

Date: February 12, 2026

Subject: Proposed expansion to Hayden Lake Marina on Hayden Lake.

Concerns:

#1 Only in the last few days have I and my neighbors in this area learned of the proposed expansion. None of us were notified and only a very few people were aware of it. Many of us live here year round and own property in this area. I have lived here year round since 1976 and have a house above the lake & frontage on the lake with a boat dock.

#2 Moving the fuel supply, adding another fuel supply, and adding a place for boats to unload and dispose of sewage waste from their ~~own~~ boats poses serious damage to the lake's health, people, and wildlife (birds, fish and deer). For years all of us who live out here endured horrific sewage smells from the restaurant area of the marina due to inadequate sewer lines. Currently milfoil has increased in the marina area and Cooper's Bay. The restaurant currently has outdoor bathroom facilities

RECEIVED

FEB 17 2026
IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

#3 Traffic in and out of the marina is already quite large and dangerous. Boats, trailers, and cars are in and out and you cannot see oncoming traffic from the marina in a ~~adequate~~ parking lot that is facing E. Hayden Lake Road & is the only access to the marina. Adding more boat docks and slips and having construction vehicles in and out poses an even more dangerous situation, especially if construction is allowed seven (7) months for completion.

#4 Increased boat activity in the area of the marina after the last expansion caused erosion to the hillside and rock wall and docks of the property owners, which all had to be repaired by the property owners at their expense.

#5 Since the last expansion by the marina and increased boat traffic, milfoil has increased at the marina and in Cooper's Bay as well, which we never had before.

#6 The noise of more boat traffic and construction and early morning and night LED lights will negatively affect people living in the area.

RECEIVED

FEB 17 2026

IDAHO DEPT. OF LANDS
MICA SUPERVISORY AREA OFFICE

A Public Hearing needs to be held
to address these and other concerns
before the expansion proposal is
undertaken.

George Trickett
(208-651-1893)
8998 N. Half Mile Lane
Hayden Lake, Id 83835

RECEIVED
FEB 17 2026
IDAHO DEPT. OF LANDS
IDAHO SUPERVISORY AREA OFFICE



Bonilla
5304 E. Red Hawk Trail
Hayden Idaho 83835

February [DATE], 2026 **FEB 14, 2026**

RE: Opposition to Application ERL95S1741Q Southern Marinas Hayden Lake LLC - Commercial Marina Expansion

To Whom It May Concern:

I am writing to express my opposition to the proposed commercial marina expansion by Southern Marinas Hayden Lake LLC (Application ERL95S1741Q) and to support the objection being submitted by Robert Krcmarov on behalf of affected residents.

I am a [homeowner/resident] at [YOUR ADDRESS] in the Hayden Lake area. The proposed expansion from 206 to 240 boat slips represents a 15% increase in commercial activity in our predominantly residential neighborhood.

I share the concerns outlined in Mr. Krcmarov's objection, particularly regarding:

[CHECK THE BOXES THAT APPLY TO YOU:]

- Traffic and safety impacts at the marina entrance/E Tobler Road merge area
- Inadequate parking plan leading to overflow on residential streets
- Noise from 32 additional boats and 7 months of construction
- Light pollution from commercial LED lighting with no specifications
- View obstruction from expanded dock structures
- Property value impacts Lack of current traffic study
- Missing environmental analysis of dock removal
- Inappropriate scale for residential neighborhood
- Application deficiencies and missing information

SPECIFIC IMPACT ON MY PROPERTY:

[Residents can write 2-3 sentences about their personal situation - OPTIONAL]

I OWN 22 ACRES ABOVE HAYDEN LAKE. THIS WILL DEFINITELY
CAUSE IRREPARABLE HARM. POLLUTION ADD A EXTRO DINAY AMOUNT
OF EXCESSIVE BOATS ON OUR SMALL LAKE.

I support the request for the Idaho Department of Lands to either deny this application or require the applicant to address the significant deficiencies identified in Mr. Krcmarov's objection before proceeding. I support the request for a public hearing on this matter. This is not opposition to the existing marina, which has been part of our community for many years, but concern about the scale and impacts of this particular expansion on our residential neighborhood.

Respectfully, Stacy A. Bonilla [Signature in blue ink]

[Print Name] STACEY BONILLA Date 2-14-26

Contact Information: Address: 3304 E REDHAWK TRAIL HAYDEN, ID 83835

Phone: 208 446-4975 Email: STAMARK B@HOTMAIL.COM



THIS OUT OF STATE ENTITY BOUGHT THE
WRONG MARINA! OUR LAKE IS SMALL AND
IN PRISTINE SHAPE. WE WANT TO KEEP
IT THAT WAY. THIS IS CORPORATE GREED
AND GREED ONLY. SOUTHERN MARINAS DOES
NOT CARE ABOUT THE WATERS OF HAYDEN LAKE.
JUST THE MONEY.

PC-008-SMHL



Bonilla
5304 E. Red Hawk Trail
Hayden Idaho 83835

February [DATE], 2026

FEB. 14, 2026

RE: Opposition to Application ERL95S1741Q Southern Marinas Hayden Lake LLC - Commercial Marina Expansion

To Whom It May Concern:

I am writing to express my opposition to the proposed commercial marina expansion by Southern Marinas Hayden Lake LLC (Application ERL95S1741Q) and to support the objection being submitted by Robert Kremarov on behalf of affected residents.

I am a [homeowner/resident] at [YOUR ADDRESS] in the Hayden Lake area. The proposed expansion from 206 to 240 boat slips represents a 15% increase in commercial activity in our predominantly residential neighborhood.

I share the concerns outlined in Mr. Kremarov's objection, particularly regarding:

[CHECK THE BOXES THAT APPLY TO YOU:]

- Traffic and safety impacts at the marina entrance/E Tobler Road merge area
- Inadequate parking plan leading to overflow on residential streets
- Noise from 32 additional boats and 7 months of construction
- Light pollution from commercial LED lighting with no specifications
- View obstruction from expanded dock structures
- Property value impacts Lack of current traffic study
- Missing environmental analysis of dock removal
- Inappropriate scale for residential neighborhood
- Application deficiencies and missing information

SPECIFIC IMPACT ON MY PROPERTY:

[Residents can write 2-3 sentences about their personal situation - OPTIONAL]

THE IDL SHOULD CONSIDER THE IMPACT AND STRESS ON HAYDEN LAKE'S FRAGILE ENVIRONMENT NOT ON OUT OF STATE INVESTORS BOTTOM LINE.

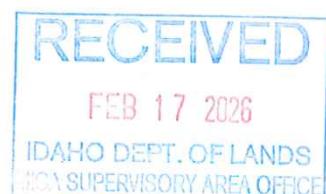
I support the request for the Idaho Department of Lands to either deny this application or require the applicant to address the significant deficiencies identified in Mr. Kremarov's objection before proceeding. I support the request for a public hearing on this matter. This is not opposition to the existing marina, which has been part of our community for many years, but concern about the scale and impacts of this particular expansion on our residential neighborhood.

Respectfully, *Mark J. Bonilla* [Signature in blue ink]

[Print Name] *MARK J. BONILLA* Date: *FEB. 14, 2026*

Contact Information: Address: *5304 E RED HAWK TRAIL HAYDEN ID 83835*

Phone: *208-930-5642* Email: *SMARKRB@HOTMAIL.COM*



PC-009-SMHL

JOINT LETTER OF OPPOSITION

RE: Application ERL95S1741Q - Southern Marinas Hayden Lake LLC Commercial Marina Expansion

February [DATE], 2026

To Whom It May Concern:

We, the undersigned residents and property owners of the Hayden Lake area, write to express our opposition to the proposed commercial marina expansion by Southern Marinas Hayden Lake LLC (Application ERL95S1741Q). We support the comprehensive objection submitted by Robert Krcmarov (3677 E Tobler Road) and share his concerns regarding:

- Traffic and safety impacts at the marina entrance/E Tobler Road merge area, where the 15% increase in marina traffic will create dangerous conditions for residential access
- Inadequate parking plan relying on non-binding shuttle service, resulting in overflow parking on residential streets
- Missing current traffic impact study despite significant residential development in the area since any prior studies
- No lighting specifications for commercial LED lighting (brightness, shielding, hours of operation)
- No noise impact assessment or construction hour limitations for 7-month construction period
- Inadequate removal and demolition plan for existing dock structures
- View obstruction and property value impacts on residential properties
- Lack of analysis of cumulative impacts on residential neighborhood character
- Application deficiencies preventing informed decision-making

As residents of this predominantly residential neighborhood, we are concerned about the appropriateness of this major commercial expansion (32 additional boat slips, extensive new structures, commercial lighting, 7 months of construction) without adequate analysis of impacts, proper safeguards, or consideration of residential context.

We support Mr. Krcmarov's request that the Idaho Department of Lands either deny this application as submitted or require the applicant to address all identified deficiencies before proceeding. We support the request for a public hearing to allow full community examination of this proposal.

This is not opposition to the existing marina operation, but concern about a significant expansion without proper analysis or mitigation of impacts on our residential neighborhood. Respectfully submitted by the undersigned residents:

SIGNATURES:

Name: Tamar Griffitts Date: 2/17/26
Address: 4044 E. Hayden Lake Rd
Phone: 2672500912 Email: griffitts@msn.com
Signature: Tamar Griffitts

Name: Trevore Griffitts Date: 2/17/26
Address: 4044 E. Hayden Lake Rd.
Phone: 2086670824 Email: GRIFFITST@GMAIL.COM
Signature: Trevore Griffitts

Name: _____ Date: _____
Address: _____
Phone: _____ Email: _____
Signature: _____

Name: _____ Date: _____
Address: _____
Phone: _____ Email: _____
Signature: _____

Name: _____ Date: _____

From: [Shanna Detweiler](#)
To: [Amidy Fuson](#)
Subject: Fwd: OPPOSITION TO HAYDEN LAKE COMMERCIAL EXPANSION
Date: Wednesday, February 18, 2026 6:15:24 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.

Resending to correct email address

----- Forwarded message -----

From: **Shanna Detweiler** <shandetw@gmail.com>
Date: Mon, Feb 16, 2026, 2:16 PM
Subject: OPPOSITION TO HAYDEN LAKE COMMERCIAL EXPANSION
To: <Afusion@idl.idahogov>
Cc: Rob Krcmarov <krichy227@gmail.com>

Reithanna Milburn
Grant Detweiler
8933 N Half Mile Ln
Hayden, ID. 85308

February 15, 2026

Amidy Fuson, Idaho Department of Lands
Email: afusion@idl.idaho.gov

RE: Opposition to Application ERL95S1741Q Southern Marinas Hayden Lake LLC - Commercial Marina Expansion

Dear Amidy Fuson:

We are writing to express our opposition to the proposed commercial marina expansion by Southern Marinas Hayden Lake LLC (Application ERL95S1741Q)

We live at 8933 N Half Mile Ln, on Hayden Lake. Before that we owned a condo above the marina, so we care about the impact to them. The proposed expansion from 206 to 240 boat slips represents a 15% increase in commercial activity in our predominantly residential neighborhood.

We support the objection being submitted by Robert Krcmarov on behalf of affected residents. We share the concerns outlined in Mr. Krcmarov's

objection, particularly regarding:

- 1) Traffic and safety impacts at the marina entrance and the E Tobler Road merge area.
- 2) Inadequate parking plan leading to overflow on residential streets.
- 3) Noise from 32 additional boats and 7 months of construction, which could increase due to load limits during the winter.
- 4) Light pollution from commercial LED lighting with no specifications for the people closest to the marina
- 5) View obstruction from expanded dock structures for the people closest to the marina.
- 6) Property value impacts
- 7) Lack of current traffic study and solution to mitigate the additional congestion at the marina. There already is a significant problem in the summer.
- 8) Missing environmental analysis of dock removal and addition of new ones. What will this do to the fish population? How will the addition of a pumping station impact the environment? Will it impact Hayden Lake Sewer District? Will those larger boats that require a pumping station have more of an impact on the environment? Will those boats and more wakeboard boats damage the shoreline and docks even greater than is already being done? We question adding larger boats and overnight moorage to a small lake.
- 9) Inappropriate scale for residential neighborhood

SPECIFIC IMPACT ON OUR PROPERTY:

More boat activity will increase the wake action that rocks our dock. We are just past where all the boats accelerate. It causes some serious rocking of the dock and boat. Our lake wall has had rocks that have fallen and it is not easy or inexpensive to repair it. Who will bear the expense of any damage to the east side shoreline due to the proposed plan to funnel the traffic there? It's not fair to ask the residents to bear the cost.

The traffic at the Marina is very congested at times in the summer. It can be difficult to get by, we have to wait for oncoming traffic to pass before we can get around the parked cars. The people getting out of those cars don't always seem to check traffic before getting out of their vehicles. The marina parking across the street causes a lot of pedestrian traffic as families or other groups with little children cross the road with all their coolers and loads of various other things for their boat. It's

dangerous. Adding more boats, boat trailers, pedestrians and vehicles will add to the difficulty. We understand it's not always easy to maneuver boats in and around people and cars and we have to wait. But adding more traffic to a road that is already congested and showing signs of deterioration isn't

advantageous for the community. Expanding the marina, impacting the road and adding more traffic only benefits an out of state commercial operation and its potential customers. For the Marina to actually handle more cars and boats they need to widen Hayden Lake Road and we don't know how that is feasible. That's not even counting the long period of time with construction traffic.

We request the Idaho Department of Lands deny this application. This is not opposition to the existing marina, which has been part of our community for many years, but concern about the scale and impacts of this particular expansion on our residential neighborhood.

Respectfully,

Reithanna Milburn 602-509-7248 Email: Shandetw@gmail.com

Grant Detweiler 602-369-2135 Email vrscr6@gmail.com

Cc: Rob Krcmarov

From: [Kris Florey](#)
To: [Navigable Waterways](#)
Cc: [Donna Weaver](#); [Kris Florey](#)
Subject: Support for the Hayden Lake Marina Expansion
Date: Tuesday, February 17, 2026 6:06:24 PM
Attachments: [2.17.26_Signed Letter in support of Hayden Lake expansion.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.

Please find attached a letter from Donna Weaver in support of the Hayden Lake Marina Expansion.

Thank you.

Kris Florey
Assistant to Donna Weaver
kpf@weavermail.net
Cell: (208) 699-7693
Fax: (509) 448-8686

DONNA L. WEAVER

3574 E. Tobler Road, Unit C19
Coopers Bay Condominium Association
Email: dlw@weavermail.net

February 17, 2026

Via Email: navigablewaterways@idl.idaho.gov

RE: Hayden Lake Marina Expansion

To whom it may concern:

I am writing to express my support for the proposed marina expansion.

I have owned my Cooper's Bay condominium since 1989—longer than anyone else in the complex—and have watched the marina and surrounding area evolve over time. In relation to the lake and mountains beyond, the marina occupies only a very small portion of the overall view from any unit. The natural landscape remains the dominant and defining feature.

In downtown Coeur d'Alene, buyers pay millions for condos overlooking the Coeur d'Alene Resort boat slips. Many people clearly find a lit marina attractive, especially at night. A roughly 15% increase in slips would still leave the vast majority of our view open to the lake.

There is also meaningful personal economic benefit to all condo owners. People have been on waiting list for years to rent a slip at the marina. I have written assurance from the marina that a buyer of my unit and boats may assume my two slip leases, which will significantly enhance my condo's market value.

Finally, having a convenient place just down the hill for a casual meal and drinks is a real asset to our community. If the marina has more income, they'll be able to support a better restaurant and a longer season. I fondly remember when The Beach House was open year-round, it was especially enjoyable in the winter months.

For these reasons, I believe the proposed expansion is modest, reasonable, and beneficial to our property values and quality of life.

Thank you for your consideration.

Sincerely,



Donna L. Weaver

Mailing Address:
3707 East Alexandra Lane
Spokane, WA 99223