

# 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>ERL 9551741Q</b>		Date Received: <b>10/16/2025</b>		<input checked="" type="checkbox"/> Fee Received <b>\$12,075.00</b> DATE: <b>10/16/2025</b>		Receipt No.: <b>1110</b>			
INCOMPLETE APPLICANTS MAY NOT BE PROCESSED									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: Lindsey Olmstead					Name: John Condon				
Company: Southern Marinas Hayden Lake, LLC					Company:				
Mailing Address: 11300 Us Hwy 1, Ste 610					Mailing Address: 1460 E Woodstone Dr				
City: Palm Beach Gardens		State: FL	Zip Code: 33408		City: Hayden		State: ID	Zip Code: 83835	
Phone Number (include area code): 208-762-0181 x.101		E-mail: lholmstead@haydenlakemarina.com			Phone Number (include area code): 208-755-7009		E-mail: johncondoncompany@gmail.com		
3. PROJECT NAME or TITLE: Hayden Lake Marina Upgrade					4. PROJECT STREET ADDRESS: 3830 E Hayden Lake Rd				
5. PROJECT COUNTY: Kootenai		6. PROJECT CITY: Hayden			7. PROJECT ZIP CODE: 83835		8. NEAREST WATERWAY/WATERBODY: Hayden Lake		
9. TAX PARCEL ID#: <b>A1N105710</b> 03520000076A <b>+ 3 parcels</b>		10. LATITUDE: 47°44'57.8"N LONGITUDE: 116°44'24.2"W			11a. 1/4:	11b. 1/4:	11c. SECTION: 20	11d. TOWNSHIP: 51N	11e. RANGE: 03W
12a. ESTIMATED START DATE: Sep 8, 2026		12b. ESTIMATED END DATE: Apr 30, 2027			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 N Government Way and Honeysuckle Ave- head east on Honeysuckle Ave for 0.8 miles. Turn right on E Hayden Lake Road. Head east for 1.6 miles, the destination is on the left at the intersection of Tobler Rd and E Hayden Lake Rd.									
15. PURPOSE and NEED: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input 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.  The purpose of this project is to update and modernize the Hayden Lake Marina docks to meet current industry standards for boat sizes, which now average 24-26 feet in length. The project will improve safety, usability, and capacity for boaters while extending the service life of the marina. Planned improvements include replacement and expansion of dock infrastructure, updated electrical service, and a pump-out facility to better serve the public.									

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SOUTH COAST AREA OFFICE



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.:

In the fall of 2026 the project will remove existing docks via box trucks with excavators on our concrete ramps in the fall with low water levels and construct a new dock system at Hayden Lake Marina. The new marina configuration will include a revised dock footprint covering approximately 31,063 square feet, supported by 43 steel pilings, 6 underwater anchorage supports and will add 32 new slips to better accommodate modern vessels. Dock construction will be robust and durable, utilizing heavy nominal steel and pressure-treated lumber. Steel members will be hot-dip galvanized for corrosion resistance, and floating sections will use encapsulated plastic floats. Non-leaching, slip-resistant composite decking will be installed to provide a safe, long-lasting walking surface. Docks will be built off-site and assembled in water to minimize upland impacts. Launching will be done at the existing marina ramp using flat bead trailers. Upgrades will also include: Electrical service: modern, code-compliant power pedestals for all slips. Lighting: energy-efficient LED dock lighting along walkways to enhance visibility, safety, and security during evening and early morning hours. Pump-out facility: updated station to improve waste management and support environmental protection of Hayden Lake. Fuel Operations will be moved to the head dock which improves access for the public. The project will result in a safer, more functional, and environmentally responsible marina facility that increases capacity, improves customer service, and enhances overall safety for boaters on Hayden Lake. The head dock provides significantly more wave attenuation protecting shoreline and properties to the east. None of the distances between existing encroachments changes.

Existing docks will be taken off-site via enclosed box trucks for recycling.

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 Action – Leaving existing docks in place was considered but rejected because the docks are outdated, unsafe, and unable to accommodate modern boat sizes.

Same-Footprint Replacement Only – Replacing docks without expansion was considered but rejected because it would not increase capacity, limit safety improvements, or provide updated infrastructure for electrical, lighting, and pump-out upgrades.

Measures Taken to Minimize or Compensate for Impacts: Dock sections will be constructed off-site and then launched from the existing marina boat ramp, reducing in-water construction time and disturbance. Sections will be assembled in the water at designated connection points, limiting on-water work to critical assembly activities only. Floating barges and small work boats will be used to support in-water assembly, minimizing contact with the lake bottom. Turbidity curtains and debris containment will be deployed to prevent sediment or construction materials from entering the water. Non-leaching, slip-resistant composite decking and encapsulated plastic floats will be used to prevent contamination. Work will follow timing restrictions to avoid sensitive periods for fish spawning and other aquatic life. Existing wetlands and vegetated shorelines will be avoided; any unavoidable disturbance will be minimized and restored following construction. Installation of the updated pump-out facility will improve water quality and reduce pollutant discharge from vessels.

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.

The Hayden Lake Marina currently operates under existing Idaho Department of Lands encroachment permits and any prior U.S. Army Corps of Engineers authorizations for shoreline structures. No previous violations exist, and this project represents an update and expansion of the previously permitted marina facilities. Mitigation Measures: Dock layout and construction are designed to minimize in-water disturbance. Materials will be staged from upland areas and transported via barge to reduce shoreline impact. Work will be performed from floating barges and small work boats. Best management practices (BMPs), including turbidity curtains, debris containment, and spill prevention protocols will be implemented to protect water quality. In-water work will be scheduled in accordance with regulatory timing restrictions to avoid impacts to fish spawning and sensitive aquatic habitat. These measures ensure the project maintains environmental protection while modernizing and expanding marina facilities for safe and efficient use.

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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES    If yes, describe ALL work that has occurred including dates.				
22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: ERL95S1741P				
23. <input type="checkbox"/> 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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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. <u>See Instruction Guide for further clarification and all contact information.</u>				
The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation: <input type="checkbox"/> NO <input type="checkbox"/> YES Is applicant willing to assume that the affected waterbody is high quality? <input type="checkbox"/> NO <input type="checkbox"/> YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not? <input type="checkbox"/> NO <input type="checkbox"/> 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  To minimize impacts on water quality and prevent degradation of Hayden Lake, the following BMPs will be implemented: Minimized In-Water Work – All materials will be staged from upland areas and transported to the construction site via barge to reduce shoreline disturbance and sediment release. Floating Construction Platforms – Work will be conducted from floating barges and small work boats, limiting physical disturbance to the lake bottom. Turbidity Control – Turbidity curtains will be deployed around active construction areas to prevent sediment from dispersing into open water. Debris Containment – All construction debris, including lumber and fasteners, will be contained and removed daily to prevent any material from entering the lake. Spill Prevention – Fuel, oil, and chemical handling protocols will be strictly followed to prevent accidental releases. Spill kits will be on-site at all times. Timing Restrictions – In-water work will be scheduled outside of sensitive fish spawning periods and other environmentally critical windows to minimize ecological impact. Selection of Materials – Non-leaching, slip-resistant composite decking and encapsulated plastic floats will be used to prevent contamination from construction materials. Considered Alternatives: Temporary removal of docks and replacement in the same footprint was considered but would not provide the expanded capacity required. Over-water staging from shore was considered but was rejected due to higher potential for shoreline erosion. The chosen alternative minimizes in-water disturbance while achieving safety, operational, and environmental objectives.				
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
Pile Driving	Hayden Lake Marina	Intermittent	Driving piles into lake bed - impact area is 24" diameter	
TOTAL STREAM IMPACTS (Linear Feet):				
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):				

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

Name:  
Steve Petroni

Mailing Address:  
3628 E Hayden Lake Rd

City: State: Zip Code:  
Hayden ID 83835

Phone Number (include area code): E-mail:  
(208) 771-0686 petronisteve@gmail.com

Name:  
Thomas Brown

Mailing Address:  
PO BOX 1161

City: State: Zip Code:  
Hayden ID 83835

Phone Number (include area code): E-mail:

Name:  
Jody Moss

Mailing Address:  
PO Box 70

City: State: Zip Code:  
Hayden ID 83835

Phone Number (include area code): E-mail:  
(208) 691-7014 jkjamoss@yahoo.com

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:

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:

Name:

Mailing Address:

City: State: Zip Code:

Phone Number (include area code): E-mail:

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:

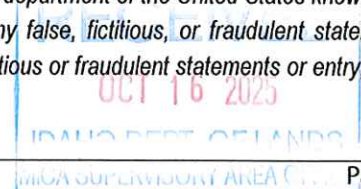
Date: 10/1/25

Signature of Agent:

Date:

10/16/25

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".





## Supplement to Hayden Lake Marina ENC-004-404-Joint-Permit-Application-FORM

### Section 15. PURPOSE and NEED:

The primary purpose of this project is to modernize and expand the Hayden Lake Marina docks to meet current industry standards for boat sizes, which now average 24–26 feet. As the only public marina on Hayden Lake, Hayden Lake Marina provides the only full-service facilities including moorage, fuel, dining, and marine services available to the general public. The marina currently maintains a substantial waitlist for vessels over 23 feet in length, demonstrating the clear demand for additional capacity to allow recreational boaters safe and equitable access to the lake.

This project will increase capacity, improve safety, and extend the service life of the marina while providing critical infrastructure updates. Planned improvements include replacement and expansion of dock infrastructure, updated electrical service, energy-efficient lighting, and a new pump-out facility open to the public. These upgrades will allow Hayden Lake Marina to better serve the public while maintaining compliance with safety and environmental standards.

The project directly supports the Idaho Department of Lands' mission to professionally and prudently manage the state's resources for the long-term benefit of the people of Idaho. By investing in safe, durable, and environmentally responsible dock infrastructure, the project ensures continued public access to Hayden Lake while promoting sustainable recreation.

In summary, this project addresses a demonstrated public need by expanding safe recreational boating access to Hayden Lake, improving essential services, and advancing IDL's mission of stewardship, access, and long-term resource benefit.







## 1. Clarification on Existing Encroachments

Please provide clarification on the following existing encroachments that are proposed to remain within the facility:

- **Dock Storage:**

Indicate how and where dock storage will occur in the proposed layout. If it is not being carried forward under the new permit, please explicitly state that.

- **HLM RESPONSE:** There is no dock storage currently or being carried forward.

- **Boat Ramps:**

Clearly show the locations of both boat ramps in the updated drawings. Include details on construction materials, widths, and lengths.

- **HLM RESPONSE:** No changes, included in updated drawings. (HLM FINAL REV.7)

- **Seawall:**

Provide the total linear footage of the seawall to remain.

- **HLM RESPONSE:** No changes, included in updated drawings. (HLM FINAL REV.7)

- **Restaurant:**

I have attached the drawings used in the previous permit. Please confirm whether these plans are still applicable and show the restaurant's location on the new layout.

- **HLM RESPONSE:** No changes. These plans are still applicable. See plot layout attached.

- **Gas Dock / Ship Store:**

- Provide the full dimensions of the ship store (length, height, and width).
    - Include a layout of the interior.
    - Clarify whether the store will have any bathrooms, plumbing, or utility connections. Does the structure meet county building codes and requirements.
    - **HLM RESPONSE:** Structure plans and dimensions already exist in current plan, moving to a new spot. The name "gas shack" is





colloquial. It is simple storage for safety and emergency equipment and where the gas shut off button is located.

- Show the layout of the gas lines/piping system, including how pipes are secured to the docks, shutoff valve locations, the number of fuel dispensers, the seasonal operation schedule, and the winterization procedures for the gas facility.
  - **See attached plans. (HLM Gas Lines)**
    - **Gas piping, including shut off valves, will be engineered to DEQ/plumbing requirements after the permit has been accepted by IDL. They will either be incased in the dock channels or secured underneath the docks as allowed by DEQ.**
    - **There will be 2 fuel dispensers with 4 nozzles total.**
    - **The fuel system is operational year-round.**
- **Pump-Out Station:**

Identify the exact location of the pump-out station and the piping/connections used for this system.

  - **See attached plans. (HLM Pump Out Lines)**

## 2. Additional Application Materials Required

### 1. Presumed Adverse Effect – Setbacks from Littoral Lines

Per IDAPA 20.03.04.015.13.e, provide measurements showing setback from each littoral line (west and east) as they need to be shown with distances. The application does include neighbor sign-off from the west (Petroni), the Department does take this as a signoff, but please show the distances on both sides so that distances can be noted.

#### 1. See attached plot map.

- **Boat parking.** Proposed drawing on page 6 of the attached application shows that fingers will not be added to the end of docks 3, 4B, and 5B. however, will these slips be rented and used by the spaces available within the marina.



1. **HLM RESPONSE:** Yes, docks 3, 4b and 5b will have side tie slips.  
Updated slip count: dock 3 counts stay the same to account for the storage shed location, the other two slips bring the total to 240

## 2. **Parking Plan**

Provide a county- or city-approved parking plan showing parking for the proposed 238 slips (i.e., 119 parking spaces) in accordance with IDAPA 20.03.04.011.03.c.

1. See attached conditional use letter "Additional Information" Section and parking plan (Layout 1) for Honeysuckle in addition to the existing approved parking plan.
2. 98 approved + 24 off site = 122 parking spaces

## 3. **VIP Docks Clarification**

Define the term "VIP Docks" as used in the application. If these slips are to be rented under a different structure or reserved for private use, please explain the intended use.

Note: Per IDAPA 20.03.04.010.09, commercial marinas must make at least 50% of moorage available to the general public. If private moorage is proposed, indicate how many slips are designated for this use.

1. **HLM Response: no private moorage is proposed; this is a sales term used to designate the more desirable slips.**

## 4. **Patios**

The application identifies four "patios." Please clarify their intended use and whether they are for public access, private use, or operational purposes.

1. **HLM Response: the patio areas are necessary for structural strength and integrity of the overall dock structure. Without them the fingers will not handle the energy created by weather, water or other physical means. They are used as both public and operations use.**

## 5. **Lakebed Profile- See attached Lakebed profile**

Submit drawings that show the profile of the lakebed, including the ordinary high-water mark (OHWM) and low-water mark. Illustrate how proposed and existing encroachments interact with these water levels. (IDAPA 20.03.04.020.07.a.i)

## 6. **Survey or Plat- See attached Plat Map.**

Provide a current survey or county plat showing the legal extent of the project site and all littoral lots involved. (IDAPA 20.03.04.020.07.a.ii)



- List all parcels included in this application facility under Section #9 of the Joint Application for Permits.
  - The listed parcels should also show proof of ownership and signing authority as this LLC does not list its agents. (IDAPA 20.03.04.020.02.)
  - See attached file (Marina – Omnibus Joint Resolution)

**8. Scaled Maps – Adjacent Property Owners**

Provide scaled drawings that show the lengths encroachments adjacent to facility.(IDAPA 20.03.04.020.07.a.v.)

1. **See attached Plot Map.**

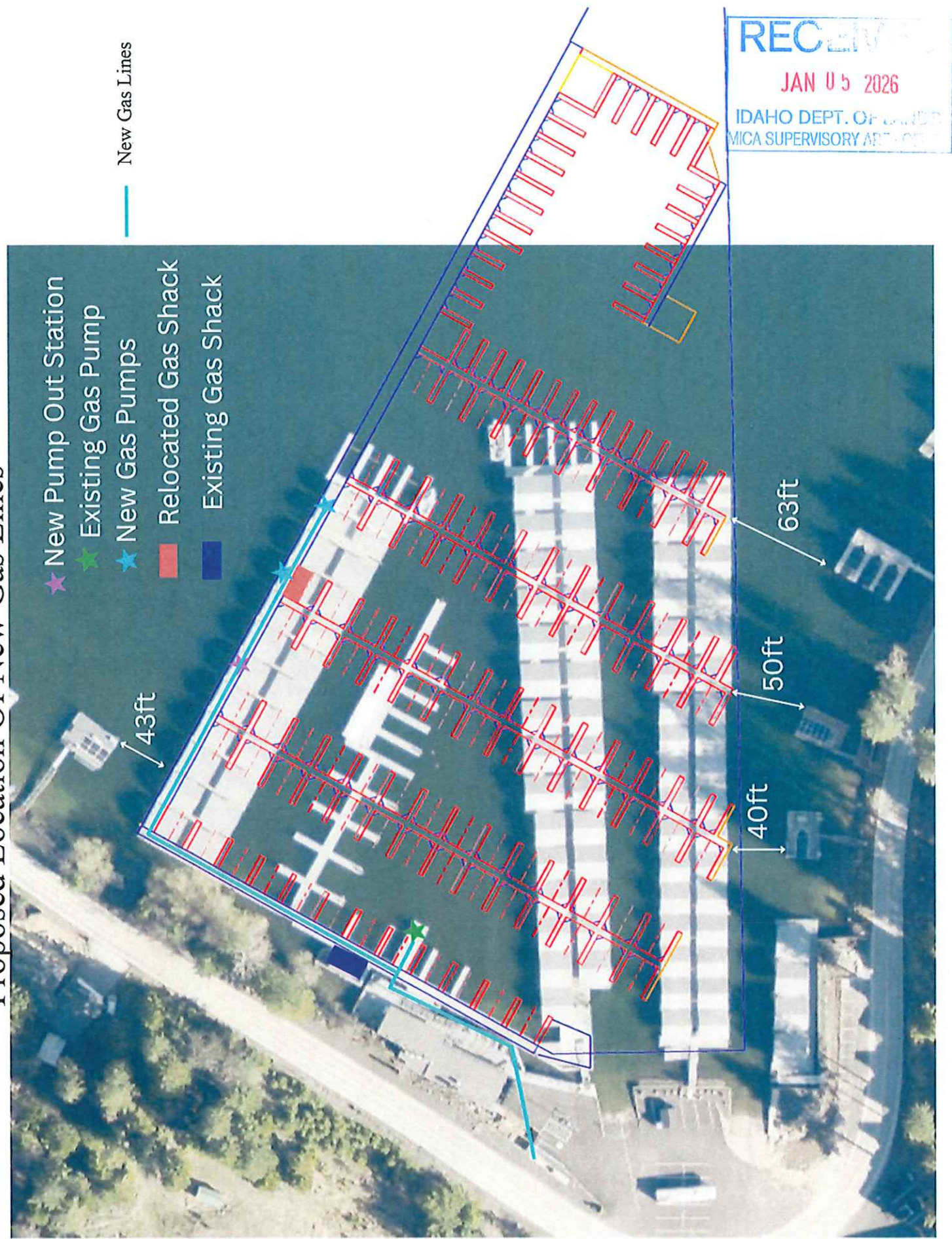
**9. Total Square Footage of Encroachments- ATTACHED HLM Final Version 7**

- Submit drawings that show the entire facility with all encroachments clearly marked.
- Provide detailed drawings for each dock finger, including lengths and widths of the docks within that finger.
- Include a table or chart summarizing the square footage calculations for the entire facility.
  - Be sure to include the existing docking system located near the shoreline (stated as E on attached encroachment permit) on the east side of the facility. (IDAPA 20.03.04.020.07.a.vi.)





# Proposed Location Of New Gas Lines

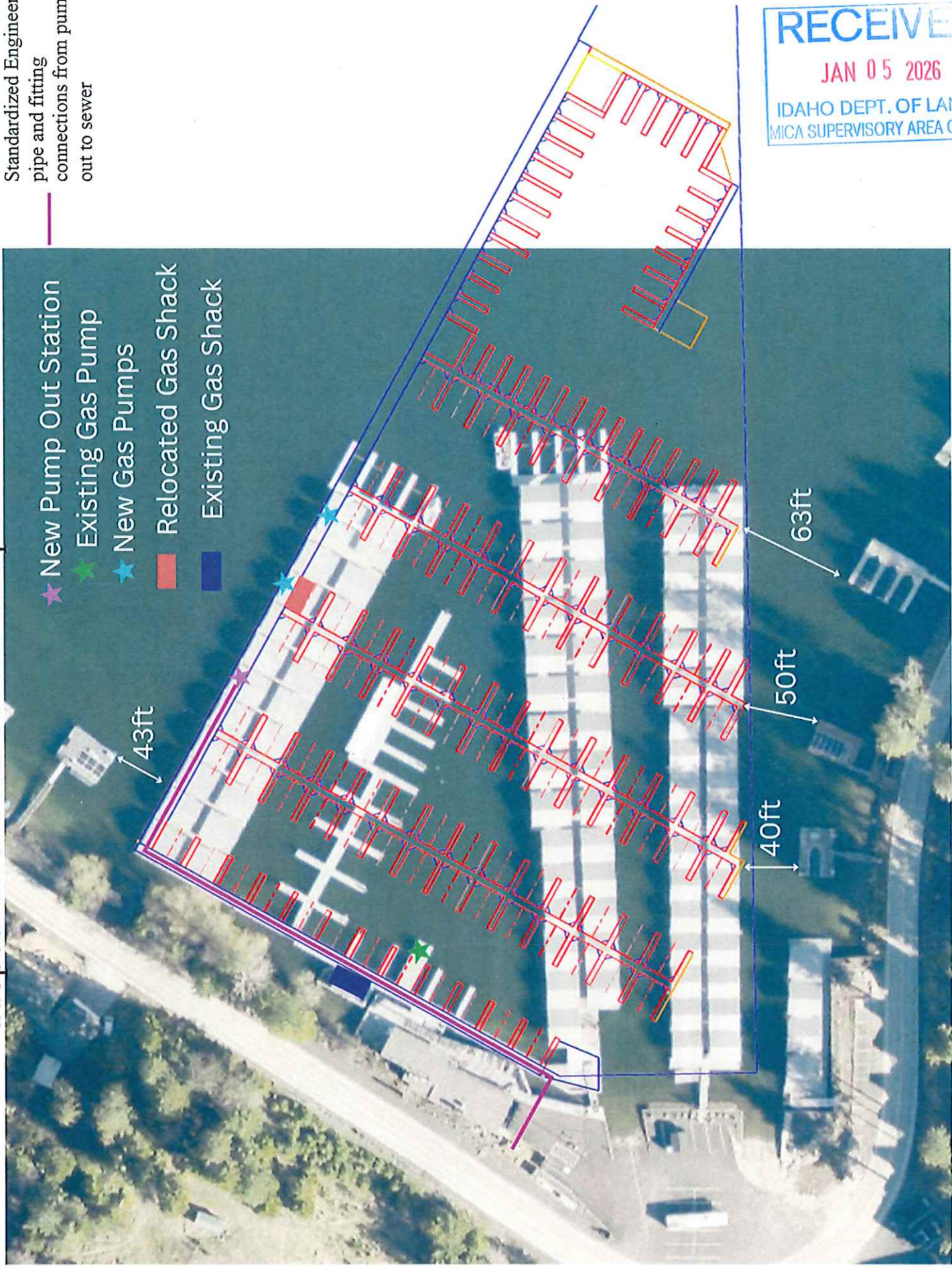




# Proposed Location Of New Pump Put Lines

Standardized Engineered  
pipe and fitting  
connections from pump  
out to sewer

- ★ New Pump Out Station
- ★ Existing Gas Pump
- ★ New Gas Pumps
- Relocated Gas Shack
- Existing Gas Shack



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Dock	Slip Count	Slip Size	Finger Count	Finger Length	Finger Width	Webbing	Walkway Length
Shore Side Walkway/ Dock 1	n/a	n/a		n/a			
Dock 1	24	24	12	22	6 n/a		316
Dock 2 Walkway					3.5 n/a		357
Dock 2	56	24	28	24	5	3.5' 8sq ft per slip	357
Dock 3 Walkway					5		
Dock 3	54	24	28	24	3.5' 8sq ft per slip + 2 @ 16sq ft		
"Gas Shack" Decking	96						
Dock 4 Walkway					5		306
Dock 4A	24	24	12		3.5' 8sq ft per slip		
Dock 4B	24	26	12	26	3.5' 8sq ft per slip + 1 @ 16sq ft		244
Dock 5 Walkway					5		
Dock 5A	19	26	10	26	3.5' 8ft per slip + 1 @ 16sq ft		
Dock 5B	15	26	15	26	3.5' 16sq ft per slip		
VIP A	4	24	4	24	3.5' 16sq ft per slip	incl in main	
VIP B	7	30	8	30	3.5' 16sq ft per slip	incl in main	537.5
VIP C	5	30	6	30	3.5' 16sq ft per slip	107' x 5'	560
VIP D	7	24	8	24	3.5' 16sq ft per slip	112' x 5'	
Patio 1	n/a	n/a	n/a	n/a	n/a		
Patio 2	n/a	n/a	n/a	n/a	n/a		
Patio 3	n/a	n/a	n/a	n/a	n/a		
Patio 4	n/a	n/a	n/a	n/a	n/a		
Main Walkway							623
Existing E Dock	8	n/a	n/a	10ft	n/a		636
Parking Spots Needed	247	22	4	22	3 n/a		
	124						





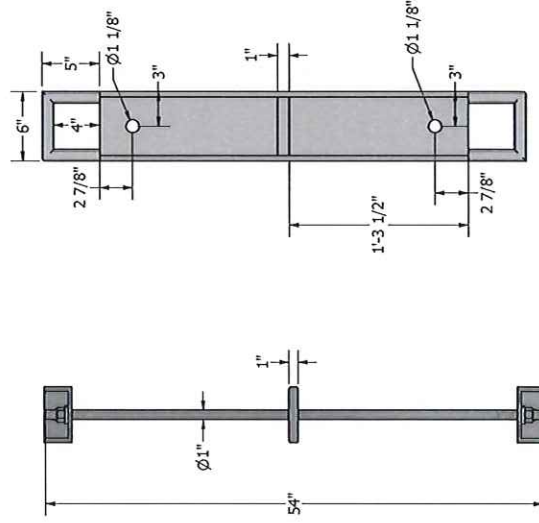
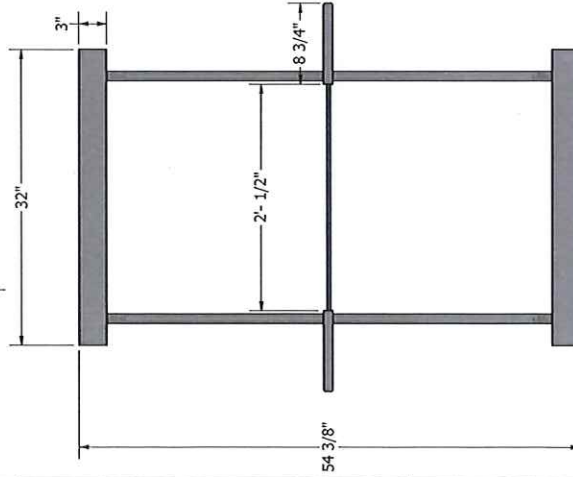
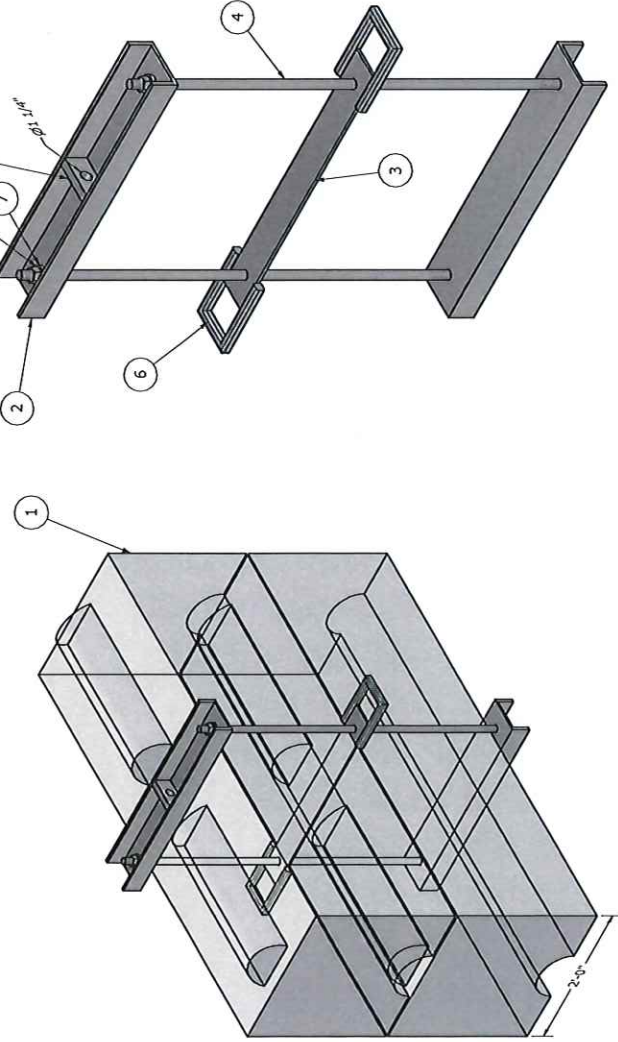
Slip Square Footage		TOTAL
# of Fingers * width * length	Slip + Webbing	
1896 ✓	✓	
924 ✓	✓	
1785 ✓	✓	
2800 ✓	✓	
1785 ✓	✓	
2800 ✓	✓	
2352 ✓ 448	✓	
2352 ✓ 448	✓	
916-264-2		
1530 ✓	✓	
1200 ✓	✓	
1284 ✓	✓	
1220 ✓	✓	
1070 ✓	✓	
1365 ✓ 240	✓	1589 1605
336 ✓	✓	400 ✓
840 ✓ 112	✓	952 ✓
630 ✓ 80	✓	1247.5 ✓
672 ✓ 112	✓	1344 ✓
28' x 22' ✓	✓	616 ✓
26'5" x 30' ✓	✓	795 ✓
20' x 20' = 420'²/2 ✓	✓	210.125 ✓
19 x 19 ✓	✓	576-361 ✓
	✓	6230 ✓
288 264	528- ✓	1164 1188
552		33681.625
		333338.625 ✓

n/a  
n/a  
n/a  
n/a  
n/a

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JAN 08 2026  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

oef  
1/29/26

# Double Anchor Set



2

PARTS LIST			DESCRIPTION
ITEM	QTY	PART NUMBER	
1	2	6' Eco Block	
2	2	Ship Channel @ 32in	
3	1	Flat Bar	
4	2	1in Rod Bolt	
5	2	Lifting Eye	
6	2	Side Lifting Eye	
7	4	Split Lock Washer	
8	4	Hex Nut	

1" Hex Nut

RECEIVED  
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MICA SUPERVISORY AREA OFFICE

DRAWN Gabriel Cano	12/11/2025		
CHECKED			
QA		TITLE	
MFG			
APPROVED			
		SIZE	DWG NO
		C	Andchor Set Build
		SCALE	REV
		1 / 13	SHEET 1 OF 1

RECEIVED  
JAN 15 2026  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

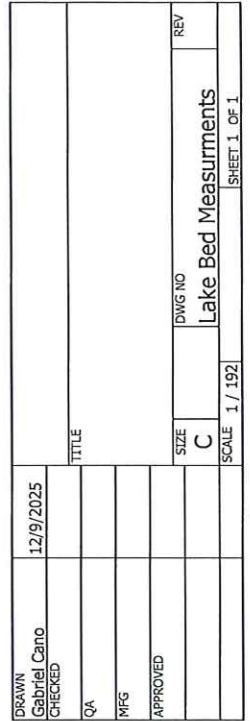
DRAWN	Gabriel Cano	12/11/2025
CHECKED		
QA		
MFG		
APPROVED		
SIZE	C	DWG NO
SCALE	1 / 13	Andchor Set Build
REV		



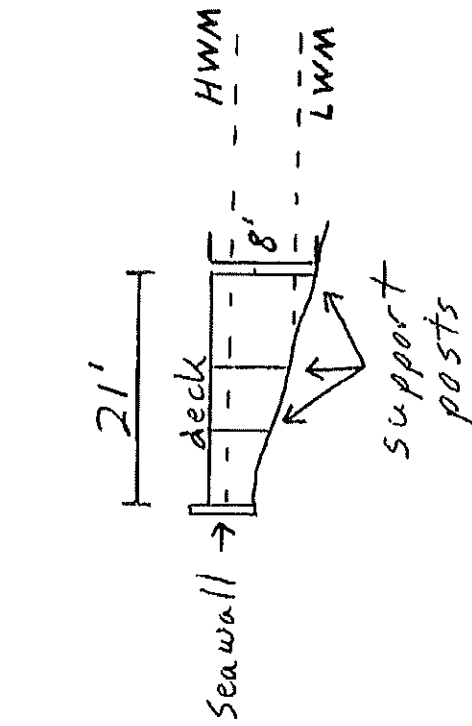




The graph plots elevation (feet) on the y-axis against distance from the OHWM (feet) on the x-axis. The x-axis ranges from 0 to 330 feet in 10-foot increments. The y-axis ranges from 2235 to 2242 feet in 1-foot increments. Two data series are shown: OLWM 2235' (represented by a solid line) and OHWM 2242' (represented by a dashed line). The OLWM 2235' line starts at 2235 feet at 0 feet from OHWM and increases to 2242 feet at 330 feet from OHWM. The OHWM 2242' line is constant at 2242 feet. The vertical distance between the two lines is labeled at several points: 7'-6" at 0 feet, 5'-0" at 10 feet, 3'-6" at 20 feet, 4'-7" at 30 feet, 9'-0" at 40 feet, 12'-0" at 50 feet, 13'-0" at 60 feet, 15'-0" at 70 feet, 16'-6" at 80 feet, 17'-6" at 90 feet, 19'-0" at 100 feet, 20'-6" at 110 feet, 22'-0" at 120 feet, 23'-0" at 130 feet, 25'-0" at 140 feet, 27'-0" at 150 feet, 28'-0" at 160 feet, 29'-0" at 170 feet, 30'-0" at 180 feet, 32'-0" at 190 feet, 34'-0" at 200 feet, 35'-6" at 210 feet, 37'-0" at 220 feet, 39'-0" at 230 feet, 40'-0" at 240 feet, 41'-0" at 250 feet, 42'-6" at 260 feet, 43'-6" at 270 feet, 45'-0" at 280 feet, 46'-6" at 290 feet, 47'-6" at 300 feet, and 49'-0" at 310 feet.







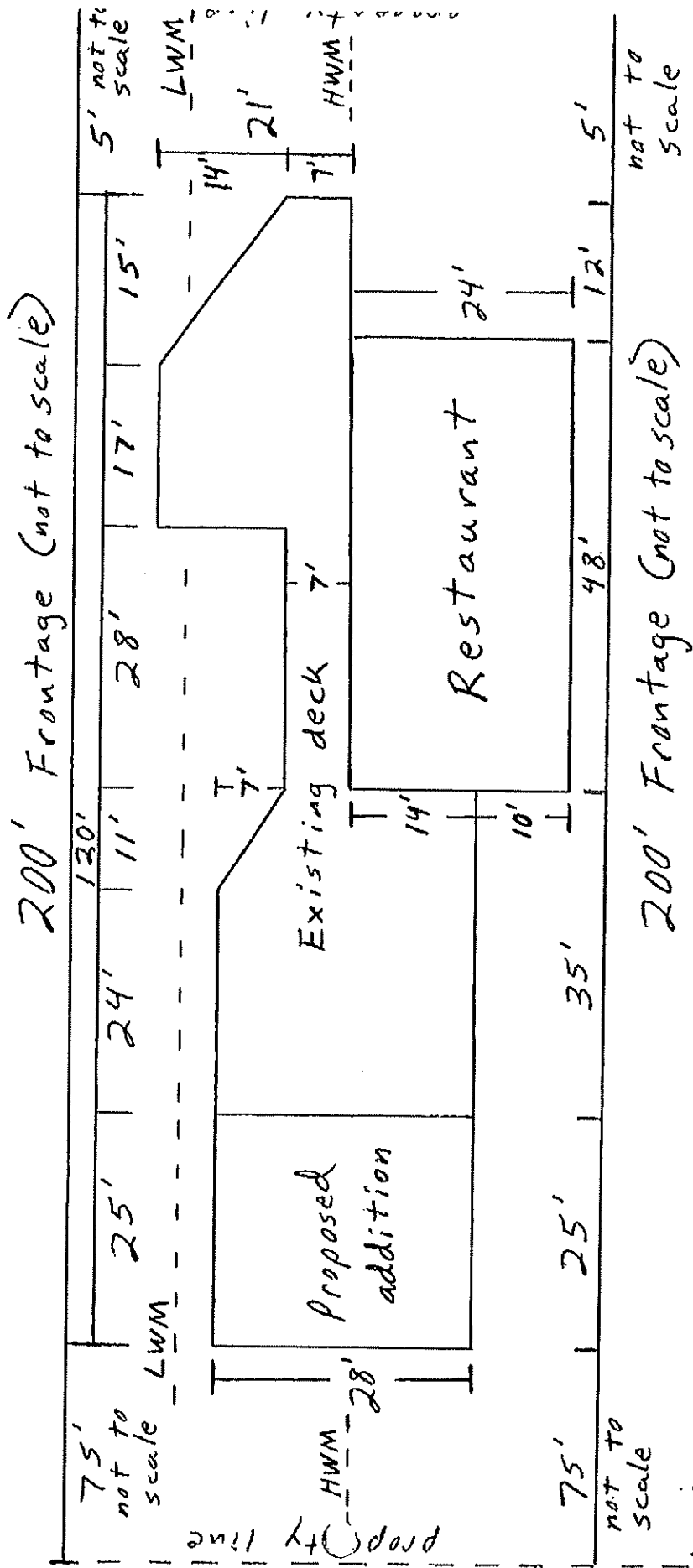
IN: Hayden Lake  
NEAR: Hayden  
Kootenai County, ID.  
Application by: Mudco, LLC

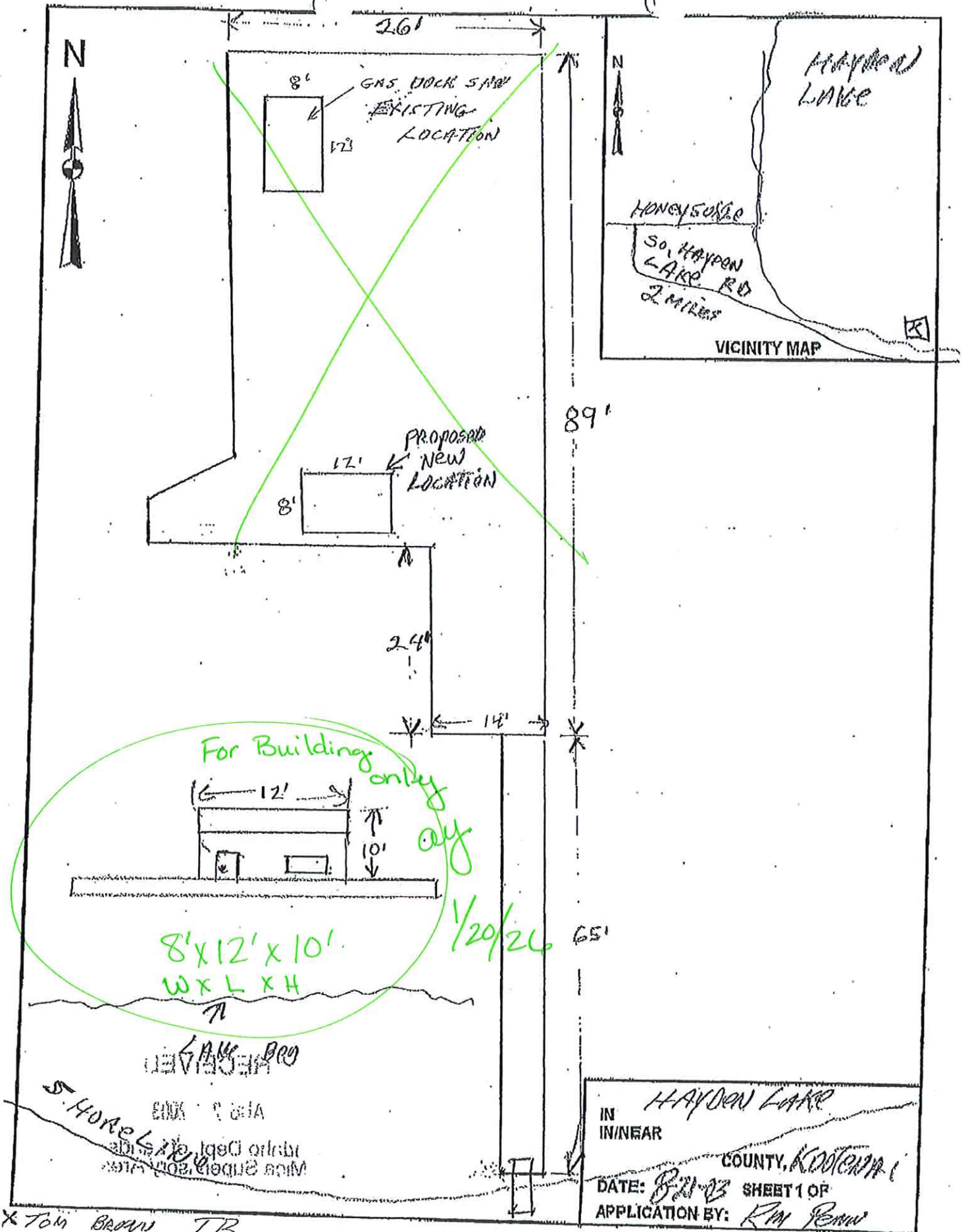
Square footage:

Existing deck: 1704.5

Proposed addition: 700

Total: 2404.:-









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### **Hayden Lake Marina Expansion- Parking Space Requirement**

As part of the expansion of the marina, we will be adding 32 slips. In order to meet the added parking requirement of 16 parking spots, we have consulted with Kootenai County and the City of Hayden, to confirm that the utilization of our property located at 1375 E Honeysuckle Ave, Hayden, ID 83835 would be permissible. Attached are the approved parking plans from 2012 and the email communications from the respective parties indicating that it is permissible.





## Amidy Fuson

---

**From:** Mike Ahmer  
**Sent:** Thursday, January 15, 2026 10:11 AM  
**To:** Amidy Fuson  
**Subject:** FW: Hayden Lake Marina Expansion 03520000076A

---

**From:** Lindsey Olmstead <lolmstead@haydenlakemarina.com>  
**Sent:** Thursday, January 15, 2026 10:04 AM  
**To:** Mike Ahmer <mahmer@idl.idaho.gov>  
**Subject:** Fw: Hayden Lake Marina Expansion 03520000076A

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

*Lindsey Olmstead*

General Manager

Hayden Lake Marina

208-762-0181 ext. 101



---

**From:** Garret Kenney <[gkenney@kcgov.us](mailto:gkenney@kcgov.us)>  
**Sent:** Friday, October 31, 2025 12:37 PM  
**To:** Lindsey Olmstead <[lolmstead@haydenlakemarina.com](mailto:lolmstead@haydenlakemarina.com)>  
**Subject:** RE: Hayden Lake Marina Expansion 03520000076A

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Lindsey, I was able to discuss this with staff and our planning manager. It was determined that the whole marina parking would need to be brought up to compliance with the parking standards. This would be one parking spot for every two watercraft slips. Given your numbers below, this would mean we would require 121 vehicular parking spaces for the marina.

Please let me know if you have any additional questions!

**GARRET KENNEY | PLANNER III**

FRONT COUNTER PLANNER SUPERVISOR

Kootenai County Community Development

Phone: (208) 446-1049 [gkenney@kcgov.us](mailto:gkenney@kcgov.us)

Online Permitting: <https://ims.kcgov.us/ims>

---

**From:** Lindsey Olmstead <[lolmstead@haydenlakemarina.com](mailto:lolmstead@haydenlakemarina.com)>

**Sent:** Tuesday, October 28, 2025 2:12 PM

**To:** Garret Kenney <[gkenney@kcgov.us](mailto:gkenney@kcgov.us)>

**Subject:** Re: Hayden Lake Marina Expansion

Hi Garret-

Could you please clarify Kootenai County parking requirements when adding additional slips to the marina- do we have to make the whole marina compliant 2:1 or is it only what's new that the needs to be accounted for (ie is the existing plan grandfathered in)? We're putting together a plan- I'm looking for the exact count of spots. We currently have 98 as documented with our last permit. We're adding 35 more boat slips to the existing 206. Do we need 120 or 115 parking spots?

Thank you-

*Lindsey Olmstead*

General Manager

Hayden Lake Marina

208-762-0181 ext. 101

---

**From:** Garret Kenney <[gkenney@kcgov.us](mailto:gkenney@kcgov.us)>

**Sent:** Friday, June 27, 2025 10:40 AM

**To:** Lindsey Olmstead <[lolmstead@haydenlakemarina.com](mailto:lolmstead@haydenlakemarina.com)>

**Subject:** Hayden Lake Marina Expansion

Lindsey, just following up on the question you had posed earlier this week of adding 40 boat slips to the Hayden Lake Marina, and how that would look as far as parking requirements. Given that your proposed location for the required additional park spaces would be a lot within the city limits, you would need to first coordinate with the city on if they could approve of that kind of 'off site' parking + shuttle service back to the Marina, since that lot is within their jurisdiction. If the city is on board with that, we could, as the county, then follow suit with the appropriate conditional use permit application to facilitate that improvement to the Marina, provided all other agencies are on board and all requirements are met.





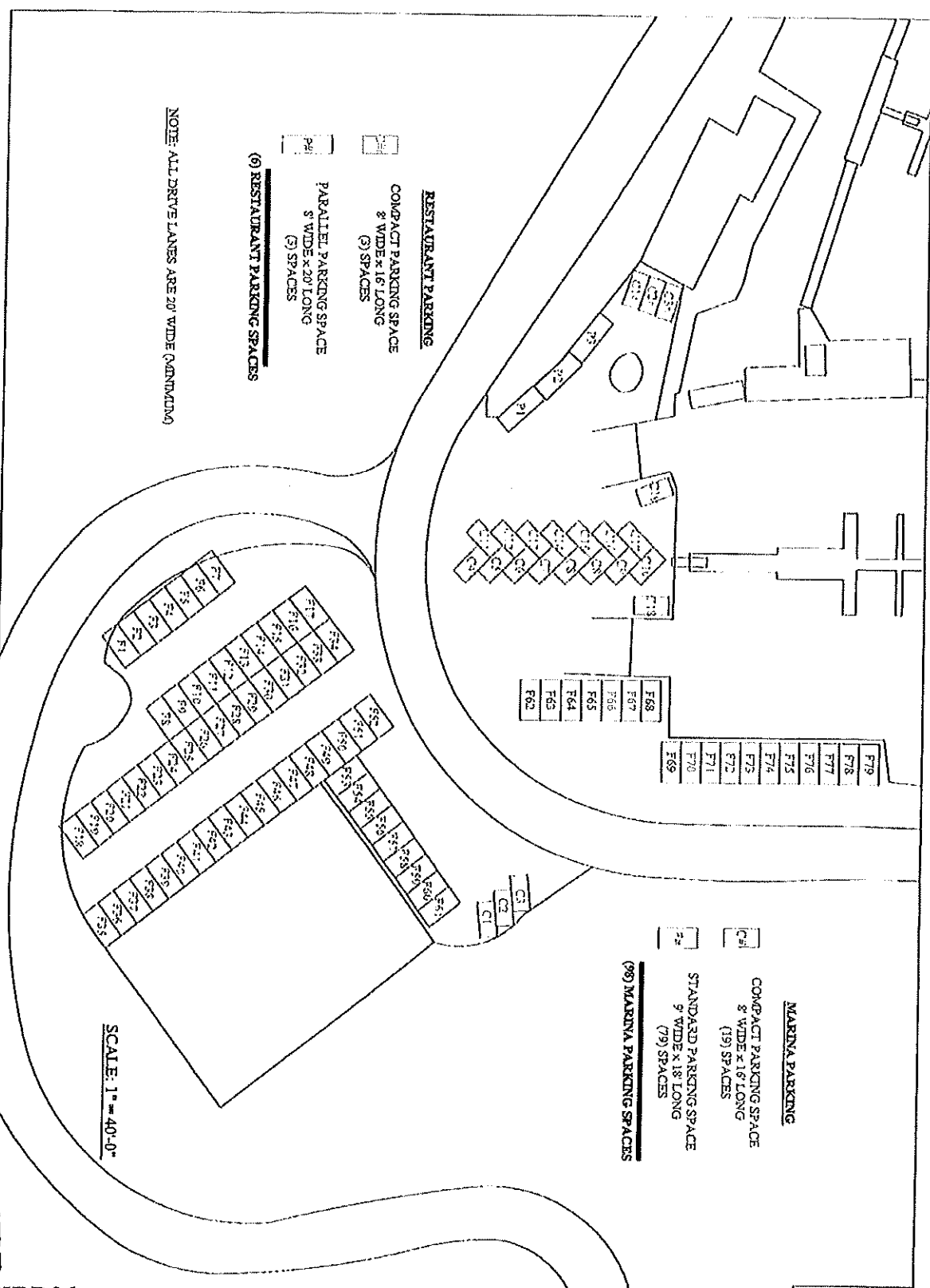


Let me know if there are any additional questions on this!

**GARRET KENNEY | PLANNER III**  
FRONT COUNTER PLANNER SUPERVISOR  
Kootenai County Community Development  
Phone: (208) 446-1049 [gkenney@kcgov.us](mailto:gkenney@kcgov.us)  
Online Permitting: <https://ims.kcgov.us/ims>



037 03 12



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DEC 03 2012

Hayden Lake Marina

**HDB MARINE**  
3830 E HAYDEN LAKE RD, HAYDEN ID 83835  
**MARINA PARKING (REVISED)**

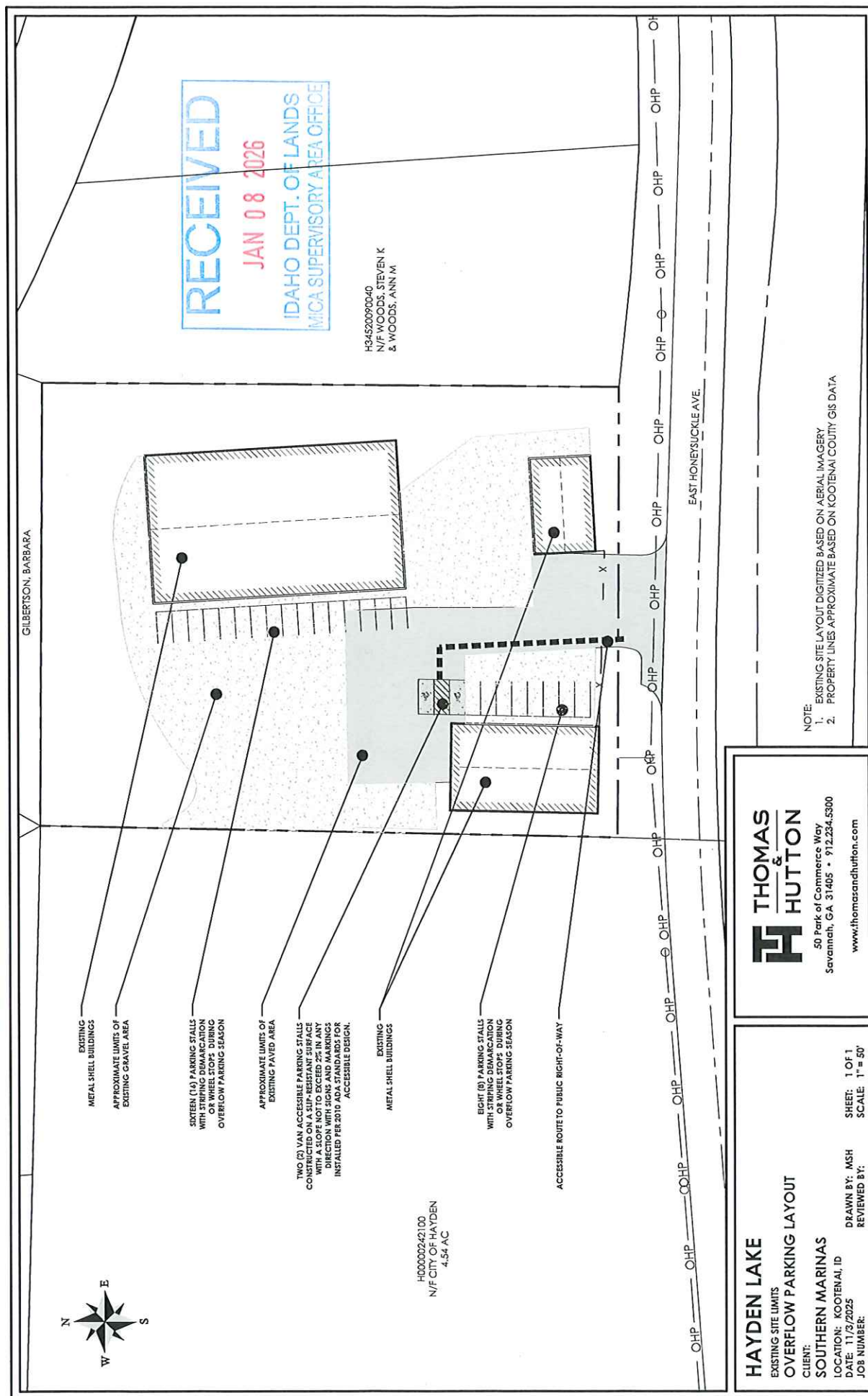
[WWW.HDBMARINE.COM](http://WWW.HDBMARINE.COM)  
(388) 689-3248

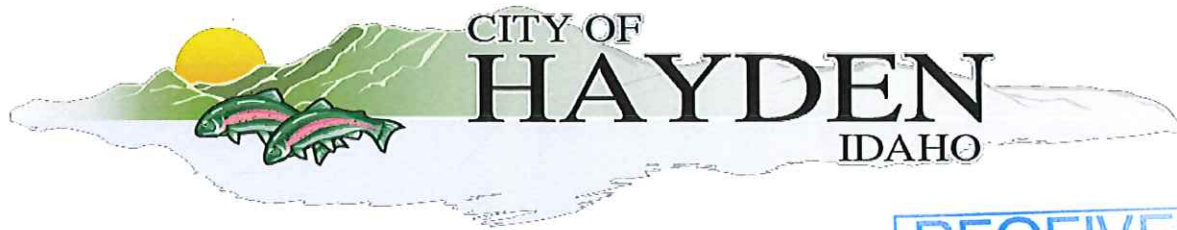
48401 S. HWY 97, HARRISON, ID 83833  
**PROPRIETARY & CONFIDENTIAL**  
THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE INTELLECTUAL PROPERTY OF MARINE CO., INC. ANY REPRODUCTION, IN PART OR AS A WHOLE, IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM MARINE CO., INC.

**HDB MARINE**  
HARRISON DOCK BUILDERS

1 of 1







## Zoning Verification Letter

October 15, 2025

Re: 1375 E Honeysuckle Avenue

Tax Parcel #H-0000-024-2340

Size: 2.000 acres



The City of Hayden's Community Development Department received a request for verification of zoning and related information regarding the property located at 1375 E Honeysuckle Avenue.

### Location

The subject site is located north of E Honeysuckle Avenue, approximately 475' east of the intersection of East Honeysuckle Avenue and East Hayden Lake Road, and approximately 565' west of the intersection of East Honeysuckle Avenue and North Fieldstone Drive. The property is adjacent to the Forest Hills residential development (to the north and the east), which was constructed after the use on the subject parcel was established.

### Zone Designation

The property is zoned Single-Family Residential (R1), which is described by Section [11-2-2](#) of Hayden City Code as follows:

Single Family Residential (R1): The Single-Family Residential zone provides for the classic Hayden neighborhood where single family homes on smaller lots are permitted. Accessory dwelling units are permitted, but two-family dwellings are not.





As depicted in the map on the previous page, the properties immediately surrounding the subject parcel are also zoned Single Family Residential (R1). Aside from a narrow portion of land within the City of Hayden, most land area south of Honeysuckle Avenue and north of Hayden Lake Road is located in unincorporated Kootenai County and is assigned a Kootenai County zoning designation of Restricted Residential northeast of Hayden Lake Road and a zoning designation of Agricultural Suburban west of Hayden Lake Road.

Setback requirements applicable in the Single Family Residential (R1) zone can be found in Section [11-2-3](#) of Hayden City Code. Allowed uses, those requiring a Conditional Use Permit, and those prohibited in the Single Family Residential zone can be found in Section [11-2-4](#) of Hayden City Code.

#### Future Land Use

The [Future Land Use Map](#) for the City of Hayden designates the subject parcel as Single Family Residential, which is defined by the City of Hayden [2040 Comprehensive Plan](#) as follows:

Single Family Residential: This land use type represents a classic Hayden neighborhood where single family homes dominate and densities are low, typically ranging from 3 to 4 units per acre. Accessory dwelling units are permitted, but two-family dwellings and other types of “missing middle” housing are not.

#### Hayden City Code

The following sections of the Hayden City Code are linked here, for your reference:

- [11-2-3: Site Area and Building Setback Requirements](#)
- [11-2-4: Uses Permitted, Conditional Use Permit, Development Standards Cross Reference](#)
- [11-4-4: Landscape Standards](#)
- [11-4-5: Lighting Standards](#)
- [11-4-6: Parking Standards](#)
- [11-4-7: Site Plan Standards](#)



These sections do not contain all standards or requirements that may be applicable to future development of the site. For example, Section [11-2-5](#) sets forth development standards that are applicable to specific types of uses. The Hayden City Code may be accessed in its entirety online through the link below:

#### [HAYDEN CITY CODE](#)

#### Code Violations and Fire Compliance

Community Development is not aware of any outstanding code violations with respect to the City's building or land use requirements. Fire access compliance should be addressed through the Northern Lakes Fire Protection District. The District's Administrative Office is located at 125 W Hayden Avenue, Hayden, ID 83835 and can be reached at (208) 772-5711.

#### Certificate of Occupancy

The Certificate of Occupancy for any building(s) on the subject parcel is attached to this letter for those buildings requiring certificates.

#### Additional Information

The subject property was issued a Special Use Permit (now known as a Conditional Use Permit) by Hayden City Council at time of annexation in 1990, which enabled the construction of a boat storage, dock building, and maintenance facility and associated site parking, stormwater, circulation, etc. While this use may persist as long as

it remains consistent with the Special Use Permit that was issued, the use cannot be expanded, as such a use is prohibited in the Single Family Residential (R1) zone. Any redevelopment of the site must be consistent with uses allowed by right or Conditional Use Permit in the Single Family Residential (R1) zone and would be subject to current standards applicable to site development.

The approved site plan for the existing buildings on the parcel is attached to this letter. This site plan enabled the parcel's current configuration, with the non-residential use of the structures permitted through the aforementioned Special Use Permit. Following annexation of the property into the City, two additional buildings were constructed through Building Permit #1167, issued in 1991. Chapter [11-4](#) of Hayden City Code contains general standards of development that would apply to future development, depending on the specific nature of the anticipated future use.

All development of the site must be in accordance with the underlying zone designation and/or the special use permit (now known as conditional use permit). Should the allowed use cease for longer than one (1) year, the current site would appear to be non-conforming, meaning that it was established in compliance with then-current regulations, but would be prohibited under current regulations. The non-conformity could not be enlarged upon, expanded, or extended. See Chapter [11-3](#) of the Hayden City Code for additional information on non-conforming uses and structures. If any individual element of the site that has not been brought to the attention of City Staff is non-compliant, meaning that it was established in violation of then-current regulations and would be prohibited under current regulations, the violation must be remedied before future permits may be issued for the parcel, in accordance with subsection [11-1-5\(I\)](#).

Staff is not aware of any hazardous materials permanently stored on the property.

This information was researched on October 15, 2025, by the undersigned as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requester. The City assumes no liability for errors and omissions and is not providing an assessment of any specific future use of the site. All information was obtained from public records, which may be inspected during regular business hours upon request.

Any questions or concerns can be directed to the Planning Department at [planning@haydenid.gov](mailto:planning@haydenid.gov).

Sincerely,



Shannon Drappo Planner  
Community Development Department City of Hayden  
(208) 209-2021







Kootenai County		GeoViewer	
Owner	Additional		
AIN: 142080	LSN: 31825	GEO: 17	
Parcel Number: H-0000-024-2340			
Appr Dist: C	TCA: 004002		
Incorporation: HAYDEN			
<b>Owner Information:</b>			
SOUTHERN MARINAS HAYDEN LAKE LLC			
11300 US HWY 1 STE 200			
NORTH PALM BEACH, FL 33408			
<b>Site Address:</b>			
1375 E HONEYSUCKLE AVE			
HAYDEN			
<b>Legal Description:</b> TX #3901 IN NE 24-51-04W			
BKG: 514W24NE.PDF			
Acres: 2.0000			

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 MICA SUPERVISORY AREA OFFICE

### TENTATIVE USE PLAN

The property at E 1375 Honeysuckle Avenue was at one time a gravel pit. The gravel was depleted some time ago. Since we have owned the property we have allowed clean fill to be dumped into the pit. The majority of the pit is now filled.

A block building was constructed on the property for use as a private workshop and storage area.

To the west of the property is the Lakes Highway District gravel area. To the east and north is a wooded area currently not in use, and to the south is a horse corral with a open pole building for storage, a home and other farm type buildings.

We would like to construct a building to be used by M & M Docks for prefabricating portions of docks, maintaining equipment, the storage of supplies, and an office.

This building would be located just to the west and set back a little from the current building. A fence would be erected between the two buildings for a nice appearance from the street. Along the front of the current building we would like to landscape enough to keep the weeds down.

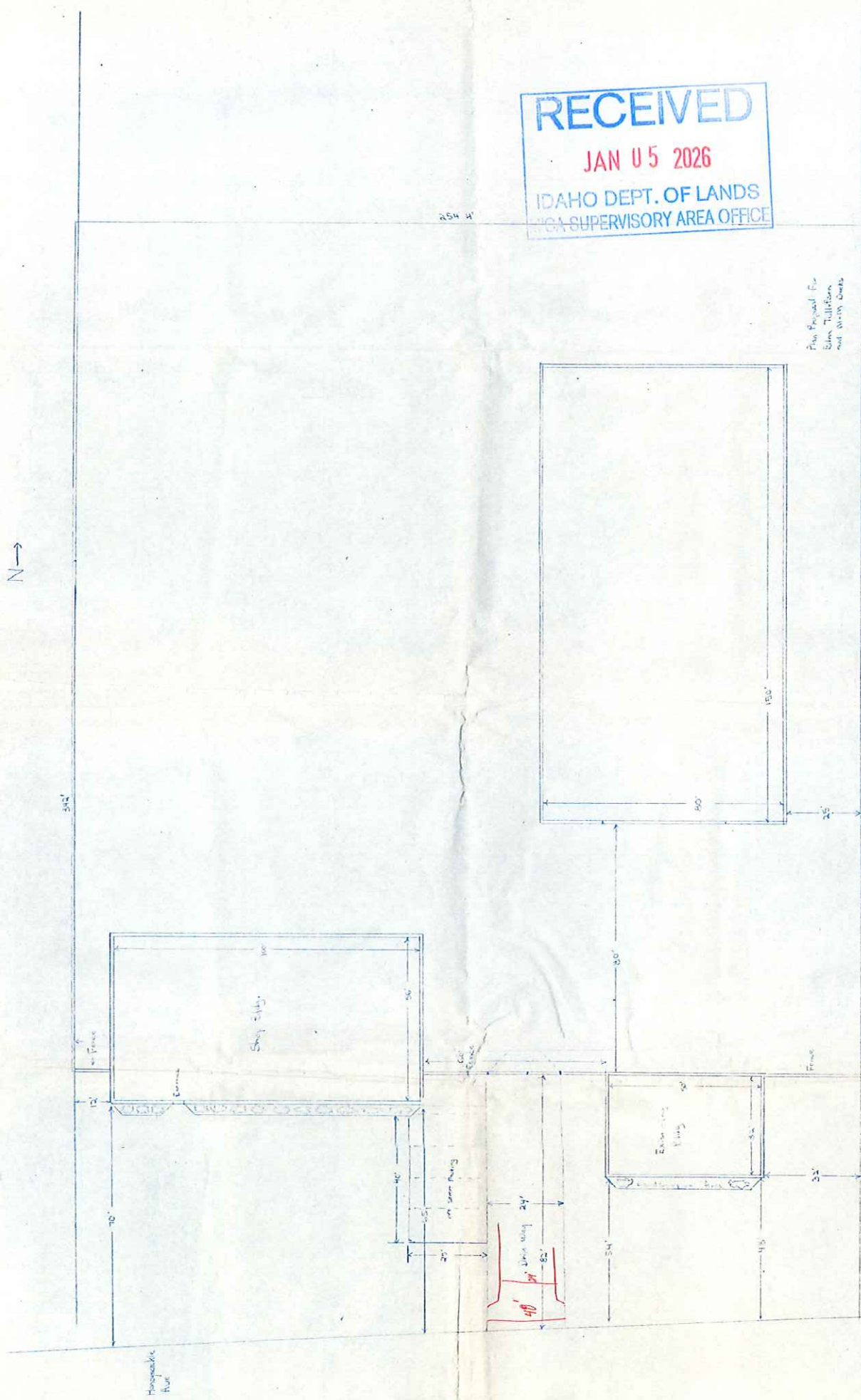
We would also like to construct a building to the rear of the property behind the current building for boat storage.





IDAHO DEPT. OF LANDS  
SPECIAL SUPERVISORY AREA OFFICE

Plan Proposed For  
Eileen Tullerson  
and W. M. Quate



# 1167

HAYDEN CITY COUNCIL

FINDINGS AND ORDER



A. INTRODUCTION

This matter having come before the City Council on the 6th day of December, 1990, and there being present Edna O. Tollefsen and John Marjamaa doing business as M & M Docks who wish to request annexation within the City, with zoning being Residential (R-1) with a special use permit for Dock Construction and related business at the following described property.

That portion of the Southeast Quarter of the Northeast Quarter of Section 24, Township 51 North, Range 4 West, B.M., Kootenai County, Idaho, being Tax Number 3901, East of the adjoining Tax Number 1370 and adjoining Honeysuckle Beach Road, more particularly described as follows:

BEGINNING at the Northeast corner of Tax Number 1370, recorded in Book 69 of Deeds, page 595, Records of Kootenai County, Idaho, being marked by an iron pipe, being also the Northwest corner of Tax Number 3901 (Book 153 of Deeds, page 405, Records of Kootenai County);

thence South 03 deg 30 min West, 342.4 feet along the East line of said Tax Number 1370 to the North right-of-way line of Honeysuckle Beach Road (Honeysuckle Avenue), marked by an iron pipe, being the Southwest corner of Tax Number 3901;

thence continuing South along said East line to the South right-of-way line of said Honeysuckle Beach Road;

thence easterly, 254 feet, more or less, along the South right-of-way line to the intersection with the East line of Tax Number 3901 extended South;

thence North along said extended East line to an iron pipe on the North right-of-way line of said Honeysuckle Beach Road, being South 86 deg 30 min East, 254.4 feet from the Southwest corner of Tax Number 3901;





thence continuing North 03 deg 30 min East, 342.4 feet along said East line to an Iron pipe, being the Northeast corner of said Tax Number 3901;

thence North 86 deg 30 min West, 254.4 feet to the POINT OF BEGINNING.

B. FINDINGS OF FACT

1. That the existing land use in the area is vacant with an existing shop building.
2. That the Comprehensive Plan designates this area as Residential (R-1).
3. That the existing zoning of the property described in the petition is under County Ordinance.
4. That the proper legal requirements for advertisement of the Hearing have been fulfilled.
5. That this proposal is not in conflict with the provisions of adopted regulations or intent of adopted policies.
6. That the land in this area is suitable for the proposed use.
7. That the proposed use is compatible with existing uses in the area in that it borders an abandoned gravel pit.
8. That the owners of the adjacent lands expressed approval of the proposed use.
9. The City Council finds the proposed use to be in harmony with the general purpose and will not be otherwise detrimental to the public health, safety and welfare.
10. The following are additional findings of fact considered by the City Council:
  - a. This property will not be included within the Sewage Management Area. Further, buildability will be determined by the Sewage Disposal Regulation and the Rathdrum Prairie Regulation of the Environmental Health Code.

C. ORDER

Petition is approved subject to the finding's listed above.

  
Richard C. Panabaker, Mayor

Councilman Andrea moved, seconded by Councilwoman Ferrians to adopt the foregoing Findings and Order.

Roll Call:

Councilman Andrea	Voted Yes
Councilwoman Ferrians	Voted Yes
Councilman Janson	Voted Yes

Councilman Croffoot was absent.

Motion carried.





# Certificate of Occupancy

## The City of Hayden Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Use Classification COMMERCIAL SHOP Bldg. Permit No. 1167

Group B-2 Type Construction 5-1 Fire Zone C Use Zone C

Owner of Building EDNA TOLLEFSEN Address 2497 upper hayden lake rd

Building Address E 1375 HONEYSUCKLE AVE Locality HAYDEN, IDAHO 83835

By CITY OF HAYDEN

Date MARCH 6, 1992

*Robert W. W.*

Building Official

Post In a Conspicuous Place

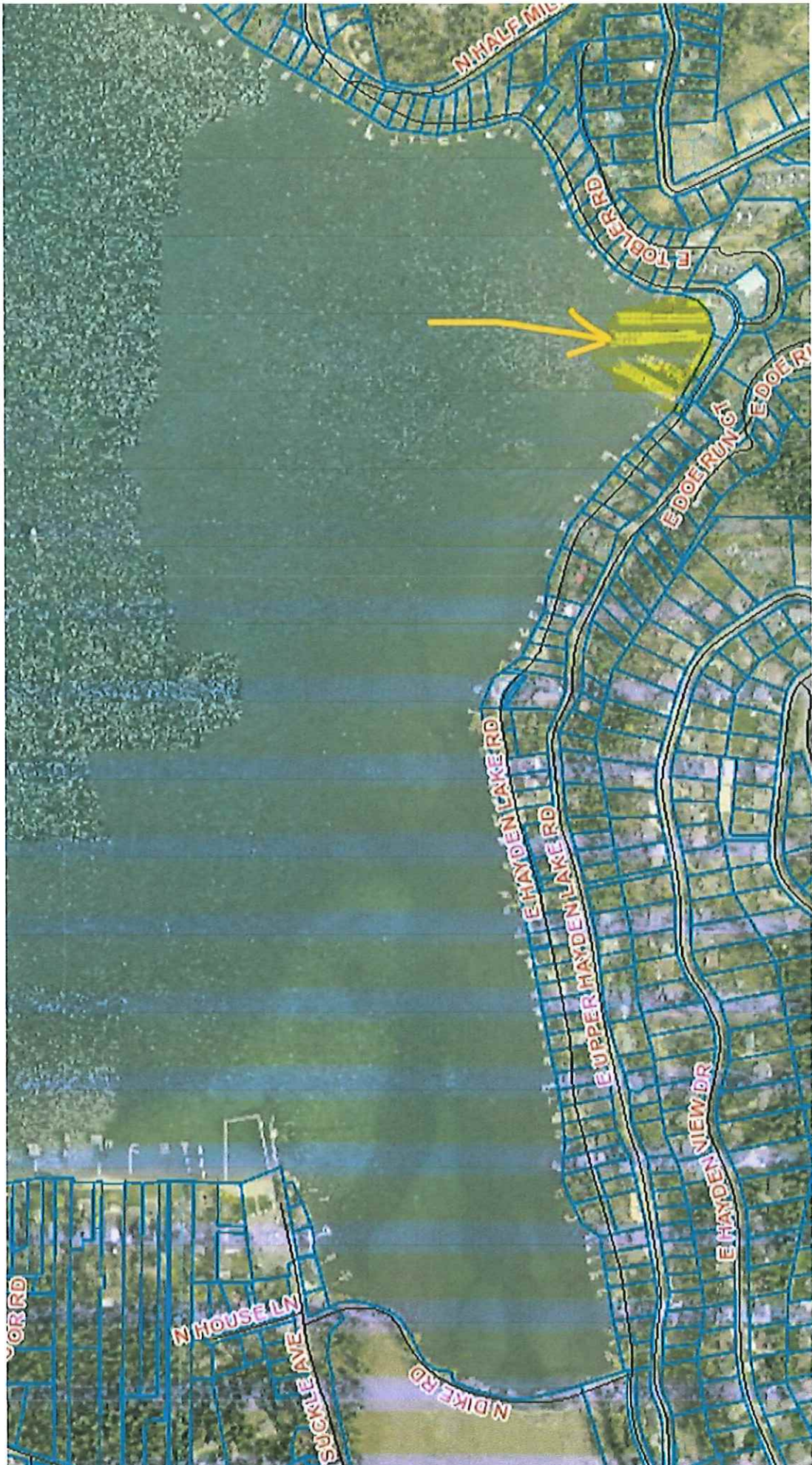




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[Return](#)[New Search](#)[Tax Info](#)[Print](#)[PDF Plat Map](#)[GIS Online Map](#)

## General Information

**Owner:** Southern Marinas Hayden Lake Llc  
**Mailing Address:** 11300 Us Hwy 1 Ste 200 North Palm Beach Fl 33408  
**Property Address:** 3830 E Hayden Lake Rd  
**Neighborhood:** 27 Resorts/Marinas  
**District (TCA):** 193000

**Parcel ID (PIN):** 03520000076A  
**Alternate ID (AIN):** 105710  
**Property Class:** 438- Imp Comm Rural Sub  
**Deeded Acres:** 1.2240

Last updated: 9/29/2025 01:53:33 AM

## Legal Descriptions

### Description

H L HONEYSUCKLE HILLS BLDG SITES, TAX #13597 BLK 1 (IN SW)

Section 20 Township 51N Range 03W

## Net Taxable Value

Tax Year	Value
2025	\$4,267,335.00
2024	\$3,590,260.00
2023	\$3,590,260.00
2022	\$3,365,487.00
2021	\$2,696,692.00
2020	\$2,730,009.00

## Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$1,732,500.00	\$2,534,835.00	\$4,267,335.00
2024	Assessment Update	\$1,055,425.00	\$2,534,835.00	\$3,590,260.00
2024	Assessment Update	\$1,055,425.00	\$395,945.00	\$1,451,370.00
2024	Assessment Update	\$1,055,425.00	\$2,534,835.00	\$3,590,260.00
2023	Assessment Update	\$1,055,425.00	\$2,534,835.00	\$3,590,260.00

◀ 1 2 3 4 5 6 7 ▶ 5 items per page

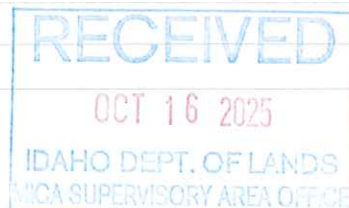
1 - 5 of 31 items

## Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

## Land Details

Land Type	Acres	Total Value
Waterfront Homesite	1.22	\$1,732,500



General Information

<b>Owner:</b> Southern Marinas Hayden Lake Llc	<b>Parcel ID (PIN):</b> 03520000080A
<b>Mailing Address:</b> 11300 Us Hwy 1 Ste 200 North Palm Beach Fl 33408	<b>Alternate ID (AIN):</b> 188765
<b>Property Address:</b> 3799 E Hayden Lake Rd	<b>Property Class:</b> 438- Imp Comm Rural Sub
<b>Neighborhood:</b> 104 Hayden Lake Comm Wf	<b>Deeded Acres:</b> 0.2240
<b>District (TCA):</b> 193000	

Last updated: 1/20/2026 01:53:50 AM

Legal Descriptions

**Description**

H L HONEYSUCKLE HILLS BLDG SITES, W 50 FT-LT 79, LTS 80 & 81 ALL N OF RW

Section 20 Township 51N Range 03W

Net Taxable Value

Tax Year	Value
2025	\$1,623,449.00
2024	\$1,238,449.00
2023	\$1,238,449.00
2022	\$1,306,760.00
2021	\$857,793.00
2020	\$763,317.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$1,449,000.00	\$174,449.00	\$1,623,449.00
2024	Assessment Update	\$1,064,000.00	\$174,449.00	\$1,238,449.00
2024	Assessment Update	\$1,064,000.00	\$174,449.00	\$1,238,449.00
2023	Assessment Update	\$1,064,000.00	\$174,449.00	\$1,238,449.00
2022	Assessment Update	\$1,143,800.00	\$162,960.00	\$1,306,760.00

◀ ◻ 1 2 3 4 5 6 7 ▶ ▶▶

5 ▼ items per page

1 - 5 of 31 items

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Waterfront Homesite	0.22	\$1,449,000



General Information

<b>Owner:</b> Southern Marinas Hayden Lake Llc	<b>Parcel ID (PIN):</b> 03520000082A
<b>Mailing Address:</b> 11300 Us Hwy 1 Ste 200 North Palm Beach Fl 33408	<b>Alternate ID (AIN):</b> 188766
<b>Property Address:</b> Not Available	<b>Property Class:</b> 416- Comm Rural Sub
<b>Neighborhood:</b> 104 Hayden Lake Comm Wf	<b>Deeded Acres:</b> 0.0800
<b>District (TCA):</b> 193000	

Last updated: 1/20/2026 01:53:50 AM

Legal Descriptions

Description

H L HONEYSUCKLE HILLS BLDG SITES, TX #13597 W OF LT 81  
Section 20 Township 51N Range 03W

Net Taxable Value

Tax Year	Value
2025	\$292,500.00
2024	\$292,500.00
2023	\$292,500.00
2022	\$306,375.00
2021	\$241,500.00
2020	\$210,000.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$292,500.00	\$0.00	\$292,500.00
2024	Assessment Update	\$292,500.00	\$0.00	\$292,500.00
2024	Assessment Update	\$292,500.00	\$0.00	\$292,500.00
2023	Assessment Update	\$292,500.00	\$0.00	\$292,500.00
2022	Assessment Update	\$306,375.00	\$0.00	\$306,375.00

123456

5

items per page

1 - 5 of 27 Items

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Waterfront Vacant Buildable	0.08	\$292,500

General Information

<b>Owner:</b> Southern Marinas Hayden Lake Llc	<b>Parcel ID (PIN):</b> 03520000083B
<b>Mailing Address:</b> 11300 Us Hwy 1 Ste 200 North Palm Beach Fl 33408	<b>Alternate ID (AIN):</b> 168333
<b>Property Address:</b> Not Available	<b>Property Class:</b> 438- Imp Comm Rural Sub
<b>Neighborhood:</b> 104 Hayden Lake Comm Wf	<b>Deeded Acres:</b> 0.0510
<b>District (TCA):</b> 193000	

Last updated: 1/20/2026 01:53:50 AM

Legal Descriptions

**Description**

H L HONEYSUCKLE HILLS BLDG SITES, LT 83 LYING N OF LWR HAYDEN LAKE RD

Section 20 Township 51N Range 03W

Net Taxable Value

Tax Year	Value
2025	\$151,670.00
2024	\$60,920.00
2023	\$60,920.00
2022	\$65,580.00
2021	\$63,255.00
2020	\$55,060.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$148,500.00	\$3,170.00	\$151,670.00
2024	Assessment Update	\$57,750.00	\$3,170.00	\$60,920.00
2024	Assessment Update	\$57,750.00	\$3,170.00	\$60,920.00
2023	Assessment Update	\$57,750.00	\$3,170.00	\$60,920.00
2022	Assessment Update	\$62,700.00	\$2,880.00	\$65,580.00

1
2
3
4
5
5
items per page
1 - 5 of 24 items

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Waterfront Vacant Non-Buildable	0.05	\$148,500





Application Number: ERL95S1741Q

Idaho Department of Lands

## **Commercial/Community/Non-navigational Encroachment Permit Application**

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

*This form is three (3) pages, please read and complete all sections.*

### **Encroachment Type(s) (Check all that apply):**

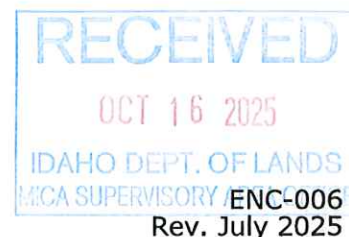
- ☐ Community dock
- ☒ Commercial marina
- ☐ Bank stabilization or Rip Rap
- ☐ Float home
- ☐ Mooring buoy
- ☐ Boat garage
- ☐ Other – describe: \_\_\_\_\_

### **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 # ERL95S1741P 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(s) Extend Beyond the Ordinary (or Artificial) High Water Mark?**

Encroachment Type: N/A \_\_\_\_\_ feet

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

Encroachment Type: \_\_\_\_\_ 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.

**How many frontage parcel lots does the applicant own? 4 parcels**

**For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?**

- ☐ No
- ☐ Yes Total front footage: \_\_\_\_\_ feet

**For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft<sup>2</sup> per Littoral Front Foot?**

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





**Will any Proposed Docks Exceed the Maximum Width of 10 Feet?**

☐ No

☒ Yes

If yes, explain why: Wave attenuation main dock

**Will the Proposed Encroachment (besides riprap) Be Located Closer Than 25 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.

Luke Radlinski

Digitally signed by Luke Radlinski  
Date: 2025.09.30 10:02:41 -04'00'

Applicant Signature

Luke Radlinski

Applicant Print Name

10/1/25

Date

Authorized Person

Applicant Title (if applicable)

**Second Applicant (If applicable)**

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

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

\_\_\_\_\_  
Date

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

To Whom it May Concern-

I have met with Lindsey Olmstead to review Hayden Lake Marina's plans to reconfigure the marina dock configuration to reduce wave attenuation, allow better access to the moorage slips and to extend new slips beyond the current layout. Since my wife and I are the adjacent dock owners on the west of the marina, the new configuration eliminates marina traffic adjacent to our dock and thus makes our littoral safer for our use. The dock extension will reduce our view of a portion of the lake; however, the benefits to us in reduced traffic with the new configuration outweigh the loss of a portion of lake view. Consequently, we are writing to express our support for the proposed dock modifications and marina development at Hayden Lake Marina.

Steve and Laurie Petroni  
3628 E Hayden Lake Rd  
Hayden, ID 83835

(208) 771-0686

*Steve Petroni* 9/27/2025





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**Re: Hayden Lake Marina Waitlist**

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**From** Andrea Zinnecker <AndreaZinnecker@outlook.com>  
**Date** Tue 10/14/2025 10:51 AM  
**To** Lindsey Olmstead <lolmstead@haydenlakemarina.com>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

*To Whom it May Concern-*

*I'm writing to express my support for the proposed dock modifications and marina development at Hayden Lake Marina. Lindsey Olmstead and the Hayden Lake Marina team have explained the new design. As an interested party who has been on the waitlist for several years and a North Idaho resident, I believe this project will be of great benefit to the lake and local community.*

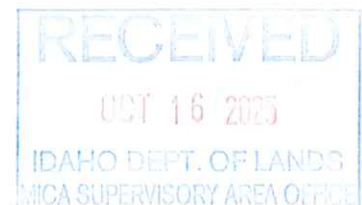
On Oct 14, 2025, at 10:32 AM, Lindsey Olmstead <lolmstead@haydenlakemarina.com> wrote:

*To Whom it May Concern-*

*I'm writing to express my support for the proposed dock modifications and marina development at Hayden Lake Marina. Lindsey Olmstead and the Hayden Lake Marina team have explained the new design. As an interested party who has been on the waitlist for several years and a North Idaho resident, I believe this project will be of great benefit to the lake and local community.*

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.





DAVID DEAKINS Owner <deakfamily@centurylink.net>

Forward

Reply

Reply all

Forward

...

To: Lindsey Olmstead

Wed 10/15/2025 3:46 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

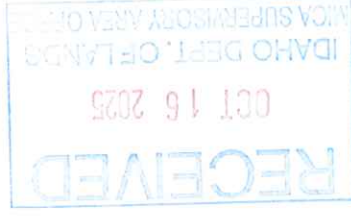
Sorry about that

To Whom it May Concern-

We are writing to express our support for the proposed dock modifications and marina development at Hayden Lake Marina. As year-round residents of the neighboring Cooper's Bay Condos, Lindsey Olmstead and the Hayden Lake Marina team have met with us and previewed the proposed new design. As local property owners and neighbors of Hayden Lake Marina, we believe this project will be of great benefit to the lake and local community. Specifically, we look forward to improved access for more residents in the Hayden Lake area, especially condo residents on the waitlist. Additionally, adding the pump out facility will help to keep the water clean for all users. We do not have any concerns about parking as they have an existing shuttle service. As a neighbor, we utilize the marina, and the proposed improvements will enhance our enjoyment of the facilities.

We are happy to have a great asset next door!

Kind regards,  
Matt & Annette Deakins  
3574 E Tobler Rd C17  
Hayden, ID 83835  
509.868.9080



# ROAD EASEMENT

INDEXED 12-3927

BRACKETED

INDEXED

X BOOK 323 PAGE 743

BOOK 322 PAGE 343

BRACKETED

938632

## GRANT OF RECIPROCAL EASEMENTS

930397

On this 8<sup>TH</sup> day of MARCH, 1983, THOMAS D. BROWN, a single man, hereinafter "BROWN", owner of the following real property situate in Kootenai County, State of Idaho, to-wit:

Lot 75 of the Original Plat of HONEYSUCKLE HILLS BUILDING SITES, Kootenai County, State of Idaho, according to the plat recorded in Book C of Plats on Page 239.

and THE TOBLER MARINA, INC., an Idaho Corporation, hereinafter "TOBLER", owner of the following described real property in Kootenai County, Idaho, on which property is located the business of TOBLER'S MARINA:

Lots 76, 77, 78, 79, 80 and Lot Y, Block 2 of Original Plat of HONEYSUCKLE HILLS BUILDING SITES, Kootenai County, State of Idaho, according to the plat recorded in Book C of Plats on Page 239.

THIS EASEMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION with both parcels of real property contiguous to each other and both being on Hayden Lake, respectively desiring to benefit from the use of the other's real property, HEREBY ENTER AND MAKE, the following Agreement and Grants of Reciprocal Easements:

### I

BROWN hereby grants to TOBLER an easement to use that part of BROWN'S real property upon which TOBLER'S MARINA presently has a dock for boat moorages. Said dock extends from the shoreline land owned by TOBLER into the water of Hayden Lake in a northerly direction for approximately ONE HUNDRED FIFTY (150') FEET. Approximately SIXTY-SIX (66') FEET of said dock lies on the littoral property of BROWN.

### II

This Grant by BROWN of the right of TOBLER to use BROWN'S real property and littoral property is limited to the present use of that property by TOBLER, that is, the dock as it exists on the date of this Grant of Easement as being used by the patrons and customers of TOBLER'S MARINA for the mooring of boats; said docks shall be maintained so as not to encroach further than presently exists.

Further, this Grant of Easement by BROWN, for the use of his real property and littoral rights by TOBLER shall be perpetual and shall run with the land.

### III

TOBLER hereby grants to BROWN the use of the existing private road on the real property of TOBLER, for the purpose of ingress and egress, with reasonable parking facilities for BROWN and a reasonable number of guests, to the real property of BROWN. Parking facilities, other than those described in Paragraph IV hereinbelow, shall be in areas as defined by TOBLER from time to time. BROWN shall confer with TOBLER as

EASEMENTS

RECEIVED

OCT 31 2025

IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

to the periodic need for guest parking and to location of same. Said road presently exists over the real property of TOBLER from generally the southern boundary of Lots 76, 77 and 78, in a north-northeasterly direction. This grant of easement shall be perpetual and shall run with the land. Provided, however, TOBLER reserves the right to move the road from place to place on the land of TOBLER in the event of future development which such change of location shall not deprive BROWN of the access right herein granted.

IV

Further, TOBLER grants to BROWN the right to use two (2) boat moorage slips, and along therewith, two (2) parking spaces associated with the use of said slips, all without cost, on the dock described in Paragraph I of this Grant of Reciprocal Easements, the use of which boat moorage slips may be assigned by BROWN. Said moorage slips are now known and designated as "Dock C - Slip 30 and Slip 32", and which such slips shall continue to be maintained and covered by TOBLER in accordance with TOBLER'S existing maintenance and cover schedule and practice.

V

Further, TOBLER agrees to allow BROWN the right to use the marina on the real property of TOBLER for the launching of boats owned by BROWN without charge.

VI

The grants of easement contained herein, and the other terms of this Agreement shall be binding upon and inure to the benefit of the parties, BROWN and TOBLER, from the date of this Agreement, and shall bind the heirs, executors, administrators, successors and/or assigns of the parties.

VII

Further, the benefits of this Grant of Easements and other terms of this Agreement shall be appurtenant to the real property described above.

VIII

Further, the parties agree that the Grant of Easements contained herein, and the other terms of this Agreement are conditioned upon each other. If either party or its agents, interferes with the other party's use or enjoyment of an easement granted herein, this Agreement shall terminate.

DATED this 8<sup>TH</sup> day of MARCH, 1983.

Thomas D. Brown  
THOMAS D. BROWN

THE TOBLER MARINA, INC.

By Robert L. Shaffer  
President

Attest [Signature]  
Secretary






STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this 8th day of MARCH, 1983, before me, the undersigned Notary Public in and for said State, personally appeared THOMAS D. BROWN, a single man, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




  
Notary Public in and for the  
State of Idaho  
Residing at: AMDEN  
Comm. Exp.: 10-19-83

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this 8th day of MARCH, 1983, before me, the undersigned Notary Public in and for said State, personally appeared DOMINA LEE SHAFER and JOCK DENKINS, known to me to be the President and Secretary, respectively, of THE FOBLER MARINA, INC., an Idaho Corporation, the corporation whose name is subscribed to the within instrument, and acknowledged to me that they executed said instrument on behalf of said corporation, and that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



  
Notary Public in and for the  
State of Idaho  
Residing at: AMDEN  
Comm. Exp.: 10-19-83

STATE OF IDAHO } ss.  
COUNTY OF KOOTENAI }  
AT THE REQUEST OF \_\_\_\_\_  
At 05 minutes past 4 o'clock PM  
MAY 27 1983  
CAROL DEITZ  
By Mervin Duffek  
Deputy  
Fee \$ 6.00  
Return to \_\_\_\_\_

STATE OF IDAHO } ss.  
COUNTY OF KOOTENAI }  
AT THE REQUEST OF \_\_\_\_\_  
At 40 minutes past 4 o'clock PM  
MAR 8 1983  
CAROL DEITZ  
By Carol Deitz  
Deputy  
Fee \$ 6.00  
Return to \_\_\_\_\_



1543551

STATE OF IDAHO  
COUNTY OF KOOTENAI } SS  
TO THE RECORDS OF  
*Shirley S. Thagard*

JUN 25 8 54 PM '98

DANIEL J. ENGLISH

DEPUTY *CTD*  
FEES

ADDENDUM TO MUTUAL RELEASE AND  
GRANT OF EASEMENT

THIS ADDENDUM is made and entered into this 29th day of May, 1998, by and between Cooper's Bay Condominium Association, Inc., an Idaho non-profit corporation whose address is c/o Shirley S. Thagard, President, 3550 East Tobler Road Unit A-1, Hayden Lake, Idaho 83835 (the "Association"); and Thomas D. Brown and Terry E. Brown, husband and wife, ("Brown"), whose address is P.O. Box 1161, Hayden, Idaho 83835 ("Brown").

WHEREAS:

A. The Association and Brown are among the parties to a Mutual Release, Settlement Agreement and Agreement for Easement, and a Grant of Easement, relating to the resolution of a dispute over the use of Tobler Road, a private road owned by the condominium unit owners as tenants in common and maintained by the Association, and a driveway crossing the Brown property.

B. Brown has an existing easement over and across Tobler Road pursuant to that certain Grant of Reciprocal Easements dated March 8, 1983, and recorded March 8, 1983 as Instrument No. 930397, records of Kootenai County, Idaho (and re-recorded May 27, 1983 as instrument No. 938632, records of Kootenai County, Idaho to correct a legal description) (hereafter the "Original Easement").

C. By this Addendum, the parties desire to confirm that the rights and obligations of the Association and Brown with respect to the use and enjoyment of Tobler Road shall remain as set forth in, and in accordance with, the Original Easement.

NOW, THEREFORE, for good and valuable consideration, it is hereby acknowledged, confirmed, and agreed that nothing contained in the Mutual Release, Settlement Agreement and Agreement for Easement, nor in the Grant of Easement executed pursuant thereto and recorded June 23, 1998 as Instrument No. 1543184, records of Kootenai County, Idaho, is intended, nor shall it be construed, as a modification or waiver of any of the rights and obligations of Brown and/or the Association under the Original Easement.

The relationship between Brown and the Association with

ADDENDUM TO MUTUAL RELEASE AND  
GRANT OF EASEMENT - 1





1543551

respect to the use of Tobler Road shall remain as set forth in the Original Easement, without modification or amendment by the Mutual Release, Settlement Agreement and Agreement for Easement, or the Grant of Easement.

IN WITNESS WHEREOF, the parties have entered into this Addendum as of the day and year first above written.

COOPER'S BAY CONDOMINIUM  
ASSOCIATION, INC.

Shirley S. Thagard  
By: Shirley S. Thagard  
Its: President

ATTEST:

Dale Balmer  
Secretary

Thomas D. Brown  
Thomas D. Brown

Terry L. Brown  
Terry L. Brown

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this 17<sup>th</sup> day of MAY, 1998, before me Elizabeth A. Fritzell, the undersigned Notary Public, personally appeared Shirley S. Thagard, known or identified to me to be the President of Cooper's Bay Condominium Association, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Elizabeth A. Fritzell  
Notary Public for Idaho  
Residing at Hamden  
Commission Expires: 8-12-00

STATE OF Idaho )  
County of Kootenai ) ss.  
On this 17<sup>th</sup> day of May, 1998, before me,  
Elizabeth A. Fritzell a Notary Public in and for said  
State, personally appeared Dale Balmer  
and Thomas D. Brown  
known or identified to me to be the Secretary  
and President of the corporation that executed  
this instrument, and the persons who executed the instrument on  
behalf of said corporation and acknowledged to me that such  
corporation executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed by official seal the day and year in this certificate first above  
written.

Elizabeth A. Fritzell  
Notary Public for Idaho  
Residing at Hamden  
Commission Exp: 8-13-00

