

Pd. \$75<sup>00</sup>  
CK# 1444

**Mill River POA**

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August 4, 2025

Idaho Department of Lands  
3258 W Industrial Loop  
Coeur d'Alene, ID 83815

**RE: Objection to Application for Encroachment: L95S6163A**

**To Whom It May Concern,**

We, the Mill River Property Owners Association (POA), hereby object to the application for encroachment submitted by Rivers Edge Apartments LLC with the Department of Lands. We request a public hearing for the proposed 74-slip community dock on the Spokane River, based on the following factors, which we believe render this project unsuitable for the location:

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**Scope of the Project**

The scope of this marina project is disproportionate to the community in which the apartments are located. Currently, the area on the west side of the Spokane River, between the HW95 Bridge and the Mill River community, contains approximately 114 boating docks. This project proposes expanding the number of docks by 65% within this already confined and congested space. The addition of such a large marina is inconsistent with the residential nature of this area.

While only 11.9% of U.S. households own a boat, it is widely believed that the ownership rate among apartment dwellers is much lower. Rivers Edge Apartments does not appear to support such a large marina as proposed. A significantly smaller marina would be more in line with the needs of the community. Unused residential slips would likely lead to a marina with a higher percentage of commercial tenants, which is not in alignment with the character of the neighborhood.

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**Encroachment into the Spokane River**

The proposed project is also out of scale with the existing infrastructure along the river. The current docks in this area are either single or dual docks, but the proposal involves large groups of docks (8, 10, and 12 slips together), which are six times larger than any existing docks in this section of the river. This dramatic expansion into an already congested area could further exacerbate safety concerns and is disproportionate to the size of the surrounding development.

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### **Public Safety Concerns**

Public safety has not been adequately addressed in the proposal. A 65% increase in the number of boats housed in this section of the river presents significant safety hazards. This is particularly concerning for the homeowners with small children who live near the two existing Coeur d'Alene waterside parks on either side of the proposed marina.

Additionally, the Kootenai County Sheriff's Department is already overwhelmed with the burden of patrolling this narrow and congested waterway. Given the current lack of resources, the department is ill-equipped to handle the additional responsibility of overseeing a significantly larger marina in this area.

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### **Conclusion**

We respectfully request that this application be denied as presented. A smaller, more appropriately scaled marina would better serve the demographics of the area and address the concerns of safety, traffic, and environmental impact. We urge you to consider the long-term consequences of such a large-scale project in an already congested and sensitive area of the Spokane River.

Thank you for your time and attention to this matter.

Sincerely,

Mike Phillips (Board Member), Stephen Prince (President)  
Mill River POA

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