

**From:** [Amidy Fuson](#)  
**To:** [Scott Hansen](#)  
**Subject:** RE: Community Dock & Boat Garage Application L95S6193  
**Date:** Thursday, January 08, 2026 11:13:00 AM  
**Attachments:** [image001.png](#)

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Good morning Scott,

I wanted to follow up to confirm that you received the email below regarding the requested updated materials.

While a specific deadline was not included previously, this matter is time-sensitive. The adjacent property owners (the Yanceys) have indicated concerns and may submit a formal objection, as today is the final day of the comment period. The Department's goal is to resolve these concerns, if possible, prior to referral to the hearing officer.

To allow the Department adequate time to review the materials and work toward a resolution that meets our rules, please provide the requested information no later than Monday, January 12, 2026.

If you have any questions regarding the requested items, please let me know.

Thank you for your prompt attention to this matter.

Thanks,



**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

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**From:** Amidy Fuson  
**Sent:** Monday, December 22, 2025 10:36 AM  
**To:** 'Scott Hansen' <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Subject:** RE: Community Dock & Boat Garage Application L95S6193

Morning Scott,

Thank you for submitting the revised drawing. After further review of the application materials, the drawings provided, and the applicable IDAPA rules, we will need additional information and drawings prepared to scale in order to continue processing the application, particularly given the opposition that has been raised.

Please provide a scaled aerial photo or map clearly depicting the two littoral lines associated with the proposed community dock system. These littoral lines should be shown as follows:

- The westernmost littoral line on the Vedadi Family Trust property (this was never given and missed) ; and
- The easternmost littoral line on the Olinger property.

The drawing must be to scale and clearly show the ordinary high-water mark, the interaction of the proposed docks with the shoreline, the location of the littoral lines, and distances to neighboring encroachments.

For reference, IDAPA 20.03.04.010.34 defines littoral lines as:

“Lines that extend waterward of the intersection between the artificial or ordinary high-water mark and an upland ownership boundary to the line of navigation. Riparian or littoral right lines will generally be at right angles to the shoreline.”

Please depict both littoral lines using the ordinary high-water mark as the shoreline reference, extend the upland property lines to the ordinary high-water mark, and then project the littoral lines perpendicular to the shoreline.

One of the concerns raised during review, including by the Yanceys, is that the drawings submitted to date do not appear to be to scale. The drawings lack a scale bar, and several distances that are labeled identically appear inconsistent when compared visually. Please correct this by providing a properly scaled drawing or aerial image, as required by rule.

Additionally, it may be helpful to include a shoreline distance measurement from the shared Olinger–Yancey property line, as this area is the primary point of concern.

Typically, inspections rely on a neighboring dock or other fixed reference point to verify dock placement; however, no such reference exists at this location. Any supplemental measurements or reference features that demonstrate how the proposed 25-foot setback will be verified in the field would be beneficial.

Please submit the revised, scaled materials at your as soon as possible so we may give these to the Yancey for view and hopefully avoid a hearing.

Thanks,

|



**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**

Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Thursday, December 18, 2025 12:05 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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Hello Amidy,

Thanks for the email and phone call. I've attached the redraw showing the littoral line starting at the OHW not where the two properties come together. For accuracy in placing the dock we will use the surveyed pins to triangulate a point to the OHW. From there we'll determine the littoral line as stated in the permit. This is calculated at about 75° off of the point to points of both Olinger and JYD's Littoral lines. It is our SOP to error to the 'safe' side of things. That being the case we don't want to adjust the set back any greater than 25' as it has the ability to mess with dock placement on this difficult shore line.

Thank you

Happy Holidays

Scott Hansen  
lanecomarine.com  
208.514.3900

Mailing address:

258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Dec 15, 2025, at 15:25, Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Hi Scott,

Thank you for taking the time to speak with Mike and me today. As discussed, we met with the neighboring property owner to the southeast (JYD ID LLC). They expressed concerns regarding the location of the littoral line, the proposed 25-foot setback, and how the dock setback will be measured or verified in the field once construction is complete. The shared goal is to resolve these concerns and avoid the need for a hearing. We understand this is a unique site, and it may require some back-and-forth to reach a workable solution.

Mike and I believe it would be helpful to depict the shoreline representing the ordinary high-water mark, as this is where the littoral line originates. This could be shown using KCEarth or on the recorded plat map. From there, the littoral line should extend as close as possible at a right angle from the shoreline. Based on our review of historical Kootenai County information, we believe the ordinary high-water mark is located somewhere between Olinger's right-angle property line and the point where the two neighboring parcels meet, when tracing the actual shoreline.

We have also illustrated what the littoral line would look like using the chord method, based on the information currently shown. Additionally, it would be beneficial to include a measurable reference that can be verified in the field to ensure the dock is constructed in the correct location. For example, this could involve measuring along the shoreline from the shared property corner or pin. The neighbors also indicated they would be more comfortable with a setback greater than the minimum 25 feet, if feasible.

Thank you for working through these issues with us and for your efforts to help avoid a potential hearing.

This is tracing the

shoreline

method and was represented

<image002.png> <image003.png>

This is the cord

Both can be use as littoral lines, however tracing the shoreline might be a better represent correctly.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Amidy Fuson

**Sent:** Thursday, December 04, 2025 6:32 AM

**To:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>

**Subject:** RE: Community Dock & Boat Garage Application L95S6193

Thank you, Scott. The application is now complete, and I will begin processing it. I will keep you informed if any comments or additional information are received during the open comment period. If no comments are submitted, the permit is expected to be issued at the beginning of January.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Wednesday, December 03, 2025 1:19 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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Copy that.

Here are the updated papers.

Thank you

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Dec 3, 2025, at 11:46, Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
wrote:

Hi Scott,

Thank you for obtaining the revoke request for the other permits. After reviewing the application, Mike Ahmer and I identified a couple of issues that will need to be corrected. First, regarding the shoreline frontage: we are not able to count the additional 51.63 feet on the Olinger property (AIN 348454), as this does not correlate with actual shoreline frontage but rather reflects the land cut-back or the manner in which other shoreline segments are represented. The total frontage should be recorded as

1,083.54 feet, which still supports the requested total community allocation of 6,964.5 square feet.

The second discrepancy concerns the Vedadi boat garage square footage. The calculation results in 686.28 square feet (18.06' × 38'), while the allowable area is 685.38 square feet. On page 16 of the application, it appears the width was miscalculated; the correct width should be 18.03 feet rather than 18.06 feet. Please revise this measurement and provide an updated drawing reflecting dimensions that meet the 685.38-square-foot allowance.

Once I receive the corrected materials, I will be able to issue the notices and proceed with processing the application.

Please let me know if you have any questions.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist, Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Wednesday, December 03, 2025 9:34 AM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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---

Hello Amidy,

Here is the revocation letter that you asked for on the two parcels.

My customer is asking when the 30 day notice starts.

Thank you

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 25, 2025, at 08:47, Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:



**Amidy Fuson** reacted to your message:

---

**From:** Scott Hansen <[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Tuesday, November 25, 2025 4:26:13 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage Application L95S6193

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---

I have a truck just show up that I have to unload can we do 9:30?

Scott Hansen  
[lanecomarine.com](mailto:lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 24, 2025, at 15:53, Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Does tomorrow around 9 work for a call?

---

**From:** Scott Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Monday, November 24, 2025 3:16 PM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock & Boat Garage  
Application L95S6193

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---

Hello Amidy,

Do you have a time that we can hop on a phone call to discuss this application?

Scott Hansen  
[lanecomarine.com](mailto:lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 24, 2025, at 12:07,  
Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>

wrote:

Hi Scott,

I would like to provide an updated summary regarding this application. I appreciate your cooperation and the additional documents you have submitted. The current deadline for this application is December 17, 2025. This deadline may be extended upon request, should additional time be needed.

As discussed, the following items are required to complete the application:

**1. Community Dock – Participating Parties**

**a.** In accordance with IDAPA 20.03.04.010.11, a community dock must involve more than two adjacent littoral property owners or littoral owners with a common area. This application proposes participation by more than two adjacent littoral property owners.

Please identify all parcels involved in the application. This should be documented by completing the first page of the Joint Application for Permits for each participating property owner.

**2. Shoreline Length**

**Verification – Survey, Plat Map, or Deed**

**a.** The survey provided does not show approval from Kootenai County Community Development. Please submit documentation from Community Development confirming approval of the four parcels included in this application.

**b.** The application lists a shoreline length of 1,135.17 feet. However, the survey does not show this length, and the Kootenai County website reflects a total frontage of 1,083.54 feet, which would allow 7,584.78 square feet of decking.

Please provide an explanation or documentation showing how the frontage length of 1,135.17 feet was determined.

**3. Scaled Aerial Photo or Maps – Setbacks and Adjacent Encroachments**

Please provide a drawing that includes the following:

**i.** The full layout of the proposed community dock, showing all dock components and the setbacks from the littoral lines for the two parcels forming the community. A Sample Drawing has been attached to show roughly what is needed.

**ii.** Distances to all neighboring encroachments, including those located across the river.

**iii.** The lengths of adjacent encroachments to demonstrate the line of navigation.

**4. Boat Garages – LU300062 & LU300108**

Thank you for confirming that both boat garages will be rebuilt and permitted at this location. The following items are required to complete the application for each structure:

**i. LU300062 (Vedadi Property)**

Structure: 24.33' x 28.17' x 11.58'; Master Float: 24.25' x 31.42'

Please provide drawings showing the length, width, and height of the structure, including the slip cut-out. An example drawing has been attached to illustrate the required level of detail. Additionally, please indicate whether the garage will be a floating or fixed-pier structure and describe how water levels interact with the structure. I also understand that the Vedadi applicant may not be able to obtain the required drawings and may wish to withdraw from this portion of the application. Please inform me if that becomes the case.

**ii. LU300108 (Hamill Property)**

Structure: 20.08' x 22' x 10.67'; No master float  
The submitted drawings indicate a structure height of 11.5 feet, which exceeds the permitted height of 10.67 feet. Boat garages may not be expanded under IDAPA 20.03.04.015.05.b. Please provide a revised drawing that matches the dimensions authorized under the LU permit.

**5. Revocation of Existing Single-Family Dock Permits**

Two applicants currently hold individual dock permits that must be revoked in order to participate in the community dock system:

- Vedadi – Permit  
L95S6117
- BWHQ LLC – Permit  
L95S6116

Please provide written statements from both applicants requesting that these permits be revoked so they may be included in the community dock system. Please let me know if you have any questions regarding these requirements or if you need additional time to gather the

requested information. I am  
happy to assist as needed.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist,**  
**Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur  
D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>  
**Sent:** Thursday, November 20,  
2025 3:09 PM  
**To:** Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Community Dock &  
Boat Garage Application L95S6193

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Hello Amidy,

Yes, here is the table. I put it  
in PDF form so it works for ya.

I also have one of the boat  
garages (Hamill) done so I  
included it here as a separate  
attachment.

Thank you

Happy Thanksgiving next  
week.

Scott Hansen  
[lanecomarine.com](http://lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID 83864

Physical address:  
258 McGhee Rd  
Kootenai ID 83840

On Nov 20, 2025,  
at 10:45, Amidy  
Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Morning Scott,

I was just getting  
around to this  
email and realized  
that only the Survey  
and Platt pdf  
opened on this  
email. The  
Application  
Table.numbers  
wouldn't open,  
would you mind

resending this that  
one.

Thanks,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist,**  
**Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur  
D Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Scott Hansen  
<[scott@lanecomarine.com](mailto:scott@lanecomarine.com)>

**Sent:** Thursday,  
November 13, 2025  
4:10 PM

**To:** Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>

**Subject:** Community  
Dock & Boat Garage  
Application  
L95S6193

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Hello Amidy,

Here is the information I have ready thus far. I'll get back to you next week on the garages.

Stay warm and dry!

Scott Hansen  
[lanecomarine.com](mailto:lanecomarine.com)  
208.514.3900

Mailing address:  
258 McGhee Rd  
Sandpoint ID  
83864

Physical address:  
258 McGhee Rd  
Kootenai ID  
83840

On  
Nov 6,  
2025,  
at  
07:25,  
Amidy  
Fuson  
<[AFuson@idaho.gov](mailto:AFuson@idaho.gov)>  
wrote:

Mornin

g  
Scott,

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Let me  
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Thanks  
,

<image001.png>

**Amidy Fuson**  
**Lands Resource Specialist,**  
**Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur  
d'Alene™ Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

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**From:** S  
cott  
Hansen  
<[scott@lanecomarin.com](mailto:scott@lanecomarin.com)>

**Sent:**  
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Novem  
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10:44

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**To:** Ami

dy

Fuson

<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)

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Put your  
agency  
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Hello  
Amidy,

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Scott  
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.com](http://laneco-marine.com)  
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Public Information  
Subject: Incomplete Community Dock & Boat Garage Application  
L95S6193

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**Amidy Fuson**  
**Lands Resource Specialist,**  
**Sr.**  
**Navigable Waters**  
**Monday through Thursday**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur  
dâ€™Alene, ID 83815  
Office: (208) 769-1577  
Email: [afuson@idl.idaho.gov](mailto:afuson@idl.idaho.gov)  
<https://www.idl.idaho.gov>

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