

## JOINT APPLICATION FOR PERMITS

DEC 04 2025

## 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 / 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**

FOR AGENCY USE ONLY									
USACE NWW-	Date Received:		<input type="checkbox"/> Incomplete Application Returned			Date Returned:			
Idaho Department of Water Resources No.	Date Received:		<input type="checkbox"/> Fee Received DATE:			Receipt No.:			
Idaho Department of Lands No. <b>L9652863A</b>	Date Received: <b>12/14/2025</b>		Fee Received <b>\$2,075-</b> DATE: <b>12/14/2025</b>			Receipt No.: <b>#1520</b>			
<b>INCOMPLETE APPLICANTS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: Patrick Lewis E Trust					Name: Bob Presta				
Company:					Company: CE Kramer Crane and Contracting				
Mailing Address: PO Box 14136					Mailing Address: 46820 Hwy 2				
City: Scottsdale		State: AZ	Zip Code: 85267		City: Hope		State: ID	Zip Code: 83836	
Phone Number (include area code): 602-663-2600		E-mail: lew@patrickproperty.com			Phone Number (include area code): 208 264 3021		E-mail: bob@cekramer.com		
3. PROJECT NAME or TITLE: Boat Garages					4. PROJECT STREET ADDRESS: 941 W Oden Bay				
5. PROJECT COUNTY: Bonner		6. PROJECT CITY: Sandpoint			7. PROJECT ZIP CODE: 83864		8. NEAREST WATERWAY/WATERBODY: Lake Pend Oreille		
9. TAX PARCEL ID#: RP57N01W084690A		10. LATITUDE: 48.30331 LONGITUDE: -116.4705		11a. 1/4:	11b. 1/4:	11c. SECTION: 08		11d. TOWNSHIP: 57N	11e. RANGE: 01W
12a. ESTIMATED START DATE: February 2026		12b. ESTIMATED END DATE: May 2026			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  From Hwy 95 N Sandpoint - Hwy 2 east 4.5 miles, right onto W oden Bay Rd for 1 mile. property on the left.									
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  Construct two boat garages at existing dock - to provide covered boat moorage.									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Construct two boat garages at existing dock (L96S2863). Boat garage(s) foundations to be 10" diameter steel piles. Piles to be driven with vibratory hammer mounted to a 240 Link Belt excavator. Excavator will access the lakebed during low water winter period. All work will be conducted on nonsubmerged lake bed.

Boat Garage B: Foundation 15.5'w x 30.33'l, 470.17 SF (LU 300046)  
 Garage 12.25'w x 26.25'l x 10.5'h, 321.56 SF  
 Designed Dimensions: 13'-6" x 23'-10" x 10'-0", 321.56 SF

Boat Garage A: Foundation 20'w x 26'l, 520 SF (LU 300091)  
 Garage 16.34'w x 23.17'l x 10'h, 378.6 SF  
 Designed Dimensions: 13'-6" x 28'-0" x 10'-0", 378.6 SF

See attached architectural drawings for building details

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.

No alternatives considered.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

N/A, wetlands are not impacted



19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ cubic yards  
 Dredged Material: \_\_\_\_\_ cubic yards  
 Clean Sand: \_\_\_\_\_ cubic yards  
 Clay: \_\_\_\_\_ cubic yards  
 Gravel, Rock, or Stone: \_\_\_\_\_ cubic yards  
 Concrete: \_\_\_\_\_ cubic yards  
 Other (describe): \_\_\_\_\_ cubic yards  
 Other (describe): \_\_\_\_\_ cubic yards  
 TOTAL: \_\_\_\_\_ cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Backfill & Bedding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Land Clearing: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Dredging: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Flooding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Excavation: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Draining: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 Other: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
 TOTALS: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT?  NO  YES If yes, describe ALL work that has occurred including dates.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

L96S2863

23.  YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: n/a Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY?  NO  YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity. See *Instruction Guide for further clarification and all contact information.*

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

- NO  YES Is applicant willing to assume that the affected waterbody is high quality?
- NO  YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
- NO  YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

All piles driving and structural steel work will be conducted from nonsubmerged lakebed during the low water winter period.  
 Equipment will be stocked with spill clean up kits.  
 No excavation is expected or required.  
 Piles to be driven with a vibratory hammer.



Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Boat Garage B	Lake Pend Oreille	perennial	321.56 SF Garage	23'-10"
Boat Garage A	Lake Pend Oreille	perennial	378.6 SF Garage	28'-0"
<b>TOTAL STREAM IMPACTS (Linear Feet):</b>				

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
n/a	n/a	n/a	n/a	n/a
<b>TOTAL WETLAND IMPACTS (Square Feet):</b>				

Name Kevin Chadwick Mailing Address 2365 E Tennessee Ave City <b>Denver</b> State CO Zip Code 80209 Phone Number (include area code) E-mail	Name Ruth Williams Mailing Address 29 Eagle Ct City Sandpoint State ID Zip Code 83864 Phone Number (include area code) E-mail
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IDAHO DEPARTMENT OF LANDS  
**DEC 04 2025**  
 PEND OREILLE LAKE AREA

Name Mailing Address City State Zip Code Phone Number (include area code) E-mail	Name Mailing Address City State Zip Code Phone Number (include area code) E-mail
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Name Mailing Address City State Zip Code Phone Number (include area code) E-mail	Name Mailing Address City State Zip Code Phone Number (include area code) E-mail
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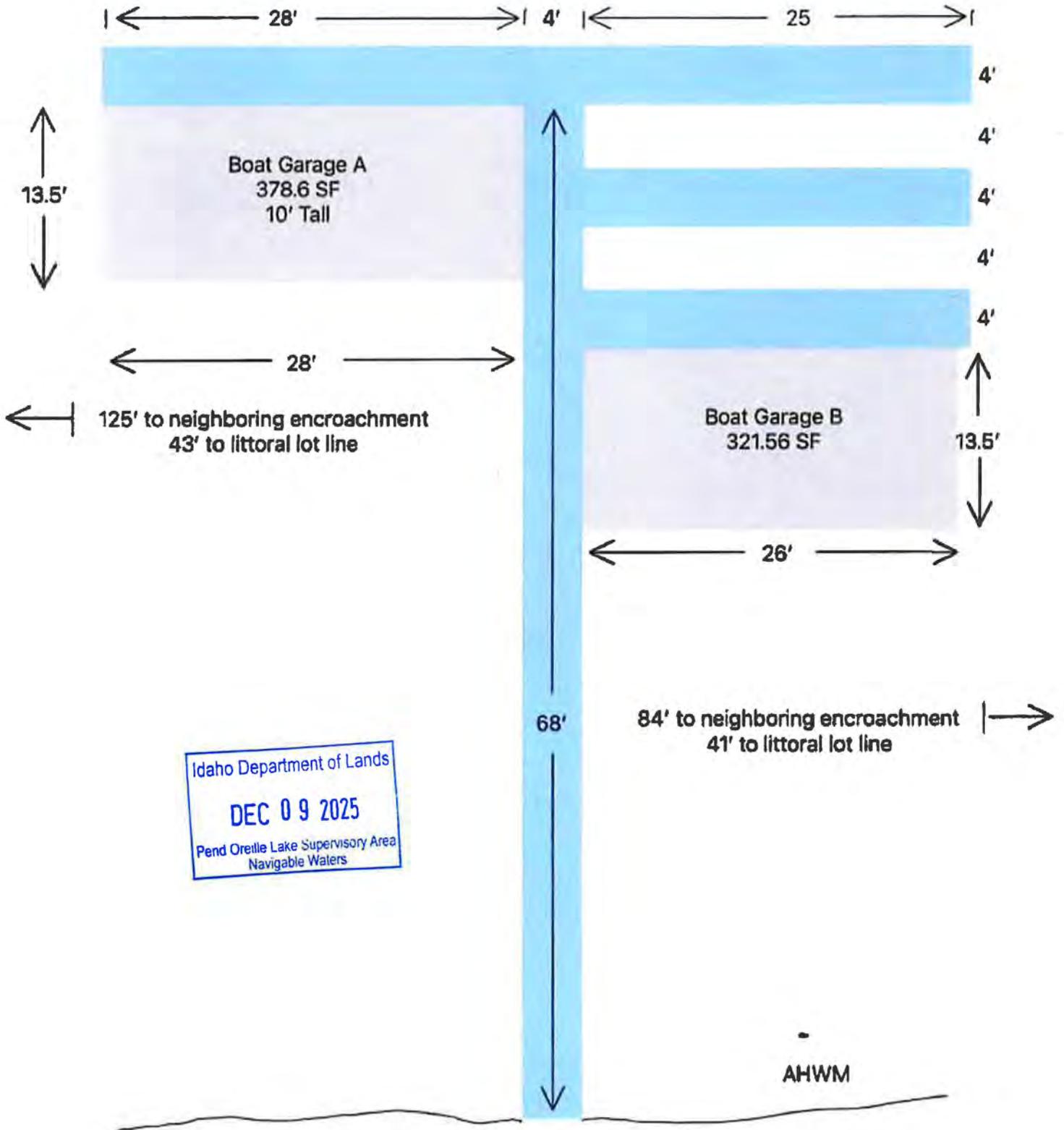
Name Mailing Address City State Zip Code Phone Number (include area code) E-mail	Name Mailing Address City State Zip Code Phone Number (include area code) E-mail
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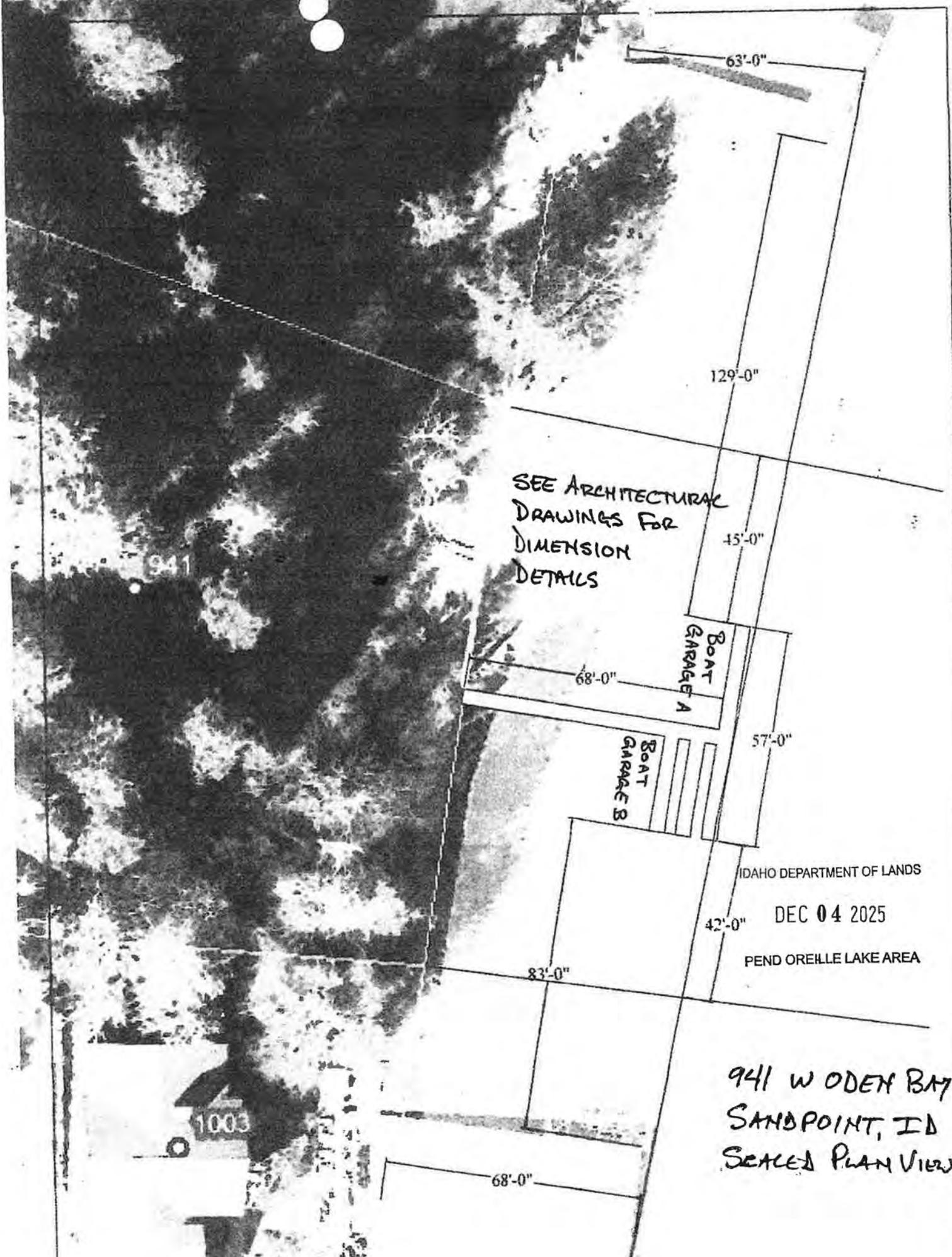
**30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS**  
*Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.*

Signature of Applicant:  Date: 11/26/25  
 Signature of Agent:  Date: 11/26/25

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both"

941 W Oden Bay  
Existing Dock (L96S2863)  
W/ boat garages





SEE ARCHITECTURAL  
DRAWINGS FOR  
DIMENSION  
DETAILS

BOAT  
GARAGE A

BOAT  
GARAGE B

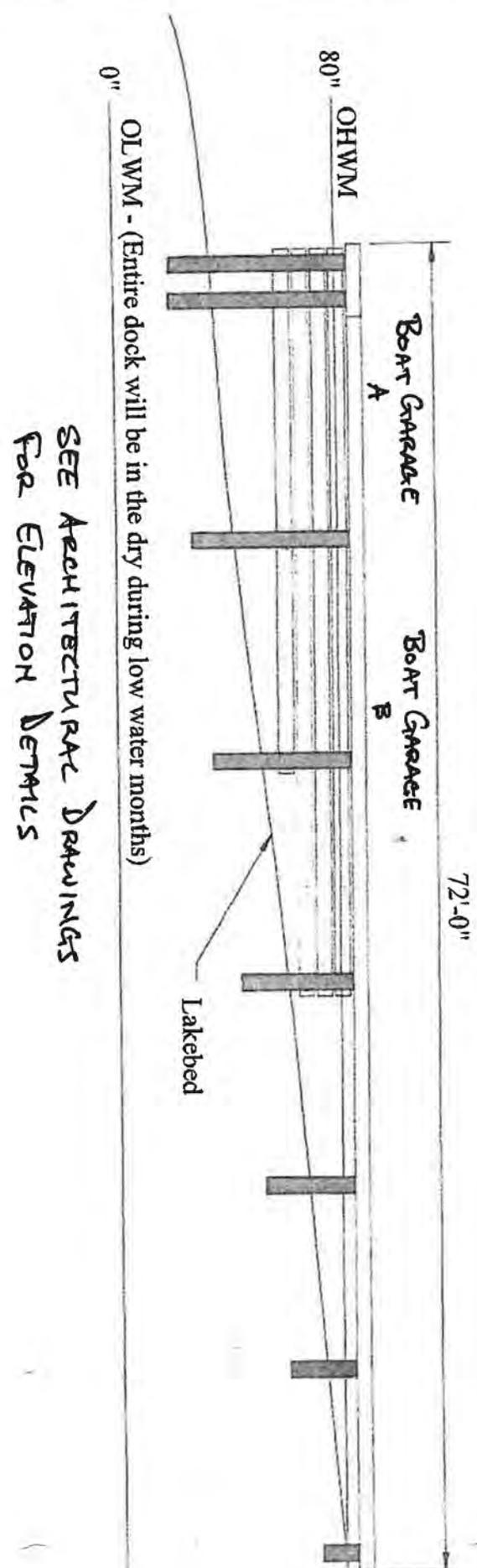
IDAHO DEPARTMENT OF LANDS

DEC 04 2025

PEND OREILLE LAKE AREA

941 W ODEX BAY  
SANDPOINT, ID  
SEALED PLAN VIEW

941 W OBER Bay  
LAKE BED PROFILE



IDAHO DEPARTMENT OF LANDS  
DEC 04 2025  
PEND OREILLE LAKE AREA

DEC 04 2025

PEND Ore Lake AREA

Boat house one:

Foundation: 15.5Wx30.33L

Foundation: Sqft 470.17sqft

Garage: 12.25Wx26.25Lx10.5H

Garage Sqft: 321.56sqft

*7W  
12/11/25*

Boat house two:

Foundation: 20Wx26L

Foundation Sqft: 520

Garage 16.34Wx23.17Lx10H

Garage Sqft: 378.60

# 941 W ODEN BAY RD - BOAT GARAGES

## SANDPOINT, ID 83864

ISSUE DATE: 2025.11.24  
 PROJECT #: 24.011  
**PERMIT SUBMITTAL**

ARCHITECT	OWNER	CONTRACTOR
STUDIO ASCENT 1000 N. 10th St Sandpoint, ID 83864 208.283.2121 studio@studioascent.com	Ken & Fran's Boat Garage 1000 N. 10th St Sandpoint, ID 83864 208.283.2121 ken@studioascent.com	Paul Leggett Builders 1000 N. 10th St Sandpoint, ID 83864 208.283.2121 paul@studioascent.com

### GENERAL NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
- PROVIDE ALL MATERIALS AND WORKMANSHIP TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION AND MAINTAIN RECORDS OF ALL MATERIALS AND WORKMANSHIP.
- PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
- ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE LOCAL CODES.
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE (IFC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL SAFETY CODE (ISC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL SUSTAINABILITY CODE (ISC) AND ALL APPLICABLE LOCAL CODES.



IDAHO DEPARTMENT OF LANDS  
**DEC 04 2025**  
 PEND OREILLE LAKE AREA

SITE INFORMATION	APPLICABLE CODES	BUILDING INFORMATION
LEGAL DESCRIPTION: SECTION 14, T4N, R12E, S1E, IDAHO	2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 INTERNATIONAL SAFETY CODE (ISC) 2018 INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) 2018 INTERNATIONAL ENVIRONMENTAL CODE (IEC) 2018 INTERNATIONAL ACCESSIBILITY CODE (IAC) 2018 INTERNATIONAL SUSTAINABILITY CODE (ISC)	BUILDING AREA CALCULATIONS: Total Area: 1000 sq ft Floor Area: 800 sq ft Roof Area: 200 sq ft

SHEET LIST	SHEET #	SHEET NAME
02 - Architecture	G-000	COVER SHEET
A-001		SITE PLAN
A-002		ROOF PLAN - BOAT GARAGES
A-003		BUILDING ELEVATIONS - BOAT GARAGE A
A-004		BUILDING ELEVATIONS - BOAT GARAGE B
A-005		BUILDING SECTIONS - BOAT GARAGE A
A-006		BUILDING SECTIONS - BOAT GARAGE B
A-007		SCHEDULES
A-008		PERSPECTIVES

ARCHITECT: STUDIO ASCENT  
 1000 N. 10th St  
 Sandpoint, ID 83864  
 208.283.2121  
 studio@studioascent.com

PROJECT: 941 W ODEN BAY RD - BOAT GARAGES  
 DATE: 2025.11.24

ARCHITECT: STUDIO ASCENT  
 1000 N. 10th St  
 Sandpoint, ID 83864  
 208.283.2121  
 studio@studioascent.com

941 W ODEN BAY RD - BOAT GARAGES  
 COVER SHEET

**G-000**

**SITE AND ZONING INFORMATION**

PROJECT ADDRESS: 341 W ODEEN BAY RD  
 ZONING DISTRICT: R-100  
 ZONED LOT: 341 W ODEEN BAY RD  
 ZONED LOT AREA: 34,123 SF  
 BUILDING FORM: BOAT GARAGE  
 BUILDING ALTERNATE BUILDING COVERAGE: BOAT GARAGE A  
 PRIMARY STRUCTURE SETBACKS:  
 FRONT: 5'-0"  
 SIDE: 5'-0"  
 REAR: 5'-0"

**ZONING LAND USE INFORMATION**

Building Form and Setback/Structure	Zoning Land Use Code	General Land Use Code
Boat Garage A	R-100	218.4 SF
Boat Garage B	R-100	121.54 SF

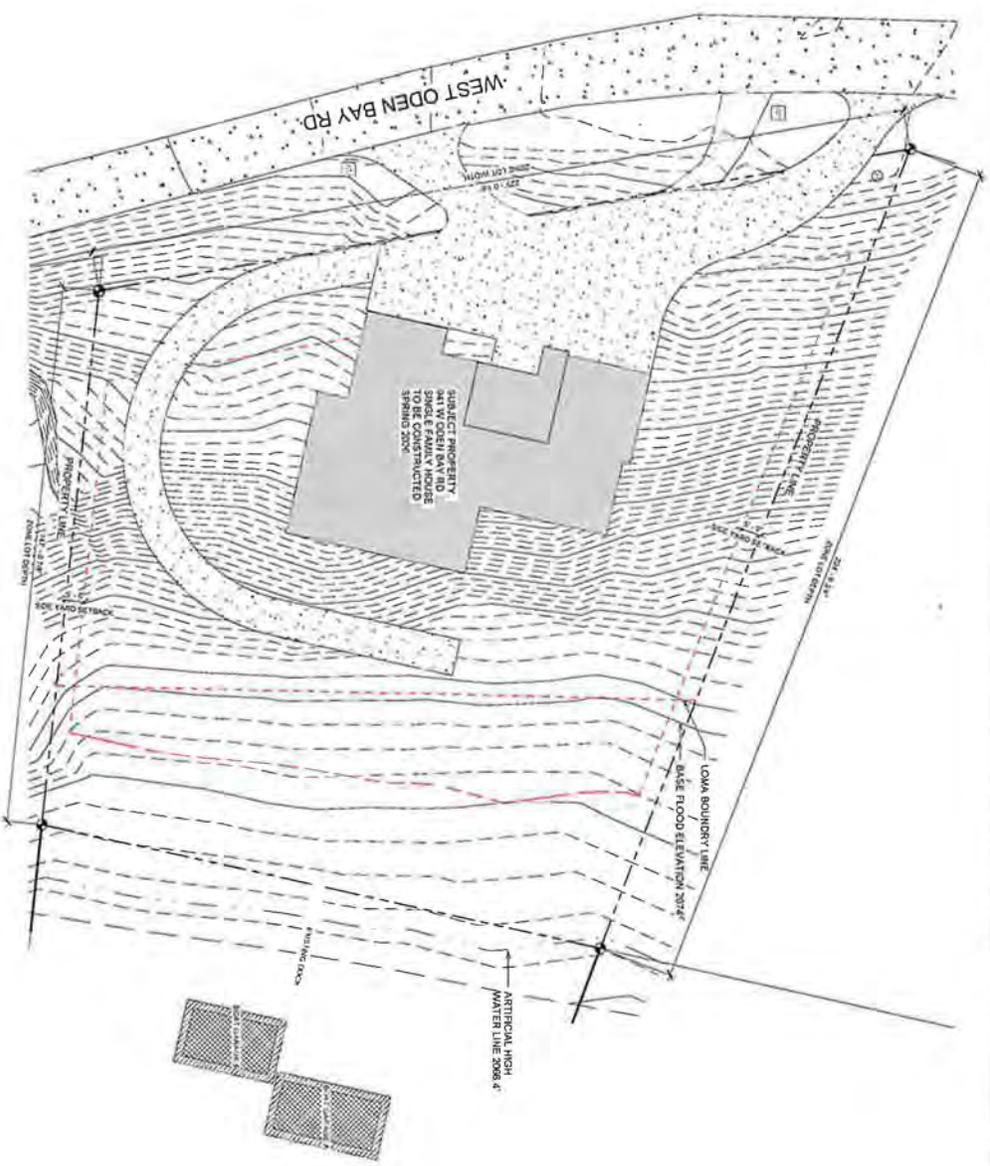
**SITE PLAN LEGEND**

- PROPOSED DRIVE FOOTPRINT
- PROPOSED DRIVE OVERSAND FOOTPRINT
- PROPOSED MAIN HOUSE
- PATIO
- PROPOSED MAIN ACCESS
- PROPOSED DRIVE AT ORIGINAL GROUND

**GENERAL NOTES**

- ALL ROAD DIMENSIONS ARE MEASURED FROM THE EXISTING FACE OF CURB
- EXISTING DRIVE FROM THE PROPERTY LINE TO THE PROPOSED DRIVE SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE AND SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE AND SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE
- ALL SETBACKS SHALL BE AS SHOWN AND SETBACKS SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE AND SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE
- ALL DIMENSIONS SHALL BE AS SHOWN AND DIMENSIONS SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE AND SHALL BE MAINTAINED TO THE PROPERTY LINE TO THE PROPOSED DRIVE

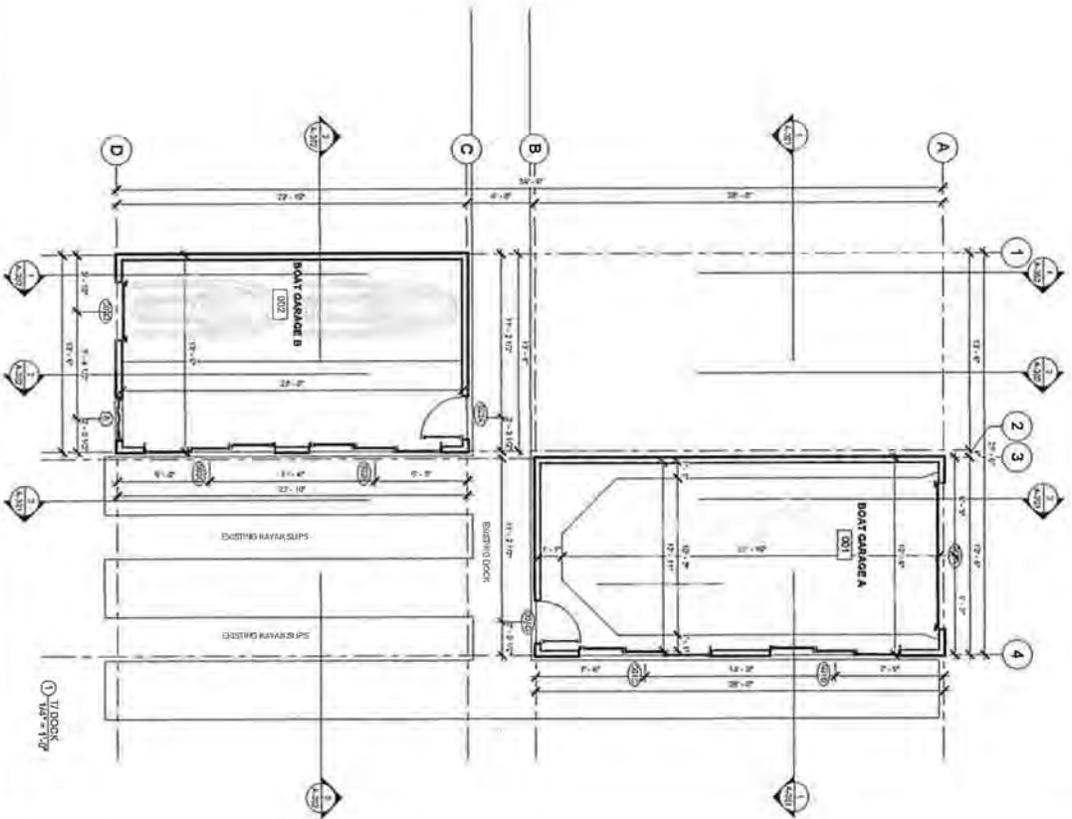
IDAHO DEPARTMENT OF LANDS  
 DEC 04 2025  
 PEND OREILLE LAKE AREA



① SITE PLAN  
 1"=10'

<p><b>STUDIO ASCENT</b></p> <p>1000 W. ODEEN BAY RD, SUITE 100        PEND OREILLE, IDAHO 83450        TEL: 208.338.1111        WWW.STUDIOASCENT.COM</p>		<p><b>ARCHITECT</b></p> <p>STUDIO ASCENT        1000 W. ODEEN BAY RD, SUITE 100        PEND OREILLE, IDAHO 83450        TEL: 208.338.1111        WWW.STUDIOASCENT.COM</p>	<p><b>DATE</b></p> <p>2025.11.24</p>	<p><b>PROJECT #</b></p> <p>A-001</p>
<p><b>941 W ODEEN BAY RD        - BOAT GARAGES        SITE PLAN</b></p>		<p><b>DATE</b></p> <p>2025.11.24</p>	<p><b>PROJECT #</b></p> <p>A-001</p>	<p><b>DATE</b></p> <p>2025.11.24</p>

SYMBOL	DESCRIPTION	GENERAL PLAN NOTES
⊙	3/4" DETECTOR IN ACCORDANCE WITH IFC 9011	1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
⊖	CHEMICAL DETECTOR DETECTOR AND DISPLAY SIGNAL	2. ALL INTERSECTIONS ARE TO FACE OF FINO AND CORNER OF FINO.
□	CONCRETE	3. ALL EXTERIOR FINISH WALLS TO BE 8" MIN. THICKNESS TO BE 8" MIN.
R	ROOFLINE	4. CONCRETE SHALL BE 4000 PSI WITH 4% FIBER REINFORCEMENT. ALL CONCRETE SHALL BE FINISHED TO FACE.
SB	STRUCTURE	5. ALL EXTERIOR WALLS SHALL BE FINISHED TO FACE WITH 1/2" GYP BOARD AND FINISH TO FACE.
FP	FACE OF FINISH	6. ALL EXTERIOR WALLS SHALL BE FINISHED TO FACE WITH 1/2" GYP BOARD AND FINISH TO FACE.
CS	CEILING SPOUT	7. ALL EXTERIOR WALLS SHALL BE FINISHED TO FACE WITH 1/2" GYP BOARD AND FINISH TO FACE.
OH	OUTRIG	8. ALL EXTERIOR WALLS SHALL BE FINISHED TO FACE WITH 1/2" GYP BOARD AND FINISH TO FACE.
—	NEW 2" EXTERIOR WALL	9. ALL EXTERIOR WALLS SHALL BE FINISHED TO FACE WITH 1/2" GYP BOARD AND FINISH TO FACE.



**STUDIO ASCENT**

ARCHITECTURE

2100 N. ASHBOURNE  
 2001 W. VANWATERS STREET  
 BOZEMAN, MT 59717  
 406.552.1111  
 www.studioascent.com

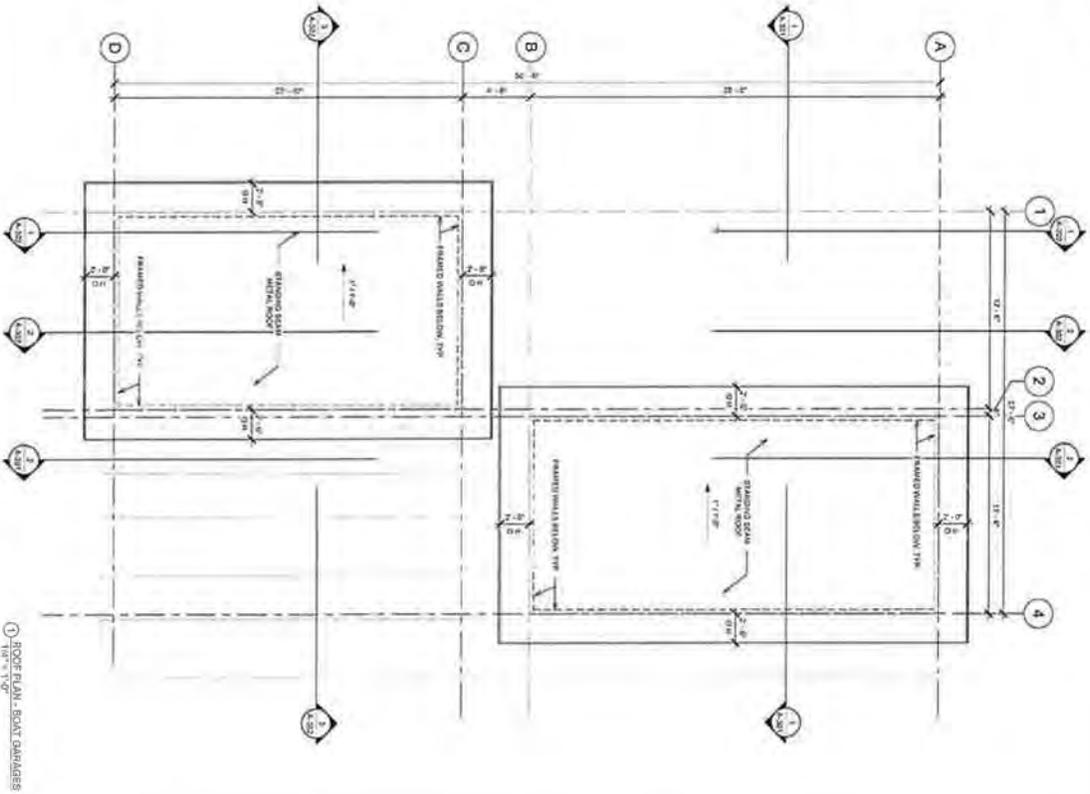
PROJECT: 941 W ODEEN BAY RD - BOAT GARAGES  
 DATE: 2/25/2025

A-101

IDAHO DEPARTMENT OF LANDS

DEC 04 2025

PEND OREILLE LAKE AREA



1- ROOF PLAN - BOAT GARAGES

GENERAL ROOF PLAN NOTES

- 1. PROVIDE FLASHING WITH STAPLED FLASH WRITERS AND AT LEAST A MINIMUM OF 6" OF FLASHING FROM ROOF.
- 2. SPECIFIC MATERIALS AND DETAILS ARE TO BE DETERMINED BY THE ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. PROVIDE DETAILS FOR ALL ROOF PENETRATIONS AND FLASHING. PROVIDE DETAILS FOR ALL FLASHING.

1/8" = 1'-0" DRAWING NOT TO SCALE

STUDIO ASCENT

ARCHITECTS

ARCHITECT  
STUDIO ASCENT  
200 N WASHINGTON ST  
SPOKANE, ID 83401  
509.325.1128  
www.studioascent.com

OWNER  
IDAHO DEPARTMENT OF LANDS  
200 N WASHINGTON ST  
SPOKANE, ID 83401  
509.325.1128  
www.idaho.gov

NO.	DATE	DESCRIPTION
1	12/04/25	ISSUED FOR PERMIT
2	12/04/25	ISSUED FOR PERMIT
3	12/04/25	ISSUED FOR PERMIT
4	12/04/25	ISSUED FOR PERMIT
5	12/04/25	ISSUED FOR PERMIT
6	12/04/25	ISSUED FOR PERMIT
7	12/04/25	ISSUED FOR PERMIT
8	12/04/25	ISSUED FOR PERMIT
9	12/04/25	ISSUED FOR PERMIT
10	12/04/25	ISSUED FOR PERMIT

PROJECT # 24011  
DATE 2025.11.28  
A-102

941 W ODEN BAY RD  
- BOAT GARAGES  
ROOF PLAN - BOAT GARAGES

1000 S. 10th Street, Suite 100, Boise, ID 83725  
 208.333.1111  
 www.studioascent.com

**ARCHITECT**

513 20th Avenue  
 200 N. Myrtle Street  
 200 W. 13th Street  
 200 W. 13th Street  
 Boise, ID 83725

**OWNER**

Level 6, Inc. & Co.  
 200 N. Myrtle Street  
 200 W. 13th Street  
 Boise, ID 83725

**CONTRACTOR**

Boise Lumber & Glass  
 400 S. 10th Street  
 200 W. 13th Street  
 Boise, ID 83725

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/11/2025
2	ISSUE FOR PERMIT	08/11/2025
3	ISSUE FOR PERMIT	08/11/2025
4	ISSUE FOR PERMIT	08/11/2025
5	ISSUE FOR PERMIT	08/11/2025
6	ISSUE FOR PERMIT	08/11/2025
7	ISSUE FOR PERMIT	08/11/2025
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17	ISSUE FOR PERMIT	08/11/2025
18	ISSUE FOR PERMIT	08/11/2025
19	ISSUE FOR PERMIT	08/11/2025
20	ISSUE FOR PERMIT	08/11/2025

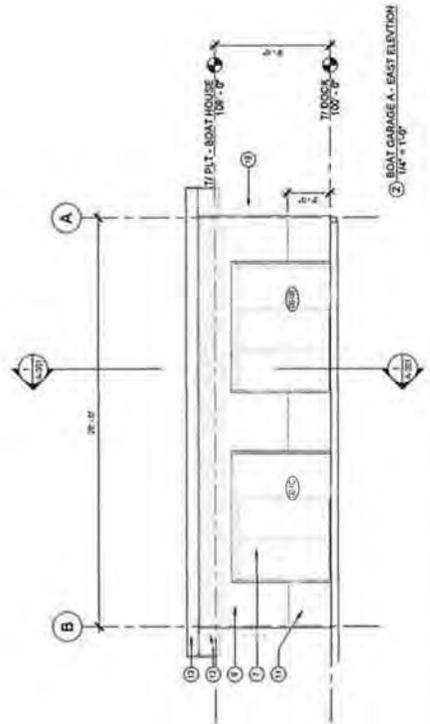
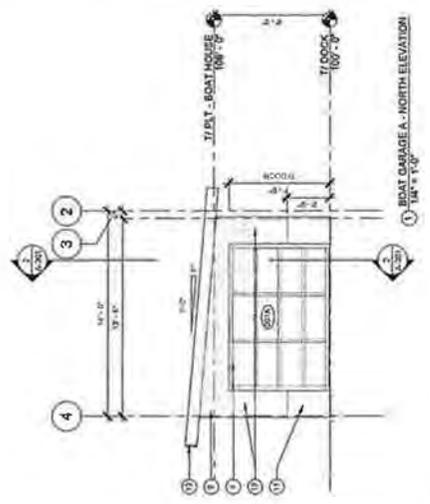
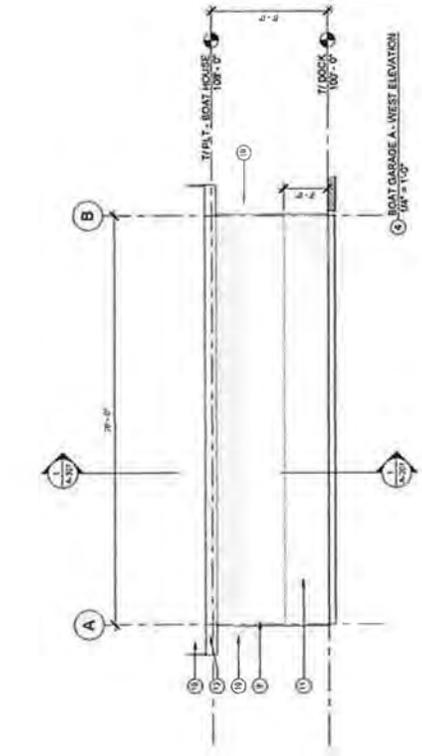
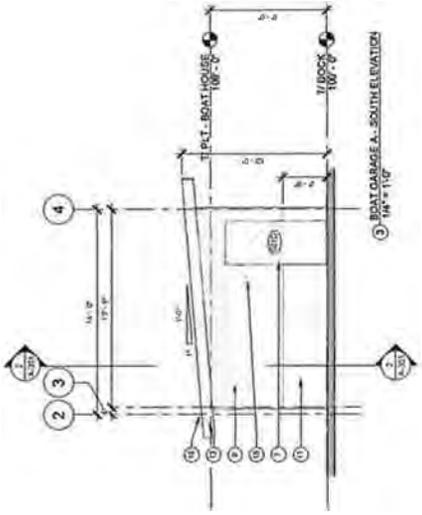
941 W ODEN BAY RD  
 - BOAT GARAGES  
 BUILDING  
 ELEVATIONS - BOAT  
 GARAGE A

PROJECT #  
 DATE  
 24-011  
 2025-12-08

A-201

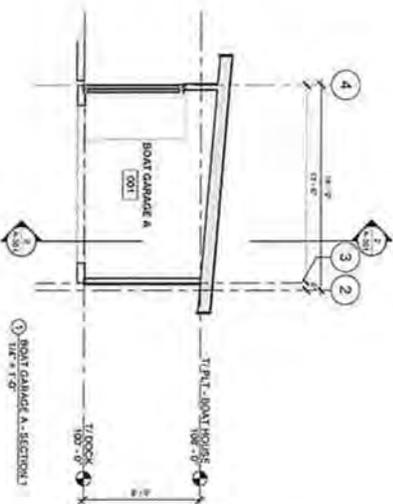
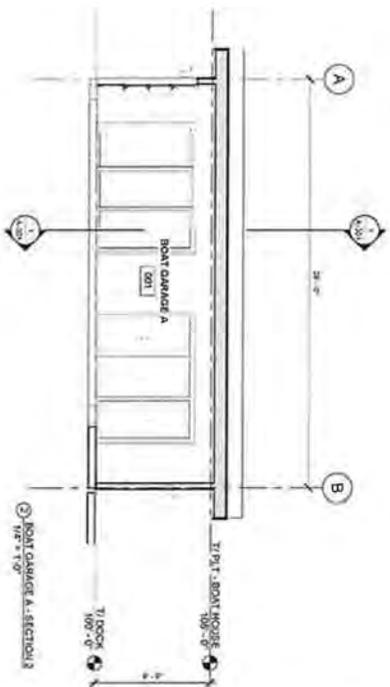
**ELEVATION CALLOUTS**

CALLOUT	DESCRIPTION
1	NOT USED
2	NOT USED
3	NOT USED
4	NOT USED
5	NOT USED
6	NOT USED
7	NOT USED
8	NOT USED
9	NOT USED
10	NOT USED
11	NOT USED
12	NOT USED
13	NOT USED
14	NOT USED
15	NOT USED
16	NOT USED
17	NOT USED
18	NOT USED
19	NOT USED
20	NOT USED





IDAHO DEPARTMENT OF LANDS  
 DEC 04 2025  
 PEND OREILLE LAKE AREA



**STUDIO ASCENT**

ARCHITECTURE & INTERIOR DESIGN  
 220 N. VAN WAGEN BLVD.  
 SUITE 100  
 BOZEMAN, IDAHO 83725  
 (208) 353-1111  
 studio@studioascent.com

**ARCHITECT**  
 STUDIO ASCENT  
 220 N. VAN WAGEN BLVD.  
 SUITE 100  
 BOZEMAN, IDAHO 83725  
 (208) 353-1111  
 studio@studioascent.com

**OWNER**  
 LYNN & FRANK THOMAS  
 4500 S. WILSON BLVD.  
 SUITE 100  
 BOZEMAN, IDAHO 83725  
 (208) 353-1111  
 lthomas@thomas.com

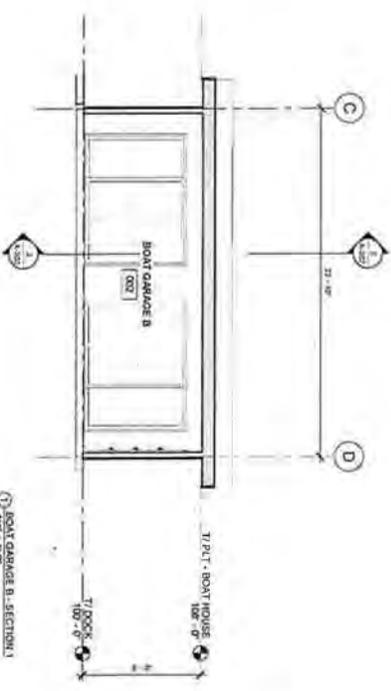
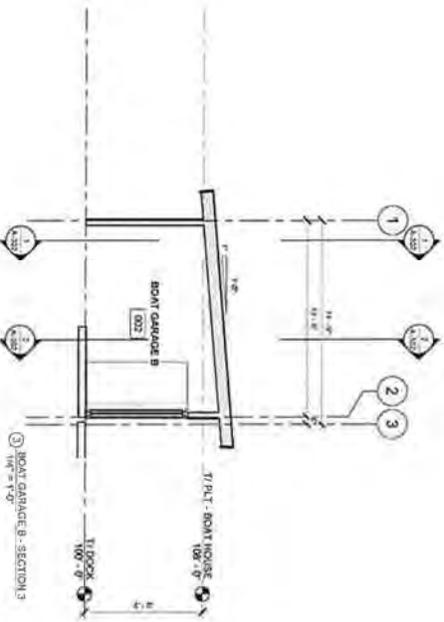
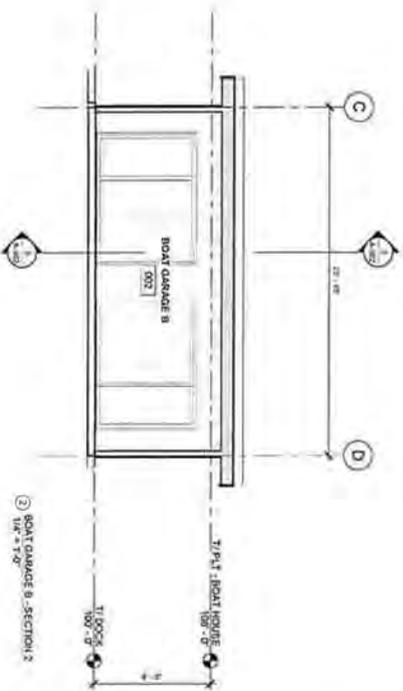
**GENERALIST**  
 BRUCE SMITH  
 4500 S. WILSON BLVD.  
 SUITE 100  
 BOZEMAN, IDAHO 83725  
 (208) 353-1111  
 bsmith@thomas.com

NO.	DATE	DESCRIPTION
1	2025.11.12	PERMIT APPLICATION
2	2025.11.12	PERMIT REVIEW
3	2025.11.12	PERMIT REVIEW
4	2025.11.12	PERMIT REVIEW
5	2025.11.12	PERMIT REVIEW
6	2025.11.12	PERMIT REVIEW
7	2025.11.12	PERMIT REVIEW
8	2025.11.12	PERMIT REVIEW
9	2025.11.12	PERMIT REVIEW
10	2025.11.12	PERMIT REVIEW

941 W ODEN BAY RD  
 - BOAT GARAGES  
 BUILDING SECTIONS  
 - BOAT GARAGE A

PROJECT # 24-011  
 DATE 2025.11.12

A-301



ARCHITECT  
STUDIO ASCENT  
2021 W WADEN BAY RD  
BOZEMAN, IDAHO 83725  
208.357.1114  
studio@studioascent.com

OWNER  
LAND E. PAVLITZKI  
2021 W WADEN BAY RD  
BOZEMAN, IDAHO 83725  
208.357.1114  
land@studioascent.com

CONTRACTOR  
Bozeman Building  
1000 CHASE RD NW  
BOZEMAN, IDAHO 83725  
208.357.2128  
bozeman@bozemanbuilding.com

NO.	DATE	DESCRIPTION	BY
1	2025.11.24	ISSUED FOR PERMIT	AS
2	2025.11.24	ISSUED FOR PERMIT	AS
3	2025.11.24	ISSUED FOR PERMIT	AS
4	2025.11.24	ISSUED FOR PERMIT	AS
5	2025.11.24	ISSUED FOR PERMIT	AS
6	2025.11.24	ISSUED FOR PERMIT	AS
7	2025.11.24	ISSUED FOR PERMIT	AS
8	2025.11.24	ISSUED FOR PERMIT	AS
9	2025.11.24	ISSUED FOR PERMIT	AS
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18	2025.11.24	ISSUED FOR PERMIT	AS
19	2025.11.24	ISSUED FOR PERMIT	AS
20	2025.11.24	ISSUED FOR PERMIT	AS

941 W WODEN BAY RD  
- BOAT GARAGES  
BUILDING SECTIONS  
- BOAT GARAGE B

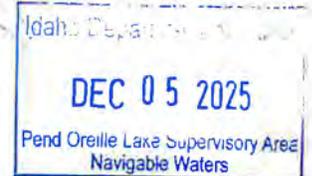
PROJECT # 241011  
DATE 2025.11.24  
A-302





Instrument # 1034052  
Bonner County, Sandpoint, Idaho  
06/04/2024 12:06:54 PM No. of Pages: 5  
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy cbrannon  
Index to: WARRANTY DEED

Escrow No.: N-66083



## WARRANTY DEED

FOR VALUE RECEIVED, **Jerry B. Williams and Todd D. Williams and Tyler L. Williams and Rebecca S. Paradee and Julie A. Williams**, each as their separate estates Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Lewis E. Patrick, Trustee of the Lewis E. Patrick Trust dated April 8, 1999**, Grantee, whose address is: PO Box 14136, Scottsdale, AZ 85267 the following described premises, County of Bonner, State of Idaho to-wit:

**A tract of land in Section 8, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:**

**From the North quarter corner of Section 8; thence South a distance of 1713.29 feet; thence East a distance of 157.56 feet; thence South 72°08'30" West, a distance of 281.66 feet; thence South 16°57'18" West a distance of 279.09 feet to the true point of beginning; thence South 09°11'12" East a distance of 225.60 feet; thence South 84°39'48" East to the shoreline of Lake Pend Oreille; thence Northeasterly along said shoreline to a point which is South 68°36'36" East from the true point of beginning; thence North 68°36'36" West to the true point of beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.







# Vicinity Map



941 W Oden Bay Rd



# Single and Two Family Lot Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

- ENCROACHMENT TYPE(S):** (Check all that apply)
- Single Family Dock
  - Waterline
  - Two Family Dock
  - Bank stabilization or Rip Rap
  - Other – describe: **BOAT GARAGE**
  - Mooring buoy

**Applicant's Littoral Rights Are:**

- Owned, fee simple title holder
- Leased
- Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights
- Other – describe: \_\_\_\_\_

**Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:**

- County plat map showing both neighboring littoral lots. **SURVEY**
- Tax record identifying the owner of the upland parcel(s).
- Lakebed profile with encroachment and water levels of winter and summer.
- General vicinity map that allows Department to find the encroachment.
- Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

- No
- Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # L952863 Date of Construction: SPRING 2025

What will happen to the existing dock or encroachment if this permit application is approved?

- Remain unchanged
- Complete removal
- Modification
- Other:

*(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)*

**How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark?** 68' & 54' feet

**The Proposed Dock Length Is:** EXISTING DOCK REMAINS

- The same or shorter than the two adjacent docks
- Longer than the two adjacent docks
- Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.
- \_\_\_\_\_ feet and not located near any other docks or encroachments.

**Does the Proposed Dock Exceed the Maximum Square Footage of 700 ft<sup>2</sup> for Single-Family Docks or 1,100 ft<sup>2</sup> for Two-Family Docks?** N/A

- No Total square footage: \_\_\_\_\_ ft<sup>2</sup>
- Yes \_\_\_\_\_ ft<sup>2</sup>

Does the Property Have at Least 25 Feet of Littoral Frontage?

No

Yes Total front footage: 234' 8 3/4" feet

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Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

PEND OREILLE LAKE AREA

No

Yes If yes, explain why PERMITTED BOAT GARAGES

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 10 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

No

Yes If yes, what are the proposed distances?

Encroachment Type \_\_\_\_\_ feet

Encroachment Type \_\_\_\_\_ feet

Encroachment Type \_\_\_\_\_ feet

Consent of affected neighbor was attained

**Determining Riparian/Littoral Right Lines**

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

[Signature]  
Applicant Signature

\_\_\_\_\_  
Applicant Print Name

[Date]  
Date

\_\_\_\_\_  
Applicant Title (if applicable)

**Second Applicant (If applicable)**

Applicant Signature

Applicant Print Name

Date

Applicant Title (if applicable)

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PEND OREILLE LAKE AREA

### IDAHO GENERAL BILL OF SALE

Date 2-18, 2025

#### 1. THE PARTIES

Buyer's Name \_\_\_\_\_ ("Buyer") with a mailing address of \_\_\_\_\_

Seller's Name: Craig Swanson ("Seller") with a mailing address of P.O. Box 307 Peltah, ID 83855

#### 2. PERSONAL PROPERTY

Description: Boat Launch Permit No. LU300091

Serial Number (SN) (if any): PARCEL NO LP13V002

The above-described item shall be known as the "Personal Property"

#### 3. TRADE/PURCHASE PRICE check one (1)

- Seller accepts cash payment in the amount of \$5,000.00 to be paid on

- The date of this bill of sale

- At a future date no later than \_\_\_\_\_, 20\_\_\_\_

- Other: \_\_\_\_\_

- Buyer is receiving the Personal Property as a Gift.

- Seller accepts trade for the Personal Property in exchange for: \_\_\_\_\_

#### 4. BUYER AND SELLER DISCLOSURE

The undersigned Seller affirms that the above information about the Personal Property is accurate to the best of their knowledge. The undersigned Buyer accepts receipt of this bill of sale and understands that the above Personal Property is sold on an "as is where is" condition with no guarantees or warranties, either expressed or implied.

Seller's Signature Craig Swanson Date 2-18-25

Print Name Craig Swanson

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_





IDAHO DEPARTMENT OF LANDS

DEC 04 2025

PEND OREILLE LAKE AREA



## Notice of Assignment – Temporary Land Use Permit

**Assignment Instructions:** This form is to be used by Persons seeking to assign a Temporary Permit issued for maintenance of a boat garage footprint, which was formerly moored at Heyburn State Park. To successfully assign the Temporary Permit, please complete this form accordingly and return it to the applicable IDL area office.

1. The seller (**Assignor**) and buyer (**Assignee**) must sign this joint Notice of Assignment form
2. The Temporary Permit issued to the **Assignor** must accompany this Notice of Assignment form and be attached hereto **Attachment A**.
3. A bill of sale, or other document showing chain of title, must accompany this Notice of Assignment form and be attached hereto **Attachment B**. Assignments can only be transferred to the owner of record and must be executed as such.
4. If the permit holder of record is not available to sign this Assignment form, a chain of title showing all owners – beginning with the original permit holder – must be provided and attached hereto as **Attachment C**.

Temporary Permit Number: LI300091

Body of water: CHATCOLET County: BENEWAH

Parcel / AIN Number: LP130002

### ASSIGNOR(S) – CURRENT PERMIT HOLDER

(assignor name – printed) CRAIG W. SWANSON

currently own the parcel described in the Temporary Permit, attached hereto as Attachment A, and hereby assign the corresponding Temporary Permit to the **Assignee**, described below

By signing below, I hereby swear and affirm that the information contained herein is true and correct to the best of my knowledge and that the temporarily permitted structure is in compliance with the terms and conditions contained within the Temporary Permit as issued and with all applicable laws and regulations.

Craig W. Swanson  
Assignor Signature

2/18/2025  
Date

### ASSIGNEE(S) – NEW PERMITEE(S)

By signing below, I hereby accept and agree to the following: to comply with the terms and conditions contained within the Temporary Permit, attached hereto as Attachment A.

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PEND OREILLE LAKE AREA

as issued, and with all applicable laws and regulations; to notify the Department of Lands of a change in the contact information listed below, and; to file with the Department a subsequent Notice of Assignment should the corresponding Temporary Permit need to be reassigned.

Assignee(s) Name: Lewis E Patrick Trust, Apr 8, 1998  
Mailing Address: 10303 E Rosemary Lane, Scottsdale, AZ 85255  
Parcel Number: \_\_\_\_\_  
Email Address: lewis@patrickproperty.com  
Phone number: 602-663-2600

Current Status of Boat Garage structure:

Demolished

Relocated – Identify Location: \_\_\_\_\_

Is this new location temporary or permanent?  Temporary  Permanent

Other (explain): \_\_\_\_\_

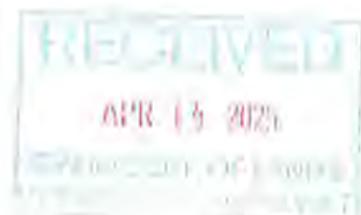
[Signature]  
Assignee Signature

2/18/25  
Date

**\*\*\* FAILURE TO SUCCESSFULLY ASSIGN TEMPORARY PERMITS MAY RESULT IN AUTHORIZATION FOR THE TEMPORARILY PERMITTED STRUCTURE BEING INVALIDATED. \*\*\***

— FOR IDAHO DEPARTMENT OF LANDS STAFF TO COMPLETE —

This fully completed Notice of Assignment form with corresponding documentation was received by the Department of Lands on 4/14/25 (date) by Amidy Fuson (IDL employee name -printed).



DEC 04 2025

PENNY OREILLE LAKE AREA

# IDAHO GENERAL BILL OF SALE

Date: \_\_\_\_\_, 20\_\_

## 1. THE PARTIES.

Buyer's Name: \_\_\_\_\_ ("Buyer") with a mailing address of \_\_\_\_\_

Seller's Name: \_\_\_\_\_ ("Seller") with a mailing address of \_\_\_\_\_

## 2. PERSONAL PROPERTY.

Description: \_\_\_\_\_

Serial Number (SN) (if any): \_\_\_\_\_

The above-described item shall be known as the "Personal Property."

## 3. TRADE/PURCHASE PRICE. check one (1)

- Seller accepts cash payment in the amount of \$\_\_\_\_\_ to be paid on:

- The date of this bill of sale.

- At a future date no later than \_\_\_\_\_, 20\_\_.

- Other: \_\_\_\_\_

- Buyer is receiving the Personal Property as a Gift.

- Seller accepts trade for the Personal Property in exchange for: \_\_\_\_\_

## 4. BUYER AND SELLER DISCLOSURE.

The undersigned Seller affirms that the above information about the Personal Property is accurate to the best of their knowledge. The undersigned Buyer accepts receipt of this bill of sale and understands that the above Personal Property is sold on an "as is, where is" condition with no guarantees or warranties, either expressed or implied.

Signed by: Kelly C. Bux  
Seller's Signature: \_\_\_\_\_ Date: 2/21/2025

Print Name: \_\_\_\_\_

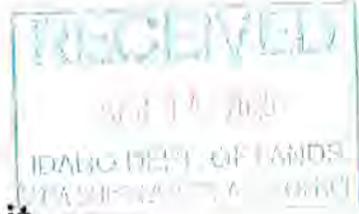
Buyer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



DEC 04 2025

PEND OREILLE LAKE AREA



# Notice of Assignment – Temporary Land Use Permit

**Assignment Instructions:** This form is to be used by Persons seeking to assign a Temporary Permit issued for maintenance of a boat garage footprint, which was formerly moored at Heyburn State Park. To successfully assign the Temporary Permit, please complete this form accordingly and return it to the applicable IDL area office:

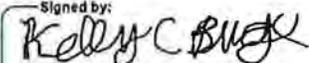
1. The seller (**Assignor**) and buyer (**Assignee**) must sign this joint Notice of Assignment form.
2. The Temporary Permit issued to the **Assignor** must accompany this Notice of Assignment form and be attached hereto **Attachment A**.
3. A bill of sale, or other document showing chain of title, must accompany this Notice of Assignment form and be attached hereto **Attachment B**. Assignments can only be transferred to the owner of record and must be executed as such.
4. If the permit holder of record is not available to sign this Assignment form, a chain of title showing all owners – beginning with the original permit holder – must be provided and attached hereto as **Attachment C**.

Temporary Permit Number: LU 300046  
 Body of water: CHATCOLET County: BENEWAH  
 Parcel / AIN Number: LP L12007 EB405

### ASSIGNOR(S) – CURRENT PERMIT HOLDER

(assignor name – printed) Kelly Budge  
 currently own the parcel described in the Temporary Permit, attached hereto as Attachment A, and hereby assign the corresponding Temporary Permit be assigned to the **Assignee**, described below.

By signing below, I hereby swear and affirm that the information contained herein is true and correct to the best of my knowledge and that the temporarily permitted structure is in compliance with the terms and conditions contained within the Temporary Permit as issued and with all applicable laws and regulations.

Signed by:  
  
 Assignor Signature

2-21-25 2/21/2025  
 Date

### ASSIGNEE(S) – NEW PERMITEE(S)

By signing below, I hereby accept and agree to the following: to comply with the terms and conditions contained within the Temporary Permit, attached hereto as Attachment A,

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PEND DREILLE LAKE AREA

as issued, and with all applicable laws and regulations; to notify the Department of Lands of a change in the contact information listed below, and; to file with the Department a subsequent Notice of Assignment should the corresponding Temporary Permit need to be reassigned.

Assignee(s) Name: LEWIS E PATRICK Trust April 8 1998  
Mailing Address: 10303 E ROSEMARY LN, Scottsdale AZ 85255  
Parcel Number: LPL12007  
Email Address: lew@patrickproperty.com  
Phone number: 602 663 2600

Current Status of Boat Garage structure:

Demolished

Relocated – Identify Location: \_\_\_\_\_

Is this new location temporary or permanent?  Temporary  Permanent

Other (explain): \_\_\_\_\_

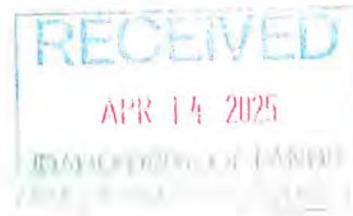
\_\_\_\_\_  
Assignee Signature

\_\_\_\_\_  
Date

**\*\*\* FAILURE TO SUCCESSFULLY ASSIGN TEMPORARY PERMITS MAY RESULT IN AUTHORIZATION FOR THE TEMPORARILY PERMITTED STRUCTURE BEING INVALIDATED. \*\*\***

— FOR IDAHO DEPARTMENT OF LANDS STAFF TO COMPLETE —

This fully completed Notice of Assignment form with corresponding documentation was received by the Department of Lands on 4/14/25 (date)  
by Amidy Fuson (IDL employee name -printed).





STATE OF IDAHO  
DEPARTMENT OF LANDS  
NAVIGABLE WATERWAYS



TEMPORARY LAND USE PERMIT NO. LU300046

Permission is hereby granted to Kelly Budge, (Permittee), to retain a boat garage footprint, as described in Attachment A, attached hereto and incorporated herein by reference, for the boat garage that was formerly moored at Heyburn State Park, Rocky Point, Idaho Department of Parks and Recreation Slip Number EBH05 Benewah County, Parcel Number LP120007.

This Permit is subject to the following terms and conditions:

1. This Temporary Land Use Permit (Permit) is effective upon signature by the Idaho Department of Land's (Department) Navigable Waterways Program Manager. This Permit allows the Permittee to apply to rebuild, remove, or otherwise relocate their boat garage and provides a three (3) year period to submit an official, and fully completed, encroachment application with the Department.
2. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against, and from, any and all demands, claims, or liabilities of any nature whatsoever, arising directly or indirectly from, or in any way connected with, the actions authorized under this Permit.
3. The Department's staff visited the structure on August 29, 2024, to confirm the structure's existence, obtain measurements, and document the structure.
4. Permittee shall have until this Temporary Permit's expiration date to submit a complete application for the structure to be rebuilt and/or relocated. If a fully completed application is not received by the Department before the Permit expires, the structure cannot be rebuilt nor relocated.
5. This Permit will expire on December 31, 2027. Failure to submit a fully completed encroachment application to the Department by the Permit's expiration date permanently invalidates the temporarily permitted structure. Extensions will not be granted for this Temporary Permit.
6. This Permit may be assigned. To effectively assign this Permit, the Permittee must give the respective Area Manager, in writing, the name and address of the person to whom the Permit is to be assigned. No assignment shall be valid without the written approval of the Area Manager, which will not be unreasonably withheld.

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7. This Permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this Permit.
8. The Permittee shall exercise every reasonable effort to protect the lakebed and watershed resources, which includes littoral vegetation, when the Permittee is removing, deconstructing, reconstructing, or otherwise engaging in activities that could impact water quality or aquatic and terrestrial species.
9. The Permittee shall maintain the permitted structure in good repair and prevent it from creating hazards in or to the lake.
10. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Idaho Department of Water Resources.
11. This Permit may be cancelled after written notice to the Permittee of non-compliance with the terms of this Temporary Permit. The Permittee will have thirty (30) days, from the date the written notice is sent, to correct the violation. If the Permittee fails to correct the violation to the Department's satisfaction within the thirty (30) days, the Permit may be cancelled at the Department's discretion. Notice will be sent to the mailing address associated with the Boat Garage Temporary Permit Number. It is the responsibility of the person to whom this Permit is assigned to ensure that the Department has an accurate mailing address.

\*\*\* THIS PERMIT MUST BE SUBMITTED WITH AN APPLICATION FOR ENCROACHMENT PER IDAHO CODE TITLE 58, CHAPTER 13. \*\*\*

- \* ISSUED on September 25, 2024
- \* EXPIRES on the 31st day of December, 2027.

Marde Mensinger  
Program Manager Printed Name

  
Program Manager Signature

**Temporary Land Use Permit No. LU300046– Attachment A**

**Dimensions**

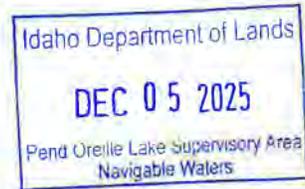
Master Float Width:	20.08 feet
Master Float Length:	25.00 feet
Garage Width:	16.25 feet
Garage Length:	23.17 feet
Garage Height:	10.50 feet
Total Float Square Feet:	502.08 feet
Total Garage Square Feet:	376.46 feet

**[Inspection on following pages]**





STATE OF IDAHO  
DEPARTMENT OF LANDS  
NAVIGABLE WATERWAYS



TEMPORARY LAND USE PERMIT NO. LU300091

Permission is hereby granted to Craig Swanson, (Permittee), to retain a boat garage footprint, as described in Attachment A, attached hereto and incorporated herein by reference, for the boat garage that was formerly moored at Heyburn State Park, Chatcolet, Idaho Department of Parks and Recreation Slip Number ABH05 Benewah County, Parcel Number LP130002.

This Permit is subject to the following terms and conditions:

1. This Temporary Land Use Permit (Permit) is effective upon signature by the Idaho Department of Land's (Department) Navigable Waterways Program Manager. This Permit allows the Permittee to apply to rebuild, remove, or otherwise relocate their boat garage and provides a three (3) year period to submit an official, and fully completed, encroachment application with the Department.
2. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against, and from, any and all demands, claims, or liabilities of any nature whatsoever, arising directly or indirectly from, or in any way connected with, the actions authorized under this Permit.
3. The Department's staff visited the structure on August 29, 2024, to confirm the structure's existence, obtain measurements, and document the structure.
4. Permittee shall have until this Temporary Permit's expiration date to submit a complete application for the structure to be rebuilt and/or relocated. If a fully completed application is not received by the Department before the Permit expires, the structure cannot be rebuilt nor relocated.
5. This Permit will expire on December 31, 2027. Failure to submit a fully completed encroachment application to the Department by the Permit's expiration date permanently invalidates the temporarily permitted structure. Extensions will not be granted for this Temporary Permit.
6. This Permit may be assigned. To effectively assign this Permit, the Permittee must give the respective Area Manager, in writing, the name and address of the person to whom the Permit is to be assigned. No assignment shall be valid without the written approval of the Area Manager, which will not be unreasonably withheld.



7. This Permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this Permit.
8. The Permittee shall exercise every reasonable effort to protect the lakebed and watershed resources, which includes littoral vegetation, when the Permittee is removing, deconstructing, reconstructing, or otherwise engaging in activities that could impact water quality or aquatic and terrestrial species.
9. The Permittee shall maintain the permitted structure in good repair and prevent it from creating hazards in or to the lake.
10. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Idaho Department of Water Resources.
11. This Permit may be cancelled after written notice to the Permittee of non-compliance with the terms of this Temporary Permit. The Permittee will have thirty (30) days, from the date the written notice is sent, to correct the violation. If the Permittee fails to correct the violation to the Department's satisfaction within the thirty (30) days, the Permit may be cancelled at the Department's discretion. Notice will be sent to the mailing address associated with the Boat Garage Temporary Permit Number. It is the responsibility of the person to whom this Permit is assigned to ensure that the Department has an accurate mailing address.

\*\*\* THIS PERMIT MUST BE SUBMITTED WITH AN APPLICATION FOR ENCROACHMENT PER IDAHO CODE TITLE 58, CHAPTER 13. \*\*\*

- \* ISSUED on October 3, 2024
- \* EXPIRES on the 31st day of December, 2027.

Marde Mensinger  
Program Manager Printed Name

  
Program Manager Signature

**Temporary Land Use Permit No. LU300091– Attachment A**

**Dimensions**

Master Float Width:	15.50 feet
Master Float Length:	30.33 feet
Garage Width:	12.25 feet
Garage Length:	26.25 feet
Garage Height:	10.50 feet
Total Float Square Feet:	470.17 feet
Total Garage Square Feet:	321.56 feet

**[Inspection on following pages]**





## **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 Patrick Lewis E Trust has made application to rebuild boat garages. Located on Lake Pend Oreille, Idaho adjacent to: Section 08, Township 57 N, Range 01 W; B.M., in Bonner County.

Written objections to and requests for hearing in this matter must be on file with the Idaho Department of Lands, 2550 Highway 2, Sandpoint, ID, 83864 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 Tyler Warner, Resource Specialist, at the above address or by calling (208) 263-5104.

*/S/*  
Mike Ahmer, Resource Supervisor  
Idaho Department of Lands

# Order Confirmation

<b><u>Ad Order Number</u></b> 0000044205	<b><u>Customer</u></b> IDAHO DEPT OF LANDS - NAV	<b><u>Payor Customer</u></b> IDAHO DEPT OF LANDS - NAV	<b><u>PO Number</u></b>
<b><u>Sales Rep</u></b> kpacker+bcbhhouse@ha...	<b><u>Customer Account</u></b> 12057	<b><u>Payor Account</u></b> 12057	<b><u>Ordered By</u></b> smorgan@cdapress.com
<b><u>Order Taker</u></b> smorgan@cdapress.com	<b><u>Customer Address</u></b> 2550 HIGHWAY 2 WEST SANDPOINT, ID 83864	<b><u>Payor Address</u></b> 2550 HIGHWAY 2 WEST SANDPOINT, ID 83864	<b><u>Customer Fax</u></b>
<b><u>Order Source</u></b>	<b><u>Customer Phone</u></b> 2082635104	<b><u>Payor Phone</u></b> 2082635104	<b><u>Special Pricing</u></b>

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

**Invoice Text**

BCB#7547 Notice of Application L96S2863A, Patrick

**Ad Order Notes**

Run dates December 16 & 23, 2025

<b><u>Net Amount</u></b>	<b><u>Tax Amount</u></b>	<b><u>Total Amount</u></b>	<b><u>Payment Method</u></b>	<b><u>Payment Amount</u></b>	<b><u>Amount Due</u></b>
61.84	\$0.00	61.84	Invoice	\$0.00	61.84

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Ad Size</u></b>
0000044205	ID-Metro	1 x 4.114" (36 lines)

---

<b><u>Run Date</u></b>	<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Position</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>
12/16/2025	ID-BONNER COUNTY DAI	LEGALS	Any	\$0.77	\$37.72
12/23/2025	ID-BONNER COUNTY DAI	LEGALS	Any	\$0.67	\$24.12

# 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 Patrick Lewis E Trust has made application to rebuild boat garages. Located on Lake Pend Oreille, Idaho adjacent to: Section 08, Township 57 N, Range 01 W; B.M., in Bonner County.

Written objections to and requests for hearing in this matter must be on file with the Idaho Department of Lands, 2550 Highway 2, Sandpoint, ID, 83864 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 Tyler Warner, Resource Specialist, at the above address or by calling (208) 263-5104.

**/S/Mike Ahmer,**

Resource Supervisor  
Idaho Department of Lands  
Legal#7547      AD#44205  
December 16 & 23, 2025

**Idaho Department of Lands**  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



Dustin T. Miller, Director  
Working Lands, Trusted Stewards  
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 Public Instruction

## **MEMORANDUM**

**TO:** Idaho Department of Fish and Game  
Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
Idaho Department of Transportation  
Idaho Department of Agriculture  
US Army Corps of Engineers  
Bonner County Parks and Waterways  
Bonner County Building, Planning and Zoning  
Panhandle Health District 1- Bonner County  
Office of Species Conservation  
Kalispel Tribe Natural Resources Department  
US Fish and Wildlife Service - CDA  
US Forest Service - Sandpoint  
Lakes Commission  
Idaho Conservation League

**FROM:** Tyler Warner, Land Resource Specialist, Navigable Waters

**DATE:** **December 11, 2025**

**SUBJECT:** NOTICE OF APPLICATION L-96-S-2863A

Enclosed is an application for permission to rebuild two boat garages on Lake Pend Oreille.

Please submit your comments, recommendations, or objections to the Idaho Department of Lands by January 15, 2026, 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 January 15, 2026.

Failure to submit comments will be considered as no objection to the application. For further inquiries, please contact the Idaho Department of Lands at 208-263-5104.

enclosures

**Idaho Department of Lands**  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



Dustin T. Miller, Director  
*Working Lands, Trusted Stewards*

**State Board of Land Commissioners**  
Brad Little, Governor  
Phil McGrane, Secretary of State  
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Debbie Critchfield, Sup't Public Instruction

December 11, 2025

Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, CO 80209

Ruth Williams  
29 Eagle Cove  
Sandpoint, ID 83864

Re: Notification of Application for Encroachment L96S2863A

To Whom it May Concern:

This letter is to inform you as a courtesy that your adjacent neighbor **Patrick Lewis E Trust** has applied for a permit with Idaho Department of Lands (IDL) to rebuild two boat garages on Lake Pend Oreille. The enclosed application shows the location, dimensions, and distances to your mutual littoral right line. Because you are immediately adjacent to the proposed project, you are asked to provide your consent or objection by filling out and returning the enclosed forms to IDL withing the timelines stated in this letter. **Please review the application and all materials carefully.**

After reviewing the application, if you **do not** have an objection to the proposed project, please check the box(es) indicating your consent, initial, and return.

If you **object** to the proposed boat garage application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form(s) to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection(s) (specifically asking for a public hearing) and a **\$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **January 15, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <https://adminrules.idaho.gov/rules/current/20/200304.pdf>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

**No response will be considered consent.** If you have any questions, please reach out to me directly.

Best,

Tyler Warner  
Lands Resource Specialist - Navigable Waters  
[TWarner@idl.idaho.gov](mailto:TWarner@idl.idaho.gov)

Enclosures

**STATE OF IDAHO**

**DEPARTMENT OF LANDS  
ATTACHMENT FOR ENCROACHMENT**

**BOAT GARAGE REQUIREMENTS**

General requirements are as follows (IDAPA 20.03.04.015.05):

1. Boat garages are considered nonnavigational encroachments.
2. Applications for permits to construct new boat garages, expand the total square footage of the existing footprint, or raise the height will not be accepted unless the application is to support local emergency services.
3. Existing permitted boat garages may be maintained or replaced with the current square footage of their existing footprint and height.
4. Relocation of an existing boat garage will require a permit.
5. Presumed Adverse Effect. 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 are 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 TYLER WARNER, RESOURCE SPECIALIST., AT TWARNER@IDL.IDAHO.GOV OR 208-263-5104 AS SOON AS POSSIBLE.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email Address

**STATE OF IDAHO**

**DEPARTMENT OF LANDS  
ATTACHMENT FOR ENCROACHMENT**

**JAN 15 2026**

**BOAT GARAGE REQUIREMENTS**

PEND OREILLE LAKE AREA

General requirements are as follows (IDAPA 20.03.04.015.05):

1. Boat garages are considered nonnavigational encroachments.
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**\*IF YOU HAVE ANY QUESTIONS PLEASE CONTACT TYLER WARNER, RESOURCE SPECIALIST., AT TWARNER@IDL.IDAHO.GOV OR 208-263-5104 AS SOON AS POSSIBLE.**

1/15/2024  
Date

MARGARET R. WILLIAMS, MANAGER, W.H. WILLIAMS FAMILY LLC  
Name

29 Eagle Cove Sandpoint ID. 83864  
Address City State Zip

208-944-7105 mrwlaw1315@gmail.com  
Phone Number Email Address

**Idaho Department of Lands**  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



Dustin T. Miller, Director  
*Working Lands, Trusted Stewards*

**State Board of Land Commissioners**  
Brad Little, Governor  
Phil McGrane, Secretary of State  
Raúl R. Labrador, Attorney General  
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Debbie Critchfield, Sup't Public Instruction

IDAHO DEPARTMENT OF LANDS

JAN 15 2026

PEND OREILLE LAKE AREA

December 11, 2025

Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, CO 80209

Ruth Williams  
29 Eagle Cove  
Sandpoint, ID 83864

Re: Notification of Application for Encroachment L96S2863A

To Whom it May Concern:

This letter is to inform you as a courtesy that your adjacent neighbor **Patrick Lewis E Trust** has applied for a permit with Idaho Department of Lands (IDL) to rebuild two boat garages on Lake Pend Oreille. The enclosed application shows the location, dimensions, and distances to your mutual littoral right line. Because you are immediately adjacent to the proposed project, you are asked to provide your consent or objection by filling out and returning the enclosed forms to IDL within the timelines stated in this letter. **Please review the application and all materials carefully.**

After reviewing the application, if you **do not** have an objection to the proposed project, please check the box(es) indicating your consent, initial, and return.

If you **object** to the proposed boat garage application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form(s) to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection(s) (specifically asking for a public hearing) and a **\$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **January 15, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <https://adminrules.idaho.gov/rules/current/20/200304.pdf>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

**No response will be considered consent.** If you have any questions, please reach out to me directly.

Best,

Tyler Warner  
Lands Resource Specialist - Navigable Waters  
[TWarner@idl.idaho.gov](mailto:TWarner@idl.idaho.gov)

Enclosures



JAN 15 2026



PEND OREILLE LAKE AREA

0006541640



**STATE OF IDAHO**  
 Office of the secretary of state, Phil McGrane  
**ANNUAL REPORT AMENDMENT**

Idaho Secretary of State  
 PO Box 83720  
 Boise, ID 83720-0080  
 (208) 334-2301  
 Filing Fee: \$0.00

For Office Use Only  
**-FILED-**  
 File #: 0006541640  
 Date Filed: 11/28/2025 3:13:19 PM

Entity Name and Mailing Address:

Entity Name: W. H. WILLIAMS FAMILY L.L.C.  
 The file number of this entity on the records of the Idaho Secretary of State is: 0000030469  
 Address: 29 EAGLE CV  
 SANDPOINT, ID 83864-9600

Entity Details:

Entity Status: Active-Existing  
 This entity is organized under the laws of: IDAHO  
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W5384

The registered agent on record is:

Registered Agent: MARGARET WILLIAMS  
 Registered Agent  
 Physical Address: 1132 W ODEN BAY RD  
 SANDPOINT, ID 83864  
 Mailing Address:

Limited Liability Company Managers and Members

Name	Title	Business Address
Margaret Williams	Manager	1132 W ODEN BAY RD SANDPOINT, ID 83864
Jeffrey Williams	Manager	122 N. 100TH ST. SEATTLE, WA 98133
<input checked="" type="checkbox"/> David Williams	Manager	4210 DOGWOOD HILL RD. SW PORT ORCHARD, WA 98366
<input checked="" type="checkbox"/> Mary Williams	Manager	4880 WEATHERFORD RD FLAGSTAFF, AZ 86001

The annual report must be signed by an authorized signer of the entity.  
 Job Title: Manager

*Margaret R. Williams* \_\_\_\_\_ 11/28/2025  
 Sign Here Date

B1068-0887 11/28/2025 3:13 PM Received by Office of the Idaho Secretary of State

JAN 15 2026

Filed for Record at Request of:  
Joseph A. Esposito  
Attorney at Law  
421 W. Riverside Ave., #960  
Spokane WA 99201-0407

PEND OREILLE LAKE AREA

FILED BY  
*Williams*  
JAN 12 A 10:37  
*Ed*  
SCOTT  
COUNTY RECORDER

517258

QUIT CLAIM DEED

DEPUTY

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION, WILLIAM H. WILLIAMS and RUTH B. WILLIAMS, husband and wife, whose address is 221 W. 37th Ave., Spokane WA 99203, do hereby convey, release, remise and forever quit claim unto the W H. WILLIAMS FAMILY L.L.C., the address of which is 3595 W. Oden Bay Rd., Sandpoint ID 83864, the following described premises, to-wit:

See Exhibit "A" Attached Hereto

the real property address commonly known as 3595 W. Oden Bay Rd., Sandpoint ID 83864, together with their appurtenances.

DATED this 30<sup>th</sup> day of December, 1997.

*William H. Williams*

WILLIAM H. WILLIAMS

*Ruth B. Williams*

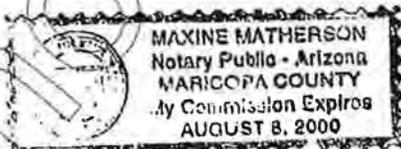
RUTH B. WILLIAMS

STATE OF ARIZONA

County of Maricopa ) ss.

On this day personally appeared before me WILLIAM H. WILLIAMS and RUTH B. WILLIAMS, husband and wife, know to be the individuals who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

DATED this 30<sup>th</sup> day of December, 1997.



*Maxine Matherson*  
Notary Public in and for the State of Arizona,  
residing at: Chandler  
My commission expires: Aug 8, 2000

JAN 15 2026

PEND OREILLE LAKE AREA

W.H. Williams, LLC  
29 Eagle Cove  
Sandpoint, Idaho  
83864

Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, CO 80209

Dated: January 15, 2026

RE: Objection to Application for Boat Garages and Dock Modification  
Lake Pend Oreille – Lew Patrick Trust, Permit #: L96S2863A

To Whom It May Concern:

We submit this letter as a formal objection to the application seeking approval to install two boat garages on the applicant's existing dock on Lake Pend Oreille.

### **1. Existing Dock Size Violation and Noncompliance**

The applicant's dock was originally permitted at 700 square feet. During the 2025 summer season, the dock was expanded to approximately 900 square feet through the addition of roughly 200 square feet of decking. This was a clear violation of the existing permit. This expanded decking area configuration remained in place throughout the summer.

Although the applicant removed the additional decking a few weeks prior to filing the current application, the metal framing supporting the expanded dock footprint remains in place, and the removed decking is currently stacked on the dock. The timing of the removal of the decking and application for the boat garages strongly suggests an effort to temporarily mask a noncompliant dock configuration immediately prior to seeking further authorization.

IDL should consider the applicant's documented history of noncompliance when evaluating the present request. IDL should also consider that the materials submitted in support of the application do not accurately depict the existing dock configuration. The dock diagram provided by the applicant reflects the permitted 700-square-foot dock footprint, but does not account for the remaining metal framing supporting the expanded configuration, the blocked kayak slips, or the recently removed additional decking stored on the dock that is ready for reinstallation to expand the dock back to the 900 square feet as soon as boat garage permits are secured.

IDL regulations require that permit applications be accurate and complete so that the Department may evaluate existing conditions and the full scope of impacts to public trust resources. Because the application is based on drawings and representations that materially understate the existing and readily restorable noncompliant dock footprint, it is misleading and does not provide IDL with an adequate basis for review. As a result, the application should be deemed incomplete and void, or, at a minimum, denied.

JAN 15 2026

PEND OREILLE LAKE AREA

## **2. Prohibition on New Boat Garages on Lake Pend Oreille**

IDL rules governing Lake Pend Oreille expressly prohibit new boat garages except in narrow circumstances not applicable here. IDAPA 20.03.04.015.05(b) provides that applications for permits to construct new boat garages will not be accepted, except to support local emergency services.

The applicant's property has no existing permitted boat garage. The proposal – whether framed as relocation or reuse – would result in the creation of not one, but two new boat garages on this site.

## **3. Improper Attempt to Relocate and Aggregate Boat Garages**

It is our understanding that the applicant has acquired multiple boat garages from other properties on Lake Pend Oreille. For purposes of this objection, and without conceding the point, we assume that the two boat garages the applicant proposes to place on this site were lawfully permitted and constructed on separate properties under separate dock permits. Even under that assumption, the applicant's proposal is not permissible.

The applicant asserts that because the two proposed boat garages were lawfully permitted on other properties, they are therefore eligible for relocation to this site. This framing misunderstands the scope, intent, and limitations of the original permits.

Each of the two boat garages was permitted as an accessory structure to a separate dock on a specific parcel. Neither permit authorized, contemplated, or evaluated the placement of two boat garages on a single residential dock or site. The permits were site-specific and use-specific, tied to the scale, visual impact, and overwater encroachment of an individual dock – not transferable components that may be combined to create a more intensive use elsewhere. Under IDAPA 20.03.04, relocation of an overwater structure does not permit an increase in the number of structures, intensity of use, or cumulative overwater impacts at a single site, and previously permitted structures may not be recombined to create a configuration that was never reviewed or approved.

Relocating both garages to a single property would fundamentally alter the intensity and character of shoreline development that was originally reviewed and approved. In effect, the applicant is attempting to convert two distinct, limited approvals into a single, more impactful shoreline installation, something that was never evaluated under the original permits and would not be permissible if proposed as new construction.

That the applicant proposes to place the garages on opposite sides of the dock does not cure this defect. IDL evaluates shoreline impacts by site and cumulative overwater encroachment, not by whether structures are physically connected. The result is still two enclosed boat garages occupying public trust waters at a location where no boat garage has ever been permitted.

JAN 15 2026

PEND OREILLE LAKE AREA

#### **4. Excessive Visual, Structural, Shoreline and Overwater Impacts Inconsistent with Lake Pend Oreille Standards**

The applicant's property has never historically supported a boat garage, let alone two. The proposed construction would therefore represent a fundamental change in the character and intensity of shoreline development at this site, rather than the continuation of an existing, lawfully established use.

Two covered boat garages on a single residential dock would create a visually dominant, large-scale installation that is out of proportion to surrounding development and plainly inconsistent with the scenic values of Lake Pend Oreille. Unlike open slips or uncovered docks, enclosed boat garages introduce substantial vertical mass, solid wall planes, and rooflines that block shoreline views, interrupt sightlines across the water, and create the appearance of a private boathouse complex extending into public waters.

The resulting impacts include, but are not limited to:

- A dramatic increase in visual bulk and structural mass over state-owned submerged lands.
- Permanent obstruction of natural shoreline views from the water and neighboring properties.
- Increased overwater shading and physical encroachment; and
- A marked escalation in the privatization and enclosure of public trust waters.

These impacts are not merely incremental. The proposal would introduce enclosed overwater structures where none have ever existed, resulting in an intensification of private use that is excessive, unnecessary, and incompatible with the lake's scenic and recreational character.

Lake Pend Oreille is subject to heightened regulatory scrutiny precisely because of its exceptional natural beauty and public value. Allowing two covered boat garages on a single residential dock would set a precedent that normalizes bulky, enclosed shoreline structures and undermines the very standards IDL is charged with enforcing.

#### **5. Public Trust Doctrine Considerations**

Lake Pend Oreille is held by the State of Idaho in trust for the benefit of the public. Under public trust doctrine, IDL has an affirmative duty to protect public interests in navigation, recreation, and scenic enjoyment. Allowing construction of two new boat garages on a single residential dock – particularly following documented noncompliance – would improperly expand private use of state-owned submerged lands at the expense of these public trust values.

#### **6. Conclusion**

For the reasons set forth above, the application should be denied in its entirety. The proposal

JAN 15 2026

PEND OREILLE LAKE AREA

relies on a dock with a documented history of noncompliance, seeks approval for boat garages expressly prohibited by rule, improperly attempts to aggregate previously permitted structures to intensify private use of public trust waters, and would result in excessive visual and overwater impacts inconsistent with Lake Pend Oreille's heightened regulatory standards.

Attached hereto and incorporated by reference are the following materials, which further document these concerns:

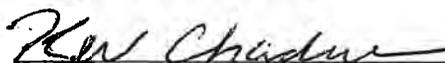
- A satellite image showing the dock built as originally permitted.
- A satellite image showing the expanded dock configuration in place during the 2025 summer season; and
- Photographs showing the remaining metal framing and stacked decking currently present on the dock.

Thank you for your consideration.

Dated: 01/15/2026



Margaret R. Williams, Manager  
W.H. Williams Family LLC  
29 Eagle Cove  
Sandpoint, Idaho 83864



Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, Colorado 80209

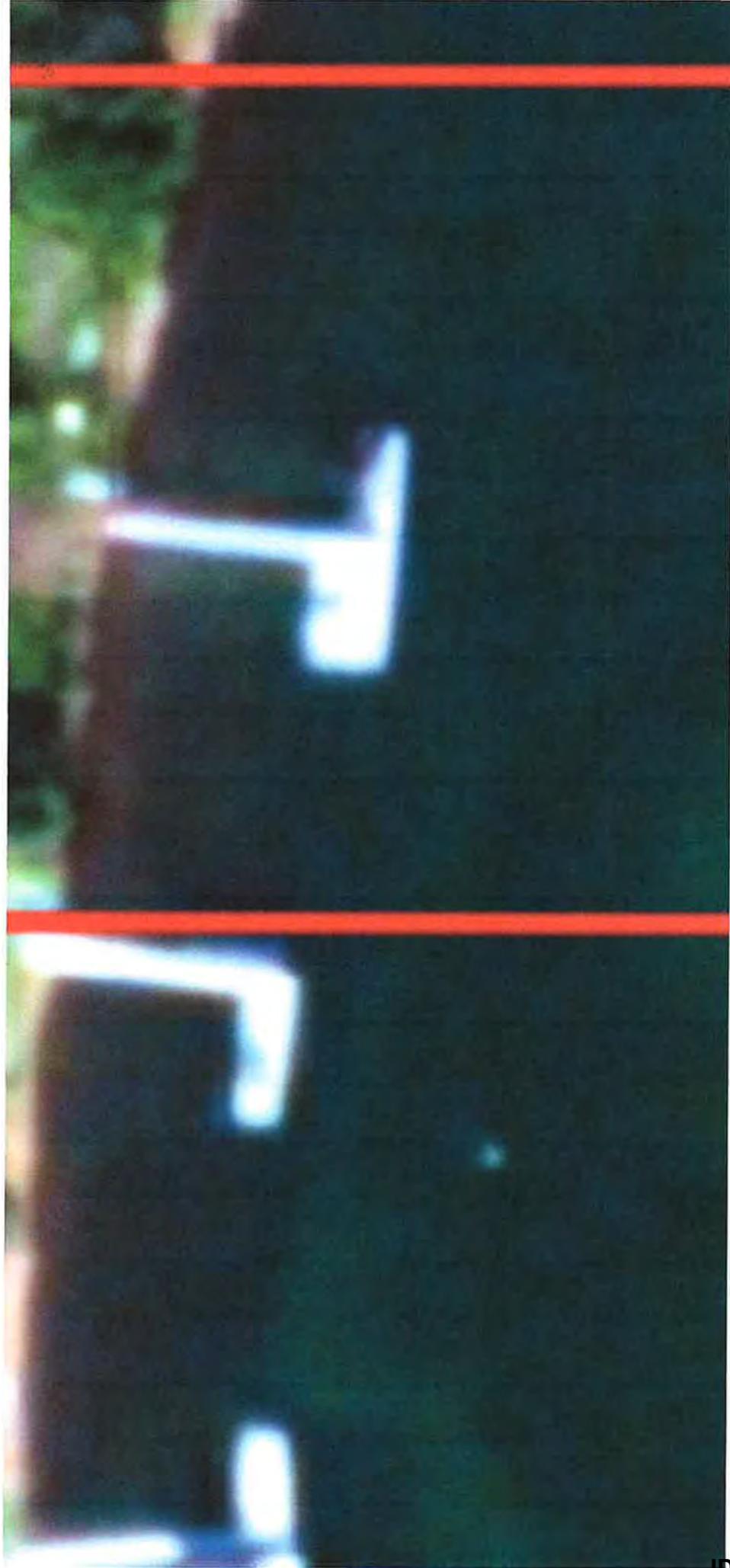
JAN 15 2026

PEND DREILLE LAKE AREA



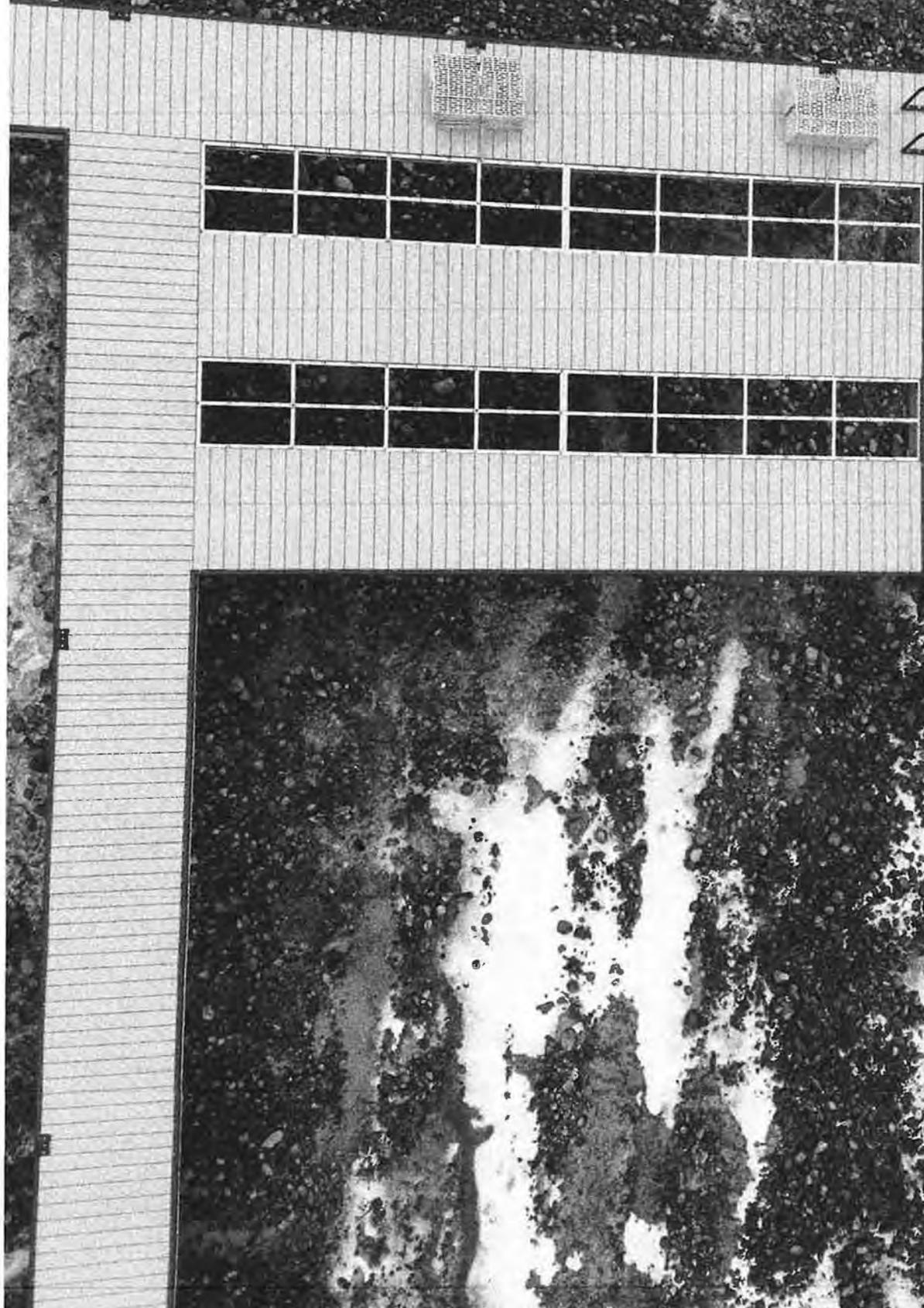
JAN 15 2026

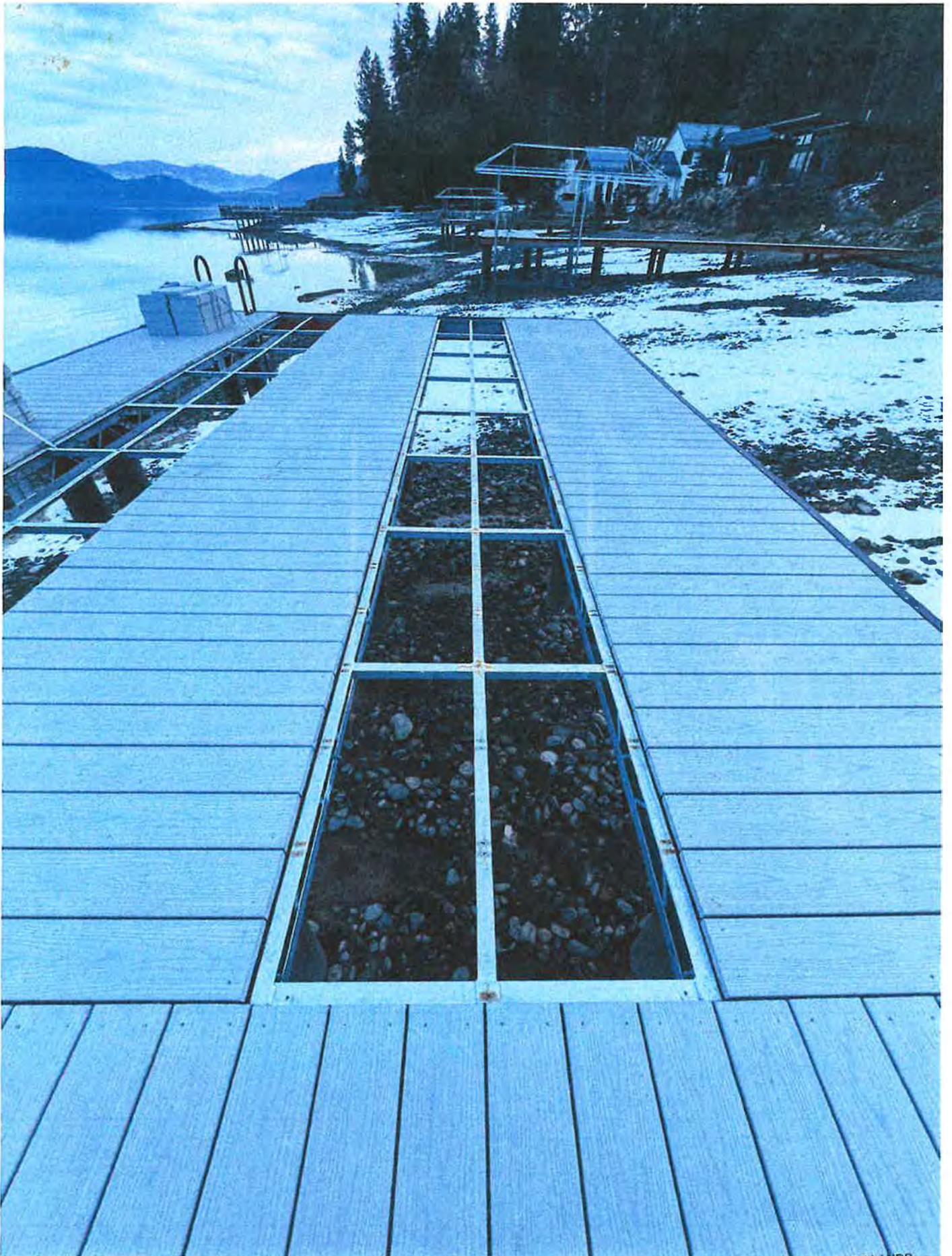
END OREILLE LAKE AREA



JAN 15 2026

PENDLETON LAKE AREA





IDAHO DEPARTMENT OF LANDS

JAN 15 2026

PEND OREILLE LAKE AREA

**IDL-006, Page 12**

**MINERALS, NAVIGABLE WATERS, OIL & GAS  
RESOURCE PROTECTION & ASSISTANCE BUREAU**  
300 N. 6th Street Suite 103  
PO Box 83720  
Boise, ID 83720-0050  
Phone (208) 334-0200  
Fax (208) 334-3698



**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*

October 3, 2024

Re: Heyburn Boat Garage Temporary Permit

Enclosed is your Temporary Permit for your Heyburn State Park Boat Garage. This permit allows the boat garage to rebuilt/relocated. In order to rebuild or relocate this boat garage, please ensure that this permit is included as part of the application materials for an Idaho Department of Lands Encroachment Permit under Idaho Code Title 58, Chapter 13, and IDAPA 20.03.04 – Rules for the Regulation of Beds, Waters, and Airspace Over Navigable Lakes in the State of Idaho.

Thank you for your patience and consideration throughout this permitting process.

Sincerely,

Marde Mensinger  
Navigable Waterways Program Manager

Enc.\1 Temporary Permit with Inspection Report

Sent Certified Mail – Return Receipt Requested - 7016 1370 0000 2334 8731



STATE OF IDAHO  
DEPARTMENT OF LANDS  
NAVIGABLE WATERWAYS

TEMPORARY LAND USE PERMIT NO. LU300091

Permission is hereby granted to Craig Swanson, (Permittee), to retain a boat garage footprint, as described in Attachment A, attached hereto and incorporated herein by reference, for the boat garage that was formerly moored at Heyburn State Park, Chatcolet, Idaho Department of Parks and Recreation Slip Number ABH05 Benewah County, Parcel Number LP130002.

This Permit is subject to the following terms and conditions:

1. This Temporary Land Use Permit (Permit) is effective upon signature by the Idaho Department of Land's (Department) Navigable Waterways Program Manager. This Permit allows the Permittee to apply to rebuild, remove, or otherwise relocate their boat garage and provides a three (3) year period to submit an official, and fully completed, encroachment application with the Department.
2. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against, and from, any and all demands, claims, or liabilities of any nature whatsoever, arising directly or indirectly from, or in any way connected with, the actions authorized under this Permit.
3. The Department's staff visited the structure on August 29, 2024, to confirm the structure's existence, obtain measurements, and document the structure.
4. Permittee shall have until this Temporary Permit's expiration date to submit a complete application for the structure to be rebuilt and/or relocated. If a fully completed application is not received by the Department before the Permit expires, the structure cannot be rebuilt nor relocated.
5. This Permit will expire on December 31, 2027. Failure to submit a fully completed encroachment application to the Department by the Permit's expiration date permanently invalidates the temporarily permitted structure. Extensions will not be granted for this Temporary Permit.
6. This Permit may be assigned. To effectively assign this Permit, the Permittee must give the respective Area Manager, in writing, the name and address of the person to whom the Permit is to be assigned. No assignment shall be valid without the written approval of the Area Manager, which will not be unreasonably withheld.

7. This Permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this Permit.
8. The Permittee shall exercise every reasonable effort to protect the lakebed and watershed resources, which includes littoral vegetation, when the Permittee is removing, deconstructing, reconstructing, or otherwise engaging in activities that could impact water quality or aquatic and terrestrial species.
9. The Permittee shall maintain the permitted structure in good repair and prevent it from creating hazards in or to the lake.
10. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Idaho Department of Water Resources.
11. This Permit may be cancelled after written notice to the Permittee of non-compliance with the terms of this Temporary Permit. The Permittee will have thirty (30) days, from the date the written notice is sent, to correct the violation. If the Permittee fails to correct the violation to the Department's satisfaction within the thirty (30) days, the Permit may be cancelled at the Department's discretion. Notice will be sent to the mailing address associated with the Boat Garage Temporary Permit Number. It is the responsibility of the person to whom this Permit is assigned to ensure that the Department has an accurate mailing address.

\*\*\* THIS PERMIT MUST BE SUBMITTED WITH AN APPLICATION FOR ENCROACHMENT PER IDAHO CODE TITLE 58, CHAPTER 13. \*\*\*

- \* ISSUED on October 3, 2024
- \* EXPIRES on the 31st day of December, 2027.

Marde Mensinger  
Program Manager Printed Name

  
Program Manager Signature

**Temporary Land Use Permit No. LU300091– Attachment A**

**Dimensions**

Master Float Width:	15.50 feet
Master Float Length:	30.33 feet
Garage Width:	12.25 feet
Garage Length:	26.25 feet
Garage Height:	10.50 feet
Total Float Square Feet:	470.17 feet
Total Garage Square Feet:	321.56 feet

**[Inspection on following pages]**



STATE OF IDAHO  
DEPARTMENT OF LANDS  
NAVIGABLE WATERWAYS

TEMPORARY LAND USE PERMIT NO. LU300046

Permission is hereby granted to Kelly Budge, (Permittee), to retain a boat garage footprint, as described in Attachment A, attached hereto and incorporated herein by reference, for the boat garage that was formerly moored at Heyburn State Park, Rocky Point, Idaho Department of Parks and Recreation Slip Number EBH05 Benewah County, Parcel Number LP120007.

This Permit is subject to the following terms and conditions:

1. This Temporary Land Use Permit (Permit) is effective upon signature by the Idaho Department of Land's (Department) Navigable Waterways Program Manager. This Permit allows the Permittee to apply to rebuild, remove, or otherwise relocate their boat garage and provides a three (3) year period to submit an official, and fully completed, encroachment application with the Department.
2. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against, and from, any and all demands, claims, or liabilities of any nature whatsoever, arising directly or indirectly from, or in any way connected with, the actions authorized under this Permit.
3. The Department's staff visited the structure on August 29, 2024, to confirm the structure's existence, obtain measurements, and document the structure.
4. Permittee shall have until this Temporary Permit's expiration date to submit a complete application for the structure to be rebuilt and/or relocated. If a fully completed application is not received by the Department before the Permit expires, the structure cannot be rebuilt nor relocated.
5. This Permit will expire on December 31, 2027. Failure to submit a fully completed encroachment application to the Department by the Permit's expiration date permanently invalidates the temporarily permitted structure. Extensions will not be granted for this Temporary Permit.
6. This Permit may be assigned. To effectively assign this Permit, the Permittee must give the respective Area Manager, in writing, the name and address of the person to whom the Permit is to be assigned. No assignment shall be valid without the written approval of the Area Manager, which will not be unreasonably withheld.

7. This Permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this Permit.
8. The Permittee shall exercise every reasonable effort to protect the lakebed and watershed resources, which includes littoral vegetation, when the Permittee is removing, deconstructing, reconstructing, or otherwise engaging in activities that could impact water quality or aquatic and terrestrial species.
9. The Permittee shall maintain the permitted structure in good repair and prevent it from creating hazards in or to the lake.
10. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Idaho Department of Water Resources.
11. This Permit may be cancelled after written notice to the Permittee of non-compliance with the terms of this Temporary Permit. The Permittee will have thirty (30) days, from the date the written notice is sent, to correct the violation. If the Permittee fails to correct the violation to the Department's satisfaction within the thirty (30) days, the Permit may be cancelled at the Department's discretion. Notice will be sent to the mailing address associated with the Boat Garage Temporary Permit Number. It is the responsibility of the person to whom this Permit is assigned to ensure that the Department has an accurate mailing address.

\*\*\* THIS PERMIT MUST BE SUBMITTED WITH AN APPLICATION FOR ENCROACHMENT PER IDAHO CODE TITLE 58, CHAPTER 13. \*\*\*

- \* ISSUED on September 25, 2024
- \* EXPIRES on the 31st day of December, 2027.

Marde Mensinger  
Program Manager Printed Name

  
Program Manager Signature

**Temporary Land Use Permit No. LU300046– Attachment A**

**Dimensions**

Master Float Width:	20.08 feet
Master Float Length:	25.00 feet
Garage Width:	16.25 feet
Garage Length:	23.17 feet
Garage Height:	10.50 feet
Total Float Square Feet:	502.08 feet
Total Garage Square Feet:	376.46 feet

**[Inspection on following pages]**

**STATE OF IDAHO**

**DEPARTMENT OF LANDS  
ATTACHMENT FOR ENCROACHMENT**

JAN 15 2026

**BOAT GARAGE REQUIREMENTS**

PEND OREILLE LAKE AREA

General requirements are as follows (IDAPA 20.03.04.015.05):

1. Boat garages are considered nonnavigational encroachments.
2. Applications for permits to construct new boat garages, expand the total square footage of the existing footprint, or raise the height will not be accepted unless the application is to support local emergency services.
3. Existing permitted boat garages may be maintained or replaced with the current square footage of their existing footprint and height.
4. Relocation of an existing boat garage will require a permit.
5. Presumed Adverse Effect. 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 are 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.     K     (initial)

**\*IF YOU HAVE ANY QUESTIONS PLEASE CONTACT TYLER WARNER, RESOURCE SPECIALIST., AT TWARNER@IDL.IDAHO.GOV OR 208-263-5104 AS SOON AS POSSIBLE.**

    1/14/26      
Date

    Kevin Chadwick      
Name

    2365 E. Tennessee Ave., Denver CO 80209      
Address City State Zip

    (303)619-6877    KevinSpears.Chadwick@gmail.com      
Phone Number Email Address

**Idaho Department of Lands**  
Pend Oreille Lake Supervisory Area  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



Dustin T. Miller, Director  
*Working Lands, Trusted Stewards*

**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 Public Instruction

IDAHO DEPARTMENT OF LANDS

JAN 15 2026

PEND OREILLE LAKE AREA

December 11, 2025

Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, CO 80209

Ruth Williams  
29 Eagle Cove  
Sandpoint, ID 83864

Re: Notification of Application for Encroachment L96S2863A

To Whom it May Concern:

This letter is to inform you as a courtesy that your adjacent neighbor **Patrick Lewis E Trust** has applied for a permit with Idaho Department of Lands (IDL) to rebuild two boat garages on Lake Pend Oreille. The enclosed application shows the location, dimensions, and distances to your mutual littoral right line. Because you are immediately adjacent to the proposed project, you are asked to provide your consent or objection by filling out and returning the enclosed forms to IDL within the timelines stated in this letter. **Please review the application and all materials carefully.**

After reviewing the application, if you **do not** have an objection to the proposed project, please check the box(es) indicating your consent, initial, and return.

If you **object** to the proposed boat garage application and would like to **request a public hearing**, in which you will be named as the objecting party, please complete and return the attached form(s) to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection(s) (specifically asking for a public hearing) and a **\$75 fee** to cover the cost of publishing notice of hearing **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **January 15, 2026**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <https://adminrules.idaho.gov/rules/current/20/200304.pdf>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

**No response will be considered consent.** If you have any questions, please reach out to me directly.

Best,

Tyler Warner  
Lands Resource Specialist - Navigable Waters  
[TWarner@idl.idaho.gov](mailto:TWarner@idl.idaho.gov)

Enclosures



JAN 15 2026



PEND OREILLE LAKE AREA

0006541640



**STATE OF IDAHO**  
 Office of the secretary of state, Phil McGrane  
**ANNUAL REPORT AMENDMENT**

Idaho Secretary of State  
 PO Box 83720  
 Boise, ID 83720-0080  
 (208) 334-2301  
 Filing Fee: \$0.00

For Office Use Only  
**-FILED-**  
 File #: 0006541640  
 Date Filed: 11/28/2025 3:13:19 PM

Entity Name and Mailing Address:  
 Entity Name: W. H. WILLIAMS FAMILY L.L.C.  
 The file number of this entity on the records of the Idaho Secretary of State is: 0000030469  
 Address: 29 EAGLE CV  
 SANDPOINT, ID 83864-9600

Entity Details:  
 Entity Status: Active-Existing  
 This entity is organized under the laws of: IDAHO  
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W5384

The registered agent on record is:  
 Registered Agent: MARGARET WILLIAMS  
 Registered Agent  
 Physical Address: 1132 W ODEN BAY RD  
 SANDPOINT, ID 83864  
 Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Margaret Williams	Manager	1132 W ODEN BAY RD SANDPOINT, ID 83864
Jeffrey Williams	Manager	122 N. 100TH ST. SEATTLE, WA 98133
<input checked="" type="checkbox"/> David Williams	Manager	4210 DOGWOOD HILL RD. SW PORT ORCHARD, WA 98366
<input checked="" type="checkbox"/> Mary Williams	Manager	4880 WEATHERFORD RD FLAGSTAFF, AZ 86004

The annual report must be signed by an authorized signer of the entity.  
 Job Title: Manager  
  
 Margaret R. Williams 11/28/2025  
 Sign Here Date

B1068-0887 11/28/2025 3:13 PM Received by Office of the Idaho Secretary of State

JAN 15 2026

Filed for Record at Request of:  
Joseph A. Esposito  
Attorney at Law  
421 W. Riverside Ave., #960  
Spokane WA 99201-0407

PEND OREILLE LAKE AREA

FILED BY  
*Williams*  
JAN 12 A 10:37  
*Ed*  
SCOTT  
COUNTY RECORDER

517258

QUIT CLAIM DEED

DEPUTY

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION, WILLIAM H. WILLIAMS and RUTH B. WILLIAMS, husband and wife, whose address is 221 W. 37th Ave., Spokane WA 99203, do hereby convey, release, remise and forever quit claim unto the W H. WILLIAMS FAMILY L.L.C., the address of which is 3595 W. Oden Bay Rd., Sandpoint ID 83864, the following described premises, to-wit:

See Exhibit "A" Attached Hereto

the real property address commonly known as 3595 W. Oden Bay Rd., Sandpoint ID 83864, together with their appurtenances.

DATED this 30<sup>th</sup> day of December, 1997.

*William H. Williams*

WILLIAM H. WILLIAMS

*Ruth B. Williams*

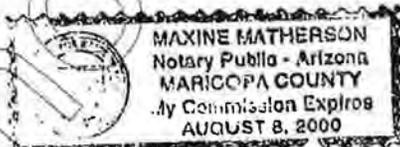
RUTH B. WILLIAMS

STATE OF ARIZONA

County of Maricopa ) ss.

On this day personally appeared before me WILLIAM H. WILLIAMS and RUTH B. WILLIAMS, husband and wife, know to be the individuals who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

DATED this 30<sup>th</sup> day of December, 1997.



*Maxine Matherson*  
Notary Public in and for the State of Arizona,  
residing at: *Chandler Bay*  
My commission expires: *Aug 8, 2000*

JAN 15 2026

PEND OREILLE LAKE AREA

W.H. Williams, LLC  
29 Eagle Cove  
Sandpoint, Idaho  
83864

Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, CO 80209

Dated: January 15, 2026

RE: Objection to Application for Boat Garages and Dock Modification  
Lake Pend Oreille – Lew Patrick Trust, Permit #: L96S2863A

To Whom It May Concern:

We submit this letter as a formal objection to the application seeking approval to install two boat garages on the applicant's existing dock on Lake Pend Oreille.

### **1. Existing Dock Size Violation and Noncompliance**

The applicant's dock was originally permitted at 700 square feet. During the 2025 summer season, the dock was expanded to approximately 900 square feet through the addition of roughly 200 square feet of decking. This was a clear violation of the existing permit. This expanded decking area configuration remained in place throughout the summer.

Although the applicant removed the additional decking a few weeks prior to filing the current application, the metal framing supporting the expanded dock footprint remains in place, and the removed decking is currently stacked on the dock. The timing of the removal of the decking and application for the boat garages strongly suggests an effort to temporarily mask a noncompliant dock configuration immediately prior to seeking further authorization.

IDL should consider the applicant's documented history of noncompliance when evaluating the present request. IDL should also consider that the materials submitted in support of the application do not accurately depict the existing dock configuration. The dock diagram provided by the applicant reflects the permitted 700-square-foot dock footprint, but does not account for the remaining metal framing supporting the expanded configuration, the blocked kayak slips, or the recently removed additional decking stored on the dock that is ready for reinstallation to expand the dock back to the 900 square feet as soon as boat garage permits are secured.

IDL regulations require that permit applications be accurate and complete so that the Department may evaluate existing conditions and the full scope of impacts to public trust resources. Because the application is based on drawings and representations that materially understate the existing and readily restorable noncompliant dock footprint, it is misleading and does not provide IDL with an adequate basis for review. As a result, the application should be deemed incomplete and void, or, at a minimum, denied.

JAN 15 2026

PEND OREILLE LAKE AREA

## **2. Prohibition on New Boat Garages on Lake Pend Oreille**

IDL rules governing Lake Pend Oreille expressly prohibit new boat garages except in narrow circumstances not applicable here. IDAPA 20.03.04.015.05(b) provides that applications for permits to construct new boat garages will not be accepted, except to support local emergency services.

The applicant's property has no existing permitted boat garage. The proposal – whether framed as relocation or reuse – would result in the creation of not one, but two new boat garages on this site.

## **3. Improper Attempt to Relocate and Aggregate Boat Garages**

It is our understanding that the applicant has acquired multiple boat garages from other properties on Lake Pend Oreille. For purposes of this objection, and without conceding the point, we assume that the two boat garages the applicant proposes to place on this site were lawfully permitted and constructed on separate properties under separate dock permits. Even under that assumption, the applicant's proposal is not permissible.

The applicant asserts that because the two proposed boat garages were lawfully permitted on other properties, they are therefore eligible for relocation to this site. This framing misunderstands the scope, intent, and limitations of the original permits.

Each of the two boat garages was permitted as an accessory structure to a separate dock on a specific parcel. Neither permit authorized, contemplated, or evaluated the placement of two boat garages on a single residential dock or site. The permits were site-specific and use-specific, tied to the scale, visual impact, and overwater encroachment of an individual dock – not transferable components that may be combined to create a more intensive use elsewhere. Under IDAPA 20.03.04, relocation of an overwater structure does not permit an increase in the number of structures, intensity of use, or cumulative overwater impacts at a single site, and previously permitted structures may not be recombined to create a configuration that was never reviewed or approved.

Relocating both garages to a single property would fundamentally alter the intensity and character of shoreline development that was originally reviewed and approved. In effect, the applicant is attempting to convert two distinct, limited approvals into a single, more impactful shoreline installation, something that was never evaluated under the original permits and would not be permissible if proposed as new construction.

That the applicant proposes to place the garages on opposite sides of the dock does not cure this defect. IDL evaluates shoreline impacts by site and cumulative overwater encroachment, not by whether structures are physically connected. The result is still two enclosed boat garages occupying public trust waters at a location where no boat garage has ever been permitted.

#### **4. Excessive Visual, Structural, Shoreline and Overwater Impacts Inconsistent with Lake Pend Oreille Standards**

The applicant's property has never historically supported a boat garage, let alone two. The proposed construction would therefore represent a fundamental change in the character and intensity of shoreline development at this site, rather than the continuation of an existing, lawfully established use.

Two covered boat garages on a single residential dock would create a visually dominant, large-scale installation that is out of proportion to surrounding development and plainly inconsistent with the scenic values of Lake Pend Oreille. Unlike open slips or uncovered docks, enclosed boat garages introduce substantial vertical mass, solid wall planes, and rooflines that block shoreline views, interrupt sightlines across the water, and create the appearance of a private boathouse complex extending into public waters.

The resulting impacts include, but are not limited to:

- A dramatic increase in visual bulk and structural mass over state-owned submerged lands.
- Permanent obstruction of natural shoreline views from the water and neighboring properties.
- Increased overwater shading and physical encroachment; and
- A marked escalation in the privatization and enclosure of public trust waters.

These impacts are not merely incremental. The proposal would introduce enclosed overwater structures where none have ever existed, resulting in an intensification of private use that is excessive, unnecessary, and incompatible with the lake's scenic and recreational character.

Lake Pend Oreille is subject to heightened regulatory scrutiny precisely because of its exceptional natural beauty and public value. Allowing two covered boat garages on a single residential dock would set a precedent that normalizes bulky, enclosed shoreline structures and undermines the very standards IDL is charged with enforcing.

#### **5. Public Trust Doctrine Considerations**

Lake Pend Oreille is held by the State of Idaho in trust for the benefit of the public. Under public trust doctrine, IDL has an affirmative duty to protect public interests in navigation, recreation, and scenic enjoyment. Allowing construction of two new boat garages on a single residential dock – particularly following documented noncompliance – would improperly expand private use of state-owned submerged lands at the expense of these public trust values.

#### **6. Conclusion**

For the reasons set forth above, the application should be denied in its entirety. The proposal

JAN 15 2026

PEND OREILLE LAKE AREA

relies on a dock with a documented history of noncompliance, seeks approval for boat garages expressly prohibited by rule, improperly attempts to aggregate previously permitted structures to intensify private use of public trust waters, and would result in excessive visual and overwater impacts inconsistent with Lake Pend Oreille's heightened regulatory standards.

Attached hereto and incorporated by reference are the following materials, which further document these concerns:

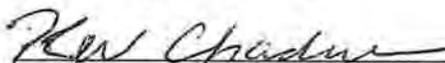
- A satellite image showing the dock built as originally permitted.
- A satellite image showing the expanded dock configuration in place during the 2025 summer season; and
- Photographs showing the remaining metal framing and stacked decking currently present on the dock.

Thank you for your consideration.

Dated: 01/15/2026



Margaret R. Williams, Manager  
W.H. Williams Family LLC  
29 Eagle Cove  
Sandpoint, Idaho 83864



Kevin Chadwick  
2365 E Tennessee Ave.  
Denver, Colorado 80209

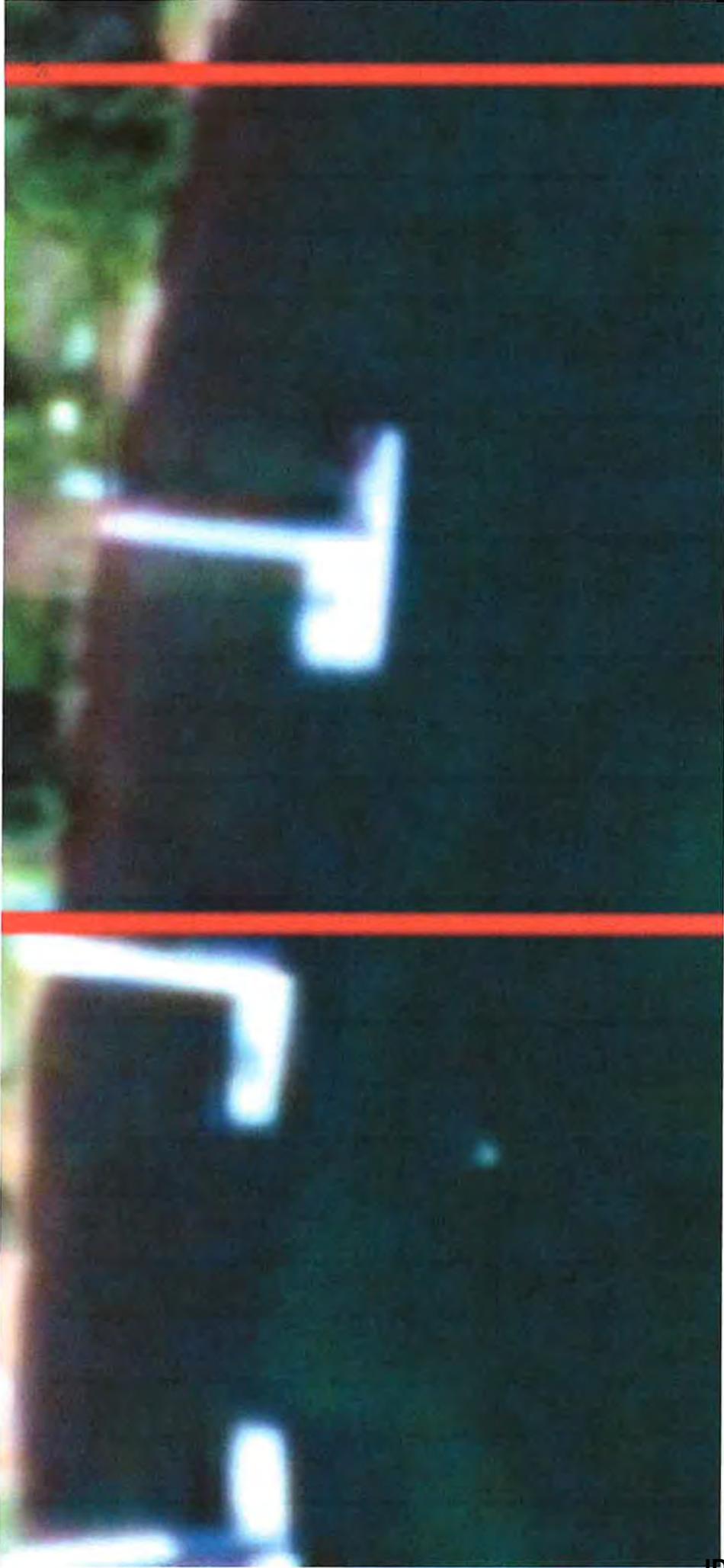
JAN 15 2026

PEND OREILLE LAKE AREA



JAN 15 2026

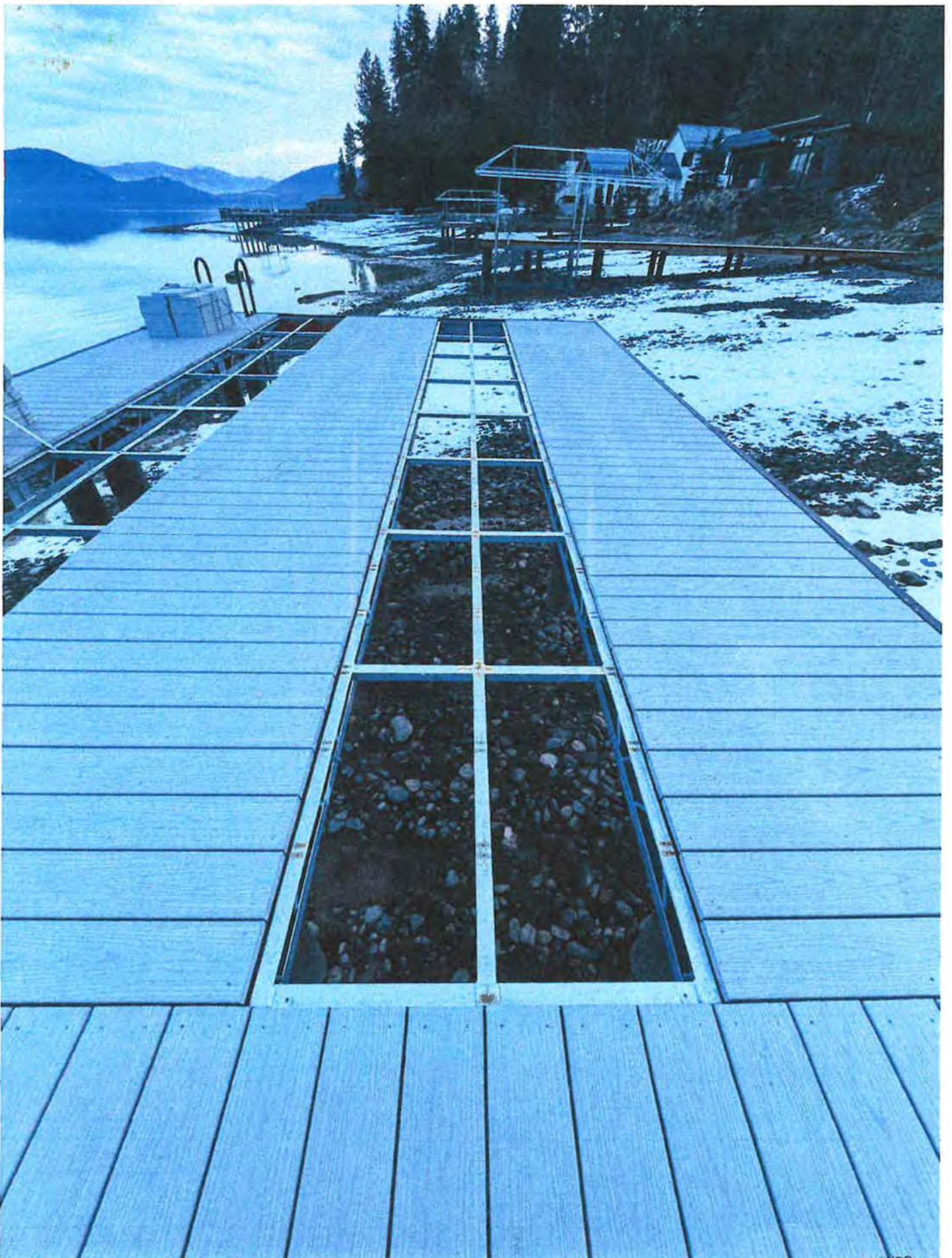
END OREILLE LAKE AREA



JAN 15 2026

PEND DRETTLE LARK AREA





IDAHO DEPARTMENT OF LANDS

JAN 15 2026

PEND OREILLE LAKE AREA

**IDL-009, Page 12**

# Order Confirmation

<b><u>Ad Order Number</u></b> 0000045955	<b><u>Customer</u></b> IDAHO DEPT OF LANDS - NAV	<b><u>Payor Customer</u></b> IDAHO DEPT OF LANDS - NAV	<b><u>PO Number</u></b>
<b><u>Sales Rep</u></b> kpacker+bcbhous@ha...	<b><u>Customer Account</u></b> 12057	<b><u>Payor Account</u></b> 12057	<b><u>Ordered By</u></b> rlindstrom@cdapress.com
<b><u>Order Taker</u></b> rlindstrom@cdapress.com	<b><u>Customer Address</u></b> 2550 HIGHWAY 2 WEST SANDPOINT, ID 83864	<b><u>Payor Address</u></b> 2550 HIGHWAY 2 WEST SANDPOINT, ID 83864	<b><u>Customer Fax</u></b>
<b><u>Order Source</u></b>	<b><u>Customer Phone</u></b> 2082635104	<b><u>Payor Phone</u></b> 2082635104	<b><u>Special Pricing</u></b>

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

**Invoice Text**

BCB#7664 NOA & PH L96S2863A, Patrick

**Ad Order Notes**

Run dates February 12, 19, 2026

<b><u>Net Amount</u></b>	<b><u>Tax Amount</u></b>	<b><u>Total Amount</u></b>	<b><u>Payment Method</u></b>	<b><u>Payment Amount</u></b>	<b><u>Amount Due</u></b>
86.32	\$0.00	86.32	Invoice	\$0.00	86.32

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Ad Size</u></b>
0000045955	ID-Metro	1 x 6.074" (53 lines)

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<b><u>Run Date</u></b>	<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Position</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>
02/12/2026	ID-BONNER COUNTY DAI	LEGALS	Any	\$0.77	\$50.81
02/19/2026	ID-BONNER COUNTY DAI	LEGALS	Any	\$0.67	\$35.51

## 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 Patrick Lewis E Trust made application to re-build two boat garages on Lake Pend Oreille. Located adjacent to Tax # 40; Section 08, Township 57 North, Range 01 West; B.M., in Bonner 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 Thursday March 5, 2026, at **Fennemore Law, 233 E Harrison Ave, Coeur d'Alene, ID 83814**. The hearing will commence at 5:00 p.m. Pacific Time. A Zoom link will be available for remote viewing.

Written objections or comments regarding this project must be directed to [twarner@idl.idaho.gov](mailto:twarner@idl.idaho.gov) and be on file with the Idaho Department of Lands by the close of hearing on March 11, 2026. Specific information regarding this application, including the Zoom link may be obtained via the website: <https://www.idl.idaho.gov/lakes-rivers/administrative-hearings/patrick-lewis-e-trust/>

/S/

Mike Ahmer,  
Resource Supervisor  
Idaho Department of Lands  
Legal#7664 AD#45955  
February 12, 19, 2026

PEND OREILLE  
SUPERVISORY AREA  
2550 Hwy 2 West  
Sandpoint, ID 83864  
208-263-5104



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*

DUSTIN T. MILLER, DIRECTOR  
EQUAL OPPORTUNITY EMPLOYER

January 8, 2025

Lewis Patrick  
PO Box 14136  
Scottsdale, AZ 85267

Re: Encroachment Permit L96S2863

To Whom it May Concern:

Enclosed is the subject permit in accordance with the application you filed with this office. Please note, this permit does not preclude you from getting other permits from other agencies or the County. Please read the entire permit and comply with all special terms and conditions.

#### WHAT NEXT

1. **Record the Encroachment Permit with Bonner County Recorder's Office to validate it.** This permit is not valid until you provide us with proof of recordation (they will place a sticker with a bar code on top of the 1<sup>st</sup> page of the permit). Please note that the original notarized and signed permit must be presented to the Recorders Office, a copy will not be accepted. Please submit a copy of the recorded Encroachment Permit to the Idaho Department of Lands Pend Oreille office (address listed on top of this page). Please have the entire permit packet recorded.
2. **The encroachment permit number (2863) must be displayed upon the most waterward area of your encroachment** with metal, plastic (vinyl) or wooden numerals at least three inches in size. IDL staff should be able to see the permit numbers when driving by your property in a work boat.
3. When construction on your encroachment is complete, please fill in the attached '**Work Completion Report**' form and return to the address indicated. Construction of your encroachment must be completed within three (3) years from the date the permit was issued. Please try and take a picture of the encroachment and permit numbers to submit with your 'Work Completion Report' form.

Thank you for your cooperation.

Best,

A handwritten signature in blue ink that reads "Tyler Warner".

Tyler Warner, Lands Resource Specialist  
Navigable Waterways

Enclosures

CC: L&W Doc Exchange  
Bonner County Assessor's Office  
Idaho Department of Water Resources  
U. S. Army Corps of Engineers / Coeur d'Alene  
StanCraft Marine / Anthony Zito / [anthony.z@stancraft.com](mailto:anthony.z@stancraft.com)

**WORK COMPLETION REPORT**

Name

Permit #

Permit issue date:

Recordation Instrument Number: \_\_\_\_\_  
(Number on bar code sticker from county recorder office)

Date work completed: \_\_\_\_\_

**Please provide a photo of completed encroachment(s) with permit numbers installed.**

Signature: \_\_\_\_\_

**Upon completion of work, please return this report and photo to:**

**Idaho Department of Lands  
Pend Oreille Supervisory Area  
2550 Hwy 2 West  
Sandpoint, ID 83864**

PEND OREILLE LAKE  
SUPERVISORY AREA  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
Phone (208) 263-5104  
Fax (208) 263-0724



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*

April 24, 2024

## Permitting Navigable Water Encroachments on Lake Pend Oreille and the Pend Oreille River

To whom it may concern,

Most navigable water encroachments (e.g., docks, marinas, rip rap, etc.) on Lake Pend Oreille and the Pend Oreille River require permits from multiple jurisdictional agencies, including, the U.S. Army Corps of Engineers (ACOE), the Idaho Department of Lands (IDL), and in some cases, the Idaho Department of Water Resources.

**This is a courtesy notification** The ACOE has been working with the U.S. Fish and Wildlife Service (USFWS) for over the last year and half to extend the number of permits allowed under the existing USFWS Biological Opinion (BO) for Regional General Permit 27, but efforts have been unsuccessful and the number of uses allowed under the existing BO are now exhausted. As such, applicants looking to build a dock on Lake Pend Oreille, or the Pend Oreille River will need to wait until a new BO is in place with the USFWS or work with an Agent to prepare a Biological Assessment and go through individual ESA Section 7 consultation.

**The IDL will continue processing encroachment permits within its jurisdictional authorities.** However, where projects require additional permitting from ACOE, applicants are encouraged to contact the ACOE directly and soon in the permitting process to understand whether the ACOE permitting delays will affect their project. ACOE can be reached by email, [CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil), or by phone 986-810-0176, 986-810-0179, 986-810-0177, or 986-810-0175. **All questions about ACOE permitting or the status of the new BO are to be directed to the ACOE.**

Sincerely,

A handwritten signature in blue ink that reads "Erik Sjoquist".

Erik Sjoquist  
Area Manager

This space is reserved for recording purposes only



**ENCROACHMENT PERMIT NO. L96S2863**

Permission is hereby granted to **Lewis Patrick** of PO Box 14136, Scottsdale, AZ, 85267, United States (USA) to install and maintain the following encroachment(s) subject to the terms and conditions of this Permit and the approved application, plans and drawings incorporated herein:

Encroachment	Description		Effective Date	Construction to be completed by
Encroachment: Boat Lift		2	12/06/2024	12/06/2027
Encroachment: Single Family Dock	4'x54' walkway, 57'x18' T-Shaped Pier with 2 kayak slips	700 Square Feet	12/06/2024	12/06/2027

Located on **LAKE PEND OREILLE** in BONNER COUNTY, adjacent to:

Parcel Number	RP57N01W084690A
Section, Township, Range	T57N R01W, Sec 08, Boise Meridian
Physical Addresses	941 W Oden Bay Rd, Sandpoint, ID, 83864, United States (USA)
Tax/Serial Number	40

## 1. General

- A. In order for this permit to be valid, Permittee must record this permit in the records of the county in which the encroachment is located and furnish proof of recordation to the Department pursuant to Idaho Code §§ 58-1305(h) and -1306(f).
- B. All applicable provisions of the Lake Protection Act (Idaho Code Title 58, Chapter 13) and Rules for Regulation of Beds, Waters, and Airspace over Navigable Lakes and Streams in the State of Idaho (IDAPA 20.03.04.000 *et seq.*) are incorporated herein by reference and made a part hereof.
- C. This permit does not convey the State's title to nor jurisdiction or management of lands lying below the natural or ordinary high-water mark.
- D. Construction must follow details and specifications shown on the approved application, plans, and drawings provided by Permittee. Should such information prove to be materially false, incomplete and/or inaccurate, this authorization may be modified, suspended, or revoked in accordance with the Administrative Procedures Act, Idaho Code Title 67, Chapter 52 and IDAPA 20.03.04.080.07. At any time, and prior to any modification to the application, plans, drawings, or encroachments Permittee must consult with the Idaho Department of Lands to determine if a new permit is required.
- E. Permittee shall maintain the structure or work authorized herein in a good and safe condition and in accordance with the approved application, plans and drawings. Permittee shall contact the Idaho Department of Lands 10 days prior to the planned start date of any maintenance or replacement activities.
- F. Acceptance of this permit constitutes permission by Permittee for representatives of the Idaho Department of Lands to come upon Permittee's Property at all reasonable times to inspect the encroachment authorized by this permit.
- G. Permittee shall indemnify, defend, and save harmless the State, its officers, agents, and employees from and against any and all liability, claims, damages, losses, expenses, actions, settlements, attorneys' fees, and suits whatsoever caused by, arising out of, or in connection with Permittee's acts or omissions under this permit or Permittee's failure to comply with any state or federal statute, law, regulation, or rule.
- H. Authorization for any activity authorized herein that is not completed on or before the completion date identified above, shall automatically terminate unless an extension was granted in writing by IDL.
- I. This permit supersedes and voids any permit previously issued for this property. Unless specifically authorized in this permit, any pre-existing or abandoned portions of encroachments, whether previously permitted or not, shall be removed from below the ordinary or artificial high-water mark.
- J. This permit does not relieve Permittee from obtaining additional approvals or otherwise complying with other local, state, or federal laws.
- K. Idaho State Water Quality Standards (IDAPA 58.01.02.000 *et seq.*) shall be maintained at all times during and after project start up.
- L. This permit is issued contingent upon Permittee's continuing status as an owner or lessee of the littoral right associated with the property described on page 1 of this permit.
- M. Permittee shall not assign this permit without first obtaining the written consent of IDL. Any request for approval of an assignment must be in writing, on forms provided by IDL, and accompanied by the applicable processing fee.
- N. Permittee assumes all liability for damages, which may result from the exercise of this permit.

## 2. Construction

- A. The Permittee or contractor shall have a copy of this permit available on site for inspection at all times during construction.

- B. Permittee is responsible for all work done by any contractor. Permittee shall provide contractor with a copy of this permit. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this permit.
- C. Construction barges or other watercraft shall not be grounded on the lakebed for any reason.
- D. Permittee, contractor, and anyone acting on their behalf are prohibited from allowing equipment, boats, barges, or associated machinery to create petroleum product sheen on the water or otherwise create a release of petroleum or petroleum products due to petroleum products handling, use or storage. The contractor shall maintain an adequate supply of petroleum absorbent pads. The Emergency Response Team phone number, 1-800-632-8000, must be readily available at all times.
- E. Operation of excavation equipment will not be allowed below the ordinary or artificial high-water mark without prior written authorization from IDL. Equipment may be operated only on dry land above the level of the lake at the time of operation.
- F. Demolition debris and construction waste shall be removed from the lake and disposed of at an approved upland location.
- G. Foam flotation shall be completely encased in a manner that will maintain the structural integrity of the foam. The encasement shall be resistant to the entry of rodents and shall be replaced if cracked, damaged, or similarly compromised.
- H. It is illegal to possess or transport Quagga or Zebra mussels into or through Idaho, and to launch infested watercraft. Used boat lifts shall be inspected for invasive species and determined to be free from such species prior to installation. Permittee shall provide IDL with proof of inspection by an authorized inspector prior to installing the boat lift and/or placing it in the water. Prior to installation call 877-336-8676 for decontamination.
- I. Piles and pylons shall be driven with noise reduction devices.
- J. Construction materials shall be natural, or pressure treated utilizing only those preservative chemicals registered for the specific uses by the U.S. Environmental Protection Agency (EPA). All treated wood materials shall be produced in compliance with "Best Management Practices (BMPs) For the Use of Treated Wood in Aquatic and other Sensitive Environments" issued by the Western Wood Preservers Institute (WWPI) 2012. Treated materials not in contact with the water shall be completely dry before use near navigable waters. Use of Chromated Copper Arsenate (CCA) treated wood shall adhere to the EPA recommendations regarding use of arsenate treated wood. Contact Idaho Department of Environmental Quality for information on acceptable treatment methods and materials.
- K. All construction material including maintenance material must be stockpiled landward of the ordinary or artificial high-water mark
- L. No trees or vegetation shall be removed below the ordinary high-water mark without written approval of the Idaho Department of Lands.
- M. The disturbed portion of the lakebed shall be shaped to its original contour upon completion of the project.
- N. Any vegetation located below the ordinary high-water mark disturbed by construction activity shall be replanted with native plants, unless otherwise agreed to in writing by IDL.
- O. All construction shall meet the standards of the Uniform Building and International Fire Codes. Permittee shall contact the appropriate body of jurisdiction concerning these codes prior to installation.
- P. A silt curtain, fence, or other appropriate Best Management Practice (BMP) shall be installed waterward of the project site. It must remain in place and functional until the turbidity level inside the curtain, fence or BMP equals the turbidity outside the curtain, or until all disturbed sediment has been removed from the BMP and stabilized in an upland location.



**JOINT APPLICATION FOR PERMITS**

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

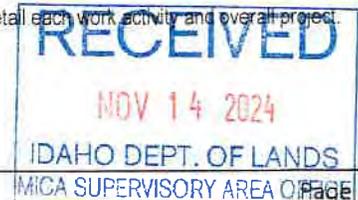
**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department 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 / 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**

FOR AGENCY USE ONLY					
USACE NWW-	Date Received:	<input type="checkbox"/> Incomplete Application Returned	Date Returned:		
Idaho Department of Water Resources No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:		
Idaho Department of Lands No. <b>L9652863</b>	Date Received: <b>11/14/2024</b>	<input checked="" type="checkbox"/> Fee Received <b>3425.-</b> DATE: <b>11/14/24</b>	Receipt No.: <b>ch# 14501</b>		
<b>INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED</b>					
1. CONTACT INFORMATION - APPLICANT Required:			2. CONTACT INFORMATION - AGENT:		
Name: Lewis Patrick			Name: Anthony Zito		
Company:			Company: StanCraft Marine Construction		
Mailing Address: PO Box 14136			Mailing Address: 2936 W Dakota Ave		
City: Scottsdale	State: AZ	Zip Code: 85267	City: Hayden	State: ID	Zip Code: 83835
Phone Number (include area code): 602-663-2600	E-mail: lew@patrickproperty.com		Phone Number (include area code): 208-449-4244	E-mail: anthony.z@stancraft.com	
3. PROJECT NAME or TITLE: Patrick Family Dock			4. PROJECT STREET ADDRESS: 941 W Oden Bay Rd		
5. PROJECT COUNTY: Bonner	6. PROJECT CITY: Sandpoint		7. PROJECT ZIP CODE: 83864	8. NEAREST WATERWAY/WATERBODY: Lake Pend O'rielle	
9. TAX PARCEL ID#: RP57N01W084690A	10. LATITUDE: LONGITUDE:		11a. 1/4: 11b. 1/4: 11c. SECTION: 08	11d. TOWNSHIP: 57N	11e. RANGE: 01W
12a. ESTIMATED START DATE: November 1, 2024	12b. ESTIMATED END DATE: January 2026		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES    Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input type="checkbox"/> NO <input type="checkbox"/> YES			13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input type="checkbox"/> NO <input type="checkbox"/> YES		
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  From Hwy 95 N in Sandpoint, take ID-200 exit to US-2 turn right 4.5 miles on W Oden Bay Rd. Property on left approximately 1 mile.					
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  Construct a pier-style dock for private recreational use.					



16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN THE OVERALL PROJECT. Specifically indicate portions that take place within the waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Construct a single-family pier-style dock with breakwater for recreational use. Steel piling will be driven to support structure with steel headers welded on-site using excavator with vibratory head. Galvanized steel truss frames will be constructed off-site and delivered and assembled on-site along with decking and trim pieces. Two freestanding boat lifts will be installed after dock is constructed. Standard carpentry tools to be used throughout construction.

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.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ cubic yards

Dredged Material: \_\_\_\_\_ cubic yards

Clean Sand: \_\_\_\_\_ cubic yards

Clay: \_\_\_\_\_ cubic yards

Gravel, Rock, or Stone: \_\_\_\_\_ cubic yards

Concrete: \_\_\_\_\_ cubic yards

Other (describe): N/A : \_\_\_\_\_ 0 cubic yards

Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards

TOTAL: \_\_\_\_\_ 0 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Backfill & Bedding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Land Clearing: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Dredging: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Flooding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Excavation: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Draining: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ cubic yards

Other: N/A : \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ 0 cubic yards

TOTALS: \_\_\_\_\_ acres \_\_\_\_\_ sq ft \_\_\_\_\_ 0 cubic yards

**RECEIVED**

NOV 14 2024

IDAHO DEPT. OF LANDS  
MICA SUPERVISOR'S OFFICE

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT?  NO  YES If yes, describe ALL work that has occurred including dates

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

23.  YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: \_\_\_\_\_ Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY?  NO  YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.  
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

- NO  YES Is applicant willing to assume that the affected waterbody is high quality?
- NO  YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
- NO  YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

Piling will be driven on dry ground at low water

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

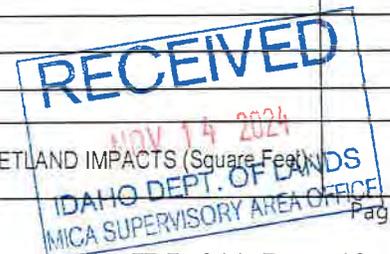
27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Fixed pier dock	Lake Pend O'rielle	Perennial	72' long, 57' wide	72
TOTAL STREAM IMPACTS (Linear Feet):				72

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)

TOTAL WETLAND IMPACTS (Square Feet)



Name: Kevin Chadwick  Mailing Address: 2365 E Tennessee Ave.  City: State: Zip Code: Denver CO 80209  Phone Number (include area code): E-mail:	Name: Ruth Williams  Mailing Address: <i>29 Eagle Cove</i>  City: <i>Sandpoint</i> State: <i>ID</i> Zip Code: <span style="float: right;"><i>83864</i></span>  Phone Number (include area code): E-mail:
--	--

Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:	Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:
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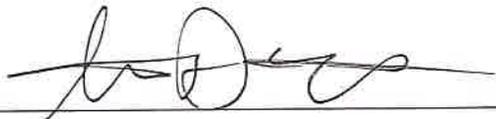
Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:	Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:
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Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:	Name:  Mailing Address:  City: State: Zip Code:  Phone Number (include area code): E-mail:
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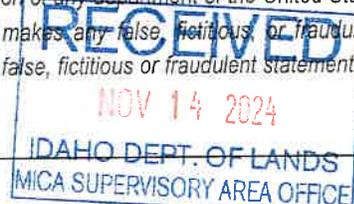
**30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS**

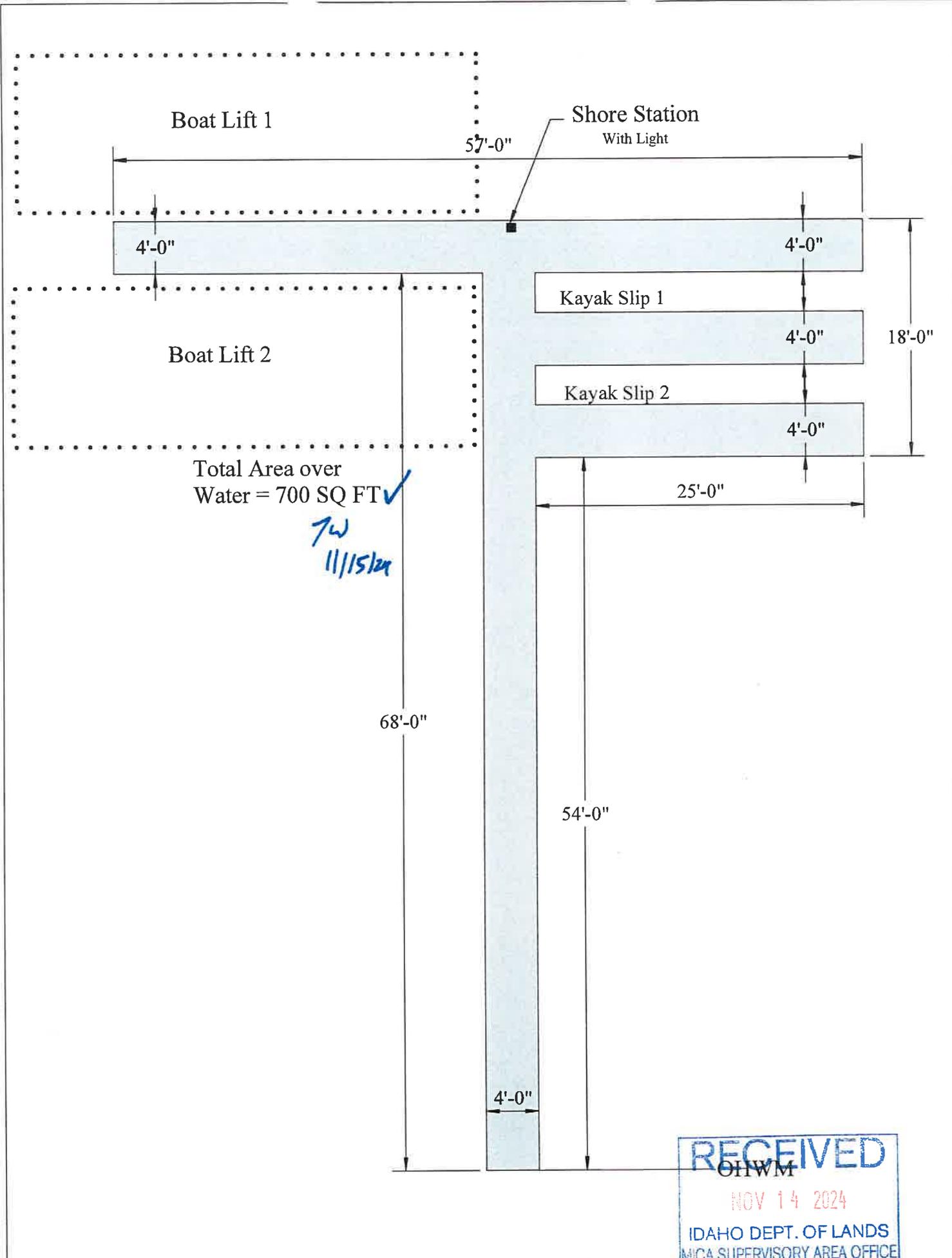
*Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.*

Signature of Applicant:  Lewis Patrick (Oct 2, 2024 14:59 PDT) Date: Oct 2, 2024

Signature of Agent:  Date: 10/3/24

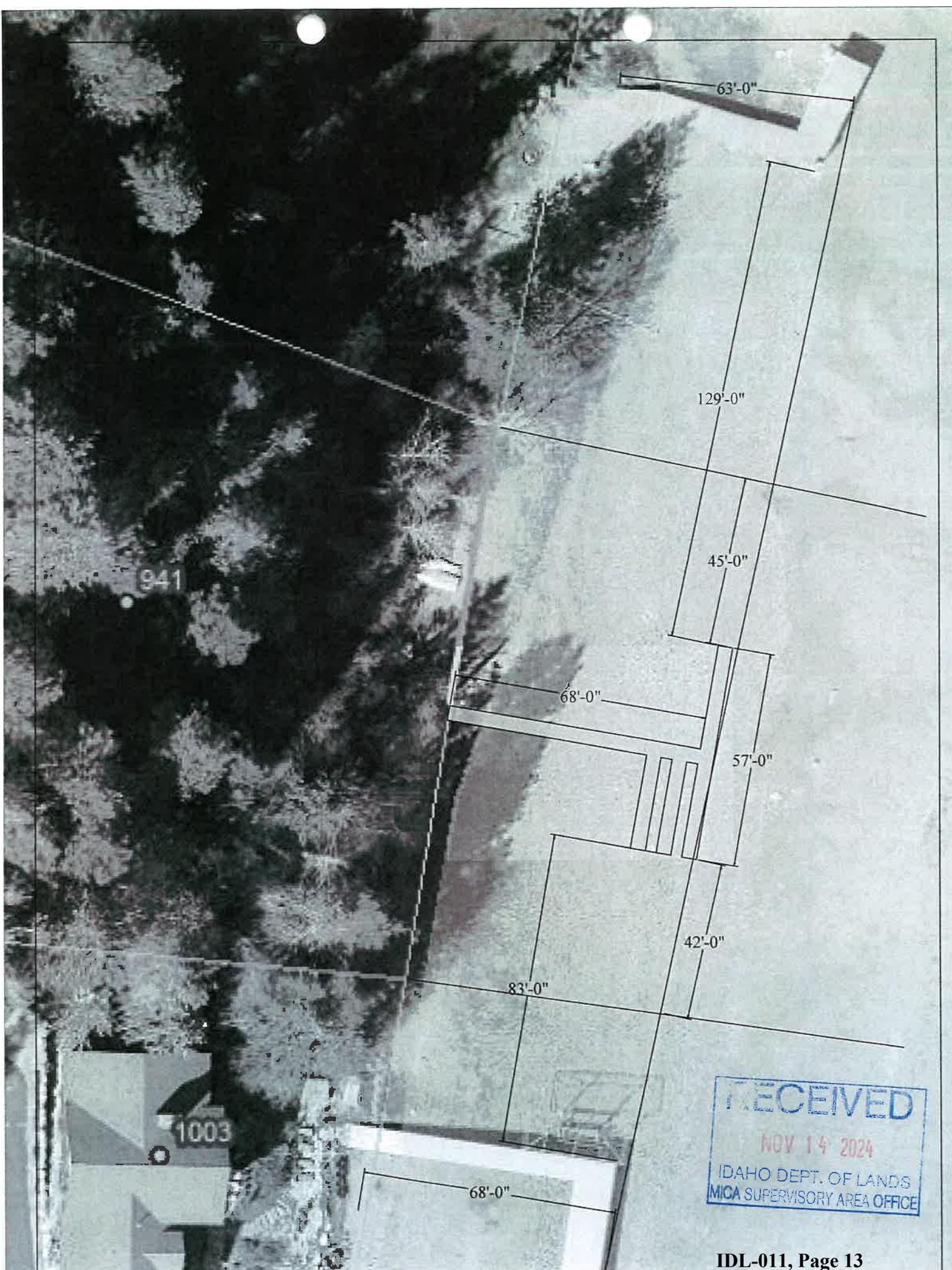
This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".





Total Area over Water = 700 SQ FT ✓  
*7W*  
*11/15/24*

**RECEIVED**  
 OIWM  
 NOV 14 2024  
 IDAHO DEPT. OF LANDS  
 MICA SUPERVISORY AREA OFFICE



941

1003

63'-0"

129'-0"

45'-0"

68'-0"

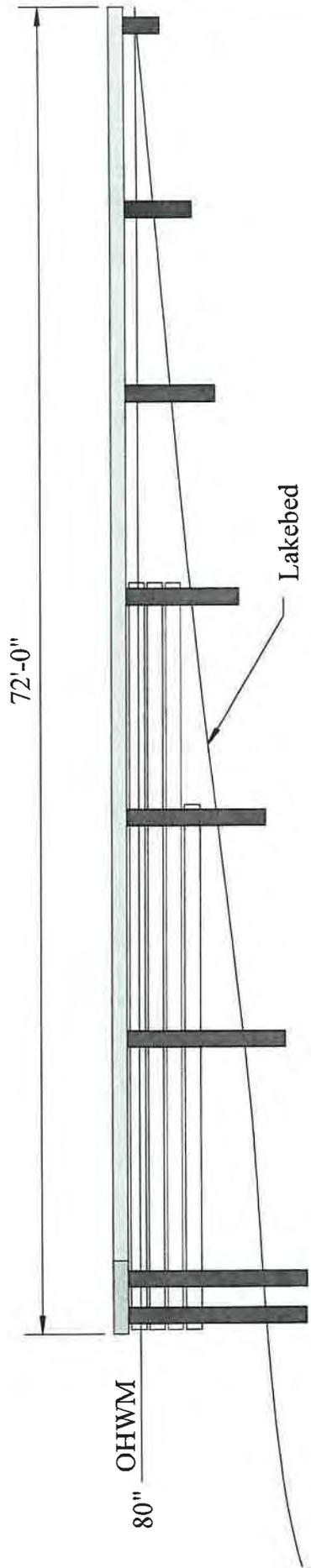
57'-0"

42'-0"

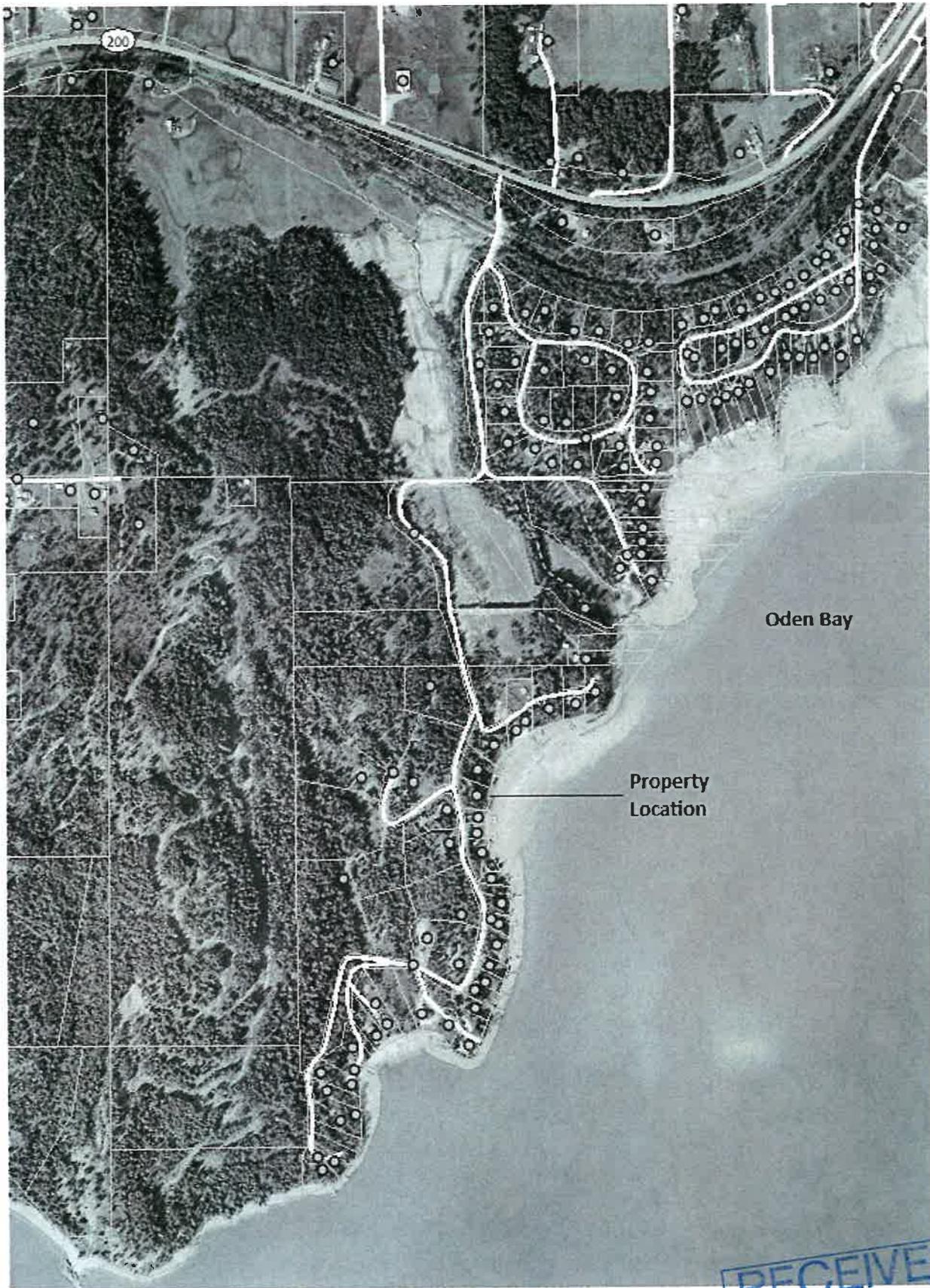
83'-0"

68'-0"

RECEIVED  
NOV 14 2024  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE



RECEIVED  
 NOV 14 2024  
 IDAHO DEPT. OF LANDS  
 MICA SUPERVISORY AREA OFFICE



Oden Bay

Property Location

**RECEIVED**  
NOV 14 2024  
IDAHO DEPT. OF LANDS  
MCCOMB VISITORY AREA OFFICE  
IDL-011, Page 15



RECEIVED  
NOV 14 2024  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

Instrument # 1034052  
Bonner County, Sandpoint, Idaho  
06/04/2024 12:06:54 PM No. of Pages: 5  
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy cbrannon  
Index to: WARRANTY DEED

Escrow No.: N-66083

## WARRANTY DEED

FOR VALUE RECEIVED, **Jerry B. Williams and Todd D. Williams and Tyler L. Williams and Rebecca S. Paradee and Julie A. Williams**, each as their separate estates Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Lewis E. Patrick, Trustee of the Lewis E. Patrick Trust dated April 8, 1999**, Grantee, whose address is: PO Box 14136, Scottsdale, AZ 85267 the following described premises, County of Bonner, State of Idaho to-wit:

**A tract of land in Section 8, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:**

**From the North quarter corner of Section 8; thence South a distance of 1713.29 feet; thence East a distance of 157.56 feet; thence South 72°08'30" West, a distance of 281.66 feet; thence South 16°57'18" West a distance of 279.09 feet to the true point of beginning; thence South 09°11'12" East a distance of 225.60 feet; thence South 84°39'48" East to the shoreline of Lake Pend Oreille; thence Northeasterly along said shoreline to a point which is South 68°36'36" East from the true point of beginning; thence North 68°36'36" West to the true point of beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.





# Single and Two Family Lot Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

- ENCROACHMENT TYPE(S):** (Check all that apply)
- Single Family Dock
  - Waterline
  - Two Family Dock
  - Bank stabilization or Rip Rap
  - Other – describe:  
Two Boat Lifts
  - Mooring buoy

**Applicant's Littoral Rights Are:**

- Owned, fee simple title holder
- Leased
- Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights
- Other – describe: \_\_\_\_\_

**Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:**

- County plat map showing both neighboring littoral lots.
- Tax record identifying the owner of the upland parcel(s).
- Lakebed profile with encroachment and water levels of winter and summer.
- General vicinity map that allows Department to find the encroachment.
- Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

- No
- Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)  
Permit # \_\_\_\_\_ Date of Construction: \_\_\_\_\_

What will happen to the existing dock or encroachment if this permit application is approved?

- Remain unchanged
- Complete removal
- Modification
- Other:

*(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)*

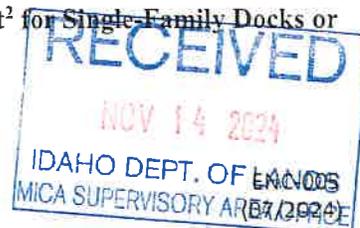
**How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark?** 72 \_\_\_\_\_ feet

**The Proposed Dock Length Is:**

- The same or shorter than the two adjacent docks
- Longer than the two adjacent docks
- Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.
- \_\_\_\_\_ feet and not located near any other docks or encroachments.

**Does the Proposed Dock Exceed the Maximum Square Footage of 700 ft<sup>2</sup> for Single-Family Docks or 1,100 ft<sup>2</sup> for Two-Family Docks?**

- No Total square footage: 700 \_\_\_\_\_ ft<sup>2</sup>
- Yes \_\_\_\_\_ ft<sup>2</sup>



**Does the Property Have at Least 25 Feet of Littoral Frontage?**

- No
- Yes Total front footage: 150 feet

**Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?**

- No
- Yes If yes, explain why: \_\_\_\_\_

**Will the Proposed Encroachment (besides riprap) Be Located Closer Than 10 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?**

- No
- Yes If yes, what are the proposed distances?
  - Encroachment Type: \_\_\_\_\_ feet
  - Encroachment Type: \_\_\_\_\_ feet
  - Encroachment Type: \_\_\_\_\_ feet
- Consent of affected neighbor was attained

**Determining Riparian/Littoral Right Lines**

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

Lewis Patrick  
Lewis Patrick (Oct 2, 2024 15:01 PDT)  
Applicant Signature

Lewis Patrick  
Applicant Print Name

Oct 2, 2024  
Date

\_\_\_\_\_  
Applicant Title (if applicable)

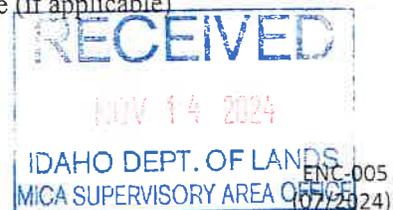
**Second Applicant (If applicable)**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Title (if applicable)





# Public Trust Program Inspection Report

Inspection Data	Inspection Time (hrs)	Related instrument(s) (include instrument type & number)	
Body of water: Lake Pend Oreille	Preparation: 0.5	L96S2863	
Inspection date: January 21, 2026	Travel: .75		
Type: <input type="checkbox"/> Quality Assurance <input checked="" type="checkbox"/> Complaint <input type="checkbox"/> Application Review, #:	Inspection: .25		
	Report: .50		
	Total: 1.5		
<b>Name of Instrument Holder/Responsible Party:</b>			
Patrick, Lewis E Trust			
<b>Location of Inspection:</b> RP57N01W084690A 941 W. Oden Bay Rd, Sandpoint, ID 83864			
<b>On-site representative(s):</b>			
Name:		Name:	
Title:		Title:	
Phone:		Phone:	
Email:		Email:	
<b>Narrative (Describe who, what, when, where, why, and how):</b>			
<p>After receiving a formal letter dated January 15, 2026, alleging that portions of the deck had been framed in, Tyler Warner, Resource Specialist – Navigable Waters, contacted Mr. Patrick. Mr. Patrick confirmed that the framing shown in the referenced photographs had been removed and invited an inspection.</p> <p>On January 21, 2026, Mr. Warner conducted an aerial review using Google Earth and determined that the dock's shape and dimensions were consistent with the permitted design. Later that morning, at 9:14 a.m PST., Mr. Warner conducted an on-site inspection at 941 W. Oden Bay Road, documenting conditions with photographs and a physical examination of the property.</p> <p>The inserts/framing previously identified were located upland and were not attached to the southern kayak slips. One of the two permitted boat lifts had been installed in the approved location. No additional encroachments were observed during the inspection.</p> <p>Mr. Warner left the property at approximately 9:25 a.m.PST</p>			
<b>Summary of Findings:</b>			
<input type="checkbox"/> No compliance issues beyond the AHWM were identified.			
<b>Attachments:</b>			
<b>Inspector's Signature:</b> 	<b>Name:</b> Tyler Warner	<b>Title/Office:</b> Resource Specialist- Nav Waters	<b>Date:</b> 01/21/2026

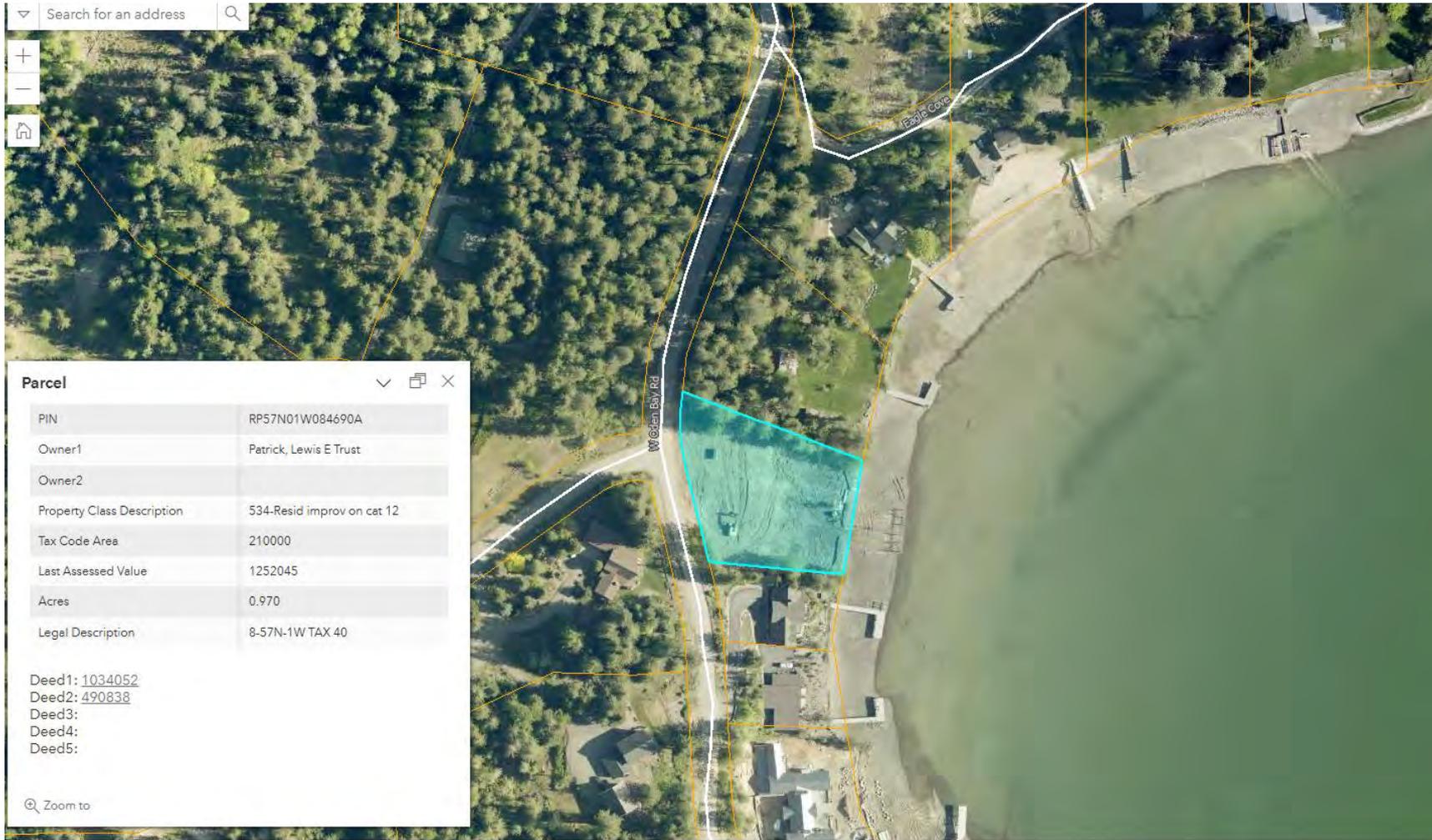


Figure 1- Bonner County Aerial GIS 2025



Figure 2- Google Earth Aerial Photo, subject dock circled in yellow, note Date 06/04/2025



Figure 3- Dock from upland, boat lift



*Figure 4- Kayak Slips, Facing South, No framing observed in slips*



Figure 5- Kayak slips, facing east



*Figure 6- Boat lift in a permitted location*



Figure 7- Underside of kayak slips, facing North



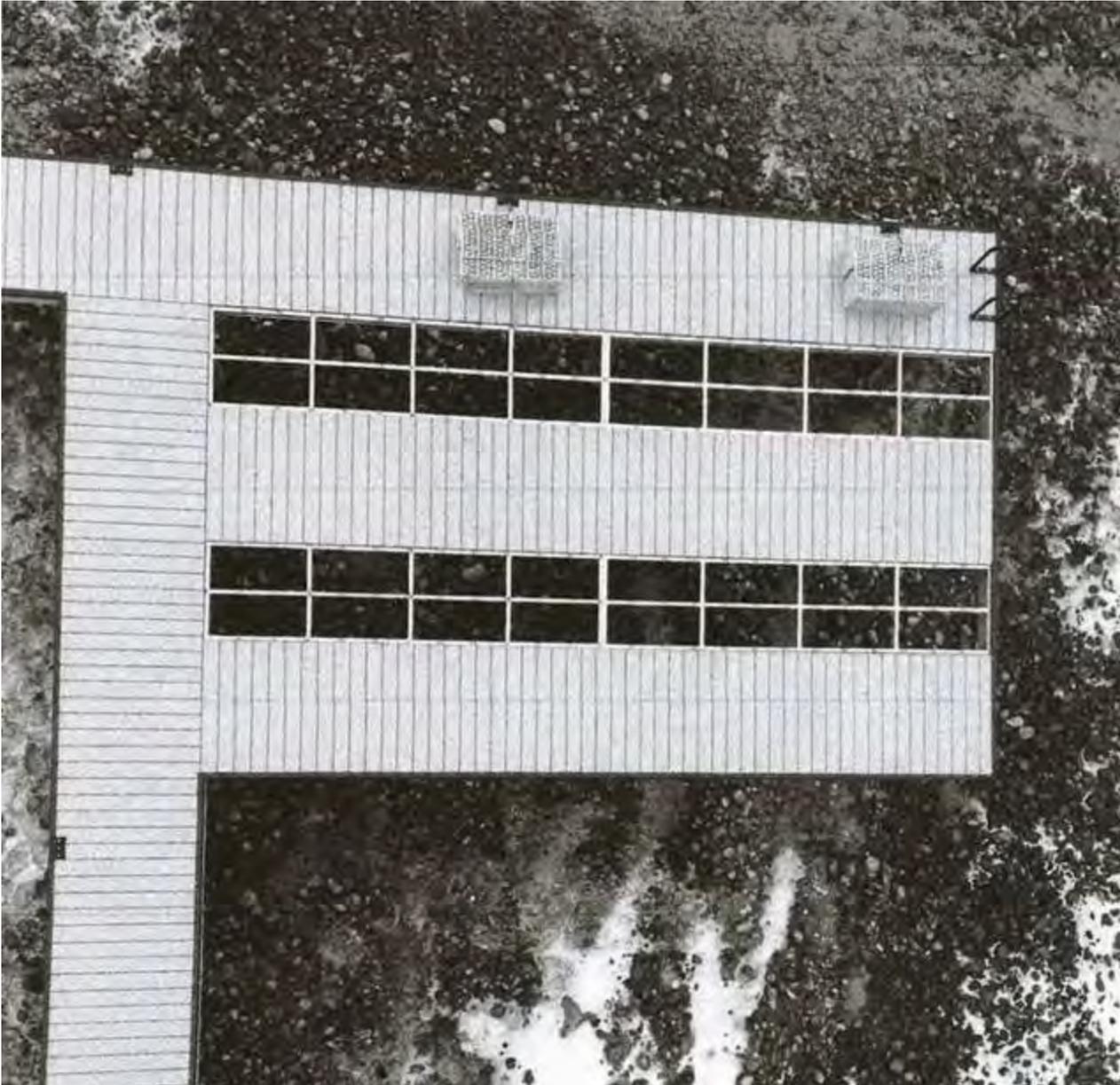
*Figure 8- Upland of dock with framing depicted in neighbor complaint with stacks of perforated decking material*



Figure 9- Upland, framing and perforated decking material



*Figure 10- Undated photo, submitted by complaint letter, received by IDL 01/15/2026*



*Figure 11- Undated photo, submitted by complaint letter, received by IDL 01/15/2026*

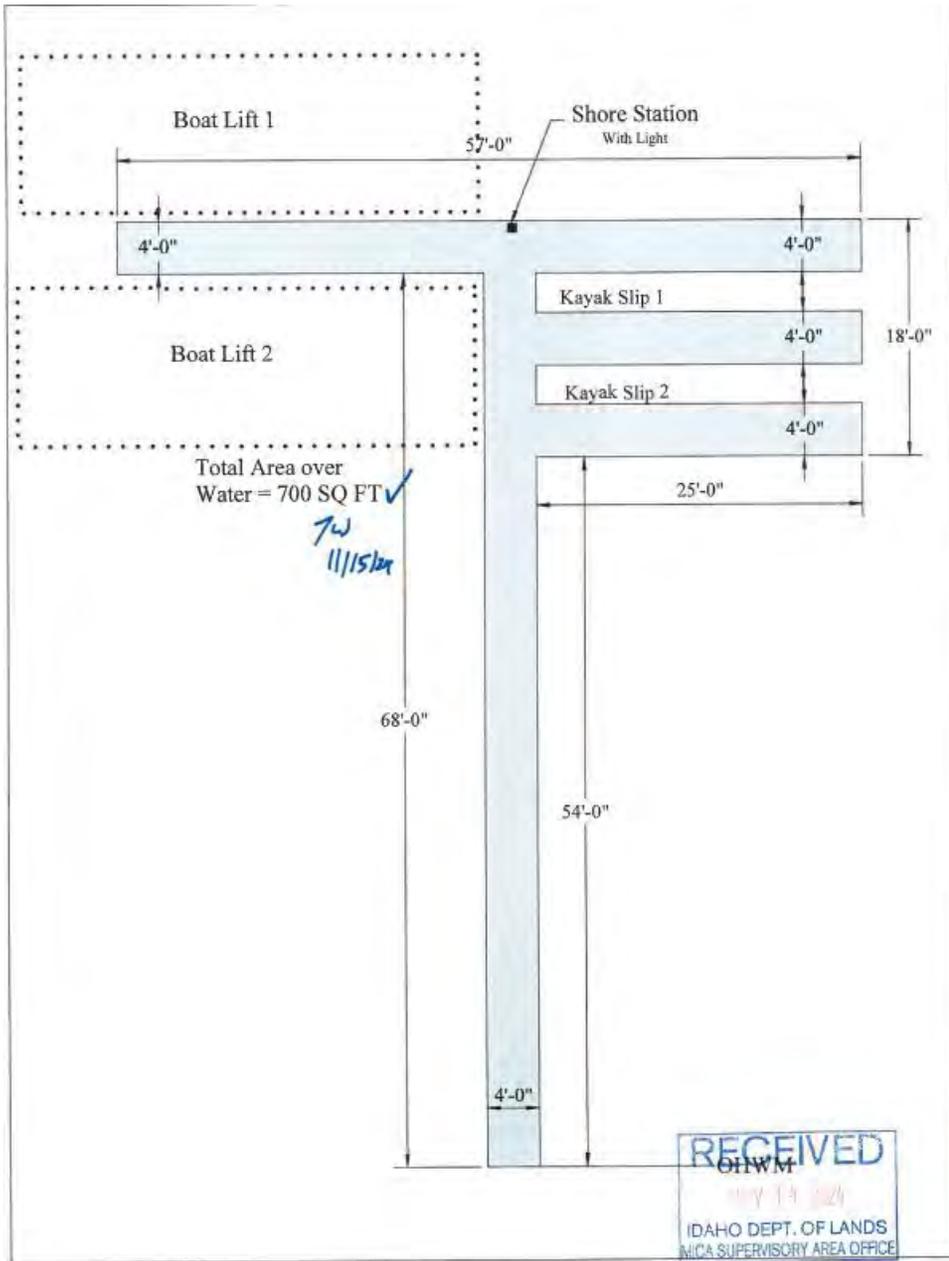


Figure 12- Permitted dock design for L96S2863