



SHERIFF KOOTENAI COUNTY



SHERIFF ROBERT B. NORRIS

UNDERSHERIFF BRETT A. NELSON

To: Idaho Department of Lands and Community Leadership

From: Sergeant Ryan Miller

Re: Impact and Growth on Local Waterways

Date: March 10, 2025

Every Kootenai County public safety entity is being stressed because of the aggressive growth in this county. Population is increasing within Kootenai County and the waterways are no exception. The homes along the Spokane River, Lake Coeur d'Alene, and Hayden Lake continue to grow in number and size, as do the smaller lakes and tributaries at a smaller increment. The marinas are expanding in number and size, and the boat launches are at or over capacity. Kootenai County has more rental companies or private owner rentals than ever before, and paddle sports have grown exponentially in recent years as the most affordable way to experience the water. All of this is documented to outline the heavy use of our waterways within the county.

Every year, the Recreation Safety Supervisor receives dozens of letters from the Idaho Department of Lands (DOL) indicating a permit is being sought to add a dock, rip rap (large rocks at the waters edge), or other structures along the waterway or shore. Each of these letters is sent to the agencies listed at the bottom of this document, requesting comments, recommendations, or objections. These objections are in regard to navigation impacts, fish and wildlife habitat, aquatic life, recreation, aesthetic beauty, or water quality impacts. From the standpoint of the Sheriff's Office, a rebuttal to these letters is typically only made when there is a significant concern for safety or navigation. Several years ago, a new marina was being placed on the Spokane River near the Highway 95 bridge. A portion of the stretch from where the marina was being placed to the mouth of Lake Coeur d'Alene was a 'no wake zone'. Due to the impacts of placing the marina in that area, it was recommended by the Sheriff's Office and subsequently approved that the 'no wake zone' be extended to 300' west of the Highway 95 bridge, thus offering a safe solution. This wasn't popular by many Spokane River homeowners wishing to reduce impacts (safety and environmental) on the river, but was the appropriate solution when taking all of the public's rights and access to the waterways in account.

Similar to the previously mentioned marina, an expansion of a long-standing marina on the Spokane River was recently proposed and passed with no objection from the Sheriff's Office. This was due to the marina already being in a designated 'no wake zone' and no known navigational issues being added by this addition. Again, many homeowners on the Spokane River want the Sheriff's Office to oppose items like this as they believe it clearly adds too many vessels to the river, to which we do not have proof thereof. Will **more** vessels add further congestion to our waterways? Yes. Will this project add further congestion to our waterways? Unknown. Questions to consider with this type of addition include 1. Are these new vessels to the area or vessels already crowding the roads and boat launches in the county? 2. Are all vessels using the waterways at the same time on the same days? 3. Should the Sheriff's Office be responsible for stopping expansion and growth or alert/advise governing authorities when expansion and growth is becoming troublesome? In addition to these questions also comes the question of responsibility and jurisdiction. The Sheriff's Office has jurisdiction on all waterways within it's boundaries according to state law. However, the two additions to marinas in the past few years have been in the city limits of Coeur d'Alene and Post Falls, respectively. They have the authority to build or not where the Sheriff has the duty to patrol and enforce ordinances, and course offer advice to the governing body.

REA-9-1



SHERIFF KOOTENAI COUNTY



SHERIFF **ROBERT B. NORRIS**

UNDERSHERIFF **BRETT A. NELSON**

What does the future look like? Specifically with the Spokane River, with the addition of docks and other structures, the river would have to become a 'no wake zone' for most of it, especially in the narrowest areas with docks on either side. Currently, there is a large property for sale on the south bank across from the River's Edge Community (south of Atlas Rd. and Seltice Way) that is currently under construction. If the land for sale turns into homes, condominiums, or anything with a dock, the waterways in between Johnson Mill River Park and the highway 95 Bridge (plus the current 'no wake zone' east of the bridge) would all be 'no wake' due to the structures allowed on the waterway and public safety. In addition to these restrictions, it would be strongly suggested that county ordinance be amended to restrict towing on the Spokane River, although with current population and congestion, we are already there. Sheriff Norris previously requested 'no towing' on the Spokane River during peak boating hours, however that request was not passed into county ordinance.

Kootenai County saw no boating related deaths during the 2022, 2023 or 2024 season. If the usage on the waterways increases, combined with no mandated boater education, the fear of that not happening again may become a reality. Rather than approving any request for growth that comes in with plan of what the future waterways look like, a detailed plan on and of the waterways should be created and followed as to not surpass the supported infrastructure. At some point, there will simply be too many vessels on the water but what is that number? In addition, law enforcement and support services are supplemented by dedicated vessel funds (boater registration dollars) or the Recreational Boater Safety Grant (fuel taxes dispersed by federal government). This is not enough funds for future growth and none of the unregistered (non-motorized) vessels contribute to these funds.

Agencies currently receiving DOL Letter:

Idaho Department of Fish and Game, Idaho Department of Environmental Quality, Idaho Department of Water Resources, Idaho Department of Transportation, US Army Corps of Engineers-CDA, Kootenai County Parks, Recreation/Waterways, Kootenai County Marine Division, Kootenai County Building & Planning & Zoning, Kootenai Environmental Alliance, Panhandle Health District 1-Kootenai County, Coeur d'Alene Tribe, Idaho Conservation League, and Adjacent Neighbors

Professionally,

Ryan A. Miller, Recreation Safety Supervisor

Narrow river with future land growth.

REA-9-2



SHERIFF KOOTENAI COUNTY



SHERIFF **ROBERT B. NORRIS**

UNDERSHERIFF **BRETT A. NELSON**



Spokane River current 'no wake zone' from bridge to Lake CDA



Newest marina addition in current 'no wake zone'

REA-9-3

5500 N. Government Way • P.O. Box 9000 • Coeur d'Alene, Idaho 83816-9000
Sheriff Phone: 208-446-1300 • Fax: 208-446-1307 • Jail Phone: 208-446-1400 • Fax: 208-446-1407
Website: www.kcsheriff.com • E-mail: kcs@kcgov.us



SHERIFF KOOTENAI COUNTY



SHERIFF ROBERT B. NORRIS

UNDERSHERIFF BRETT A. NELSON



REA-9-4

5500 N. Government Way • P.O. Box 9000 • Coeur d'Alene, Idaho 83816-9000
Sheriff Phone: 208-446-1300 • Fax: 208-446-1307 • Jail Phone: 208-446-1400 • Fax: 208-446-1407
Website: www.kcsheriff.com • E-mail: kcsa@kcgov.us

JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. Box 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

August 1, 2025

Idaho Department of Lands
Attn: Ms. Amidy Fuson
Lands Resource Specialist Sr.
Navigable Waters
3284 Industrial Loop
Coeur d'Alene, ID 83815

VIA HAND DELIVERY

Re: River's Edge Apartments, LLC Application for Community Dock Permit
(L95S-6163A)

Dear Amidy:

This letter is written on behalf of Coeur d'Alene Land Company, the owner of riparian property located across the Spokane River from the real property of River's Edge Apartments, LLC ("the Applicant"). The Applicant seeks approval of a community dock. Coeur d'Alene Land Company ("the Company") hereby objects to the proposed application and requests a public hearing. I enclose a check in the amount of \$75.00 made payable to the Idaho Department of Lands as specified in your June 30, 2025 Courtesy Notification.

The property owned by the Applicant (Parcel No. 26817) is titled in the name of River's Edge Apartments, LLC. The Applicant also owns adjacent property (which is non-riparian in nature) which the Applicant has developed for multi-family (apartment) rental purposes. The application does not qualify under the existing administrative regulations for the issuance of a permit for a community dock. IDAPA 20.03.04.11 defines a "community dock" as follows:

A structure that provides private moorage for more than two (2) adjacent littoral owners, or other littoral owners possessing a littoral common area with littoral rights including, but not limited to, homeowner's associations. No public access is required for a community dock.

(Emphasis added).

REA-10-1



August 1, 2025

Page 2

The Applicant has one riparian parcel. The Applicant owns other adjacent parcels, which are all non-riparian in nature. There is no matter of record title indicating that the subject parcel (Parcel No. 26817) is "a littoral common area." There are no recorded rights on the part of the Applicant's upland parcels to have a legal right of use in the proposed community dock. Hence, it is not a "community" dock.

Since the adoption of the administrative regulations governing community docks, a fundamental requirement has been imposed that an applicant demonstrate that the "other littoral owners possessing a littoral common area" include a recorded real property interest on the part of the upland, non-riparian parcels to utilize the "community dock." For example residential riparian communities satisfy the requirements for "possessing a littoral common area with littoral rights" by recording real property covenants that create a right on the part of the non-riparian upland parcels to utilize the riparian portion held in "common." This ensures that the letter and spirit of the law is met. It guarantees that the people who will be using the "community dock" are in fact the members of the "community." This requirement has been evenly-handedly and uniformly been applied by IDL to community dock applications since adoption of the administrative regulations.

The Applicant may state that it intends to lease slips in the dock to renters of apartments on adjacent parcels, but those renters have no recorded common interests, legal or otherwise, in the riparian area. Since there is no riparian common area possessed in common by all of the parcels, the Applicant could, should the encroachment be permitted, lease the slips to anyone, regardless of whether or not they have any relationship or affiliation to the upland parcels as a renter or otherwise. That makes this a commercial marina and not a community dock.

Given the inability of this application to satisfy the standards of a community dock under the IDAPA rules, the Applicant could in fact rent the entirety of the slips to individuals who have absolutely no relationship with any of the Applicant's properties, littoral or otherwise. This is no different than leasing the slips to someone who lives five (5), ten (10), or fifty (50) miles away.

As a commercial marina, the Applicant would be required to devote one-half of the slips to public rental and to provide all required parking associated with a commercial marina, and meet City zoning requirements. There is no indication in the application that these standards have been met.

Should this encroachment be permitted, you can likely anticipate seeing rentals of the subject slips to individuals with no relationship to the Applicant's adjacent properties. These individuals will have no place to park. Further, there is no requirement that one-half of these slips be subject to the public lease requirements mandated by IDAPA.

Additionally, the A dock is shown to extend 154 feet waterward of the OHWM. There are no 154 foot docks of a community nature readily apparent in this expanse of the river. The proposed encroachment is beyond the line of navigability. To shoe-horn an 11,064 square foot commercial

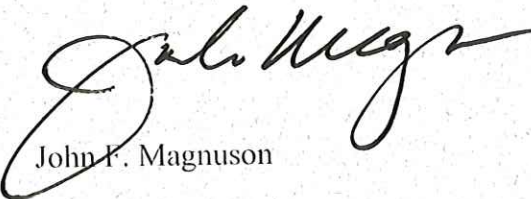
REA-10-2



August 1, 2025
Page 3

marina under the guise of a community dock in this expanse of the river appears contrary to both the letter and the spirit of the rules as well as the Public Trust Doctrine.

Sincerely,



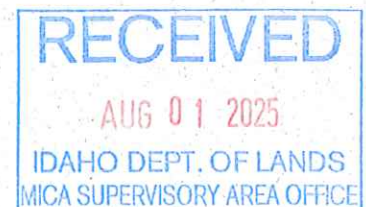
John F. Magnuson

JFM/js

Encl.

cc: Coeur d'Alene Land Company
IDL-FUSON.LTR4.wpd

REA-10-3



From: John Magnuson <john@magnusononline.com>
Sent: Tuesday, September 2, 2025 8:57 AM
To: Elizabeth A. Tellessen
Subject: RE: In the Matter of the Application for Encroachment - River's Edge Apartments

Elizabeth:

The referenced statement was based on approximately 20 years of dealing with IDL on encroachment permit applications including community dock applications. I suspect that IDL and its representative will corroborate the statement of agency interpretation if they remain consistent with many years of past practice.

John Magnuson

From: Elizabeth A. Tellessen <eat@winstoncashatt.com>
Sent: Tuesday, September 2, 2025 8:46 AM
To: John Magnuson <john@magnusononline.com>
Subject: RE: In the Matter of the Application for Encroachment - River's Edge Apartments

Dear Mr. Magnuson,

Please provide citation to the authority for your assertion of “long-standing IDL administrative interpretation...” on page 5 of your response.

Thank you,

Elizabeth A. Tellessen
Winston & Cashatt, Lawyers
601 W. Riverside Ave., Ste. 1900
Spokane, WA 99201
phone: 509-838-6131
fax: 509-838-1416

From: John Magnuson <john@magnusononline.com>
Sent: Friday, August 29, 2025 4:37 PM
To: Elizabeth A. Tellessen <eat@winstoncashatt.com>
Subject: FW: In the Matter of the Application for Encroachment - River's Edge Apartments

Dear Elizabeth:

I am forwarding the Opposition to Petition to Intervene. My assistant inadvertently sent the original email to the wrong email.

Thank you.

John F. Magnuson
Attorney at Law
P. O. Box 2350
1250 Northwood Center Crt.. Suite A

Coeur d'Alene, ID 83816-2350

(208)667-0100

(208)667-0500 (fax)



Virus-free. www.avast.com

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Welcome to Spokane River Estate

Spokane River Estate property, between Millview Lane and Foothill Dr. approx. 4600' frontage and 290Ac. +/- Ideal estate property consisting of 10 parcels/lots. Heavily treed and exceptionally secluded across river from city park and Bellerive Development. The Spokane River begins at the outlet of Coeur d'Alene Lake and empties 111 miles downstream in Washington. Since the river hits Coeur d'Alene Lake, Post Falls, Spokane Valley and Spokane it makes a favorite pastime for locals to easily relax and fish after a hard workday. The River supports a variety of recreational uses such as swimming, skiing, boating, canoeing, kayaking, fishing, picnicking, bird watching, and camping. Lake Pend O'Reille at Mill Harbor, Located in East Hope. Fantastic level frontage lots including unique cove/harbor for calm docking, Cove has common boardwalk to maximize use for boat parking. Boat dock also allow on lakefront., Paved year around access. city Sewer and water. Utilities installed to lots. views of the big lake & surrounding mountains, Mill Harbor Estates in East Hope is the premier waterfront location to build your dream home on Lake Pend Oreille. With mix size lake frontage, a boat harbor, natural breakwater the luxury lakefront lifestyle is yours to claim at historic Mill Harbor. Green Monarchs, the Islands, Sunnyside Peninsula & Schweitzer Mountain Resort. Skiing, golfing, hiking, shopping & dining are close by in Hope & Sandpoint. Easy access off Hwy 200, paved road access to lot, level building site, city water/sewer & on-site utilities, streamline your building process. You'll be kicking back on your dock enjoying the panoramic views and a classic North Idaho sunset before you know it!

\$28,500,000

CONTACT US

Bill Fanning

Office Address:
101 W. North River Drive
Spokane, WA 99201
Office: 509.321.1132
Cell: 509.999.5444
Fax: 509.321.1131

CENTURY 21 Waterfront

85 South Millview Lane, Coeur d'Alene, Idaho 83814, United States

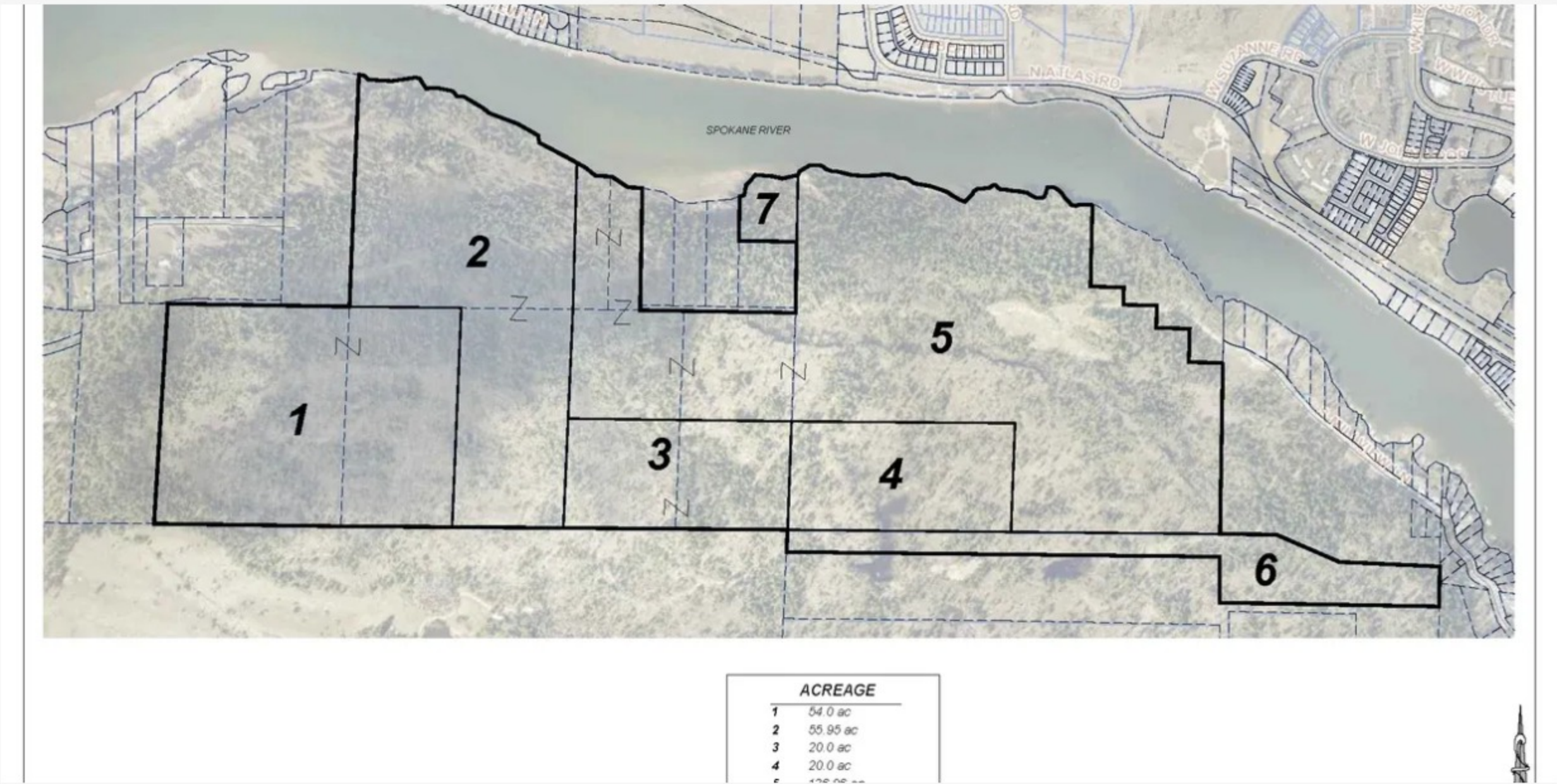
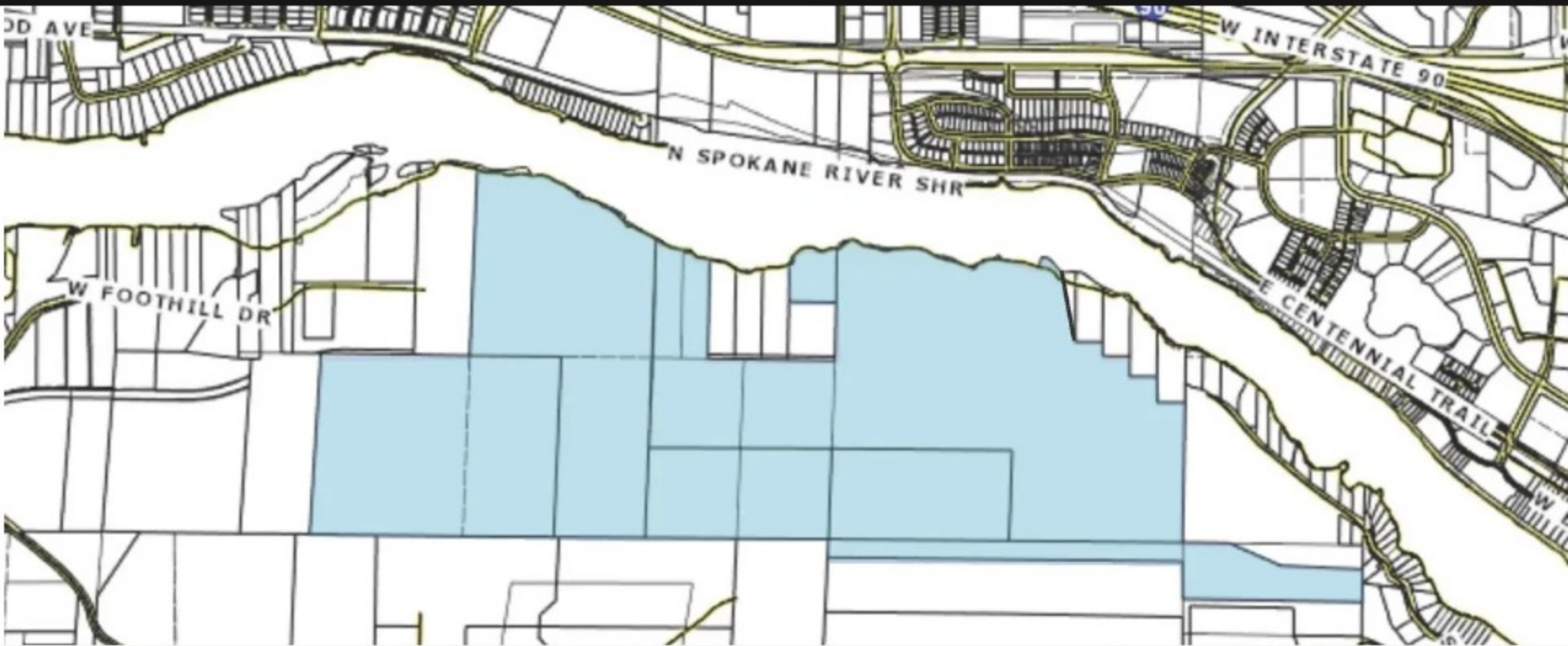
Drop us a line!



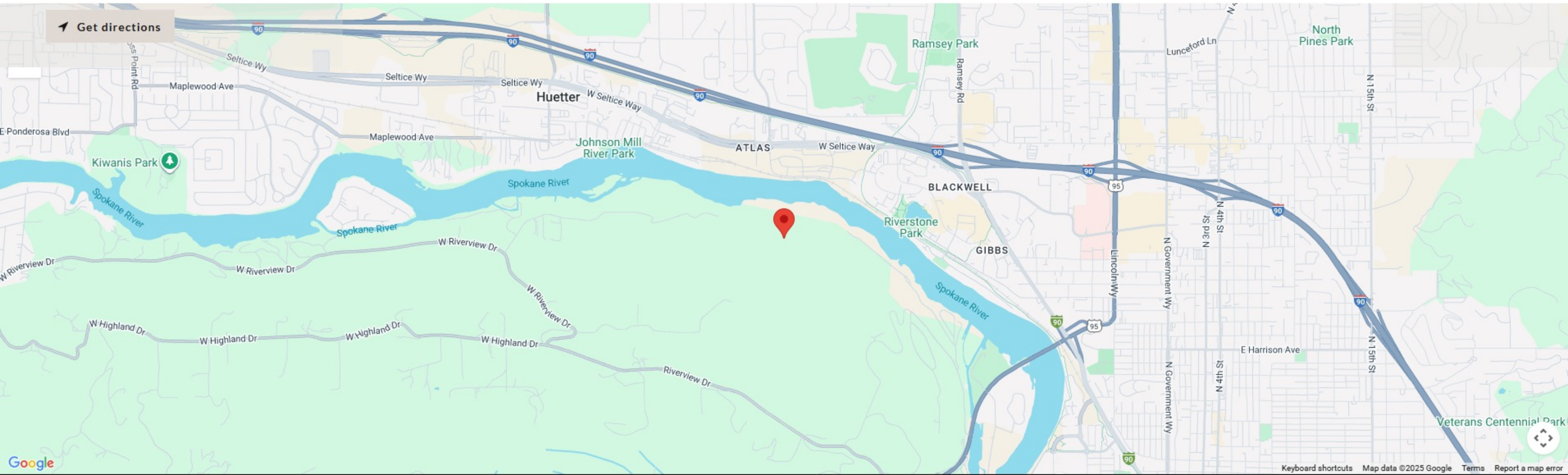
SITE PLAN & LOCATION

Directions

- 1. I90 East towards Coeur d'Alene
- 2. Exit 12 US 95 South
- 3. Right on Fairmont Loop
- 4. Right on Canal Millview Lane
- 5. Continue on South Millview Lane to end



85 South Millview Lane, Coeur d'Alene, Idaho 83814, United States



DOWNLOADS

Ariel Map (pdf)	⬇ Download
Lot Confriguration Exhibit (pdf)	⬇ Download
Legal Descriptions (pdf)	⬇ Download
Parcel Maps (pdf)	⬇ Download
Zoning Map (pdf)	⬇ Download
Zoning Ordinance (pdf)	⬇ Download



Welcome

Contact Agent



VIDEO



CONTACT US

Bill Fanning

Office Address:
101 W. North River Drive
Spokane, WA 99201
Office: 509.321.1132
Cell: 509.999.5444
Fax: 509.321.1131

CENTURY 21 Waterfront

85 South Millview Lane, Coeur d'Alene, Idaho 83814, United States

Drop me a line!



CDA LAND CO.
Sagehen River

~~SOLD AS WATERFRONT~~
~~WATERFRONT LOTS~~

4600 F.F. 290 AC

WATERFRONT LOTS

RETAIL \$15,000 per F.F. @ 4000' = \$60,000,000
(40 LOTS @ 2 AC 80 ACRES)

Roads \$200 per FT @ 6000'
MISC Reserve
Total Road

\$1,200,000
\$800,000

< \$2,000,000 >

UTILITIES @ \$100,000 per lot

< \$4,000,000 >

Engineering, Sales, MISC 10%

< \$6,000,000 >

Total Costs < \$12,000,000 >

ADJ. GROSS Inc. 48,000,000

Purchase Price < 28,000,000 >

NET INCOME 20,000,000

Secondary LOTS 210 ACRES

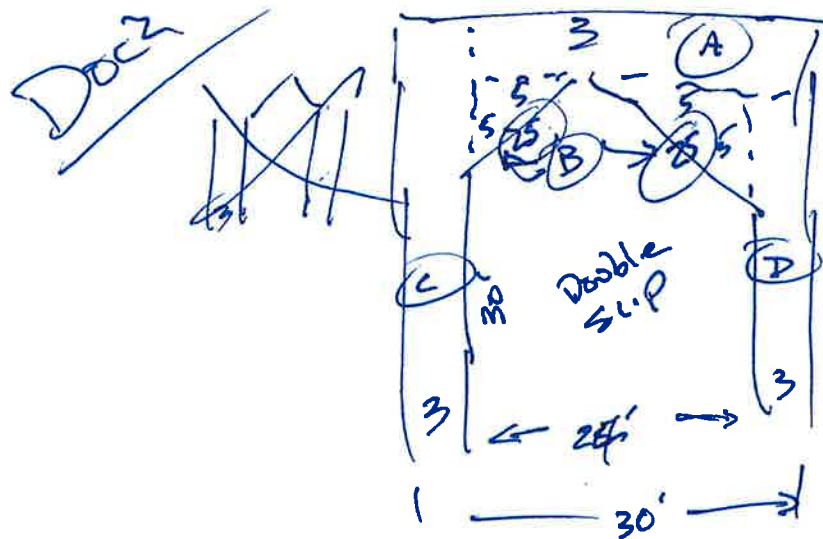
Retail \$350,000 per lot @ 93 LOTS (2 ACRES) \$32,500,000

Dev. Expenses 35%

< 11,400,000 >

NET INCOME \$8,150,000

Total \$28,150,000



$$A = 3 \times 30 = 90$$

$$B = (5 \times 5) \times 2 = 25$$

$$C = 3 \times 27 = 81$$

$$D = 3 \times 27 = 81$$

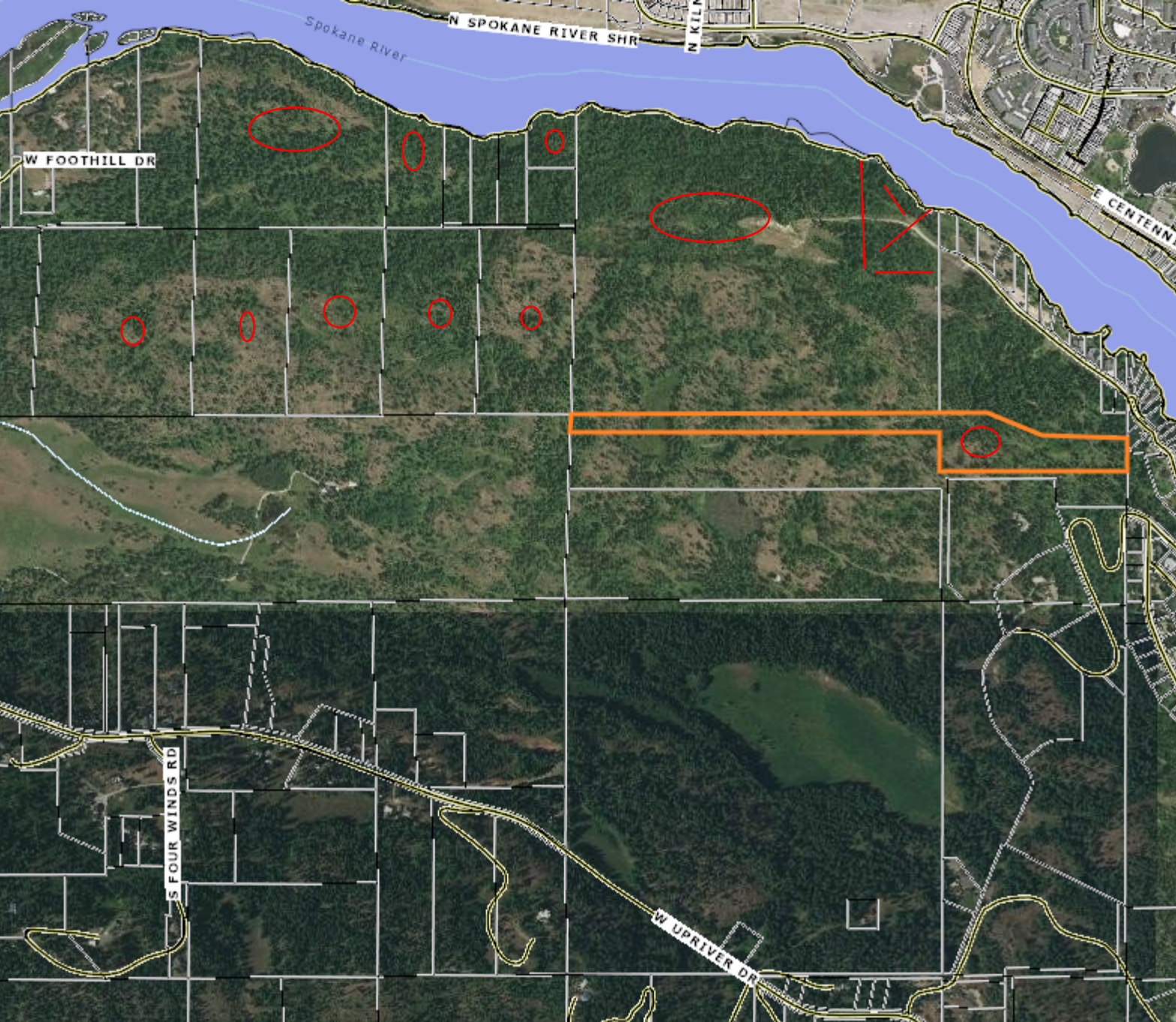
277 $\frac{1}{2}$ Per Double Slip
(2 Boats)

$$4600 \left(\frac{\$70}{\text{Per } \$1 \text{ Ft. Front}} \right)$$

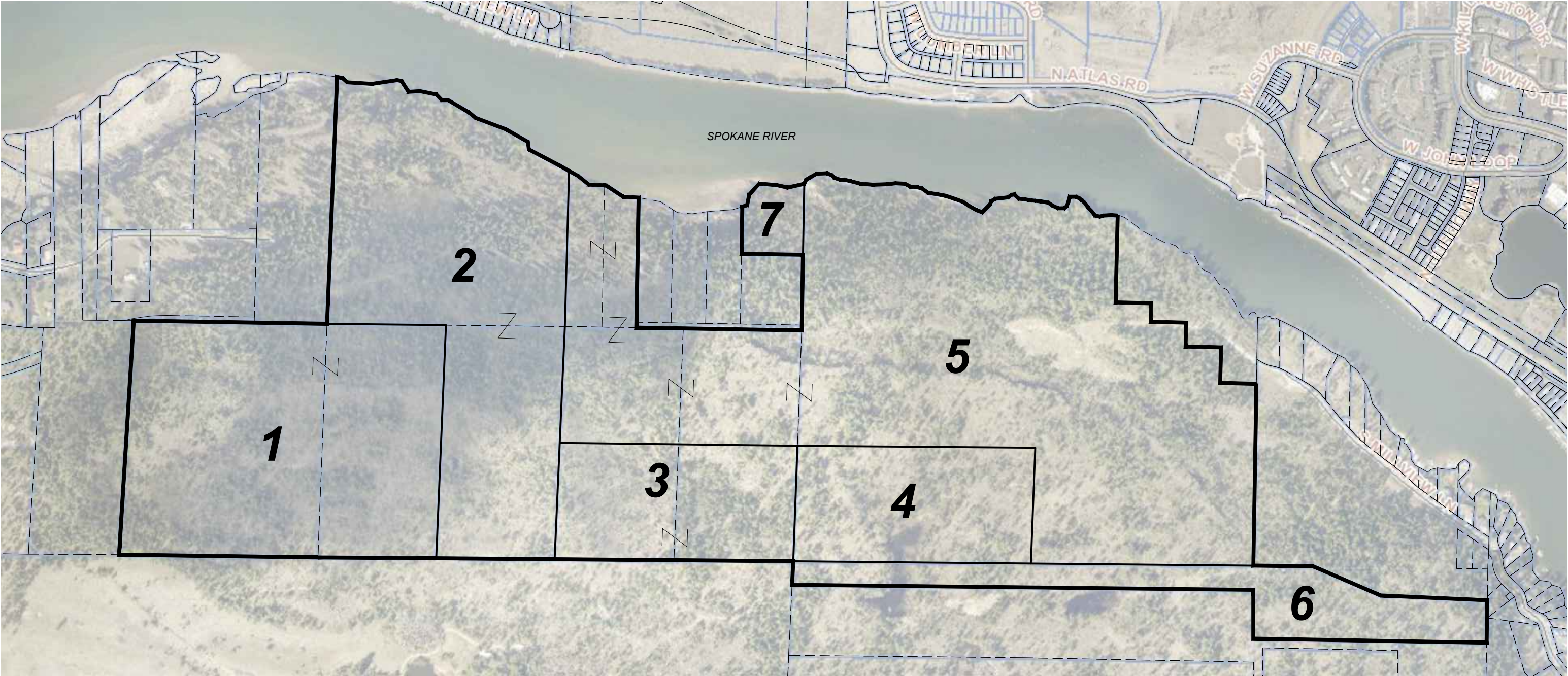
$$= 32,200 \frac{1}{2} \text{ OF Dock}$$

$$\div 138 \frac{1}{2} \text{ (Slip/Boat)}$$

$$= 233 \text{ BOATS OR 115 SLIPS}$$



LOT EXHIBIT



ACREAGE	
1	54.0 ac
2	55.95 ac
3	20.0 ac
4	20.0 ac
5	136.06 ac
6	16.57 ac
7	3.13 ac



PARCEL 1:

The East 34 acres of the Northeast Quarter of the Southwest Quarter of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

TOGETHER WITH the West half of the Northwest Quarter of the Southeast Quarter of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 2:

Government Lot 6 of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

TOGETHER WITH the East half of the Northwest Quarter of the Southeast Quarter of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 3:

The South half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 4:

The South 660 feet of the West 1320 feet of the North half of the Southwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 5:

Government Lots 5 and 6 and the North half of the Southwest quarter, in Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, excepting therefrom any of that portion of Government Lot 5 lying in the Southwest quarter of the Northeast quarter in said Section 10.

ALSO EXCEPTING THEREFROM the South 660 feet of the West 1320 feet of the North half of said Southwest Quarter of Section 10;

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Government Lot 5 and a portion of the North half of the Southwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 10 being a 3 inch aluminum cap per CP&F 2633148000, Records of Kootenai County, from which the Center-South Sixteenth corner bears South 00°07'03" East a distance of 1349.52 feet;

thence along the East line of said Southwest Quarter of Section 10, South 00°07'03" East a distance of 329.22 feet;

thence leaving said East line, South 89°16'02" West a distance of 204.20 feet;

thence North 00°43'58" West a distance of 520.55 feet to a point on the Ordinary Highwater Mark of the Spokane River;

thence southeasterly along said Ordinary Highwater Mark of the Spokane River to the intersection of said Ordinary Highwater Mark and the East line of the Northwest Quarter of said Section 10, said point bears South 57°07'27" East a distance of 252.53 feet from the aforementioned point;

thence along said East line of the Northwest Quarter, South 02°07'57" West a distance of 51.63 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Government Lot 5 and a portion of the North half of the Southwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 10 being a 3 inch aluminum cap per CP&F 2633148000, Records of Kootenai County, from which the Center-South Sixteenth corner bears South 00°07'03" East a distance of 1349.52 feet; thence along the East line of the Northwest Quarter of said Section 10, North 02°07'57" East a distance of 51.63 feet to the intersection with the Ordinary Highwater Mark of the Spokane River; thence North 57°07'27" West a distance of 252.53 feet to a point on said Ordinary Highwater Mark of the Spokane River, said point being the Point of Beginning;

Thence leaving said Ordinary Highwater Mark, South 00°43'58" East a distance of 332.67 feet;

thence South 89°16'02" West a distance of 200.00 feet;

thence North 00°43'58" West a distance of 534.05 feet to a point on said Ordinary Highwater Mark of the Spokane River;

thence southeasterly along said Ordinary Highwater Mark of the Spokane River to the Point of Beginning, said point bears South 45°32'06" East a distance of 283.82 feet from the aforementioned point.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Government Lot 5, Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 10 being a 3 inch aluminum cap per CP&F 2633148000, Records of Kootenai County, from which the Center-South Sixteenth corner bears South 00°07'03" East a distance of 1349.52 feet; thence along the East line of the Northwest Quarter of said Section 10, North 02°07'57" East a distance of 51.63 feet to the intersection with the Ordinary Highwater Mark of the Spokane River; thence North 57°07'27" West a distance of 252.53 feet; thence North 45°32'06" West a distance of 283.82 feet to a point on said Ordinary Highwater Mark of the Spokane River, said point being the Point of Beginning;

Thence leaving said Ordinary Highwater Mark, South 00°43'58" East a distance of 385.50 feet;

Thence South 89°16'02" West a distance of 200.00 feet;

Thence North 00°43'58" West a distance of 480.10 feet to a point on said Ordinary Highwater Mark of the Spokane River;

Thence southeasterly along said Ordinary Highwater Mark of the Spokane River to the Point of Beginning, said point bears South 65°25'11" East a distance of 221.24 feet from the aforementioned point.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Government Lot 5, Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 10 being a 3 inch aluminum cap per CP&F 2633148000, Records of Kootenai County, from which the Center-South Sixteenth corner bears South 00°07'03" East a distance of 1349.52 feet;

thence along the East line of the Northwest Quarter of said Section 10, North 02°07'57" East a distance of 51.63 feet to the intersection with the Ordinary Highwater Mark of the Spokane River;

thence North 57°07'27" West a distance of 252.53 feet;

thence North 45°32'06" West a distance of 283.82 feet;

thence North 65°25'11" West a distance of 221.24 feet to the northwest corner of Parcel 3 (Exhibit C-1) per the Quitclaim Deed recorded under Instrument No. 2915014000, Records of Kootenai County, on said Ordinary Highwater Mark of the Spokane River, said point being the Point of Beginning;

thence along the West line of said Parcel 3 (Exhibit C-1), South 00°43'58" East a distance of 376.97 feet to the southeast corner of Parcel 4 (Exhibit D-1) of said Quitclaim Deed;

thence along the South line of said Parcel 4 (Exhibit D-1), South 89°16'02" West a distance of 200.00 feet to the southwest corner of said Parcel 4 (Exhibit D-1);

thence North 11°58'19" West a distance of 507.07 feet to a point on said Ordinary Highwater Mark of the Spokane River;

thence southeasterly along said Ordinary Highwater Mark of the Spokane River, South 81°58'00" East a distance of 100.00 feet to the northwest corner of said Parcel 4 (Exhibit D-1);

thence southeasterly along said Ordinary Highwater Mark of the Spokane River and the northerly boundary of said Parcel 4 (Exhibit D-1) to the Point of Beginning, said point bears South 63°00'12" East a distance of 225.95 feet from the aforementioned point.

TOGETHER WITH the North half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho;

ALSO TOGETHER WITH a tract of land in Government Lot 5, Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as the East 1126 feet of said Government Lot 5, less the East 931 feet of said Government Lot 5;

ALSO TOGETHER WITH a tract of land in Government Lot 5, Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as Government Lot 5, less the East 1126 feet of said Government Lot 5.

PARCEL 6:

All that portion of Government Lot 5, Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows:

BEGINNING at a point on the South bank of Spokane River, where the East section line of said Section 9 intersects the meander line of the Spokane River; thence

Running South along said section line for a distance of 389 feet; thence

at an angle of 90°02' to the right for a distance of 346 feet; thence

at an angle 89°58' to the right for a distance of 400 feet, more or less, to the meander line of the Spokane River; thence

East along the meander line of said river to the PLACE OF BEGINNING.

PARCEL 7:

The North 125 feet of the South half of the Southwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

TOGETHER WITH the North half of Lot 8 of the Fort Sherman Abandoned Military Reservation, in the Southeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho (also shown of record as the North half of Government Lot 8, Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.)

EXCEPTING THEREFROM the South 250 feet of said Lot 8.

ALSO EXCEPTING THEREFROM any portion lying within the following described parcel:

A portion of the Southeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Center Quarter corner of said Section 10 marked by a 3 inch aluminum cap per CP&F Instrument Number 1507457 from which the Center-South 1/16 corners bears South 00°07'03" East 1349.52 feet; thence

Along the West line of the Southeast Quarter, South 00°07'03" East 188.63 feet to the southwest corner of Lot 10 as shown on the Record of Survey filed in Book 28 of Survey, Page 67, Records of Kootenai County, Idaho, being the TRUE POINT OF BEGINNING; thence

Along the southern line of Lots 1 through 10 as shown on said Record of Survey filed in Book 28 of Surveys, page 67, the following sixteen (16) courses:

1. South 61°31'39" East 32.70 feet; thence
2. Along a non-tangent curve to the left with a radius of 170.00 feet, an arc length of 58.13 feet, a central angle of 19°35'34" with a long chord that bears South 71°19'23" East 57.85 feet; thence
3. Along a reverse curve to the right with a radius of 230.00 feet, an arc length of 77.59 feet, a central angle of 19°19'42" with a long chord that bears South 71°27'19" East 77.22 feet; thence
4. South 61°47'29" East 143.88 feet; thence
5. Along a non-tangent curve to the right with a radius of 330.00 feet, an arc length of 129.14 feet, a central angle of 22°25'20" with a long chord that bears South 50°34'49" East 128.32 feet; thence
6. South 39°22'10" East 118.89 feet; thence
7. Along a non-tangent curve to the left with a radius of 270.00 feet, an arc length of 15.61 feet, a central angle of 3°18'47" with a long chord that bears South 41°01'33" East 15.61 feet; thence
8. South 42°40'56" East 137.76 feet; thence
9. Along a non-tangent curve to the left with a radius of 270.00 feet, an arc length of 44.56 feet, a central angle of 9°27'22" with a chord that bears South 47°24'36" East 44.51 feet; thence
10. South 52°08'16" East 149.31 feet; thence
11. Along a non-tangent curve to the left with a radius of 270.00 feet, an arc length of 11.35 feet, a central angle of 2°24'31" with a long chord that bears South 53°20'31" East 11.35 feet; thence
12. South 54°32'46" East 64.25 feet; thence
13. Along a non-tangent curve to the right with a radius of 330.00 feet, an arc length of 29.32 feet, a central angle of 5°05'27" with a long chord that bears South 52°00'01" East 29.31 feet; thence
14. South 49°27'20" East 163.04 feet; thence
15. Along a non-tangent curve to the left with a radius of 270.00 feet, an arc length of 26.59 feet, a central angle of 5°38'31" with a long chord that bears South 52°16'37" East 26.58 feet; thence
16. South 55°05'51" East 249.03 feet to the northwest corner of the excepted 60.00 foot strip of land described under Instrument Number 1234701 (Tax #14938), records of Kootenai County; thence

Along the North line of said excepted 60.00 foot strip and the North line of the excepted 60.00 foot strip of land described under Instrument Number 1234697 (Tax #14936), records of Kootenai County, South 57°30'57" East 212.34 feet to the East line of Lot 9, Fort Sherman Abandoned Military Reserve as filed in Book B of Plats, Page 153, records of Kootenai County,

Idaho; thence

Along said East line of Lot 9, South 00°47'00" West 70.61 feet to the southeast corner of said excepted 60.00 foot strip of land described under Instrument Number 1234697, records of Kootenai County; thence

Along the South line of said excepted 60.00 foot strip of land described Instrument Number 1234697, records of Kootenai County and along the South line of the excepted 60.00 foot strip of land described Instrument Number 1234701, records of Kootenai County, North 57°23'57" West 211.26 feet to the West line of the parcel described under Instrument Number 1234701, records of Kootenai County; thence

Along said West line, South 00°08'56" East 224.47 feet to the southwest corner of parcel described under Instrument Number 1234701 (Tax #14937), records of Kootenai County; thence

Along the South line of the parcel described under Instrument Number 1234701, records of Kootenai County and the South line of the parcel described under Instrument Number 1234697 (Tax #14935), records of Kootenai County, North 89°48'20" East 175.74 feet to the northeast corner of Lot 8 of said Fort Sherman Abandoned Military Reserve; thence

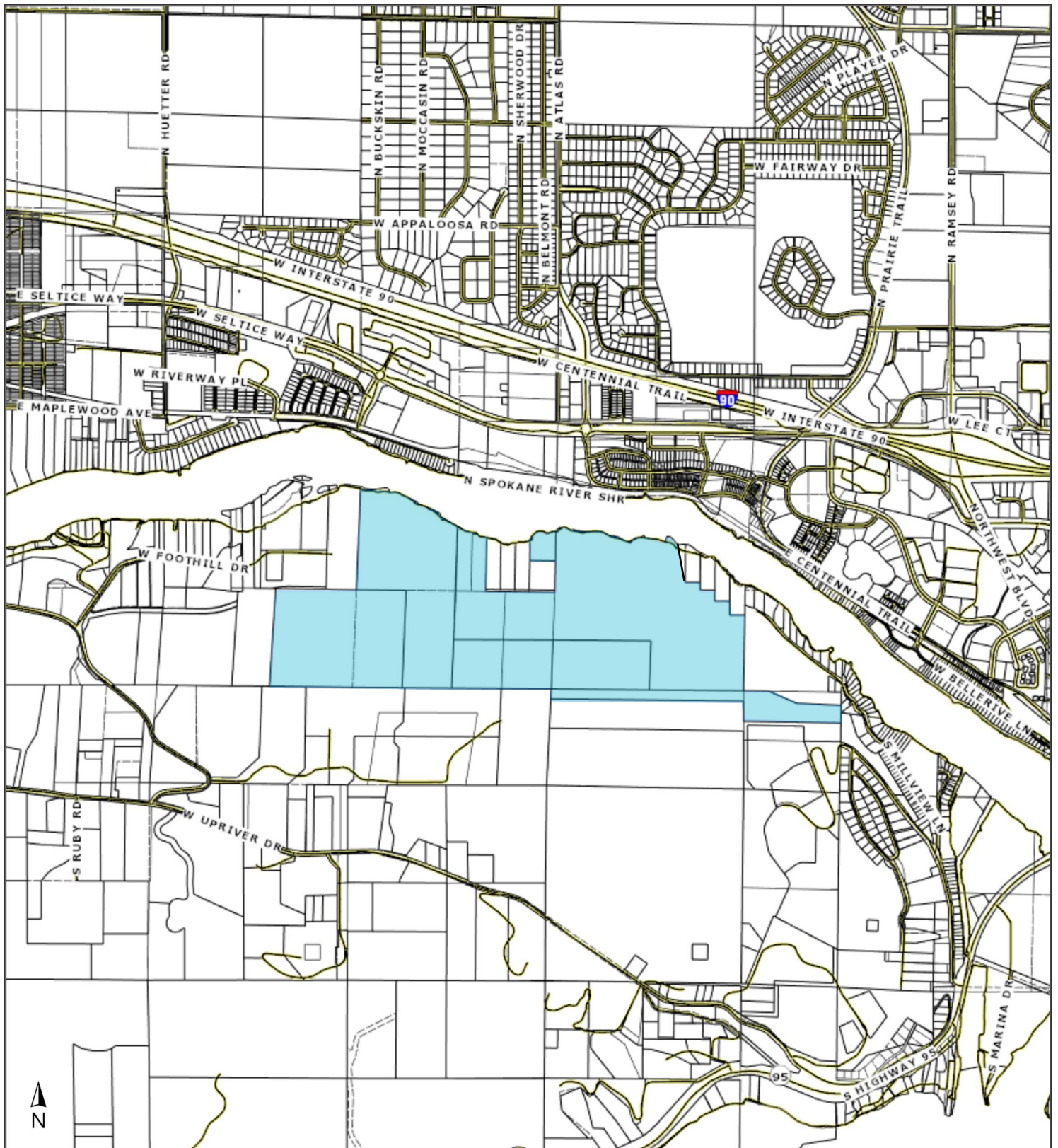
Along the East line of said Lot 8, South 00°10'56" East 175.68 feet; thence

Leaving said East line, North 88°28'01" West 601.62 feet; thence

North 67°43'04" West 412.09 feet to the South line of said Lot 9; thence

South 89°48'20" West 338.04 feet to the West line of the Southeast Quarter of said Section 10; thence

Along said West line, North 00°07'03" West 1160.89 feet to the TRUE POINT OF BEGINNING.



KT / BT
KOOTENAI TITLE / BONNER TITLE
 MAKE A REQUEST FOR THE BEST

ParcelID: 50N04W104950
 Tax Account #: 348457
 , ID 83814

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Kootenai County, Idaho

Map Location within Township

6	5	4	3	2	1
7	6	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

12/26/08 - VMW
50N04W-09-4430 as Tax#16085 deleted for PROW (09)

02/22/10 - JGB
50N04W-09-4420 out of 4400 as Tax#22609 (10)

03/01/11 - GJC
0-J419-000-003-A platted into MILLER TRACTS FIRST ADD (11)

09/10/12 - ET
C-6112-006-003-0 (now -A), 004-A & 005-A redescribed as
Tax#23312, #23313 & #23314 (13)

05/22/13 - ET
50N04W-09-7500 & 7700 out of 7300, 5300, 8100 & 8300 out of
1400 (14)

10/16/13 - GP
C-2625-001-035-0 (now -A) redescribed as Tax#23642 & #23643
(14)

09/21/15 - bc
C-0000-009-3000 & 50N04W-09-3200 out of ptn abandoned BNSF
RR as ptns Tax#24207 (16)

04/13/16 - ET
Ptn 50N04W-09-3650 redescribed as Tax#24452 (17)

03/07/19 - bc
C-2625-001-036-B out of 036-0 (now -A) as Tax#25467 (19)

08/09/21 - ET
C-2625-001-036-A platted into MILL PLACE TOWNHOUSES
CONDO (22)

11/17/22 - GP
50N04W-09-8300, 8100, 7700 & 7300 combined w/ 1400, 5300,
7500, & 10-5000 (23)

02/23/23 - GP
Ptn 50N04W-09-7000 combined w/ 6200 as Tax#27278; Rem 7000
redescribed as Tax#27277 (23)

07/26/23 - GP
50N04W-09-8600, 8400, 8850, & 9000 out of 7000 as Tax#27444,
#27445, #27447, & #27448; ptn 50N04W-09-7000 combined w/ 16-
2475 & 16-0775 (now 09-7150 & 09-8700) & redescribed as
Tax#27443 & #27445; rem 7000 redescribed as Tax#27442 (24)

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area. Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are comprised as follows:
Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950
Resulting PIN = C-3510-021-999-C or C3510021999C
Resulting PIN = 50N03W-16-7950 or 50N03W167950

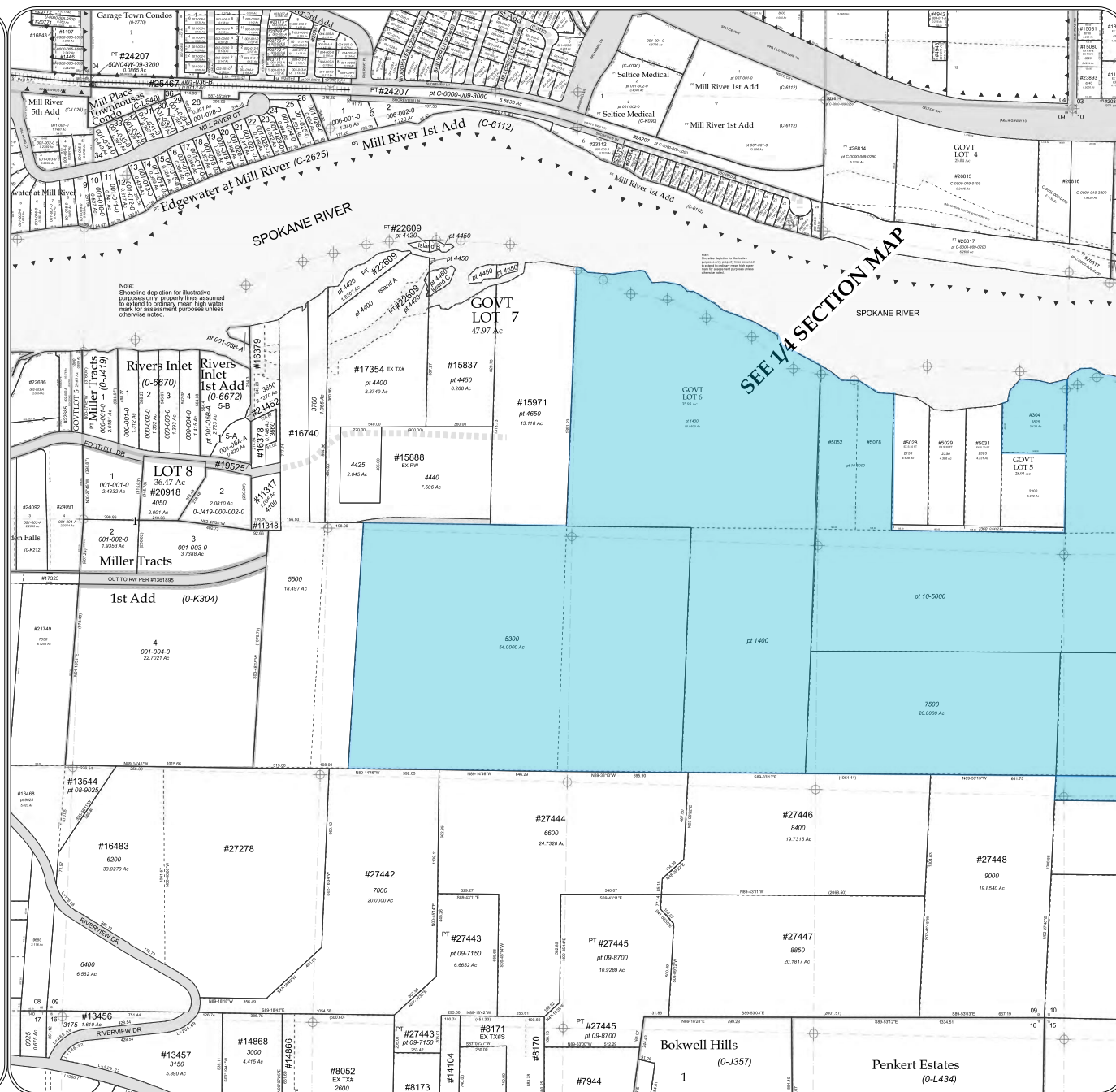
Legend

- | | | | |
|----------------------------|------------|-----------------|--------------|
| (C-5357) Sub-code | TaxParcels | Private Roads | City Limits |
| 001-001-A Parcel ID# (PIN) | LegalAreas | Plat Boundaries | GCDB Corners |
| | Road RW | Railroad | GCDB Lines |

Notes:

MILL PLACE TOWNHOUSES CONDO
(C-1548) (23 UNITS)

Note:
Shoreline depiction for illustrative
purposes only. Property lines assumed
to extend to ordinary high water
mark for assessment purposes unless
otherwise noted.





Kootenai County, Idaho

Map Location within Township

6	5	4	3	2	1
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Map Revisions

06/12/12 VMW
Ptn C-6112-006 004 0 combined w/ 005 0 (both now A) & redescrbed as Tax#23235 (13)

09/10/12 ET
C-6112-006-003 0 (now A), 004 A & 005 A redescrbed as Tax #23312, #23313 & #23314 (13)

05/22/13 ET
50N04W-09-7500 & 7700 out of 7300; 5300, 8100 & 8300 out of 1400; 2360 acreage amended (14)

03/11/15 - TH
50N04W-09-0200 (now C 0000 009 0200) annexed into City of CDA per Ord #3476 (15)

09/21/15 bc
50N04W-09-0150 out of ptn abandoned BNSF RR as ptn Tax#24208 (16)
C-0000-009-3000 out of ptn abandoned BNSF RR as ptn Tax#24207 (16)

03/18/16 TH
50N04W-09-0150 (now C 0000 009 0150) annexed into City of CDA per Ord#3509 (16)

03/02/22 ET
C-0000-009-0250 & 0100 out of 0150 & 0200 as Tax#26814 & #26815; ptn 0200 combined w/ ptn 0150 & redescrbed as ptn Tax#26816 in Sec 9; ptn 009 0150, 010 3300 & 010 3450 combined w/ rem 009-0200 & redescrbed as Tax#26817 (22)

Notes:

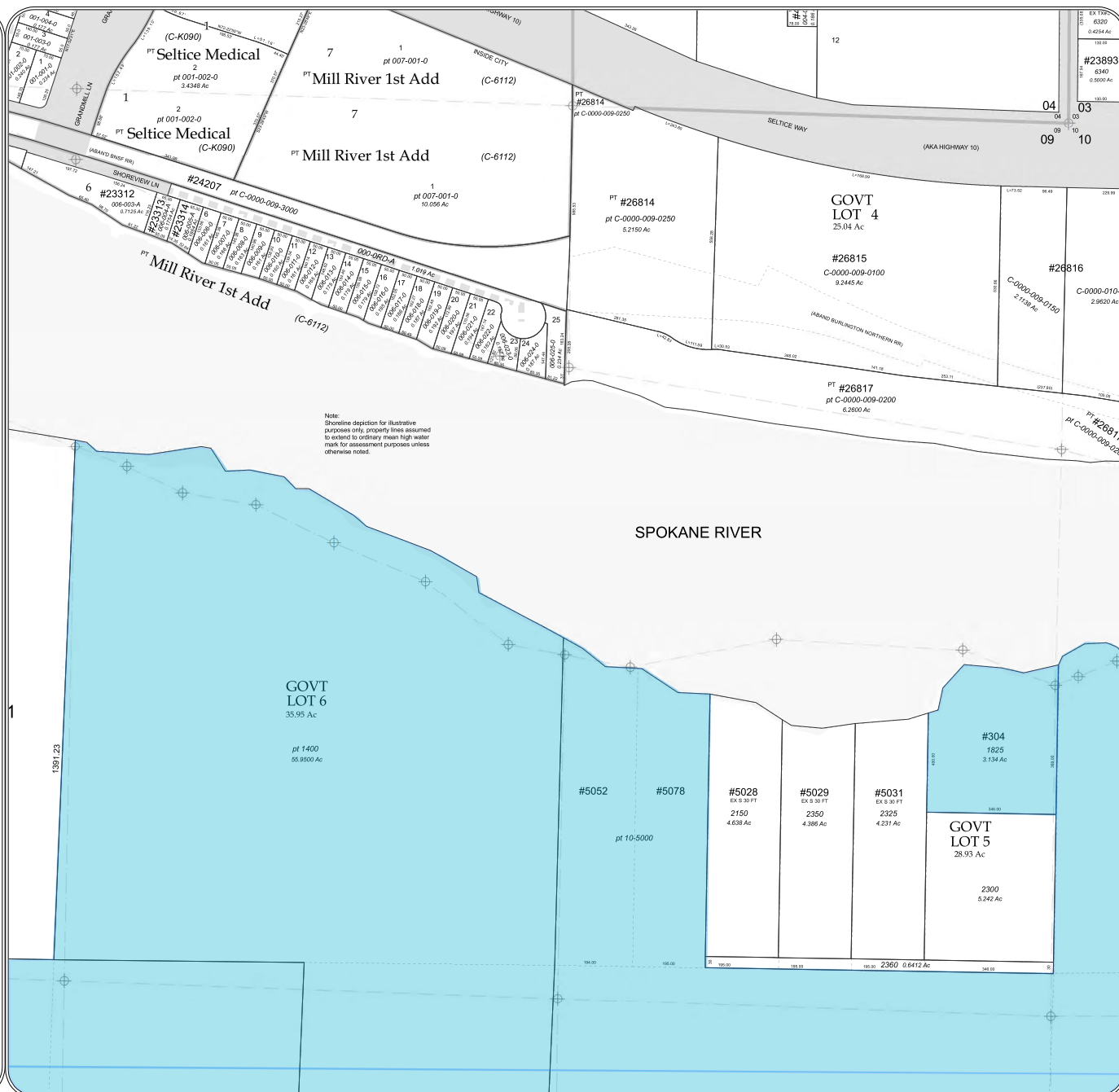
Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right of Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

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Platted: Sub code and Parcel ID# ex. C-3510 and 021 999 C Resulting PIN = C-3510-021-999 C or C3510021999C
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W 16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

(C-5357) Sub code TaxParcels Private Roads City Limits
001-001-A Parcel ID# (PIN) LegalAreas Plat Boundaries GCDB_Corners
Road RW Railroad GCDB_Lines



Kootenai County, Idaho



Map Location within Township

6	5	4	3	2	1
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Map Revisions

- 03/18/16 - TH
50N04W-10-3450 (now C-0000-010-3450) annexed into City of CDA per Ord#3509 (16)
- 03/08/18 - TH
50N04W-10-2600 (now C-0000-010-2600) annexed into City of CDA per Ord#3576 (18)
- 01/17/19 - ET
Ptn vacated RW combined w/ 50N04W-10-2500, 3200 & C-0000-010-2600 (19)
- 03/12/19 - TH
50N04W-10-2500 & 3200 (now all C-0000-010) annexed into City of CDA per Ord#3620 (19)
- 03/15/19 - ET
C-0000-010-2500, 3200 & ptn 3450 platted into ATLAS WATERFRONT (19)
- 10/20/20 - ET
C-L291-001-002-B out of 002-0 (now -A) & rem 002-A redesignated as Tax#26088 & #26089; 003-F out of 003-A as Tax#26085 & #26086; 004-B out of 004-0 (now -A) as Tax#26087 (21)
- 03/14/21 - ET
C-L291-001-001-0, 002-A, 002-B, 003-A, 003-B, 003-C, 003-D, 003-E, 003-F, 004-A, & 004-B platted into ATLAS WATERFRONT 1ST ADD (21)
- 03/02/22 - ET
Ptn C-0000-009-0150, 010-3300 & 010-3450 combined w/ rem 009-0200 & redesignated as Tax#26817; rem 010-3450 combined w/ rem 010-3300 & redesignated as ptn Tax#26816 in Sec 10 (22)
- 08/03/22 - GP
C-L519-011-001-B out of 001-0 (now -A) as Tax#27034 (23)
Ptn C-L519-013-008-0 combined w/ 009-0 (both now -A) as Tax#27035 (23)
- 11/23/22 - GP
C-0000-010-2600, C-L519-005-001-0, 002-0, 003-0, 004-0, 005-0, 006-0, 007-0, 008-0, 009-0, 010-0, 011-0, 012-0, 013-0, 014-0, 015-0, 016-0, 017-0, 018-0, 019-0, 020-0, 021-0, 022-0, 023-0, 024-0, 008-001-0, 009-001-0, 010-001-0, 011-001-A, 012-001-0, 000-001-A, 001-B, 001-C, 001-D, 001-E (B344159), & 001-F platted into ATLAS WATERFRONT 2ND ADD (23)
Vacated RW combined w/ C-L519-001-001-0 & 002-0 (both now -A) (23)
Vacated RW combined w/ C-L519-004-001-0, C-L708-005-006-0, & 007-0 (all now -A) (23)
Ptn 50N04W-09-7500 & 09-7700 combined w/ 10-5000; 4800, 4850, 4900, & 4950 out of 5000 as Tax#27095, #27096, #27097, & #27098; 5850 out of 5000 (23)
- 02/06/24 - GP
C-L708-000-005-0, 007-001-0, & 008-001-0 platted into ATLAS WATERFRONT 3RD ADD (24)
Ptn C-L708-000-001-A combined w/ 012-001-0 (now -A) as Tax#27599 (24)
Ptn 50N04W-10-5000 combined w/ 4950 & redesignated as Tax#27600 (24)

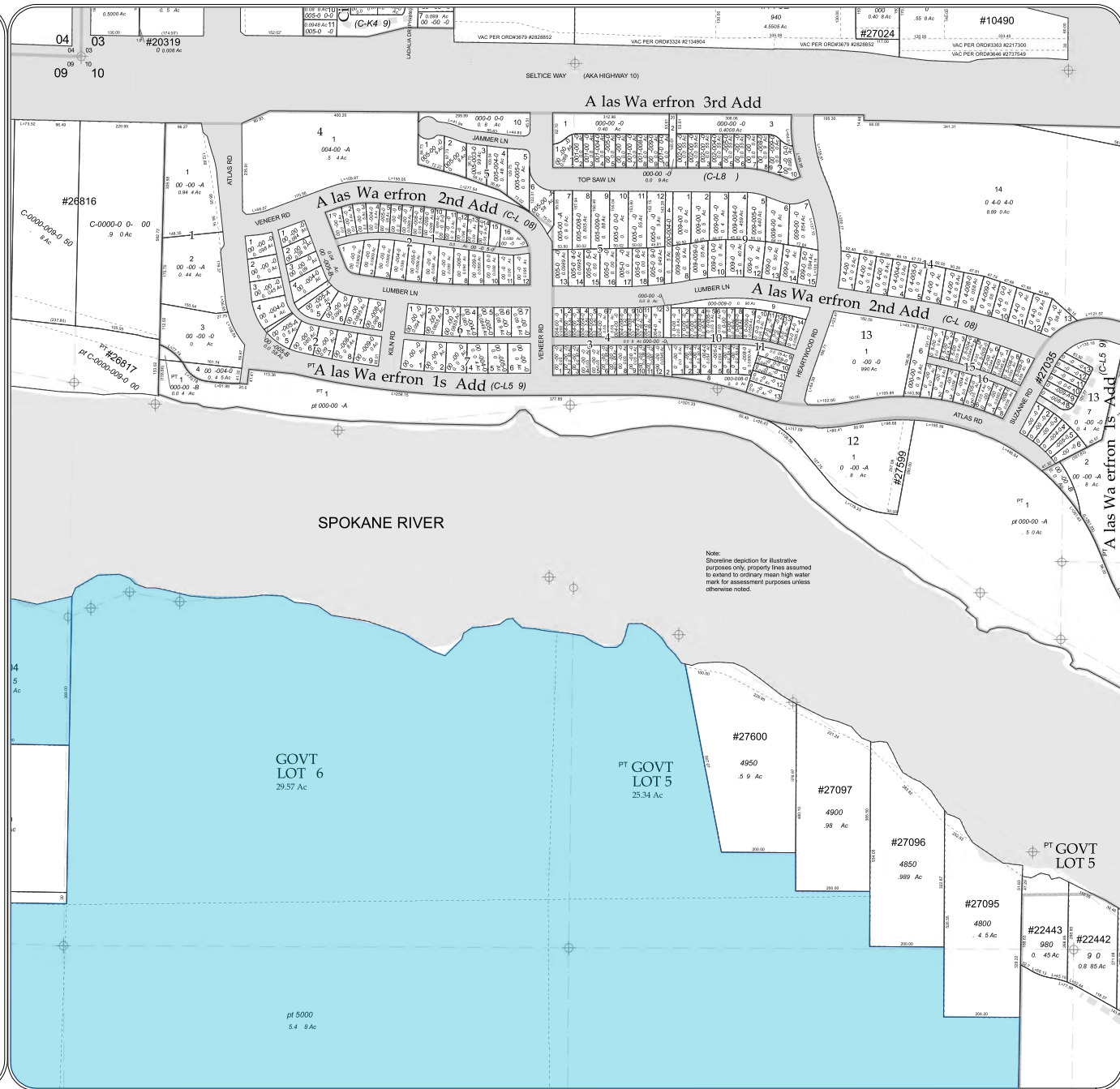
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Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950
Resulting PIN = C-3510-021-999-C or C3510021999C
Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

- (C-5 5) Sub-code
- 00 -00 -A Parcel ID# (PIN)
- TaxParcels
- LegalAreas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB_Corners
- GCDB_Lines





Kootenai County, Idaho

Note: Location within Township									
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31	32	33	34	35	36				



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Map Revisions

03/17/16 - TH
50N04W-10-1350 annexed into City of Coeur d'Alene per Ord#3509
and combined w/ C-0000-010-4500 (16)

12/09/16 - ET
50N04W-10-7860 out of 4000 (17)

01/20/17 - ET
0-7380-000-013-0 combined w/ 012-0 (now -A) (17)

11/21/17 - ET
50N04W-10-7950, 7960 & 7865 out of 4000 (18)

01/30/18 - ET
50N04W-10-8200 out of 4000 as Tax#25087 (18)

04/05/18 - JP
Ptn 50N04W-10-7950 combined w/ 7960 and redescribed as
Tax#25155; Rem 7950 redescribed as Tax#25154 (19)

01/17/19 - ET
C-K446-000-00A-B out of 00A-0 (now -A) as Tax#25389 (19)
50N04W-10-7970 & 7960 out of 4000 as Tax#22442 & #22443 (19)

03/15/19 - ET
C-0000-010-2200 & 4500 platted into AT AS WATERFRONT (19)

08/09/19 - TH
50N04W-10-8250 out of 4000 (20)

08/20/20 - GP
C-0000-010-7200 out of Aband RR RW as Tax#26163 (21)

08/29/19 - JP
C-K281-001-001-A platted into BE ERIVE CENTENNIA TRAI
RIVERFRONT ADD (20)

03/14/21 - ET
C- 291-001-001-0, 002-A, 002-B, 003-A, 003-B, 003-C, 003-D, 003-E,
003-F, 004-A, & 004-B platted into AT AS WATERFRONT 1ST
ADD (21)

03/19/21 - ET
C-0000-010-7200 , 011-5700 & 011-5800 platted into UNION (21)

01/19/22 - ET
C- 519-000-001-G out of 001-E as Tax#26688 (22)
Ptn 50N04W-10-7950 combined w/ 7855 as Tax#26706 (22)

08/17/22 - GP
Ptn 0-7380-000-016-0 combined w/ 017-0 (both now -A) (23)

11/23/22 - GP
C-0000-010-2800, C- 519-005-001-0, 002-0, 003-0, 004-0, 005-0,
006-0, 007-0, 008-0, 009-0, 010-0, 011-0, 012-0, 013-0, 014-0,
015-0, 016-0, 017-0, 018-0, 019-0, 020-0, 021-0, 022-0, 023-0,
024-0, 008-001-0, 009-001-0, 010-001-0, 011-001-A, 012-001-0,
000-001-A, 001-B, 001-C, 001-D, 001-E (8344159), & 001-F platted
into AT AS WATERFRONT 2ND ADD (23)

10/20/23 - ACB
C-6680-039-001-C, 002-A, 005-A, 007-A, 009-A, 011-A & C- 519-
000-001-G platted into MAHOGANY ANE (24)

Notes:

COURTYARD HOMES CONDOS (C-J360) (14
UNITS)

RIVERFRONT HOUSE CONDOS (C-J480) (46
UNITS)

RIVERFRONT HOUSE CONDOS 1ST ADD (C-
J322) (4 UNITS)

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area. Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

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Unplatted - TwpRngSec and Parcel ID# ex. 50N03W-16-7950
Resulting PIN = C-3510-021-999-C or C3510021999C
Resulting PIN = 50N03W-16-7950 or 50N03W167950

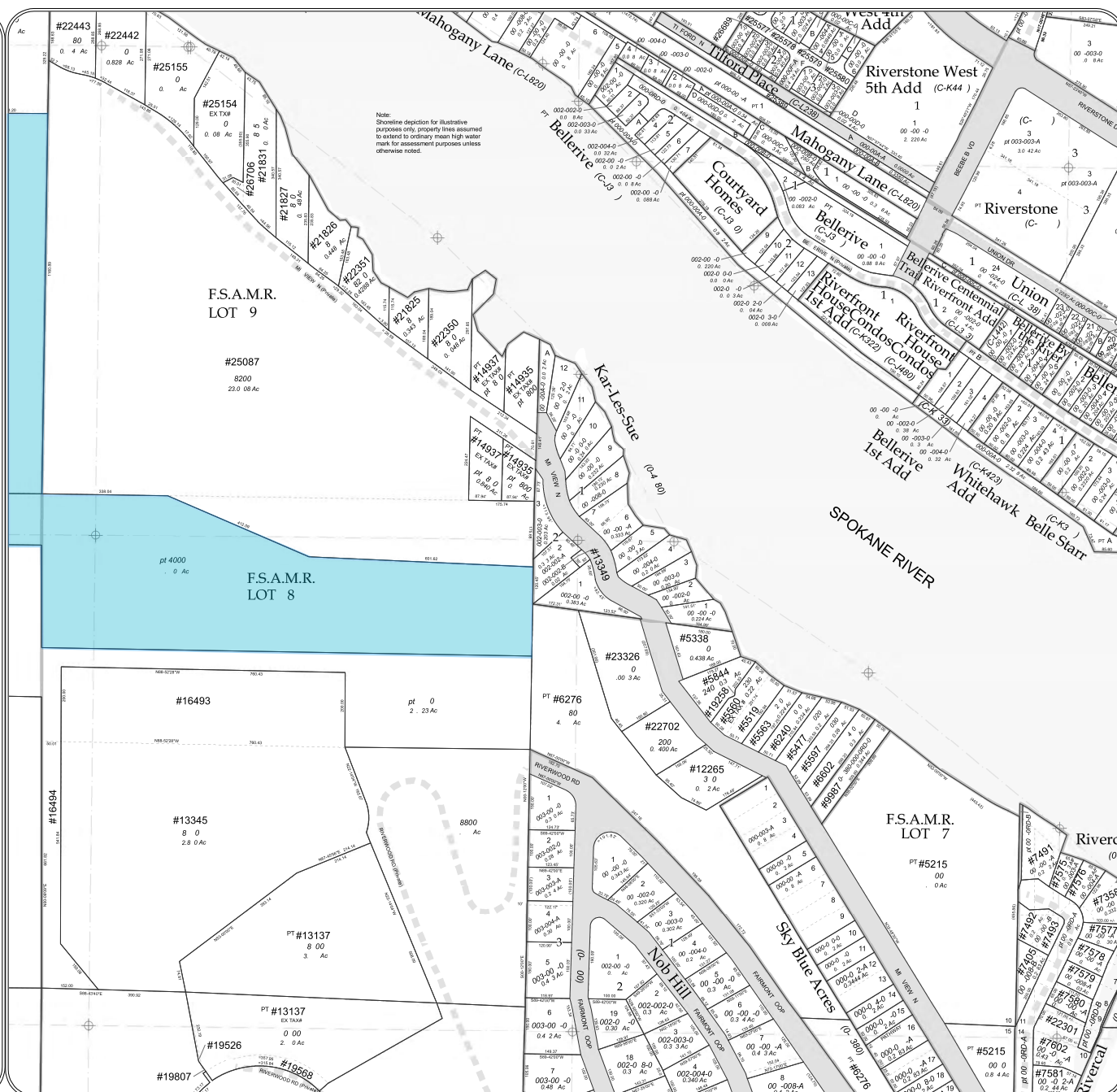
Legend

(C- 3) Sub-code
00 -00 -A Parcel ID# (PIN)

TaxParcels
Legal Areas
Road RW

Private Roads
Plat Boundaries
Railroad

City limits
GCDB_Corners
GCDB_lines





Kootenai County, Idaho

How This Location within Township

6	5	4	3	2	1
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Map Revisions

01/30/18 - ET
50N04W-10-8200 out of 4000 as Tax 25087 (18)
08/20/20 - GP
50N04W-10-7870 & 7875 out of 4000 as Tax 21827 & 21826 (21)
11/17/22 - GP
50N04W-09-7300, ptns 7500 & 09-7700 combined w/ 10-5000;
4800, 4850, 4900, & 4950 out of 5000 as Tax 27095, 27096,
27097, & 27098; 5850 out of 5000 (23)

Notes:

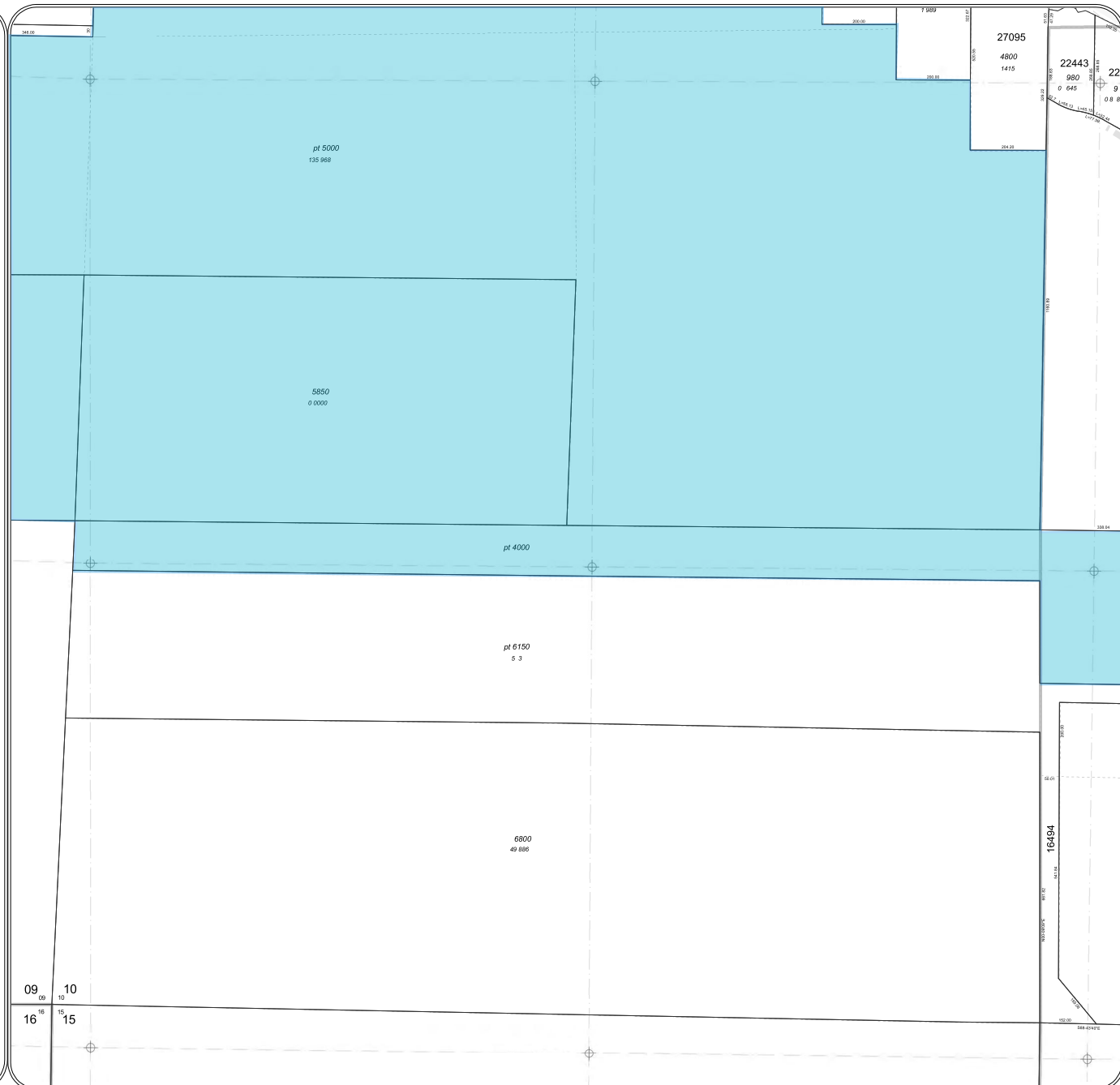
Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

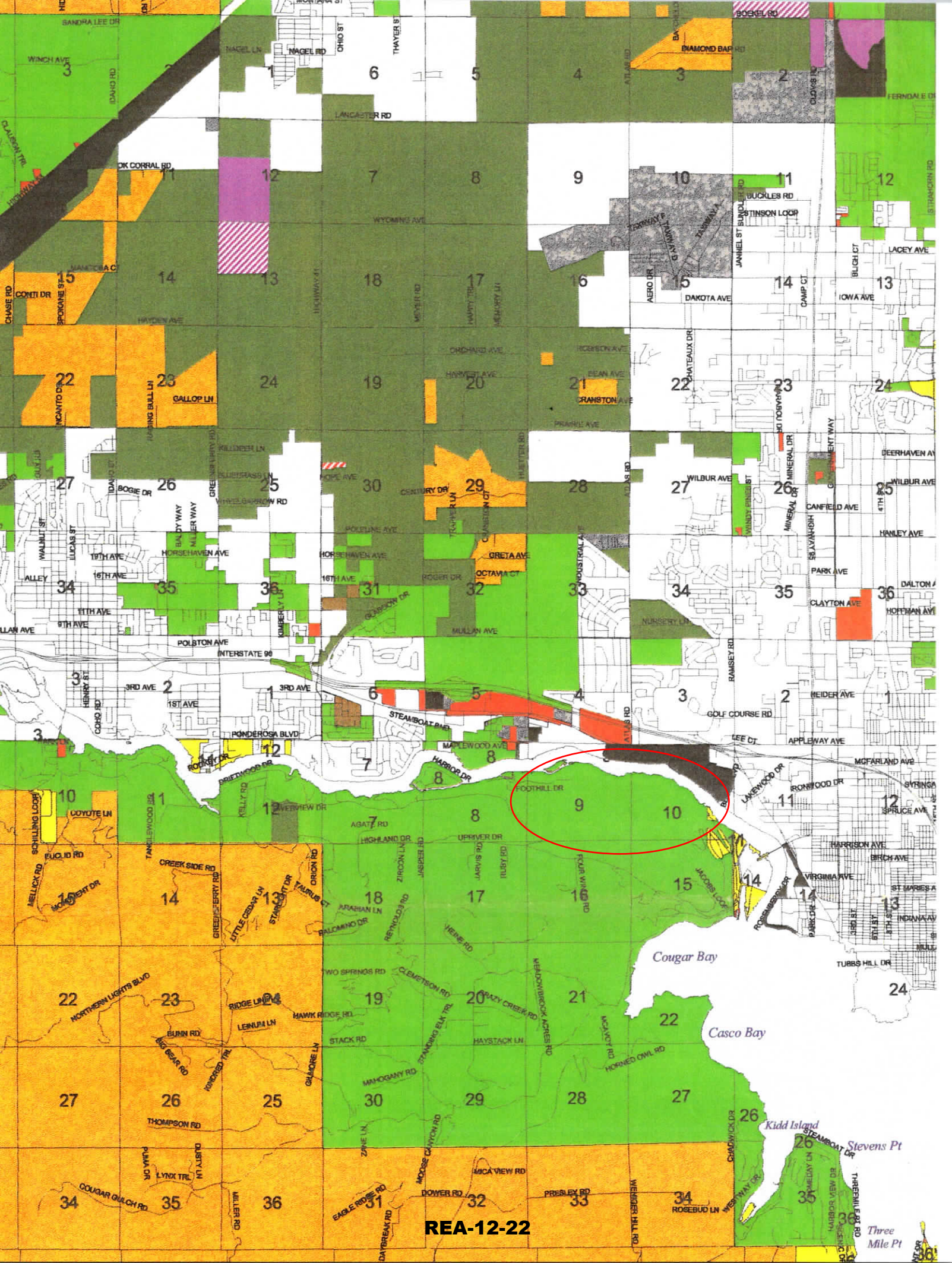
LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

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Platted: Sub-code and Parcel ID ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C
Unplatted: TwpRngSec and Parcel ID ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

(C-535) Sub-code
001-001- Parcel ID (PIN)
TaxParcels
LegalAreas
Road RW
Private Roads
Plat Boundaries
Railroad
City Limits
GCDB_Corners
GCDB_Lines





Residential Care Facilities

Resort Lodges, Retreat Centers, or Guest Ranches.

Restricted Surface Mining Operations

Sawmills, Shingle or Planing Mills, or Woodworking Plants

Schools

Special Event Locations

Veterinary Hospitals or Clinics

Wholesale Greenhouses

Wireless Communication Facilities; provided, however, that Public Safety Wireless Communication Facilities shall be permitted of right.

Zoos (Ord. 514, 10-4-17; Ord. 517, 1-31-18)

8.2.209: USES REQUIRING A SPECIAL NOTICE PERMIT:

One (1) railroad car or truck cargo container/trailer used for storage or any other purpose not associated with the active operation of an allowed railroad or trucking business.

Except as provided in subsection 8.2.204(C) of this article, one (1) personal storage building on a lot or parcel under one (1.00) acre in size where one or more of the primary uses listed in subsection 8.2.205(A) or the uses listed in section 8.2.208 of this article have not yet been established. Such buildings shall not exceed 2,000 square feet in size.

Annual special event locations, subject to the standards set forth in section 8.5.204 of this title.

Lighting for any outdoor recreational facility permitted of right.

Private Resorts.

Utility Complexes. (Ord. 546, 10-22-19)

Article 2.3 Agricultural Suburban Zone

8.2.301: GENERAL DESCRIPTION: The Agricultural Suburban zone is a zoning district in which the land has been found to be suitable for residential and small-scale agricultural uses.

8.2.302: RESTRICTIONS: In the Agricultural Suburban zone, no building or premises shall be used, nor shall any building or structure hereafter be erected or altered (unless provided in this title), except for the following uses in accordance with the standards set forth in this article.

8.2.303: LOT SIZE, DENSITY AND SITE AREA: The minimum lot size in the Agricultural Suburban zone, except in conservation subdivisions, shall be two (2.00) acres. (Ord. 518, 2-27-18)

8.2.304: USES OF RIGHT ON EXISTING PARCELS OF LESS THAN 8,250 SQUARE FEET:

A. Parcels created prior to January 3, 1973 which are less than 8,250 square feet in size shall be regarded as conforming parcels for purposes of this title.

B. Uses Permitted of Right.

1. Primary Uses. Primary uses permitted of right shall be limited to one (1) single-family dwelling, which may be a Class A manufactured home, utility services, and public safety facilities.

2. Other Uses Permitted.

a. Accessory buildings.

b. Home occupations, subject to the standards set forth in section 8.4.501 of this title.

c. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

d. One (1) personal storage building not to exceed 2,000 square feet may be built prior to the establishment of one or more of the uses listed in paragraph (1) of this subsection; provided, however, that a special notice permit shall be required for such personal storage buildings where the building will be 200 square feet or greater. No special notice permit shall be required for a personal storage building if the building will be 400 square feet or less and the setback areas from the structure to the property lines are two (2) times the normally applicable setback distances. *See* section 8.2.310 of this article. (Ord. 546, 10-22-19)

8.2.305: USES OF RIGHT ON PARCELS OF 8,250 SQUARE FEET OR MORE BUT LESS THAN TWO (2.00) ACRES: Parcels created prior to February 8, 2005 that are a minimum of 8,250 square feet but less than two (2.00) acres in size shall be regarded as conforming parcels for purposes of this title. On such parcels, the following uses are permitted of right, provided that all uses shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses.

1. One (1) single-family dwelling, which may be a Class A manufactured home, or one (1) two-family dwelling.

2. Publicly-owned parks, playgrounds, or recreational facilities.

3. Bed and breakfast inns, subject to the standards set forth in section 8.4.502 of this title.

4. Temporary office for the sale of real estate, for a period not to exceed two (2) years.

5. General farming and forestry, provided that the minimum area for the keeping of livestock shall be three-fourths ($\frac{3}{4}$) acre. Domestic fowl must be kept in a secure yard or other enclosure at all times.

6. Utility Services.

B. Accessory Uses. The following uses are allowed after one or more of the primary uses listed in subsection (A) above have been established:

1. Accessory buildings.

2. One (1) accessory living unit, subject to the standards set forth in section 8.4.301 of this title.

3. Temporary hardship use, subject to the standards set forth in section 8.4.302 of this title.

4. Home occupations, subject to the standards set forth in section 8.4.501 of this title.

5. Automotive hobby activities, subject to the standards set forth in section 8.4.503 of this title.

C. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

D. One (1) personal storage building not to exceed 2,000 square feet may be built prior to the establishment of one or more of the uses listed in subsection (A) of this section; provided, however, that a special notice permit shall be required for such personal storage buildings where the building will be 200 square feet or greater and the lot or parcel is less than one (1.00) acre in size. No special notice permit shall be required for a personal storage building if the building will be 400 square feet or less and the setback areas from the structure to the property lines are two (2) times the normally applicable setback distances. See section 8.2.310 of this article. (Ord. 514, 10-4-17; Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.306: USES OF RIGHT ON PARCELS OF TWO (2.00) ACRES OR MORE: On parcels that are a minimum of two (2.00) acres in size, the following uses are permitted of right, provided that all uses shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses:

1. General farming and forestry, provided that the minimum area for the keeping of livestock shall be three-fourths ($\frac{3}{4}$) acre. Domestic fowl must be kept in a secure yard or other enclosure at all times on parcels smaller than five (5.00) acres.

2. One (1) single-family dwelling, which may be a Class A manufactured home, or one (1) two-family dwelling.

3. Publicly-owned parks, playgrounds, or recreational facilities.

4. Bed and breakfast inns, subject to the standards set forth in section 8.4.502 of this title.

5. Temporary office for the sale of real estate, for a period not to exceed two (2) years.
6. Public Safety Wireless Communications Facilities.
7. Utility Services.

B. Accessory Uses. The following uses are allowed after one or more of the primary uses listed in subsection (A) above have been established:

1. Accessory buildings.
2. One (1) accessory living unit, subject to the standards set forth in section 8.4.301 of this title.
3. Temporary hardship use, subject to the standards set forth in section 8.4.302 of this title.
4. Home occupations, subject to the standards set forth in section 8.4.501 of this title.
5. Automotive hobby activities, subject to the standards set forth in section 8.4.503 of this title.
6. Cottage industries, subject to the standards set forth in section 8.4.504 of this title.
7. Non-commercial kennels, subject to the standards set forth in section 8.4.505 of this title.

C. One (1) personal storage building may be built prior to the establishment of one or more of the primary uses listed in subsection (A) above. Such building shall not exceed 2,000 square feet on parcels of less than five (5.00) acres in size, and shall not exceed 5,000 square feet on parcels of five (5.00) acres or greater in size.

D. Continued operation of airports or airstrips that were in existence as of June 9, 2016.

E. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title. (Ord. 514, 10-4-17; Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.307: USES PROHIBITED: Except as permitted of right or with a conditional use permit or special notice permit as set forth in this article, the following uses are prohibited:

- A. Commercial uses.
- B. Industrial uses.
- C. Manufacturing uses.
- D. The keeping of livestock on parcels of less than three-fourths ($\frac{3}{4}$) acre in size.
- E. The keeping of domestic fowl on parcels of less than 8,250 square feet in size. (Ord. 546, 10-22-19)

8.2.308: SETBACKS AND OFF-STREET PARKING:

A. The following setbacks shall apply to all structures in the Agricultural Suburban zone:

Structure Type	Setback Type	Distance
Residential structures	Front yard	25 feet
	Side yard	10 feet
	Side yard, with an alley	6 feet
	Rear yard	25 feet
	Flanking Street	15 feet
Accessory buildings and personal storage buildings	Front yard	25 feet
	Side yard	10 feet
	Side yard, with an alley	6 feet
	Rear yard	15 feet
	Flanking Street	15 feet
All other allowed structures	Front yard	30 feet
	Side yard	30 feet
	Rear yard	30 feet
	Flanking Street	25 feet

B. Off-Street Parking. Standards for off-street parking are set forth in section 8.4.1301 of this title. (Ord. 514, 10-4-17)

8.2.309: USES REQUIRING A CONDITIONAL USE PERMIT:

Cemeteries
Child Care Centers, Preschools, or Head Start Facilities
Commercial Kennels
Commercial Resorts
Commercial Riding Arenas, Boarding Stables, or Equine Training Facilities
Golf Courses or Driving Ranges
Hospitals
Medical or Dental Clinics
Mini-Storage Facilities or Rental Warehouses
Places of Worship or Assembly
Privately-Owned Recreational Facilities which are open to public use
Public Safety Facilities or Public Service Facilities
Public Utility Complex Facilities

Residential Care Facilities

Resort Lodges, Retreat Centers, or Guest Ranches.

Schools

Veterinary Hospitals or Clinics

Wholesale Greenhouses

Wireless Communication Facilities; provided, however, that Public Safety Wireless Communication Facilities shall be permitted of right. The minimum lot size for Wireless Communication Facilities in the Agricultural Suburban zone, including Public Safety Wireless Communication Facilities, shall be two (2) acres. (Ord. 514, 10-4-17; Ord. 517, 1-31-18)

8.2.310: USES REQUIRING A SPECIAL NOTICE PERMIT:

One (1) Class B manufactured home.

Multiple-family dwellings.

One (1) railroad car or truck cargo container/trailer used for storage or any other purpose not associated with the active operation of an allowed railroad or trucking business.

Except as provided in subsection 8.2.304(B) or subsection 8.2.305(D) of this article, one (1) personal storage building on a lot or parcel under one (1.00) acre in size where one or more of the primary uses listed in sections 8.2.305 and 8.2.306 of this article, or the uses listed in section 8.2.309 of this article, have not yet been established. Such buildings shall not exceed 2,000 square feet in size.

Annual special event locations, subject to the standards set forth in section 8.5.204 of this title.

Lighting for any outdoor recreational facility permitted of right.

Private Resorts.

Utility Complexes. (Ord. 546, 10-22-19)

Article 2.4 Restricted Residential Zone

8.2.401: GENERAL DESCRIPTION: The Restricted Residential zone is a zoning district in which the land has been found to be suitable for residential use which is, or is expected to become, a one- or two-family unit living area. Uses are generally limited to residential uses.

8.2.402: RESTRICTIONS: In the Restricted Residential zone, no building or premises shall be used nor shall any building or structure hereafter be erected or altered (unless provided in this title) except for the following uses in accordance with the standards set forth in this article.

8.2.403: LOT SIZE AND SITE AREA: The minimum lot size in the Restricted Residential Zone shall be 8,250 square feet. The maximum density within the boundaries of Area of City Impact of the City of Hayden Lake shall be one (1) single family dwelling per acre.

8.2.404: USES OF RIGHT ON EXISTING PARCELS OF LESS THAN 8,250 SQUARE FEET:

A. Parcels created prior to January 3, 1973 which are less than 8,250 square feet in size shall be regarded as conforming parcels for purposes of this title.

B. Uses Permitted of Right.

1. Primary Uses. Primary uses permitted of right shall be limited to one (1) single-family dwelling, which may be a Class A manufactured home, utility services, and public safety facilities.

2. Other Uses Permitted.

a. Accessory buildings.

b. Home occupations, subject to the standards set forth in section 8.4.501 of this title.

c. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

d. One (1) personal storage building not to exceed 2,000 square feet may be built prior to the establishment of one or more of the uses listed in paragraph (1) of this subsection; provided, however, that a special notice permit shall be required for such personal storage buildings where the building will be 200 square feet or greater. No special notice permit shall be required for a personal storage building if the building will be 400 square feet or less and the setback areas from the structure to the property lines are two (2) times the normally applicable setback distances. *See* section 8.2.411 of this article. (Ord. 514, 10-4-17; Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.405: USES OF RIGHT ON PARCELS OF 8,250 SQUARE FEET OR MORE BUT LESS THAN 9,900 SQUARE FEET: On parcels that are a minimum of eight thousand two hundred fifty (8,250) square feet but less than nine thousand nine hundred (9,900) square feet in size, the following uses are permitted, provided that all uses shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses:

1. One (1) single-family dwelling, which may be a Class A manufactured home.
2. Publicly-owned parks, playgrounds, or recreational facilities.
3. Bed and breakfast inns, subject to the standards set forth in section 8.4.502 of this title.
4. Temporary office for the sale of real estate for a period not to exceed two (2) years.
5. Utility Services.

B. Accessory Uses. The following uses are allowed after one or more of the primary uses listed in subsection (A) above have been established:

1. Accessory buildings.
2. One (1) accessory living unit, subject to the standards set forth in section 8.4.301 of this title.
3. Temporary hardship use, subject to the standards set forth in section 8.4.302 of this title.
4. Home occupations, subject to the standards set forth in section 8.4.501 of this title.
5. Automotive hobby activities, subject to the standards set forth in section 8.4.503 of this title.
6. The keeping of domestic fowl, subject to the following limitations:
 - a. Male chickens (roosters) shall not be kept.
 - b. Domestic fowl must be kept in a secure yard or other enclosure at all times.

C. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

D. One (1) personal storage building not to exceed 2,000 square feet may be built prior to the establishment of one or more of the uses listed in subsection (A) of this section; provided, however, that a special notice permit shall be required for such personal storage buildings where the building will be 200 square feet or greater. No special notice permit shall be required for a personal storage building if the building will be 400 square feet or less and the setback areas from the structure to the property lines are two (2) times the normally applicable setback distances. *See* section 8.2.411 of this article. (Ord. 514, 10-4-17; Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.406: USES OF RIGHT ON PARCELS OF 9,900 SQUARE FEET OR MORE BUT LESS THAN FIVE (5.00) ACRES: On parcels that are a minimum of nine thousand nine hundred (9,900) square feet but less than five (5.00) acres in size, the following uses are permitted, provided that all uses shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses:

1. One (1) single-family dwelling, which may be a Class A manufactured home, or one (1) two-family dwelling.
2. Any of the other primary uses listed in section 8.2.405 of this article.

B. Accessory Uses:

1. Any of the accessory uses listed in section 8.2.405 of this article, subject to the applicable standards or limitations set forth in that section, are allowed after one or more of the primary uses of right permitted under this section have been established.

2. The keeping of livestock, subject to the following limitations:

- a. The keeping of livestock shall be allowed only after one or more of the primary uses of right permitted under this section have been established.
- b. The minimum area for the keeping of livestock shall be three-fourths ($\frac{3}{4}$) acre.
- c. Livestock care and animal waste management must meet all applicable regulations of agencies with jurisdiction.

C. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

D. One (1) personal storage building not to exceed 2,000 square feet may be built prior to the establishment of one or more of the uses listed in subsection (A) of this section; provided, however, that a special notice permit shall be required for such personal storage buildings where the building will be 200 square feet or greater and the lot or parcel is less than one (1.00) acre in size. No special notice permit shall be required for a personal storage building if the building will be 400 square feet or less and the setback areas from the structure to the property lines are two (2) times the normally applicable setback distances. See section 8.2.411 of this article. (Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.407: USES OF RIGHT ON PARCELS OF FIVE (5.00) ACRES OR MORE: On parcels that are a minimum of five (5.00) acres in size, the following uses are permitted of right, provided that all uses shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses. Any of the primary uses listed in sections 8.2.405 and 8.2.406 of this article.

B. Accessory Uses:

1. Any of the accessory uses listed in section 8.2.405 and 8.2.406 of this article are allowed after one or more of the primary uses of right permitted under this section have been established.
2. Accessory uses shall be subject to the applicable standards or limitations set forth in section 8.2.405 or 8.2.406 of this article, except that the keeping of domestic fowl may include male chickens (roosters), and domestic fowl need not be kept in a secure yard or other enclosure.

C. Temporary or intermittent recreational use of up to two (2) recreational vehicles, subject to the standards set forth in section 8.4.401 of this title.

D. One (1) personal storage building not to exceed 5,000 square feet may be built prior to the establishment of one or more of the primary uses listed in subsection (A) above. (Ord. 514, 10-4-17; Ord. 517, 1-31-18; Ord. 546, 10-22-19)

8.2.408: USES PROHIBITED: Except as permitted of right or with a conditional use permit or special notice permit as set forth in this article, the following uses are prohibited:

A. Commercial uses.

B. Industrial uses.

C. Manufacturing uses.

D. The keeping of livestock on parcels of less than three-fourths ($\frac{3}{4}$) acre in size.

E. The keeping of domestic fowl on parcels of less than 8,250 square feet in size. (Ord. 546, 10-22-19)

8.2.409: SETBACKS AND OFF-STREET PARKING:

A. The following setbacks shall apply to all structures in the Restricted Residential zone:

Setback Type	Distance
Front yard	25 feet
Side yard	10 feet
Side yard, with an alley	6 feet
Rear yard	25 feet
Flanking Street	15 feet

B. Off-Street Parking. Standards for off-street parking are set forth in section 8.4.1301 of this title.

8.2.410: USES REQUIRING A CONDITIONAL USE PERMIT:

Child Care Centers, Preschools, or Head Start Facilities
Commercial Resorts
Golf Courses or Driving Ranges
Places of Worship or Assembly
Privately Owned Recreational Facilities which are open to public use
Public Safety Facilities or Public Service Facilities
Public Utility Complex Facilities
Residential Care Facilities
Resort Lodges, Retreat Centers, or Guest Ranches
Schools (Ord. 514, 10-4-17; Ord. 517, 1-31-18)

8.2.411: USES REQUIRING A SPECIAL NOTICE PERMIT:

One (1) Class B manufactured home.

Except as provided in subsection 8.2.404(B), subsection 8.2.405(D), or subsection 8.2.406(D) of this article, one (1) personal storage building on a lot or parcel under one (1.00 acre) in size

where one or more of the primary uses listed in sections 8.2.405 and 8.2.406 of this article, or one or more of the uses listed in section 8.2.410 of this article, have not yet been established. Such buildings shall not exceed 2,000 square feet in size.

Annual special event locations, subject to the standards set forth in section 8.5.204 of this title.

Lighting for any outdoor recreational facility permitted of right.

Private Resorts.

Utility Complexes. (Ord. 546, 10-22-19)

Article 2.5 High Density Residential Zone

8.2.501: GENERAL DESCRIPTION: The High Density Residential zone is a zoning district in which the land has been found to be suitable for high-density residential uses, including multiple family dwellings, manufactured home units used as single-family residences on individual lots, or manufactured home parks permitted through the issuance of a conditional use permit. The predominant housing type in this zone will be manufactured homes and apartments.

8.2.502: RESTRICTIONS: In the High Density Residential zone, no building or premises shall be used, nor shall any building or structure hereafter be erected or altered (unless provided in this title), except for the following uses in accordance with the standards set forth in this article.

8.2.503: DENSITY: Except as otherwise provided in this section, the maximum density in the High Density Residential zone shall be one (1) dwelling unit per 3,000 square feet.

8.2.504: USES PERMITTED: The following uses are permitted of right, provided that all uses except public safety facilities shall leave sixty-five percent (65%) of the parcel as open space free from structures:

A. Primary Uses:

1. One (1) single-family dwelling or one (1) two-family dwelling. On parcels of not less than six thousand (6,000) square feet with frontage on a public road, one (1) Class A or Class B manufactured home may be used as a single-family dwelling.
2. Publicly-owned parks, playgrounds, or recreational facilities.
3. Bed and breakfast inns, subject to the standards set forth in section 8.4.502 of this title.
4. Temporary office for the sale of real estate for a period not to exceed two (2) years.
5. Multiple-family dwellings are permitted of right on parcels of not less than twelve thousand square feet (12,000 sq. ft.) in size with frontage on a public road. There shall be a ratio of not less than three thousand square feet (3,000 sq. ft.) of land per dwelling unit.
6. Utility Services.

Captain Joseph A. Derie (Lieutenant Commander, US Coast Guard, Retired)

1222 SE 57th Ave
Portland, OR 97215

E-mail: joederie@comcast.net
Phone: 503-236-6818

Licenses and Certifications

- Master, Inland and Near Coastal Steam or Motor Vessels, 100 GT, with Assistance Towing Endorsement, US Coast Guard (USCG)
- Able Bodied Seaman, USCG
- Title 46 Commercial Fishing Vessel Examiner, USCG
- 46 CFR 28.270(c) *Instruction, drills and safety orientation*, Commercial Fishing Vessel Drill Leader, USCG
- Marine Radio Operator, Federal Communications Commission
- Certified Marine Investigator, International Association of Marine Investigators (IAMI)
- Certified Marine Fire Investigator, IAMI
- Certified Fire and Explosion Investigator, National Association of Fire Investigators
- Certified Fire Investigator, International Association of Arson Investigators (IAAI)
- Fire Investigator, National Board on Fire Service Professional Qualifications
- Underwater Investigator, Dive Rescue International
- Certified Marine Surveyor, National Association of Marine Surveyors (NAMS-CMS)
 - Hull and Machinery
 - Fishing Vessels
 - Yachts and Small Craft
 - Cargo
- Certified Marine Warranty Surveyor, National Association of Marine Surveyors (NAMS-CMWS)
- Accredited Marine Surveyor, Society of Accredited Marine Surveyors (SAMS/AMS)
 - Commercial Workboats
 - Tug & Barge
 - Yachts and Small Craft
 - Cargo
- Certified Subchapter M Surveyor, Towing Vessel Inspection Bureau (TVIB)
 - Annual Surveys Endorsement
 - Drydock/Internal Structural Examination Endorsement
- Master Marine Advisor, American Boat and Yacht Council (ABYC), including:
 - Marine Electrical
 - Marine Corrosion
 - Marine Systems
 - Marine Composites
 - Air Conditioning and Refrigeration
 - ABYC Standards
 - Marine Engines and Fuel Systems
- Instructor, National Safe Boating Council

Registrations

- Professional Engineer (PE): California #C55477, Arizona #37620, Florida #40098

Education

- Doctor of Science in Research and Engineering Management, Southeastern Institute of Technology, Huntsville, AL
- Master of Engineering in Engineering Management, Boston U., Boston, MA
- BS in Civil Engineering, Virginia Military Institute, Lexington, VA

Experience

1996–present: Full time self-employed maritime and boating accident investigator and safety consultant; forensic civil engineer specializing in marine and waterfront investigations; and marine surveyor. Doing business as Southwest Passage Marine Surveys and later as Principal, Southwest Passage Marine Surveys, LLC (www.swpassagemarinesurveys.com) 2001 – Present.

Investigator of marine and boating accidents and damaged cargo on inland and coastal waters, and on the high seas. Investigations have included collisions, allisions, sinkings and underwater investigations, fraud, arson, wrongful death, carbon monoxide poisoning, propeller cuts and other injuries, multiple deaths, operating under the influence, Jones Act, OSHA, manufacturers defects, as well as vessel machinery and electrical failures. Performed vessel collision analysis and accident reconstruction. Investigations have also included accidents and failures involving docks, piers, marinas and other waterfront structures.

Marine surveyor for small craft, yachts, small and large commercial vessels, commercial fishing vessels, fireboats, rescue boats, container ships, bulk carriers, heavy lift ships, inspected passenger vessels (Subchapters T and K boats), ROROs, drydocks, machinery, derricks and cranes, cargo and containers. Vessel surveys included comprehensive inspections of hull, propulsion systems, electrical systems, electronics, pumps, major components and fittings, ventilation, and other components, as well as ABYC, National Fire Protection Association (NFPA) and OSHA and USCG engineering and safety requirements.

Performed stability testing for small passenger vessels.

Consultant on maritime and boating safety, navigation, dredging, and aids to navigation.

Consultant on the design, construction and maintenance of marinas and other waterfront facilities.

Boating Safety Instructor, AZ Game and Fish (2001–2008). Taught boating safety, Arizona boating law and “Train the Trainer” classes for personnel desiring to teach boating safety for AZ Game and Fish.

Boating Safety Instructor, Oregon State Marine Board (2008–2021). Teach boating safety and Oregon boating law.

Instructor for Boating Safety Instructors, Oregon State Marine Board (2008–2010). Teach instructors how to teach boating safety and Oregon boating law.

Boating Safety Instructor, Washington State Parks and Recreation Commission (2008–2015). Teach boating safety and Washington boating law.

Instructor, USCG Auxiliary (2001– 2008). Taught chapters in the Boating Skills and Seamanship Course, chapters in the Advanced Coastal Navigation Course, seamanship, situational awareness, towing, boating safety, rules of the road and other boating safety classes.

Instructor, IAMI (2007–). Teach classes in marine accident investigation and reconstruction and marine fire investigation.

On Call Investigator, Oregon Board of Maritime Pilots (2009–2013).

Instructor, California Department of Boating and Waterways (2012–2014). Taught basic and advanced classes in Boating Accident Investigation/Reconstruction to California Boating Safety Officers. Assisted in revising the Advanced Boating Accident Investigation/Reconstruction Course.

Member (marine engineer), Commercial Fishing Safety Advisory Committee (CFSAC) (2016–2020). Appointed to this 18-member committee by the Secretary of the Department of Homeland Security “to represent the viewpoints of Naval Architects and Marine Engineers.” The CFSAC provides advice and recommendations to the United States Coast Guard (USCG) and the Department of Homeland Security (DHS) on matters relating to the safety of commercial fishing industry vessels.

1996–2000: Adjunct instructor, California Maritime Academy (CMA), Vallejo, CA.

Instructor in seamanship, navigation, watchstanding, water survival, Coast Guard requirements and International Maritime Organization Standards of Crewing, Training and Watchkeeping (STCW) qualifications (engineering and deck), marine engineering, electricity, electronics and communications. Taught shipboard firefighting and damage control.

Taught afloat on CMA Training Ship *Golden Bear* during summer cruise, on other academy vessels, ashore in classroom, as well as in steam, diesel and bridge simulators and engineering laboratory’s. Responsible for course development of several engineering and marine technical courses.

Students included both maritime cadets and serving mariners requiring additional skills and continuing education.

1995–1996: Project Manager/Senior Engineer, Moffatt & Nichol Engineers, Walnut Creek, CA.

Planned and managed waterfront and maritime projects on San Francisco Bay, the Sacramento River, and California and Nevada reservoirs and lakes.

Projects involved boating, vessel traffic management, regulatory markers, aids to navigation, boating safety, dredging, waterfront facilities, marinas, environmental compliance, and waterways issues and management.

1971–1995: Officer, US Army/US Coast Guard.

US Coast Guard Engineer Officer and Deck Watch Officer.

As a Coast Guard officer was a federal law enforcement officer and an officer of the customs. Attended the Marine Law Enforcement Course and the Boarding Officer Course.

As a Naval Engineer, was Chief, Icebreaker and Coastal Buoy Tender type desk. Responsible for engineering and changes to ships systems. Assisted in the design and acquisition of new cutters and barges.

Served as Deck Watch Officer on a large cutter performing marine safety, fisheries, treaties and drug enforcement and search and rescue missions.

As Civil Engineer, managed and designed projects involving docks, piers, other waterfront facilities, ranges and public works.

Held warrant as government contracting officer.

US Army Engineer and Signal Corps Officer in US, Germany and Korea.

Assignments include company commander, battalion executive officer, combat engineering, construction engineering, demolitions, and tactical communications as well as various staff and engineering positions.

Specialized Training

Marine accident investigation and reconstruction, fire/arson investigation, damaged cargo/container inspection, maritime/boating safety, water survival, damage control, diving/underwater investigation, navigation, marine engineering, seamanship and incident management courses.

Marine and Boating Skills and Safety

- Basic Safety Training, STCW, US Navy Military Sealift Command and CMA
- Lifeboatman – Proficiency in Survival Craft, CMA
- Bridge Resource Management, CMA
- Advanced Radar Plotting Aids, CMA
- USCG Approved Signaling Course (Flashing Light), CMA
- Search and Rescue, USCG
- Deck Watch Officer Navigation Rules, USCG
- Navigation Rules, USCG Auxiliary
- Boating Skills and Seamanship, USCG Auxiliary
- Advanced Coastal Navigation, USCG Auxiliary
- Search and Rescue Specialist, USCG Auxiliary
- Weather Specialist, USCG Auxiliary
- Piloting Specialist, USCG Auxiliary
- Seamanship Specialist, USCG Auxiliary
- Patrols Specialist, USCG Auxiliary
- Communications Specialist, USCG Auxiliary
- Vessel Examiner, USCG Auxiliary
- Boat Crew Member, USCG Auxiliary
- Coxswain, USCG Auxiliary
- PWC Operator, USCG Auxiliary

- Auxiliary Operations, USCG Auxiliary
- Team Coordination Training, USCG Auxiliary
- Suddenly in Command, USCG Auxiliary
- How to Read a Nautical Chart, USCG Auxiliary
- GPS for Mariners, USCG Auxiliary
- Title 46 Commercial Fishing Vessel Examiner, NAVTECH
- Arizona Boating Education Course, Arizona Game & Fish
- Navigating Nevada, Nevada Dept. of Conservation and Natural Resources
- California Boating Safety Class, California Dept. of Boating and Waterways
- Utah's Boating Course, Utah State Parks and Recreation
- New Mexico Boating Basics, New Mexico Energy, Minerals and Natural Resources Dept.
- Vessel Inspection and Decontamination of the Quagga and Zebra Mussel, Arizona Game and Fish
- Florida Boating Safety Course, Florida Fish and Wildlife Conservation Commission
- Arizona PWC Safety School, PWC SafetySchool.com
- Oregon Boating Safety Course, Boat Owners Association of the United States (BoatUS) Online
- Washington Boating Safety Course, Washington State Parks and Recreation Commission
- Digital Selective Calling Radio Tutorial, BoatUS
- Florida Boating Safety Education ID Card #0000000525902
- California Boating Safety Education Certification #776868
- Oregon Boater Education Card #188199
- Washington State Boater Education Card #00009780
- Idaho Parks and Recreation Boater Education Card #951591
- Iowa Online Boating Safety Course, BoatUS
- Inflatable Life Jacket Education Presentation, National Safe Boating Council
- Paddleboat Safety Certificate #5495291RE
- Alaska Online Boating Safety Course, BoatUS Foundation
- Boat Control On-Water Instructor Training Course, National Safe Boating Council

Marine and Boating Law Enforcement and Marine Accident Investigation and Reconstruction

- Marine Law Enforcement, USCG
- Boarding Officer, USCG
- Accident/Collision Investigation, ABYC
- Investigation Surveying of Marine Casualties, SAMS
- Yacht and Small Craft Insurance Policies, SAMS
- Investigations Seminar, SAMS
- Small Power Watercraft Damage and Claim Evaluation, First Marine Insurance Co.
- Watercraft Accident Investigation, AZ Game and Fish
- Watercraft Crash Investigation and Incident Reconstruction, Southeastern Public Safety Institute (St. Petersburg College, FL)
- Marine Investigations, IAMI Annual Training Seminar, 2005
- Marine Investigations, IAMI Annual Training Seminar, 2006
- Marine Investigations, IAMI Annual Training Seminar, 2009
- Marine Investigations, IAMI Annual Training Seminar, 2011 (Speaker: NFPA 1033 and NFPA 921 and Marine Fire Investigations)
- Marine Investigations, IAMI Annual Training Seminar, 2014 (Speaker: NFPA 1033 and NFPA 921 and Marine Fire Investigations; Speaker: NFPA 921 and a Marine Fire Investigation)
- Marine Investigations, IAMI Western Regional Training Seminar, 2017
- Marine Investigations, IAMI Western Regional Training Seminar, 2018 (Panel Member: What IAMI Does for Me!)"
- Marine Investigations, IAMI Western Regional Training Seminar, 2019
- Marine Investigations, IAMI Annual Training Seminar, 2019
- Marine Investigations, IAMI Annual Training Seminar, 2022

- Marine Investigations, IAMI Annual Training Seminar, 2024
- Marine Investigations, IAMI Annual Training Seminar, 2025
- Navigation Rules for Marine Law Enforcement Officers, NASBLA
- Introduction to Digital Photography, US Coast Guard Auxiliary
- Cargo Damage, SUNY Maritime College
- Underwater Investigations, Dive Rescue International
- Cargo Surveying, NAVTECH
- Basics of Failure Investigations & Forensic Engineering, Florida PE Continuing Education Course
- Forensic Engineering Part A, Florida PE Continuing Education Course
- Forensic Engineering Part B, Florida PE Continuing Education Course
- Forensic Engineering Part C, Florida PE Continuing Education Course
- Forensic Engineering Part D, Florida PE Continuing Education Course
- Practical Forensic Engineering – Property – Part 1, Florida PE Continuing Education Course
- Practical Forensic Engineering – Property – Part 2, Florida PE Continuing Education Course
- Mechanical Fatigue of Metals, Florida PE Continuing Education Course
- Ethics Case Study on Francis Scott Key Bridge Collapse, Florida PE Continuing Education Course
- Basic Boating Accident Investigation and Reconstruction, CA Dept. of Boating and Waterways
- Advanced Boating Accident Investigation and Reconstruction, CA Dept. of Boating and Waterways
- Maritime Incident Investigation/Root Cause Analysis, American Bureau of Shipping
- Marine Accident Investigation, National Transportation Safety Board
- National Association of State Boating Law Administrators (NASBLA) National Boating Accident Investigation and Analysis Course Level 1 Comprehensive, NASBLA
- Computer Forensics and Data Recovery, International Association of Special Investigation Units
- Accident Investigation Basics: How to do a Workplace Accident Investigation, WA State Dept. of Labor & Industries
- Accident Investigation, Oregon OSHA
- OSHA Accident Investigations, Continuing Education and Development, Inc.
- Oregon Association of Licensed Investigators (OALI) Northwest Oregon Regional Seminar, Jan 2009
- OALI Annual Spring Seminar April 2009 (Speaker: Container Damaged Cargo Surveys)
- OALI Annual Spring Seminar March 2011
- OALI Annual Spring Seminar March 2013 (Speaker: Electro-Shock Drowning)
- OALI Annual Spring Seminar March 2019 (Speaker: Electro-Shock Drowning)
- Ethics for Adjusters and Attorneys in the Claims Handling Process, MWL Attorneys
- ABYC 2024 Marine Law Symposium
- “What the HIN?”. ABYC Webinar
- Admiralty Law, IAMI
- Load-Shift Accidents In Trucking Cases, Attorney Seminar

Marine Fire Fighting and Fire and Arson Investigation

- Basic Shipboard Fire Fighting, US Navy
- Basic Shipboard Damage Control, US Navy
- Advanced Shipboard Fire Fighting, US Navy Military Sealift Command
- Shipboard Fire Fighting, US Navy Military Sealift Command
- Basic Fire/Arson Investigation, AZ State Fire Marshal
- Arson I, AZ Chapter International Association of Arson Investigators (IAAI)
- Arson II, AZ Chapter IAAI
- Principles of Fire Investigation Multi-Program, Certified Fire Investigator Training.net, (CFITrainer.net)
- Fire Investigation for Fire Officers Multi-Program, CFITrainer.net
- Ethics and the Fire Investigator, CFITrainer.net
- Fire Investigator Scene Safety, CFITrainer.net
- Investigating Motor Vehicle Fires, CFITrainer.net

- An Analysis of the Station Nightclub Fire, CFITrainer.net
- Digital Photography and the Fire Investigator, CFITrainer.net
- MagneTeK: A Case Study in the Dauber Challenge, CFITrainer.net
- The Scientific Method for Fire and Explosion Investigation, CFITrainer.net
- Introduction to Fire Dynamics and Modeling, CFITrainer.net
- Insurance and the Fire Investigation, CFITrainer.net
- Fire Dynamics Calculations, CFITrainer.net
- Introduction to Evidence, CFITrainer.net
- Critical Thinking Solves Cases, CFITrainer.net
- Physical Evidence at the Fire Scene, CFITrainer.net
- Documenting the Event, CFITrainer.net
- Understanding Fire Through the Candle Experiments, CFITrainer.net
- Investigating Fatal Fires, CFITrainer.net
- Managing Complex Fire Scene Investigations, CFITrainer.net
- Vacant and Abandoned Buildings: Hazards and Solutions, CFITrainer.net
- A Ventilation-Focused Approach to the Impact of Building Structures and Systems on Fire Development, CFITrainer.net
- Postflashover Fires, CFITrainer.net
- Fire and Explosion Investigations: Utilizing NFPA 1033 and 921, CFITrainer.net
- Motive, Means, and Opportunity: Determining Responsibility in an Arson Case, CFITrainer.net
- Arc Mapping Basics, CFITrainer.net
- Effective Investigation and Testimony, CFITrainer.net
- Preparation for the Marine Fire Scene, CFITrainer.net
- The HAZWOPER Standard, CFITrainer.net
- Evidence Examination: What Happens at the Lab? CFITrainer.net
- Fundamentals of Residential Building Construction, CFITrainer.net
- Wildland Fires Investigation, CFITrainer.net
- Electrical Safety, CFITrainer.net
- Fundamentals of Interviewing, CFITrainer.net
- Explosion Dynamics, CFITrainer.net
- Search and Seizure, CFITrainer.net
- DNA, CFITrainer.net
- Charleston Sofa Super Store Fire, CFITrainer.net
- The Fire Investigator and the 2011 NFPA 921 Changes, CFITrainer.net
- Fire Protection Systems, CFITrainer.net
- The Potential Value of Electronic Evidence in Fire Investigations, CFITrainer.net
- Writing the Initial Origin and Cause Report, CFITrainer.net
- Using Resources to Validate your Hypothesis, CFITrainer.net
- The Practical Application of the Relationship Between NFPA 1033 and NFPA 921, CFITrainer.net
- NFPA 1033 and Your Career, CFITrainer.net
- Ethics & Social Media, CFITrainer.net
- Basic Electricity, CFITrainer.net
- NFPA 921 and 1033 2014 Editions: Important Revisions, CFITrainer.net
- Residential Electrical Systems, CFITrainer.net
- Process of Elimination, CFITrainer.net
- The Deposition Part 1: Format, Content, and Preparation, CFITrainer.net
- The Deposition Part 2: Questioning Tactics and Effective Responses, CFITrainer.net
- Ethical Duties Beyond the Fire Scene, CFITrainer.net
- Understanding the Fire Investigator's Job: A Guide for Non-Investigators, CFITrainer.net
- Thermometry, Heat, and Heat Transfer, CFITrainer.net
- What the Insurance Professional Needs to Know about Fire Investigation, CFITrainer.net
- Discovery in Criminal Cases, CFITrainer.net

- Discovery in Civil Cases, CFITrainer.net
- Fire Chemistry, CFITrainer.net
- Accreditation, Certification, and Certificates, CFITrainer.net
- Fire Investigation for Fire Officers, CFITrainer.net
- Understanding Undetermined, CFITrainer.net
- Fire Flow Analysis, CFITrainer.net
- Critical Evaluation and Testing of Commonly Reported Accidental Causes, CFITrainer.net
- Introduction to Appliances, CFITrainer.net
- How First Responders Impact the Fire Investigation, CFITrainer.net
- Preventing Occupational Exposures to Carcinogens at the Fire Scene, CFITrainer.net
- Lithium-Ion Battery Fires, CFITrainer.net
- Photovoltaic Cells and Systems, CFITrainer.net
- Site Safety Assessments, CFITrainer.net
- Fire Effects Part 1: Heat Effects on Fuels, CFITrainer.net
- Ignitable Liquid Detection Canine Teams, CFITrainer.net
- Personal Protective Equipment for Post-Fire Scenes, CFITrainer.net
- Fire Dynamics in the Wildland, CFITrainer.net
- Electrical & Hybrid Vehicle Design Basics, CFITrainer.net
- Electrical & Hybrid Vehicle Fires, CFITrainer.net
- Emerging Technologies in Fire Investigation, CFITrainer.net
- NFPA 1033 & 921: 2022/2021 Editions Important Updates, CFITrainer.net
- Donning and Doffing Personal Protective Equipment, CFITrainer.net
- Commercial Kitchen Fires 1: Fundamentals, CFITrainer.net
- Commercial Kitchen Fires 2: Investigations, CFITrainer.net
- Fatal Fires: Fire Effects on the Body, CFITrainer.net
- Fatal Fire Investigations, CFITrainer.net
- Lightning Fundamentals, CFITrainer.net
- Lightning Fire Cause Investigation, CFITrainer.net
- Safety and Health Guidelines for Fire & Explosion Investigators, AZ Chapter IAAI
- Kirk's Fire Investigation, AZ Chapter IAAI
- FI-110 Wildland Fire Observations and Origin Scene Protection for First Responders, National Wildfire Coordinating Group
- Expert Witness Courtroom Testimony Course, AZ Chapter IAAI
- Anticipating and Surviving Rule 104 Hearings on Cause and Origin Testimony, OR Chapter IAAI
- Coaxial Cable Fires, OR Chapter IAAI
- Advanced Use of Computer Aided Design in Fire Investigation, OR Chapter IAAI
- Case Review Explosion and Fire December 10, 2008 Resulted in Arson I Measure 11 Conviction, OR Chapter IAAI
- Scene Reconstruction at the Right Place at the Right Time, OR Chapter IAAI
- 35th Annual Training Conference, OR Chapter IAAI 2013
- 36th Annual Training Conference, OR Chapter IAAI 2014
- 2024 Annual Training Conference, OR Chapter IAAI
- Advanced Arson Investigative Techniques for the Insurance Industry, IAAI
- Effective Investigation and Testimony, IAAI
- Marine Fire Investigation, Louisiana Association of Arson Investigators, IAAI
- Strengthening Relationships Between Public & Private Sector Fire Investigators & Addressing Ethical Considerations, IAAI
- Boating - Marine Fires, CA Dept. of Parks and Recreation
- What Every Engineer Should Know About Fire Protection, Florida PE Continuing Education Course
- USCG Risk Mitigation - Put the Fire Out! ABYC
- Lithium Battery Fire Protection, LiCell
- What's the Worst That Can Happen? ABYC

Marine Engineering and Technical Courses

- Basic Marine Engines and Systems, ABYC
- Marine Gas Engines, ABYC
- Marine Electrical Systems, ABYC
- Marine Corrosion, ABYC
- Marine Systems, ABYC
- ABYC Standards, ABYC
- Rigging Seminar, SAMS
- Marine Electrical Systems Seminar, Ocean Navigator
- Marine Wiring and Systems Inspection, SAMS Seminar
- Electrical Inspection for Surveyors, SAMS Seminar
- Marina Electrical Safety Seminar, Harbor Marine Consultants
- Bonding and Grounding Electrical Systems, Florida PE Continuing Education Course
- Uniform Standards of Professional Appraisal Practice, American Society of Appraisers (ASA)
- Appraising Marine Assets, ASA
- 7-Hour USPAP Update Course for Personal Property, ASA
- Marine Asset Appraisal, Norm Laskey (2017 and 2019)
- ME184 - Introduction to Yacht Appraisals, ASA
- ME185-Appraisal 101 for Marine Surveyors, Attorneys, Insurance Underwriters and Adjusters, ASA
- ME186 – Yacht Appraisal for Marine Surveyors, ASA
- Corrosion Control, NAVTECH
- Basics of Composite Repair, Abaris Training Resources
- Container Inspection Seminar, SAMS
- Stability for Fisherman, National Cargo Bureau
- Damage Stability, National Cargo Bureau
- Centrifugal Pumps, Florida PE Continuing Education Course
- Pump Suction Characteristics, Florida PE Continuing Education Course
- Pumps and Pumping Systems, Florida PE Continuing Education Course
- Centrifugal Pump Selection, Florida PE Continuing Education Course
- Positive Displacement Pump Selection, Florida PE Continuing Education Course
- Hot-Dip Galvanizing: Corrosion Protection, Florida PE Continuing Education Course
- Corrosion Control and Tactics, Florida PE Continuing Education Course
- Engineering Ethics, Florida PE Continuing Education Course
- Florida Engineering Ethics and Antitrust (2023-2025 Renewal Cycle), Florida PE Continuing Education Course
- National Electric Code Article 430 Motor Calculations, Florida PE Continuing Education Course
- Mechanical Systems I, Florida PE Continuing Education Course
- Welding Technology, Florida PE Continuing Education Course
- Kayak & Canoe Launch Design, Florida PE Continuing Education Course
- Dredging and the Environment – Part 1, Dredging 101, Florida PE Continuing Education Course
- Dredging and the Environment – Part 2, Dredging of Contaminated Sediments, Florida PE Continuing Education Course
- An Introduction to Pond and Lake Dredging, Florida PE Continuing Education Course
- Marina Site Analysis, Florida PE Continuing Education Course
- Mooring Field Layout and Design, Florida PE Continuing Education Course
- A Guide to Port Redevelopment Assessments, Florida PE Continuing Education Course
- Electrical Engineering Fundamentals for Non-Electrical Engineers, Florida PE Continuing Education Course
- Electrical Power Distribution Part 1 – Fundamentals, FL PE Continuing Education Course
- Electrical Power Distribution Part 2 - Drawings, Symbols & Studies, FL PE Continuing Education Course
- Nondestructive Examination, Florida PE Continuing Education Course

- An Introduction to the Analysis and Design of Bolted Connections, Florida PE Continuing Education Course
- Industrial and Systems Engineering, Florida PE Continuing Education Course
- Introduction to GIS and GPS for Engineers and Surveyors, FL PE Continuing Education Course
- Fundamentals of Steel – Part A, FL PE Continuing Education Course
- Fundamentals of Steel – Part B, FL PE Continuing Education Course
- Earthwork Basics, FL PE Continuing Education Course
- Solar Panel Installation, FL PE Continuing Education Course
- Introduction to Reverse Osmosis Desalination, FL PE Continuing Education Course
- Water Storage Tanks, FL PE Continuing Education Course
- Understand Sensors Part 1, FL PE Continuing Education Course
- External Ballistics Primer for Engineers - Part I: Aerodynamics & Projectile Motion, FL PE Continuing Education Course
- Hydrostatics, Wetted Surface Area, and Bonjeans Curves, FL PE Continuing Education Course
- Marine Weight Estimation and Control, FL PE Continuing Education Course
- Intact Stability of Surface Ships, FL PE Continuing Education Course
- How To Read Shipbuilding Drawings (Part 1), FL PE Continuing Education Course
- How To Read Shipbuilding Drawings (Part 2), FL PE Continuing Education Course
- Construction Cost Estimating for Engineers, FL PE Continuing Education Course
- Principles of Resistance, Westlawn Institute of Marine Technology
- Stability, Westlawn Institute of Marine Technology
- Hydrostatics, Westlawn Institute of Marine Technology
- Fiberglass Boatbuilding: Materials and Methods, Westlawn Institute of Marine Technology
- Fiberglass Boatbuilding Production Methods, Westlawn Institute of Marine Technology
- Operational Test Director Qualification Course, U S Navy Operational Test and Evaluation Force
- Propeller Selection for Boats and Small Ships, ProBoat E-Training
- Load Capacity and Flotation, ProBoat E-Training
- OSHA 30 Hour General Industry Outreach Training Program, OSHA Pro's, Inc.
- Applying Infrared Imaging to Marine Surveying: Shore Power Cords and Electrical Outlets, Allinson Infrared Inspection Services, Inc.
- Basic Marine Electronics Installer Course, NMEA
- Advanced Marine Electronics Installer Course, NMEA
- NMEA 2000® Networking Course, NMEA
- Changes to the 2011 ABYC Standards for Small Craft, ABYC Webinar
- ABYC Standards Week, 2010
- ABYC Standards Week, 2012
- ABYC Supplement 57 Update Webinar 2017.
- ABYC Supplement 63 Update Webinar 2023.
- Electric Shock Drowning–The Invisible Killer: Part I, Vessel Electrical Safety, ABYC Webinar
- Electric Shock Drowning–The Invisible Killer: Part II, Marina Electrical Safety, ABYC Webinar
- Complete Guide to Overcurrent Protection, ABYC Online Learning Course
- Bilge Pump Mounting and Orientation, ABYC Online Learning Course
- H-30, Hydraulic Systems, ABYC Online Learning Course
- Diesel Engine Surveys, ABYC Online Learning Course
- Shipboard Corrosion Assessment Training, National Association of Corrosion Engineers
- Annual Survey of Towing Vessels, TVIB
- Masterclass in Marine Warranty Surveying, Mike Wall & Associates, Ltd.
- TPO Towing Vessel Surveyor Course, First Coast Maritime Consulting, LLC
- USCG Risk Mitigation - Staying Current with Electrification, ABYC
- USCG Risk Mitigation Conference - Regulations and Electrification. ABYC
- USCG Risk Mitigation Conference - Navigating Compliance in the Age of Evolving Technology, ABYC

- USCG Risk Mitigation Conference - Don't Be a Statistic. Data Saves Lives, ABYC
- USCG Risk Mitigation Conference - 7: New Technology in Electric, Fuel, Capacity, and Flotation
- USCG Risk Mitigation Conference: Series 8 Gasoline Fuel Systems: Evolution and Compliance
- Draft Surveys, Maxwell Maritime, LLC
- Design Verification, TVIB
- Understanding and Mitigating Marine Corrosion, ABYC Webinar
- Confined Space Safety, Oregon OSHA
- Marine Confined Space: Hazard Awareness, Moxie Media, Inc.
- Marine Confined Space: Safe Entry, Moxie Media, Inc.
- ABYC/NMEA Joint Electrical Webinar, ABYC/NMEA
- ABYC SUR/TECH 2025, ABYC
- WEST SYSTEM repair webinar, ABYC
- Liability Exposure & Disaster Avoidance Educational Webinar, ABYC
- TVIB Talks, TVIB

Marine and Boating Instruction/Training and Assessor Courses/Designations

- International Maritime Organization Instructor, Supervisor and Assessor Qualification Course, RTM Simulation, Training, Assessment & Research Center
- Arizona Boating Education Instructor Training Course, Arizona Game and Fish Dept.
- Boat Oregon Instructor Training Course, Oregon State Marine Board (OSMB)
- Mandatory Boater Education Program Course Provider's Workshop, 2009, OSMB
- Mandatory Boater Education Program Course Provider's Workshop, 2012, OSMB
- Mandatory Boater Education Program Course Provider's Workshop, 2014, OSMB
- Instructor for the Boat Oregon Instructor Training Course, Oregon State Marine Board
- Boating Safety Instructor Certification Course, Washington State Parks and Recreation Commission
- Instructor, USCG Auxiliary
- Building Effective Training, USCG Auxiliary
- Instructor, IAMI
- Survival Equipment, Procedures and Onboard Drills (ALMSEA-490) (Commercial Fishing Vessel Drill Leader), Alaska Marine Safety Education Association
- Instructor, National Safe Boating Council

Marine Surveyor Seminars

- NAMS Annual Seminar, 2025, (Speaker: Confined Space; Speaker: Ethics (with John Baird).
- SAMS Pacific Region Annual Seminar, 2025 (Speaker: Confined Space).
- NAMS North Pacific Region Annual Seminar, October 2023 (Speaker: Vessel Fires and Explosions and Marine Accident Investigation and Reconstruction – Evidence Analysis).
- NAMS Virtual Seminar, 2024, (Speaker: Load Lines).
- NAMS Annual Seminar, 2024, (Speaker: USCG Commercial Fishing Vessel Safety Exams).
- SAMS Annual Seminar, 2023.
- NAMS North Pacific Region Annual Seminar, October 2023 (Speaker: NAMS Ethics; and Speaker: Kinetic Energy, Momentum and Inertia).
- NAMS Virtual Seminar, 2023, (Speaker: Stability, Flotation, Capacity and Overloading).
- NAMS Western Sub-regional, 2023.
- NAMS North Pacific Region Annual Seminar, 2022 (Speaker: NAMS Ethics).
- SAMS Annual Seminar, 2022.
- NAMS Virtual Seminar, 2022, (Speaker: Underwater Investigations).
- NAMS Annual Seminar, 2022, (Speaker: Load Lines).
- NAMS Central and Mid-Atlantic Region Annual Seminar, 2021.
- NAMS North Pacific Region Annual Seminar, 2021 (Speaker: NAMS Ethics. Speaker: Marine Accident Investigation and Reconstruction).
- NAMS Annual Seminar, 2021.

- SAMS Pacific Region Annual Seminar, 2020.
- SAMS Annual Seminar, 2019.
- NAMS North Pacific Region Annual Seminar, 2019 (Speaker: Ethics).
- NAMS Annual Seminar, 2019.
- SAMS Pacific Region Annual Seminar, 2019.
- SAMS Gulf Regional Seminar, 2018
- SAMS Annual Seminar, 2018. (Speaker: USCG Commercial Fishing Vessel Safety Exams).
- NAMS Annual Seminar, 2018.
- SAMS Pacific Region Annual Seminar, 2018. (Speaker: Kinetic Energy, Momentum and Inertia).
- NAMS North Pacific Regional Seminar, October 2017 (Speaker: Ethics).
- NAMS Annual Seminar, 2017 (FV Panel Co-Moderator: The New USCG Voluntary Safety Initiatives and Good Marine Practices for Commercial Fishing Industry Vessels Program.)
- SAMS Pacific Region Annual Seminar, 2017. (Speaker: Underwater Investigations).
- Knox Marine Consultants Yacht Claims Conference 2017.
- SAMS Annual Seminar, 2016.
- NAMS West Gulf Regional Meeting, September 2016.
- NAMS Annual Seminar, 2016 (Speaker: Case Study: NFPA 921 and a Marine Fire Investigation; and Carbon Monoxide Poisoning. FV Panel Co-Moderator: Common Discrepancies on FV Safety Examinations).
- SAMS Pacific Region Annual Meeting and Educational Seminar, 2016. (Speaker: Case Study: NFPA 921 and a Marine Fire Investigation).
- NAMS North Pacific Regional Seminar, 2015 (Speaker: Case Study: NFPA 921 and a Marine Fire Investigation).
- SAMS Annual Seminar, 2015 (Speaker: Commercial Workboat Surveys/46 CFR Subchapter M Towing Vessel Regulations).
- SAMS Gulf Regional Meeting and Educational Seminar, 2015 (Speaker: Commercial Workboat Specialty Designation and SAMS Planning for the Implementation of 46 CFR Subchapter M).
- NAMS Annual Seminar, 2015 (Speaker: USCG Commercial Fishing Vessel Safety Exams; Panel Moderator: Updates and Interpretations on USCG Commercial Fishing Vessel Safety Exams).
- SAMS Canadian and Pacific Regions Annual Meeting and Educational Seminar, 2015.
- NAMS Annual Seminar, 2014 (Panel Moderator: Surveying Fishing Vessels to USCG, OSHA and Industry Standards)
- SAMS Annual Seminar, 2014
- SAMS Pacific Regional Annual Meeting, 2014 (Speaker: Carbon Monoxide Poisoning; Speaker: Underwater Investigations)
- NAMS Annual Seminar, 2013
- SAMS Annual Seminar, 2013
- SAMS Pacific Regional Annual Seminar, 2013 (Speaker: Case Study: NFPA 921 and a Marine Fire Investigation)
- SAMS Pacific Regional Annual Seminar, 2012 (Speaker: Introduction to Marine Accident Investigation)
- NAMS Annual Eastern Seminar, 2011 (Speaker: NAMS Ethics Policy and Grievance Procedures; Panel Moderator: Surveying Yachts and Small Craft to Standards)
- SAMS Pacific Northwest Sub-Regional Seminar, 2011
- NAMS Annual Western Seminar, 2010 (Speaker: NAMS Ethics Policy and Grievance Procedures)
- SAMS Pacific Regional Annual Seminar, 2010 (Speaker: NFPA 1033 and NFPA 921 and Marine Fire Investigations)
- NAMS Annual Western Seminar, 2009 (Speaker: NFPA 1033 and NFPA 921 and Marine Fire Investigations; Speaker: Container Damaged Cargo Surveys)
- SAMS Pacific Regional Annual Seminar, 2009 (Speaker: Container Damaged Cargo Surveys)
- SAMS Pacific Northwest Sub-Regional Seminar, 2008
- SAMS Pacific Regional Annual Seminar, 2008

- SAMS Annual Seminar, 2007
- SAMS Pacific Regional Annual Seminar, 2007
- NAMS Annual Western Seminar, 2006
- SAMS Pacific Regional Annual Seminar, 2006
- SAMS Pacific Regional Annual Seminar, 2005
- SAMS Southern California Sub-Regional Seminar, 2004

ABYC Webinars Presented

- Case Study: NFPA 921 and a Marine Fire Investigation, April 2011
- Introduction to Marine Accident Investigation, July 2011

Expert Witness (Last 4 Years)

Expert Testimony

- Gregory Boatright v. Phoenix Processor, LP. In the Superior Court of the State of Washington in and for the County of King. Testified as an expert in in marine accident investigation and reconstruction, marine safety, OSHA, plate freezers, fishing vessels and medical requirements. May 2025.
- Igor Buzuev v. Fishermen's Finest Holdings. In the Superior Court of the State of Washington in and for the County of King. Testified as an expert in in marine accident investigation and reconstruction, marine safety, OSHA, fishing vessels and vessel construction. April 2025.
- Harvey Smith v. The Pasha Group, et. al., United States District Court for the Northern District of California. Testified as an expert in marine accident investigation and reconstruction marine safety, marine engineering, and marine surveying. March 2023.
- Steven M. Nelson v United States of America by and through the National Oceanic and Atmospheric Administration, United States District Court for the District of Oregon Portland District (3). Testified as an expert in marine safety, marine engineering and vessel maintenance. January 2022.
- Garnett v. Maersk Line, Limited, Circuit Court for the City of Norfolk, VA. Testified as an expert in marine accident investigation and reconstruction, marine engineering, marine surveying, corrosion and marine safety. December 2021.

Depositions

- Estate of Alexander Glover v. Parks Marina, Inc. et al. In the Iowa District Court for Dickinson County. Testified as an expert in marine accident investigation and reconstruction, drowning investigations, marine safety, recreational vessel electrical systems, and boat livery operations. July 2025
- Tesfahiwet Mhitsu v. Everport Terminal Services, Inc., et. al. In the Superior Court of the State of Washington in and for the County of Pierce. Testified as an expert in in marine accident investigation and reconstruction, marine terminal operations and safety, OSHA, container chassis and shipping containers. July 2025.
- Micheala Hobeck, et al. v. John R. Schneider, et al. In the 32nd Judicial Circuit Court Cape Girardeau County, Missouri. Testified as an expert in in marine accident investigation and reconstruction, marine safety and tug and barge operations, April 2025.
- Igor Buzuev v. Fishermen's Finest Holdings. In the Superior Court of the State of Washington in and for the County of King. Testified as an expert in in marine accident investigation and reconstruction, marine safety, fishing vessels and vessel construction. March 2025.
- Anthony Morth v. American River Transportation Co., LLC. In the Circuit Court of the County of St. Louis, State of Missouri, Twenty-First Judicial Circuit. Deposed as an expert in in marine accident investigation and reconstruction, marine safety, winches, and lifting safety September 2024.
- Orlando Lewis v. Marquette Transportation Company, LLC. In the McCracken Circuit Court, Commonwealth of Kentucky, July 2024. Deposed as an expert in in marine accident investigation and reconstruction, marine safety and tug and barge operations.

- Trenton Book v. Excell Marine Corporation d/b/a McNational, Inc. In the Circuit Court of Jefferson County, KY, May 2024. Deposed as an expert in marine accident investigation and reconstruction, marine safety, and winches.
- Jerimick Roberts v. Prime Ocean Personnel Services, LLC and Valaris PLC, in the District Court of Harris County, Texas, 113th Judicial District, October 2023. Deposed as an expert in marine accident investigation and reconstruction, marine safety, and vessel construction.
- Harvey Smith v. The Pasha Group, et. al., United States District Court for the Northern District of California, January and February 2023. Deposed as an expert in marine accident investigation and reconstruction, marine safety, marine engineering, marine surveying, watchstanding, and corrosion.
- Vincent E. Foscatto, et al. vs. Chaparral Boats, Inc.; Xtreme Marine Corporation (d/b/a Xtreme Towers Products); and Gregory S. LaJuene, United States District Court, Western District of Missouri, Central Division, November 2022. Deposed as an expert in marine accident investigation and reconstruction and vessel construction.
- Estate of Willard v. Liquid Waste Technology, LLC, d/b/a Ellicott Dredge Technologies, United States District Court for the District of Connecticut, November 2021. Deposed as an expert in marine safety, vessel stability, dredging, marine training and commercial workboats.
- Steven M. Nelson v United States of America by and through the National Oceanic and Atmospheric Administration, United States District Court for the District of Oregon Portland District (3) October 2021. Deposed as an expert in marine safety, marine engineering and vessel maintenance.
- Jonathan C. Cabading v. The Port of Portland, Kinder Morgan, et. al., United States District Court for the District of Oregon, Portland Division, September and October 2021. Deposed as an expert in line handling, vessel operations, pier construction and maintenance and marine safety.

Marine Insurance Damage Claim Dispute Umpire

Several times I have been chosen by two marine surveyors as the “Umpire” in a dispute over the cause of damage to vessel as part of an insurance claim. The two surveyors, one working for the insurance company and one working for the assured, disagreed on the cause of damage and, in accordance with the insurance policy’s appraisal clause, a disinterested surveyor was chosen to umpire the dispute. My findings as to the cause of the loss were binding.

Publications (Last 10 years.)

“NFPA 350 Guide for Safe Confined Space Entry and Work,” *SAMS Newsletter*, Summer 2025.

“OSHA and Confined Spaces – Online Training,” *SAMS Newsletter*, Spring 2025.

“OSHA and Confined Spaces – Part 2 OSHA’s Permit Required Confined Spaces” *NAMS Global eNews*, January 2025.

“Machinery Surveying – An Introduction.” Book review. *NAMS Global eNews*, January 2025.

“OSHA and Confined Spaces – Part 3: 29 CFR 1915 “Occupational Safety and Health Standards for Shipyard Employment ” *SAMS Newsletter*, Fall/Winter 2024.

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Professional Memberships

- Society of Accredited Marine Surveyors (Chair, Tug and Barge Committee, 2014–2015; Chair Commercial Workboat Committee, 2015– ; Chair, Tug and Barge Committee, 2018–).
- National Association of Marine Surveyors, (Chair, Ethics Committee, 2010–2022, 2024–; NFPA Liaison, 2012– ; Chair, Commercial Fishing Vessel Program, 2012– ; Chair, Commercial Fishing Vessel Technical Committee, 2012–2014, 2022– 2023; Co-Chair, Commercial Fishing Vessel Technical Committee, 2014–2022; NAMS USCG FV Program Director 2020–; Member, Towing Vessel Subchapter M Committee; Member, Qualifications and Certifications Committee 2018–2021; VP, North Pacific Region 2022– ; Contributing Editor, *NAMSGlobal eNews*, 2022–).
- Towing Vessel Inspection Bureau (Member, Surveyor Certification Subcommittee, 2016–2022; Member, Surveyor Technical Advisory Committee, 2017–2022; Member, Professional Standards Committee, 2022– , Member, Board of Directors 2018– 2024).
- International Association of Marine Investigators (Northwest Regional Coordinator, 2015–); Certified Marine Fire Investigator Award, 2023.
- International Association of Arson Investigators
- International Association of Arson Investigators, Oregon Chapter
- National Association of Fire Investigators

- American Boat and Yacht Council
- National Fire Protection Association (Member, Technical Committee, NFPA 302 Fire Protection Standard for Pleasure and Commercial Motor Craft, 2012– ; Member, Technical Committee, NFPA 301 Code for Safety to Life from Fire on Merchant Vessels, 2013–)
- California Boating Safety Officers Association
- US Coast Guard Auxiliary (retired)
- Boat Owners Association of the United States
- North Pacific Fishing Vessel Owners Association Vessel Safety Program
- Alaska Marine Safety Education Association
- National Association of State Boating Law Administrators
- National Safe Boating Council

- **Compensation**

- Consultation, Research, Reports - \$250/hr.
- Legal Proceedings - \$500/hr. (minimum 4 hrs.)
- Travel Expenses – Billed at cost.
- Retainer - \$4000



SHERIFF KOOTENAI COUNTY



SHERIFF **ROBERT B. NORRIS**

UNDERSHERIFF **BRETT A. NELSON**

July 31, 2025

Idaho Department of Lands
Attn: Mike Ahmer and Amidy Fuson
3258 Industrial Loop
Coeur d'Alene, ID 83815
(208) 769-1577

This letter is being submitted to oppose the community docks at Rivers Edge on the Spokane River. The Spokane River has been congested for many years; the addition of these docks will increase the risk of injury and/or death to users and impact all recreators of the Spokane River. This will likely cause this portion of the river to ultimately become a 'no wake zone'.

Active portions of the river, being as narrow and shallow as they are, can be unsafe for boaters passing through. There are many obstructions in the waterways that boaters have to be mindful of and some that become additional hazards. These include animals, dead heads (floating logs), other debris, kayaks, paddleboards, water toys, and swimmers. These obstructions, coupled with tubers, skiers, and surfers in the same area with the additional boat docks, will force boaters closer to the center of the river. This would result in this area being reduced to only allow one vessel to pass to avoid a collision. Since there is no ordinance preventing towing on the Spokane River, no more community docks should be allowed to be constructed, unless already part of a 'no wake zone'.

Previously this year, Marina 33 (formerly Templins Resort and Marina) was granted an application for in excess of 100 new boat slips. The Sheriff's Office did not object to this application. Marina 33 is in an existing 'No Wake Zone' that is located at a wider (most of the marina is in wider section) section of river. River's Edge is in an active wake zone at a narrower section of the river.

Another previous dock/marina approval over the past few years was inside the 'no wake zone' of the Spokane River to the east of the Highway 95 bridge commonly referred to as the Harbor Center. This too was not opposed as it was within the 'no wake zone'. What was not known at the time was who the tenants would be and what their potential impact on the river would be. Both tenants of the Harbor Center are rental companies of which many of their clients lack boating education, especially an understanding and knowledge of local laws and ordinances pertaining to the narrower tributaries of the area. Marine Patrol units commonly stop vessels, educate occupants, and enforce laws on rental boats and personal watercraft along the Spokane River. This is just another hazard we are faced with on this narrow passage of the river.

REA-14-1

Sheriff's Office & Jail
5500 N. Government Way
Coeur d'Alene, Idaho 83815

Mailing Address
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Coeur d'Alene, Idaho 83816

Sheriff's Office North Campus
2451 W. Dakota Ave
Hayden, Idaho 83835

Sheriff Phone: 208-446-1300 • Fax: 208-446-1307 • Jail Phone: 208-446-1400 • Fax: 208-446-1407
Website: www.kcsheriff.com • E-mail: kcso@kcgov.us

For the safety of the existing boaters and other recreators within the jurisdiction of the Sheriff's Office, we adamantly oppose the addition of this community dock project.

Respectfully,



Robert B. Norris
Sheriff

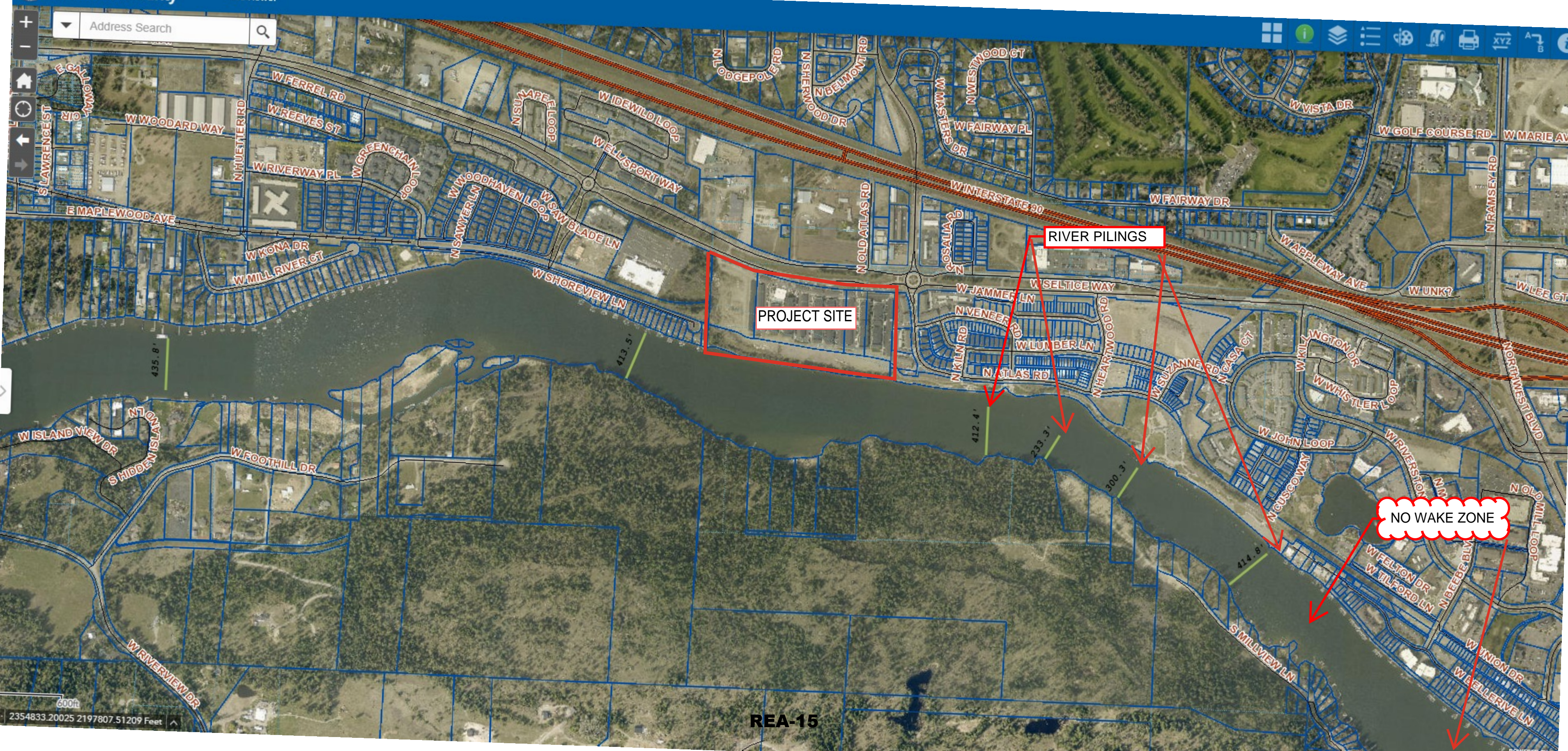
REA-14-2

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PROJECT SITE

RIVER PILINGS

NO WAKE ZONE

REA-15

600ft

2354833.20025 2197807.51209 Feet