

**From:** [Bonnie Lupton](#)  
**To:** [Navigable Waterways](#)  
**Subject:** Re: Protect the Spokane River — Opposition to Waterstone Encroachment #L95S6181  
**Date:** Monday, August 18, 2025 10:55:06 AM

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Dear Sheri,

Thank you for the kind words about my letter—I'm happy for you to use it. I know how hard you've been working on this project and I admire your dedication.

As Wallace J. Nichols writes in *Blue Mind*, “being near, in, on, or under water can make you happier, healthier, more connected, and better at what you do.” That’s true for me here: the river’s open view brings daily calm. If Templin’s expands, the structures will extend directly in front of my condo—replacing the sight of osprey fishing with boats bobbing beneath the marina’s signature blue canopies—and it will diminish that restorative “blue mind” effect.

If you’d like to grab coffee or have a quick phone chat, I’d welcome it. Please reach out at your convenience.

Bonnie

On Aug 17, 2025, at 11:42 PM, Bonnie Lupton <[bonniejlupton@me.com](mailto:bonniejlupton@me.com)> wrote:

Begin forwarded message:

**From:** Bonnie Lupton <bonniejlupton@me.com>  
**Date:** August 17, 2025 at 9:33:09 PM PDT  
**To:** navigablewaters@idl.idaho.gov  
**Subject: Protect the Spokane River — Opposition to Waterstone Encroachment #L95S6181**

Subject: Please Protect the Spokane River —  
Opposition to Waterstone Encroachment  
#L95S6181

To: navigablewaters@idl.idaho.gov

Idaho Department of Lands  
Navigable Waters Division

To Whom It May Concern,

I am writing to oppose the Estates at Waterstone Encroachment Application (#L95S6181) on the Spokane River near Post Falls.

This is more than another permit on paper. This

is about whether our leaders are willing to protect a public river for the many—or open it up piece by piece for the profit of a few.

In Post Falls, the Spokane River is our heartline. Families launch boats at Q'emiln Park, children wade into the shallows, kayakers and anglers share the same current. Access points like the Centennial Trail and Avista's recreation sites connect us all to the water. It is shared space, and it binds our community together.

For me, this river is also personal. This summer my daughter and granddaughter traveled all the way from the UK to visit me. My daughter spent her mornings swimming nearly two miles along the shoreline. She called it “wild swimming,” and she said she'd never experienced anything like it. That's what makes this river so special—it's still wild, still real, still ours. Please don't take that away from us.

Every new dock and expansion doesn't just add “one more.” It multiplies risk: more congestion, more wakes, more erosion, more stress on habitat and safety. That burden doesn't fall on the developers—it falls on the people, and on the river itself.

I urge you to pause and ask: Whose interest is

really being served?

The builders will move on once they've cashed their checks. But the citizens of Idaho will live with the consequences forever.

Accordingly, I support:

- A pause on new encroachment permits until the river's true carrying capacity is studied.
- Stronger marine patrols to protect safety as boat traffic grows.
- Independent studies on shoreline erosion, habitat health, and long-term impacts.
- Decisions that put people over profit, because public waters belong to the public.
- A public hearing so local voices are heard before irreversible damage is done.

This river is not simply a resource—it is a trust. And when you sit in judgment over its future, you are not just granting a permit. You are shaping what this community, and future generations, will inherit.

I urge you: please protect the Spokane River.  
Protect it for the citizens who live here now, and  
for those not yet born who deserve to know it as  
more than a story.

Respectfully,

Bonnie J. Lupton  
212 E 1st Ave, Apt 11  
Post Falls, ID 83854-7157  
bonniejlupton@me.com

**From:** [Marde Mensinger](#)  
**To:** [Rachel King](#)  
**Subject:** FW: Boat Slip Apps & Wake Boats - Spokane River  
**Date:** Monday, August 25, 2025 10:30:35 AM

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I think this email would be relevant to the Estates at Waterstone Case.

**Marde Mensinger - CPM®**  
**Navigable Waterways Program Manager**  
Idaho Department of Lands  
300 N. 6<sup>th</sup> Street, Suite 103 Boise, ID 83702  
**Office:** (208) 334-0248  
**Email:** [mmensinger@idl.idaho.gov](mailto:mmensinger@idl.idaho.gov)  
**Web:** <https://www.idl.idaho.gov>



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**From:** Jill . <[jilll@hotmail.com](mailto:jilll@hotmail.com)>  
**Sent:** Friday, August 22, 2025 5:54 PM  
**To:** Marde Mensinger <[MMensinger@idl.idaho.gov](mailto:MMensinger@idl.idaho.gov)>; Sharla Arledge <[sarledge@idl.idaho.gov](mailto:sarledge@idl.idaho.gov)>;  
Gwen Victorson <[GVictorson@idl.idaho.gov](mailto:GVictorson@idl.idaho.gov)>  
**Subject:** Fw: Boat Slip Apps & Wake Boats - Spokane River

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Resending to correct email ids ...

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**From:** Jill . <[jilll@hotmail.com](mailto:jilll@hotmail.com)>  
**Sent:** August 22, 2025 7:32 PM  
**To:** [navigablewaters@idl.idaho.gov](mailto:navigablewaters@idl.idaho.gov) <[navigablewaters@idl.idaho.gov](mailto:navigablewaters@idl.idaho.gov)>; [bmattare@kcgov.us](mailto:bmattare@kcgov.us) <[bmattare@kcgov.us](mailto:bmattare@kcgov.us)>; [lduncan@kcgov.us](mailto:lduncan@kcgov.us) <[lduncan@kcgov.us](mailto:lduncan@kcgov.us)>; [meberlein@kcgov.us](mailto:meberlein@kcgov.us) <[meberlein@kcgov.us](mailto:meberlein@kcgov.us)>; [kcs@kcgov.us](mailto:kcs@kcgov.us) <[kcs@kcgov.us](mailto:kcs@kcgov.us)>; [deq.northidaho@deq.idaho.gov](mailto:deq.northidaho@deq.idaho.gov) <[deq.northidaho@deq.idaho.gov](mailto:deq.northidaho@deq.idaho.gov)>; [dmiller@idl.idaho.gov](mailto:dmiller@idl.idaho.gov) <[dmiller@idl.idaho.gov](mailto:dmiller@idl.idaho.gov)>; [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov) <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; [bbuley@cdapress.com](mailto:bbuley@cdapress.com) <[bbuley@cdapress.com](mailto:bbuley@cdapress.com)>  
**Cc:** sheri scofield <[sherichic91@gmail.com](mailto:sherichic91@gmail.com)>  
**Subject:** Boat Slip Apps & Wake Boats - Spokane River

To:  
Idaho Dept of Lands (navigable waterways)

**PC-Waterstone0073**

Bruce Mattare, KC Commissioner  
Leslie Duncan, KC Commissioner  
Marc Eberlein, KC Commissioner  
Sheriff Norris  
Dept of Environmental Quality  
Mike Ahmer  
IDL Director Dustin Miller  
CdA Press:

Re: Current & future new boat slips applications for Spokane River, esp for Templin's (127 boat slips)

and the Estates at Waterstone, [#L95S6181](#).

Re: Wake boats on the Spokane River from Coeur D'Alene Lake to the Post Falls Dam

Hello Officials,

We appreciate the difficulties in maintaining a good balance between managing boat traffic on the Spokane River to keep it safe for all concerned (eg, other boaters, swimmers, river property owners, etc); while on the other hand, allowing boating to happen and subsequently having to manage requests from the Spokane River's business community.

No doubt it is a challenge placed in your hands. Having stated that, I'm writing about wake boats and also being in support of the organization called *Concerned Citizens Against 127 Boat Slips at Templin's*, where they express concern that it strongly appears that the best interest of citizens and the ecological condition of the river is not being considered.

Accordingly, the organization requests:

1. *Pause on the permits being issued - "...when is enough, enough?" - Mattare, 7/30/25 KC mtg*
2. *Safety by increasing marine sheriff patrols*
3. *Studies of the maximum carrying capacity of the river*
4. *Research - because more boat traffic means more wakes, more erosion, and more stress on shorelines and aquatic life (include doing ecological studies and interview/survey all river property owners between CdA lake to the Post Falls Dam)*
5. *Stop out-of-state investors making decisions that are based on 'profit over people'*
6. *Transparency for local residents. We want a say in how our Spokane River is being managed*
7. *Have public hearings in order to hear from local citizens.*

### Wake Boats

Please ban wake boats on the Spokane River between Coeur D'Alene Lake to the Post Falls Dam. If that can not be done, then please significantly reduce speed limits. Please do what is needed to ensure the ban or speed reduction is enforced effectively. Those boats are proving to be dangerous to others and causing ecological damage to shorelines, owners' property and aquamarine life.

A neighbor received a head concussion from a wake boat incident that caused their boat to flip over.

On another incident, a wake boat approached our pontoon boat one cold evening, drove past us and caused a tsunami-size wave that covered the entire 25ft boat as well as us sitting at the back of the boat. Unfortunately there was no way to identify the boat. They didn't even bother to turn around to see what they had done. We put on life jackets to try to keep ourselves from shivering.

Also, elderly neighbors are watching their retaining-wall erode.

We appreciate you reading this letter, hope you agree with its content and if so, that you follow through with the above stated requests.

Thank you kindly,

Jill Ledden-Barone



**From:** [Lisa Richards-Evans](#)  
**To:** [Navigable Waterways](#)  
**Subject:** Concerned Citizens  
**Date:** Monday, August 18, 2025 10:04:18 AM

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The Estates at Waterstone, #L95S6181 - Located east of Greensferry near Ponderosa

"I support Concerned Citizens and the attention they have brought to the Spokane River! The best interest of citizens and the condition of the river is NOT being considered by our leaders.

Our opposition STARTS with boats and docks, but ENDS with upholding The Public Trust Doctrine: ensuring our state agencies are following the laws, providing safety, and choosing the ecological health of the river so future generations can enjoy it!

Accordingly, I support:

- a PAUSE on the permits being issued - "...when is enough, ENOUGH?" - Mattare, 7/30/25 KC mtg
- SAFETY by increasing marine sheriff patrols
- STUDIES of the maximum carrying capacity of the river
- RESEARCH because more boat traffic means more wakes, more erosion, and more stress on shorelines and aquatic life
- Decisions based on PEOPLE over PROFIT by out-of-state investors; stop PROFIT over PEOPLE!
- TRANSPARENCY for local residents. We want a say in how our Spokane River is being managed

I support calling for a public hearing in order to hear from local citizens.

Thank you,

**Lisa Richards-Evans**  
**208 640-3065**

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documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the destruction of these documents.

**From:** [Lori Nienau](#)  
**To:** [Navigable Waterways](#)  
**Subject:** Boat Slips - Spokane River  
**Date:** Sunday, August 3, 2025 2:44:37 AM

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Our grandchildren go to various places on the Spokane River almost weekly during the summer to play and swim in the water, paddleboard and kayak. We have all seen an increase in "water traffic" including some dangerous and close call accidents with boats/canoes/paddle boards/jet skis, etc. Even the waves that are created concern me as our grandchildren are in the water.

It is my understanding that there are various requests in the works for additional boat slips on the Spokane River, including 223 for Templins, 74 for Atlas/River's Edge and 22 for Greensferry.

To be honest, I can't imagine that many additional boat slips added to the Spokane River. We've been somewhat silent about our opposition because it appears that "money talks" - and organizations with money have the means to push things through before any proper studies are made.

So I'm appealing to your department that you would at least put a pause on these permits until there are studies made on safety and other issues that would occur with additional boat traffic.

My husband and I would like to state our opposition to additional permits for boat slips until there is a thorough review of what kind of effects this would have on the Spokane River, especially for those that maybe don't have boats, but enjoy the river for swimming, paddleboarding, etc.

Thank you for listening.

Bill & Lori Nienau  
3583 N McMullen Dr.  
Post Falls, ID 83854  
425-214-4634

**From:** [Margo@Hardingclan.com](mailto:Margo@Hardingclan.com)  
**To:** [Navigable Waterways](#); [bmattare@kcgov.us](mailto:bmattare@kcgov.us); [Leslie Duncan](#); [meberlein@kcgov.us](mailto:meberlein@kcgov.us); [kcsa@kcgov.us](mailto:kcsa@kcgov.us); [deg.northidaho@deg.idaho.gov](mailto:deg.northidaho@deg.idaho.gov); [Mike Ahmer](#); [Dustin Miller](#); [bbuley@cdapress.com](mailto:bbuley@cdapress.com); [letters@cdapress.com](mailto:letters@cdapress.com); [letters@spokesman.com](mailto:letters@spokesman.com)  
**Subject:** Spokane River  
**Date:** Monday, August 18, 2025 11:35:45 AM

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Just want to thank you for another summer of wake boaters tearing up the river - and everyone's property. Even though it has been an unusually quiet river this year, those arrogant boaters still manage to create a lot of destruction with their repeated, excessive wakes. We had to take down several trees this year because of erosion. There are more trees to follow - if they do not fall into the water first. We have also had to repair our docks again - second time in less than three months.

The distance between my property and the land across the river from me is probably *just* 300 ft. I would like to know how a skier (being pulled) with wake boats on each side of her is allowed to pass, all together, through this narrow channel without breaking the law? Not to mention the other boats who move out of their way (it's almost godlike), and are then left to bob about, battling the gigantic after-waves. Course kayakers, paddle boarders, swimmers, and people fishing have to stop what they are doing to fight the continual wakes as well.

Okay - I realize these wakers are the same people who never followed the past NO EXCESSIVE WAKE rule to begin with. Perhaps you should get rid of any shoreline restrictions as well, since the wake boaters do not respect rules or regulations anyway.

There are a lot of newer BIG boats coming down the river that create huge wakes as well. I cannot wait to see what happens if 200+ new docks go in on this river with no thought given about how to control things. And do not expect the patrols to be able to handle it alone. It is amazing how boaters and skiers and tubers all settle down then the Sheriff's men are around. When the patrol boats vanish around a bend, everyone is back to doing whatever they wish. Maybe you should add some NO WAKE ZONES along narrow parts the river (starting in front of my property) to slow things down - like stop

lights do on the road. Changes need to be made for the betterment of the Spokane River.

Margo Harding  
415 S Coach Ln  
Coeur d Alene, ID

**From:** Mary Lee Linton  
**To:** [Navigable Waterways](#); [bmattare@kcgov.us](mailto:bmattare@kcgov.us); [lduncan@kcgov.us](mailto:lduncan@kcgov.us); [meberlein@kcgov.us](mailto:meberlein@kcgov.us); [kcs@kcgov.us](mailto:kcs@kcgov.us); [Mike Ahmer](#); [deg.northidaho@deg.idaho.gov](mailto:deg.northidaho@deg.idaho.gov); [Dustin Miller](#)  
**Subject:** RE: New permit applications on the Spokane River  
**Date:** Monday, August 18, 2025 3:42:30 PM

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Dear KC Commissioners, Sheriff Norris, Mr Ahmer, Mr Miller and DEQ,

We are writing today in opposition to the new permit applications for boat slips on the Spokane River between the Spokane Street bridge and Lake CDA, ID. Specifically, Atlas/River's Edge, Permit# L95S6163A and The Estates at Waterstone, Permit# L95S6181.

This plus the 120+ boat slips planned for Templins marina puts at least 200 additional boats traveling on the Spokane River between Post Falls and Lake Coeur d'Alene.

The basis of our opposition is 2 fold: 1. SAFETY--for the people using the waterway, those living along the river and for the river itself and the environmental impacts on the river and shorelines with increased boat traffic overcrowding, excessive wakes, and erosion.

2. LACK OF CONSISTENT ENFORCEMENT OF IDAHO WATERWAY RULES--there are established regulations and rules for the Spokane River. All the boating laws are included in The Handbook of Idaho Boating Laws and Responsibilities. Yet as a homeowner along the river, we see on a regular basis: speeding boats, dangerous passing of boats and jet skis, excessive wakes near docks and shorelines and we have witnessed "close calls." We live near Greensferry which is a very narrow portion of the river. Both of the above Permit #s are on very narrow areas of the river.

We support:

- \* A PAUSE on the permits being issued
- \* SAFETY by increasing marine sheriff patrols
- \* STUDIES of the maximum carrying capacity of the river
- \* RESEARCH on the water quality, the heavy metals that are being stirred up in the sediment. More boat traffic means more wakes, more erosion and stress and damage to shorelines
- \* TRANSPARENCY for local residents who want a say in how our Spokane River is being managed

We support calling for a public hearing in order to hear from local and interested citizens.

Thank you for your time and attention on this matter.

Dirk and Mary Lee Linton  
8825 W Driftwood Dr.  
Coeur d'Alene, ID

**From:** [MARY YORK](#)  
**To:** [Navigable Waterways](#)  
**Subject:** The Estates at Waterstone, #L95S6181 - Located east of Greensferry near Ponderosa  
**Date:** Monday, August 18, 2025 10:37:46 AM

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Navigable Waterways/Idaho Department of Lands.

Mary K York

mary\_york@comcast.net

8/18/2025

Subject; The Estates at Waterstone, #L95S6181 - Located east of Greensferry near Ponderosa  
To Dept of Lands/ Navigable Waterways,

"I support Concerned Citizens and the attention they have brought to the Spokane River! The best interest of citizens and the condition of the river is NOT being considered by our leaders. Our opposition STARTS with boats and docks, but ENDS with upholding The Public Trust Doctrine: ensuring our state agencies are following the laws, providing safety, and choosing the ecological health of the river so future generations can enjoy it!

Accordingly, I support:

a PAUSE on the permits being issued - "...when is enough, ENOUGH?" - Mattare, 7/30/25  
KC mtg

SAFETY by increasing marine sheriff patrols

STUDIES of the maximum carrying capacity of the river

RESEARCH because more boat traffic means more wakes, more erosion, and more stress on shorelines and aquatic life

Decisions based on PEOPLE over PROFIT by out-of-state investors; stop PROFIT over PEOPLE!

TRANSPARENCY for local residents. We want a say in how our Spokane River is being managed

I support calling for a public hearing in order to hear from local citizens.

Thank you."

*Very Sincerely,*

*Mary K York*

**From:** [Rhonda Stenersen](#)  
**To:** [Navigable Waterways](#)  
**Subject:** The Estates at Waterstone #L9556181  
**Date:** Monday, August 18, 2025 11:17:16 AM

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In regards to the application for Permit #L95S6181, we are in opposition. The Spokane River has become an overcrowded/undermanaged waterway for years.

Progress is inevitable throughout Kootenai County but our precious waterways, specifically, the Spokane River, need to have the utmost consideration on changes that will ultimately end up with non-reversible consequences.

Amongst some of the reasons and concerns, are the obvious and frequently mentioned issues. Erosion, safety concerns and overcrowding on the waterways.

The danger on the water itself. could stand alone as a reason for denial. The number of boaters, many who appear to be reckless, intoxicated, who ignore or don't understand boating rules or use uncommon sense, endangers all types of waterway usage. Paddleboarders, smaller watercraft, small fishing boats, tubing all have minimal use where they are NOT at risk. To those who are responsible and considerate, we are grateful.

We've lived on the River for 45 years. We currently live in the "no wake zone" near Red Lion & the Dam. "No Wake Zone"...that's a joke! The Sheriff's Marine Division has a slip near me. They are already spread thin. I can't imagine the task at hand they would have trying to control/manage additional boaters on top of what they already tackle.

Accordingly, I support:

- a PAUSE on the permits being issued - "...when is enough, ENOUGH?" - Mattare, 7/30/25 KC mtg
- SAFETY by increasing marine sheriff patrols
- STUDIES of the maximum carrying capacity of the river
- RESEARCH because more boat traffic means more wakes, more erosion, and more stress on shorelines and aquatic life
- Decisions based on PEOPLE over PROFIT by out-of-state investors; stop PROFIT over PEOPLE!
- TRANSPARENCY for local residents. We want a say in how our Spokane River is being managed

I support calling for a public hearing in order to hear from local citizens.

Thank You,  
Steve & Rhonda Stenersen



**From:** [Richard Teich](#)  
**To:** [lduncan@kcgov.us](mailto:lduncan@kcgov.us); [Navigable Waterways](#); [bmattare@kcgov.us](mailto:bmattare@kcgov.us); [meberlein@kcgov.us](mailto:meberlein@kcgov.us); [Mike Ahmer](#); [Dustin Miller](#)  
**Subject:** The Estates at Waterstone #L95S6181  
**Date:** Monday, August 18, 2025 11:49:50 AM

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Ladies & Gents,

As owners of property and a home on the on the Spokane river we are opposed to additional slips per request of the Estates at Waterstone on the Spokane river

The Spokane River has reached a saturation point due to boat traffic especially wake boats.

The fishery has been decimated and our kids, grandchildren and great grandchildren have been put in harms way.

At the very least, a public hearing needs to be held to permit river property owners to express their opposition.

The future of the River hangs in a delicate balance.

Teresa & Richard Teich

12155 W Span Way Rd

Post Falls,ID

**From:** [sheri scofield](#)  
**To:** [Navigable Waterways](#)  
**Subject:** Fwd: Opposition to L95S6163A  
**Date:** Monday, August 18, 2025 2:57:29 PM  
**Attachments:** [Opposition to L95S6163A.pdf](#)

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I'm forwarding because an incorrect navigable Waterways address went out.  
TY

Begin forwarded message:

**From:** Sharon Grunwald <sgrunwald49@gmail.com>  
**Date:** August 18, 2025 at 8:00:53 AM PDT  
**To:** navigablewaters@idl.idaho.gov, bmattare@kcgov.us, lduncan@kcgov.us, meberlein@kcgov.us, ksco@kcgov.us, mahmer@idl.idaho.gov, dmiller@idl.idaho.gov, sherichic91@gmail.com, Doyle King <xjking24@yahoo.com>, Gary Maddock <gary@maddock.biz>  
**Subject:** Opposition to L95S6163A

*Sharon*

**From:** [Susan Stiger](#)  
**To:** [Navigable Waterways](#)  
**Subject:** Encroachment Permit Application #L95S6181, The Estates at Waterstone  
**Date:** Monday, August 18, 2025 5:29:21 PM

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The best interests of the citizens of Kootenai County and the near- and long-term health of the Spokane River are not being considered by our leaders. Specifically, applications for docks on the River, both public and private, need to be considered in a much broader context than they currently are. The River is relatively shallow and narrow and already heavily developed and overused much of the boating season. Adding to that burden without considering consequential issues is not responsible management of the state's resources. Related issues include compliance with all applicable laws, protecting the safety of those recreating on and residing on the River, and protecting the environmental and ecological health of the River for current and future generations. The River is already at a tipping point or has exceeded responsible metrics for many of these factors. To continue to approve applications for docks in the absence of a comprehensive and responsible management plan for the Spokane River will only present further challenges to the River. Challenges that could make restoration of the River's values very difficult, if not impossible.

Accordingly, I request a PAUSE on applications for new docks on the Spokane River while several actions can be taken leading to better management and protection of the Spokane River for multiple values. I also support calls for a public hearing regarding the referenced Encroachment Application in order to hear from local citizens.

Related actions include:

- Sustained increase in KCSO marine patrols and enforcement of all applicable state, county and federal laws
- Restoring the same protections Kootenai County has in place for other waterways in the county
- Scientifically-based determination of the River's carrying capacity
- Thoughtful consideration and application of the results of boat wake and prop wash research, including those by the U of Idaho
- Studies to consider the threat boat wakes present to the spread of heavy metals currently in river sediments, coupled with updating the understanding of the communication between the Spokane River and the Spokane River Rathdrum Prairie Aquifer.
- Enforcement of state invasive species rules and consideration of the unique risk ballasted boats present

I recognize that these efforts are under the jurisdiction of multiple agencies. Continuing to consider decisions in a silo, without a comprehensive plan that can guide each agency's actions, is a threat to the

future of the Spokane River. While the Idaho Department of Lands cannot direct each of these actions, IDL can take more responsible actions pending a comprehensive understanding of the issues facing the Spokane River and actions to protect this valuable resource for the future.

Thank you.

Susan G. Stiger

11831 W. Riverview Drive

Post Falls, ID 83854



**From:** [Vic Parrish](#)  
**To:** [Navigable Waterways](#)  
**Cc:** [bmattare@kcgov.us](mailto:bmattare@kcgov.us); [lduncan@kcgov.us](mailto:lduncan@kcgov.us); [meberlein@kcgov.us](mailto:meberlein@kcgov.us); [kcsso@kcgov.us](mailto:kcsso@kcgov.us); [deq.northidaho@deq.idaho.gov](mailto:deq.northidaho@deq.idaho.gov); [Dustin Miller](mailto:Dustin.Miller@cdapress.com); [bbuley@cdapress.com](mailto:bbuley@cdapress.com)  
**Subject:** Opposition to The Estates at Waterstone, #L95S6181 - East of Greensferry near Ponderosa  
**Date:** Monday, August 18, 2025 2:38:55 PM

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Idaho Department of Lands  
Navigable Waterways Division  
3284 W Industrial Loop  
Coeur d'Alene, ID 83815

Re: Opposition to The Estates at Waterstone, #L95S6181 - East of Greensferry near Ponderosa

Dear Idaho Department of Lands,

I strongly oppose the proposed Estates at Waterstone subdivision (#L95S6181) due to its detrimental impact on the Spokane River's water quality and navigational safety, echoing concerns raised by the Kootenai County Sheriff's Office, Idaho Department of Lands (IDL), and Kootenai County Parks and Waterways in their recent efforts to address waterway hazards.

The Spokane River's ecosystem is already strained by historical and ongoing pollution, including PCBs exceeding EPA limits by 20-100 times, heavy metals from mining, and low dissolved oxygen levels causing eutrophication. These conditions threaten aquatic life and human health, rendering fish unsafe for consumption and increasing risks like cancer. The proposed development's stormwater runoff will exacerbate these issues by introducing additional PCBs, nutrients, and lawn chemicals, further degrading water quality and undermining EPA Total Maximum Daily Load (TMDL) cleanup efforts.

Moreover, the Kootenai County Sheriff's Office has highlighted navigational hazards from unpermitted encroachments, such as illegal buoys, which endanger boaters and skiers. The Estates at Waterstone, located near the Spokane River, risks adding to these safety concerns through potential unpermitted structures or runoff-induced turbidity, which impairs visibility and navigation. The Sheriff's Office, IDL, and Parks and Waterways have called for public cooperation to remove such hazards by October 15, 2025, emphasizing that only governmental entities may place buoys to ensure safe navigation. This project's proximity to the river could intensify these documented risks, as seen in community objections to similar encroachments like the StanCraft marina expansion, which raised concerns about overcrowding and safety.

We live on the river, directly across from Harbor Island, and see and experience every day the impact on the river. We have a weather camera that overlooks the river. We have seen as many as 20 boats, jet skis, paddle boards, and kakis in a single video frame at the same time. We have recorded many times, wake boat waves wash over our dock and breakwater rock. We, like many of our neighbors, have spent thousands of dollars repairing or replacing parts of our dock, boats, and piers. It is irresponsible to allow this rape of the Spokane River to

continue.

I urge the IDL to deny this development to protect the Spokane River's water quality and ensure navigational safety, aligning with the Sheriff's Office and the community's call for stricter waterway protections.

We further request that the Kootenai County Commissioners take seriously their responsibility to protect the Spokane River by enacting no towing and strict speed restriction ordinances from the headwaters to the Post Falls dam.

Sincerely,  
Vic & Traci Parrish