

**From:** [Mike Ahmer](#)  
**To:** [Sally Yancey](#)  
**Cc:** [Amidy Fuson](#)  
**Subject:** RE: Encroachment L95S6193  
**Date:** Wednesday, January 28, 2026 8:02:09 AM  
**Attachments:** [image001.png](#)

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Good Morning Sally,

To date we have not received a \$75 fee, an official objection, or a response to my email below. I failed to provide a deadline in my email below, and although Amidy had requested a deadline of February 9<sup>th</sup> (bottom of this thread), I will honor a 30-day comment period from my last email on January 16<sup>th</sup>. The deadline to submit the \$75 and request a Hearing, along with the normal submittal of public comments, will be **Monday February 16, 2026.**

-  
Thank you,



**Mike Ahmer**  
**Resource Supervisor – Navigable Waters**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur d’Alene, ID 83815  
Office: (208) 769-1577  
Email: [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)  
<https://www.idl.idaho.gov>

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**From:** Mike Ahmer  
**Sent:** Friday, January 16, 2026 9:29 AM  
**To:** 'Sally Yancey' <yancey@yanceyfarm.com>  
**Cc:** Amidy Fuson <AFuson@idl.idaho.gov>  
**Subject:** RE: Encroachment L95S6193

Hello Sally,

Given the complexities of this project/shore and your concerns, using the chord method is the preferable way to calculate your littoral line for this project. “Generally perpendicular” is not going to cut it in this case. Please the attached drawing I created showing the chord method, the littoral right line and the exact angle for your mutual property line with Olinger.

Here is how I created the attachments:

I printed out the plat map for your area, then zoomed in so that it was bigger and easier to see, and then put it on a power point slide.

- I then reviewed aerial imagery to determine where the OHWM likely is for 3 locations and put a dot on the map: the far western parcel boundary of the community dock, your mutual line with Olinger, and then your eastern boundary.
- I then connected the 3 dots with 2 chords that created an angle. I used a protractor to measure the angle and came up with 157 degrees.
- I then divided that by 2 to come up with the angle of the littoral line based on the plat, which was 78.5 degrees.

To compare my calculations to the recently submitted application materials I did the following:

- I then measured the angle that is created from your mutual property line with Olinger and the littoral line, and I came up with 160 degrees using a protractor.
- I then printed out the latest zoomed in dock drawing provided by the Applicant's agent.
- I then measured the angle that is created from your mutual property line with Olinger and the littoral line, and I came up with 160 degrees using a protractor.

I have determined that the application materials accurately reflect the littoral line on your mutual property line with the Olingers. They have submitted a complete application that appears to meet all of our standards and requirements for a community dock.

We recently had a Public Hearing for some piling on the Spokane River for a commercial boat works company. The piling were already installed and this was an after-the-fact application following a neighbor complaint. The piling were supposed to be set back 25' due to the commercial/community buffer requirement, but were less than that and the neighbor objected and requested the Hearing. Based solely on my knowledge, experience, and using KC Earth, I created the littoral line for this project based on the chord method. Due to the angle of the littoral line, the closest piling to shore was closer to the littoral line than the outermost piling (due to the littoral line flaring out a bit). I calculated distances of 14.8' and 19.7' from each piling to the littoral line. Mike Hathaway from Welch Comer Engineering was hired to do a chord method analysis and came up with distances of 15.1' and 19.4'. Additionally, the Objector in this case was very experienced with CAD drawings and has a background and degree in Mechanical Engineering. He also created a chord method figure that was very similar to mine. Both gentlemen pointed out how impressive it was that I was able to simply use KC Earth and come up with basically the same numbers as they did with official engineering tools and backgrounds.

I say this not to toot my own horn, but to show that I have recent, credible experience in a Hearing regarding the chord method and littoral right lines.

We can put a term and condition in the permit that we need to have an on-site meeting prior to the installation, and I can be there to help identify the OHWM and measure the 25' from your property. However, there would need to be at least 2 property pins on site for your mutual property line so I can line it up and extend it to the OHWM.

If you are not satisfied with these results or this path forward, you have every right to submit \$75 and request a Public Hearing. The \$75 is required to cover the cost of advertising the Public Hearing in the paper and is required per IDAPA 20.03.04.030.04.b.

Please let me know if you still require a meeting.

Thank you,



**Mike Ahmer**  
**Resource Supervisor – Navigable Waters**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur d’Alene, ID 83815  
Office: (208) 769-1577  
Email: [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>  
**Sent:** Thursday, January 15, 2026 10:50 AM  
**To:** Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>  
**Cc:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** Re: Encroachment L95S6193

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Thanks for the response Mike.

At one point you had suggested that all parties including your department be present for this install due to the discrepancies in the various drawing. I’d like to reiterate that request now. Is that a requirement for this build?

I would appreciate a meeting to go over the perpendicular littoral line. When I hold a

protractor to it, several feet are affected. It appears the way it is drawn puts the angle and dock further to my side. Applicant should be required to error to their own direction (as opposed to mine) if regular perpendicular/right angles aren't to be used. Otherwise, the angle of the dock (along with the start point of the dock) is into the 25' buffer and lacks proper set back from my property. This is also the consensus of the professionals I've consulted.

If your position is to let them build it, then we'll check against the rules I'm okay with that given:

- applicant is using right angles (right at 90 degrees or erring to Applicant side)
- the distances are measured/called out (such as property pin to OHWM) etc. so there's less discrepancy when measuring the final build.

If these things aren't called out in advance, my concern is there is no measurable way to determine proper placement.

Let me know what works for a meeting to discuss. Thanks for your help.

**Sally Yancey**

tel 509.488.7525

On Jan 15, 2026, at 6:58 AM, Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)> wrote:

Hello Sally,

There is no measurement I could give you to find the OHWM, without going out there myself. The OHWM is usually very obvious on our shorelines due to the PF dam. The summer pool water level leaves a mark on piling and rocks and the shore, it usually shows up as a black line that runs along the shoreline for where the OHWM actually is.

The littoral line for your mutual boundary with Olinger is determined by the overall general shoreline of the project, not just the small section of shoreline where your 2 properties meet (purple/green line). The littoral line will go out in a general perpendicular angle, and the dock will be built in a general perpendicular angle, thus still providing the 25-foot buffer. Unless they totally screw up and install the dock at an odd angle, to which, they would be required to remove the dock and re-

install it correctly.

Thank you,

<image002.png>

**Mike Ahmer**  
**Resource Supervisor – Navigable Waters**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur d’Alene, ID 83815  
Office: (208) 769-1577  
Email: [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>  
**Sent:** Monday, January 12, 2026 2:51 PM  
**To:** Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>  
**Cc:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** RE: Encroachment L95S6193

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Thanks again Mike. See my questions below in Blue.

**Sally Yancey**

<image001.jpg> | **phone** | 509.488.7525  
**email** | [yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)

---

**From:** Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>  
**Sent:** Monday, January 12, 2026 2:36 PM  
**To:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>  
**Cc:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Subject:** RE: Encroachment L95S6193

We have our Program Manager from Boise in tomorrow and Wednesday for meetings. I will chat with her and get back to you on Thursday.

To find the measurable point to start, you would extend your property line down to the OHWM. Right now your corner ends up high and dry and not at the waters edge. So you need to extend your property line at the same angle it is all the way down to the OHWM. Then you would go west 25 feet where their pier dock should start. You would need at least 2 pins on the property line shared with the Olingers. That way you could line up your property line and extend it to the OHWM. **Where do I find the measurement to get from my property corner to the OHWM? How many feet is it from my property corner? It is used by Applicant on the map submitted but does not show the measurement from my property corner, nor the point on the line of the neighbor's property that juts out. It becomes important because the littoral line angle does not match the property line angle.**

There is no mention of 'right angle' in IDAPA, only perpendicular to shore. We try and get it to be as close as we can, but we have never measured to ensure that the dock is installed exactly at a 90-degree angle. Nor do we have a range of acceptable angles that still qualify as generally perpendicular. There was a case up in Priest Lake where the dock was installed at a funky angle, the adjacent neighbor complained post construction, the next aerial image clearly showed the dock was at funky angle, and the dock builder and home owner agreed to move the dock to be more perpendicular to shore. All worked out, everyone was (relatively) happy.

I am not sure how to respond to your question about the NE corner setback. As stated before, I have been doing this for 11+ years and have dealt with probably ~5,000 applications. It is extremely common for people to install docks with one side only providing the bare minimum setback. Yet somehow your question has never really come up or been an issue before for folks on the water. Docks are installed generally perpendicular to shore, and littoral lines are generally perpendicular to shore. Therefore, as long as the dock is the 10' or 25' from the property corner, there is likely to be a 10' or 25' buffer out into the water near the end of the dock. I think that dock builders generally know what they are doing, and even though most docks only provide the minimum buffer, they all get installed correctly somehow and its never really an issue. We see this play out numerous times where the dock is supposed to be 10' from the property corner, but its not even surveyed and there isn't even a pin in the ground. Somehow it all works out and we rarely have an issue. **If the angle of the littoral line isn't perpendicular to shore or even their purple/green line, then the NE corner of their dock appears it will over-shoot the littoral line (measured perpendicular from the OHWM line) and end up too far onto my property if this is a to-scale drawing.**

The littoral line is not something like a property/legal description that can be

plotted out and surveyed to get the exact location. It is somewhat of a fictitious make-believe line that extends out into the water, as an attempt to divvy up littoral areas so that waterfront owners can install a dock in front of their house while not impacting the neighbors. We can measure the docks after they are built to ensure they are the size specified in the application. Those are simple width and length measurements we can do on the dock with a measuring tape. Those dimensions are black and white. Littoral lines show up on an application without a legal description and without an exact compass bearing. They are shown on drawings as simple lines that extend out into the water at the same general angle as the dock.

If IDL received a call or email from you post construction alleging that the dock was installed incorrectly, I would go out there and measure the dock first. I would get the black and white measurements of the dock itself to confirm that the dock was built correctly. I would then walk the immediate shoreline and try and determine if the dock was extending out into the river at a general perpendicular angle. If the dock matched the drawing and it appeared that the dock was perpendicular to shore, I would likely determine that there was no violation.

Again, I will chat more about this with the Program Manager and get back to you on Wed or Thursday.

Thanks,

<image002.png>

**Mike Ahmer**  
**Resource Supervisor – Navigable Waters**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur d’Alene, ID 83815  
Office: (208) 769-1577  
Email: [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>

**Sent:** Monday, January 12, 2026 1:59 PM

**To:** Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>

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

**Subject:** Re: Encroachment L95S6193

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Hi Mike,

Thanks for your response and feedback.

The 1/8/26 response from Amidy references a measurable start point for the OHWM/littoral line start point. I need assistance identifying this point on the submitted maps/drawings. I'm trying to find the measurable and enforceable point to start. It is not noted on the community dock submission. I don't see a noted distance from my property corner to measure out from, but Amidy's comments reference one.

Are you available for a meeting to show me?

I did not realize that a right angle means anything other than a 90 degree angle so thank you for clarifying - what is the range your office uses to calculate a perpendicular/right angle? Given that this depiction is not a right angle, what/how would I measure to ensure the northeast corner of the dock hasn't crossed the 25' setback from the littoral line?

Let me know when DOLands is available to discuss.

Thank you.

**Sally Yancey**

tel 509.488.7525

On Jan 12, 2026, at 1:18 PM, Mike Ahmer  
<[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)> wrote:

Hello Sally,

To answer some of your questions below: the littoral line begins at the Ordinary High-Water Mark (OHWM) and ends at the Line of

Navigability. This basically means the littoral line does not start until the water touches the shore (we don't start it on dry land and it has no authority over dry land), and it only goes out to the end of the permitted docks, it does not go out into the water in perpetuity. To measure once the dock is built, you would first need to extend your property line down to the OHWM, and then you would measure from the OHWM over to the proposed Olinger dock.

The red line is not exactly perpendicular as the shoreline is not perfect. IDAPA 20.03.04 does not say that littoral lines need to be exactly 90 degrees, it states they will 'generally be at right angles to the shoreline'. The intersection of the orange line and red line does not need to be an exact 90 degrees either, the purpose of the orange line was to show a distance across the community dock project.

To me, the orange line does a good of representing the overall angle of shoreline for the community dock project. When I look at it on the newly provided PDFs, as well as on KC Earth myself, I see that the red littoral line might actually need to flare out closer to your property to be closer to 90 degrees and a true right angle. If anything, the figure they recently submitted flares away your property and littoral area when I try and calculate the littoral line.

To me, with my 11+ years of experience and having processed and dealt with several thousand dock permit applications, I feel that this application appears to meet our rules and standards for community docks. They are not exceeding the 7:1 formula for community docks relating to overall size, they are not protruding out into the river farther than other adjacent docks, and it appears that they are providing a 25-foot buffer to both their western and eastern littoral right lines. It is extremely common for us to see applicants put their proposed docks right at the bare minimum setback or buffer line. Had the Olingers proposed a single-family dock, then only a 10-foot buffer would be required. But since it is a community dock, they need to provide a 25-foot buffer or setback. If I were to pull 100 random dock permits, I anticipate that 75 or more of them would only be providing the bare minimum setback (10' or 25') for their dock on at least one side. Also stated during our meeting, using compasses and the chord method is not preferred due to the complexities of using a compass in the field (depends on the day, what you are wearing, is your cell phone close, etc...) and the need for multiple property pins surveyed and installed. In this particular case, using the chord method would be virtually impossible, as I would have to stand at your mutual

property boundary with the Olingers and then be able to point the compass west to the far end of the project to where Amidy would be standing at the junction of the OHWM and property line. I would be trying to locate a point ~1,500 feet away covered/hidden by the meandering shoreline and the numerous points that jut out into the river. Amidy and I are not licensed surveyors, and professional surveys are not a requirement of a complete application; IDL could not require the Applicant perform a licensed survey to establish official littoral right lines. Finally, there does not appear to be anything out of the ordinary with this project or application or shoreline. I do not see any extreme or unusual circumstances surrounding this application.

If you have any additional questions, please feel free to call me. I will be at the office today until 2:45pm and then will be in meetings most of tomorrow and the 1<sup>st</sup> half of Wednesday.

Thanks,

<image002.png>

**Mike Ahmer**  
**Resource Supervisor – Navigable Waters**  
Idaho Department of Lands  
3258 Industrial Loop, Coeur d’Alene, ID 83815  
Office: (208) 769-1577  
Email: [mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)  
<https://www.idl.idaho.gov>

---

**From:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>

**Sent:** Monday, January 12, 2026 10:31 AM

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

**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>

**Subject:** RE: Encroachment L95S6193

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Hi Amidy,

Hope you are well.

To follow up on my request for a call, one of the questions I have is where the littoral line begins? The comments below mention a property pin. This is confusing to me because the line starts after my property corner ends (the point where the purple & red lines intersect). Where would I measure from?

Also the Red Line taking off from the purple/green lines doesn't appear perpendicular to the green/purple line. The intersection on my side measures at 75 degrees (instead of 90 for a perpendicular point). The corner of the orange and red lines is also not 90 degrees.

Please take a look & let me know your thoughts. If it's best to have a call, that would be great. I appreciate your help.

**Sally Yancey**

<image001.jpg> | *phone* | 509.488.7525  
| *email* | [yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)

---

**From:** Sally Yancey  
**Sent:** Thursday, January 8, 2026 2:41 PM  
**To:** 'Amidy Fuson' <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>  
**Subject:** RE: Encroachment L95S6193

Hi Amidy,

Are you available for a phone call? I have a couple of questions about the new drawings.

My cell is 509-989-4358. Thanks.

**Sally Yancey**

| |

<image001.jpg> | **phone** | 509.488.7525  
| **email** | [yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)

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

**Sent:** Thursday, January 8, 2026 2:15 PM

**To:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>

**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>

**Subject:** RE: Encroachment L95S6193

Sally,

I am writing to provide an update on the community dock application.

The Department has received the revised drawings from the applicant's agent, which are attached to this email as **L95S6193 Revised Application Supplements**. These materials have been added to the full application file.

Mike and I have completed our review of the revised drawings and find that they meet the Department's requirements, including the "to scale" standard. The drawings prepared using KCearth include both an overall view and a close-up view with a scale bar. The revised plans clearly depict the dock setback at 25 feet from both your littoral line and the property pin. Based on these materials, there is a measurable and enforceable reference for construction that maintains the required setback from the littoral line.

As discussed during our meeting, the Department agrees with the littoral lines as shown in the revised drawings, and the setback requirement is therefore being met. Should the project proceed to construction, the applicant would be required to build the encroachment in accordance with these approved drawings.

With the submission of these revised materials, the application is now considered complete. The Department will provide a 30-day review and comment period, ending on **February 9, 2026**, for you and your husband to review the revised documents and determine whether you wish to submit a formal objection. While the full 30-day period is available, we would appreciate notification sooner if you are able to reach a decision, as timely resolution may help proceedings.

Please feel free to contact me if you have any questions or would like to discuss the revised materials further.

Thanks,

<image002.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:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>

**Sent:** Thursday, January 08, 2026 12:19 PM

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

**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>

**Subject:** Re: Encroachment L95S6193

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Thanks for the update Amidy.

**Sally Yancey**

tel 509.488.7525

On Jan 8, 2026, at 11:23 AM, Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Good morning Sally,

I wanted to provide you with an update and assure you that this matter has not been overlooked. The Department has followed up with the applicant's agent regarding the updated drawings that were requested but have not yet been received.

At this time, the application has been deemed incomplete due to the issues you raised, and the permit will not be issued until revised materials are submitted and reviewed. The Department has provided the contractor with a deadline of January 12, 2026, to submit the requested information.

Please note that you will be notified should there be any changes to the status of the application or if additional action is required.

If you have any questions or additional concerns, feel free to reach out.

Thanks,

<image002.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:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>

**Sent:** Tuesday, December 30, 2025 10:10 AM

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

**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>

**Subject:** RE: Encroachment L95S6193

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Thank you.

**Sally Yancey**

<image001.jpg> | *phone* | 509.488.7525  
| *email* | [yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)

---

**From:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Sent:** Tuesday, December 30, 2025 8:30 AM  
**To:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>  
**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>  
**Subject:** RE: Encroachment L95S6193

Good morning Sally,  
Thank you for following up.  
Scott did provide an updated drawing (attached); however, it did not fully address the items we requested. Specifically, the drawing was not prepared to scale and did not clearly show the shoreline ordinary high-water mark that the proposed dock would follow. We have asked that a revised drawing be prepared showing the ordinary high-water mark along the shoreline, with the littoral line extending perpendicular to the shoreline, and that the drawing be to scale.  
In addition, we requested that the shoreline distance from the base of the dock to the property line be clearly identified. This information will provide a measurable reference that can be verified in the field to ensure the dock is installed in the correct location. We are hopeful to receive a revised drawing and updated maps from Scott later this week. I will keep you informed as soon as we receive them.  
Please feel free to reach out if you have any questions in the meantime.

Thanks,

<image002.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:** Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)>  
**Sent:** Tuesday, December 30, 2025 7:38 AM  
**To:** Amidy Fuson <[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
**Cc:** Justin Yancey <[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>  
**Subject:** Re: Encroachment L95S6193

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Good morning Amidy.

I'm following up to see if there is any additional detail or updates to the community dock application from our Millview neighbors. It sounded like they would revise/resubmit and a new drawing would be forthcoming. Please let me know. Thank you.

**Sally Yancey**

tel 509.488.7525

On Dec 11, 2025, at 7:40 AM, Sally Yancey <[yancey@yanceyfarm.com](mailto:yancey@yanceyfarm.com)> wrote:

How about Monday at 1 pm?  
Thanks.

**Sally Yancey**

tel 509.488.7525

On Dec 11, 2025, at 7:29 AM,  
Amidy Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)>  
wrote:

Good morning, Sally,  
I completely understand how confusing this can be. When I first started in this role, I was surprised by how many details waterfront owners need to navigate—it truly feels like it should be a class of its own.  
I'd be happy to set up a time to talk and meet with you. My schedule next week is fairly open; I work Monday through Thursday from 6:00 a.m. to 4:00 p.m. Please let me know what day and time works best for you, and I'll add it to my calendar.

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>

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**From:** Sally Yancey

[<yancey@yanceyfarm.com>](mailto:yancey@yanceyfarm.com)

**Sent:** Wednesday, December 10,  
2025 4:23 PM

**To:** Amidy Fuson

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

**Cc:** Justin Yancey

[<justin@yanceyfarm.com>](mailto:justin@yanceyfarm.com)

**Subject:** Re: Encroachment  
L95S6193

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Hi Amidy,

Thanks for reaching back out  
and for the map and  
explanation.

It appears the littoral line on the Dept of Lands depiction starts from a different point and angles less severely into our property. Obviously, the Dept of Lands depiction would be accurate - is that the positioning the neighbor is required to use (a change from their submission)? Do they have to set the points prior for approval/measuring?

I am not clear on what it would look like if I was present when the deck boards of the neighbor's dock are placed or clear on how to measure them from a given point or angle. Is this a burden the neighbor should bear or that Dept of Lands verifies?

I'm not clear on my responsibility to incur expenses and fees to verify that the neighbors' construction is in compliance. I'd appreciate any help or advice understanding this process.

Is it possible to meet to discuss?

Thank you.

**Sally Yancey**

tel 509.488.7525

On Dec 10, 2025,  
at 3:51 PM, Amidy  
Fuson  
<[AFuson@idl.idaho.gov](mailto:AFuson@idl.idaho.gov)> wrote:

Hi Sally,

Thank you for taking the time to speak with me yesterday. I understand that this process can feel overwhelming, especially when encountering it for the first time. I will do my best to explain everything clearly, and if you and your husband would prefer to review this in person, I would be happy to meet with you at the office.

Below is a summary of what was discussed with my supervisor and the contractor regarding the littoral line and how it is properly represented. As I mentioned on the phone, littoral lines are shared property lines that extend from the upland

boundary down to the ordinary high-water mark and then waterward at a perpendicular angle to the shoreline.

They do **not** mirror upland property lines, as defined in IDAPA

20.03.04.010.34. In your situation, the shared littoral line between your property and the Olingers' will angle slightly toward your property, similar to what is shown on the application and the illustrative lines I prepared after consulting with my supervisor.

<image002.png>

<image003.png>

I have also drawn in your opposite littoral line to show that you still retain your full littoral area; it is simply oriented at a different angle relative to your shoreline.

To reiterate, the applicants have confirmed that they will meet the required 25-foot setback from the shared littoral line. Because this line is mutually shared, you may request to

be present when installation of their encroachment begins to ensure everything is placed correctly.

I hope this explanation helps clarify the shared littoral line and how it applies to your property. If you would like to review the drawings or information more closely, please let me know and we can schedule a meeting here at the office.

Thanks,

<image004.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>

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**From:** Sally Yancey  
<[yancey@yanceyfar](mailto:yancey@yanceyfar)>

[m.com](#)>

**Sent:** Tuesday,  
December 09, 2025  
11:58 AM

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

**Cc:** Justin Yancey  
<[justin@yanceyfarm.com](mailto:justin@yanceyfarm.com)>

**Subject:**  
Encroachment  
L95S6193

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Hello Ms. Fuson,

Are you available to meet regarding the Application for Encroachment L95S6193? We are property owners adjacent to the Ollinger lot & have some questions about the application & process. Please let me know your earliest convenience.

Thank you.

## Sally Yancey

<image001.jpg>	<i>phone</i>	509.488.7525
	<i>email</i>	<a href="mailto:yancey@yanceyfarm.com">yancey@yanceyfarm.com</a>

<L95S6193  
Application.pdf>