### OTHER CASE TRANSMITTAL SHEET – ADJUDICATION, ARBITRATION, or MEDIATION pursuant to I.C. § 67-5280(2)(b)

State of Idaho - Office of Administrative Hearings

TO: OFFICE OF ADMINISTRATIVE HEARINGS	G (email: Bryan.Nickels@oah.idaho.gov)
DATE: August 5, 2025	
FROM: Idaho Department of Lands	(Referring Agency/Board)
AGENCY CASE/PROCEEDING NO.: PH-2025-N	NAV-22-005
*Please attach a copy of:	
- Petition/order/notice giving rise to the proce	eding
- Order assigning this matter to the OAH (if a	pplicable)
AGENCY REQUEST:	
Adjudication	
If adjudication, order requested: O Prelimina	ary O Recommended
Arbitration	
Mediation	
Other (Please explain below)	
PARTY/ATTORNEY:	
Name: Lanzce Douglas, Rivers Edge A	
Address: 1402 E Magnesium Rd #202, S	Spokane, WA 99217
Email: lanzce@lgdproperties.com	
Phone Number: 509-951-4785	
PARTY/ATTORNEY:	
Name: John Magnuson	
Firm:	
Address: 1250 Northwood Center Court, S	uite A, CDA, ID 83816
Email: john@magnusononline.com	
Phone Number: 208-667-0500	

SHORT STATEMENT OF THE NATURE OF THIS CASE (e.g., "Suspension of license based on following grounds: ..."):

An apartment community dock has applied to add more slips to their existing dock on the Spokane River. A formal objection was received, along with many public comments and additional concerns from the Kootenai County Sheriffs office. A public hearing is needed, with space to accommodate a larger amount of citizens attending.

ARE THERE SPECIFIC STATUTORY/REGULATORY RULES ON THE TIME FOR HEARING OR DECISION?
YES: NO: NO:
OAH typically sets hearings based on parties' availability and agreement, with written decision
no later than the end of the month following the month the hearing was held]
If yes:
Deadline for hearing: September 30, 2025
Deadline for decision: 30 Days after the hearing
Statute(s)/Rule(s) citation: I.C. 58-1306 & IDAPA 20.03.04.030
DO ANY HEARING PROCEDURAL RULES, OTHER THAN THE IDAHO RULES OF
ADMINISTRATIVE PROCEDURE OF THE ATTORNEY GENERAL, APPLY TO THIS
PROCEEDING?
YES: NO: NO:
If yes, statute(s)/rule(s) citation: I.C. 58-1306 & IDAPA 20.03.04.030

- OAH will confirm that the agency has a current MOU in place for the requested service(s); if not, OAH will contact the agency to set up the needed MOU.
- Unlike contested case proceedings arising from the appeal of an agency order, OAH's
  provision of mediation, arbitration, and adjudication services are subject to acceptance by
  OAH. If OAH is unable to accept a request for mediation, arbitration, or arbitration
  services in a matter, OAH will still endeavor to assist the agency in identifying an
  alternative service provider.

#### JOINT APPLICATION FOR PERMITS

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

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

Joint Application: Information provided on this application will be used in evaluating the proposed activities, Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project I activities to both the Corps and the State of Idaho.

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

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

Do not start work to		On Service	FOR AGENC			YAT THE TAXABLE PARTY.		alve ne	NO PETER		
USACE NWW-	Date Red	ceived:		☐ Incor	nplete Appli	cation Returned	Date Re	turned:	9		
Idaho Department of Water Resources	Date Re	ceived:			Received	JUI	Receipt				
No.				DATE: IDAHO DEPT. OF LANDS  Fee Received / MICA SUPERVIRECEIPT No.: A OFFICE							
Idaho Department of Lands  No. 195811631	Date Re	2/23	125	DAT	W/	a 3 /as	V Receipt	C /3	53433/4		
		NCOMPLET	E APPLICATION	-							
CONTACT INFORMATION - APPLICA	ANT Requir	red:		2. CONTACT INFORMATION - AGENT:							
Name: LANZCE G. DOUGLASS				Name: CINDY RICHARDSON							
Company: RIVERS EDGE APARTMENTS LLC		Company: R&R NORTHWEST									
Mailing Address: 1402 E MAGNESIUM RD #202		Mailing A 1857 W		AVENUE #102							
City: SPOKANE	State: Zip Code: WA 99217-7781						City: State: Zip Code: HAYDEN ID 83835				
Phone Number (include area code): 509951-4785	E-mail: lanzce@	)lgdproperti	es.com	Phone Number (Include area code): E-mail: cindy.richardson@rrnor					Orrnorthwest.com		
3. PROJECT NAME or TITLE: RIVER'S	EDGE APA	ARTMENTS		4. PROJECT STREET ADDRESS: 3220 W SELTICE WAY							
5. PROJECT COUNTY: KOOTENAI	6. PROJE	CT CITY: COEUR D'	ALENE	7. PROJECT ZIP CODE: 8. NEAREST WATERWAY/WATER 83814 SPOKANE RIVER					A 10 10 10 10 10 10 10 10 10 10 10 10 10		
9. TAX PARCEL ID#: A//V 228//O C00000090200 0 No. 10	10. LATIT		47°41'59"N 116°49'45"W	11a. 1/4:	11b. 1/4:	11c. SECTION: 09	11d. TOV	WNSHIP: ON	11e. RANGE: 04W		
12a. ESTIMATED START DATE: August 2025	12a. ESTIMATED START DATE:						I ISHED TRIB	AL RESERV	ATION BOUNDARIES?		
13b. IS PROJECT LOCATED IN LISTED ESA	AREA?	X NO	YES	13c. IS PRO	DJECT LOCA	TED ON/NEAR HISTO	RICAL SITE	? × NO	O YES		
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.											
South on N. Atlas Road to the traffic circle at Atlas and Seltice Way, turn right, go past River's Edge make a L at the next crossing to head East on West Seltice Way, go approximately 1/2 Mile to main entrance of River's Edge on the Right											
15. PURPOSE and NEED: X Commerce	cial 🔲 Inc	dustrial P	ublic Private	Other							
Describe the reason or purpose of your pr	oject; inclu	de a brief des	cription of the overa	all project.	Continue to	Block 16 to detail each	ch work act	ivity and ove	erall project.		
Mooring opportunities for resident's o	f the Rive	r's Edge Ap	artment complex								

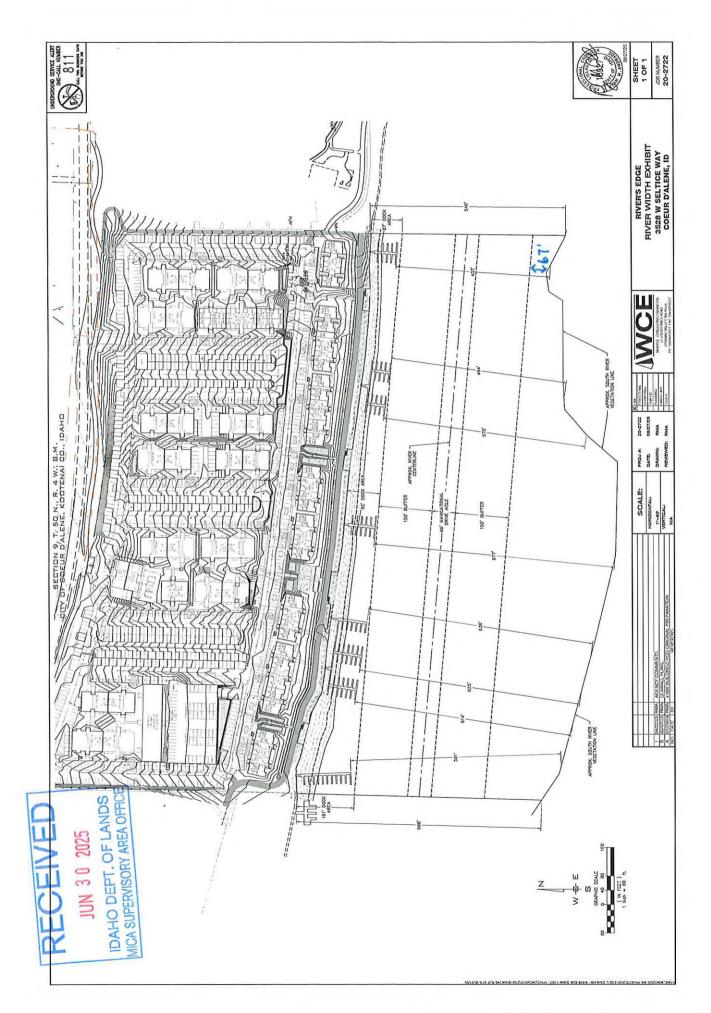
<ol> <li>DETAILED DESCRIPTION OF <u>EACH ACTIN</u> dimensions; equipment, construction, methods; ε sources, disposal locations etc.:</li> </ol>							
No existing dock for removal Drive steel pilings to support dock fran	nes with barge						
Build supports, set frames, deck & trim	ı						
Build ramp access to dock system from	i seawall				**		
17 DESCRIPE ALTERNATIVES CONSIDERES	D to AVOID or MEASURES TAVEN to MINIMIZE	and/or COMPENSATE for IMPACTS	to WATERS of th	A LIMITED STATES IN	ICLUDING		
17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.							
Debris haul-off to take place over land,	, no negative impacts to waters						
18. PROPOSED MITIGATION STATEMENT or copy of your proposed mitigation plan.	PLAN: If you believe a mitigation plan is not ne	eded, provide a statement and your re	asoning why a miti	gation plan is NOT rec	uired. Or, attach a		
No aquatic resources will be lost as a r	esult of this project						
			RECI	EIVED			
			JUN 2	3 2025			
				T. OF LANDS			
				ORY AREA OFFIC			
19. TYPE and QUANTITY of MATERIAL(S) to b	o discharged below the ordinary high water	20. TYPE and QUANTITY of impac	te to watere of the	Inited States includin	a wotlande:		
mark and/or wetlands:	e discharged below the diditially high water	20. TTP L and QUANTITY of impac	is to waters or the	onned States, includin	g wedanos.		
Dirt or Topsoil:	0 cubic yards	Filling: _	0 acres	0 sq ft	0 cubic yards		
Dredged Material:	0 cubic yards			0 sq ft			
Clean Sand:	0 cubic yards			0 sq ft			
Clay:	0 cubic yards			0 sq ft			
Gravel, Rock, or Stone:	0 cubic yards			0 sq ft			
Concrete:	0 cubic yards0 cubic yards			0 sq ft 0 sq ft			
Other (describe):				0 sq ft			
Outer (describe:	- Cubic yarus	Ouldi.	acies	sq ii	ouble yards		
TOTAL:	0 cubic yards	TOTALS:0	acres	o sq ft0 c	ıbic yards		

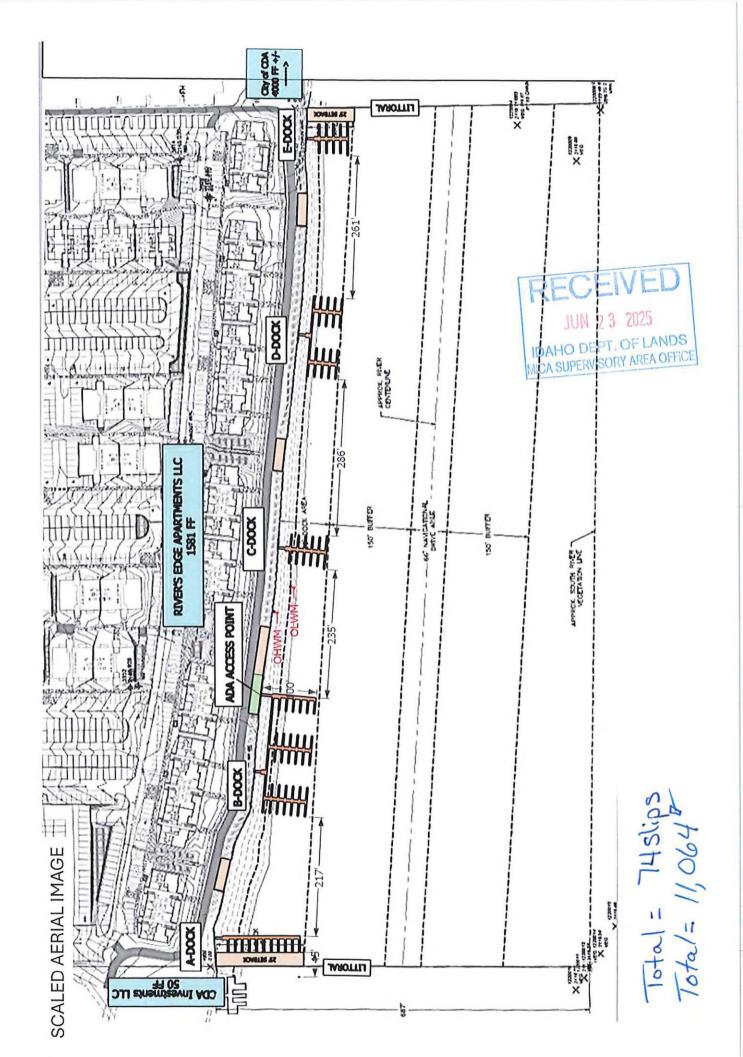
21. HAVE ANY WORK AC	TIVITIES STARTED ON THIS PROJECT?	⊠ NO	YES	If yes, describe ALL work that has occurred including dates.	
22. LIST ALL PREVIOUSI None	Y ISSUED PERMIT AUTHORIZATIONS:				
23. YES, Alteration(s	s) are located on Public Trust Lands, Administ	tered by Idaho C	Department of L	ands	
24. SIZE AND FLOW CAF	PACITY OF BRIDGE/CULVERT and DRAINA	.GE AREA SER	VED:	Square Miles	
	D IN A MAPPED FLOODWAY? NO		S If yes, conta	act the floodplain administrator in the local government jsrisdiction in which	h the project is
26a WATER QUALITY CE property, must obtain a Sec See Instruction Guide for fut The following information is NO YES Is NO YES DO	elopment permit and a No-rise Certification material RTIFICATION: Pursuant to the Clean Waterstion 401 Water Quality Certification (WQC) fruther clarification and all contact information.  It requested by IDEQ and/or EPA concerning the applicant willing to assume that the affected to be applicant willing to assume that the affected the applicant willing to collect the data neede	r Act, anyone whom the appropriate the proposed imwaterbody is high	iate water qualit spacts to water on th quality? whether the affo	quality and anti-degradation: ected waterbody is high quality or not?	on private or public
26b. BEST MANAGEMEN	T PRACTICTES (BMP's): List the Best Mana	agement Practice	es and describe	e these practices that you will use to minimize impacts on water quality and rnative which will minimize degrading water quality	d anti-degradation
The Post Falls Dam is o	perated by Avista Utilities and plays a ro	le in flood con	ntrol and maint	taining the Spokane River's water levels.	
THERE SHOULD BE I ALL CONSTRUCTION RIVER WATERS WIL	, MATERIAL ON THIS PROJECT. NO TURBIDITY ISSUES. N WASTE MATERIAL WILL BE TRAN L BE KEPT FREE OF CONSTRUCTIO	N WASTE.		JUN 23 2025 IDAHO DEPT. OF LANDS MICA SUPERVISORY AREA OFFICE	3
	ion process, water quality certification will stip o stream, river, lake, reservoir, including shore				
Activity	Name of Water Body	alle. Allaui site	Intermittent Perennial	·	Impact Length Linear Feet
COMMUNITY DOCKS	SPOKANE RIVER	P	ERENNIAL	FIXED PIER DOCKS A, B, C, D & E + RAMPS	154
				(2.11.2.11.1.11.11.11.1.1.1.1.1.1.1.1.1.	154
28. LIST EACH WETLAND	IMPACT include mechanized clearing, filL ex	kcavation, flood,		The state of the s	1 0
Activity	Wetland Type: Emergent, Forested, Scrub/Shri	ub	Distance to Water Body (linear ft)	I Desconion of impact	Impact Length (acres, square ft linear ft
				TOTAL WETLAND IMPACTS (Square Feet):	

Name: CDA INVESTMENT LLC				Name: CITY OF COEUR D'ALENE			
Vailing Address; 3600 W SHOREVIEW LANE				Mailing Address: 2411 N ATLAS RD			
City: COEUR D'ALENB		State: ID	Zip Code: 83814	Cily: COEUR D'ALENE		State; ID	Zip Code: 83814
Phone Number provision and codes.	E-mail:			Phone Number (estado area codo);	E-mail:		
Name:				Name:			
Valling Address;				Mailing Address:			
City:		State:	Zip Cade:	City:		State:	Zip Code:
Phone Number grands area cody.	E-mail:			Phone Number (mixto and toda):	E-mail:		
Name:				Name:			
Malling Address:				Mailing Address:			
City:		State:	Zip Code:	City:		Stato:	Zip Code:
Phone Number prehavane costs.	E-mait			Phone Number (solute and code).	E-malt		
Name:			with the same of t	Name:	TITO	-1/	
Mailing Address:				Mailing Address:	REC		
City:		Stato:	Zip Code:	City:	IDAHO DEF	2 3 20; State: PT. OF	Zip Code: LANDS
Phone Number podato are care!	E-mail:			The state of the s	MICA SUPERVIS		and the state of t
information in this application is o	ennit, or peri complete and he applicant (	nits, to aut accurate. 'Block 2).	thorize the work o I further certify th I hereby grant the	lescribed in this application and all s nat I possess the authority to underta a agencies to which this application i	ike the work des	cribad he	rein; or am acting
Signature of Applicant: Signature of Agent:	damp	esBa	uglan	Date	6-14-2	5	

representations or makes or uses any false writing or document knowing same to contain any falso, fictitious or fraudulent statements or entry, shall be

fined not more than \$10,000 or imprisoned not more than five years or both.





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OTW SF	48	64	72	72	72	72	72	72	72	72	72	72	786	102	1720	30	RECEIVED
LENGTH	12	co	24	24	24	24	24	24	24	24	24	24	131	35			JUN 23 2025 IDAHO DEPT. OF LANDS MICA SUPERVISORY AREA OFFICE

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FINGER #10

SPINE

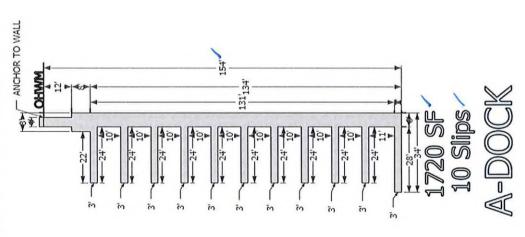
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FINGER #8 FINGER #9 TOTAL OTW SF A-DOCK

TOP OF DOCK



FINGER #6

FINGER #7

# ENCROACHMENT DRAWING & LAKEBED PROFILE

WIDTH

A-DOCK

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FINGER #1 FINGER #2

LANDING

RAMP

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FINGER #3 FINGER #4 FINGER #5

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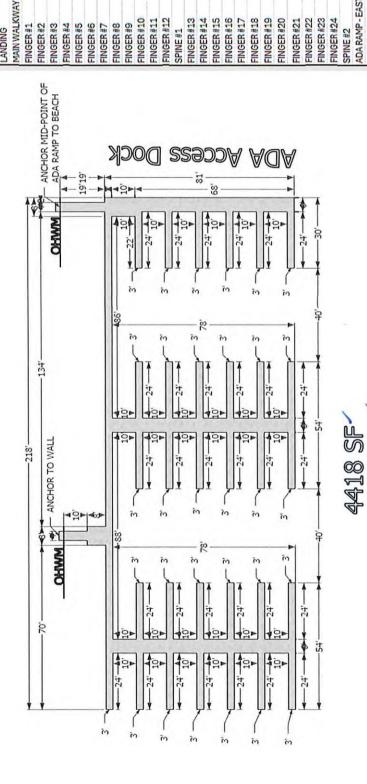
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ENCROACHMENT DRAWING & LAKEBED PROFILE

OTW SF

B-DOCK

RAMP-WEST





TOTAL OTW SF B-

ADA FINGER#4 ADA FINGER#5

ADA FINGER #6

ADA SPINE

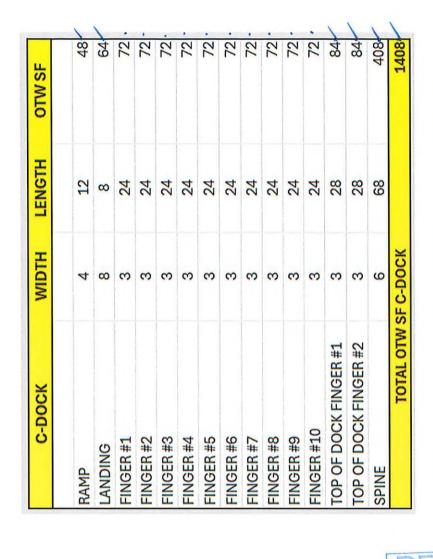
ADA FINGER#3

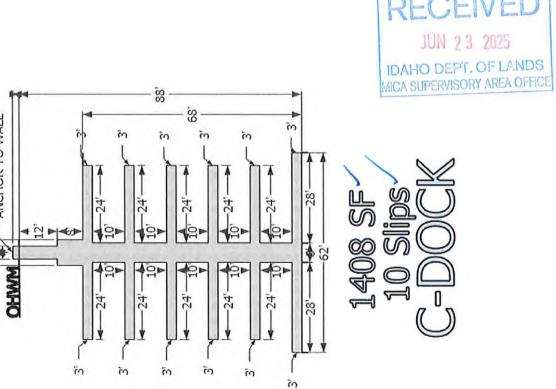
ADA RAMP - EAST

ADA FINGER #1 ADA FINGER#2 ADA LANDING



- ANCHOR TO WALL

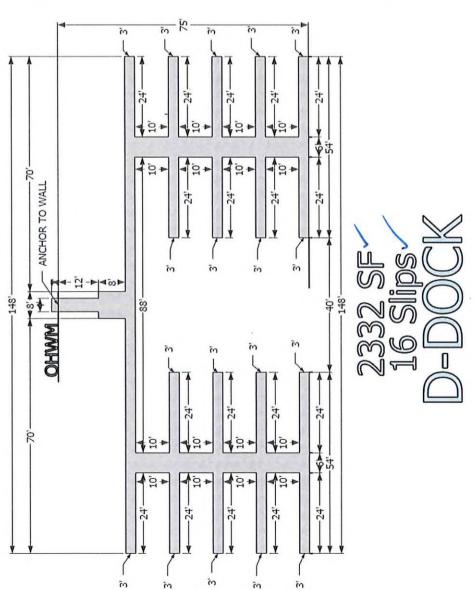




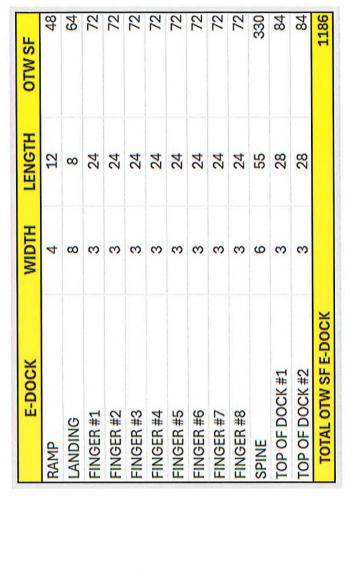
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D-DOCK	WIDTH	LENGTH	OTW SF
RAMP	4	12	48
LANDING	œ	œ	64
MAIN WALKWAY	ო	148	444
FINGER #1	ო	24	72
FINGER #2	ო	24	72
FINGER #3	က	24	72
FINGER #4	က	24	72
FINGER #5	ო	24	72
FINGER #6	က	24	72
FINGER #7	ю	24	72
FINGER #8	ო	24	72
SPINE #1	ဖ	52	312
FINGER #9	ო	24	72
FINGER #10	ო	24	72
FINGER #11	ო	24	72
FINGER #12	ო	24	72
FINGER #13	ო	24	72 0
FINGER #14	က	24	72
FINGER #15	ო	24	72
FINGER #16	က	24	72
SPINE #2	ဖ	52	312
TO IATOT	TOTAL OTW SE D-DOCK		2332

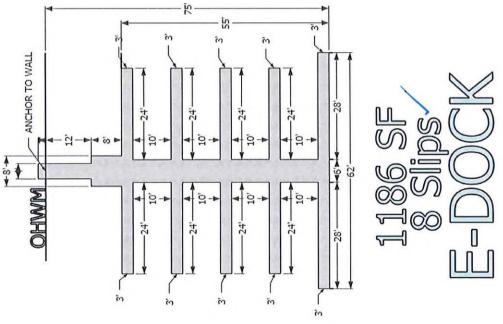


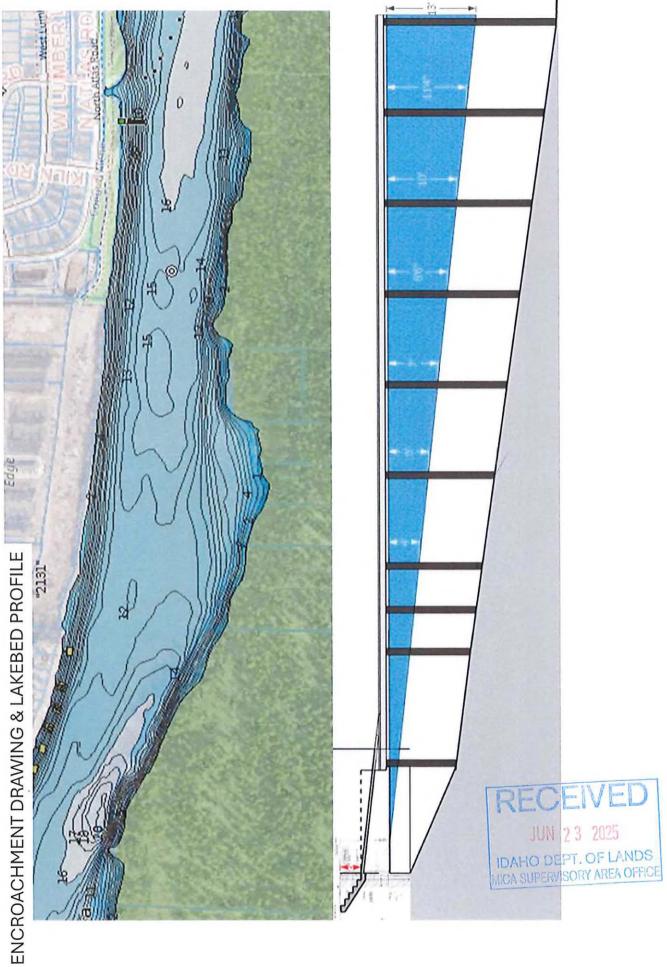


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RIVER NAVIGATION SITE PLAN



# Business Information

# **BUSINESS INFORMATION**

Business Name: RIVER'S EDGE APARTMENTS, LLC

Business Type: WA LIMITED LIABIUTY COMPANY

Principal Office Street Address: 1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED

STATES

Expiration Date: 07/31/2025

Formation/ Registration Date: 07/06/2009

Inactive Date:

UBI Number: 602 936 371

Business Status: ACTIVE

Principal Office Mailing Address: 1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED

STATES

Jurisdiction: UNITED STATES, WASHINGTON

Period of Duration: PERPETUAL

Nature of Business: PROPERTY MANAGEMENT

# REGISTERED AGENT INFORMATION

Registered Agent Name: LANZCE G DOUGLASS

Street Address: 1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED STATES

Mailing Address:

	DE	2 3 2025 PT. OF LANDS SORY AREA OFFICE
	Last Name	DOUGLASS
	First Name	LANZCE G
	Entity Name	
	Governors Type	INDIVIDUAL
GOVERNORS	Title	GOVERNOR

# TAX RECORD



Owner: Rivers Edge Apartments Llc

Mailing Address: 1402 E Magnesium Rd Ste 202 Spokane Wa 99217

Property Address: Not Available

Neighborhood: 28 Apartments

District (TCA): 001034

Parcel ID (PIN): C00000090200

NDS OFFICE

IDAHO DEF

Property Class: 421- Comm In-city Alternate ID (AIN): 228110

Deeded Acres: 6.2600

# Legal Descriptions

Description

TAX#26817 [IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018 0950N04W



PIN: C00000090200

Owner: RIVERS EDGE APARTMENTS LLC

TAG: 001034

AIN: 228110

Mailing Address:

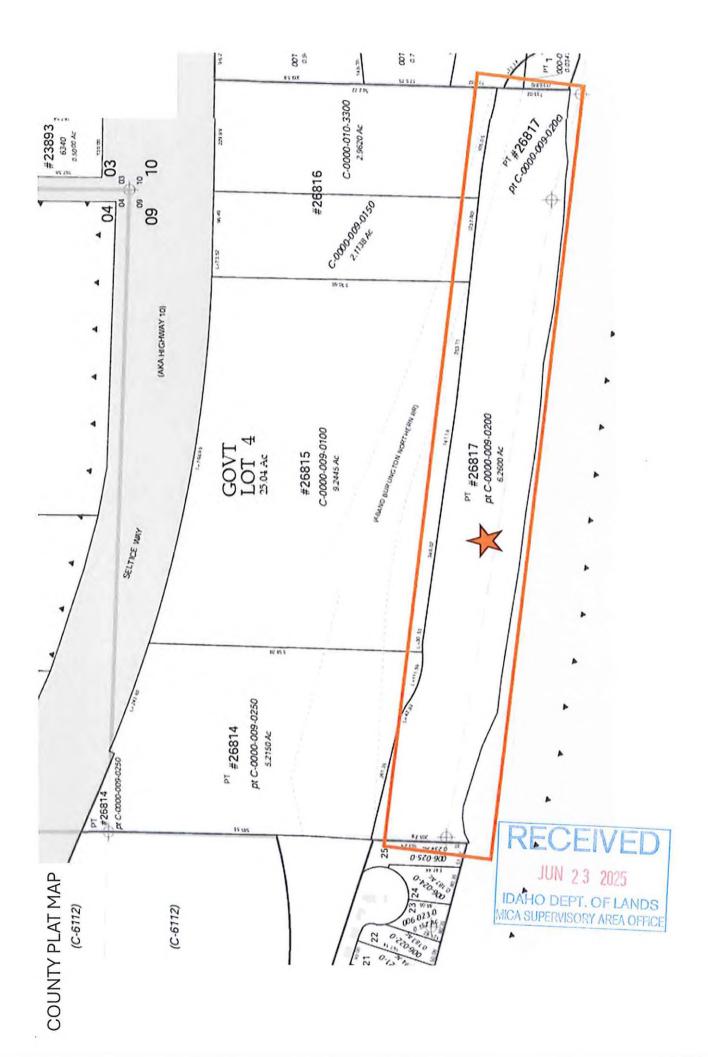
1402 E Magnesium Rd Ste Spokane Wa 99217

Tax Roll: Real Property

Lender: None.

Legal Descr.:

TAX#26817 [IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018 0950N04W





Application Number	
-Ppinoution I tumber	

## TANDS OF COMMERCIAL/COMMUNITY/NON-NAVIGATIONAL AREA OF ENCROACHMENT PERMIT APPLICATION

application. Incomplete applic			easing an encroachment permit
ENCROACHMENT TYPE:			- Float home
(Check all that apply)			Boat garage
(eneer an mar appro)	- Bank stabilizati		- Mooring buoy(s)
	- Other – describ		
Applicant's Littoral Rights A	are:		✓ - Owned, fee simple title holder  - Leased
Signature of littoral rights	owner is obtained if		Other – describe:
applicant is not the owner of the		ts .	
Provide a Black/White Copy  ✓ - County plat map showing  ✓ - Tax record identifying the  ✓ - Lakebed profile with encr  ✓ - General vicinity map that  ✓ - Scaled air photo or map shence on the control of the control	both neighboring litto cowner of the upland poachment and water leallows Department to nowing lengths of near	oral lots. parcel(s) evels of winte find the encr rby encroach	er and summer roachment ments, distances to adjacent
Are Existing Docks or Other	Encroachment(s) Pe	rmitted On	This Parcel(s)?
✓ - No		1 1 "	1.11
		iph and a "to	scale" drawing (see Document
	nents Above)		
Permit #	Date of Con		this permit application is approved?
what will happen to th		n unchanged	this permit application is approved?
		ete removal	
	Modifi		
	- Other:	Cation	
(Please note that old dock mate serious boating safety issues an	erials must be removed		ce. Discarding these materials creates ecution and penalties.)
How Many Feet Does the Pro Water Mark? 75' - 154'	pposed Encroachmen feet	t Extend Be	yond the Ordinary (or Artificial) High
The Proposed Dock Length I	s:		
	ame or shorter than th	ne two adjace	ent docks
	er than the two adjaces		
Longe	er than the two adjacer	nt docks, but	within the line of navigability
	shed by the majority of		
	feet and n	ot located n	ear any other docks or other
encro	achments.		
For Community Docks, Does	the Proposed Dock 1	Exceed the N	Maximum Square Footage of 7 ft <sup>2</sup> per
Littoral Front Foot?		al square fo	
	Yes11,	064	$ft^2$
For Community Docks, Does	the Property Have a	t Least 50 F	eet of Littoral Frontage?
	front footage: 1,5		feet

7 - No		he Maximum Width of	10 Feet?
Yes	If yes, explain why:_		
Will the Proposed Encr Lines Established With	roachment Be Local Your Neighbors? If yes, what are the p		to the Riparian/Littoral Right  feet
perpendicular, or at right	at simple extensions that angles, to the sh of, or other profession	of the upland property lin- oreline. Curved shoreline onals, to closely examine	es. Littoral right lines are generally nes or unusual circumstances may e littoral right lines and assess the
CINDY RICHARDSON Printed Name	John	6/19/2025 Date	-
Signature of Applicant of	r Agent		







#### 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.





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.

Py A Marco

Ryan A. Miller, Recreation Safety Supervisor

Narrow river with future land growth.





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'





SHERIFF ROBERT B. NORRIS

UNDERSHERIFF BRETT A. NELSON



MICA SUPERVISORY AREA 3258 W. Industrial Loop Coeur d'Alene, ID 83815 Phone (208) 769-1577



DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

**S**TATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor Phil McGrane, Secretary of State Raúl R. Labrador, Attorney General Brandon D Woolf, State Controller Debbie Critchfield, Sup't of Public Instruction

June 30, 2025

The Coeur d'Alene Press Attention: Legals P.O. Box 7000 Coeur d'Alene, ID 83816

Re: Legal Notice of Application – L95S6163A

Enclosed is a notice of application. Please publish this as a legal advertisement for two consecutive weeks as soon as possible.

Upon completion, please provide a tear sheet for the  $2^{nd}$  publication, an affidavit of publication, and statement of cost.

Thank you. Your help in this matter is greatly appreciated.

Sincerely,

Amidy Fuson, Lands Resource Specialist Sr., Navigable Waterways

**Enclosure** 

#### **NOTICE OF APPLICATION**

Pursuant to Section 58-104(9) and 58-1301, et seq., Idaho Code (The Lake Protection Act) and rules of the State Board of Land Commissioners, notice is hereby given that Rivers Edge Apartments LLC made application to <u>build a 74 slip community dock on the Spokane River</u>. Located <u>adjacent to Tax # 26817, Atlas URD 2018, Coeur d'Alene; Sections 09</u>, Township <u>50 North</u>, Range <u>04 West</u>; B.M., in <u>Kootenai County</u>.

Written objections to and requests for hearing in this matter must be on file with the Idaho Department of Lands, 3258 W Industrial Loop, Coeur d'Alene ID, 83815, within thirty (30) days after the first appearance of this notice. Requests for hearing must be accompanied by a \$75 publication fee. Specific information regarding this application may be obtained from Amidy Fuson, Resource Specialist Sr., at the above address or by calling (208) 769-1577.

/S/ Mike Ahmer Resource Supervisor CDA Idaho Department of Lands

MICA SUPERVISORY AREA 3258 W. Industrial Loop Coeur d'Alene, ID 83815 Phone (208) 769-1577



STATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor Phil McGrane, Secretary of State Raúl R. Labrador, Attorney General Brandon D Woolf, State Controller Debbie Critchfield, Sup't of Public Instruction

June 30, 2025

Coeur D Alene City of 710 E Mullan Ave Coeur d'Alene ID 83814

Re: Courtesy Notification of Application for Encroachment L95S6163A

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor <u>RIVERS EDGE</u> <u>APARTMENTS LLC</u> has applied for a permit from the Idaho Department of Lands to <u>build a 74slip community dock</u> on <u>the Spokane River</u>. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

If you <u>do not</u> have concerns about the proposed project after reviewing the application packet, and you <u>do not</u> wish to object to the application, please complete the attached form (sign box 1) and return it to our office as quickly as possible.

If you <u>object</u> to the proposed application and would like to <u>request a public hearing</u>, in which you will be named as the objecting party, please complete and return the attached form to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection (specifically asking for a public hearing) and a \$75 fee to cover the cost of publishing notice of hearing <u>within thirty (30) days of the first date of publication</u> (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by <u>August 4, 2025</u>. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <a href="https://adminrules.idaho.gov/rules/current/20/200304.pdf">https://adminrules.idaho.gov/rules/current/20/200304.pdf</a>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

Sincerely,

Amidy Fuson

Lands Resource Specialist-Navigable Waters

afuson@idl.idaho.gov

**Enclosures** 

Idaho Department of Lands 3258 W Industrial Loop Coeur d'Alene ID 83815 ENCROACHMENT NO. APPLICANT

L95S6163A		
	REA LLCy	

## STATE OF IDAHO DEPARTMENT OF LANDS ATTACHMENT FOR ENCROACHMENT

#### COMMUNITY DOCK REQUIREMENTS AND SETBACKS

General requirements are as follows:

- 1) No part of the structure waterward of the natural or ordinary high-water mark or artificial high-water mark shall exceed ten (10) feet in width except breakwaters when justified by site specific conditions and approved by the department.
- 2) A community dock shall not have less than fifty (50) feet combined shoreline frontage. Moorage facilities will be limited in size as a function of the length of shoreline dedicated to the community dock. The surface decking area of the community dock shall be limited to the product of the length of shoreline multiplied by seven (7) square feet per lineal feet or a minimum of seven hundred (700) square feet. However, the Department, at its discretion, may limit the ultimate size when evaluating the proposal and public trust values.
- 3) If a breakwater will be incorporated into the structure of a dock, and a need for the breakwater can be demonstrated, the department may allow the surface decking area to exceed the size limitations.
- 4) Length of Community Docks and Commercial Navigational Encroachments. Docks, piers, or other works may extend to a length that will provide access to a water depth that will afford sufficient draft for watercraft customarily in use on the particular body of water, except that no structure may extend beyond the normal accepted line of navigability established through use unless additional length is authorized by permit or order of the director. If a normally accepted line of navigability has not been established through use, the director may from time to time as he deems necessary, designate a line of navigability for the purpose of effective administration of these rules.
- It will be presumed, subject to rebuttal, that single-family and two-family navigational encroachments will have an adverse effect upon adjacent littoral rights if located closer than ten (10) feet from adjacent littoral right lines, and that commercial navigational encroachments, community docks or nonnavigational encroachments will have a like adverse effect upon adjacent littoral rights if located closer than twenty-five (25) feet to adjacent littoral right lines. Written consent of the adjacent littoral owner or owners will automatically rebut the presumption. All boat lifts and other structures attached to the encroachments shall be subject to the above presumptions of adverse effects.

Please check one and initial: I have reviewed the application, including the scope and location of the proposed encroachment as depicted. I consent to the application and do not wish to participate in a public hearing. (initial) I have reviewed the application, including the scope and location of the proposed encroachment as depicted. I object to the application and request a Public Hearing in which I will be named as an objecting party. I have attached a summary of my objection to this form on a separate page and a \$75 publication fee. I UNDERSTAND THAT I AM REQUIRED TO SUBMIT MY CONTACT INFORMATION (NAME, PHONE NUMBER, EMAIL ADDRESS) IN ORDER TO SET A HEARING DATE. (initial) \*IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT AMIDY FUSON AFUSON@IDL.IDAHO.GOV AS SOON AS POSSIBLE. Date Name Address State Zip City **Email Address** Phone Number

MICA SUPERVISORY AREA 3258 W. Industrial Loop Coeur d'Alene, ID 83815 Phone (208) 769-1577



DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor Phil McGrane, Secretary of State Raúl R. Labrador, Attorney General Brandon D Woolf, State Controller Debbie Critchfield, Sup't of Public Instruction

June 30, 2025

River's Edge Property Owner's Assoc. INC. 3201 N Huetter Rd. Ste 103 Coeur d'Alene ID 83835

Re: Courtesy Notification of Application for Encroachment L95S6163A

To Whom it Concerns:

This letter is to inform you as a courtesy that your adjacent neighbor <u>RIVERS EDGE</u> <u>APARTMENTS LLC</u> has applied for a permit from the Idaho Department of Lands to <u>build a 74slip community dock</u> on <u>the Spokane River</u>. The enclosed applications with site diagrams show the location and indicate dimensions and distances to your mutual property/riparian boundary.

If you <u>do not</u> have concerns about the proposed project after reviewing the application packet, and you <u>do not</u> wish to object to the application, please complete the attached form (sign box 1) and return it to our office as quickly as possible.

If you <u>object</u> to the proposed application and would like to <u>request a public hearing</u>, in which you will be named as the objecting party, please complete and return the attached form to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection (specifically asking for a public hearing) and a \$75 fee to cover the cost of publishing notice of hearing <u>within thirty (30) days of the first date of publication</u> (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by <u>August 4, 2025</u>. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <a href="https://adminrules.idaho.gov/rules/current/20/200304.pdf">https://adminrules.idaho.gov/rules/current/20/200304.pdf</a>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

Sincerely,

Lands Resource Specialist-Navigable Waters

afuson@idl.idaho.gov

**Enclosures** 

Idaho Department of Lands 3258 W Industrial Loop Coeur d'Alene ID 83815 ENCROACHMENT NO. APPLICANT

L95S6163A	
REA LLCy	

## STATE OF IDAHO DEPARTMENT OF LANDS ATTACHMENT FOR ENCROACHMENT

#### COMMUNITY DOCK REQUIREMENTS AND SETBACKS

General requirements are as follows:

- No part of the structure waterward of the natural or ordinary high-water mark or artificial high-water mark shall exceed ten (10) feet in width except breakwaters when justified by site specific conditions and approved by the department.
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MICA SUPERVISORY AREA 3258 W. Industrial Loop Coeur d'Alene, ID 83815 Phone (208) 769-1577



EQUAL OPPORTUNITY EMPLOYER

#### STATE BOARD OF LAND COMMISSIONERS

Brad Little, Governor Phil McGrane, Secretary of State Raúl R. Labrador, Attorney General Brandon D Woolf, State Controller Debbie Critchfield, Sup't of Public Instruction

#### **MEMORANDUM**

**TO:** 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

Adjacent Neighbors

**FROM:** Amidy Fuson Resource Specialist Sr., Navigable Waters

**DATE:** June 30, 2025

**SUBJECT:** NOTICE OF APPLICATION L95S6163A - RIVERS EDGE

APARTMENTS LLC

Enclosed is an application requesting permission to **build a 74 slip community dock on the Spokane River.** 

Please submit your comments, recommendations, or objections to the Idaho Department of Lands by <u>August 4, 2025</u>, regarding the likely effect of the proposed encroachments upon navigation, adjacent property, lake and streambed value factors of navigation, fish and wildlife habitat, aquatic life, recreation, aesthetic beauty, or water quality. If you have concerns or are opposed to this application, please list your specific reasons and any facts or documentation to support your position. Comments may suggest alternate plans or mitigation measures if feasible.

If you would like to request a public hearing on this application, please submit a written request and a \$75 publication fee to IDL by **August 4, 2025.** 

Failure to submit comments will be considered as no objection to the application. For further inquiries, please contact the Idaho Department of Lands at Mica Office.

**Enclosures** 

### **Order Confirmation**

Ad Order Number	Customer	Payor Customer	PO Number
0000038294	IDAHO DEPARTMENT OF LANDS	IDAHO DEPARTMENT OF LANDS	
Sales Rep	Customer Account	Payor Account	Ordered By
kpacker+cdahouse@ha	6368	6368	rlindstrom@cdapress.com
Order Taker	Customer Address	Payor Address	Customer Fax
rlindstrom@cdapress.com	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815	
Order Source	Customer Phone	Payor Phone	Special Pricing
	2087691577	2087691577	

Tear Sheets	<u>Proofs</u>	<u>Affidavits</u>	Blind Box	Promo Type	<u>Materials</u>
0	0	1	0	0	0

<u>Invoice Text</u> <u>Ad Order Notes</u>

CDA#14618 NOA - L95S6163 Run dates July 4, 11, 2025

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
65.60	\$0.00	65.60	Invoice	\$0.00	65.60

07/01/2025 05:01 PM page 1 of 1

0000038294	ID-Metro	1 x 4.575" (40 lines)				
Run Date	<u>Product</u>	<u>Placement</u>	<u>Position</u>	Rate	Cost	
07/04/2025	ID-COEUR D'AL PRE	LENE LEGALS	Any	\$0.77	\$38.80	

\$0.67

\$26.80

Any

Ad Number

07/11/2025

Ad Type

PRE

ID-COEUR D'ALENE

Ad Size

LEGALS

07/01/2025 05:01 PM page 2 of 2

#### NOTICE OF APPLICATION

Pursuant to Section 58-104(9) and 58-1301, et seg., Idaho Code (The Lake Protection Act) and rules of the State Board of Land Commissioners, notice is hereby given that Rivers Edge Apartments LLC made application to build a 74 slip community dock on the Spokane River, Located adjacent to Tax # 26817, Atlas URD 2018, Coeur d'Alene; Sections 09, Township 50 North, Range 04 West; B.M., in Kootenai County. Written objections to and requests for hearing in this matter must be on file with the Idaho Department of Lands, 3258 W Industrial Loop, Coeur d'Alene ID. 83815, within thirty

matter must be on file with the Idaho Department of Lands, 3258 W Industrial Loop, Coeur d'Alene ID, 83815, within thirty (30) days after the first appearance of this notice. Requests for hearing must be accompanied by a \$75 publication fee. Specific information regarding this application may be obtained from Amidy Fuson, Resource Specialist Sr., at the above address or by calling (208)

nied by a \$75 publication fee.
Specific information regarding
this application may be obtain
from Amidy Fuson, Resource
Specialist Sr., at the above
address or by calling (208)
769-1577.

/S/
Mike Ahmer Resource
Supervisor CDA
Idaho Department of Lands
Legal#14618 AD#38294
July 4. 11, 2025

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

VIA HAND DELIVERY

Idaho Department of Lands

Attn: Ms. Amidy Fuson

Lands Resource Specialist Sr.

Navigable Waters 3284 Industrial Loop Coeur d'Alene, ID 83815

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).



\$15.00 #35536 L9556163A 8/1/25 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 <u>and</u> 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



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 T. Magnuson

JFM/js Encl.

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





### SHERIFF KOOTENAI COUNTY



SHIRIT 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.

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	) AGENCY Case No. PH-2025-NAV-22-003
Encroachment L95S6163A, a Community	)
Dock,	) OAH Case No. 25-320-05
	)
River's Edge Apartments, LLC,	) NOTICE OF APPOINTMENT OF
Lanzce Douglas,	) HEARING OFFICER
•	)
Applicant.	)

#### TO ALL PARTIES AND COUNSEL OF RECORD:

The Chief Administrative Law Judge of the Office of Administrative Hearings, pursuant to their authority under Idaho Code § 67-5282(1)(d), hereby appoints the following administrative law judge as the duly authorized Hearing Officer in this matter:

Leslie M. Hayes Office of Administrative Hearings P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300 leslie.hayes@oah.idaho.gov

This administrative law judge is appointed to conduct a hearing in this matter in accord with all governing statutes and rules, and make appropriate findings of fact, conclusions of law, and preliminary or recommended orders (as may be requested or mandated) to the Director of the Idaho Department of Lands. The administrative law judge is required to comply with the Office of Administrative Hearings' Code of Conduct.

#### **AUTHORITY AS HEARING OFFICER**

As Hearing Officer, the administrative law judge has the authority to:

1. Schedule and conduct motion hearings and enter the appropriate orders disposing of all pre-hearing motions, such as motions for notices of proposed default orders, motions on the

admissibility of evidence, and motions for continuances.

2. Schedule and conduct any pre-hearing conference and enter the appropriate orders

for any purpose recognized by IDAPA 62.01.01.402.

3. Perform other duties assigned by the Board and as authorized by the Idaho

Administrative Procedure Act, promulgated at Idaho Code §§ 67-5201 et seq., the Idaho Rules of

Administrative Procedure promulgated at IDAPA 62.01.01 et seq., and such other statutes and

rules as may govern the proceedings.

4. The Hearing Officer may not engage in *ex parte* communications concerning the

substance of this matter, except as provided in Idaho Code § 67-5253 and IDAPA 62.01.01.255.

FILING AND SERVICE OF DOCUMENTS

All documents filed in this matter must be filed by email with the Office of Administrative

Hearings at the following email address: filings@oah.idaho.gov

Additionally, all documents filed in this matter must also be served by email upon the

Hearing Officer and all other parties to the proceeding at the email addresses listed in the

Certificate of Service attached hereto, which list may be updated from time to time by the Hearing

Officer.

Original and/or paper documents do not need to be filed with the Office of Administrative

Hearings, except upon request by the Hearing Officer. If you are requested to submit original

and/or paper documents by the Hearing Officer, submit those documents to the Office of

Administrative Hearings at the following address:

Office of Administrative Hearings

General Government Division

P.O. Box 83720

Boise, ID 83720-0104

(208) 605-4300

#### OFFICE OF ADMINISTRATIVE HEARINGS

/s/ Bryan A. Nickels
Bryan A. Nickels Chief Administrative Law Judge

#### **CERTIFICATE OF SERVICE**

I hereby certify that on this 5th day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Lanzce Douglas 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	<ul><li>☐ U.S. Mail</li><li>☑ Email:</li><li>lanzce@lgdproperties.com</li></ul>
Cindy Richardson R & R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ U.S. Mail ☑ Email: cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ U.S. Mail ☑ Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	<ul><li>U.S. Mail</li><li>⋉ Email:</li><li>kcso@kcgov.us</li></ul>
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ U.S. Mail ☐ Email:     jrichards@idl.idaho.gov     krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ U.S. Mail ☐ Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gob

NOTICE OF APPOINTMENT OF HEARING OFFICER (AGENCY Case No. PH-2025-NAV-22-003/ OAH Case No. 25-320-05) Page 4

Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ U.S. Mail ☐ Email:     kromine@idl.idaho.gov     rking@idl.idaho.gov     kdawson@idl.idaho.gov
Leslie M. Hayes Office of Administrative Hearings P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300 Hearing Officer	☐ U.S. Mail ☑ Email: leslie.hayes@oah.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ U.S. Mail ☑ Email: filings@oah.idaho.gov
	/s/ Elaine Maneck Elaine Maneck, Deputy Clerk Office of Administrative Hearing

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L95S6163A, a Community	) AGENCY Case No. PH-2025-NAV-22-003 OAH
Dock,	) Case No. 25-320-05
River's Edge Apartments, LLC, Lanzce Douglas,	) NOTICE OF SCHEDULING CONFERENCE )
Applicant.	) ) )

Please take notice that Hearing Officer Leslie Hayes will call this matter for a scheduling video-conference on **Tuesday**, **August 19**, **2025**, **at 2:00 p.m. Mountain Time**, or as soon thereafter as the parties may be heard. The parties will be sent a Zoom link for this conference contemporaneously with this notice.

The scheduling conference will be informal, and the purpose of the conference will primarily be to select an evidentiary hearing date and identify related deadlines. Additionally, as appropriate, the Hearing Officer and the parties may also have discussions to:

- 1. Identify or simplify the issues in the case;
- 2. Determine if there are any areas of agreement between the parties, and whether the parties believe mediation may be appropriate;
- 3. Discuss the number and type of documents and witnesses each party intends to use and/or call if a hearing needs to be held; and
- 4. Discuss any other procedural or evidentiary matters which may tend to expedite or clarify this case.

If any party is unable to participate in the scheduling conference at the date and time identified in this notice, the Hearing Officer may grant a postponement. To request a postponement of the scheduling conference:

1. Contact the Office of Administrative Hearings ("OAH") via email to

filings@oah.idaho.gov to seek additional available dates;

2. Contact the other party(ies) to discuss the alternatives dates, and jointly select a

date from those offered that all parties are available to participate in the conference; and

3. Email OAH again to advise as to the date and time the parties have agreed upon.

An amended scheduling notice will be issued stating the new date and time and the reason for the

continuance. The original date of the scheduling conference will remain in effect until the Hearing

Officer has been assured that all parties have agreed upon a new specific date and time for a re-set

hearing.

4. **NOTICE:** Any party failing to attend any stage of a contested case may be

defaulted. See Idaho Code section 67-5242(4) & IDAPA 62.01.01.425.

DATED: August 5, 2025.

OFFICE OF ADMINISTRATIVE HEARINGS

/s/ Leslie M. Hayes

Leslie M Hayes

Deputy Chief Administrative Law Judge

#### **CERTIFICATE OF SERVICE**

I hereby certify that on this 5th day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Lanzce Douglas 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	<ul><li>☐ U.S. Mail</li><li>☑ Email:</li><li>lanzce@lgdproperties.com</li></ul>
Cindy Richardson R & R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ U.S. Mail ☑ Email: cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ U.S. Mail ☑ Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	<ul><li>U.S. Mail</li><li>⋉ Email:</li><li>kcso@kcgov.us</li></ul>
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ U.S. Mail ☐ Email:     jrichards@idl.idaho.gov     krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ U.S. Mail ☐ Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gob

NOTICE OF SCHEDULING CONFERENCE (AGENCY Case No. PH-2025-NAV-22-003/ OAH Case No. 25-320-05) Page 3

Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ U.S. Mail ☐ Email:  kromine@idl.idaho.gov  rking@idl.idaho.gov  kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ U.S. Mail ☐ Email: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov
	_/s/ Elaine Maneck Elaine Maneck, Deputy Clerk

Office of Administrative Hearing

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	•
Encroachment L95S6163A, a Community Dock,	OAH Case No. 25-320-07
River's Edge Apartments, LLC, Lanzce Douglas,	) NOTICE OF ERRATA TO CORRECT ) CASE NUMBERS
Applicant.	) )
PLEASE TAKE NOTICE that this No	otice of Errata to Correct Case Numbers corrects the
case numbers in the above-captioned matter.	Going forward all pleadings will use the corrected
case numbers: AGENCY Case No. PH-2025-	NAV-22-005 / OAH Case No. 25-320-07.
DATED: August 7, 2025.	
	OFFICE OF ADMINISTRATIVE HEARINGS
-	/s/ Leslie M. Hayes
	Leslie M Hayes

Deputy Chief Administrative Law Judge

#### **CERTIFICATE OF SERVICE**

I hereby certify that on this 7th day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Lanzce Douglas 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ U.S. Mail
Cindy Richardson R & R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ U.S. Mail ☑ Email: cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ U.S. Mail ☑ Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ U.S. Mail ☑ Email: kcso@kcgov.us
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ U.S. Mail ☐ Email:  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ U.S. Mail ☐ Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gob

NOTICE OF ERRATA TO CORRECT CASE NUMBERS (AGENCY Case No. PH-2025-NAV-22-005/ OAH Case No. 25-320-07) Page 2

Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ U.S. Mail ☐ Email:  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	<ul><li>☐ U.S. Mail</li><li>☐ Email:</li><li>filings@oah.idaho.gov</li><li>leslie.hayes@oah.idaho.gov</li></ul>
	/s/ Elaine Maneck Elaine Maneck, Deputy Clerk Office of Administrative Hearing

From: BigSky 2CDA

To: Navigable Waterways

Subject: RE: Atlas/River's Edge Community Dock - Permit L95S6163A - Environmental Impact

Date: Monday, August 4, 2025 6:51:36 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

August 4, 2025

Mike Ahmer, Navigable Waterways Program Idaho Department of Lands

RE: Atlas/River's Edge Community Dock - Permit L95S6163A - Procedural Objection

- 1. Under the Lake Protection Act and IDAPA 20.03.04 the Board must safeguard navigation, public safety, environmental quality and existing property before approving any encroachment.
- Navigation & Safety The river narrows to 368 ft; added slips force vessels into oncoming lanes and expose boaters to large wakes.
  - In addition to being one of the narrowest points in the river, this area has a large number of pilings and submerged barriers that stick 50 to 80 feet out, in the water, away from shore, which further narrows the navigational channel. Adding boat lifts and numerous boats will further conflict and congest this area creating mayhem for all boats. Furthermore, wake boats and large boats (>/= 30 feet) currently create huge 3 to 6 foot waves due to their massive displacement (natural laws of physics may want to understand these forces before endangering more lives). Idaho requires a 200 no wake zone in all other waterways. Kootenai County Commissioners have allowed a 150 ft (exemption); this exemption makes matters less safe which must be considered here.
  - With our 20.5 ft Glastron, I have experienced, on numerous occassions, dangerously big waves from wakeboats and large 30+ foot ocean-going cruisers that have come over and swamped the front of our boat with my grandkids freaking out. In these situationsl, I could not seek shelter by going towards shore, due to the pilings. My only recouse was to take them head on and hold on to our children while they screamed and shrieked in fear, crying the rest of the way home.
- Carrying-Capacity Study IDL staff have acknowledged that a Spokane River boat-capacity study is essential yet unfunded. Issuing new slips before that study exists is arbitrary and capricious.
  - Continuing to allow wake boats, large house boats, yachts, and ocean-going cruisers which inherently come with huge displacement and/or powerful engines significantly reduces the carrying capacity and the enjoyment, of the river, by others. Simply put, 300 standup paddleboarders and kayaks can coexist, side-by-side, on the river. Traditional powerboats (i.e. ski boats) and pontoons do not create massive waves and generate the same powerful, environmentally destructive forces as do wakeboats and large powerful, heavy, 30 ft cruisers .......these watercraft create waves that limit the carrying capacity of the river to a fraction. I encourage the Kootenai County Commissioners to limit the boat size, displacement, and engine horsepower, on the Spokane River for the safety and benefit of all its citizens. These types of watercraft have no place on the Spokane River as they limit the safe carrying capacity of the river to a small few while they wreak havoc along the river.
- 3.. Shoreline Frontage IDAPA 20.03.04.015.02.c limits community-dock deck area to

seven square feet per linear foot of dedicated shoreline. Seventy-four slips would need roughly 1,850 feet of frontage (to be equivalent)—far more than this parcel controls. Every lot owner, up and down the river, purchases a property knowing they have the inherent right to have one boat/dock. Allowing landholding corporations to simply create a "community dock" for leaseholders and renters, using a much smaller, by proportion, linear-foot, riparian common ground, then a home is required, for the sole purpose of benefiting financially from these types of arrangements is not good public policy and must be called out as shear profiteering at other's expense.

Under the Lake Protection Act and IDAPA 20.03.04 the Board must safeguard navigation, public safety, environmental quality and existing property before approving any encroachment.

- Environmental Protection No DEQ review is on file; elevated turbidity and sediment resuspension are likely.
- Carrying-Capacity; Frontage No capacity study exists and the applicant lacks sufficient frontage under IDAPA standards that apply to all other landowners.

Notice - Public Input: The current two-week notice window is inadequate and undercuts § 58-1306(c)'s intent. Applications to create new community or commercial docks and/or expand those previously permitted should undergo a 3 to 4 month public notification, review, and approval process.

For these reasons, I respectfully request denial of Permit L95S6163A, at minimum, suspended until statutory prerequisites are fully vetted and met.

Sincerely,

Edward Kent Spokane River Homeowner From: BigSky 2CDA

To: Navigable Waterways

Subject: RE: Greensferry Community Dock – (22 slips; permit # TBD) – Objection

Date: Monday, August 4, 2025 6:12:40 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

August 14, 2025

Mike Ahmer, Navigable Waterways Program Idaho Department of Lands

RE: Greensferry Community Dock - (22 slips; permit # TBD) - Objection

The Lake Protection Act and IDAPA 20.03.04 compel the Board to prioritize navigation, safety, environmental protection and shoreline integrity.

- Navigation & Safety Existing congestion plus 22 more slips will crowd a narrow waterway and violate the 150-foot separation zone.
- Environmental Protection Added wakes will degrade water quality and habitat; no DEQ analysis is on record.
- Frontage Shortfall Twenty-two slips require roughly 550 feet of shoreline under IDAPA 20.03.04.015.02.c; the parcel does not meet that test.
- Rule Compliance The applicant lacks the shoreline frontage and capacity data demanded by IDAPA 20.03.04.015.

Accordingly, the Greensferry permit should be denied.

Sincerely,

Edward Kent Spokane River Homeowner From: BigSky 2CDA

To: Navigable Waterways

Subject: Spokane River Permit application comments: 1) Atlas/River's Edge (74 slips). Public Comment deadline: This

Monday August 4th Permit #L95S6163A 2) Greensferry (22 slips). Public Comment deadline: August 14th -Permit

# to be determined

Date: Monday, August 4, 2025 6:07:16 PM

Attachments: Spokane River Community Doc Smith Community Sheet1 1.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Based on the Kootenai County Commissioners meeting on July 30th, 2025, I am submitting my comments on these permits. Please take them into consideration during your review and decision. The Spokane River is extremely busy and any large increase in community docks with multiple slips will be a detriment to it's environmental quality and the public safety.

See attached document for my comments.

Sincerely, Susan Kent 513 S Idaho St Post Falls, ID

To	Idaho Department of Lands, Kootenai County, Mike Ahmer (navigablewaterway@idl.idaho.gov)	
From:	Susan Kent, 513 S Idaho Street, Post Falls, ID	
Subject:	Comments on new permit requests: 1) Atlas/Rivers Edge (74 slips) Permit #L95S6163A; and 2) Greensferry (22 slips) Permit #TBD	
Date	August 4, 2025	
Public comm	ent on July 30, 2025 Kootenai County Board of Commissioners Meeting, New multiple slip dock permit requests on Spokane River	
New permit r	equests discussed at commissioners meeting	
	1 Atlas/River's Edge (74 slips)	
	2 Greensferry (22 slips)	
Comments/c	oncerns on addition of slips.	
	In order to proceed with any decision, a Spokane River boat carrying capacity sturdy is required. IDL representative, Mike Ahmer, endorsed this during the meeting, but indicated a mechanisim for funding this study has not been determined. No additional multi-slip community docks or commercial docks should be approved until this study has been completed. The state level IDL should determine how to fund this study.	
	IDAPA current rules do not logically allow public concerns to get formally used in the comments of permits. If IDL only gives about a 2 week notice (but never more than 30 days) to public for comment, only previously established groups can have any real impact, since they have to be a registered group at least 30 days BEFORE the comment period deadline. Also, rules for river navigable waterways should be separated/different than lakes, since they are flowing, narrow and shallow (large vessels and waves are more harmful to them)	
	DEQ response/comments should be required before proceeding with allowing the addition of mult slip docks on the Spokane River. The increase in the number of boats/waves on the river negatively impact/increase the turbidity in the river. The river bottoms/sediment may contain metals, etc. that negatively affect the fish and wildlife. If turbidity is increased too much, it could potentially shut down the river to public recreation, which would also have a large economic affect on the communities along the river.	
	A statement was made during meeting that a 74 slip community dock is equivalent to 74 individual property owner docks. This is not true. Individual properties must have a minimum riverfront linear feet in order to get a permit for a dock. The same logic should apply to any condo/HOA run community dock. If the minimum is 25 foot river frontage, then the 74 slip community dock would need to have 1850 linear feet of river frontage (for the 22 PF slip community dock request it would reuire 550 lf of river frontage). Per Post Falls zoning permits for are individual home, the minimum lot width is 60 feet, which would make the requirements be 4,440 lf for 74 slips and 1,320 LF for the 22 slips. This is not equivalent to the proposed community dock slips impact on the river. NOTE THE RIVER IS NOT THE SAME AS A LAKE WHERE THERE IS LOTS OF WATER REAL ESTATE TO MANUEVER	
_	Concern was raised during the KC commissioners meeting that they were concerned on slowing down boater's commute from PF to the lake. It is highly likely that if these community docks are installed, there will be added "no wake" zones to the river.	

IDL is the steward of the waterways and has the responsibility to take action, not pass this responsibility on to others. A "no comment" from some of the agencies to the IDL does not mean that they agree/disagree with a proposed community dock. IDL must take initiative to get actual data to support or deny. IDL has data on the number of bank stabilization encroachment permits.

Last but not least, the safety of public is everyone's responsibility. The marine deputy clearly stated that increasing the number of boats on the river is not safe. Adding community/commercial docks creates pinch points for traffic, no matter whether it is in a no wake zone or not. Adding pinch points on a river is not reasonable based on the current number of boats and docks on the river. This is an issue with the pending Marina33 commercial dock expansion, too. They should NOT be allowed to encroach additionally into the navigable waterway....it doesn't matter that it is a no wake zone. Too many boats is unsafe for the public.

From: Lori Nienau

To: <u>Navigable Waterways</u>
Subject: Boat Slips - Spokane River

Date: Sunday, August 3, 2025 2:44:37 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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

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

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

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

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

Thank you for listening.

Bill & Lori Nienau 3583 N McMullen Dr. Post Falls, ID 83854 425-214-4634 From: Bonnie Lupton
To: Navigable Waterways
Cc: sheri scofield

Subject: Defend the Spokane River: Choose Moderation Over Congestion

Date: Monday, August 4, 2025 9:12:18 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To Whom It May Concern,

I am writing as a resident who faces the Spokane River and has witnessed firsthand the growing congestion on our waters. The current proposal to add more morning slots and increase boat storage contributes to an already overburdened system.

This river is not just a body of water—it is a shared natural resource that deserves thoughtful stewardship. What was once a place of peace and quiet enjoyment is increasingly becoming a congested parking lot of boats. The push for more access and storage is encouraging overuse, damaging the river's health, and diminishing its quality for all.

I urge you to take a balanced approach. Growth should be done in moderation—not saturation. Please prioritize preservation over profit and ensure that future decisions reflect a long-term commitment to protecting the Spokane River.

Sincerely,

Bonnie Lupton

212 E 1st Ave

Apt. 11

Post Falls, ID 83854

From: Bonnie Lupton
To: Navigable Waterways

Subject: Resubmitting Public Comment – A Call for Transparency and Responsible Stewardship of the Spokane River

Date: Tuesday, August 5, 2025 2:26:34 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To Whom It May Concern,

I am resubmitting my letter of concern regarding proposed expansion on the Spokane River, with additional thoughts I was not able to include initially. Like many residents who live directly on the river, I was unaware that public input was being accepted—until after the deadline had passed. That lack of notice feels less like an oversight and more like a quiet advantage given to developers, not to the people who call this river home.

In times like these, transparency should be the foundation of every public process. Without it, trust erodes just as surely as the banks of an overburdened river.

The proposal to increase the number of boat slips may seem minor on paper, but in practice, it encourages overuse of a waterway already nearing saturation. The Spokane River is not limitless. With more slips come more boats, more wakes, more fuel, more risk—and less space for swimmers, kayakers, and wildlife.

I see it every day. This is not about denying access. It's about preserving balance. The river deserves thoughtful stewardship, not unchecked expansion. What we allow today will determine what remains for the next generation.

I ask you to reconsider any proposal that turns a living river into a congested marina. Please stand with the people who have lived alongside it, cared for it, and respected its limits—not with those who see it only as space to be filled.

Sincerely,

**Bonnie Lupton** 

212 E. 1st Ave., Apt. 11

Post Falls, ID 83854

From: sheri scofield

To: Navigable Waterways

Subject: Fwd: Opposition to Marina Encroachment Permits on the Spokane River

Date: Sunday, August 3, 2025 8:04:58 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

## Begin forwarded message:

From: Dan Loughlin <dfloughlin@proton.me>
Date: August 3, 2025 at 3:03:52 PM PDT

To: mmensinger@idl.idaho.gov

Subject: Opposition to Marina Encroachment Permits on the Spokane River

Daniel Loughlin 1908 E Rodkey Dr. Post Falls, ID 83854

Permit 1) Atlas/River's Edge (74 slips).

Permit #L95S6163A Permit 2) Greensferry (22 slips). Permit # Unknown

Good morning,

This notice is in opposition to the listed pending dock encroachments on the Spokane River (the River) in the cities of Post Falls and Coeur d Alene. Over the Past 10 years that I an familiar, the River usage has increased dramatically, not only with increase in the number of boats, but with personal watercraft (PWC), kayaks, paddle boards etc. The size of the watercraft such as large Runabouts, Wake and Surf Boats and size of the wakes produced by those watercraft have also increased dramatically. Templin's Marina near the Avista Dam, is now in the process of constructing well over 100 additional boat slips as a remodel of the location. As a resident on the River, I see near collisions of boats/ PWCs far too frequently. Not only is there a safety factor in allowing numerous additional slips, which will obviously increase the traffic on the River, but the erosion factor on the banks of the River need to be considered as well as other environmental impacts.

Sent with Proton Mail secure email.

From: Marde Mensinger
To: Navigable Waterways

Subject: FW: Opposition to Marina Encroachment Permits on the Spokane River

Date: Monday, August 4, 2025 8:14:11 AM

## L95S6163A

Marde Mensinger - CPM® Navigable Waterways Program Manager

Idaho Department of Lands

300 N. 6th Street, Suite 103 Boise, ID 83702

Office: (208) 334-0248

**Email:** mmensinger@idl.idaho.gov **Web:** https://www.idl.idaho.gov



From: Dan Loughlin <dfloughlin@proton.me>

Sent: Sunday, August 3, 2025 4:04 PM

To: Marde Mensinger < MMensinger@idl.idaho.gov>

Subject: Opposition to Marina Encroachment Permits on the Spokane River

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Daniel Loughlin 1908 E Rodkey Dr. Post Falls, ID 83854

Permit 1) Atlas/River's Edge (74 slips).

Permit #L95S6163A

Permit 2) Greensferry (22 slips).

Permit # Unknown

## Good morning,

This notice is in opposition to the listed pending dock encroachments on the Spokane River (the River) in the cities of Post Falls and Coeur d Alene. Over the Past 10 years that I an familiar, the River usage has increased dramatically, not only with increase in the number of boats, but with personal watercraft (PWC), kayaks, paddle boards etc. The size of the watercraft such as large Runabouts, Wake and Surf Boats and size of the wakes produced by those watercraft have also

increased dramatically. Templin's Marina near the Avista Dam, is now in the process of constructing well over 100 additional boat slips as a remodel of the location. As a resident on the River, I see near collisions of boats/ PWCs far too frequently. Not only is there a safety factor in allowing numerous additional slips, which will obviously increase the traffic on the River, but the erosion factor on the banks of the River need to be considered as well as other environmental impacts.
Sent with <u>Proton Mail</u> secure email.

From: Eric Hirst

To: <u>Navigable Waterways</u>
Subject: Permit #L95S6163A

Date: Saturday, August 2, 2025 8:27:49 AM

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Please consider the amount of additional traffic this would cause on an already very bust river. On top of the 414 proposal to add 200+ boats and the lack of any regular patrolling for excessive wake, excessive speed and just plain inattentive driving. There are very definite safety considerations on this river already and adding more boats will only make it worse. Many of us that live on or near the river are quite concerned and don't want to see a tragic accident happen. Thank you for your consideration of this matter.

Eric HIrst, Post Falls

From: <a href="mailto:ehsquared@verizon.net">ehsquared@verizon.net</a>
To: <a href="mailto:Navigable Waterways">Navigable Waterways</a>
Subject: Permit #L95S6163A

Date: Saturday, August 2, 2025 9:16:35 AM

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To Whom it may concern,

As a resident on the Spokane river it is hard to imagine an additional 223 boat slips. As it is the river is very hard for kayakers, canoers, paddleboarders, swimmers, and small boat owners to enjoy. The wake boats cause waves that make it dangerous for the small crafts, and the sea dooers just don't care about other people. The river is narrow at some points, making it difficult and unsafe to have more than two boats pass each other safely, I can't imagine how dangerous, it will get when an additional 223 boats have easy access to these narrow parts of the river. The river is poorly patrolled, and people know they can get away with crazier behavior.

We need to make sure that everyone, including the wildlife, can enjoy our river, not just the large boats.

Thank you for your time and consideration of this manner.

Erin Hirst

From: Gary Maddock

To: Navigable Waterways

Subject: Opposition to Further permits for boats on the Spokane River

Date: Saturday, August 2, 2025 12:33:55 PM

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## TO WHOM IT MAY CONCERN:

As we live on the Spokane River, I am writing to oppose the addition of boat slips to the Spokane River. The biggest problem on the Spokane River already is congestion. The addition of 74 slips proposed by Atlas/River's Edge Permit #L95S6163A will certainly add to that congestion, the safety of boating on the Spokane River and the erosion to our retaining walls and our docks.

With the Spokane River being an average of 400 feet wide, with a 100 foot no-wake zone on each side, only 200 feet is left in the middle, where we simultaneously have:

- 1) wake boats losing their surfers every 100-200 yard and quickly circling back to get them;
- 2) water skiers losing their skiers every 100-200 yard and quickly circling back to get them;
- 3) boats towing tubes and constantly circling to give their riders thrills;
- 4) one or more wave runners going over the wakes and doing donuts to get their thrills; and
- 5) kayakers and we pleasure boaters trying to access and use the River through all of this.

The Spokane River is TOO narrow for the safe, simultaneous use by all of these activities and the addition of 74 additional slips will cause greater safety concerns.

Further, studies regarding the impact of wake boats on the River, illustrate how these large, energetic wakes stir up sediments on shallow waterways. That is a very concerning environmental threat on the Spokane River, whose sediments contain heavy metals and contaminants like those found in Lake Cd'A. Field studies last summer clearly show that wake surfing stirs up significantly more sediments than any other activity on the River, a threat to water quality, fisheries, and the environment.

All of this says nothing about the severe damage to our shoreline, retaining walls, boat docks and boats. As above, we live on the Spokane River and watch our pontoon boat get banged around all summer by the ever increasing traffic and especially by excessive wakes.

I've doubled the size of my bumpers, and still have damage to my dock and boat. One of my new bumpers was almost totally flat by the end of last season and a bolted down roller bumper was torn off.

I have just had to spend \$16,000 to repair damage to my dock, i.e. the deck boards being pushed up and loose, my air barrels under the dock were knocked loose and pushed up and out and my wooden poles cracked due to all of the swaying from the excessive activity and wakes on the River.

## THE RIVER HAS ALREADY BEEN TURNED INTO AN ATHLETIC FIELD OR

**PLAYGROUND IF YOU WILL.** For we pleasure boaters living on the Spokane River, taking our boats onto the River with all of the present activity, is like trying to cross a football field with a game in progress. You're going to get bumped around and hurt.

We encourage you to deny this permit and any further permits for slips on the Spokane River to protect the safety of boarding on the River and reduce the damage to our docks and property.

Gary and Michele Maddock 5418 E Marina Ct Post Falls, ID 83854 From: Jeff Wilhelm

To: Navigable Waterways

Subject: Boat Slips

Date: Sunday, August 3, 2025 9:57:20 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

# Good morning

I very concerned about the number of boat slips on the river I believe they need to restrict these to single family lots only..

Allowing so many new slips will someday to require total no wake or reduced speed so getting up to the main lake could take over and hour. This would reduce home values by the 10's of thousands.

Thank you please take this into consideration before allowing more slips. Yahoo Mail: Search, Organize, Conquer

 From:
 John Preston

 To:
 Navigable Waterways

Subject: Ravigable waterways

Boat dock pending permits

Date: Saturday, August 2, 2025 11:03:30 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To: Idaho Dept of Lands

Subject: Dock permits on the Spokane River (Idaho)

We have been 25 year residents of the area with property on the river. There has been an explosion of boat traffic in that time. These new docks would only add to the worsening conditions.

**WE ARE IN OPPOSITION** to the below dock permit requests based on safety and the geographic location of the proposed developments. Additionally, these docks will increase the negative impact of boat traffic, the maximum carrying capacity of the river, erosion to the shore line and damage to current docks and boats.

# **NEW PERMIT REQUESTS:**

1) Atlas/River's Edge (74 slips). Public Comment deadline: This Monday August 4th

Permit #L95S6163A

2) Greens(22 slips). Public Comment deadline: August 14th

Permit # to be determined

3) Tenpins/414 PF Hospitality

Respectfully submitted

John & Joyce Preston

Joseph and Traci Parrish 5432 E. Marina Court Post Falls, ID 83854 August 03, 2025

Idaho Department of Lands 300 N. 6th Street, Suite 103 Boise, ID 83702

Subject: Opposition to Permit #L95S6163A for Atlas/River's Edge and Greensferry Locations on the Spokane River

Dear Idaho Department of Lands Officials,

I write to strongly oppose the issuance of Permit #L95S6163A, which authorizes activities at the Atlas/River's Edge and Greensferry sites along the Spokane River. This permit risks exacerbating existing environmental degradation across the river's interconnected system, from the headwaters at Lake Coeur d'Alene to the Post Falls dam and beyond, threatening the river's biological health, causing property damage, and compromising public safety. Based on documented issues, approval would violate principles of sustainable water management and public welfare, particularly given the upstream sources of pollution that flow downstream to the permitted locations.

#### Damage to the River's Biological Health

The Spokane River already suffers from severe pollution, including polychlorinated biphenyls (PCBs), heavy metals, and per- and polyfluoroalkyl substances (PFAS), which bioaccumulate in fish and pose health risks. These issues originate upstream at the headwaters in Lake Coeur d'Alene, where historical mining from the Bunker Hill Superfund site has deposited over 75 million tons of lead, cadmium, arsenic, zinc, and other heavy metals into lake sediments, which continue to mobilize during floods and flow into the Spokane River up to Post Falls dam. Nutrient enrichment from stormwater, agriculture, and development causes eutrophication, leading to algal blooms, reduced oxygen levels, and harm to aquatic life in the lake and upper river. PCB concentrations are 20-100 times above EPA limits, causing cancer, immune deficiencies, reproductive disorders, and neurological problems. Heavy metals like lead, arsenic, zinc, and cadmium from historic mining at sites like Atlas and the Coeur d'Alene Basin contaminate sediments and harm aquatic life, with ongoing releases under low oxygen conditions. Recent PFAS from biosolids further degrade water quality. Development under this permit, including potential discharges or disturbances at River's Edge apartments and Greensferry water systems near Post Falls, would increase runoff and toxin mobilization from upstream sources, worsening habitat loss for fish and violating Clean Water Act standards throughout the river system.

## Property Damage

Activities enabled by the permit, such as increased boat traffic from River's Edge boat slips (over 140 proposed), would accelerate shoreline erosion through wakes, damaging adjacent properties along the entire stretch from Lake Coeur d'Alene to Post Falls dam. Historic flooding risks in the area, amplified by Post Falls dam operations that artificially flood approximately 13,500 acres of low-relief lands and mobilize contaminated sediments during high flows, could lead to structural damage, toxin spread, reduced property values, and higher insurance costs. Contaminated groundwater seepage from the Atlas site and upstream mining wastes already threatens property values; further disturbance would spread pollutants across floodplains.

## Safety Concerns

The permit would heighten safety risks on a river known for hazardous conditions from Lake Coeur d'Alene headwaters to the Post Falls dam. Increased motorized vessels could generate dangerous wakes, overturning kayaks, knocking over waders, and endangering swimmers, particularly in the busy upper river where high boat traffic already poses challenges for non-motorized users. Contaminants in beach sediments and water, such as lead and arsenic, pose health risks during recreation, especially to children, with ongoing studies highlighting potential ingestion hazards. Dam-related risks, including sudden water level changes, currents, and possible failures (as seen in recent crane incidents triggering flash flood watches), add to dangers near Post Falls. Oil spill potentials from development activities pose additional threats to users. Wildfire risks near the river could worsen with construction, endangering nearby properties. These issues contradict local safety ordinances and public health advisories.

#### Personal Experience

As Spokane River property owners and year-round residents, we can assess the personal impacts of the increased use on the river, the shoreline, and the residents. Just this past 12 months, we've spent over \$10000 in repairs to our dock and shoreline structures. We have lost pieces of deck furniture, washed into the river by wake boats, and broken deck boards due to the heaving and shifting of our floating dock. Five years ago, I could fish off our dock after the boat traffic subsided; not anymore due to the floating vegetation ripped from the river bottom by the wake boats. Every cast comes back full of fresh vegetation. Just last evening, wake surfers were on the river after 8 PM, passing as close as 50 feet from our dock. Our dock becomes unusable when wake boats are on the river.

In conclusion, Permit #L95S6163A disregards ongoing cleanup efforts in the Coeur d'Alene Basin and would inflict irreversible harm across the Spokane River system. I urge denial to protect the river's ecosystem, properties, and community safety. Please consider this opposition in your decision.

## Sincerely,

Joseph and Traci Parrish Concerned Resident and River Advocate

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From: Josh Sheppard
To: Navigable Waterways
Subject: Concerned citizen

Date: Saturday, August 2, 2025 11:00:28 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello, my name is Josh. I have had a family house on the Spokane River for 34 years. Through the years, I have seen the use of and abuse of the Spokane River. In the 90s, waves used to be only 2 feet tall. Now they erode the bank at 4 feet or more. Not only that, but the amount of boat slips that are being approved needs to be checked. Adding a commercial aspect to a river that is only full for 4 months a year doesn't really make sense. Not only does it plug up the small portions of the river, but it increases the danger of boaters, swimmers, and recreators as well. I oppose the addition of the new slips as a concerned citizen and call for a study on the impact of the river and the pushing of commercial development on our river that is being loved to death.

From: <u>kbasore secairc.com</u>
To: <u>Navigable Waterways</u>
Subject: Concerned Citizens

Date: Monday, August 4, 2025 5:46:41 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Idaho Dept of Lands,

We oppose the addition of 223+ additional boat slips added to the Spokane River. AT THE VERY LEAST, THERE NEEDS TO BE A PAUSE ON PERMITS, AND AN ASSESSMENT/STUDY OF THE MAXIMUM CARRYING CAPACITY, SAFETY, EROSION and other issues impacting the river.

We live on the bay across from Templins and are very concerned with the safety of swimmers, people on non motorized water toys, water life and erosion of our land.

Please hear our voices or even come to our house and you can get a better idea of what we are speaking of.

Thank you,

Ken Basore
Concerned Citizens

 From:
 Linda Hardcastle

 To:
 Navigable Waterways

 Subject:
 Spokane River

Date: Monday, August 4, 2025 6:10:43 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To whom this may concern:

My husband & I live about 6 houses up stream from the proposed new 'Templin' 120 new boat slips.

We strongly object to that many more boats on a river that is daily already full of recreational boaters.

The Sheriff has already stated that he will not enforce the wake zone

" guidelines". Daily, there's multiple wake surfers with larger wakes than we've ever seen.

This is not the widest part of the river. Yes, it's across from a small bay like area, that shouldn't be used as a place to call this area the widest area of the river.

Daily, there's multiple, numerous boats that have some how decided to come in, to either the boat launch at the park, or any of the already existing three marinas. So, they race to see who can be first for gas, or to get to their chosen destination. No sheriff boat, no police, and no one paying any attention to how close these boats get to our docks, each other, or the many people paddle boarding or in kayaks.

It is not safe now, & with over 100 more boat slips, it will be even worse.

Don't want another large marina!

Doug & Linda Hardcastle 704 Anchor Way Post Falls, Idaho From: Maggie Carli
To: Navigable Waterways

Subject: Please reconsider boat slip permits

Date: Saturday, August 2, 2025 9:38:51 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To anyone involved in permitting or protection of waterways,

I am writing to address the new boat slip permits being allowed or considered along the Spokane River in Post Falls, ID.

I live near the Spokane River and Kiwanis Park in Post Falls. I see the numbers of boats going up and down the river. The speed and numbers of boats cause safety concerns for the swimmers, paddlers, and shoreline. The river is not large enough for what amounts to boat traffic needing a 4 lane highway instead of the 2 lane country road that the river is. I strongly feel that there needs to be a study of the impact of the boats on the riverbank and water health. Some monitoring of the boat slips along the river as well as the number of boats added at the boat launches and entering from Lake Coeur d'Alene all combine to high numbers of boats especially over the weekends.

There will never be another Spokane River so we need to protect it. Please consider pausing any permits for new boat slips along the shore until a safety and environmental study can be conducted. It is essential someone hits the pause button so we can protect the beautiful natural resource that is the Spokane River.

Thank you for your consideration,

Maggie Carli Hunters Glen Post Falls, ID

Sent from my iPhone

 From:
 MARY YORK

 To:
 Navigable Waterways

 Subject:
 Boat dock opposition

Date: Saturday, August 2, 2025 4:26:27 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

August 2, 2025

Dear Idaho Department of Lands,

I was unable to attend the July 30th meeting between your office and the "Concerned Citizen" group, but have been to a few of their other events along with many other concerned people. I just want to voice my opposition to the continued growth of traffic along the waters of the Spokane River from Post Falls to CDA. I have noticed throughout the year's how many more homes are being built along the river since 1968 when my family acquired land along the river. With these homes they brought their boats. I am from Spokane and we also brought our boat to that stretch of the river. Many people from all around the area come to use that river. Even as we see the growth of people moving into Spokane, Post Falls, and CDA, we see our streets becoming increasingly busy with traffic and congestion. So too are our favorite recreational places becoming congested with overgrowth and pollution. I cross the Post Falls bridge on a warm day and see signs, more frequently, telling me that the public boat ramp is "full". Also, as I sit on our beach front in one of the bays on the river, I see boats that will anker out all day long. We have counted maybe from 6 up to 25 boats at a time that anker in a bay. You might wonder if they all have pee cans in their boat or not. Kids and adults are on all types of water toys in the bay area. Other boaters, who do not linger and enjoy the swimming, are speeding through trying to safely avoid these obstacles, and at other times, not so safely avoiding obstacles.

I will admit that I have not studied the figures that the state may have on growth but just from personal observances it is not hard to see that there are problems that may just be beginning and some are already here. I am also concerned with the physical health of the river. Just by doing one Google search with the phrase "negative impacts of rec boating", will take you to a host of conditions that is created. The result of this Google search follows: (copy and pasted) Algae growth and sediment disruption: Boats can increase the growth of algae and kick up sediments, affecting water clarity and quality.

Water chemistry changes: Boat deposits can alter the water's chemistry, adding too much of certain compounds or making it overly alkaline or acidic.

Toxicant exposure: Swimming in heavily trafficked waterways can impair health due to toxins like tributyltin (TBT) in anti-fouling paints.

Wildlife habitat disruption: Boats can harm wildlife, especially slow-moving species like manatees, which cannot avoid the speed of motorboats.

Erosion and sedimentation: Wake boats generate large waves that can cause shoreline erosion and disrupt aquatic plant life.

Noise pollution: Boating can contribute to noise pollution, which can disturb aquatic life and affect local ecosystems.

These impacts highlight the importance of responsible boating practices to minimize environmental harm and protect natural ecosystems.

I won't go on because I know your departments are well aware of all this information. I just wanted your office to know that even some of the usually quiet citizens have shown up for these "Concerned Citizen" meetings. But it sounded like not too many did at the June 30th one. I think the issue's raised by this group is a valid one and that I am in support of their actions taken.

"Control" eventually happens when growth gets to be too much, just determining when that point is being reached is the hard part. Please take my comments into consideration when trying to determine if that point of growth has been reached along the Spokane River. If so, please consider stronger regulations and planning in the years to come along that particular stretch of the river.

With Regards,

Mary York,

mary york@comcast.net

PS: (I want you to know that I am not taking this position just because I own property along the river. I am truly concerned for the river area. I am in the process of putting my beautiful land on the realtor's market and finding a place that is more serene.)

From: Mike High

To: Navigable Waterways

Subject: Against adding more boat slips on the Spokane River

Date: Saturday, August 2, 2025 11:03:52 AM

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## Commissioners,

My wife and I live and boat on the river. Over the last few years, the traffic and uncited boating violations has increased. I see people pulling small kids on tubes without a spotter or proper orange warning flags. Speeding in no wake zones, boaters not following standard rules of navigation, etc. We can't just keep adding to the river without a plan. Sooner or later there will be fatalities, and major life changing injuries. On top of personal issues, the property damage to the waterway continues to destroy and erode the shoreline. This also creates turbidity that may contain heavy metals and other toxins.

I am not against growth, but there must be some sort of understanding and evaluation of the long term affects on the aquatic ecosystem, as well as the cost of property damage to the current residents living on the river.

We oppose the addition of 223+ slips. AT THE VERY LEAST, THERE NEEDS TO BE A PAUSE ON PERMITS, AND AN ASSESSMENT/STUDY OF THE MAXIMUM CARRYING CAPACITY, SAFETY, EROSION and other issues impacting the river.

Sincerely,

Michael and Sharon High 11992 W Span Way Rd Post Falls, ID 83854 From: Paula Smyly

To: Navigable Waterways
Cc: Patrick Smyly

Subject: Boat slips on the Spokane River

Date: Saturday, August 2, 2025 7:47:26 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello! We have listened to the Commissioner's Meeting regarding new dock requests for the Spokane River. While we are not opposed to individual river front property owners having docks - we are concerned of adding 'multiple slip marinas' to the already crowded river. Specific new permit requests are:

- 1. Permit #L95S6163A Atlas/River's Edge 74 slips
- 2. Permit # TBD Greensferry 22 slips

We avoid using the river on the evenings and especially on weekends as it is no longer enjoyable. This is due to sheer volume of boat traffic. Our poor natural resource just cannot handle more traffic. Being a native of Coeur d'Alene, adding more motorized traffic is much like the housing growth on the Prairie without improving the roads for traffic flow. Unfortunately, we can't make our river bigger to accommodate yet more traffic. Our family supports a safer river.

Thank you, Paula Smyly and Patrick Smyly 208 E. 1st Avenue 208.661.9049 From: Philip Restuccia
To: Navigable Waterways

Subject: Slips

Date: Saturday, August 2, 2025 9:40:11 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

We live on the Spokane river. We boat, tube and ski. We do not surf. Generally we use the river only on week days and generally only early morning or late evening. The reason is the amount of traffic on the river now. At other times the river is dangerous and frustrating. To many surf boats destroying the enjoyment of others not to mention the destruction of the shoreline. There are many boats and jet skis going to fast and some boats that are so loud they disturb every household on the river.

To add additional slips on the river is only going to add to the risk of using the river and a significant reduction of the pleasure of living and boating here. Look what is happening in CDA in general. Common sense dictates that additional slips (Boats) on the river is unnecessary and dangerous.

Phil

From: Rhonda Stenersen
To: Navigable Waterways

Subject: Atlas/River's Edge (74 slips). Permit #L95S6163A

Date: Monday, August 4, 2025 4:49:16 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

In regards to the application for Permit #L95S6163A, we are in opposition. The Spokane River has become an overcrowded/undermanaged waterway for years.

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

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

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

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

Hopefully, this permit will be denied.

Steve & Rhonda Stenersen

From: rusticremenant@aol.com
To: Navigable Waterways
Subject: Concerned citizen

Date: Monday, August 4, 2025 7:35:06 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning. My name is Eddie Hanson a resident on Harbor Island and one that is currently effected by the growing abuse and use of the Spokane river. There are two permit requests currently being considered for approval:

 Atlas/River's Edge (74 slips). Public Comment deadline: This Monday August 4th Permit #L9586163A.

2) Greensferry (22 slips). Public Comment deadline: August 14th Permit # to be determined.

Having lived on the river for many years I've seen its use grow exponentially year after year until the past couple years where its use has exploded with current growth of our community. The river, and lake, which is the areas life blood is in the process of being destroyed. The banks of the river are being destroyed and eroded due to unmanageable wake cause by unconcerned recreationalists, our children and kayakers can no longer enjoy the river because of the unsafe boating practices, our community docks and neighborhoods are being invaded by uninvited river users, the wild life that once considered it its habitat has long been removed.

Out of state profiteers have, and continue, to benifit from our inadequate rules, our reckless innocence and lack of back bone to protect our river from the onslaught of abuse.

I plead with you to consider your fiduciary responsibility to our natural resources, to those that call this home and please reconsider the adverse impact that the approval of these permits will have on our community, environment and what we all consider our home.

Thank you Eddie Hanson 6182 W Harbor Drive From: sheri scofield

To: Navigable Waterways; Amidy Fuson; Mike Ahmer

Subject: Opposition to River's Edge Encroachment permit #L95S6163A

Date: Monday, August 4, 2025 6:00:18 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Idaho Dept of Lands,

If you did a survey of Kootenai County residents, MOST residents would immediately state that the Spokane River is extremely crowded and dangerous! This is a fact known to all.

Therefore, this email is to inform you, once again, that we oppose the above-referenced permit (and any others that are coming) for the following reasons:

- The Spokane River CARRYING CAPACITY and DEVELOPMENT CAPACITY needs to be professionally
  assessed and researched for the safety of LOCAL residents and recreators. There are many tourists who visit, but
  our residents who enjoy the river need to be protected.
- 2) We cannot reverse bad decisions after the development and disturbances to the river have already taken place.
- 3) We are dealing with antiquated rules and guidelines that favor large investors, developers and corporations over individuals. It is extremely easy for an investor to apply and meet the low bar of requirements, but it takes months and months for an individual to make an improvement on their private property.
- 4) The departments that are assigned the duty to manage our waterways have accountable
- 5) Investors are making a lot of PROFIT on our waterways!! At the peoples' expense.
- 6) Safety, erosion, environment ...

Many more reasons, but it's 4:58p. These deadlines are ridiculous.

PLEASE PROTECT THE RIVER AND PAUSE THE PROCESS

Scott & Sheri Scofield for Concerned Citizens From: sheri scofield

To: Navigable Waterways; Amidy Fuson; Mike Ahmer

Subject: Re: Opposition to River's Edge Encroachment permit #L95S6163A

Date: Monday, August 4, 2025 6:03:48 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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> On Aug 4, 2025, at 4:59 PM, sheri scofield <sherichic91@gmail.com> wrote:
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>

> Idaho Dept of Lands,

>

- > If you did a survey of Kootenai County residents, MOST residents would immediately state that the Spokane River is extremely crowded and dangerous! This is a fact known to all.
- > Therefore, this email is to inform you, once again, that we oppose the above-referenced permit (and any others that are coming) for the following reasons:

> 1) The Spokane River CARRYING CAPACITY and DEVELOPMENT CAPACITY needs to be professionally assessed and researched for the safety of LOCAL residents and recreators. There are many tourists who visit, but our residents who enjoy the river need to be protected.

>

> 2) We cannot reverse bad decisions after the development and disturbances to the river have already taken place.

>

> 3) We are dealing with antiquated rules and guidelines that favor large investors, developers and corporations over individuals. It is extremely easy for an investor to apply and meet the low bar of requirements, but it takes months and months for an individual to make an improvement on their private property.

>

> 4) The departments that are assigned the duty to manage our waterways have accountable CORRECTION: have to be accountable to the People; but in out 5/28/25 hearing, the attorney stated that "IDL owns the water beds". This is not true; the People own the beds.

>

> 5) Investors are making a lot of PROFIT on our waterways!! At the peoples' expense.

>

> 6) Safety, erosion, environment ...

>

> Many more reasons, but it's 4:58p. These deadlines are ridiculous.

>

> PLEASE PROTECT THE RIVER AND PAUSE THE PROCESS

>

- > Scott & Sheri Scofield for
- > Concerned Citizens

>

>

From: Skip Allert

To: Navigable Waterways
Subject: Spokane River

Date: Saturday, August 2, 2025 9:09:55 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

From a safety point and a Spokane River property owner I am opposed to any more bot slips on the river.

It is already unsafe for my grandkids to play in the water.

Thank you for your consideration.

Clinton Allert

557 S Bret CDA ID

From: Richard Teich

To: Mike Ahmer; Amidy Fuson; Navigable Waterways

Subject: Rivers Edge permit request for 45 slips on the Spokane River

Date: Monday, August 4, 2025 5:34:47 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

# Dear Mr Ahmer & Ms Fuson,

As owners of property and a home on the on the Spokane river we are opposed to 45 additional slips per request of Rivers Edge.

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

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

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

The future of the River hangs in a delicate balance.

Teresa & Richard Teich 12155 W Span Way Rd Post Falls,ID From: Terrie Kavran
To: Navigable Waterways

Subject: River

Date: Saturday, August 2, 2025 4:57:36 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

We have lived on the river for 22 years. It has become very dangerous because it's to narrow in many places. We are against putting this many boat slips in unless they could make a lot of noise wake zones along the narrow spots. The surf boats are ruining our docks and property along the river. Please do something to help our waterways. Sent from my iPhone

 From:
 Tonya Glinski

 To:
 Navigable Waterways

Subject: Spokane River Boat Slip-Opposition

Date: Monday, August 4, 2025 1:40:05 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

#### Commissioners and IDL Members:

This email is intended to express my opposition to the additional boat slips being proposed at Templin's Resort, Atlas and Greensferry on the Spokane River.

Our home is located approximately 8 lots upstream from Templin's Resort on the Spokane River. We have resided on the Spokane River for over 40 years and have watched change happen...both positively and negatively. These proposed boat slips are most definitely a NEGATIVE for homeowners, boaters, recreational users and the River itself.

On the daily, we witness the congestion, the wakes created by oversized boats and wakeboats, the damage to the shoreline, the danger to our wildlife. On the daily, we witness close calls between boats, jet skis, paddleboarders and kayakers. Not to mention the close proximity that these boaters come to our children and grandchildren while swimming near the shore and docks. The River is already very congested and the addition of these boat slips will only further congest and cause an extremely dangerous situation. Trust us, the close calls with the present boat activity is already terrifying.

The River is a blessing to the public and we do not come to this opinion as "entitled homeowners" but as a first hand account of the present situation. As a lifelong Idaho resident the change to our area that I have witnessed is dramatic...the view from our dock and deck makes me a very valid witnesses to what is presently happening and the concern and danger of further traffic to the beautiful Spokane River.

The Marine Sherriff Department opinion should be carefully considered as the manpower to handle the existing boat traffic is already a stretch for their department, I am sure.

Public opinion on this matter should be weighed much more heavily than that of private investors seeking these boat slips for financial gain. Public safety and the damages to the River itself should be the primary concern when decisions are made.

Regards,

Tonya Glinski 549 S Idaho Street Post Falls, ID 83854 Phone 208-661-0897 From: Tracie Davis
To: Navigable Waterways

Subject: Objection to increased boat slips on the Spokane River

Date: Sunday, August 3, 2025 9:50:55 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Idaho Department of Lands and those whom it may concern,

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

The river is already under immense pressure. From our daily observations over the past 4 years we have lived in this community, we can attest to the high number of boats and PWCs that operate at fast speeds in this narrow, constrained waterway. This creates a clear safety hazard, especially in areas with limited sight lines and residential access points. Furthermore, the increased wake and traffic are accelerating shoreline erosion, a costly issue that we and many other residents on Harbor Island are actively trying to mitigate. Our community just had to spend over \$8,000 in repairs to our shoreline. These costs are not picked up by boat owners who are using the river. They are picked up by those of us who live on the river.

The congestion is a major concern. On weekends and holidays, the amount of boat traffic has increased exponentially over the past few years, making it nearly impossible to safely enjoy the river. Even on weekdays the river becomes too busy after mid-morning. We have personally experienced personal watercraft coming uncomfortably close to us and friends and family while we are trying to enjoy kayaking in the river. We cannot even begin to estimate how many times we've been swimming near the dock and boats and jet skis have come within 30 feet of us traveling at high speeds. It's gotten so out of control we won't go beyond the docks anymore as it is just too unsafe. Adding more slips and therefore more watercraft will only magnify these existing safety issues.

We are also aware of staffing shortages within the Sheriff's Office, which means they simply do not have the resources to properly enforce safe boating regulations. This lack of enforcement capacity makes the situation even more concerning. It is only a matter of time before someone is seriously injured or killed. The fact that both the Kootenai County Sheriff and Marine Deputy Sergeant Ryan Miller have issued statements opposing this development based on safety and geography should be a significant factor in your decision. When law enforcement warns against a development, it's a clear signal to pause and listen. That alone should be enough to halt new slip approvals until further study is completed.

We strongly urge the IDL to suspend further permits until a comprehensive study can be completed to assess the Spokane River's maximum carrying capacity, safety risks, shoreline erosion, and long-term ecological sustainability. While growth is inevitable, it must be managed responsibly. The unchecked commercialization of our river, often for the benefit of investors, is putting both people and our cherished natural resources at risk. Your concern needs to be about the safety of people and our river, not out of state investors who are being allowed to profit from our waterways.

Finally, we encourage the IDL to expand formal outreach to riverfront property owners who are most directly impacted as well as other citizens who would love to use our river for recreational use but can't because of the congestion and safety issues. Many residents we have spoken with are unaware of these proposed changes and deserve a voice in decisions that affect their safety, property, and quality of life.

Thank you for your time and consideration. We respectfully ask you to deny or at least pause Permit #L95S6163A

and initiate a broader evaluation of responsible river management practices going forward.
Sincerely,
Tracie and Brent Davis
5372 W Harbor Drive
CDA, ID. 83814

From: Victoria Le Forestier
To: Navigable Waterways
Subject: 223 boat slips!

Date: Sunday, August 3, 2025 3:08:58 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I strongly oppose this proposed measure! Dangerous and will add to erosion! Don't profit off our river!

Victoria LeForestier

Sent from my iPhone

From: Magee, Wahed
To: Navigable Waterways

Subject: Opposition to Proposed Boat Slips on Spokane River – Permit #L95S6163A (Atlas/River's Edge)

Date: Saturday, August 2, 2025 11:37:24 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Idaho Department of Lands and those whom it may concern,

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

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

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

The fact that both the Kootenai County Sheriff and Marine Deputy Sergeant Ryan Miller

have issued statements opposing this development based on safety and geography should carry significant weight in your decision. If law enforcement is warning against it, it is time to pause and listen. That alone should be enough to halt new slip approvals until further study is completed.

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

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

Thank you for your time and consideration. I respectfully ask you to deny or at least pause Permit #L95S6163A and initiate a broader evaluation of responsible river management practices going forward.

Sincerely,

Wahed (Wally) Magee 6339 W. Harbor Drive Coeur d'Alene, Idaho 208-557-8775

## **IDL-14**

From: James

To: barbj72@gmail.com

Subject: Spokane River boat slip permission issue Date: Monday, August 4, 2025 5:45:59 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To: Idaho Department of Lands

navigablewaterways@idl.idaho.gov

From: Barbara and Dale James

708 E Anchor Way

Post Falls, ID 83854

Re: Concerns regarding increasing number of boat slips on the Spokane River

We are probably the oldest full-time residents along the Spokane River, living just east of the Red Lion hotel and River Run gated community. We have resided in this location since 1980 and have both seen and experienced the changes in residential and recreational availability during these 45 years.

The number of boat slips keeps increasing along the river, seemingly with little or no regard or process for gaining a permit to allow a slip. This began when you (IDL) permitted Stancraft to provide an additional 100+ slips when they purchased Templins Red Lion hotel, with little or no notice to residents in the immediate area. Now, it seems that you are also considering adding another 96 slips in two locations, bringing a possible total of 223+ new slips along the river.

The blanket statement being tossed around of "Let's make the river a no wake zone" is not viable and would certainly detract from the recreational opportunities and value provided now to both Post Falls and Coeur d'Alene.

We are opposed to the procedure/process of approving these boat slips. It is difficult to understand that approval can be granted without any study of the river's maximum capacity, erosion, or other issues. We would encourage all responsible for these decisions to study the impact more closely than seems to be happening, and delay approval until you have sufficient factual information to make a wise and informed decision. If there is no updated and reasonably comprehensive permit process in place, take the time to establish one and take the responsibility for doing so.

Thank you -

Barbara and Dale James

--

This email has been checked for viruses by Avast antivirus software. www.avast.com

From: Connie Davis
To: Navigable Waterways

Subject: Greensferry (Permit #L95S6163A) and Atlas/River"s Edge additional Boat docks

Date: Monday, August 4, 2025 2:05:03 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please save our river, erosion control and safety of our existing people using the Spokane River, Idaho upriver side of Post Falls Dam. Come out and use the river on the weekend especially. This might open your eyes to the growth. I don't believe the regulations have kept up the growth of the boating and recreational use of the river.

Take time to do a study of the usage and damage being done to the river.

Thank you

Connie Davis 112 S Coho Rd Post Falls, ID From: Debra Hammett
To: Navigable Waterways
Subject: Protect our river

Date: Monday, August 4, 2025 12:08:52 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Greetings. We're at a crossroads here to save the quality of our Spokane river. As a resident of Harbor Island since 1987, I have seen many changes......many. The most noticeable is the volume of boat traffic on the water. Boats are also bigger! If you continue to grant permits for multiple marina slips (ie Templins, Greensferry, and Atlas), permanent residents of our beautiful N Idaho will again be left to clean up the aftermath of careless recreation. Tourists don't worry about the LEAD in our river bed. Anyone who has lived here more than a minute can recognize the complications of our population explosion. Please don't let the destruction of our river go unchecked. High boat traffic added to summer heat creates volatile tempers in all parties. Please help calm our waters and our residents with a moratorium on more slips. Thank you in advance for protecting the Spokane river.

Deb Hammett 6182 W Harbor Drive Coeur d'Alene

From: To: Subject: Date:	dbasore secairc.com Navigable Waterways Concerned Citizens Monday, August 4, 2025 5:43:41 PM
	his email originated outside the State of Idaho network. Verify links and attachments BEFORE you even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.
Hello Idaho D	Dept of Lands,
THERE NEE	e addition of 223+ additional boat slips added to the Spokane River. AT THE VERY LEAST, DS TO BE A PAUSE ON PERMITS, AND AN ASSESSMENT/STUDY OF THE MAXIMUM CAPACITY, SAFETY, EROSION and other issues impacting the river.
	e bay across from Templins and are very concerned with the safety of swimmers, people on non ter toys, water life and erosion of our land.
We simply do	o not have the space for this huge increase of boat traffic to continue a safe bay.
Thank you,	
Delína Basore	5
Concerned Ci	tizens

From: Diane Winebarger

To: Navigable Waterways; Diane Winebarger

Subject: Spokane River Boat Slip Expansion Issues

Date: Monday, August 4, 2025 2:20:00 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

As a residential property owner on the Spokane River we would like to provide you with our comments as to the ongoing, continue expansion/addition of boat slips, marinas, etc., on the Spokane River.

The amount of traffic on the Spokane River has dramatically increased over the past several years creating dangerous conditions, shore erosion, damage to boats/docks, etc. As retirees, we elect not to use our boat or jet skis on the weekend because of heavy boat traffic and what we determine to be unsafe conditions.

The river is too narrow to allow for continued expansion of boat slips by marinas and commercial boating operations. These marinas and commercial boating operations have negatively impacted the enjoyment by the general public and property owners of the recreational opportunities of the river due to overcrowding.

The public sector decision makers should seriously consider all aspects associated with expansions such as safety, environmental, future development of vacant land, etc., before issuing permits for commercial/multiple boat slips.

E. C. Winebarger Diane Winebarger dianewinebarger@yahoo.com From: Erica Sheppard
To: Navigable Waterways

Subject: Comments on Permit #L95S6163A

Date: Monday, August 4, 2025 12:28:14 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

\_\_\_\_\_

To whom it may concern,

I am writing an email to address the proposed permit of boat slips off of Atlas road on the Spokane River. The permit number for this proposed encroachment is #L9586163A. I currently reside on the Spokane River in my family's house, which my grandparents purchased in the late 1980's. I have been an Idaho resident most my life, and have recreated on the Spokane River since I was a child. As a resident on the Spokane River, I would like to comment on the additional boat slips requested on behalf of myself and my family.

An additional 74 boat slips on the Spokane River at this time is not appropriate. The Spokane River is a narrow river and already has significant congestion issues due to the population increase in the area. Adding more boats and jet skis to the river will affect not only the community surrounding the Spokane River, but also the waterway itself.

At the current time, safety of those that recreate on the river is already a significant issue. Patrol and enforcement of waterway safety regulations is not occurring at this time due to the understaffed Marine Deputy Department (who are mostly part-time and patrol the Coeur d' Alene Lake.) This has led to people not following the laws that keep the waterway safe. Boats are traveling too quickly, people do not wear appropriate gear for boating (life jackets), and safety rules and regulations involving towing others are not being followed. I have seen many near accidents as those recreating on the river travel too close to other boats or to personal docks. Adding an additional 74 boats to the Spokane River is a definitive safety concern for all who recreate on the Spokane River. More boats and recreation vehicles will cause more accidents on the river.

Secondly, the addition of these boat slips on the Spokane River will cause more damage to the waterway itself. Erosion of the shoreline of the river has increased significantly due to capacity of the river and wake size. At the current time, there is no wake limit on the Spokane River. The wake size has increased over the years and is now around 3-4 ft. This wake size has caused erosion damage to the soil of the river and is damaging the natural habitat of the fish, ducks, geese, and other birds that live in the area. The damage and disruption to the soil of the riverbed is unknown, and no scientific studies have been completed to see what the current damage to the riverbed is. As the river flows from Coeur d' Alene Lake, it would be recommended to test the soil for lead and other harsh chemicals, as mining from North Idaho has affected the Lake, and may now be affecting the Spokane River. This would be unsafe to stir up with additional wakes and boats and if this permit moves forward, more damage to the riverbed will occur. This damage may bring additional health hazards to those who recreate on the Spokane River.

Additionally, the wake sizes on the river have caused many landowners significant costs to repair damage to their property along the river and in many cases loss of acreage. The damage is now done, but to prevent further issues, something needs to be done to ease the mounting load of the river on its shoreline. At this time, adding additional boat slips is unsafe and unwise. Before moving ahead with any endeavors that affect the waterway, I believe that more scientific studies and research into populations and safety of the waterway be taken by the Department of Lands. Additionally research on the riverbed and soil erosion is needed to see what is occurring beneath the surface of this waterway. This data can then be used to determine if additional boat slips are safe for the community and the river. Thank you for your time and consideration in this matter.

From a Concerned Citizen, Erica Sheppard

	A CCERCO MENUTICETY IDAY
AT THE VERY LEAST, THERE NEEDS TO BE A PAUSE ON PERMITS, AND AN OF THE MAXIMUM CARRYING CAPACITY, SAFETY, EROSION	ASSESSMENT/STUDY

From: Jack Glinski

To: Navigable Waterways

Subject: Opposition to Boat Slips-Spokane River
Date: Monday, August 4, 2025 1:52:54 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

To: IDL Members:

This email is intended to express my opposition to the additional boat slips being proposed at Templin's Resort, Atlas and Greensferry on the Spokane River.

Our home is located approximately 8 lots upstream from Templin's Resort on the Spokane River. I have resided on the Spokane River for over 40 years. My parents, prior to their death, resided here since 1972. These proposed boat slips are most definitely a NEGATIVE for homeowners, boaters, recreational users and the River itself.

On the daily, we witness the congestion, the wakes created by oversized boats and wakeboats, the damage to the shoreline, the danger to our wildlife. On the daily, we witness close calls between boats, jet skis, paddleboarders and kayakers. Not to mention the close proximity that these boaters come to our children and grandchildren while swimming near the shore and docks. The River is already very congested and the addition of these boat slips will only further congest and cause an extremely dangerous situation. Trust us, the close calls with the present boat activity is already terrifying.

Just two days ago, 2 large Stancraft boats, heading towards Templins Resort downriver caused a huge amount of water to "swamp" our floating dock. I cannot imagine an additional 50 to 100 boats utilizing the River and causing the amount of wake and damage to shoreline and property. The wake created by the large boats that would be housed at the proposed boat slips at Templin's will be detrimental to the shoreline and properties.

The River is a blessing to the public and we do not come to this opinion as "entitled homeowners" but as a first hand account of the present situation. As a 50+ year Idaho resident living right on the Spokane River, I have witnessed change. Along with this change has come the increase of usage of the River and safety concerns. My position as a boater and River resident makes me a valid witnesses to what is presently happening and the concern and danger of further traffic on the Spokane River.

The Marine Sherriff Department opinion should be carefully considered.

Public opinion on this matter should be weighed much more heavily than that of private investors seeking these boat slips for financial gain. Public safety and the damages to the River itself should be the primary concern when decisions are made.
Regards,
John (Jack) Glinski, Jr.
549 S Idaho Street
Post Falls, ID 83854
Phone 208-660-1032

From: Jackie Glenn

To: Navigable Waterways

Subject: Spokane River Permit #1 -Templins

Date: Monday, August 4, 2025 4:54:36 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The boat traffic on the Spokane River is heavier than ever. The addition of the boat slips at Templins will only aggravate the problem. I live on the river and have seen many close calls.

The river is just not wide enough to keep expanding boat traffic. I used to go out on the weekends and now do not as the river is too busy. I really think that there should be more studies done before approval is given. Once done there is no going back.

Regards, Jackie Glenn From: Jim Landers

To: Navigable Waterways

Subject: Post Falls Atlas/Rivers Edge boat slips
Date: Monday, August 4, 2025 10:35:57 AM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I frequently boat on the Spokane River. It has been for years overcrowded. Common sense would tell anyone that more docks on the river is not warranted. Deny this request for more slips on the river.

From: Jody Wilson

To: Navigable Waterways

Subject: Opposition to Additional Boat Slips on the Spokane River

Date: Monday, August 4, 2025 2:36:51 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Idaho Department of Lands,

I am writing you to let you know that we oppose the addition of 223+ additional boat slips added to the Spokane River. There are already too many boats going to fast along the river. It is unsafe and noisy and dangerous. Please think about safety. We who live along the river already see daily near misses on the busy days on the river.

Thank you for voting no on this proposal,

Jody Wilson 6701 W Harbor Dr Coeur D Alene ID From: Kim Wilson

To: Navigable Waterways

Subject: No to More boat slips on the Spokane River
Date: Monday, August 4, 2025 2:41:16 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns:

I am opposed to more boat slips on the Spokane River. It is already very unsafe with the boats we have on the river now. As homeowners on the River we see constant potentially dangerous situations with too many boats going too fast on the river regardless of what the speed limit is. They get way too close to the docks and don't pay enough attention to other boats. Please think about our North Idaho resident's safety.

Thank you,

Kim Wilson

From: Liz Koury

To: Navigable Waterways

Subject: Opposition to additional boat slips Spokane River!

Date: Monday, August 4, 2025 5:38:44 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I am writing today in opposition of all the proposed addition of boat slips on the Spokane River, between CdA lake and the Post Falls dam.

I have been a resident on the river for almost 30 years. What I have seen in the last 8 years is nothing short of astonishing and horrific. I have witnessed exponential increase in boat traffic, wave size, erosion, property damage and safety issues. Daily. It's hard to believe there is any public official or agency that cares about the long term consequences and environmental impact of what is being allowed to happen to a valuable natural resource for corporate profit.

Please. I beg your department to stop or pause any additions until environmental impact studies are completed and laws are put in place AND existing regulations are upheld. We need to protect the health and safety of waterways first. Please stop the greed and put the people and the resources first.

I would like to extend an invitation to anyone that would like to see what is happening on evenings and weekends to come over for a couple hours to witness some of the madness.

Liz Koury 6347 W Harbor Dr CdA 83814 
 From:
 Mary Lee Linton

 To:
 Navigable Waterways

 Cc:
 Mary Lee Linton; Dirk Linton

Subject: Re: New permit requests on Spokane River

Date: Monday, August 4, 2025 1:26:46 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear waterways manager at IDL,

We are residents living on the Spokane River between Post Falls and Coeur d'Alene, ID. Our family has owned this property since 1965.

We are writing today to express our strong opposition to the New Permit applications for boat slips on the Spokane River. Specifically 2 new permits: #1) Atlas/River's Edge, (74 slips) Permit#-L95S6163A and Permit #2) Greensferry (22 slips)--permit# undetermined.

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

The basis for our opposition is 2 fold: 1. SAFETY--to people and to the river--this is an extremely narrow and shallow body of water. Currently we see 3-4 boats at a time meeting/passing each other where the river is very narrow. We have also witnessed "close calls" where a jet skier was narrowly missed by a boat and boats passing each other way too closely and swerving to within 50 feet of our dock/shoreline.

We know the University of Idaho conducted studies last summer of this waterway studying how heavy metals such as lead and zinc occurring in silty sediments of the Spokane River and Cd'A Lake get kicked up by high boat traffic and large wakes. This presents a high risk to persons and shorelines of these toxic metals.

2. LACK OF CONSISTENT ENFORCEMENT OF IDAHO WATERWAY RULES—there are established regulations and rules for the Spokane River. All the boating laws are included in The Handbook of Idaho Boating Laws and Responsibilities. In part, the rules include specific language for wake boats to stay more than 200 feet from docks and shorelines and to operate at no wake speed when within 100 feet of docks, other vessels, swimmers and persons in the water.

It is common knowledge that the Sheriff marine partrols are not enforcing any of these rules for all boat types. During high boat traffic times, we rarely see the marine patrol boats.

As Idaho residents and active boaters ourselves who enjoy this beautiful river, we are asking you to halt authorizing any further permits that will add boats this river; at the very least a longterm pause until there are assessments/studies done to determine the maximum carrying capacity of this waterway and to do erosion and safety studies.

Thank you for your time and attention on this matter.

Dirk and Mary Lee Linton 8825 W Driftwood Dr Coeur d'Alene, ID 83814 From: RannSamm Haight
To: Navigable Waterways

Subject: Marina/Boat Slip Permits - Spokane River Permits

Date: Monday, August 4, 2025 1:26:34 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

As a permanent resident on Harbor Island and frequent boater of the Spokane River, I believe the amount of traffic on the water is not the issue.

The river and property owners suffer from wakes produced by boats, personal watercraft and their excessive speed. The width of the river does not allow for wake producing boats to maintain a safe distance from existing docks. We would not be opposed to most any marina located on the river as long as the water between the Post Falls Dam and North Idaho College was designated a "No Wake" zone and was policed accordingly.

If the "No Wake" designation is not an option then we are opposed to any commercial marinas on the Spokane River.

Thank you - Rann and Samm Haight

From: sue agnew

To: Navigable Waterways

Date: Monday, August 4, 2025 5:58:15 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Department of Lands,

We are opposed to the issuing of Permit #L95S6163A, Atlas/River's Edge (74 slips).

WE FEEL AT THE VERY LEAST, THERE NEEDS TO BE A PAUSE ON PERMITS, AND AN ASSESSMENT/STUDY OF THE MAXIMUM CARRYING CAPACITY, SAFETY, EROSION and other issues impacting the river.

Terry and Sue Agnew

From: Terri Shields

To: Navigable Waterways

Subject: ATLAS/RIVER"S EDGE(74 SLIPS) PERMIT #L955S6163A

Date: Monday, August 4, 2025 5:56:22 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I oppose the permit for this encroachment especially with the passing of the PF Hospitality LLC case. More studies need to be done to see what the capacity for boats on the river can be. If businesses apply for a large amount of boat slips and since there are no current studies on what the boat capacity of the river is, they shouldn't be granted the full amount of boat slips.

Divide the amount left that the river can manage safely between the applicants and the possibly future applicants. The river is for the public to enjoy and cannot be enjoyed if the river is overcrowded. This could be why there aren't as many boats on the river this year. In the last ten years the river has seen increased usage with boats, paddle boards, canoes, kayaks etc. The safety of the public has been compromised.

I have been on the river since 1968 and have seen a lot of changes. It doesn't seem to matter what the residents think or know. We all know big money talks. But is it worth the price of safety and increased contamination of the river we know and love?

Sincerely.

Terri Shields a concerned land owner From: Tim Farrell

To: Navigable Waterways

Subject: Permit request concern - OPPOSITION Atlas/Rivers Edge - 74 boat slips- Safety Issues

Date: Monday, August 4, 2025 3:22:03 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Idaho Department of Lands and concerned parties.

I am very concerned with SAFETY ISSUES on the Spokane River. I am a resident of Harbor Island located midway between the lake and the dam along the South side of the river. This part of the river is unfortunately only 200 yards in width and is subject to multiple boats and water-craft routinely passing in near proximity at a variety of speeds compounded by large wakes and going in opposite directions. This situation is getting worse and approval of additional boat slips will make the situation worse. I have personally experienced an accident where a boat rescued an injured jet skier who just got lucky.

The number of boats is only one of the issues. Introduction of wake boats has created large wakes, jet skis now exceed 60 miles an hour and their best fun seems to be jumping the wakes, often very close to the wake rider. Weekend traffic often will have 4 or 5 boats passing directly in front of my house all at the same time. This situation is already bad and continued approval of boat slips is only going to compound the problem.

RECOMMENDATION: DO NOT APPROVE additional boat slips on the Spokane River until a licensed survey is completed. All parties need protection.

Sincerely. Timothy Farrell

6579 W. Harbor Dr. CDA, ID 83814

# IDL-15

ELIZABETH A. TELLESSEN, ISB No. 7393 WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103

Facsimile: (208) 765-2121 eat@winstoncashatt.com

Attorneys for River's Edge Apartments, LLC And Lanzce Douglass

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC Lanzce Douglass,

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

OAH Case No. 25-320-07

NOTICE OF APPEARANCE

Applicant.

TO: ALL PARTIES AND COUNSEL OF RECORD

AND TO: THE CLERK OF THE ABOVE-ENTITLED BOARD

YOU AND EACH OF YOU WILL PLEASE TAKE NOTICE that the firm of Winston & Cashatt, Lawyers, a Professional Service Corporation, hereby enters its appearance in the above-entitled case as attorneys for the Applicant, River's Edge Apartments, LLC and Lanzce Douglass, and requests that any and all further pleadings, papers or notices, except original

NOTICE OF APPEARANCE PAGE 1

Winston & Cashatt
A PROFESSIONAL SERVICE CORPORATION
250 Northweat Blvd., Suite 208
Coeur d' Alene, Idaha 83814
Phone: (208) 687-2103

process, in the above-entitled cause be served upon the undersigned attorneys for applicant at the address below stated.

DATED this 3 day of August, 2025.

ELIZABETH A. TELLESSEN, ISB No. 7393

WINSTON & CASHATT, LAWYERS, P.S.

250 Northwest Boulevard, Suite 206

Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 eat@winstoncashatt.com

### CERTIFICATE OF SERVICE

I hereby certify that on this 13<sup>th</sup> day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐U.S. Mail    Email:     lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐U.S. Mail  ☐Email:  Cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐U.S. Mail  ⊠Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐U.S. Mail  ⊠Email:  kcso@kcgov.us
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐U.S. Mail  ☐Email:  jrichards@idl.idaho.gov  krichter@idl.idaho.gov

Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐U.S. Mail ☐Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐U.S. Mail  Email:  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	U.S. Mail Email: filings@oah.idaho.gov leslie.haves@oah.idaho.gov

# IDL-16

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	) AGENCY Case No. PH-2025-NAV-22-005
Encroachment L95S6163A, a Community	)
Dock,	) OAH Case No. 25-320-07
	)
River's Edge Apartments, LLC,	) SCHEDULING ORDER
Lanzce Douglass,	)
	)
Applicant.	)
	)

A scheduling videoconference was conducted on August 19, 2025. Appearances were made by Hearing Officer Leslie Hayes, Applicant's counsel Elizabeth A. Tellessen, Applicant's Agents Cindy and Brandon Richardson, Idaho Department of Lands' (IDL) counsel, John Richardson, and Objector John F. Magnuson for CDA Land Co. (CDA). Also appearing as representative for potential intervenors Concerned Citizens, was counsel Peter Smith.

As discussed at the scheduling conference, IT IS HEREBY ORDERED that the following deadlines and procedures will govern this matter going forward:

- 1. The deadline to file a petition to intervene is **August 22**, **2025**. Responses to the petition to intervene are due on or before **September 5**, **2025**. No replies are to be filed.
- 2. A remote oral argument on the petition to intervene will be held on **September 8**, **2025**, at **10:00** a.m. **Mountain Time/9:00** a.m. **Pacific Time** via Zoom. A prehearing conference will immediately follow oral argument. The Zoom link for oral argument and the following prehearing conference will be sent contemporaneously with this Order.
- 3. On or before **September 5, 2025**, the parties will file the following with the Hearing Officer and serve on the opposing party:
- a) A disclosure of witnesses, by name, address, and telephone number, who will testify at the final hearing in this matter, including expert witnesses, along SCHEDULING ORDER (AGENCY Case No. PH-2025-NAV-22-005/ OAH Case No. 25-320-07) Page 1

with a summary of the anticipated testimony of each witness; and

- b) An exhibit list of all documents, drawings, photographs, or other demonstrative evidence to be considered at the hearing; and
- c) The parties shall provide a copy of their proposed exhibits to one another and the Hearing Officer. All exhibits should be marked to reflect the party offering the exhibit and the exhibit number. Copies of all exhibits on the exhibit list. All exhibits should be marked to reflect the party offering the exhibit. Applicant's exhibits shall begin with "REA" (REA-1, REA-2, REA-3, etc.); IDL's exhibits shall begin with "IDL" (IDL-1, IDL-2, IDL-3, etc.); Objector CDA's exhibits shall begin with "CDA" (CDA-1, CDA-2, CDA-3, etc.); Objector Kootenai County Sheriff's Office' exhibits shall begin with "KC" (KC-1, KC-2, KC-3, etc.); and Potential Intervenor Concerned Citizens shall begin with "INT" (INT-1, INT-2, INT-3, etc.).
- 4. On or before **September 5, 2025**, the parties will file with the Hearing Officer and serve each other their prehearing statement. Each party's prehearing statement should summarize the facts and law they intend to rely on at the hearing. Applicant may rely on the application as the prehearing statement and Objectors CDA and KC may rely on their objections as the prehearing statement.
- 5. An in-person, one-day evidentiary hearing is scheduled for September 16, 2025, beginning at 4:00 p.m. Pacific Time at a location to be determined in Coeur d' Alene, Idaho. An optional Zoom link will be available for remote viewing of the proceedings. Testimony/Public Comment will not be taken from remote participants. The hearing will be

SCHEDULING ORDER

<sup>&</sup>lt;sup>1</sup> Given the statutory deadline for this hearing, the Potential Intervenors will participate as if party status has been granted.

recorded.

6. Parties and objectors should be prepared for a potential onsite inspection on the

morning of **September 17, 2025**, at a time to be determined at the prehearing conference or at the

evidentiary hearing.

7. The Hearing Officer will arrange for a court reporter. IDL will bear the cost of the

appearance of the court reporter. Any other associated costs will be split evenly between IDL and

Applicant. If transcripts are ordered, the cost of the transcripts will be governed by IDAPA

62.01.01.601.03.

8. To "file" and "serve" their documents, the parties may email them to all other

parties at the addresses listed in the attached Certificate of Service before any deadline, with a

copy to elaine.maneck@oah.idaho.gov and filings@oah.idaho.gov.

9. Should any party or their counsel require special accommodations pursuant to the

Americans with Disabilities Act, the Hearing Officer shall be notified of such request at or before

the time of the prehearing conference.

NOTICE AND REMINDER: The Hearing Officer shall not be contacted by either party ex

parte. To schedule a status conference to address any case matters, the parties are directed to

first confer about agreed-to dates and times, and then to contact Elaine Maneck at

elaine.maneck@oah.idaho.gov to schedule a status conference.

### OFFICE OF ADMINISTRATIVE HEARINGS

/s/ Leslie M. Hayes
Leslie M Hayes Deputy Chief Administrative Law Judge

### **CERTIFICATE OF SERVICE**

I hereby certify that on this 20th day of August 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, ID 83814 Counsel for Applicant River's Edge Apartments and Lanzce Douglass	☐ U.S. Mail ☐ Email: eat@winstoncashatt.com clk@winstoncashatt.com lanzce@lgdproperties.com
Cindy and Brandon Richardson R & R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agents for Applicant	☐ U.S. Mail ☑ Email: cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ U.S. Mail ☑ Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ U.S. Mail ☑ Email: kcso@kcgov.us
Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Avenue, Ste. 224 Coeur d' Alene, ID 83814 (208) 956-0145 Counsel for Potential Intervenor Concerned Citizens	☐ U.S. Mail ☐ Email: peter.smith@fennemorelaw.com
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83702	☐ U.S. Mail ☑ Email: jrichards@idl.idaho.gov krichter@idl.idaho.gov

SCHEDULING ORDER

(AGENCY Case No. PH-2025-NAV-22-005/ OAH Case No. 25-320-07) Page 5

(208) 334-0200	
Counsel for IDL	
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ U.S. Mail ➢ Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gob
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ U.S. Mail ☐ Email:  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ U.S. Mail  ☐ Email:  filings@oah.idaho.gov  leslie.hayes@oah.idaho.gov
/s/ Fi	laine Maneck

Elaine Maneck, Deputy Clerk
Office of Administrative Hearing

# IDL-17

From: Magee, Wahed

To: eat@winstoncashatt.com; lanzce@lgdproperties.com; cindy.richardson@rrnorthwest.com;

john@magnusononline.com; John Richards; Kayleen Richter; Amidy Fuson; Marde Mensinger; Kourtney Romine;

Rachel King; Kayla Dawson; filings@oah.idaho.gov; leslie.hayes@oah.idaho.gov

Cc: kcso@kcqov.us; peter.smith@fennemorelaw.com

Subject: CONCERNED CITIZEN AGAINST ADDITIONAL BOAT SLIPS

Date: Thursday, August 21, 2025 4:18:39 PM

Attachments: 3429 001.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I am writing to formally oppose the proposed addition of 74 boat slips at Atlas/River's

### To those whom this concerns,

Edge (Permit #L95S6163A), as well as any further expansion, such as the upcoming Greensferry permit. I am a Spokane River waterfront property owner on Harbor Island, and I see firsthand the mounting safety, congestion, and environmental concerns caused by the current level of boat and personal watercraft activity.

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

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

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

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

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

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

Sincerely, Wahed (Wally) Magee 6339 W. Harbor Drive Coeur d'Alene, Idaho 208-557-8775 Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	AGENCY Case No. PH-2025-NAV-22-005
Encroachment L95S6163A, a Community Dock,	OAH Case No. 25-320-07
River's Edge Apartments, LLC; Lanzce Douglass,	DECLARATION
Applicant.	
	<u> </u>

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

# **Property Interest**

DECLARATION: 1 OF 5

5,	My property interest in relation to the Spokane River is as follows (check all that
apply):	
×	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
	Boating
	Fishing
	Kayaking
	Canoeing
	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
Ē	Wildlife viewing / photography
	Other:
-	Praying
-	
_	

### Substantial Interest

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

Increased noise pollution and air pollution from watercraft.

## Adequacy of Representation

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

### Verification

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

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

[Signature of Declarant]

DECLARATION: 3 OF 5

# CERTIFICATE OF SERVICE

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

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat a winstoneashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzee a lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ☑ By Email  cindy.richardson ā rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  By Email  John a magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail  ■ By Email  kesom kegovius

DECLARATION: 4 OF 5

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel	☐ By U.S. Mail ☑ By Email
300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	irichards @idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson	☐ By U.S. Mail
Lands Resource Specialist-Navigable Waters	☑ By Email
Marde Mensinger Program Manager for Navigable Waters	afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson	□ By U.S. Mail  ■ By Email
Service Contacts for IDL	kromine @idl.idaho.gov rking @idl.idaho.gov kdawson @idl.idaho.gov
OAH General Government Division P.O. Box 83720	☐ By U.S. Mail  ■ By Email
Boise, ID 83720-0104 (208) 605-4300	filings a oah.idaho.gov leslie.hayes a oah.idaho.gov

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# IDL-18

ELIZABETH A. TELLESSEN, ISB No. 7393 WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814

Telephone: (208) 667-2103 Facsimile: (208) 765-2121 eat@winstoncashatt.com

Attorneys for River's Edge Apartments, LLC And Lanzce Douglass

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC, Lanzce Douglass, AGENCY Case No. PH-2025-NAV-22-005

OAH Case No. 25-320-07

PETITION TO INTERVENE by BOARDWALK AND DOCKS LLC and RESIDENCES ON THE SPOKANE LLC

Applicant.

This petition to intervene is brought by BOARDWALK AND DOCKS LLC, an Idaho limited liability company, and RESIDENCES ON THE SPOKANE LLC, and Idaho limited liability company, by and through their attorney of record, Elizabeth A. Tellessen of Winston & Cashatt, Lawyers, to intervene as applicants in this matter.

Boardwalk and Docks LLC is the fee simple owner of the Shoreline Parcel, under that certain deed dated August 21, 2025, and recorded in the records of Kootenai County, Idaho under instrument number 3013653000. (Appendix A)

Residences on the Spokane LLC is the fee simple owner of a parcel of property within the River's Edge Apartments development, under that certain deed dated August 21,

MOTION TO INTERVENE PAGE 1

A PROFESSIONAL SERVICE CORPORATION
250 Northwest Blvd., Suite 206
Coeur d' Alene, Idaha 83814
Phone: (208) 687-2103

2025, and recorded in the records of Kootenai County, Idaho under instrument number 3013654000 (Appendix B).

Boardwalk and Docks LLC as landlord, with Residences on the Spokane LLC and River's Edge Apartments, LLC as tenants, entered into a Lease Agreement granting each parcel and owner within the River's Edge Apartments development an undivided ¼ interest in the Shoreline Parcel's riparian and littoral rights. (Appendix C) Furthermore, River's Edge Apartments, LLC has assigned to Boardwalk and Docks LLC and Residences on the Spokane LLC each a ¼ undivided interest in the application at issue in these proceedings, and if a license or permit is issued each would be a party to such. (Appendix D)

Thus, Boardwalk and Docks LLC and Residences on the Spokane LLC have a substantial interest in these proceedings and request intervention under IDAPA 62.01.01700, and to be aligned as applicants.

DATED this and day of August, 2025.

ELIZABETH A. TELLESSEN, ISB No. 7393 WINSTON & CASHATT, LAWYERS, P.S.

250 Northwest Boulevard, Suite 206

250 Northwest Boulevard, Suite Coeur d'Alene, Idaho 83814

Telephone: (208) 667-2103 Facsimile: (208) 765-2121 eat@winstoncashatt.com

MOTION TO INTERVENE PAGE 2

Winston & Cashatt

A PROFESSIONAL SERVICE CORPORATION
250 Northwest Blvd., Suite 206
Coeur d' Alene, Idaha 83814
Phone: (208) 687-2103

# CERTIFICATE OF SERVICE

I hereby certify that on this 22 day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐U.S. Mail  Email:  Cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐U.S. Mail  Email:  john@magnusonouline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐U.S. Mail  区mail: kcso@kcgov.us
Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Ave., Suite 224 Coeur d'Alene, ID 83814 (208) 956-0145 Counsel for Potential Intervenor Concerned Citizens	U.S. Mail Email: Peter.smith@fennemorelaw.com

MOTION TO INTERVENE PAGE 3

Winston & Cashatt

A PROFESSIONAL SERVICE CORPORATION
250 Northweet Blvd., Suite 208
Coeur d' Alene, Idaha 83814
Phone: (208) 867-2103

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐U.S. Mail  ☑Email: jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable  Waters  Marde Mensinger  Program Manager for Navigable Waters	☐U.S. Mail  ☐Email:  afuson@idl.idaho.gov  mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐U.S. Mail  ☐Email:  kromine@idl.idaho.gov  rking@idl.idaho.gov  kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐U.S. Mail  ☐Email: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Cheryl L. Krengel, Paralegal

Return to: Elizabeth A. Tellessen Winston & Cashatt Lawyers 601 W. Riverside Ave., Suite 1900 Spokane, WA 99201 JENNIFER LOCKE 3 P 3013653000
KOOTENAI COUNTY RECORDER
MRR Date 08/21/2025 1:54 PM
REQ OF WINSTON AND CASHATT
RECORDING FEE: \$15.00 DD

RECORDING FEE: \$1

### **QUITCLAIM DEED**

For Value Received, RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company, does hereby convey, release, remise and forever quitclaim unto BOARDWALK AND DOCKS LLC, an Idaho limited liability company, whose current address is 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, the real property described in **Exhibit A**, such exhibit being incorporated herein by this reference.

Together with their appurtenances and reserving an easement for ingress and egress across the property to the shoreline of the Spokane River for the benefit of Grantor, its abutting property, tenants, successors and assigns.

Dated this 21 day of August, 2025.

RIVER'S EDGE APARTMENTS, LLC A Washington limited liability company

By: Lanzce G. Douglass

Its: Member

STATE OF IDAHO ) ss COUNTY OF KOOTENAI )

On this 21 day of August, 2025, before me, Lora Healers, a Notary Public in and for said state, personally appeared Lanzce G. Douglass known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

LORA HENDERSON
56965
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 10/25/28

Notary Public for the State of Idaho

Residing: A-Mo

Commission Expires: 10-25-28

## EXHIBIT A (Parcel 4)

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 133.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182"

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 18.45 FEET TO A CALCULATED POINT SHOWN ON THE PLAT OF ATLAS WATERFRONT 1<sup>ST</sup> ADDITION AS RECORDED IN BOOK L, PAGES 519-519I, RECORDS OF KOOTENAI COUNTY, IDAHO ON THE ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER

THENCE NORTHWESTERLY ALONG AND COINCIDENT WITH THE MENANDERING ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182", LOCATED NORTH 82°22'54" WEST A DISTANCE OF 1579.80 FEET;

THENCE NORTH 01°59'13" EAST A DISTANCE OF 205.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 76°26'19" EAST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF SOUTH 65°31'53" EAST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF SOUTH 73°42'35" EAST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF SOUTH 87°24'49" EAST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 82°01'55" EAST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 81°30'04" EAST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 105,03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 74°37'39" EAST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAPMARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 6.26 ACRES, MORE OR LESS.

Return to: Elizabeth A. Tellessen Winston & Cashatt Lawyers 601 W. Riverside Ave., Suite 1900 Spokane, WA 99201 JENNIFER LOCKE 2 P 3013654000 KOOTENAI COUNTY RECORDER KKR Date 08/21/2025 1:58 PM REQ OF WINSTON AND CASHATT

RECORDING FEE: \$15.0

DD

### **QUITCLAIM DEED**

For Value Received, RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company, does hereby convey, release, remise and forever quitclaim unto RESIDENCES ON THE SPOKANE LLC, an Idaho limited liability company, whose current address is 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, the real property legally described in **Exhibit A**, such exhibit being incorporated herein by this reference.

Together with their appurtenances and that easement reserved by grantor in the Quitclaim Deed, recorded in the records of Kootenai County, Idaho under instrument number 3013653000 granting an easement for ingress and egress to the shoreline of the Spokane River.

Dated this 21 day of August, 2025.

RIVER'S EDGE APARTMENTS, LLC A Washington limited liability company

By: Lanzce G. Douglass

Its: Member

STATE OF IDAHO ) ss COUNTY OF KOOTENAI )

On this 21 day of August, 2025, before me, Lond Henderson, a Notary Public in and for said state, personally appeared Lanzce G. Douglass known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

LORA HENDERSON
56965
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 10/25/28

Notary Public for the State of Idaho

Residing: Atus 1

Commission Expires: 10-25-28

# (Parcel 1)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 80°35'43" WEST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°45'49" WEST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF NORTH 73°42'35" WEST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF NORTH 65°31'53" WEST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 76°26'19" WEST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°59'13" EAST A DISTANCE OF 585.53 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 67°47'18" EAST A DISTANCE OF 170.91 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD BEARING OF SOUTH 68°15'34" EAST, AND A CHORD DISTANCE OF 3.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 22°28'52" EAST A DISTANCE OF 11.95 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 70°17'23" EAST, AND A CHORD DISTANCE OF 243,52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 5.22 ACRES, MORE OR LESS.

### LEASE AGREEMENT

This Lease Agreement (hereinafter "Lease"), made and entered into among BOARDWALK AND DOCKS LLC, an Idaho limited liability company, 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, ("Landlord"); and RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company and RESIDENCES ON THE SPOKANE LLC, an Idaho limited liability company (each is a "Tenant", and collectively "Tenants"), agree as follows:

<u>PREMISES</u>: That certain real property located in the City of Coeur d' Alene, County of Kootenai, State of Idaho, more particularly in Exhibit A, said exhibit is fully incorporated by this reference, together with all riparian or littoral rights (herein the "Premises").

COMMON OCCUPATION and LITTORAL RIGHTS: The Premises are adjacent to the Spokane River and abut Tenants' real properties (described in Exhibit B, herein "Tenants' Parcels"). The Premises and Tenants' Parcels are developed or will be developed under a common scheme and plan with apartments and common areas, which will be operated collectively as River's Edge Apartments. Landlord and Tenant agree that each owner with respect to each parcel, four in total, will have an undivided 1/4 interest in the Premises' riparian and littoral rights for purposes of the construction and use of a community dock system. It is Landlord's and Tenants' mutual intent that River's Edge Apartments, LLC will continue its pursuit of all authorizations necessary to develop the Premises with community docks that will be operated as common area available for use and rent by tenants of the apartments. Landlord and Residences on the Spokane LLC will cooperate and agree to any application, condition, permit, or authorization necessary to further the intent that each owner of the five parcels possess and have the benefit of the riparian and littoral rights to establish common area serving the apartment tenants. Landlord and Tenants agree that the community dock will not be open to the public or available for use or rent by the public.

TERM and COMMENCEMENT: The term of this Lease shall commence August 22, 2025 (the "Commencement Date") and shall continue for a period of ten years from the Commencement Date, such term will automatically renew in ten-year increments unless or until Landlord and Tenants agree to terminate this Lease.

<u>RENT:</u> Each Tenant shall pay to Landlord rent in an amount determined by Landlord when an encroachment permit for a community dock is issued by the Idaho Department of Lands.

DEPOSIT: No security deposit shall be required for this Lease.

LATE CHARGES: The Tenant acknowledges that late payment by the Tenant to the Landlord of rent or other sum due hereunder will cause the Landlord to incur costs not contemplated by the lease. Accordingly, the parties agree that in the event the Tenant should fail to pay the rent or other sum due within fourteen (14) business days of the date due, the Tenant shall pay the Landlord as additional rent a late charge equal to One Hundred and No/100ths Dollars (\$100.00). The Tenant will pay a \$75.00 charge to the Landlord for each check returned due to insufficient funds.

OBLIGATIONS OF LANDLORD AND TENANT: Tenant's obligation to pay rent is a material term of this Lease, and a failure to pay rent due, except as expressly permitted herein, is a material breach of this Lease.

CONSTRUCTION. MAINTENANCE AND REPAIRS: Landlord and Tenants shall share all expenses associated with the construction, maintenance, repair, and replacement of the docks, including, but not limited to driving pilings, constructing dock supports, frames, decks and trim, constructing ramps and all other appurtenances to the community docks. Notwithstanding the foregoing, Landlord shall be responsible for maintaining the aesthetic appeal of the Premises related to Landlord's specific use and occupancy of any apartment buildings.

RESTRICTIONS ON USE: If any Tenant shall use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance, the Tenant shall pay any such increase. Tenants shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.

MAINTENANCE: Repairs due to negligence of any Tenant, its agents, employees, guests or customers shall be the responsibility of the Tenant at no cost to the Landlord. At the end of the lease term the Tenant agrees to return the premises to the Landlord with the docks in good working order and repair, and otherwise in the same condition as they were the first day of possession by the Tenant, reasonable wear and tear excepted.

<u>FIRE</u>: If the Premises is damaged or destroyed by fire, the Landlord will, within 30 days, advise the Tenants of intent to repair or rebuild. Any rebuilding shall be commenced within 90 days and pursued with reasonable diligence to completion.

EMERGENCY PROVISIONS/ACTS OF GOD: In the event that any force majeure event or other act of God should prohibit, through no fault or responsibility of a Tenant's operation of the docks, the parties hereto agree that upon ninety (90) day notice in writing with substantiation of the conditions constituting such significant change or force majeure event, this Lease may be terminated and neither party shall have any ongoing obligations to the other, excepting the payment of rent during the ninety (90) day notice period.

<u>INDEMNITY AND INSURANCE</u> Landlord and Tenant agree each will carry and maintain in force, at each party's respective cost and expense, the types of insurance coverage, in the amounts elected by the party procuring the insurance, deemed necessary and appropriate to cover the potential casualties and liabilities that may arise under this Lease.

<u>HOLD HARMLESS</u>: No party shall be liable to another party or its agents, servants, employees, customers or invitees for any damage to person or Premises caused by any act, omission or neglect of another party.

ASSIGNMENT OR SUBLEASE: Landlord and Tenants may lease or sublease individual slips within the community dock to residents of River's Edge Apartments, provided that any lease or sublease of an individual slip in the community dock shall only be to residents of the River's Edge Apartments.

QUIET ENJOYMENT: So long as a Tenant is not in default in the payment of its rent or any other obligation of this lease or in the performance of any of the terms, covenants or conditions of the lease, Tenant's possession and rights and privileges under the lease shall not be diminished by any mortgagee or any successor to the Landlord's interest in the property.

ATTORNEY'S FEES: In the event either party places the enforcement of this Lease agreement, or any part thereof, or the collection of any rent due, or to become due hereunder, or recovery of the possession of the leased premises in the hands of an attorney, or files suit upon the same, the non-prevailing (or defaulting) party shall pay the other party's reasonable attorneys' fees and court costs.

<u>LIENS</u>: The Tenants agree to keep the premises free from all liens and charges for any material or service supplied at its request.

BINDING EFFECT: All provisions of this lease shall apply to and be binding on the parties hereto, their successors, heirs, executors and assigns.

<u>AUTHORITY:</u> The parties hereto warrant that they have the authority to commit to this Lease.

<u>CONDEMNATION</u>: In the event of any exercise of a lawful right of eminent domain on a portion of the leased premises, the lease premises shall be adjusted to the remaining portion, provided it is suitable for the Tenant's purposes, and any unearned rent shall be refunded.

<u>ELECTRONIC SIGNATURES:</u> This Lease and all later documents, such as amendments, (a) may be executed by electronic signature, (b) may be executed and delivered in counterpart, and (c) may be delivered electronically (provided, if requested by Landlord, Tenant shall deliver a manually executed original of any of the foregoing to

Landlord). Electronic records and electronic signatures may be used in connection with the execution of this Lease and such later documents, and the same shall be legal and binding and have the same full force and effect as if a paper original of this Lease or such document had been signed using a handwritten signature. Landlord and Tenant (i) intend to be bound by electronic signatures and by documents and notices sent or delivered by electronic mail or other electronic means. (ii) are aware that the other party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this Lease or any later documents or notices based on the foregoing forms of signature or delivery.

IN WITNESS WHEREOF, the parties have executed this Lease the August 21, 2025.

LANDLORD:

TENANT:

BOARDWALK AND DOCKS LLC, LLC RIVER'S EDGE APARTMENTS, LLC an Idaho limited liability company

a Washington limited liability company

Mayson Douglass

By: Mayson Douglass

Its: Member

Its: Member

TENANT:

RESIDENCES ON THE SPOKANE LLC an Idaho limited liability company

Signed by:

By: Mayson Douglass

Its: Member

### EXHIBIT A—Premises (Parcel 4)

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CÎTY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 133.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182"

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 18.45 FEET TO A CALCULATED POINT SHOWN ON THE PLAT OF ATLAS WATERFRONT 1<sup>ST</sup> ADDITION AS RECORDED IN BOOK L, PAGES 519-519I, RECORDS OF KOOTENAI COUNTY, IDAHO ON THE ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER

THENCE NORTHWESTERLY ALONG AND COINCIDENT WITH THE MENANDERING ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182", LOCATED NORTH 82°22'54" WEST A DISTANCE OF 1579.80 FEET;

THENCE NORTH 01°59'13" EAST A DISTANCE OF 205.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 76°26'19" EAST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF SOUTH 65°31'53" EAST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF SOUTH 73°42'35" EAST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF SOUTH 87°24'49" EAST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 82°01'55" EAST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 81°30'04" EAST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 105.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 74°37'39" EAST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 6.26 ACRES, MORE OR LESS.

### **EXHIBIT B—Tenants' Parcels**

### PARCEL 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY:

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 80°35'43" WEST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°45'49" WEST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF NORTH 73°42'35" WEST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF NORTH 65°31'53" WEST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 76°26'19" WEST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°59'13" EAST A DISTANCE OF 585.53 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 67°47'18" EAST A DISTANCE OF 170.91 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD BEARING OF SOUTH

68°15'34" EAST, AND A CHORD DISTANCE OF 3.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182":

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 22°28'52"
EAST A DISTANCE OF 11.95 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 70°17'23" EAST, AND A CHORD DISTANCE OF 243.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 5.22 ACRES, MORE OR LESS.

#### PARCEL 2:

A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY:

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'05" WEST A DISTANCE OF 530.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 83°43'59" WEST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 81°30'04" WEST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 82°01'55" WEST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF NORTH 87°24'49" WEST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°45'49" EAST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY:

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 80°35'43" EAST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

CONTAINING 9.24 ACRES, MORE OR LESS.

#### PARCEL 3:

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175,02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE NORTH 80°20'28" WEST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE NORTH 74°37'39" WEST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 80°20'28" WEST A DISTANCE OF 105.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 83°43'59" WEST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724":

THENCE NORTH 00°59'05" EAST A DISTANCE OF 530.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 89°10'12" EAST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 89°33'06" EAST A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 5.08 ACRES, MORE OR LESS.

# PARTIAL ASSIGNMENT OF JOINT APPLICATION FOR PERMITS L95S6163A

This Partial Assignment of Joint Application for Permits (this "Assignment") is dated as of the 21<sup>st</sup> day of August, 2025, by and between River's Edge Apartments LLC, an Idaho limited liability company and Lanzce Douglass, individually ("Assignor"), and Residences on the Spokane LLC, an Idaho limited liability company and Boardwalk and Docks LLC, an Idaho limited liability company (collectively "Assignees"), the "Parties".

### RECITALS:

- A. Assignor previously executed that certain Joint Application for Permits, dated June 19, 2025, ("Application"), requesting approval of community docks for use by residents of the River's Edge Apartment complex.
- B. Assignor has conveyed to Boardwalk and Docks LLC the real property abutting the Spokane River (Shoreline Parcel).
- C. The Parties have entered into a lease under which each Party with respect to each parcel it owns, four in total, will have an undivided 1/4 interest in the Shoreline Parcel's riparian and littoral rights for purposes of the construction and use of a community dock system.
- D. Assignor wishes to assign, in part, its rights and interests in the Application to Assignees and to evidence Assignees' acceptance of those rights and interests.

### AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the Parties agree as follows:

- 1. <u>Assignment</u>. Assignor hereby assigns and transfers to each Assignee a ¼ undivided interest in Assignor's rights, title and interest in and to the Application.
- Assumption. Assignee hereby acknowledges and agrees to all of the terms of the Application and accepts the foregoing assignment and agrees to execute any further documents and perform any obligations of a permit or license issued by Idaho Department of Lands.
- 3. <u>No Release</u>. The assignment set forth herein shall not release Assignor from the obligation of Assignor to perform in accordance with the terms of the Application. Assignor and Assignee shall be jointly and severally liable for the performance of all obligations set forth in any permit or license issued by Idaho Department of Lands.

4. <u>Counterparts</u>. This Assignment may be executed in two or more counterparts, which when taken together shall constitute one and the same instrument. This Assignment may be executed and delivered via Docusign, telecopy, .pdf or similar electronic transmittal, which in each case shall be deemed an original.

ASSIGNOR:	DIVERSE EDGE ADADEMENTS LLG
Lanzce Douglass	RIVER'S EDGE APARTMENTS LLC an Washington limited liability compar
Signed by:	Signed by:
Laure Douglass	Lauree Douglass
152 AEBBERUS084F7	By: Lanzce Douglass
	Its: Member
ASSIGNEES:	
RESIDENCES ON THE SPOKANE LLC	BOARDWALK AND DOCKS LLC
an Idaho limited liability company	an Idaho limited liability company
Signed by:	Signed by:
Mayson Douglass	Mayson Douglass
By: Mayson Douglass	By: Mayson Douglass
Its: Member	Its: Member

# IDL-19

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T:

(208) 956-0145

E:

peter.smith@fennemorelaw.com

Attorneys for Concerned Citizens

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005
OAH Case No. 25-320-07

PETITION TO INTERVENE (CONCERNED CITIZENS)

Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River, Inc. ("Concerned Citizens"), by and through undersigned counsel, respectfully petition to intervene in this contested case pursuant to IDAPA 62.01.01.325, IDAPA 62.01.01.700, and the Lake Protection Act, Idaho Code §§ 58-1301 et seq. This Petition is supported by the Memorandum in Support of the Petition filed herewith along with declarations filed in support of the Petition.

The members and supporters of Concerned Citizens use and enjoy the Spokane River in the vicinity of the proposed encroachment. Their interests in navigation, recreation, safety, and protection of public trust resources will be directly affected by the outcome of this proceeding. Existing parties do not adequately represent these interests, and intervention will not unduly delay or broaden the issues.

Accordingly, Concerned Citizens respectfully requests that the Hearing Officer grant this Petition to Intervene and allow it to participate fully as a party in this proceeding.

DATED this 22nd day of August 2025.

FENNEMORE CRAIG, P.C.

PETER J. SMITH IV, ISB #6997

Attorney for Concerned Citizens

# CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail ☑ By Email lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ☑ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson	☐ By U.S. Mail
Lands Resource Specialist-Navigable Waters	<b>⊠</b> By Email
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Program Manager for Navigable Waters	mmensinger@idl.idaho.gov
Kourtney Romine	☐ By U.S. Mail
Rachel King Kayla Dawson	☑ By Email
Service Contacts for IDL	kromine@idl.idaho.gov
	rking@idl.idaho.gov
	kdawson@idl.idaho.gov
OAH	☐ By U.S. Mail
General Government Division P.O. Box 83720	■ By Email
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Carah Wadride
Carah Woodside

53084289.1

# IDL-20

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

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Attorneys for Concerned Citizens

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

MEMORANDUM IN SUPPORT OF PETITION TO INTERVENE

Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River, Inc. ("Concerned Citizens") respectfully submit this memorandum in support of their Petition to Intervene in the above-captioned administrative proceeding before the Idaho Department of Lands ("IDL"). The pending application by River's Edge Apartments, LLC ("Applicant") seeks approval for the construction of a large community dock facility on the Spokane River (Application No. L95S6163A). For the reasons set forth below, Concerned Citizens satisfies the legal standard for intervention and bring necessary perspectives regarding compliance with IDAPA, the Lake Protection Act, and the Idaho Public Trust Doctrine.

## I. FACTUAL BACKGROUND

On June 23, 2025, the Applicant filed its application with IDL seeking approval for construction of five fixed-pier docks (A through E), extending up to 154 feet waterward of the

ordinary high-water mark, with a combined over-the-water square footage of 11,064 square feet. Joint Application For Permits filed June 23, 2025 at 1, 3, 7-11 (the "Application"). The stated purpose is to provide "mooring opportunities for tenants of the River's Edge Apartments complex." Application at 1.

The proposed encroachment is located in an active wake zone in one of the narrower and more congested portions of the Spokane River, where the channel width varies from approximately 522 feet to 769 feet. Application at 5. After the docks are built, the area will be narrowed to 433 feet to 678 feet. Id. The Kootenai County Sheriff has express concerned about construction of new marinas on the river, citing safety hazards to boaters, tubers, kayakers, paddleboarders, and swimmers, and warning that the project would further constrict navigation to the point where only a single vessel could safely pass. See MEMORANDUM FROM SERGEANT RYAN MILLER TO IDAHO DEPARTMENT OF LANDS AND COMMUNITY LEADERSHIP dated March 10, 2025.

Objections have also been raised by adjacent riparian owners, including the Coeur d'Alene Land Company, which demonstrated that the project fails to qualify as a "community dock" under IDAPA 20.03.04.11. LETTER FROM JOHN MAGNUSON dated August 1, 2025 (the "CDA Land Objection"). Concerned Citizens joins in the argument made in the CDA Land Objection.

### II. <u>NEED FOR INTERVENTION TO PRESERVE APPELLATE RIGHTS</u>

In a separate case involving Concerned Citizens, the District Court in Kootenai County ruled that without intervention in the IDL proceeding, Concerned Citizens had no right of appeal to the District Court. Memorandum Decision and Order, CV28-25-1908 (First Jud. Dist. Ct., Kootenai Cnty., June 26, 2025). Concerned Citizens believes this decision is contrary to the plain language of the Lake Protection Act and intends to appeal. Nevertheless, to protect the rights of its members. Concerned Citizens seeks intervention here to ensure its ability to seek judicial review

if necessary. Notwithstanding the foregoing, Concerned Citizens does not waive any arguments that intervention is unnecessary for an objector under the Lake Protection Act and applicable regulations. In short, an objector is a party to this proceeding without the need for a formal petition for intervention.

Nothing in the Lake Protection Act or the implementing regulations requires a petition to intervene. Idaho Code § 58-1306(c) expressly provides that "[a]ny resident of the state of Idaho, or a nonresident owner or lessee of real property adjacent to the lake, or any state or federal agency may, within thirty (30) days of the first date of publication, file with the board an objection to the proposed encroachment and a request for a hearing on the application." Upon filing such an objection, the objector becomes a party to the proceeding by operation of law.

This framework is confirmed in IDAPA 20.03.04.030.04, which provides that within thirty days of the first date of publication, an agency, adjacent littoral owner, or Idaho resident may either (a) submit opinions or recommendations or (b) "file with the Department written objections to the proposed encroachment and request a public hearing on the application." The rule does not limit the number of objections, nor does it condition party status on filing a separate petition to intervene. To the contrary, it recognizes that *any* person or agency properly objecting and requesting a hearing has a right to participate.

IDL's own published materials also acknowledge this procedure. Its Community Dock Handout states that after notice, "If an interested party objects, and an agreement cannot be reached, IDL will hold a public hearing. The purpose of the hearing is to gather the facts concerning the proposed encroachment and potential impact to the lake in order to determine if it meets relevant standards." See <a href="https://www.idl.idaho.gov/wp-content/uploads/sites/2/2025/06/CommunityDock-Handout 2025.pdf">https://www.idl.idaho.gov/wp-content/uploads/sites/2/2025/06/CommunityDock-Handout 2025.pdf</a> last accessed August 22,

2025. No mention is made of any requirement for intervention, and the objector is treated as a participant in the hearing by virtue of filing the objection.

Concerned Citizens further notes that IDL staff previously informed it that only one objection would be accepted in this case. That limitation has no basis in statute or rule. Both Idaho Code § 58-1306(c) and IDAPA 20.03.04.030.04 contemplate that multiple residents, landowners, or agencies may file objections, each of whom is independently entitled to party status.

Accordingly, Concerned Citizens maintains that its objection and request for hearing—filed pursuant to Idaho Code § 58-1306(c) and IDAPA 20.03.04.030.04—are sufficient to confer party status in this proceeding, without the need for a petition to intervene. Its request to intervene here is made solely out of an abundance of caution, to preserve its rights in light of the District Court's recent ruling.

#### III. STANDARD FOR INTERVENTION

Under the Idaho Administrative Procedure Act and IDAPA procedural rules, intervention is permitted where a petitioner demonstrates: (1) a direct and substantial interest in the proceeding; (2) that the interests will not be adequately represented by existing parties; and (3) that participation will not unduly broaden the issues or delay the proceedings.

## IV. THE LAKE PROTECTION ACT

The Idaho Legislature has declared that the public health, interest, safety, and welfare require strict regulation of all encroachments upon the waters of the state. Idaho Code § 58-1301. The statute mandates that protection of property, navigation, fish and wildlife habitat, aquatic life, recreation, aesthetic beauty, and water quality must be weighed against any claimed navigational or economic necessity or benefit from a proposed encroachment. No encroachment may be approved absent such consideration and approval.

The Act further provides that the Idaho Board of Land Commissioners shall regulate, control, and may permit encroachments in aid of navigation or not in aid of navigation on, in, or above the beds or waters of navigable lakes. Idaho Code § 58-1303. In addition, Idaho Code § 58-1304 authorizes the Board to adopt, revise, and rescind rules and regulations as necessary to effectuate the purposes of the Act. These may include minimum standards for projects or activities requiring permits, as well as procedures for processing applications. Section 58-1306 prescribes the application and hearing procedures, requiring applications for community or commercial navigational encroachments to be filed by riparian or littoral owners and published for public notice. It authorizes state agencies and members of the public—including residents of Idaho and nonresident adjacent property owners—to file objections and request hearings. The statute emphasizes that unreasonable adverse effects on adjacent property and undue interference with navigation are the most important factors to be considered. These provisions underscore the participatory role envisioned for the public and the importance of considering the Act's enumerated values in every encroachment decision.

#### V. ARGUMENT

The Lake Protection Act requires IDL to weigh protection of property, navigation, habitat, aquatic life, recreation, aesthetic beauty, and water quality against claimed benefits of an encroachment. Idaho Code § 58-1301. Concerned Citizens is uniquely positioned to present evidence on these statutory values, ensuring they are fully considered alongside the Applicant's claimed benefits. Without their participation, the record will lack adequate representation of the broader public interests the Act is designed to protect.

A. Concerned Citizens Possess Direct and Substantial Interests.

The members and supporters of Concerned Citizens live, recreate, and navigate along the

Spokane River near the proposed encroachment. Their use and enjoyment of the river will be

directly harmed by increased congestion, safety hazards, and loss of public trust resources.

B. Existing Parties Do Not Adequately Represent Concerned Citizens' Interests.

Neither the Applicant nor IDL staff represent the public's recreational and navigational

interests. Adjacent landowners have raised title and zoning concerns, but only Concerned Citizens

represents the broader community of Spokane River users most affected.

C. <u>Intervention Will Not Unduly Delay or Broaden the Issues.</u>

Concerned Citizens seeks to ensure proper application of IDAPA rules governing

community docks, marina requirements, and the Public Trust Doctrine. Their participation will

assist IDL in developing a complete factual record on safety, congestion, and compliance with

regulatory standards.

VI. CONCLUSION

For the foregoing reasons, Intervenors respectfully request that the Hearing Officer grant

their Petition to Intervene so they may fully participate in this proceeding, present evidence, and

ensure that the Department's obligations under IDAPA and the Lake Protection Act are met.

DATED this 22nd day of August 2025.

FENNEMORE CRAIG, P.C.

PETER J. SMITH IV, ISB #6997

Attorney for Concerned Citizens

# CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail  ☑ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail  ☑ By Email  afuson@idl.idaho.gov  mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53084200.1

# IDL-21

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

#### DECLARATION

1.	I, _	Barbara	J	James	 am	a
citizen of th	ne State	of Idaho.				

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

DECLARATION: 1 OF 6

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
pply):	I own and reside on riparian (waterfront) property directly fronting the Spokane
iver.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
M	Boating
	Fishing
	Kayaking
	Canoeing
	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:

# **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and
sub	stantially	y affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
Rive	er.	
	9.	Increased congestion will reduce safety for all users, including myself and my
fam	ily.	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the r	iver.	
	13.	Other impacts specific to me include:
	-	
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existin	g party to this proceeding.
///		
///		
///		
///		
///		

# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is	true and correct.  ED this 22 day of August, 2025, at 105t Fells , Idaho.

Darbuta or James

# CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
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DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

### DECLARATION

	1.	I,	Barbara T Moen	,	am	a
			W. T. A. A. C.			
itiz	en of th	e State o	of Idaho			

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

DECLARATION: 1 OF 6

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
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River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
abla	Boating
$^{\not\square}$	Fishing
abla	Kayaking
A	Canoeing
M	Paddleboarding
$\checkmark\!$	Swimming
$\triangle$	Tubing
abla	Waterskiing / wakeboarding / wakesurfing
abla	Wildlife viewing / photography
	Other:

DECLARATION: 2 OF 6

#### Substantial Interest

		5 4 5 5 4 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5
	7.	The River's Edge Apartments community dock project will directly and
substan	ntially a	ffect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokano
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family.		
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the rive	er.	
	13.	Other impacts specific to me include:
	Ero	sion of property's shoreline and existing dock due to increased wakes
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existing	g party to this proceeding.
///		

DECLARATION: 3 OF 6

///

///

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# Verification

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

DATED this 19th day of August, 2025, at Coeur d'Alene, Idaho.

[Signature of Declarant]

**DECLARATION: 4 OF 6** 

# CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
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DECLARATION: 5 OF 6

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

River's Edg Lanzce Dou	ge Apartments, L Iglass,	LC; Applicant.	DECLARATION		
1.	I,	C Tho Hoag	mas	, ar	n i

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  - 4. My interests are not adequately represented by any existing party to this proceeding.

DECLARATION: 1 OF 6

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
	X	I own and reside on riparian (waterfront) property directly fronting the Spokanc
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	x	Boating
	X	Fishing
	X	Kayaking
	x	Canoeing
	X	Paddleboarding
	X	Swimming
	x	Tubing
	x	Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:
	Sight	seeing

DECLARATION: 2 OF 6

#### **Substantial Interest**

7.	The	River's	Edge	Apartments	community	dock	project	will	directly	and
substantially a	iffect:	my intere	ests.							

- 8. The project will increase boat traffic and congestion on this section of the Spokanc River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

Other impacts specific to me include:

I have lost 75 Sq. Ft. of my river front yard to erosion

## Adequacy of Representation

14.	My interests	as a property	y owner	and/or r	iver user	are not	adequately	represented
by any existin	g party to this	proceeding.						

/// ///

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13.

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# Verification

	15.	I declare under penalty of	of perjury pursuant to the law	ws of the State of Idaho that the
forego	ing is t	rue and correct.		
	DATE	D this 21 day of Aug	gust, 2025, at Post Falls	, Idaho.
			C Thomas Hoag	
			Signature of Declara	nt]

**DECLARATION: 4 OF 6** 

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DECLARATION: 5 OF 6

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#### DECLARATION

# L. Cheryl Hollenback

am a

citizen of the State of Idaho.

- I am involved with and/or am a member of CONCERNED CITIZENS AGAINST ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER INC., an Idaho nonprofit corporation.
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DECLARATION: 1 OF 6

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6.	I use the Spokane River for the following purposes (check all that apply):
	Boating
	Fishing
	Kayaking
	Canoeing
	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:

DECLARATION: 2 OF 6

#### **Substantial Interest**

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokanc River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

Property destruction, erosion of property, damage to
protective boom log system, expense for repair of above.

## Adequacy of Representation

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

**DECLARATION: 3 OF 6** 

///

# Verification

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

\_day of August, 2025, at Coeur d Alene, Idaho. DATED this 21

Cheryl Hollenback Digitally signed by Chery Hollenback Date: 2025,08.22 08:05:24 -07'00'

[Signature of Declarant]

DECLARATION: 4 OF 6

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Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

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

## BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L95S6163A, a Community Dock,	AGENCY Case No. PH-2025-NAV-22-005  OAH Case No. 25-320-07
River's Edge Apartments, LLC; Lanzce Douglass, Applicant.	DECLARATION
1. I, Craig T	Sheppard, am a

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

DECLARATION: 1 OF 6

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
শ্ব	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
æ	Boating
Ø	Fishing
Ø	Kayaking
	Canoeing
囟	Paddleboarding
Æ	Swimming
粒	Tubing
	Waterskiing / wakeboarding / wakesurfing
Ø	Wildlife viewing / photography
	Other:
-	
-	

DECLARATION: 2 OF 6

#### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

Erosin	of	SOIL	- che	emicels	harm fac
to of	hers and	wild,	ife		

## Adequacy of Representation

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

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## Verification

15.	I declare unde	er penalty of perj	ury pursuant t	o the laws of th	e State of Idaho that the
foregoing is	true and correct				
DATE	ED this 2	day of August, 2	2025, at <u>Pos</u>	+ Falls	, Idaho.
			Craig [Signature of	T. Shey Declarant]	gard

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1.	I, _	Dale F James	, ar	m	a
itizen of the	e State o	of Idaho			

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

**DECLARATION: 1 OF 6** 

# **Property Interest**

My property interest in relation to the Spokane River is as follows (check all that
I own and reside on riparian (waterfront) property directly fronting the Spokane
I reside near the Spokane River but do not own waterfront property.
Uses of the Spokane River
I use the Spokane River for the following purposes (check all that apply):
Boating
Fishing
Kayaking
Canoeing
Paddleboarding
Swimming
Tubing
Waterskiing / wakeboarding / wakesurfing
Wildlife viewing / photography
Other:

## Substantial Interest

## Verification

15. I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is true and correct.
DATED this 22 day of August, 2025, at Post Falls, Idaho.
[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

#### DECLARATION

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

**Property Interest** 

DECLARATION: 1 OF 6

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)		
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
		Fishing
		Kayaking
		Canoeing
		Paddleboarding
		Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	B	Wildlife viewing / photography
		Other:
	_	

## Substantial Interest

DECLARATION: 2 OF 6

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	7.	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
	_	
	=	
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	y existi	ng party to this proceeding.
111		
111		
111		
111		
///		

Verification

DECLARATION: 3 OF 6

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

DATED this 21 day of August, 2025, at Post FALLS, Idaho.

[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant

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

OAH Case No. 25-320-07

DECLARATION

1.	1,	DAVIA	5.	MAGBER	 am	a
citizen of	the State	of Idaho.				

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

DECLARATION 1 OF 6

# Property Interest

5,	My property interest in relation to the Spokane River is as follows (check all that
apply):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River	
X	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
B	Boating
	Fishing
B	Kayaking
(33)	Canoeing
DO	Paddleboarding
æ	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
B	Wildlife viewing / photography
	Other
_	

DECLARATION: 2 OF 6

# Substantial Interest

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9	Increased congestion will reduce safety for all users, including myself and my
family	1	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11,.	The project will increase risks of collision or injury to non-motorized users.
	12	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
	=	
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existi	ing party to this proceeding.
111		
111		
111		
111		
111		

# Verification

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

DATED this 21 day of August, 2025, at POST FALLS, Idaho.

[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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E: peace swithin concernate awayers

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L9586163A, a Community Dock.

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

1.	1, Clinton	Aller	am	3

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

DECLARATION: 1 OF 6

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
	V	I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	×	Boating
	×	Fishing
		Kayaking
		Canoeing
		Paddleboarding
	×	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:

DECLARATION: 2 OF 6

#### Substantial Interest

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

the Proven stressly has to many bonts to be safe for swiming and laddle boarding.

## Adequacy of Representation

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

11. Sheriff don't Proton Like he should be shou

# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing	is true and correct.
DA	TED this 2 (day of August, 2025, at daho.
	[Signature of Declarant]

**DECLARATION: 4 OF 6** 

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
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DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

FENNEMOR 418 E. Lakesi	i IV, ISB #6997 E CRAIG, P.C. ide, Suite 224 e, Idaho 83814	
T:	( - h, - ) (4) ii	
E: -	- P* (	
Attorneys for on Spokane R		tional 100 Boat Slips Added to Templins Resort
Encroachmer Dock,	of the Application for the L95S6163A, a Community  Apartments, LLC;	DEPARTMENT OF LANDS  AGENCY Case No. PH-2025-NAV-22-005  OAII Case No. DECLARATION
State of Idaho 2. I am in ADDITIONA INC., an Idah 3. Pursuant b interest in thi	volved with and/or am a men AL 100 BOAT SLIPS ADDED To no nonprofit corporation. to IDAPA ULLI DL.700 ("Interven- s proceeding concerning the Rive	am a citizen of the mber of CONCERNED CITIZENS AGAINST TO TEMPLINS RESORT ON SPOKANE RIVER attion Generally"), I claim a direct and substantial r's Edge Apartments community dock application, by any existing party to this proceeding.
5. My proper River.	ty interest in relation to the Spoka	ty Interest ane River is as follows (check all that apply): (waterfront) property directly fronting the Spokane
П		ver but do not own waterfront property.
6 Luse the S	Uses of the pokane River for the following pu	Spokane River  moses (check all that apply):
At .	Boating	inposes (encert an dias apply)
to	Fishing	
1	Kayaking	
D	Canoeing	
	Paddleboarding	
×	Swimming	
<u> </u>	Tubing	
	Waterskiing / wakeboarding /	wakesurfing
	Wildlife viewing / photograph	

Other:

# Substantial Interest 7. The River's Edge Apartments community dock project will directly and substantially affect my interests. 8. The project will increase boat traffic and congestion on this section of the Spokane River. 9. Increased congestion will reduce safety for all users, including myself and my family. 10. The project will interfere with my ability to use and enjoy the Spokane River, 11. The project will increase risks of collision or injury to non-motorized users. 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river. 13. Other impacts specific to me include: Adequacy of Representation 14. My interests as a property owner and/or river user are not adequately represented by any existing party to this proceeding. 111 Verification 15. I declare under penalty of perjury pursuant to the laws of the State of Idaho that the foregoing is true and correct. DATED this 2 day of August, 2025, at Post Fall 5, Idaho. Dona a allert [Signature of Declarant] CERTIFICATE OF SERVICE , 2025, I cause to be served a true I hereby certify that on the day of and correct copy of the foregoing document by the method indicated below, and addressed to the following: " By U.S. Mail Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. y By Email 250 Northwest Boulevard, Suite 206

Telephone: (208 1705 2121

Coeur d'Alene, Idaho 83814

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith of termining reliance com-

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzec Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

i.	Ī,	Marc Allert	, ar	m
tizen of th	e State	of Idaho.		

- I am involved with and/or am a member of CONCERNED CITIZENS AGAINST
   ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER
   INC., an Idaho nonprofit corporation.
- Pursuant to IDAPA 04.11,01.700 ("Intervention Generally"), I claim a direct and substantial interest in this proceeding concerning the River's Edge Apartments community dock application.
  - 4. My interests are not adequately represented by any existing party to this proceeding.

DECLARATION: 1 OF 6

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
X	I own and reside on riparian (waterfront) property directly fronting the Spokane
River	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6	I use the Spokane River for the following purposes (check all that apply):
×	Boating
X	Fishing
X	Kayaking
П	Canoeing
	Paddleboarding
×	Swimming
×	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:
-	
-	

DECLARATION: 2 OF 6

#### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

acessive	eroso	on Dt	Strone U	re	_

## Adequacy of Representation

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

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# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is	true and correct.
DAT	TED this 2 1 day of August, 2025, at Post Falls . Idaho.

[Signature of Declarant]

DECLARATION: 4 OF 6

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

FENNE 418 E.	EMORE Lakesid	IV, ISB #6997 E CRAIG, P.C. le, Suite 224 , Idaho 83814	
T:	(288	1.056-1166C	
E:	9-1	nave of	
	ys for C kane Kr		tional 100 Boat Slips Added to Templins Resort
Encroa Dock, River's	chment	of the Application for L95S6163A, a Community	DEPARTMENT OF LANDS  AGENCY Case No. PH-2025-NAV-22-005  OAH Case No. DECLARATION
2. I a ADDIT INC., a	rional in Idaho	olved with and/or am a ment L 100 BOAT SLIPS ADDED To nonprofit corporation.	, am a citizen of the mber of CONCERNED CITIZENS AGAINST O TEMPLINS RESORT ON SPOKANE RIVER ntion Generally"), I claim a direct and substantial
interes	t in this	proceeding concerning the Rive	r's Edge Apartments community dock application. by any existing party to this proceeding.
		Proper	ty Interest
5. My	property		me River is as follows (check all that apply):
61		I own and reside on riparian	(waterfront) property directly fronting the Spokane
River.	7		ver but do not own waterfront property.
6 1 use	the Sn	okane River for the following pu	Spokane River  urnoses (check all that apply):
III T IIII	Z	Boating	appropriate and the appropriate appropriate and the appropriate an
	B	Fishing	
	D	Kayaking	
	D	Canoeing	
		Paddleboarding	
	H	Swimming	
		Tubing	
		Waterskiing / wakeboarding /	wakesurfing
		Wildlife viewing / photograph	
		Other:	

# Substantial Interest

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

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

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

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

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

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

Adequacy of Representation

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

exist /// /// ///

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#### Verification

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

DATED this 21 day of August, 2025, at COLLO

Idaho.

(Signature of Declarant)

### CERTIFICATE OF SERVICE

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

Elizabeth A. Tellessen

By U.S. Mail

WINSTON & CASHATT, LAWYERS, P.S. y By Email

250 Northwest Boulevard, Suite 206

Coeur d'Alene, Idaho 83814

Telephone: (2/18 (2/14))

Facsimile: 200 76 2121

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 056-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant

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

OAH Case No. 25-320-07

DECLARATION

	1.	1. Diana J	Sullivan	,	am	8
citiz	en of th	e State of Idaho.				

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	c	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River		
	×	I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	×	Boating
		Fishing
	X	Kayaking
		Canoeing
	K	Paddleboarding
	×	Swimming
	X	Tubing
		Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
		Other:
	_	
	_	

### Substantial Interest

- The River's Edge Apartments community dock project will directly and 7. substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane 8. River.
- Increased congestion will reduce safety for all users, including myself and my 9. family.
  - The project will interfere with my ability to use and enjoy the Spokane River. 10.
  - The project will increase risks of collision or injury to non-motorized users. 11.
- Noise, wakes, and congestion will diminish the recreational value of this section of 12. the river.

13. Other	npacts specific to me include:
Ibe	lieve my HOA fees for
Divarri	lo Harbor unill increase.
due to	erosion of beach land which
rani	ruse more costs to homeowners
Curt	40-110-6

# Adequacy of Representation

	14.	My interests as a property owner and/or river user are not adequately represented
by an	y existi	ing party to this proceeding.

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# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing i	red this <u>22</u> day of August, 2025, at <u>Post Falls</u> , Idaho.
DA	
	[Signature of Declarant]
	[Signature of Declarant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
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Peter J. Smith IV, ISB #6997
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418 E. Lakeside, Suite 224
Coeur d'Alene, Idaho 83814
T: (208) 956-0145
E: peter.smith@fennemorelaw.com
Attorneys for Concerned Citizens Against Aon Spokane River Inc.

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

		DEPARTMENT OF LANDS
	of the Application for	AGENCY Case No. PH-2025-NAV-22-005
	t L95S6163A, a Community	OAH Case No. 25-320-07
Dock,		OAH Case No. 23-320-07
River's Edge	Apartments, LLC;	
Lanzce Doug		DECLARATION
2	Applicant.	
	Applicant.	
		_
1	) Hi	A am a citizen of the
1. I,	Jong MARDE	am a citizen of the
State of Idaho	o. /	
2. I am inv	volved with and/or am a men	mber of CONCERNED CITIZENS AGAINST
		O TEMPLINS RESORT ON SPOKANE RIVER
INC., an Idah	o nonprofit corporation.	
3. Pursuant to	DAPA 04.11.01.700 ("Interven	ntion Generally"), I claim a direct and substantia
interest in this	s proceeding concerning the Rive	r's Edge Apartments community dock application
<ol><li>My interest</li></ol>	ts are not adequately represented	by any existing party to this proceeding.
	Duamar	uter Intoxect
	rropei	rty Interest ane River is as follows (check all that apply):
	y interest in relation to the Spoke	(waterfront) property directly fronting the Spokano
Dirror.	I own and reside on riparian	(waternone) property uncerty fronting the spokum
River.	I reside near the Snokane Riv	ver but do not own waterfront property.
П		Spokane River
6 Luse the St	ookane River for the following pu	
In the	Boating	1 11 27
$\Box$	Fishing	
\alpha\}	Kayaking	
H	Canoeing	
A	Paddleboarding	
7	Swimming	
Ä	Tubing	
П	Waterskiing / wakeboarding /	wakesurfing
A	Wildlife viewing / photograp	
	Other:	•
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#### **Substantial Interest**

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
- 10. The project will interfere with my ability to use and enjoy the Spokane River.
- 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

	Adequacy of Representation
	interests as a property owner and/or river user are not adequately represented by any
///	g party to this proceeding.
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///	
	Verification
15 T de	clare under penalty of perjury pursuant to the laws of the State of Idaho that the foregoin

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

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Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
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E: peter.smith@fennemorelaw.com

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

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1	, Doyle KING	 am	a
citizen of th	e State of Idaho.		

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)		
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
	X	I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	A	Boating
	X	Fishing
		Kayaking
		Canoeing
	X	Paddleboarding
	K	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
		Other:
	_	
	_	
	_	

# Substantial Interest

	7.	The River's Edge Apartments community dock project will directly and
substan	tially a	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family.		
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the rive	er.	
	13.	Other impacts specific to me include:
	_	
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existi	ing party to this proceeding.
///		
///		
///		
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111		

### Verification

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

DATED this 21 27 day of August, 2025, at Coeur d'alone Idaho.

[Signature of Deparant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

#### DECLARATION

1.	i	Eric Hirst		am	2
**	• • • • • • • • • • • • • • • • • • • •	7.564.	,	****	7
citizen of	the Stat	e of Idaho.			

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
		I own and reside on riparian (waterfront) property directly fronting the Spokanc
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	X	Boating
		Fishing
		Kayaking
		Canoeing
		Paddleboarding
	X	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	<b>⋈</b>	Wildlife viewing / photography
		Other:

### **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and			
substa	ntially	affect my interests.			
	8.	The project will increase boat traffic and congestion on this section of the Spokanc			
River.					
	9.	Increased congestion will reduce safety for all users, including myself and my			
family	7.				
	10.	The project will interfere with my ability to use and enjoy the Spokane River.			
	11.	The project will increase risks of collision or injury to non-motorized users.			
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of			
the riv	er.				
	13. Other impacts specific to me include:				
		Adequacy of Representation			
	14.	My interests as a property owner and/or river user are not adequately represented			
by any	existii	ng party to this proceeding.			
///					
///					
///					
/// ///					

### Verification

going is true and cor	rect.		
DATED this21	day of August, 2025, at	Post Falls	, Idaho.
	Eric Eric	Hirst Hir	st
		ure of Declarant]	<i>o r</i>

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

9

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T: (208) 956-0145

E: peter smith@fennemorelaw.com

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

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

1. I, <u>Grica</u> Sheppard \_\_\_\_\_, am a citizen of the State of Idaho.

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

# Property Interest

5.	My property interest in relation to the Spokane River is as follows (check all that
pply):	Frontly fronting the Spokane
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	a - tantity
×	I reside near the Snokane River but do not own waterfront property
/	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
X	Fishing
X	Kayaking
П	Canacing
×	Paddleboarding
×	Swimming
×	Tubing
	Waterskiing / wakeboarding / wakesurfing
×	Wildlife viewing / photography
	Other:
-	
-	
-	

### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my
  - The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

3.	Other impacts speci	of	soil,	with	Sec	limen	ts
	stired in	1 4-	aver, river	which	h	may	pe
	harmful	to	river	use	18,		

# Adequacy of Representation

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

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m
///
111

#### Verification

I declare under penalty of perjury pursuant to the laws of the State of Idaho that the 15. foregoing is true and correct. DATED this 21st day of August, 2025, at POST Falls, Idaho.

Signature of Declaranty

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

#### DECLARATION

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	):	
	×	I own and reside on riparian (waterfront) property directly fronting the Spokanc
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	×	Boating
	×	Fishing
	×	Kayaking
		Canoeing
		Paddleboarding
	×	Swimming
	×	Tubing
		Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
		Other:

#### **Substantial Interest**

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokanc River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

The affect to the well being and health of the wildlife that is dependant on the rive				
for its sustenance				
	<del> </del>			

### Adequacy of Representation

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

/// ///

///

## Verification

	15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoi	ng is tr	ue and correct.
	DATEI	D this 21 day of August, 2025, at Post Falls , Idaho.
		Trin Hirst
		[Signature of Declarant]

**DECLARATION: 4 OF 6** 

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

#### DECLARATION

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

#### **Property Interest**

DECLARATION: 1 OF 6

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	:	
	X	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	X	Boating
		Fishing
	X	Kayaking
		Canoeing
	X	Paddleboarding
	X	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	X	Wildlife viewing / photography
		Other:
		<del></del>

## **Substantial Interest**

DECLARATION: 2 OF 6

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

The excessive traffic on the River and wakes even now, without the more traffic that would result from the approval of more boat slips on the River, has caused by dock to be damage,

1) loosened and broke deck planks and siding (repairs cost \$7,000+), 2) loosened and damaged wooden poles and ripped metal holding bracket from dock (replacement cost \$9,000+) and 3) damage to boat from sever waives and rocking (est \$10,000).

#### Adequacy of Representation

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

#### Verification

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

DATED this 21st day of August, 2025, at Post Falls, Idaho.

**DECLARATION: 3 OF 6** 

[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
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Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
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Attorneys for Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River Inc.

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1.	T,	China Magbee	 am	а
citizen of th	e State	of Idaho.		

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

DECLARATION: 1 OF 6

# Property Interest

	5.	My property interest in relation to the Spokane River is as follows (check all that
pply)	Ŷ.	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
liver	1	
	A	I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	D	Boating
	0	Fishing
	0	Kayaking
	d	Canoeing
	d	Paddleboarding
	d	Swimming
	П	Tubing
	0	Waterskiing / wakeboarding / wakesurfing
	D	Wildlife viewing / photography
		Other:

## Substantial Interest

	7.	The River's Edge Apartments community dock project will directly and		
substa	antially	affect my interests.		
	The project will increase boat traffic and congestion on this section of the Spokane			
River				
	9.	Increased congestion will reduce safety for all users, including myself and my		
famil	y.			
	10.	The project will interfere with my ability to use and enjoy the Spokane River.		
	11.	The project will increase risks of collision or injury to non-motorized users.		
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of		
the ri	ver.			
	13. Other impacts specific to me include:			
	=	Adequacy of Representation		
	14.	My interests as a property owner and/or river user are not adequately represented		
by an	y existi	ing party to this proceeding.		
111				
111				
111				
111				
111				

## Verification

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

DATED this 21 day of August. 2025, at Post Falle, Idaho.

Signature of Declarator

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T:

(208) 956-0145 peter.smith@fennemorelaw.com E:

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

	1.	I,	JASON LUCAS	 am	a
itize	n of th	e State	e of Idaho.		

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

**DECLARATION: 1 OF 6** 

## **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
ly):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
er.	
×	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
X	Boating
	Fishing
	Kayaking
	Canoeing
	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
K	Other:
	WORK VIA BARGE

**DECLARATION: 2 OF 6** 

#### Substantial Interest

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of 12. the river.

13.	Other	impacts	specific to	cific to me include:				
			. 1					

PROFESSIONAL INDUSTRIAL BOAT + BARGE BASED WORK PROJECTS FOR SHORE & WATER WORK.

## Adequacy of Representation

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

Landara S. I. Landar

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## Verification

15.	I declare und	ler penalty of	perjury pursuant to the laws	of the State of Idaho that th
foregoing is	true and correc	t.	DATION	wh
DAT	ED this LL	day of Augu	st, 2025, at RATHORU	, Idaho.
	73		[Signature of Declarant]	Lucis
	W			á.

WILL HIMDER AND INDANCEDE
MOTOSTONAL MOTORING SELLE SE
CAN GE BASED LOOKE MOTOR TO
TON CON MOTOR WORK MOTOR TO

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

	1.	I, _	Joseph	V.	PARRISH	 am	a
citizen o	of th	e State	of Idaho.				

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

DECLARATION: 1 OF 6

# Property Interest

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
	d	Fishing
		Kayaking
		Canoeing
	Ø	Paddleboarding
		Swimming
	Ø	Tubing
		Waterskiing / wakeboarding / wakesurfing
	<b>2</b>	Wildlife viewing / photography
	DZ/	Other:
		relaxing on my dock

#### Substantial Interest

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

- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

PERSONAL SAFETY WHEN USING MY DUCK . Due to EXCESS WAKES ON THE DUCK DURE TO
pitching and rolling

### Adequacy of Representation

	14.	My interest	s as	a property	owner	and/or	river	user	are not	adequately	represented
by any	existing	g party to thi	s pro	ceeding.							

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## Verification

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

DATED this 2/5 day of August, 2025, at 543) E. MARING CT Idaho.

Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

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

DECLARATION: 1 OF 6

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
K	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
×	Fishing
×	Kayaking
	Canoeing
×	Paddleboarding
×	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
A	Wildlife viewing / photography
	Other:
_	
_	

#### Substantial Interest

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

Damage	10	river	banks o	and w	ildlife
ares	stuch	a5	grassland	ad	foresteel
aveg	erosie	on .			

## Adequacy of Representation

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

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## Verification

	th
foregoing is true and correct.	
DATED this 21st day of August, 2025, at PostColls, Idaho.	
Signature of Declarant]	
[Signature of Declarant]	

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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FENNEMORE 418 E. Lakesid Coeur d'Alene,	e, Suite 224	
` '	956-0145	
E: <u>peter</u>	:smith(a)fennemorelaw.com	
Attorneys for C on Spokane Riv		onal 100 Boat Slips Added to Templins Resort
	BEFORE THE IDAHO Di of the Application for L95S6163A, a Community	EPARTMENT OF LANDS  AGENCY Case No. PH-2025-NAV-22-005  OAH Case No. 25-320-07
River's Edge A Lanzce Dougla	Apartments, LLC;	DECLARATION
	Applicant.	
		J
1. I, Lu	da Hardens	am a citizen of the
State of Idaho.	•	
2. I am invo	olved with and/or am a mem	ber of CONCERNED CITIZENS AGAINST ) TEMPLINS RESORT ON SPOKANE RIVER
	nonprofit corporation.	TIME ENGREEON ON STORE S
3. Pursuant to	IDAPA 04.11.01.700 ("Intervent	ion Generally"), I claim a direct and substantial
interest in this	proceeding concerning the River'	's Edge Apartments community dock application.
4. My interests	are not adequately represented by	y any existing party to this proceeding.
	Property	y Interest
5. My property	interest in relation to the Spokan	e River is as follows (check all that apply):
2	I own and reside on riparian (v	waterfront) property directly fronting the Spokane
River. □	I reside near the Snokane Rive	er but do not own waterfront property.
u		Spokane River
6. I use the Sp	okane River for the following pur	poses (check all that apply):
œ j	Boating	
	Fishing	
₽⁄	Kayaking	
	Canoeing Paddleboarding	
	Swimming	
	Tubing	
	Waterskiing / wakeboarding / v	vakesurfino
Ø	Wildlife viewing / photography	
	Other:	,
_		
	Substant	ial Interest
7. The River'		lock project will directly and substantially affect
my interests.		
8. The project	will increase boat traffic and con-	gestion on this section of the Spokane River.
9. Increased c	ongestion will reduce safety for al	ll users, including myself and my family.
10. The project	et will interfere with my ability to	use and enjoy the Spokane River.
11. The project	t will increase risks of collision o	r injury to non-motorized users.
12. Noise, wal	kes, and congestion will diminish	the recreational value of this section of the river.

Peter J. Smith IV, ISB #6997

-10 70	grown say from me court
14 My interests as a	Adequacy of Representation a property owner and/or river user are not adequately represented by any
existing party to this	proceeding.
111	
///	
///	
///	
///	
	Verification
15. I declare under pois true and correct.  DATED this	1 Q Hardentle
	[Signature of Declarant]

### CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T:

(208) 956-0145

E:

peter.smith@fennemorelaw.com

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

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

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

**DECLARATION: 1 OF 6** 

# **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all tha
apply):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
7	Fishing
×	Kayaking
	Canoeing
	Paddleboarding
5	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
7	Wildlife viewing / photography
	Other:

**DECLARATION: 2 OF 6** 

### **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and
substa	antially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	<b>/</b> .	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existi	ng party to this proceeding.
///		
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///		
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DECLARATION: 3 OF 6

#### Verification

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

DATED this 2/2 day of August, 2025, at COEAR DALENIA aho.

DECLARATION: 4 OF 6

### CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith@fennemprelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

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

DECLARATION: 1 OF 6

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply	):	
	123	I own and reside on riparian (waterfront) property directly fronting the Spokane
River		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	M	Boating
		Fishing
	⊠-	Kayaking
	M	Canocing
	M	Paddleboarding
	M	Swimming
	Ø	Tubing
	Ø	Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
		Other:
	-	

#### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - The project will interfere with my ability to use and enjoy the Spokane River
  - 11. The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

for us and the wildlife that use the river for their survival.

### Adequacy of Representation

14.	My interests as a property owner and/or river user are not adequately represen	ted
by any existin	ng party to this proceeding.	

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### Verification

15.	I decla	re under penalty of	perjury pursu	ant to the laws of th	e State of Idaho that th
foregoing is					
DAT	ED this_	21 day of Augu	ist, 2025, at _	Post Falls	, Idaho.
			m	any K york	i e
			[Signatu	re of Declarant]	

### CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

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

DECLARATION

OAH Case No. 25-320-07

- Michael High reside at 11992 W Span Way Rd Post Falls, ID 83854

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

DECLARATION: 1 OF 6

## Property Interest

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
	X	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
	X	Fishing
	X	Kayaking
		Canoeing
	X	Paddleboarding
	X	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	X	Wildlife viewing / photography
		Other:

**DECLARATION: 2 OF 6** 

### Substantial Interest

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	<i>t</i> .	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existir/	ng party to this proceeding.
///		
///		
/// ///		
///		

**DECLARATION: 3 OF 6** 

## Verification

15.	I declare under penalty of	perjury pursuant to the laws of	f the State of Idaho that the
foregoing is	true and correct.		
DAT	ED this 21st day of Augu	ist, 2025, at Post Falls	, Idaho.
		1 1	
		JUH	
		[Signature of Declarant]	

DECLARATION; 4 OF 6

### CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

I. I,Michael K	Moen, am
River's Edge Apartments, LLC; Lanzce Douglass, Applicant.	DECLARATION
In the Matter of the Application for Encroachment L95S6163A, a Community Dock,	AGENCY Case No. PH-2025-NAV-22-00.  OAH Case No. 25-320-07

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

DECLARATION: 1 OF 6

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
	×	I own and reside on riparian (waterfront) property directly fronting the Spokanc
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	$\not\bowtie$	Boating
	$\times$	Fishing
	×	Kayaking
	$\times$	Canoeing
	×	Paddleboarding
	×	Swimming
	×	Tubing
	$\bowtie$	Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
		Other:

DECLARATION: 2 OF 6

### **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokanc
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	·.	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13. Other impacts specific to me include:	
		Erosion of shoreline
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existir	ng party to this proceeding.
///		
///		
///		
/// ///		

### Verification

15.	I declare und	der penalty of perjury pursi	uant to the laws of the	e State of Idaho that the
foregoing is	true and correc	et.		
DAT	ED this 19th	_ day of August, 2025, at _	Coeur d'Alene	, Idaho.
		m	LMon	
		[Signatu	re of Declarant]	

DECLARATION: 4 OF 6

### CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
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E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

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

**DECLARATION: 1 OF 6** 

## **Property Interest**

5.	My property interest in relation to the Spokane River is as follows (check all that
y):	
X	I own and reside on riparian (waterfront) property directly fronting the Spokane
er.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
X	Boating
	Fishing
X	Kayaking
	Canoeing
Х	Paddleboarding
Х	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
X	Wildlife viewing / photography
	Other:
-	
-	
	x : x : x : x : x : x : x : x : x : x :

DECLARATION: 2 OF 6

#### **Substantial Interest**

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

The excessive traffic on the River and wakes even now, without the more traffic that would result from the approval of more boat slips on the River, has caused by dock to be damage,

1) loosened and broke deck planks and siding (repairs cost \$7,000+), 2) loosened and damaged wooden poles and ripped metal holding bracket from dock (replacement cost \$9,000+) and 3) damage to boat from sever waves and rocking (est \$10,000).

#### Adequacy of Representation

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

#### Verification

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

**DECLARATION: 3 OF 6** 

DATED this 21st day of August, 2025, at Post Falls, Idaho.

[Signat

**DECLARATION: 4 OF 6** 

### CERTIFICATE OF SERVICE

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Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
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T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07 DECLARATION			
Encroachment L95S6163A, a Community Dock,				
River's Edge Apartments, LLC; Lanzce Douglass,				
Applicant.				
I I.	Patrick			
Smyly	, am a citizen of the			
State of Idaho.				
2. I am involved with and/or am a	a member of CONCERNED CITIZENS AGAINST			
ADDITIONAL 100 BOAT SLIPS ADDED	TO TEMPLINS RESORT ON SPOKANE RIVER			

4. My interests are not adequately represented by any existing party to this proceeding.

substantial interest in this proceeding concerning the River's Edge Apartments community dock

Pursuant to IDAPA 04.11.01.700 ("Intervention Generally"), I claim a direct and

**DECLARATION: 1 OF 6** 

3.

application.

INC., an Idaho nonprofit corporation.

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	):	
	χ□	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	χ□	Boating
		Fishing
		Kayaking
		Canoeing
	χ□	Paddleboarding
	x□	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:

DECLARATION: 2 OF 6

### **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and							
substa	ntially a	affect my interests.							
	8.	The project will increase boat traffic and congestion on this section of the Spokane							
River.									
	9.	Increased congestion will reduce safety for all users, including myself and my							
family									
	10.	The project will interfere with my ability to use and enjoy the Spokane River.							
	11.	The project will increase risks of collision or injury to non-motorized users.							
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of							
the riv	er.								
	13.	Other impacts specific to me include:							
	Ero	sion of							
	shorel	ine							
		Adequacy of Representation							
	14.	My interests as a property owner and/or river user are not adequately represented							
by any	existin	ng party to this proceeding.							
., , 		S. Francisco de la constanta de							
///									

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Idaho.

### Verification

15.	I declare unde	er penalty of perjury	pursuant	t to the laws	of the State of	of Idaho th	at the
foregoing is tr	ue and correct.						
DATE	D this _21	day of August, 2	.025, at _	_Post Falls_			

[Signature of Declarant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L95S6163A, a Community Dock,	AGENCY Case No. PH-2025-NAV-22-005  OAH Case No. 25-320-07			
River's Edge Apartments, LLC; Lanzce Douglass,  Applicant	DECLARATION			
1 11.	Paula			
Smyly	, am a citizen of the			
State of Idaho.  2. I am involved with and/or am a	a member of CONCERNED CITIZENS AGAINST			

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
	χ□	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	χ□	Boating
		Fishing
		Kayaking
		Canoeing
	χ□	Paddleboarding
	χ□	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:

### **Substantial Interest**

	7									
	7.	The River's Edge Apartments community dock project will directly and								
substa	ntially a	affect my interests.								
	8.	The project will increase boat traffic and congestion on this section of the Spokane								
River.										
	9.	Increased congestion will reduce safety for all users, including myself and my								
family										
	10.	The project will interfere with my ability to use and enjoy the Spokane River.								
	11.	The project will increase risks of collision or injury to non-motorized users.								
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of								
the riv	er.									
	13.	Other impacts specific to me include:								
	Ero	sion of								
	shorel	shoreline								
		Adequacy of Representation								
	14.	My interests as a property owner and/or river user are not adequately represented								
hy one		ag party to this proceeding.								
	exisuii	ig party to this proceeding.								
111 111										

///	
///	

## Verification

15	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing	is true and correct.
<b>D</b> A	ATED this _21 day of August, 2025, atPost Falls,
Idaho.	

Signature of Declarant

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

#### DECLARATION

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

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		My parents own property on the river across from the Red Lion Templins, we park out boat at their dock.
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
		Fishing
		Kayaking
		Canoeing
		Paddleboarding
	M	Swimming
	X	Tubing
	Q.	Waterskiing / wakeboarding / wakesurfing
	□k	Wildlife viewing / photography
		Other:
	_	

### **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and							
substa	ntially	affect my interests.							
	8.	The project will increase boat traffic and congestion on this section of the Spokanc							
River.									
	9.	Increased congestion will reduce safety for all users, including myself and my							
family	<i>7</i> .								
	10.	The project will interfere with my ability to use and enjoy the Spokane River.							
	11.	The project will increase risks of collision or injury to non-motorized users.							
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of							
the riv	er.								
	13.	Other impacts specific to me include:							
		Adequacy of Representation							
	14.	My interests as a property owner and/or river user are not adequately represented							
by any	/ existii	ng party to this proceeding.							
///									
///									
///									
/// ///									

## Verification

15.	I declare	under p	enalty of perjury p	ursuant to the	e laws of the	State of Idaho	that the
foregoing is	true and co	orrect.					
DATI	ED this	22 da	y of August, 2025,	at Post Falls		, Idaho.	
			1)	1	1.1	1	
						ingle	1
			[Sign	ature of Dec	larant]		

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith@lennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1.		L,	Kanly	Lewis	 am	a
itizen of	f the S	State	of Idaho.			

- I am involved with and/or am a member of CONCERNED CITIZENS AGAINST ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER INC., an Idaho nonprofit corporation.
- Pursuant to IDAPA 04 11.01.700 ("Intervention Generally"), I claim a direct and substantial interest in this proceeding concerning the River's Edge Apartments community dock application.
  - My interests are not adequately represented by any existing party to this proceeding.

# Property Interest

5.	My property interest in relation to the Spokane River is as follows (check all that
i:	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
O	Boating
	Fishing
Ø	Kayaking
	Canoeing
	Paddleboarding
0	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
К	Wildlife viewing / photography
	Other:

#### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

13. Other impacts specific to me include:

There are presently to	o many
bouts on the Spokene river	affecting
the quality of time on our	Riverside
Harbor beach-	

### Adequacy of Representation

	14.	My interests as a property owner and/or river user are not adequately represented
by an	y existi	ng party to this proceeding.

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### Verification

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

DATED this 22 day of August, 2025, at Post Falls. Idaho.

[Signature of Declarant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

## BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC: Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

i, 0 /	I,
Kebeccy Frost	
, am a citizen of the State of Idaho	0.

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

**Property Interest** 

- 5. My property interest in relation to the Spokane River is as follows (check all that apply): I own and reside on riparian (waterfront) property directly fronting the Spokane River. I reside near the Spokane River but do not own waterfront property. Uses of the Spokane River 6. I use the Spokane River for the following purposes (check all that apply): Boating X Fishing Kayaking M Canoeing M Paddleboarding M X Swimming Tubing Waterskiing / wakeboarding / wakesurfing Wildlife viewing / photography Q Other: **Substantial Interest** 7. The River's Edge Apartments community dock project will
- directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
- 10. The project will interfere with my ability to use and enjoy the Spokane River.
- 11. The project will increase risks of collision or injury to nonmotorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

	Adequacy of Representation
	ly interests as a property owner and/or river user are not uately represented by any existing party to this proceeding.
///	
111	
111	
///	
	Verification
State	declare under penalty of perjury pursuant to the laws of the of Idaho that the foregoing is true and correct.
	DATED this $\mathcal{Q}/$ day of August, 2025, at . Idaho.
POSI	Release Frot
	[Signature of Declarant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

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Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

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#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L9586163A, a Community Dock.

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

	1	I, Richard Teich		
am	a citizen	of the State of Idaho	).	

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

## **Property Interest**

	<b>5</b> .	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	X	Boating
	X	Fishing
		Kayaking
		Canoeing
		Paddleboarding
	X	Swimming
	X	Tubing
		Waterskiing / wakeboarding / wakesurfing
	X	Wildlife viewing / photography
		Other:
	-	

#### **Substantial Interest**

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

- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

Safety	of	my	Children,	Grandchildren	and
Greatgrandchi	ildren				
-			<del></del>		
· Further	de	egradate	an	already	fragile
river					

### Adequacy of Representation

	14.	My interests a	is a property	owner	and/or	river	user a	re not	adequately	represent	:ed
by any	existing	g party to this p	proceeding.								

DECLARATION: 3 OF 6

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///

/// ///

# Verification

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

	DATED this 21st	day of August, 2025, at Post Falls, ID	
Idaho.			
		[Signature of Devarant]	_

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☑ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

i.	I,	Scott Scotield	-+	am	a
citizen of t	he State	of Idaho			

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

## **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	,	
	T/	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	D/	Boating
	d	Fishing
	d	Kayaking
	⋈	Canoeing
	4	Paddleboarding
	d	Swimming
		Tubing - Igo to lake
	0	Waterskiing wakeboarding / wakeswifing
	d	Wildlife viewing / photography
		Other:

## **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and						
substa	ntially	affect my interests.						
	8. The project will increase boat traffic and congestion on this section of the Spokane							
River.								
	9,	Increased congestion will reduce safety for all users, including myself and my						
family	r.							
	10.	The project will interfere with my ability to use and enjoy the Spokane River.						
	11.	The project will increase risks of collision or injury to non-motorized users						
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of						
the riv	er,							
	13.	Other impacts specific to me include:						
	_							
	_							
	-							
		Adequacy of Representation						
	14.	My interests as a property owner and/or river user are not adequately represented						
by an	y exist	ing party to this proceeding.						
///								
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# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
	true and correct.
DAT	ED this 21st day of August, 2025, at 40st Falls . Idaho
	266
	[Signature of Declarant]

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith@fennemorelaw.com

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

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1	7	Charle	e. P. 11	am	
1.	1,	- Olly W	Scottera	dii	i a
		0			
citizen of	the Stat	e of Idaho.			

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

DECLARATION: 1 OF 6

# Property Interest

5	5.	My property interest in relation to the Spokane River is as follows (check all that
pply):		
5	$\checkmark$	I own and reside on riparian (waterfront) property directly fronting the Spokane
liver.		
Į.		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
(	5.	I use the Spokane River for the following purposes (check all that apply):
(	4	Boating
į		Fishing
1	d	Kayaking
-	ø (	Canoeing
1	A	Paddleboarding
1	o/	Swimming
1		Tubing (1 go on the lake)
1		Waterskiing / wakeboarding / wakesurfing
1	8	Wildlife viewing / photography
		Other

### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

    Possibly will increase my taxes when the city county
    has to mitigate the evosion damage of allowing

    221+ additional boatslips on the Spokare River.

    What % of these will be more wake surf boats?

    Adequacy of Representation

    Adequacy of Representation

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

/// ///

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# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is	true and correct.
DATI	ED this 21 ST day of August, 2025, at Post Falls , Idaho.
	0,000
	July Sofuld
	[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for Encroachment L95S6163A, a Community Dock,	AGENCY Case No. PH-2025-NAV-22-005  OAH Case No. 25-320-07
River's Edge Apartments, LLC; Lanzce Douglass,	DECLARATION
Applicant.	
1. I, STEVEN	SALHUS, am a
citizen of the State of Idaho.	

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

**DECLARATION: 1 OF 6** 

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply):		
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
	X	I reside near the Spokane River but do not own waterfront property.
	,	Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	×	Boating
	×	Fishing
		Kayaking
		Canoeing
	×	Paddleboarding
	×	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
	×	Wildlife viewing / photography
	×	Other:
		PHOTOGRAPHY, FAMILY EVENTS, CHURCH EVENTS, ETC. ALWRYS USING THE RIVERS & LAKES, ESPECIALLY, SPOKENE RIVER.
		EVENTS, ETC. ALWAYS USING THE
		RIVERS & LAKES, ESPECIALLY, SPOKERE RIVER.

#### Substantial Interest

- 7. The River's Edge Apartments community dock project will directly and substantially affect my interests.
- 8. The project will increase boat traffic and congestion on this section of the Spokane River.
- 9. Increased congestion will reduce safety for all users, including myself and my family.
  - 10. The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.

Other impacts specific to me include:

SAFERY WITH SWINMING IN RIVER, TOO MIMILY
people ALREADY NAMON RIVER WITH BOATS
& SENDOD' COMING CLOSE TO SWIM AMERS,
EN VINDHENTEL CONCERNS WITH FUEL /OIL IN KIVEN
Frood BONTS. ADD DOCKS = MONE BONTS = Adequacy of Representation DOON WATER
QUALITY.
14. My interests as a property owner and/or river user are not adequately represented

by any existing party to this proceeding.

13.

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## Verification

	15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
forego	_	rue and correct.
	DATE	D this 21 day of August, 2025, at Post FAUS, Idaho.
		Heven Sallin
		[Signature of Declarant]

## CERTIFICATE OF SERVICE

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Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

### DECLARATION

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

**Property Interest** 

DECLARATION: 1 OF 6

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)		
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
	П	I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
		Fishing
		Kayaking
		Canoeing
		Paddleboarding
		Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:
	_	

# **Substantial Interest**

DECLARATION: 2 OF 6

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family		
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
	_	
	-	Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existi	ing party to this proceeding.
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Verification

DECLARATION: 3 OF 6

15. I declare under penalty of perjury pursuant to the laws of the State of Idano that	tne
foregoing is true and correct.	
DATED this 21 day of August, 2025, at Post Faces, Idaho.	
5-11	
[Signature of Declarant]	

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
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Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
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Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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E: perer smith@fennemorelaw.com

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

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC. Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

- 1. I, Teveso Teich am a citizen of the State of Idaho.
- I am involved with and/or am a member of CONCERNED CITIZENS AGAINST ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER
   INC., an Idaho nonprofit corporation
- 3 Pursuant to IDAPA 04.11 01.700 ("Intervention Generally"), I claim a direct and substantial interest in this proceeding concerning the River's Edge Apartments community dock application.
  - My interests are not adequately represented by any existing party to this proceeding.

DECLARATION: 1 OF 6

# **Property Interest**

5	My property interest in relation to the Spokane River is as follows (check all that
apply):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River	
I	I reside near the Spokane River but do not own waterfront property
	Uses of the Spokane River
6	I use the Spokane River for the following purposes (check all that apply):
6	Boating
•	Fishing
C	1 Kayaking
Ē	1 Canoeing
	1 Paddleboarding
4	Swimming
•	Tubing
E	Waterskiing / wakeboarding / wakesurfing
ε	Wildlife viewing / photography
	1 Other

DECLARATION 2 OF 6

### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane River.
- 9 Increased congestion will reduce safety for all users, including myself and my family
  - The project will interfere with my ability to use and enjoy the Spokane River. 10
  - 11. The project will increase risks of collision or injury to non-motorized users.
- 12. Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - Other impacts specific to me include: 13.

### Adequacy of Representation

	14	My interests as a property owner and/or river user are not adequately represented
by ar	y existin	ng party to this proceeding.

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# Verification

15	1	declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing	is tru	e and correct.

DATED this 21st day of August, 2025, at 10st 1211>, Idaho.

[Signature of Declarant]

rera Text

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith@fennemorelaw.com

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

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

1	ī	Terri Skields	am	2
citizen of the	State o	of Washington.		

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

DECLARATION: 1 OF 6

# **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply	):	
	DV	I own and reside on riparian (waterfront) property directly fronting the Spokane
River		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
	B	Boating
	<b>X</b>	Fishing
	N	Kayaking
	Ø	Canoeing
	R	Paddleboarding
	4	Swimming
	A	Tubing
	*	Waterskiing / wakeboarding / wakesurfing
	序	Wildlife viewing / photography
		Other:

DECLARATION: 2 OF 6

### **Substantial Interest**

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - The project will interfere with my ability to use and enjoy the Spokane River.
  - The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.

olla	tion	of (	the i	Ner	when	people	use
V	iver	as	a 464	sale to	oilet.		
- 1	1000	as	101				

# Adequacy of Representation

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

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# Verification

15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is	true and correct.
DAT	ED this 22 day of August, 2025, at Post Full, Idaho.
	Pein Skields
	[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1.	I,	Traci	M.	Parrish	,	am	2
citizen of th	· Ctoto of	Fidaha					

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

DECLARATION: 1 OF 6

# Property Interest

5.	My property interest in relation to the Spokane River is as follows (check all that
oply):	of the control of the
1	r
A	I own and reside on riparian (waterfront) property directly fronting the Spokane
ver.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
□	Boating
	Fishing
	Kayaking
	Canoeing
$\square$	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:
	Relaxing on the dock

### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - The project will interfere with my ability to use and enjoy the Spokane River.
  - 11. The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river
  - 13. Other impacts specific to me include:

boots	and	walces	pro	duc	ed	impacts	00	w
ability	10	safely	be	on	ow	r dode	do	10

## Adequacy of Representation

	14.	My interests	as a property	owner	and/or	river	user ai	re not	adequately	represented
by any	existin	g party to this	proceeding.							

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# Verification

<ol> <li>15. I declare under penalty of perjury purs</li> </ol>	suant to the laws of the State of Idaho that the
foregoing is true and correct.	5432 E. Marina Ct.
DATED this 21 st day of August, 2025, at	Post Falls , Idaho.
4	
	haci M. Parish
[Signatu	are of Declarant]

DECLARATION: 4 OF 6

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith a fennemorelaw.com

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

## BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

- 1. I. Vanda Manley \_\_ am a citizen of the State of Idaho.
- I am involved with and/or am a member of CONCERNED CITIZENS AGAINST ADDITIONAL 100 BOAT SLIPS ADDED TO TEMPLINS RESORT ON SPOKANE RIVER INC., an Idaho nonprofit corporation.
- Pursuant to IDAPA 04.11.01,700 ("Intervention Generally"), I claim a direct and substantial interest in this proceeding concerning the River's Edge Apartments community dock application.
  - My interests are not adequately represented by any existing party to this proceeding.

DECLARATION: 1 OF 6

## Property Interest

5.	My property interest in relation to the Spokane River is as follows (check all that
oply):	
×	I own and reside on riparian (waterfront) property directly fronting the Spokane
iver.	Building home in next Lew years
×	I reside near the Spokane River but do not own waterfront property.  Currently reside in Mill River facing river Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
	Fishing
×	Kayaking
	Canoeing
X	Paddleboarding
×	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:
_	

#### Substantial Interest

- The River's Edge Apartments community dock project will directly and substantially affect my interests.
- The project will increase boat traffic and congestion on this section of the Spokane
   River.
- Increased congestion will reduce safety for all users, including myself and my family.
  - The project will interfere with my ability to use and enjoy the Spokane River.
  - The project will increase risks of collision or injury to non-motorized users.
- Noise, wakes, and congestion will diminish the recreational value of this section of the river.
  - 13. Other impacts specific to me include:

I have witnessed the crosion of the river bank and sow one perfectly healthy tree fall over into the river.

## Adequacy of Representation

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

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## Verification

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

DATED this 21 day of August. 2025, at Cocur & Alene, Idaho.

[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

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E: peter.smith@fennemorelaw.com

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

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

**DECLARATION** 

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

**DECLARATION: 1 OF 6** 

## **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	•	
		I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
,	X	Fishing
	X	Kayaking
`	X	Canoeing
,	×	Paddleboarding
,	X	Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:

**DECLARATION: 2 OF 6** 

## **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and
substai	ıtially a	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family.		
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the rive	er.	
	13.	Other impacts specific to me include:
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by any	existing	g party to this proceeding.
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**DECLARATION: 3 OF 6** 

### Verification

	15.	I declare under penalty of perjury pursuant to the laws of the State of Idaho that the
foreg	oing is	true and correct.
	DATI	ED this 21 <sup>st</sup> day of August, 2025, at <u>Post Falls</u> , Idaho.

[Signature of Declarant]

William Menun

**DECLARATION: 4 OF 6** 

## CERTIFICATE OF SERVICE

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Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail ■ By Email eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	□ By U.S. Mail  ■ By Email  kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
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#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC;
Lanzce Douglass,

Applicant.

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

OAH Case No. 25-320-07

DECLARATION

1. I, William Harding, am a citizen of the State of Idaho.

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

**DECLARATION: 1 OF 6** 

## **Property Interest**

	5.	My property interest in relation to the Spokane River is as follows (check all that
apply)	:	
	$\square$	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.		
		I reside near the Spokane River but do not own waterfront property.
		Uses of the Spokane River
	6.	I use the Spokane River for the following purposes (check all that apply):
		Boating
		Fishing
		Kayaking
		Canoeing
		Paddleboarding
		Swimming
		Tubing
		Waterskiing / wakeboarding / wakesurfing
		Wildlife viewing / photography
		Other:

DECLARATION: 2 OF 6

## **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and
substa	ntially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River.		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	·.	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	er.	
	13.	Other impacts specific to me include:
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
by an		ing party to this proceeding.
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## Verification

15. I declare unde	er penalty of perjury pursuant to the laws of the State of Idaho that the
foregoing is true and correct.	
DATED this 21	day of August, 2025, at <u>Hoew d'Alene</u> , Idaho.
	[Signature of Declarant]
	[Signature of Declarant]

## CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen WINSTON & CASHATT, LAWYERS, P.S. 250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass	□ By U.S. Mail  ■ By Email  eat@winstoncashatt.com
Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ By U.S. Mail  ■ By Email  lanzce@lgdproperties.com
Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ By U.S. Mail  ■ By Email  cindy.richardson@rrnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ By U.S. Mail  ■ By Email  john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ By U.S. Mail ☑ By Email kcso@kcgov.us

DECLARATION: 5 OF 6

Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 Counsel for IDL	☐ By U.S. Mail ☑ By Email  jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson  Lands Resource Specialist-Navigable Waters  Marde Mensinger  Program Manager for Navigable Waters	☐ By U.S. Mail ☑ By Email afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	☐ By U.S. Mail ☐ By Email  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	☐ By U.S. Mail ☑ By Email filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

Carah Woodside

53062104.1

# IDL-22

Pd. \$7500 CK# 1444

Mill River POA

3201 N Huetter Rd Suite 103 | Coeur d'Alene, ID 83814 PO Box 2612 | Hayden, ID 83835 Office PH 208-518-1131 ext203

August 4, 2025

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



RE: Objection to Application for Encroachment: L95S6163A

To Whom It May Concern,

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

## Scope of the Project

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

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

**Encroachment into the Spokane River** 

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

## **Public Safety Concerns**

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

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

#### Conclusion

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

Thank you for your time and attention to this matter.

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

m.phillips@ccomcast.net stephen\_r\_prince@me.com info@nwcommunities.net



# IDL-23

## FENNEMORE.

# 75.00 L9556/63A #3007 8/4/25

Peter J. Smith IV Director peter.smith@fennemorelaw.com

418 East Lakeside Ave, #224 Coeur d' Alene, Idaho 83814 PH (208) 956-0145 fennemorelaw.com

August 4, 2025

#### BY HAND DELIVERY

Mike Ahmer and Amidy Fuson Idaho Department of Lands 3284 Industrial Loop Coeur d'Alene, ID 83815

Re: Objection to Application No. L95S6163A — River's Edge Apartments,

LLC Community Dock Proposal

Dear Mr. Ahmer and Ms. Fuson:

I write on behalf of Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River, Inc. ("Concerned Citizens"), a nonprofit membership organization with hundreds of members who reside on or near the Spokane River and who regularly recreate on its waters. We respectfully object to the above-referenced application for a community dock associated with River's Edge Apartments, LLC and urge the Idaho Department of Lands to deny the requested permit.

The proposed dock system—consisting of more than 11,000 square feet of overwater structure extending as much as 154 feet into the Spokane River—is the latest in a series of excessive expansions in one of the most heavily used and environmentally sensitive stretches of the river. The River's Edge project lies in a narrow and active wake zone. The stretch is already congested, with limited room for safe navigation. Additional docks and boat traffic will exacerbate safety risks, increase the likelihood of collisions, and further degrade the river's ecological and recreational value.

This is not a hypothetical concern. The Kootenai County Sheriff's Office has already publicly opposed this project, citing specific threats to public safety from the congested conditions, floating debris, inexperienced boaters, and limited maneuvering room that would be further strained by additional docks.

For all these reasons, the Department should deny the application. Concerned Citizens also respectfully requests a public hearing be held pursuant to IDAPA 20.03.04.030.02.

Thank you for your attention to this matter.



### FENNEMORE.

Mike Ahmer and Amidy Fuson August 4, 2025 Page 2

Sincerely,

FENNEMORE CRAIG, P.C.

Peter J. Smith IV

PESM/pesm Check No. 3107



# IDL-24

JOHN F. MAGNUSON

Attorney at Law

P.O. Box 2350

1250 Northwood Center Court, Suite A

Coeur d'Alene, ID 83814

Phone: (208) 667-0100

Fax: (208) 667-0500

ISB #4270

Attorney for Objecting Party/Proposed Intervenor Coeur d'Alene Land Company

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC, Lanzce Douglass,

Applicant.

AGENCY CASE NO.: PH-2025-NAV-22-005

OAH Case No. 25-320-07

#### PETITION TO INTERVENE

COMES NOW Coeur d'Alene Land Company, an Idaho corporation, by and through its attorney of record, John F. Magnuson, and respectfully petitions for leave to intervene pursuant to the Idaho Rules of Administrative Procedure (IDAPA 62.01.01), including but not limited to Rules 203, 325, and 700. In support of its Petition, Coeur d'Alene Land Company ("CDA Land") states as follows:

River's Edge Apartments, LLC (hereafter "the Applicant") owns riparian property along the Spokane River which includes the following. First, a waterfront parcel consisting of approximately 1,579.80 feet of river frontage. Second, three (3) upland (non-riparian/littoral properties), which are adjacent to the Applicant's riparian parcel. A true and correct copy of Kootenai County Instrument No. 2875057000 (an Amended Record of Survey of Applicant's parcels) is attached hereto as Exhibit A.

- 2. CDA Land owns 290 acres with approximately 4,600 feet of riparian/littoral frontage on the Spokane River, lying south of the Applicant's property. Attached hereto as Exhibit B is a true and correct aerial schematic which outlines the CDA Land property in red and, across the river to the north, the Applicant's properties, also in red.
- 3. CDA Land has engaged third-party title professionals to determine if the Applicant's upland parcels are encumbered by a recorded covenant or other similar instrument granting rights in and to those parcels for the occupants or lessees thereon to utilize the "community dock" proposed to be permitted on Applicant's riparian/littoral parcel. No such recorded instrument creating a right on the part of Applicant's upland parcels (or the occupants or lessees thereof) was found in the records of the Kootenai County Recorder.
- 4. CDA Land contends that the Applicant has not satisfied the requirements of IDAPA 20.03.04.11 which defines a "community dock" as a structure that provides private moorage for "littoral owners possessing a littoral common area with littoral rights including, but not limited to, homeowner's associations." As a result, CDA Land filed an objection and a request for hearing on August 1, 2025. A true and correct copy of that objection is attached hereto as Exhibit C and incorporated by reference.
- 5. CDA Land is a directly-impacted and affected party in that it has significant riparian holdings directly south of, and across the Spokane River from, the Applicant's property. CDA Land's concern and objection is further based upon the Applicant's intention to construct a dock 154 feet waterward of the ordinary high water mark of the Spokane River which appears to be beyond

the line of navigability in the applicable area of the Spokane River.

 Coeur d'Alene Land Company respectfully requests leave to intervene as a party for all purposes in this proceeding.

ORAL ARGUMENT IS REQUESTED.

DATED this 21st day of August, 2025.

OHN P. MAGNUSON

Attorney for Objecting Party/Proposed Intervenor

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Coeur d'Alene Land Company

#### VERIFICATION

H. James Magnuson, President of Coeur d'Alene Land Company, hereby state under penalty of perjury that the allegations and statements contained in Paragraphs 1 through 6 above are true and correct to the best of my knowledge and belief.

DATED this 21st day of August, 2025.

H. JAMES. MAGNUSON, President

Coeur d'Alene Land Company

STATE OF IDAHO ) ss: COUNTY OF KOOTENAI )

On this 21<sup>st</sup> day of August, 2025, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared H. James Magnuson, as President of Coeur d'Alene

Land Company, known or identified to me to be the person whose name is subscribed in the foregoing instrument and who acknowledged that he had authority to execute the same.

WITNESS my hand and official seal.

KORRI GRAVES
Notary Public - State of Idaho
Commission Number 20204535
My Commission Expires Nov 18, 2026

Notary Public in and for the State of Idaho Residing at: Cheur d'Alene

My commission expires: 11/18/2026

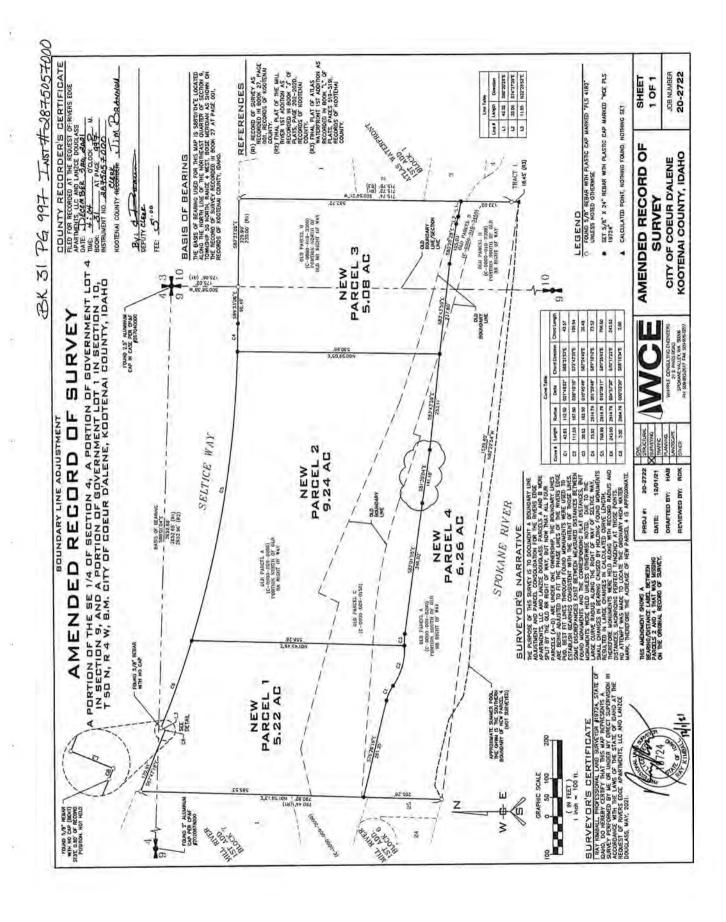
### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 21st day of August, 2025, I caused a true and correct copy of the foregoing document to be transmitted by the following method to:

Elisabeth A. Tellessen Winston & Cashatt, Lawyers, P.S. 250 Northwest Blvd., Ste. 206 Coeur d'Alene, ID 83814 Counsel for Applicant River's Edge Apartments and Lanzce Douglass	X E-mail: cat@winstoncashatt.com clk@winstoncashatt.com
Cindy and Brandon Richardson R & R Northwest 1857 W. Hayden Avenue, #102 Hayden, ID 83835 Agents for Applicant	X_ E-mail: cindy.richardson@rrnorthwest.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 Objector	X_E-mail: kcso@kcgov.us

Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Avenue, Ste. 224 Coeur d'Alene, ID 83814 Counsel for Potential Intervenor Concerned Citizens	X E-mail: peter.smith@fennemorelaw.com
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83701 Counsel for IDL	XE-mail: jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson Lands Resource Specialist-Navigable Waters Marde Mensinger Program Manager for Navigable Waters	XE-mail: afuson@idl.idaho.gov mmensinger@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	XE-mail: kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104	X E-mail: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov

CDA LAND.PET.wpd



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ä	JOHN F. MAGNUSON
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	"ADMITTED IN IDAHO.
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3	TELEPHONE
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	P.O. Box 2350
3	1250 NORTHWOOD CENTER COURT
ä	SUITE A
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	TDAHO 83816

Idaho Department of Lands
Attn: Ms. Amidy Fuson
Lands Resource Specialist Sr.
Navigable Waters
3284 Industrial Loop.

3284 Industrial Loop Coeur d'Alene, ID 83815

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.

VIA HAND DELIVERY

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).

EXHIBIT C

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

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.

Coeur d'Alene Land Company

IDL-FUSON.LTR4.wpd

# IDL-25

#### BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for	) AGENCY Case No. PH-2025-NAV-22-005
Encroachment L95S6163A, a Community	)
Dock,	OAH Case No. 25-320-07
	)
River's Edge Apartments, LLC,	) NOTICE OF HEARING LOCATION
Lanzce Douglass,	)
	)
Applicant.	)
	)

PLEASE TAKE NOTICE that the public, one-day evidentiary hearing scheduled for September 16, 2025, in the above-captioned matter will be held at the **Best Western Plus, 506 West Appleway Avenue, Coeur d'Alene, Idaho, 83814, in the Hayden Conference Room**. The hearing will commence at 4:00 p.m. Pacific Time and be recorded via Zoom. The ordering of transcripts, if any, will be discussed at the time of the hearing. Public comment will not be taken from remote participants.

DATED: August 27,2025.

OFFICE OF ADMINISTRATIVE HEARINGS

/s/ Leslie M. Hayes

Leslie M Hayes

Deputy Chief Administrative Law Judge

## **CERTIFICATE OF SERVICE**

I hereby certify that on this 27th day of August, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Lanzce Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant	☐ U.S. Mail ☑ Email: lanzce@lgdproperties.com
Cindy Richardson R & R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant	☐ U.S. Mail ☑ Email: cindy.richardson@rrnorthwest.com
Elizabeth A. Tellessen Winston & Cashatt, Lawyers, PS 250 Northwest Boulevard, Suite 06 Coeur d'Alene, ID 83814 (208) 667-2103 Counsel for Applicant River's Edge Apartments and Lanzce Douglass	☐ U.S. Mail ☑ Email: eat@winstoncashatt.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.	☐ U.S. Mail ☑ Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	☐ U.S. Mail ☑ Email: kcso@kcgov.us
Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Avenue, Ste. 224 Coeur d' Alene, ID 83814 (208) 956-0145	☐ U.S. Mail ☑ Email: peter.smith@fennemorelaw.com

NOTICE OF HEARING LOCATION (AGENCY Case No. PH-2025-NAV-22-005/ OAH Case No. 25-320-07) Page 2

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☐ U.S. Mail ☐ Email:     jrichards@idl.idaho.gov     krichter@idl.idaho.gov
☐ U.S. Mail ➢ Email: afuson@idl.idaho.gov mmensinger@idl.idaho.gob
☐ U.S. Mail ☐ Email:  kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
☐ U.S. Mail ☐ Email: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov
ine Maneck Ianeck, Deputy Clerk  Administrative Hearing
I

NOTICE OF HEARING LOCATION (AGENCY Case No. PH-2025-NAV-22-005/ OAH Case No. 25-320-07) Page 3

# IDL-26

Peter J. Smith IV, ISB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter.smith@fennemorelaw.com

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

## BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

1	1	SHARON M. GRUNWALD	am	a
citizen of the	he State	e of Idaho.		

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

5.	My property interest in relation to the Spokane River is as follows (check all that
/):	
×	I own and reside on riparian (waterfront) property directly fronting the Spokane
r.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
X	Fishing
	Kayaking
	Canoeing
M	Paddleboarding
×	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
A	Wildlife viewing / photography
	Other:

#### Traffectionality? Basinesses

		Charles Market Anna Control of the C
	7	The Rose's Edge Apartments community dock project will directly and
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	8.	The proper will increase bear wiffic and composition on this section of the Spokano
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	*	becomes congestion will reduce safety for all users, including regreat? and my
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	(0.0)	The project will smellers with my drilling to use and enjoy the Spoksole River.
	61	The propert will increase risks of sofficient or injury to non-rectorized users.
	12	Notice, region, and composition will desired the recreational value of this section of
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	113	Other impacts specific to me include
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	0.6	36); intermed as a property covers und/or done user are not adequately represented
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Carnell		

## Verification

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

DATED this 3/ day of August, 2025, at Coeur d'Alene, Idaho.

[Signature of Declarant]

## **CERTIFICATE OF SERVICE**

I hereby certify that on the 2nd day of September, 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

WINSTON & CASHATT, LAWYERS, P.S.  250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzee Douglass  Lanzee Douglass  Lanzee Douglass  Lanzee Douglass  Lanzee Douglass  Lanzee Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant  Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant  Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 Counsel for Objector CDA Land Co.  Sheriff Robert B. Norris Kootenai County Sheriffs Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 Objector	Elizabeth A. Tellessen	☐ By U.S. Mail
250 Northwest Boulevard, Suite 206 Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzce Douglass  Lanzce Douglass  Lanzce Douglass  Lanzce Douglass  □ By U.S. Mail □ By Email □ By U.S. Mail □ By Email □ By U.S. Mail □ By Email □ By Email □ By U.S. Mail □ By Email □ By U.S. Mail □ By Email □ By Email □ By U.S. Mail □ By Email □ By Email □ By U.S. Mail □ By Email		
Coeur d'Alene, Idaho 83814 Telephone: (208) 667-2103 Facsimile: (208) 765-2121 Attorneys for River's Edge Apartments, LLC and Lanzee Douglass  Lanzee Douglass 1402 E. Magnesium Rd. # 202 Spokane, WA 99217 (509) 951-4785 Applicant  Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 Agent for Applicant  Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-2103  By U.S. Mail  By Email  indy.richardson@rrnorthwest.com  By U.S. Mail  By Email  iphn@magnusononline.com  By U.S. Mail  By Email  john@magnusononline.com  By U.S. Mail  By Email  iphn@magnusononline.com  By U.S. Mail  By Email  iphn@magnusononline.com  Coursel for Objector CDA Land Co.		
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Cindy Richardson   By U.S. Mail   By Email	1402 E. Magnesium Rd. # 202	<b>☑</b> By Email
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Attorneys for Concerned Citizens Against Additional 100 Boat Slips Added to Templins Resort on Spokane River Inc.

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

Jose Jara

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

### DECLARATION

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

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
	Boating
	Fishing
	Kayaking
	Canoeing
	Paddleboarding
	Swimming
	Tubing
	Waterskiing / wakeboarding / wakesurfing
	Wildlife viewing / photography
	Other:
-	
>	

## **Substantial Interest**

	7.	The River's Edge Apartments community dock project will directly and	
substa	ntially a	affect my interests.	
	8.	The project will increase boat traffic and congestion on this section of the Spokane	
River.			
	9.	Increased congestion will reduce safety for all users, including myself and my	
family			
	10.	The project will interfere with my ability to use and enjoy the Spokane River.	
	11.	The project will increase risks of collision or injury to non-motorized users.	
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of	
the riv	er.		
	13. Other impacts specific to me include:		
		Adequacy of Representation	
	14.	My interests as a property owner and/or river user are not adequately represented	
by any	existin	ng party to this proceeding.	
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## Verification

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

DATED this <u>Al</u> day of August, 2025, at <u>Post Falls</u>, Idaho.

[Signature 470 clarant]

## **CERTIFICATE OF SERVICE**

I hereby certify that on the 2nd day of September, 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen	☐ By U.S. Mail
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Attorneys for Concerned Citizens Against Additional 100 Boot Slips Added to Templins Resort on Spokane River Inc.

# BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

### DECLARATION

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

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
×	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6.	I use the Spokane River for the following purposes (check all that apply):
×	Boating
	Fishing
×	Kayaking
	Canoeing
M	Paddieboarding
×	Swimming
	Tubing
0	Waterskiing / wakeboarding / wakesurfing
×	Wildlife viewing / photography
	Other:

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0	Waterskiing / wakeboarding / wakesurfing
×	Wildlife viewing / photography
	Other:

## **CERTIFICATE OF SERVICE**

I hereby certify that on the 2nd day of September, 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

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General Government Division	<b>▼</b> By Email
P.O. Box 83720	
Boise, ID 83720-0104	filings@oah.idaho.gov
(208) 605-4300	leslie.hayes@oah.idaho.gov
(====, ================================	

Carah Woodside

53062104.1

# **IDL-29**

Peter J. Smith IV, 1SB #6997 FENNEMORE CRAIG, P.C. 418 E. Lakeside, Suite 224 Coeur d'Alene, Idaho 83814

T: (208) 956-0145

E: peter smith a fennemorelaw.com

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

## BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC; Lanzee Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005 OAH Case No. 25-320-07

DECLARATION

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

5.	My property interest in relation to the Spokane River is as follows (check all that
apply):	
7	I own and reside on riparian (waterfront) property directly fronting the Spokane
River.	
С	I reside near the Spokane River but do not own waterfront property.
	Uses of the Spokane River
6	I use the Spokane River for the following purposes (check all that apply):
7	Beating
	) Fishing
P	( Kayaking
	Canoring
C	Paddleboarding
2	( Swimming
	1 Tubing
	Waterskiing / wakeboarding / waterstring
F	Wildlife viewing / photography
C	Other:
19,716	

### Substantial Interest

	7.	The River's Edge Apartments community dock project will directly and
suber	antially	affect my interests.
	8.	The project will increase boat traffic and congestion on this section of the Spokane
River		
	9.	Increased congestion will reduce safety for all users, including myself and my
family	y	
	10.	The project will interfere with my ability to use and enjoy the Spokane River.
	11.	The project will increase risks of collision or injury to non-motorized users.
	12.	Noise, wakes, and congestion will diminish the recreational value of this section of
the riv	rer.	
	13.	Other impacts specific to me include:
		Adequacy of Representation
	14.	My interests as a property owner and/or river user are not adequately represented
y any	existin	g party to this proceeding.
y .		
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u .		

111

### Verification

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

DATED this 32" day of August, 2025, at Coeurd' Alene Idaho.

[Signature of Declarant]

## **CERTIFICATE OF SERVICE**

I hereby certify that on the 2nd day of September, 2025, I cause to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Elizabeth A. Tellessen	☐ By U.S. Mail
WINSTON & CASHATT, LAWYERS, P.S.	<b>☑</b> By Email
250 Northwest Boulevard, Suite 206	
Coeur d'Alene, Idaho 83814	eat@winstoncashatt.com
Telephone: (208) 667-2103	
Facsimile: (208) 765-2121	
Attorneys for River's Edge Apartments, LLC	
and Lanzce Douglass	
Lanzce Douglass	☐ By U.S. Mail
1402 E. Magnesium Rd. # 202	<b>☑</b> By Email
Spokane, WA 99217	
(509) 951-4785	lanzce@lgdproperties.com
Applicant	
C' 1 B' 1 1	
Cindy Richardson	☐ By U.S. Mail
R&R Northwest	<b>☑</b> By Email
1857 W. Hayden Avenue, # 102	- in des vieles ades a @
Hayden, ID 83835	cindy.richardson@rrnorthwest.com
(208) 818-6478	
Agent for Applicant	
Coeur d'Alene Land Company	☐ By U.S. Mail
John F. Magnuson	■ By Email
1250 Northwood Center Court, Ste. A	a by Eman
Coeur d'Alene, ID 83816	john@magnusononline.com
(208) 667-0500	<u></u>
Counsel for Objector CDA Land Co.	
Sheriff Robert B. Norris	☐ By U.S. Mail
Kootenai County Sheriffs Office	<b>■</b> By Email
P.O. Box 9000	
Coeur d'Alene, ID 83816	kcso@kcgov.us
(208) 446-1300	
Objector	

Idaho Department of Lands	☐ By U.S. Mail
John Richards, General Counsel	<b>■</b> By Email
Kayleen Richter, Counsel	
300 N. 6th Street, Ste. 103	jrichards@idl.idaho.gov
Boise, ID 83702	krichter@idl.idaho.gov
(208) 334-0200	
Counsel for IDL	
·	
Amidy Fuson	☐ By U.S. Mail
Lands Resource Specialist-Navigable Waters	<b>▼</b> By Email
Marde Mensinger	afuson@idl.idaho.gov
Program Manager for Navigable Waters	mmensinger@idl.idaho.gov
Kourtney Romine	☐ By U.S. Mail
Rachel King	<b>▼</b> By Email
Kayla Dawson	
Service Contacts for IDL	kromine@idl.idaho.gov
J	rking@idl.idaho.gov
	kdawson@idl.idaho.gov
OAH	☐ By U.S. Mail
General Government Division	<b>▼</b> By Email
P.O. Box 83720	
Boise, ID 83720-0104	filings@oah.idaho.gov
(208) 605-4300	leslie.hayes@oah.idaho.gov
(====, ================================	

Carah Woodside

53062104.1

# IDL-30

From: sheri scofield

To: Navigable Waterways

Subject: Fwd: Spokane River

**Date:** Monday, August 18, 2025 2:44:14 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Begin forwarded message:

On Aug 18, 2025, at 1:13 PM, Lori Nienau <dailydie2self@gmail.com> wrote:

I've been following the group, Concerned Citizens regarding proposals that will affect the Spokane River with regard to boats and docks. My main concern is safety, but also how all the additional boat traffic would affect the cleanliness of the river itself - which could pose an issue for those that just want to swim, paddleboard and kayak in the river.

As a voting resident of Post Falls, I would appeal to you to pause all these applications, and that permits would not be issued until matters such as safety and water quality, etc. be thoroughly evaluated.

I'm not sure how many of these permits are being requested by out of state investors, but that is also a concern.

There is already overcrowding on our roadways because of out of control permits for housing. Do we want our rivers to also be burdened by overcrowding? Once the permits are issued, it's too late to turn back. So I appeal to you in your positions of leadership and decision making, to take a pause and listen to the concerns of the residents.

Thank you for your consideration.

Sincerely,

Bill & Lori Nienau 3583 N McMullen Dr. Post Falls, ID 83854 425-522-3036 •

### September 17, 2025

Idaho Department of Lands
Bruce Mattare
Leslie Duncan
Marc Eberlein
Sheriff Norris
Mike Ahmer
Dustin Miller

We want to add our voice to the opposition to additional docks being permitted on the Spokane River. We support Sheriff Norris and the many others in this opposition.

The Spokane River water system is already over used; the congestion is obvious and constant. So is the dangerous boating behavior.

We observe dangerous and unlawful boating on an hourly basis most days during the boating season. It is doubtful if one in ten boat operators is even remotely knowledgeable about marine boating rules and law; or perhaps they just choose to ignore them or are just inconsiderate and/or uncaring.

Regardless, the Spokane River water system is too narrow, shallow and crowded to allow the boating activity that already exists much less additional docks.

Please join us in opposing permitting any more additional docks/slips on this fragile and over used waterway. As a community we must increase our commitment to protect this water system and the people that use it before there is damage that cannot be reversed.

Doyle King Sharon Grunwald

# **IDL-31**

JOHN F. MAGNUSON Attorney at Law P.O. Box 2350 1250 Northwood Center Court, Suite A Coeur d'Alene, ID 83814

Phone: (208) 667-0100 Fax: (208) 667-0500

ISB #4270

Attorney for Objecting Party/Proposed Intervenor Coeur d'Alene Land Company

### BEFORE THE IDAHO DEPARTMENT OF LANDS

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

River's Edge Apartments, LLC, Lanzce Douglass,

Applicant.

AGENCY CASE NO.: PH-2025-NAV-22-005

OAH Case No. 25-320-07

OPPOSITION TO PETITION TO
INTERVENE (BOARDWALK AND
DOCKS, LLC AND RESIDENCES ON
THE SPOKANE, LLC) BY OBJECTING
PARTY/PROPOSED INTERVENOR
COEUR D'ALENE LAND COMPANY

COMES NOW Coeur d'Alene Land Company, an Idaho corporation, by and through its attorney of record, John F. Magnuson, and respectfully files this Opposition to the Petition to Intervene filed August 22, 2025 by "Boardwalk and Docks, LLC" and "Residences on the Spokane, LLC."

#### I. BACKGROUND FACTS.

 On June 23, 2025, River's Edge Apartments, LLC as the sole Applicant, filed an application with the Idaho Department of Lands ("IDL") for an encroachment permit authorizing a

OPPOSITION TO PETITION TO INTERVENE - PAGE 1

"community dock" with seventy-four (74) slips and 11,064 square feet of dock.

- 2. Attached hereto as Exhibit A, for illustrative purposes, is a Kootenai County tax parcel map which identifies five (5) parcels as "1," "2," "3," "4," and "5."
- 3. The original encroachment permit application of June 23, 2025 identified all five (5) parcels shown on Exhibit A, including the waterfront parcel (Parcel #5), as being owned by the Applicant, River's Edge Apartments, LLC.
- 4. IDAPA 20.03.04.030.01 requires that notice of the application be published once a week for two (2) consecutive weeks and that IDL furnish copies of the application and plans to federal, state and local agencies and to adjacent littoral owners. Interested parties may, within thirty (30) days of the first date of publication of notice regarding the application, file written objections with IDL or to request a public hearing.
- 5. On August 1, 2025, Coeur d'Alene Land Company ("CDA Land") filed a written objection to the application noting, <u>inter alias</u> that the application did not satisfy the requirements for the issuance of a community dock under IDAPA 20.03.04.11. That administrative rule 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.

CDA Land noted that there was only one (1) littoral owner (River's Edge Apartments, LLC); that the owners of upland (non-riparian) properties was also River's Edge Apartments, LLC; that there was no "littoral common area" established by any written and recorded real property instrument; and that the proposed permit, if issued, would not require use by the apartment renters in the upland parcels owned by the Applicant but could instead be rented to any member of the public, thereby OPPOSITION TO PETITION TO INTERVENE -PAGE 2

creating a de facto commercial marina without satisfying the requirements of IDL or the City of Coeur d'Alene.

- 6. On August 19, 2025, a scheduling conference was held, resulting in the issuance of the August 20, 2025 Scheduling Order. Pursuant to that Scheduling Order, anyone had the right to file a petition to intervene by August 22, 2025. That date has now passed.
- 7. On August 22, 2025, "Boardwalk and Docks, LLC" and "Residences on the Spokane, LLC" sought leave to intervene and to change the fundamental nature of the previously-submitted encroachment permit application. The Petition to Intervene discloses the following:
  - (1) On August 21, 2025, the riparian/littoral parcel that forms the basis for the application was conveyed by River's Edge Apartments, LLC (the existing Applicant) to Boardwalk and Docks, LLC. This is identified as Parcel #5 on Exhibit A.
  - (2) On August 21, 2025, Parcel #1 was conveyed by Applicant River's Edge Apartments, LLC to Residences on the Spokane, LLC.
  - (3) On August 21, 2025, an unrecorded Lease was signed by "Residences on the Spokane, LLC," the new transferee of the riparian/littoral parcel (Parcel #5), with the four (4) upland parcels (Parcels "1" through "4"), with the Lessees being Residences on the Spokane, LLC (the new transferee of Parcel #1) and River's Edge Apartments, LLC (still holding title to Parcels "2" through "4").
  - (4) The unrecorded Leases may be terminated at any time with the consent of the landlord and the tenants.
  - (5) The Leases purport to lease to the respective owners of each of the four (4) upland parcels an undivided one-fourth interest in the riparian/littoral parcel (Parcel #5).
- 8. It is evident that these last minute machinations by the Applicant are an attempt to change the fundamental nature of the application as some sort of response to the objections interposed by objecting parties, including CDA Land. Through the subject Petition to Intervene, Boardwalk and Docks, LLC (the "new" owner of the riparian/littoral parcel (Parcel #5)) and OPPOSITION TO PETITION TO INTERVENE -PAGE 3

Residences on the Spokane, LLC (the new Lessee of Parcel #1) seek to substitute and intervene as the Applicant.

9. No timely published notice of the proposed amended encroachment permit application has been provided to the public, to responding agencies, or to adjacent littoral owners, in compliance with IDAPA 20.03.04.030.01.

#### II. ARGUMENT IN OPPOSITION TO PETITION TO INTERVENE.

### A. Failure to Comply With Required Notice Provisions.

IDAPA 20.03.04.030.01 requires the published notice of "a complete application for . . . . a community dock." This notice is to be published once a week for two (2) consecutive weeks in a newspaper of general publication in the County in which the encroachment is proposed. This notice is intended to apprise all potentially interested parties of the identity of the applicant and the bases upon which the encroachment is sought. Through the methodology chosen by the Applicant and the related proposed Intervenors, they have fundamentally changed the nature of the basis upon which they claim entitlement to a permit for a community dock and they have failed to comply with the notice provisions by giving public notice, compliant with the terms of the rules, as to the modified application or the substituted applicants. If the hearing proceeds without full notice and an opportunity to object, with respect to the newly-constituted application and substituted Applicants, then the process will likely be inherently fraught with a lack of due process. The simple solution is to require that the amended application with substituted Applicants be re-noticed and re-published in conformity with established legal requirements under the Administrative Rules. Otherwise, the time for objecting to the proposed modified application has already passed and no member of the public with a basis or standing to intervene can now do so, the time having passed.

# B. The Application Still Fails to Satisfy the Requirements for a Community Dock.

Pursuant to IDAPA 20.03.04.010.11, a community dock may provide private moorage for more than two (2) adjacent littoral owners. The Applicants may suggest that the littoral/riparian parcel (Parcel #5), now being owned by Boardwalk and Docks, LLC and leased in undivided one-quarter interests to Residences on the Spokane, LLC (Parcel #1) and River's Edge Apartments, LLC (Parcels #2, #3, and #4) is a littoral parcel owned by more than two (2) adjacent littoral owners. However, long-standing IDL administrative interpretation and enforcement of the applicable statutory and administrative requirements for the issuance of a community dock permit prohibit the use of multiple leases of a single, legal waterfront parcel (such as Parcel #5) for purposes of creating separate waterfront parcels. This is consistent with IDL's long-standing administrative interpretation that a waterfront parcel may not be "subdivided," per se, through leases, but rather can only be subdivided through an actual legally-recognized subdivision process. Accordingly, the fact that Parcel #5 now has four (4) ostensible owners is insufficient to satisfy the requirements for the issuance of a community dock permit.

It is also expected that Petitioners and the Applicant will claim that they have now defined an upland "community" for the purposes of permitting the community docks, being Parcel #1 (now owned by Residences on the Spokane, LLC which is also the Lessee of an undivided one-quarter interest in Parcel #5) and River's Edge Apartments, LLC (the owner of Parcels #2 - #4 and the Lessee of an undivided three-fourths interest in the littoral/riparian parcel). However, no legally-enforceable real property interest on the part of Parcels #1 through #4 has been created or substantiated in support of the application as presently constituted.

In the absence of a recorded and legally-binding right on the part of the actual occupants of Parcels #1 through #4 to use the community dock proposed on Parcel #5, whether through the creation of a homeowners association or though another legally-sufficient mechanism, there will be no requirement that the encroachment's use be for the members of an established community, to-wit, the renters or occupants of Parcels #1 through #4. The leases submitted by the Applicant and proposed Intervenor are unrecorded, entered into between related entities, and may be terminated at any point in time by the mutual consent of the related Lessors and Lessees. Standing alone, should this permit be issued, authorizing seventy-four (74) slips, the Applicant and proposed Intervenor could then terminate the leases, have no substantiated "community" with rights in the dock, and proceed to lease the slips to any member of the public, whether a Lessee of Parcels #1 through #4 or otherwise. This would create a de facto commercial marina without having satisfied the requirements of IDL, the City of Coeur d'Alene, or any other applicable entity or agency with oversight and jurisdiction.

### III. CONCLUSION.

Based upon the reasons and authorities set forth above, CDA Land Company respectfully request that the Petition to Intervene by Boardwalk and Docks, LLC and Residences on the Spokane, LLC be denied or, alternatively, should the Petition be granted, that the application be re-noticed in accordance with the terms of IDAPA 20.03.04.030.01.

DATED this 29 day of August, 2025.

OHN F. MAGNUSON

Attorney for Objecting Party/Proposed Intervenor

Coeur d'Alene Land Company

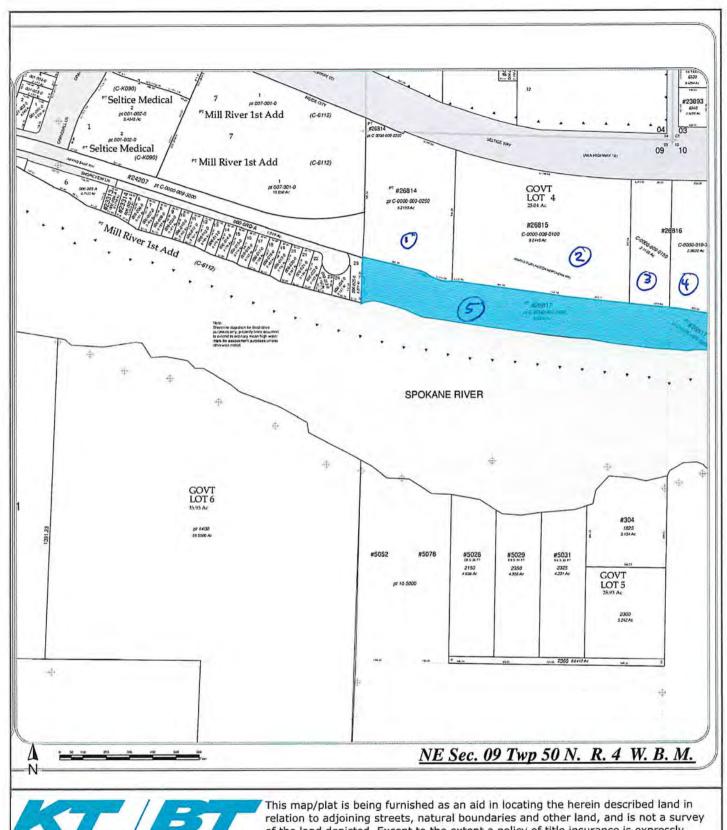
## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the <u>29</u> day of August, 2025, I caused a true and correct copy of the foregoing document to be transmitted by the following method to:

Elisabeth A. Tellessen Winston & Cashatt, Lawyers, P.S. 250 Northwest Blvd., Ste. 206 Coeur d'Alene, ID 83814 Counsel for Applicant River's Edge Apartments and Lanzce Douglass	XE-mail: cat@winstoncashatt.com clk@winstoncashatt.com		
Cindy and Brandon Richardson R & R Northwest 1857 W. Hayden Avenue, #102 Hayden, ID 83835 Agents for Applicant	X_ E-mail: cindy.richardson@rrnorthwest.com		
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 Objector	X E-mail: kcso@kcgov.us		
Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Avenue, Ste. 224 Coeur d'Alene, ID 83814 Counsel for Potential Intervenor Concerned Citizens	X_ E-mail: peter.smith@fennemorelaw.com		
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6 <sup>th</sup> Street, Ste. 103 Boise, ID 83701 Counsel for IDL	XE-mail: jrichards@idl.idaho.gov krichter@idl.idaho.gov		

Amidy Fuson Lands Resource Specialist-Navigable Waters Marde Mensinger Program Manager for Navigable Waters	XE-mail: afuson@idl.idaho.gov mmensinger@idl.idaho.gov		
Kourtney Romine Rachel King Kayla Dawson Service Contacts for IDL	X_E-mail: kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov		
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104	X E-mail: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov		

CDA LAND-OPPOSITION.PET.wpd





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.

# IDL-32

From: Mary Lee Linton

To: Navigable Waterways; bmattare@kcgov.us; lduncan@kcgov.us; meberlein@kcgov.us; kcso@kcgov.us; Mike

<u>Ahmer</u>; <u>deq.northidaho@deq.idaho.gov</u>; <u>Dustin Miller</u>

Subject: RE: New permit applications on the Spokane River

**Date:** Monday, August 18, 2025 3:42:30 PM

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

\_\_\_\_

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

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

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

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

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

#### We support:

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

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

Thank you for your time and attention on this matter.

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

# IDL-33

# **Order Confirmation**

**Payor Customer** Ad Order Number **Customer** PO Number 0000040562 **IDAHO DEPARTMENT OF LANDS IDAHO DEPARTMENT OF LANDS** Sales Rep **Customer Account Payor Account** Ordered By smorgan@cdapress.com kpacker+cdahouse@ha... 6368 6368 Order Taker **Customer Address Payor Address Customer Fax** smorgan@cdapress.com 3258 W. INDUSTRIAL LOOP 3258 W. INDUSTRIAL LOOP COEUR D ALENE, ID 83815 COEUR D ALENE, ID 83815 **Order Source Customer Phone Payor Phone Special Pricing** 2087691577 2087691577

Tear Sheets	<u>Proofs</u>	<u>Affidavits</u>	Blind Box	Promo Type	<u>Materials</u>
0	0	1	0	0	0

<u>Invoice Text</u> <u>Ad Order Notes</u>

CDA#14938 L95S6163-Hearing Notice-20250826 Run date August 30 & Sept. 6, 2025

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
94.40	\$0.00	94.40	Invoice	\$0.00	94.40

08/27/2025 03:40 PM page 1 of 1

0000040562	ID-Metro	1 x 6.881" (60 lines)				
Run Date	<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>Rate</u>	Cost	
08/30/2025	ID-COEUR D'. PRE	ALENE LEGALS	Any	\$0.77	\$54.20	

\$0.67

\$40.20

Any

Any

Ad Number

09/06/2025

Ad Type

PRE

ID-COEUR D'ALENE

Ad Size

**LEGALS** 

08/27/2025 03:40 PM page 2 of 2

### NOTICE OF APPLICATION AND PUBLIC HEARING Pursuant to Section 58-104(9) and 58-1301, et seq., Idaho Code (The Lake Protection Act) and rules of the State Board of Land Commissioners, notice is hereby given that Rivers Edge Apartments LLC made application to build a 74-slip community dock on the Spokane River. Located adjacent to Tax # 26817, Atlas URD 2018, Coeur d'Alene; Sections 09, Township 50 North, Range 04 West; B.M., in Kootenai County. This announcement will serve as Notice that a Public Hearing will be held for this project. This Public Hearing will be conducted by the Office of Administrative Hearings to take testimony regarding the proposed project. A one-day, in-person evidentiary hearing is scheduled for Tuesday, September 16, 2025, at Best Western Plus, 506 West Appleway Avenue, Coeur d'Alene, Idaho, 83814, in the Hayden Conference Room. The hearing will commence at viewing.

The hearing will commence at 4:00 p.m. Pacific Time. A Zoom link will be available for remote viewing.

Written objections or comments regarding this project must be directed to navigablewaterways@idl.idaho.gov and be on file with the Idaho Department of Lands by the close of hearing on September 16, 2025. Specific information regarding this application, including the Zoom link may be

including the Zoom link may be obtained via the website: https://www.idl.idaho.gov/lakes-rivers/administrative-hearings/rivers-edge-apartments-llc/

edge-apartments-llc/ /S/MIKE AHMER, COEUR D'ALENE Idaho Department of Lands Legal#14938 AD#40562

August 30 & Sept. 6, 2025