permittee is responsible for all work done by any contractor. Permittee shall provide contractor with a copy of this permit. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this permit.
- C. Construction barges or other watercraft shall not be grounded on the lakebed for any reason.
- D. Permittee, contractor, and anyone acting on their behalf are prohibited from allowing equipment, boats, barges, or associated machinery to create petroleum product sheen on the water or otherwise create a release of petroleum or petroleum products due to petroleum products handling, use or storage. The contractor shall maintain an adequate supply of petroleum absorbent pads. The Emergency Response Team phone number, 1-800-632-8000, must be readily available at all times.
- E. Operation of excavation equipment will not be allowed below the ordinary or artificial high-water mark without prior written authorization from IDL. Equipment may be operated only on dry land above the level of the lake at the time of operation.
- F. Demolition debris and construction waste shall be removed from the lake and disposed of at an approved upland location.
- G. Foam flotation shall be completely encased in a manner that will maintain the structural integrity of the foam. The encasement shall be resistant to the entry of rodents and shall be replaced if cracked, damaged, or similarly compromised.
- H. It is illegal to possess or transport Quagga or Zebra mussels into or through Idaho, and to launch infested watercraft. Used boat lifts shall be inspected for invasive species and determined to be free from such species prior to installation. Permittee shall provide IDL with proof of inspection by an authorized inspector prior to installing the boat lift and/or placing it in the water. Prior to installation call 877-336-8676 for decontamination.
- I. Piles and pylons shall be driven with noise reduction devices.
- J. Construction materials shall be natural, or pressure treated utilizing only those preservative chemicals registered for the specific uses by the U.S. Environmental Protection Agency (EPA). All treated wood materials shall be produced in compliance with "Best Management Practices (BMPs) For the Use of Treated Wood in Aquatic and other Sensitive Environments" issued by the Western Wood Preservers Institute (WWPI) 2012. Treated materials not in contact with the water shall be completely dry before use near navigable waters. Use of Chromated Copper Arsenate (CCA) treated wood shall adhere to the EPA recommendations regarding use of arsenate treated wood. Contact Idaho Department of Environmental Quality for information on acceptable treatment methods and materials.
- K. All construction material including maintenance material must be stockpiled landward of the ordinary or artificial high-water mark
- L. No trees or vegetation shall be removed below the ordinary high-water mark without written approval of the Idaho Department of Lands.
- M. The disturbed portion of the lakebed shall be shaped to its original contour upon completion of the project.
- N. Any vegetation located below the ordinary high-water mark disturbed by construction activity shall be replanted with native plants, unless otherwise agreed to in writing by IDL.
- O. All construction shall meet the standards of the Uniform Building and International Fire Codes. Permittee shall contact the appropriate body of jurisdiction concerning these codes prior to installation.
- P. A silt curtain, fence, or other appropriate Best Management Practice (BMP) shall be installed waterward of the project site. It must remain in place and functional until the turbidity level inside the curtain, fence or BMP equals

the turbidity outside the curtain, or until all disturbed sediment has been removed from the BMP and stabilized in an upland location.

- Q. If any excavation or pile driving occurs the operator must comply with the provisions of the Underground Facilities Damage Prevention Law (Idaho Code Title 55, Chapter 22). The one-call locator service number is 811.

3. **Single-family Docks**

- A. Covered slips and lifts must meet the standards established in IDAPA 20.03.04.015.04 and .13.b.

4. **Riprap**


- A. No riprap shall be placed in excess of the minimum needed for erosion control.
- B. Riprap shall be placed along the present contour of the shoreline.
- C. BMPs must be implemented to prevent sediment or sediment laden water from reentering the lake. BMPs must remain in place until the risk of sediment reentering the lake has been fully mitigated. Sediment mitigation BMPs must be removed prior to or designed to withstand any rise in lake water level which might cause an unplanned release of trapped sediment.
- D. Any excavated material shall be sidecast to only one side of the trench and shall either be replaced in the trench or removed to an area above the ordinary or artificial high-water mark and in a position such that it will not reenter the lake.

5. **Lake Specific Terms**

A. **Lake Pend Oreille**

Existing piling to be removed that are in a known spawning area or near the confluence of a bull trout stream shall be cut off. Other existing piling to be removed may be snapped off with a tug or barge, however, this method shall not cause turbidity from prop wash, and the remaining piling shall not become a hazard to navigation nor protrude more than two feet above the bed of the waterway.

**ON BEHALF OF THE DIRECTOR**

By:   
Tyler Warner, Lands Resource Specialist  
Navigable Waterways – Pend Oreille Office

4/22/2025  
Date


STATE OF IDAHO

BONNER COUNTY

)  
) ss  
)

CRYSTAL MARIE FALCON  
Notary Public - State of Idaho  
Commission Number 20203925  
My Commission Expires Oct 5, 2026

On April 22, 2025 personally appeared before me Tyler Warner, whose identity is personally known to me and who by me duly affirmed that he/she is the Lands Resource Specialist, Navigable Waterways Pend Oreille Office of the Idaho Department of Lands, and acknowledged that the foregoing document was signed by him/her on behalf of said state agency by authority of a Resolution of the State Land Board.

  
Notary Public for Idaho Department of Lands  
My commission expires on 10/5/2026



# JOINT APPLICATION FOR PERMITS

## U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

**Joint Application:** Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8 1/2"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

**See Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

**Do not start work until you have received all required permits from both the Corps and the State of Idaho**

FOR AGENCY USE ONLY									
USACE NWW-		Date Received:		<input type="checkbox"/> Incomplete Application Returned		Date Returned:			
Idaho Department of Water Resources No.		Date Received:		<input type="checkbox"/> Fee Received DATE:		Receipt No.:			
Idaho Department of Lands No. <b>L9651673D</b>		Date Received: <b>3/28/25</b>		<input type="checkbox"/> Fee Received DATE: <b>2/21/2025</b>		Receipt No.: <b>\$425.00</b> <b>ck#19639</b>			
<b>INCOMPLETE APPLICANTS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT				
Name: Juniper Financial Services, LLC					Name: Bob Presta				
Company:					Company: CE Kramer Crane and Contracting				
Mailing Address: PO Box 9039					Mailing Address: 495670 Hwy 95				
City: Salem		State: OR	Zip Code: 97305		City: Naples		State: ID	Zip Code: 83847	
Phone Number (include area code): 503 302 7623		E-mail: Chris.Simons@maytrucking.com			Phone Number (include area code): 208 264 3021		E-mail: bob.cekramer@gmail.com		
3. PROJECT NAME or TITLE: Boat Garage and Single Family dock					4. PROJECT STREET ADDRESS: 90 Kullyspell Drive				
5. PROJECT COUNTY: Bonner		6. PROJECT CITY: Hope			7. PROJECT ZIP CODE: 83836		8. NEAREST WATERWAY/WATERBODY: Lake Pend Orielle		
9. TAX PARCEL ID#: RP021700010010A		10. LATITUDE: 48.20335		11a. 1/4:		11b. 1/4:		11c. SECTION: 14	
		LONGITUDE: -116.2934						11d. TOWNSHIP: 56N	
12a. ESTIMATED START DATE: Winter/ Spring 2025		12b. ESTIMATED END DATE: Summer 2025			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  From Sandpoint: East on ID 200, south onto Hope Peninsula Rd for 2.1 miles, right onto W David Thompson Rd for 900 ft, left on Kullyspell Dr. for 600 ft, property is on the right - 90 Kullyspell Dr.									
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  Installation of a new boat slip and PWC Port to provide moorage for watercraft - to provide access to the property from Lake Pend Oreille.									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Single Family Dock with PWC Port: Existing 8' x 40' float dock with 3' x 16' ramp (L96S1673C) will be removed from site/ waters of Lake Pend Oreille and disposed of at an appropriate waste site. The replacement dock will be a total 690 SF which includes 4' x 18' section of aluminum ramp. See attached drawing. The dock will be supported by a combination of 10" and 3" diameter steel piles. 8" steel channel headers will support the dock in a level position above AHWM.

All removal of existing structures and all piling and header installation will need to be started and completed during the low water winter period. Access to the exposed lakebed is required. The lake bed at this project site is a combination of exposed and unexposed bedrock. Piling will require a combination of predrilling at exposed bedrock areas and standard pile driving in sediment laden areas. All work will be completed on dry lakebed and/ or floating barge. No work will be completed from submerged lakebed. No equipment will be stage on submerged lakebed.

DEPT OF LANDS

MAR 28 2025

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

No alternatives are considered.

Measures that will be taken to minimize impacts to the waters of the US include:

All work to be completed on dry lakebed or from floating barge.

No work will be conducted from submerged lakebed.

No equipment or materials will be staged on submerged lakebed.

If applicable straw wattles, silt fence or other erosion control measures will be utilized to prevent sediment migration into the lake from the construction site.

All equipment will be stocked with spill clean up kits.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

Not Required. Wetlands are not impacted.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ cubic yards

Dredged Material: \_\_\_\_\_ cubic yards

Clean Sand: \_\_\_\_\_ cubic yards

Clay: \_\_\_\_\_ cubic yards

Gravel, Rock, or Stone: \_\_\_\_\_ cubic yards

Concrete: \_\_\_\_\_ cubic yards

Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards

Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards

TOTAL: N/A cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Backfill & Bedding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Land Clearing: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Dredging: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Flooding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Excavation: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Draining: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

Other: \_\_\_\_\_ : \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

TOTALS: N/A acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

L96S1673C

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23. ☒ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: n/a Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☐ NO ☒ YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.

See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

- ☒ NO ☐ YES Is applicant willing to assume that the affected waterbody is high quality?  
☒ NO ☐ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?  
☒ NO ☐ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

All work to be completed on dry lakebed or from floating barge.

No equipment or materials will be staged on submerged lakebed.

No work will be conducted from submerged lakebed.

If applicable, erosion control items will be utilized to prevent sediment migration into the lake from the construction site.

All equipment will be stocked with spill clean up kits.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Float Dock	Lake Pend Oreille	Perennial	24' x 47' 618 SF	47'
Aluminum Ramp	Lake Pend Oreille	Perennial	4' x 18' 72 SF	18'

TOTAL STREAM IMPACTS (Linear Feet):

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
n/a	n/a	n/a	n/a	n/a

TOTAL WETLAND IMPACTS (Square Feet):



29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT. Provide contact information of ALL adjacent property owners below

**MAR 28 2025**

Name: Eric Skinner	Name: Kokanee Island LLC
Mailing Address: 255 Pinercrest LN	Mailing Address: 613 Grecian Way
City: Sandpoint	City: Houston
State: ID	State: TX
Zip Code: 83864	Zip Code: 77024
Phone Number (include area code): E-mail:	Phone Number (include area code): E-mail:

Name: Robert White	Name:
Mailing Address: 8055 Chinook Way	Mailing Address:
City: Blaine	City:
State: WA	State:
Zip Code: 98230	Zip Code:
Phone Number (include area code): E-mail:	Phone Number (include area code): E-mail:

Name:	Name:
Mailing Address:	Mailing Address:
City:	City:
State:	State:
Zip Code:	Zip Code:
Phone Number (include area code): E-mail:	Phone Number (include area code): E-mail:

Name:	Name:
Mailing Address:	Mailing Address:
City:	City:
State:	State:
Zip Code:	Zip Code:
Phone Number (include area code): E-mail:	Phone Number (include area code): E-mail:

## 30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

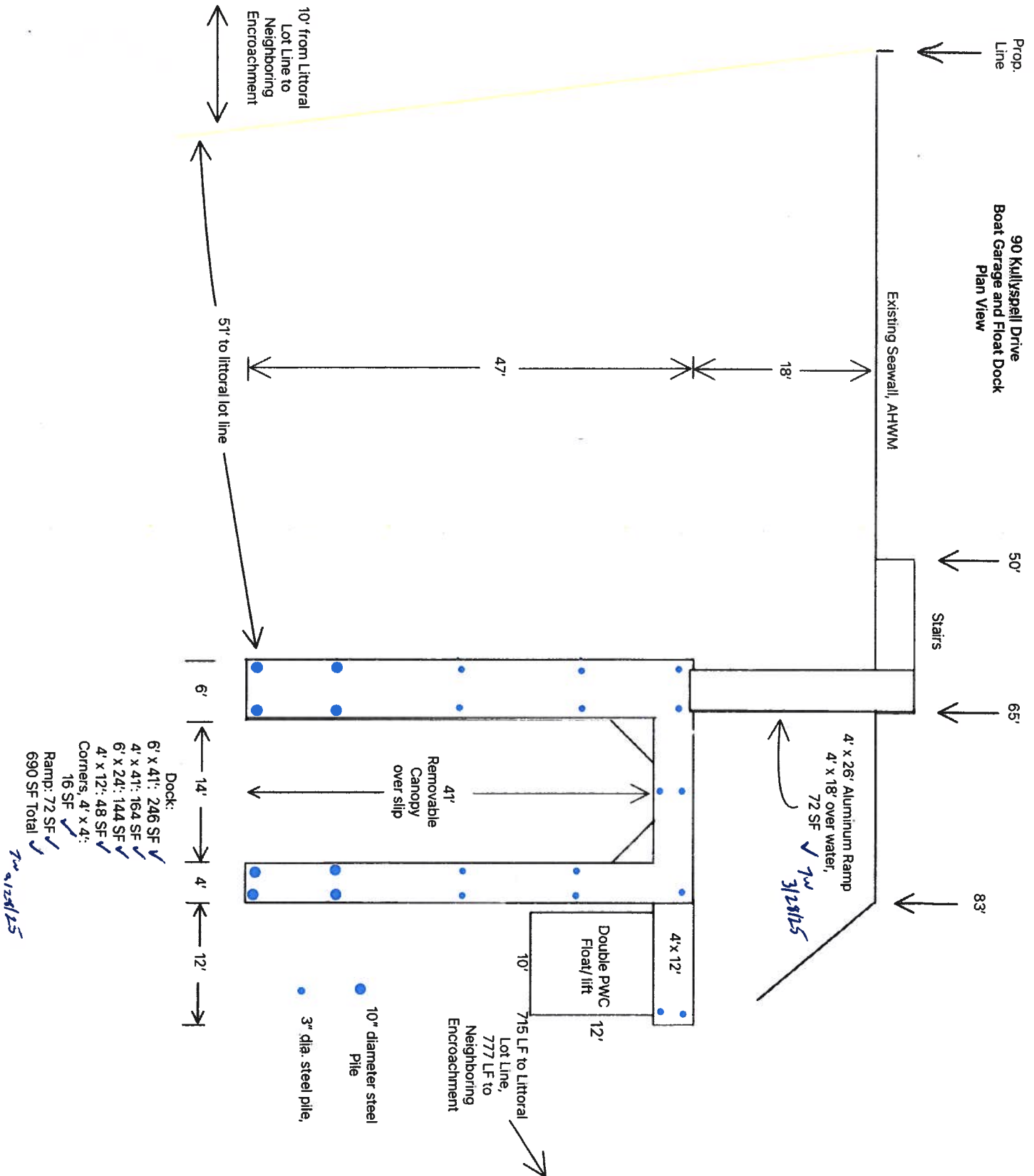
Signature of Applicant: James F. Neveial Bay Date: 3-27-25

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

# DEPT OF LANDS

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90 Kullyspell  
Single Family Dock  
Elevation View

AHWM



Aluminum Ramp  
w/ Handrail

Dock elevation to be 18"  
Above AHWM

Existing rip rap  
and Seawall

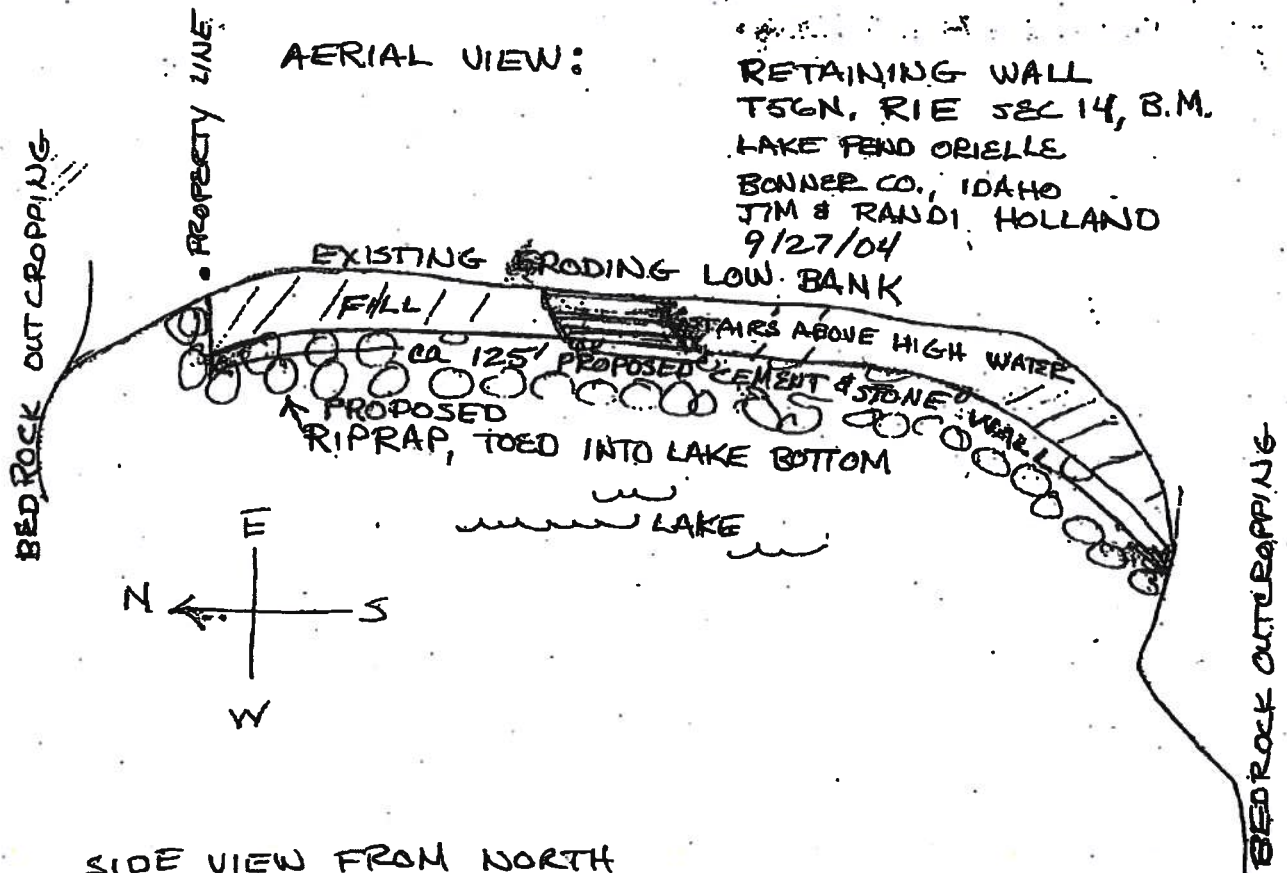
Combination of 10" and 3"  
diameter steel piles.  
Drilled and driven into bedrock  
4' to 6' deep.

11.5'

AHWM

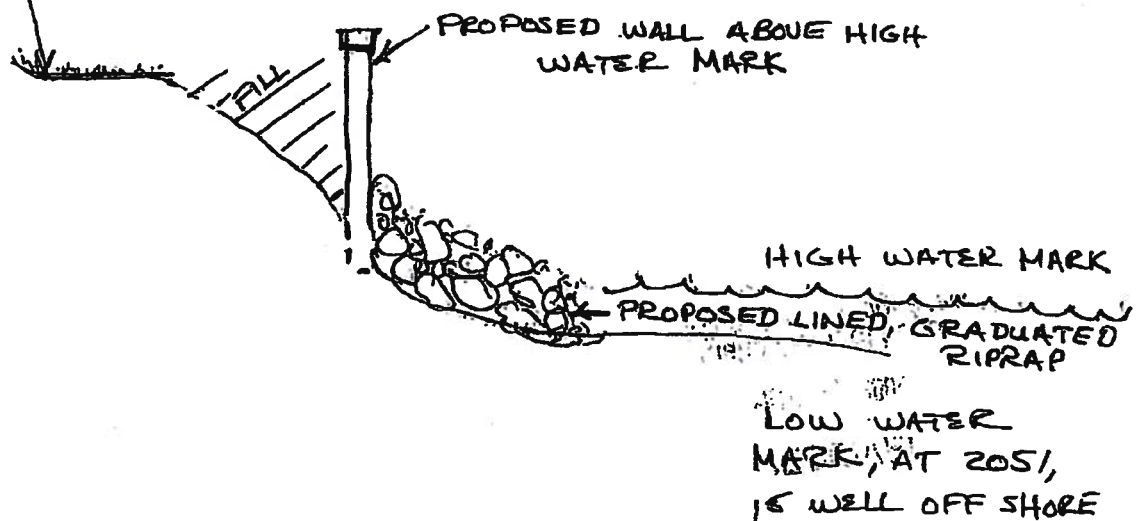
ALWM

Lake bed loose rock and  
exposed bedrock



# SIDE VIEW FROM NORTH

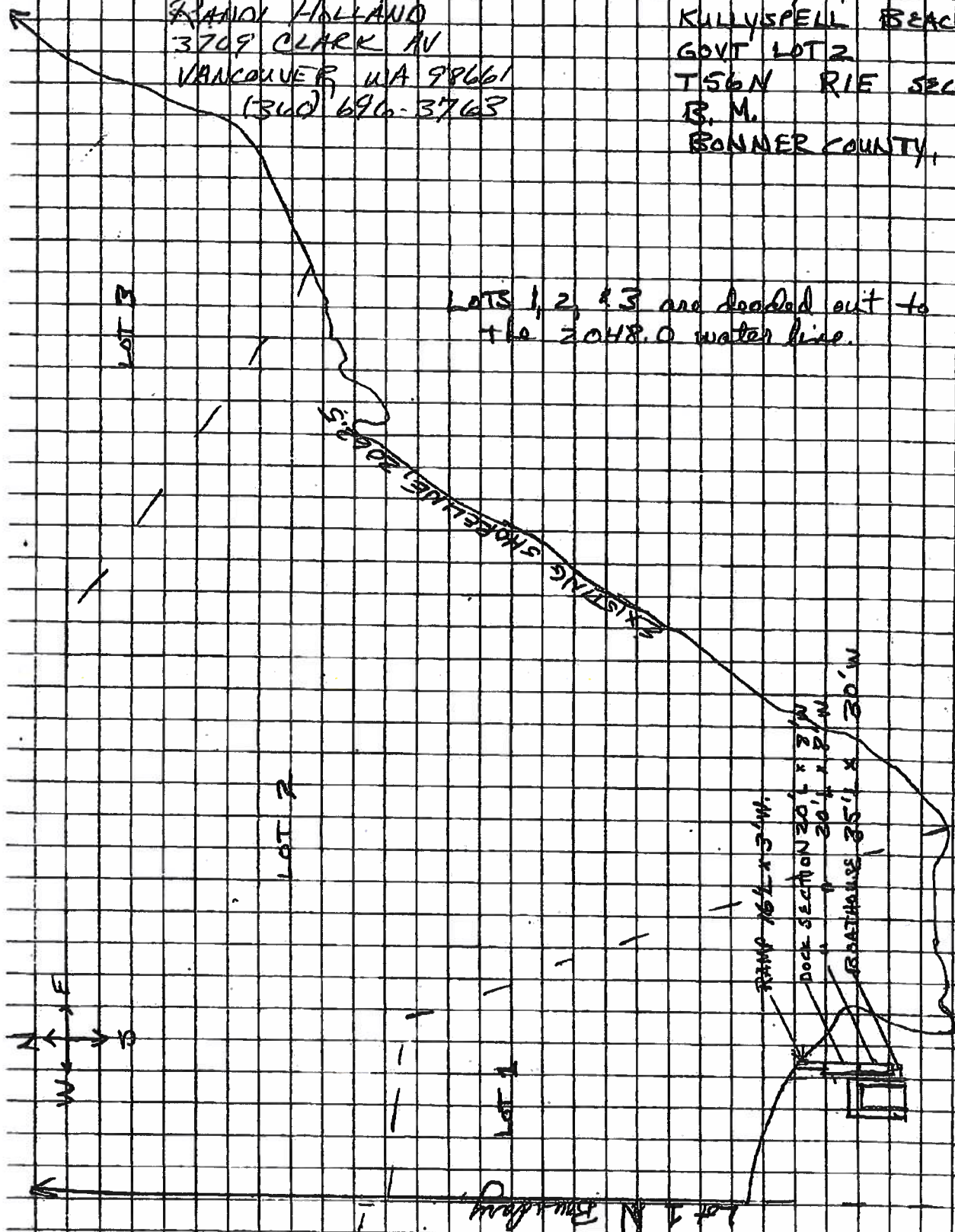
TOP OF EXISTING BANK



DECEMBER 13, 2004  
RANDY HOLLAND  
3709 CLARK AV  
VANCOUVER, WA 98661  
(360) 696-3763

JAMES HOLLAND  
LOTS 1, 2, & 3  
KULLYSPELL BEACH PK.  
GOVT LOT 2  
T56N R1E SEC. 14  
B. M.  
BONNER COUNTY, ID.

LOTS 1, 2, & 3 are flooded out to  
the 2048.0 water line.



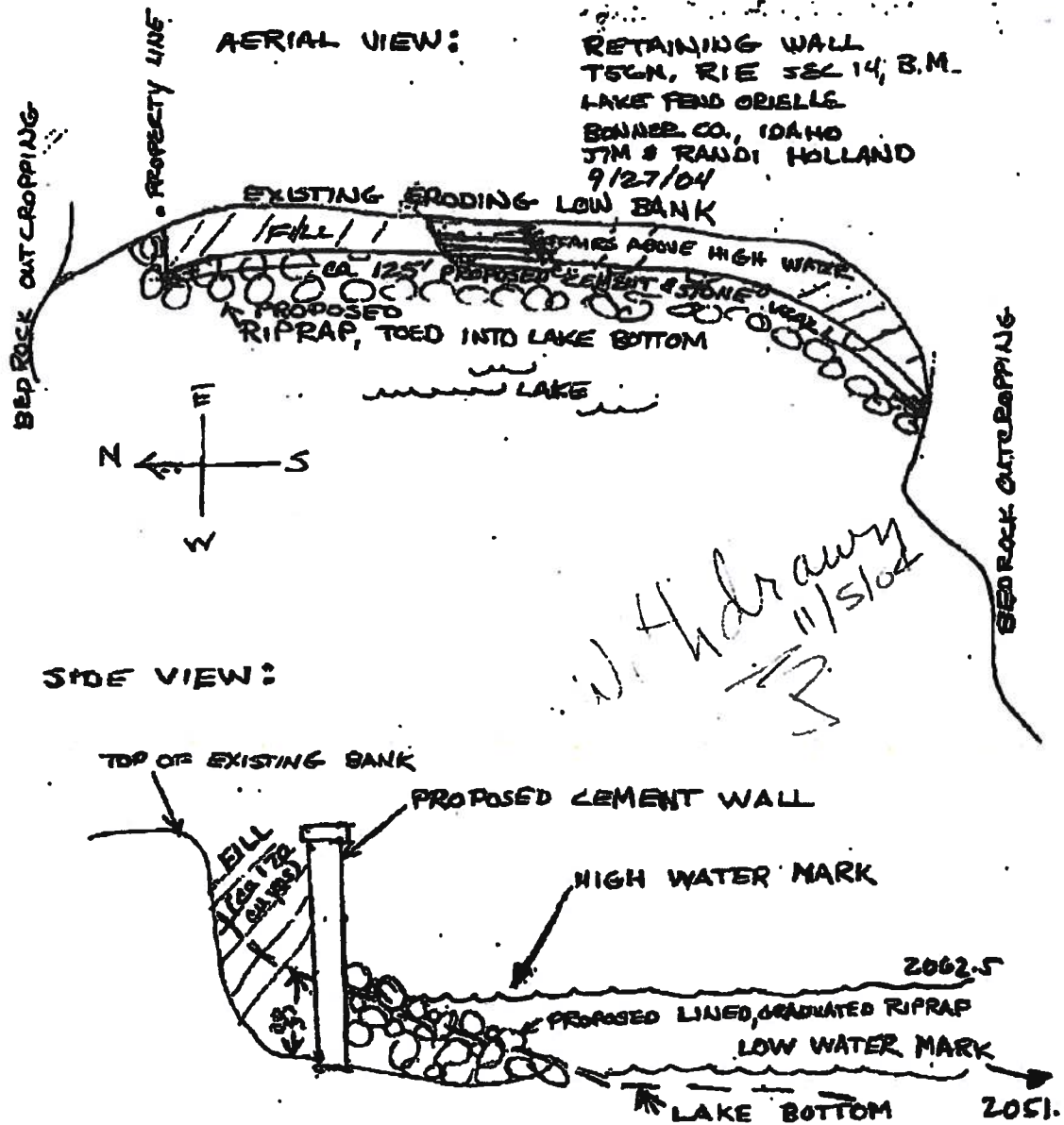


Oct 28 04 09:43a  
Oct 28 04 05:30p

Hall And Holland

360-684-3342

P.2



Post-It® Fax Note	7671	Date	11/20/04
To	Jim Brady	From	Jim
Co/Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

255-2

A REPLAT OF LOTS 1, 2 & 3 OF KOO KOO SINT,  
LYING IN A PORTION OF GOV'T LOT 2 OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 1 EAST,  
HOUSE MERIDIAN, BONNER COUNTY, IDAHO

KNOW ALL MEN BY THESE PRESENTS, THAT ERNE PROPERTIES, LLC, A WHOLLY OWNED LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATED INTO LOT 1, THE SAME TO BE KNOWN AS ERNE KOO KOO KOO BEANS LOT 1, 2 & 3 OF THE PLAT OF KOO KOO KOO BEANS, AS RECORDED IN BOOK 65 OF PLATS, PAGE 144, IN THE PUBLIC RECORDS OF BONNER COUNTY, IDAHO, AND A PORTION OF GOVERNMENT OF D. 2 SECTION 14, TOWNSHIP 36 NORTH, RANGE 1 EAST, BONE METHODAN, BONNER COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STATE OF Utah SS  
COUNTY OF Utah

ON Pgs 29, 30 of August 2016. BEYOND ME  
STEWART SMITH PERSONALLY APPROVED. STEPHEN HARRIS  
WAS AUTHORIZED TO BE THE MANAGER ON A BEHALF OF THE PROPERTY.  
111, A WYOMANE UNITED LIABILITY COMPANY THAT FACILITATED THIS INSURANCE ON BEHALF  
OF WOLF PROPERTIES, LLC, AND A COMPANY OWNED BY ME. THAT SMOKE UNITED LIABILITY  
COMPANY ENJOINED THE SAME.



8-11-00

FIELD 11/15/00 DATE OF SALE 12/10/2010, AS OF DECEMBER 31, 2010, AND BOOK 11/15/00 PAGE 15, AS THE REQUEST OF CLARE AND ASSOCIATES, INC., AS INSTRUMENT NO. 84952211

41. Records

COUNTY RECORDER

*Clifford R. Harrison*

BY DEPUTY

Investment & Records

722  
 RESIDENTIAL # 0350224  
 BOHNER COUNTY, SAKARONG, IDAHO  
 6-23-9715 91-0000 PM. No. of Pages: 2  
 Recordset by: WELCH FOR 12 PM 15 ELMWOOD ROAD S  
 MICHIGAN, MI 48063  
 Fax: 1148  
 E2 Critical Error: User Dependency  
 12/15/97 10:51:15

HERBERT CENTER THAT HAVE EXAMINED THE IOWA PLAT 726-1000 AND  
SNIT AND CHECKED THE IOWA PLAT AND COMPULSIONS SECTION AND HAVE  
DETERMINED THAT THE REQUIREMENTS OF THE IOWA STATE CODE 421.14(1)(A) AND  
TO PLANS AND SURVEYS HAVE BEEN MET.

DATED THIS 14 DAY OF SEP 2016.

Donna K. Miller  
HONORARY FIDELITY SURETY

SANITARY RESTRICTIONS AS REQUIRED BY ILMU CODE, RULE 30, CHAPTER 13  
HAVE BEEN IMPOSED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN  
ACCORDANCE WITH SECTION 30-120, ILMU CODE, BY THE ISSUANCE OF  
A CERTIFICATE OF UNDESIRABLE.  
9/16/2014 T. Frank  
HEALTH DISTRICT 1 SOCIAL USE

WATER SERVICE: WATER IS PROVIDED BY MEMPHIS/REAR WATER SYSTEM.  
SEWER SERVICE: LOT 1-SEWAGE DISPOSAL BY ON-SITE SEPTIC DRAINFIELD

CHURCH 7D Policy by Robyn Johnson. Civil Denial by  
BOSTON CULTURAL INDEPENDENCE

[illegible]

*[Handwritten signature]*

82-107-16  
MAIL



THIS REPLAY HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATE: 11/15/2016 DAY: 20

CHAIKMAN, BOARD OF BOWEN COUNTY COMMISSIONERS

MAIL PARCEL FOR  
ETAC PROPERTIES, INC  
1712 PIONEER AVE  
CHIEFTEN, WYOMING 82001

[illegible]

MAR 28 2025

ERIE-KOO KOO SINT

A REPLAT OF LOTS 1, 2 & 3 OF KOO KOO SINT,  
LYING IN A PORTION OF GOV T LOT 2 OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 1 EAST  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

### BASIS OF BEARINGS:

ALL DEARINGS BASED ON THE PLAT OF KOO KOO SW1 BY PL5 974, INSTRUMENT NO. 584721, RECORDS & BANNER COUNTY, IDAHO

### METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING A TRIANGLE 5-6 PORTION TOTAL STATION AND PROCESSED BY TRIANGLE BUSINESS CENTER SOFTWARE.

### PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO CONDENSE THREE (3) EXISTING PLATTED LOTS INTO ONE (1) LOT.

**GENERAL NOTES:**

- 1) THE LOT IS FOR RESIDENTIAL USE ONLY.  
2) SOIL MUST BE SMALLER THAN THE RESERVATION OF THE LOT OWNER.  
3) MEADOWS ARE NOT ALLOWED ON THE SUBJECT PROPERTY, PER THE 1981 EASEMENT AND/OR EASEMENT AGREEMENT.  
4) THE INVOLVED LOT IS CATEGORIZED AS ZONE "A" PER REAR LOT EASEMENT AGREEMENT, DATED 1981, AND THE 1981 EASEMENT ELEVATION ESTABLISHED AT 2021.3'. AND BY VERTICAL CURVE.  
5) PER (A), THE PLAN IS TO INCLUDE ALL AREAS WITHIN THE EXISTING LOT AND BALD LINES ARE THE SAME EASED PRIOR TO EXISTENCE OF THE ROAD LINES. THE SAME EASED PRIOR TO EXISTENCE OF THE ROAD LINES. THE SAME EASED PRIOR TO EXISTENCE OF THE ROAD LINES.  
6) THE ELEVATION BEING APPROXIMATELY 2040.0'-2040.5'.
- 7) WORKMAN/SHOWN SET PER (A), NEED TO REPRESENT THE 2017/2018 ELEVATION AND RESERVATION APPROXIMATELY 2040.0'-2040.5'.
- RECOMMENDATION: THE DO NOT REPRESENT A REDUCTION OF THIS PLAT.
- DOCUMENTS AND EASEMENTS OF RECORD**
- THE FOLLOWING DOCUMENTS OF RECORD PER SHERMAN TITLE COMPANY, FILE NO. 2020-1 TO GUARANTEE AND

**DOCUMENTS AND EASEMENTS OF RECORD**

THE FOLLOWING DOCUMENTS OF RECORD FOR SOURCE ONE, FILE PL-  
CERMFCA.E, FILE NO. 03651-TD, GUARANTEE NO.  
G-22,22-000077912, DATED SEPTEMBER 16, 2015.

### REFERENCE RECORDS

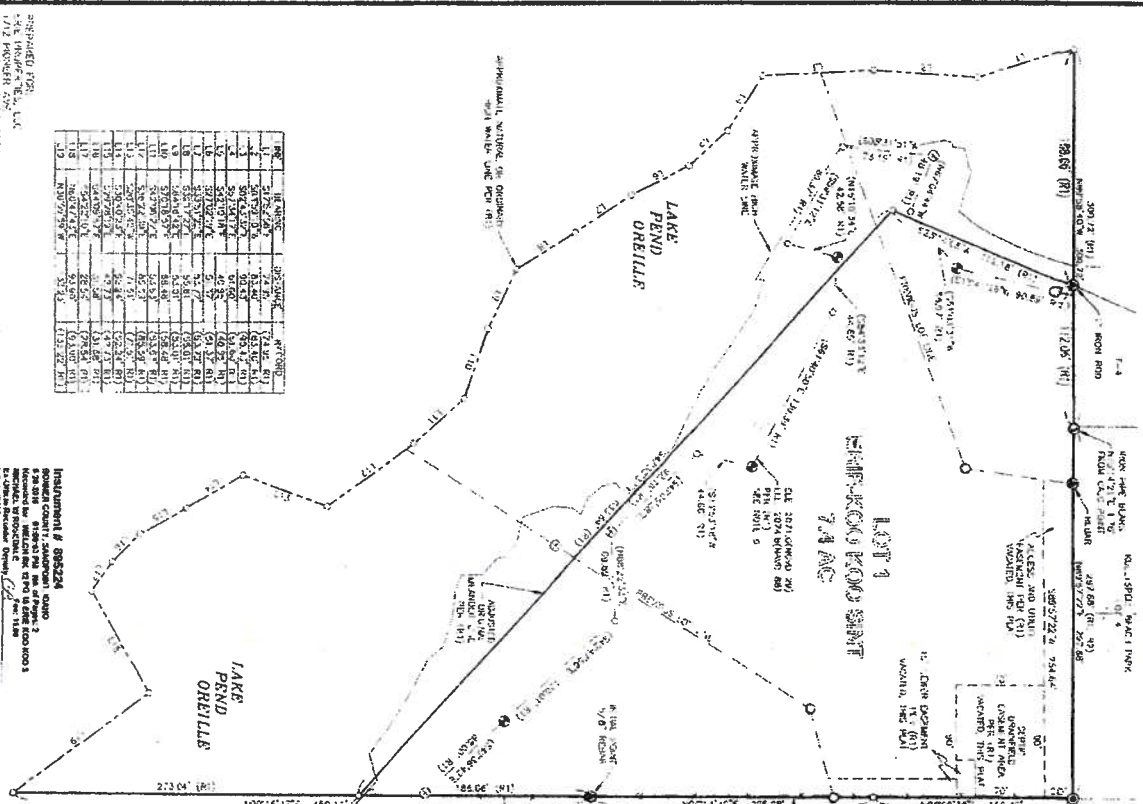
- (M) RECORD OF SAME BY PLS 7819, R518 (INVESTMENT NO. 832291, RECAPITALS OF BONNER COUNTY, IDAHO)

**LEGEND**

- PLSS CORNER, AS NOTED  
 38 T 5/8" X 1/4" REDUP AND CAP. MARKED "1".  
 DATE PLS #14079.  
 FOUND "X" ON ROCK.  
 FOUND 3/4" TRAP.  
 FOUND 1/2" BEAK AND CAP BY PLS 914  
 FOUND MOMENT AS NOTED  
 COMPUTED POSITION QAL. NO. NOTHING FOUND ON SE




Ref.	Age, years	Height, cm	Weight, kg	Body fat, %
1	21	174.5	74.0	12.8
2	21	174.5	74.0	12.8
3	21	174.5	74.0	12.8
4	21	174.5	74.0	12.8
5	21	174.5	74.0	12.8
6	21	174.5	74.0	12.8
7	21	174.5	74.0	12.8
8	21	174.5	74.0	12.8
9	21	174.5	74.0	12.8
10	21	174.5	74.0	12.8
11	21	174.5	74.0	12.8
12	21	174.5	74.0	12.8
13	21	174.5	74.0	12.8
14	21	174.5	74.0	12.8
15	21	174.5	74.0	12.8
16	21	174.5	74.0	12.8
17	21	174.5	74.0	12.8
18	21	174.5	74.0	12.8
19	21	174.5	74.0	12.8
20	21	174.5	74.0	12.8
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22	21	174.5	74.0	12.8
23	21	174.5	74.0	12.8
24	21	174.5	74.0	12.8
25	21	174.5	74.0	12.8
26	21	174.5	74.0	12.8
27	21	174.5	74.0	12.8
28	21	174.5	74.0	12.8
29	21	174.5	74.0	12.8
30	21	174.5	74.0	12.8
31	21	174.5	74.0	12.8
32	21	174.5	74.0	12.8
33	21	174.5	74.0	12.8
34	21	174.5	74.0	12.8
35	21	174.5	74.0	12.8
36	21	174.5	74.0	12.8
37	21	174.5	74.0	12.8
38	21	174.5	74.0	12.8
39	21	174.5	74.0	12.8
40	21	174.5	74.0	12.8
41	21	174.5	74.0	12.8
42	21	174.5	74.0	12.8
43	21	174.5	74.0	12.8
44	21	174.5	74.0	12.8
45	21	174.5	74.0	12.8
46	21	174.5	74.0	12.8
47	21	174.5	74.0	12.8
48	21	174.5	74.0	12.8
49	21	174.5	74.0	12.8
50	21	174.5	74.0	12.8
51	21	174.5	74.0	12.8
52	21	174.5	74.0	12.8
53	21	174.5	74.0	12.8
54	21	174.5	74.0	12.8
55	21	174.5	74.0	12.8
56	21	174.5	74.0	12.8
57	21	174.5	74.0	12.8
58	21	174.5	74.0	12.8
59	21	174.5	74.0	12.8
60	21	174.5	74.0	12.8
61	21	174.5	74.0	12.8
62	21	174.5	74.0	12.8
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72	21	174.5	74.0	12.8
73	21	174.5	74.0	12.8
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77	21	174.5	74.0	12.8
78	21	174.5	74.0	12.8
79	21	174.5	74.0	12.8
80	21	174.5	74.0	12.8
81	21	174.5	74.0	12.8
82	21	174.5	74.0	12.8
83	21	174.5	74.0	12.8
84	21	174.5	74.0	12.8
85				



1/4	Section	Row
14	56	1
	N	E

PROJECT E-13-101 YOU DO NOT  
 CHANGE NAME-19-101 1020 AND 101 1021/11

Map Date  
 3-18-16

WESTAR  
  
 ALBANY  
 MALDEN  
 MALDEN

ERIE-KOO KOO SINT

CLARK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Order	1:50		
Ordered By	Drawn By		
TLAD	TRM		
Date	Sheet	1 of	
SEPT. 2010			



# Vicinity Map

Project  
Location

Memaloose  
Island

Owens  
Bay

Beyond Hope  
Resort

HILL DR

FAWESHOE DR

SAM OWENS PARK RD

200

CEDAHL LN

DENTON RD  
Carter Creek

200

BOTTLE BR

DEPT OF LANDS

NOV 28 2025



**Make Checks Payable To:****2024 Tax Bill / Receipt**

Parcel Number:

Bonner Co Tax Collector  
1500 Highway 2, Ste. 304  
Sandpoint ID 83864

Bill Number: 17931  
Code Area: 103-0000  
Bank Code:

RP021700010010

1st Half Due		2nd Half Due		Full Due	
Tax	\$0.00	Tax	\$0.00	Tax	\$0.00
Late		Late		Late	
Int		Int		Int	
Cost		Cost		Cost	
<b>Total</b>		<b>Total</b>		<b>Total</b>	

	Last Year	Current Year
Land Value:	2,389,372	3,007,561
Improvement Value:	15,522,225	5,129,380
Total Market Value:	17,911,597	8,136,941
HO Exemption:	0	0
Net Market Value:	17,911,597	8,136,941
Total Tax:	\$81,672.38	\$33,428.48
<b>Acres:</b>		7.400

FAE HOLDINGS A44261 LLC  
JUNIPER FINANCIAL SERVICES, LLC  
ATTN: CHRIS SIMONS  
PO BOX 9039  
SALEM, OR 97305

For questions, contact the Treasurer's Office

Phone: 208-265-1433

Bond information can be found at:

[bonnercountyid.gov/departments/treasurer](http://bonnercountyid.gov/departments/treasurer)**DEPT OF LANDS****MAR 28 2025**

14-56N-1E ERIE-KOO KOO SINT BLK 1 LOT 1

90 KULLYSPELL DR, HOPE, ID 83836

◆◆◆IMPORTANT◆◆◆

PLEASE READ BOTH FRONT AND BACK

◆◆◆MONTHLY PAYMENTS ARE ACCEPTED◆◆◆

To avoid late charges, payments must be received or postmarked by  
the due date listed below.

TO AVOID ADDITIONAL CHARGES, PAYMENTS MUST BE RECEIVED  
OR POSTMARKED BY THE DUE DATE.

*When paying in person, please bring entire bill. If mailing  
payment, send applicable stub below.*

Taxing District	Levy Rate	Value
COUNTY	0.001531742	\$12,463.68
LAKE PO BOND		
LAKE PO SUPL	0.000956331	\$7,781.60
LAKE PO OTHER	0.000022550	\$183.48
CO RD/BRIDGE	0.000450852	\$3,668.56
P.O. HOSPITAL	0.000111334	\$905.92
AMBULANCE DIST	0.000162840	\$1,325.02
E BONNER LIB	0.000218501	\$1,777.92
SAM OWEN FIRE	0.000952920	\$4,887.88
ELLISPORT SWR		
District Total:	0.004407070	\$32,994.06
FOREST PRACTICE		\$1.14
FRST ASSESSMENT		\$45.28
SOLID WASTE		\$388.00
Specials Total:		\$434.42
District/Specials Total:		\$33,428.48
- Payments Applied:		-\$33,428.48
<b>Amount Due:</b>		<b>\$0.00</b>

For Proper Credit This Stub Must Be Returned with Payment. Personal Checks  
Are Subject to Bank Clearance.

JUNIPER FINANCIAL SERVICES, LLC

Delinquencies:



Tax Year: 2024  
Bill#: 17931

2nd Half

RP021700010010  
103-0000

Amount Due: \$0.00

Clorissa Koster  
Bonner Co Tax Collector  
1500 Highway 2, Ste. 304  
Sandpoint ID 83864

Delinquent If not paid on or before

June 20, 2025

Date Paid:

Check#

Paid By:

Cash

For Proper Credit This Stub Must Be Returned with Payment. Personal Checks  
Are Subject to Bank Clearance.

JUNIPER FINANCIAL SERVICES, LLC

Delinquencies:



Tax Year: 2024  
Bill#: 17931

1st Half

Full Pmt

RP021700010010  
103-0000

Amount Due: \$0.00

Clorissa Koster  
Bonner Co Tax Collector  
1500 Highway 2, Ste. 304  
Sandpoint ID 83864

Delinquent If not paid on or before

December 20, 2024

Date Paid:

Check#

Paid By:

Cash

Exhibit J-5  
Page 18





Application Number:

## Single and Two Family Lot Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

**ENCROACHMENT TYPE(S):**  
(Check all that apply)

☒ Single Family Dock

☐ Two Family Dock

☒ Other – describe:

PWC Port

☐ Waterline

☐ Bank stabilization or Rip Rap

☐ Mooring buoy

**DEPT OF LANDS**

MAR 28 2025

**Applicant's Littoral Rights Are:**

☒ Owned, fee simple title holder

☐ Leased

☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights

☐ Other – describe: \_\_\_\_\_

**Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:**

☒ County plat map showing both neighboring littoral lots.

☒ Tax record identifying the owner of the upland parcel(s).

☒ Lakebed profile with encroachment and water levels of winter and summer.

☒ General vicinity map that allows Department to find the encroachment.

☒ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

☐ No

☒ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # L9651673C

Date of Construction: 12/29/2004

What will happen to the existing dock or encroachment if this permit application is approved?

☐ Remain unchanged

☒ Complete removal

☐ Modification

☐ Other:

*(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)*

**How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark?** 65 feet

**The Proposed Dock Length Is:**

☒ **The same or shorter** than the two adjacent docks

☐ **Longer** than the two adjacent docks

☐ **Longer** than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.

☐ \_\_\_\_\_ feet and not located near any other docks or encroachments.

**Does the Proposed Dock Exceed the Maximum Square Footage of 700 ft<sup>2</sup> for Single-Family Docks or 1,100 ft<sup>2</sup> for Two-Family Docks?**

☒ **No** Total square footage: 690 ft<sup>2</sup>

☐ **Yes** \_\_\_\_\_ ft<sup>2</sup>

✓ 700  
3/28/25

**MAR 28 2025**

Does the Property Have at Least 25 Feet of Littoral Frontage?

☐ No

☒ Yes Total front footage: 1159.47 feet

Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

☒ No

☐ Yes If yes, explain why: \_\_\_\_\_

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 10 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

☒ No

☐ Yes If yes, what are the proposed distances?

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

☐ Consent of affected neighbor was attained

#### Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

Sumper Financial Services

Applicant Signature

S. MARVIN MAY  
Applicant Print Name

3-27-25  
Date

Managing Partner  
Applicant Title (if applicable)

#### Second Applicant (If applicable)

Applicant Signature

Applicant Print Name

Date

Applicant Title (if applicable)



# Public Trust Program Inspection Report

<b>Inspection Data</b>	<b>Inspection Time (hrs)</b>	<b>Related instrument(s)</b> (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 L96S1 673D, 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>IDAPA 20.03.04.015.05.b. 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:**

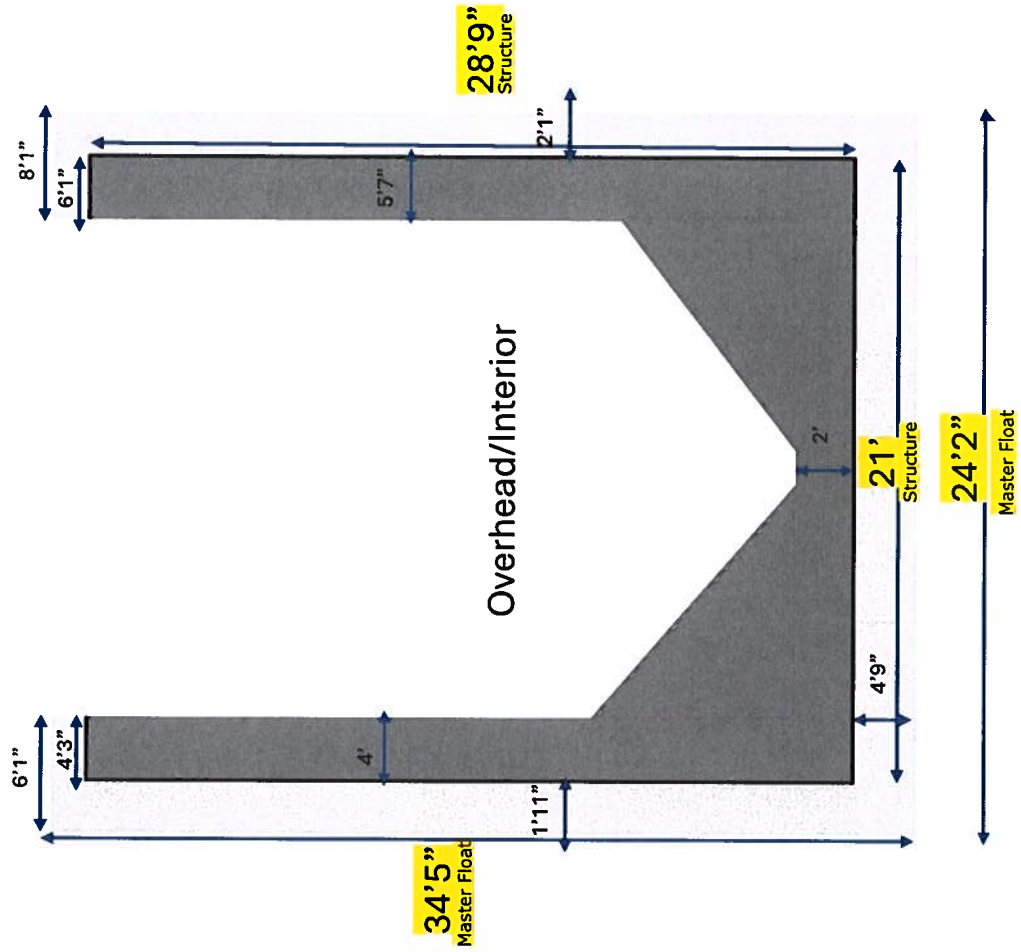
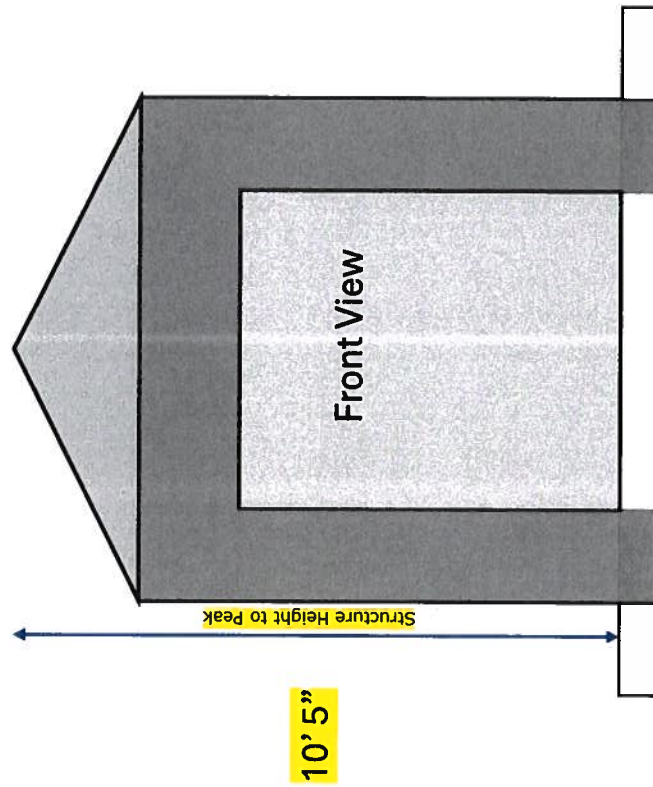
2/27/2025

L96S1673D

Date: 2/27/2025

Notes: Single Slip

**Not To Scale**





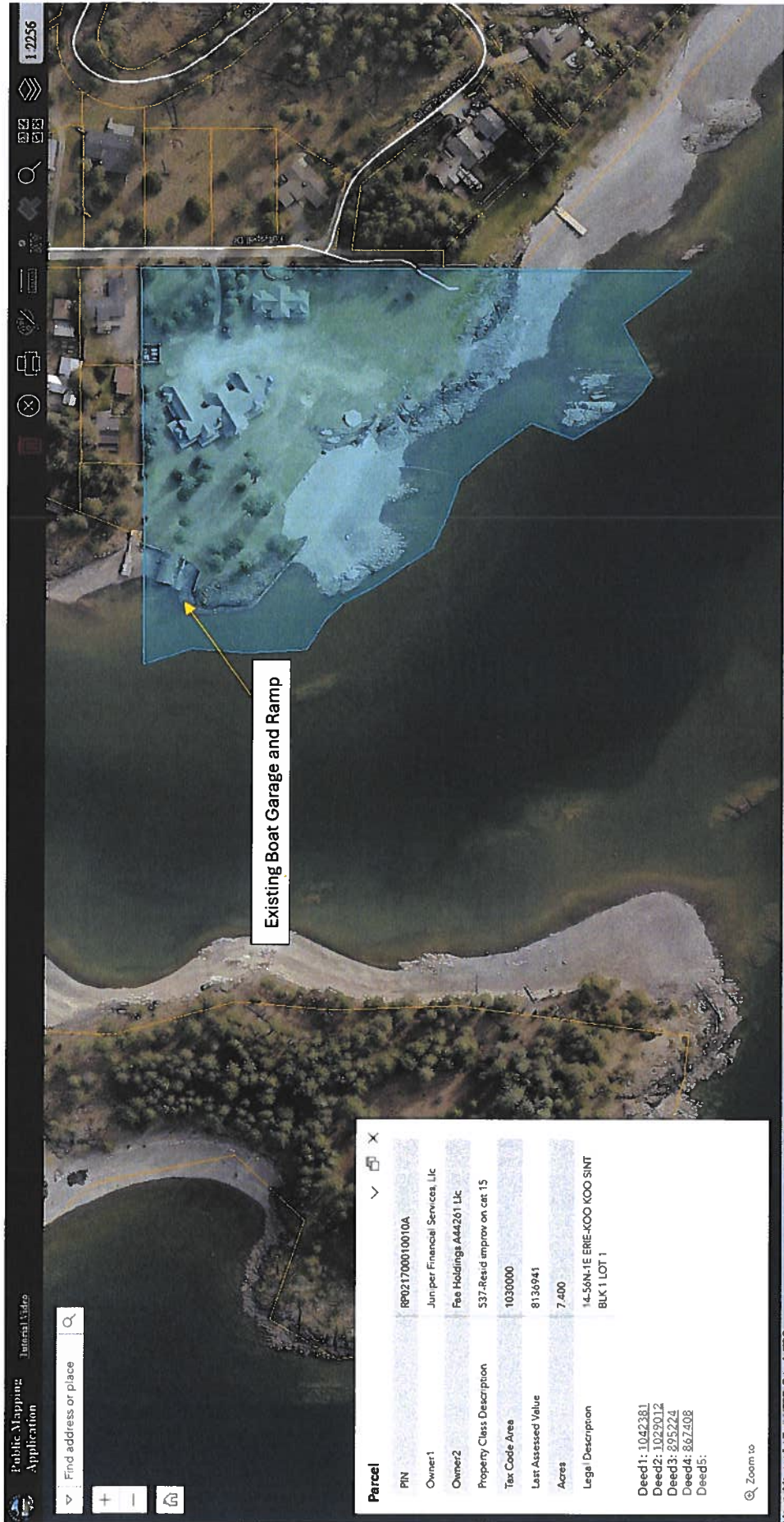


Figure 1 Bonner County GIS Aerial Image of parcel, 2024



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