



PO Box 3583, Hayden ID 83835



To: Mr. Mike Ahmer & Ms. Amity Fuson, Idaho Department of Lands

From: Jan Wilkins, President, Hayden Lake Watershed Association Board of Directors

Date: February 20, 2026

Subject: Formal Objection to Hayden Lake Marina Expansion Project (Application #ERL95S1741Q)

Dear Mr. Ahmer and Ms. Fuson,

On behalf of the Hayden Lake Watershed Association (HLWA), I am writing to formally submit our objections regarding the proposed expansion of the Hayden Lake Marina. Following the legal notice published on January 25, 2027, our Board conducted extensive due diligence, consulting with the DEQ, Kootenai County, the Lakes Highway District, the City of Hayden, and Marina management.

While we value the Marina as a vital community partner, we have identified several critical areas where the current proposal poses significant risks to the public interest and the lake's ecosystem.

1. Parking and Traffic Infrastructure

The current proposal fails to adequately address the logistical demands of an expanded facility:

Non-Compliant Parking Ratios: Regulations require a 2:1 parking ratio. The application cites 104 on-site spots and 26 off-site spots. However, the off-site Honeysuckle Avenue location—zoned residential—has not received approval for this expanded use.

Traffic Congestion: We estimate the off-site parking plan will generate a minimum of six vehicle trips per visit as users "circle" the marina looking for on-site parking before retreating to the shuttle lot. This will lead to illegal parking on Hayden Lake Rd. and increased safety hazards.

Construction Logistics: The proposed timeline likely overlooks winter weight limits imposed by the Highway District during freeze/thaw cycles, which may indefinitely extend the period of

traffic disruption.

2. Environmental & Water Quality Concerns

Septic Waste Risks: We have serious reservations regarding the installation of a septic pump-out station. We urge the Idaho Department of Lands to verify that sewage disposal methods are approved by the applicable agencies prior to permitting. The risks of accidental spillage into the lake should also be considered, especially with its close proximity to the restaurant.

We are also concerned that a pump-out station will facilitate the permanent moorings of much larger vessels, including houseboats, high wake boats, and cabin cruisers on the lake.

Shoreline Integrity: The transition to 247 slips—all exiting/entering on the east side—will concentrate wake energy. Even at low speeds, the resulting sedimentation and shoreline erosion threaten long-term water quality.

Regulatory Compliance: We have seen no evidence of Section 404 Clean Water Act approval for the removal of the existing docks and the installation of 43 new pilings.

Encroachment: The proposed expansion extends 32 additional slips into the designated "No Wake Zone" in Coopers Bay.

3. Impact on Residential Neighbors

Lighting and Noise: The plans indicate commercial-grade LED lighting and electrical service will be available on every new dock. This introduces significant light pollution for neighboring homes and creates the potential for increased nighttime noise and late-night entertainment on the water.

Property Devaluation: The redirection of all boat traffic flow to the east side of the docks places an undue burden on nearby waterfront homeowners, negatively impacting their safety, views, and property values. This concentrated traffic flow will negatively affect the entire eastern shore of Coopers Bay.

Conclusion The Hayden Lake Watershed Association recognizes the Marina's cooperative spirit during our inquiry. We support the success of local businesses; however, upgrades must not come at the expense of the lake's health or the community's safety. We request that the Idaho Department of Lands require a more robust mitigation plan before moving forward.

Sincerely,

Jan Wilkins President, Hayden Lake Watershed Association



To: Idaho Department of Lands

Concerns and questions regarding the Hayden Lake Marina Expansion Proposal.

Encroachment Permit Application: ERL95S1741Q dated 10/16/2025

Feb 23, 2026

Timing:

The HL community should have more time to consider and weigh in on the HL Marina expansion. The plan was only made public on January 23, 2026 which gives the public a very limited time frame to comment. Since this expansion has been in the planning process for months, a summer hearing would give everyone more time to consider the full impact and give some of the seasonal residents a chance to participate.

Here are some concerns and questions:

1. With the likely increase in congestion and traffic on E HL road, will the KC sheriffs' department be able to respond to an increase in issues?
2. The proposed installation of a public pump out station; Will this allow boats to anchor along the shoreline overnight or for extended periods? What is the noise ordinance on the water, who sets it and does IDL monitor this? Does KC Marine division cover noise ordinance/ disturbance issues on the lake after dark or are they willing to? Will the pump station and increase in overnight boats adversely affect lake water quality?
3. Does the HL Marina allow occupancy on a boat overnight while docked at the marina? Does the HL Marina allow rentals on boats that rent a slip? And if so, will they allow (STR) occupancy while docked in the marina or out on the lake?

These and other concerns should be fully explored, and documented before progressing to a hearing. Thank you for your consideration.

Bonnie Parden

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