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Subject: CONCERNED CITIZEN AGAINST ADDITIONAL BOAT SLIPS
Date: Thursday, August 21, 2025 4:18:39 PM
Attachments: [3422-1-21.pdf](#)

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To those whom this concerns,

I am writing to formally oppose the proposed addition of 74 boat slips at Atlas/River's Edge (Permit #L95S6163A), as well as any further expansion, such as the upcoming Greensferry permit. I am a Spokane River waterfront property owner on Harbor Island, and I see firsthand the mounting safety, congestion, and environmental concerns caused by the current level of boat and personal watercraft activity.

The Spokane River is already under immense pressure. From daily observation, I can attest to the high number of boats and PWCs operating at fast speeds in a narrow, constrained waterway. This presents clear safety hazards, especially in areas with limited sightlines and residential access points. More importantly, the increased wake and traffic are accelerating shoreline erosion, an issue I and many others on Harbor Island are actively struggling to address. I recently consulted a contractor to explore costly mitigation strategies just to preserve my riverbank from further damage.

As someone who personally works as a Police Captain with over 20 years of experience, I will attest that I have seen the congestion firsthand and witnessed numerous instances where personal watercraft and boats come uncomfortably close to one another in front of my home on Harbor Island. Specially as it relates to the Spokane River, I have also observed personal watercraft traveling near people swimming or paddling in kayaks and paddleboards, many of whom are not easily visible on the water. The thought of adding all these new slips and therefore more watercraft only magnifies the existing safety issues. I am also aware of staffing shortages within the Sheriff's Office, and they simply do not have the resources to properly enforce safe boating regulations on the waterway every day all day. This lack of enforcement capacity (staffing is a widespread issue in law enforcement) makes the situation even more concerning. I am genuinely worried for everyone's safety, and it is only a matter of time before someone is seriously injured. From my personal law enforcement experience, I have seen how increased traffic on waterways leads to people getting severely injured and/or killed. Not to mention the quality of life issues for those who want to enjoy a safe environment on the waterway.

The fact that both the Kootenai County Sheriff and Marine Deputy Sergeant Ryan Miller have issued statements opposing this development based on safety and geography should carry significant weight in your decision. If law enforcement is warning against it, it is time to pause and listen. That alone should be enough to halt new slip approvals until further study is completed.

I strongly urge the IDL to suspend further permits until a comprehensive study is completed to assess the Spokane River's maximum carrying capacity, safety risks, shoreline erosion, and long-term ecological sustainability. Growth is inevitable and can be positive when it is responsibly managed, but the unchecked commercialization of our river, often for the benefit of investors, is placing both people and cherished natural resources at risk.

Finally, I encourage formal outreach to riverfront property owners who are most directly impacted. Many residents I have spoken with are unaware of these proposed changes and deserve a voice in decisions that affect their safety, property, and quality of life.

Thank you for your time and consideration. I would ask that you look at the attached document, as I am a member of Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River INC.

Sincerely,
Wahed (Wally) Magee
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Coeur d'Alene, Idaho
208-557-8775

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Attorneys for Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River Inc.

BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for
Encroachment L95S6163A, a Community
Dock,

River's Edge Apartments, LLC;
Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005

OAH Case No. 25-320-07

DECLARATION

1. I, Wahed Magee, am a citizen of the State of Idaho.
2. I am involved with and/or am a member of CONCERNED CITIZENS AGAINST ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER INC., an Idaho nonprofit corporation.
3. Pursuant to IDAPA 04.11.01.700 ("Intervention Generally"), I claim a direct and substantial interest in this proceeding concerning the River's Edge Apartments community dock application.
4. My interests are not adequately represented by any existing party to this proceeding.

Property Interest

DECLARATION : 1 OF 5

5. My property interest in relation to the Spokane River is as follows (check all that apply):

☒ I own and reside on riparian (waterfront) property directly fronting the Spokane River.

☐ I reside near the Spokane River but do not own waterfront property.

Uses of the Spokane River

6. I use the Spokane River for the following purposes (check all that apply):

☐ Boating

☐ Fishing

☐ Kayaking

☐ Canoeing

☐ Paddleboarding

☐ Swimming

☐ Tubing

☐ Waterskiing / wakeboarding / wakesurfing

☐ Wildlife viewing / photography

☐ Other:

Praying

Substantial Interest

7. The River's Edge Apartments community dock project will directly and substantially affect my interests.

8. The project will increase boat traffic and congestion on this section of the Spokane River.

9. Increased congestion will reduce safety for all users, including myself and my family.

10. The project will interfere with my ability to use and enjoy the Spokane River.

11. The project will increase risks of collision or injury to non-motorized users.

12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

13. Other impacts specific to me include:

Increased noise pollution and air pollution from watercraft.

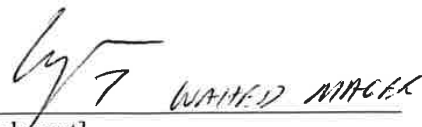
Adequacy of Representation

14. My interests as a property owner and/or river user are not adequately represented by any existing party to this proceeding.

Verification

15. I declare under penalty of perjury pursuant to the laws of the State of Idaho that the foregoing is true and correct.

DATED this 21 day of August, 2025, at Coeur d'Alene, Idaho.


[Signature of Declarant]

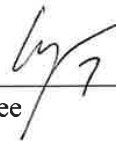
DECLARATION : 3 OF 5

CERTIFICATE OF SERVICE

I hereby certify that on the 21 day of August, 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

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Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 <i>Agent for Applicant</i>	☐ By U.S. Mail ☒ By Email cindy.richardson@rorthwest.com
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DECLARATION : 5 OF 5

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