

# WLVA Dock Committee

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**Date:** March 8, 2004  
**To:** All Committee Members  
**From:** Brian F. Gordon, Chair  
**Subject:** Meeting Minutes

**Attendees:**

Bette Bruett      Joel Drake      Dan Rodwell      Rick Beveridge      Tom Coffman  
George Bendler      Mark Bingman      Peggy Larrondo      Brian Gordon

The meeting was held at 6pm, March 1<sup>st</sup>, 2004, at the Ram Restaurant. To begin, Mark and Brian reviewed the history of the dock approval and design process.

## History

Cabin owners originally completed the approval process verbally to construct docks on the lake. Due to the lack of written history on the subject, we are unsure what criteria constituted approval or denial. The current process and related criteria shown below, date back to a 1996 Inspection Report Attachment.

“A. All plans for rebuilt and/or new docks at Warm Lake will abide by the following building requirements:

Framework will be pressure treated Douglas Fir, decking will be kiln dried Douglas Fir.  
All Styrofoam will be completely enclosed in 26 gauge metal sheeting.  
Concrete slab on shore will be 8 ft x 2 ft, and less than 1 ft deep.  
Anchor weights for end of dock will be made off-site and brought in.  
Do not anchor to live trees.

Remove all materials from the old dock, including anchors and underwater supports. This material needs to be removed from the National Forest, and disposed of in a suitable landfill.”

Along with the above written guidelines, the Forest Service has come to require the following unwritten constraints:

No new docks on the lake.  
Rebuilt docks will not exceed square footage of existing dock.  
Rebuilt docks will not extend onto lake any further than existing dock.

The committee’s objective is to work with the Forest Service to develop an approval process along with a set of written requirements that is fair, equitable to all, and environmentally responsible.

## Discussion

1. **Expansion of scope in guidelines.** Mark presented some issues that he and Ron Julian thought should be considered. They would like to see the dock guideline evolve into a more encompassing waterfront guideline that would not only address dock design, but also reduce environmental impact and improve shoreline aesthetics:
  - a. Lakefront development: onshore catwalks, shoreline decks, storage sheds
  - b. Shoreline cleanup: proper storage of boats and other items that see little use. Winter vs. Summer storage.
  - c. Erosion control: Improve design and control of lake access paths.

The committee agreed that guidelines should be developed to cover waterfront issues in addition to the dock guidelines we’ve been working on. Together, waterfront and dock guidelines would be overseen by the Waterfront Committee..

**Action:** Draft waterfront guidelines are to accompany dock design guidelines in an overall Waterfront / Dock Guidelines document.

**Point of Contact:** Mark Bingman & Rick Beveridge      **Deadline:** TBD??      **Priority:** High

2. **Expansion of committee role.** Several members had discussed expanding the committee’s role to make it a standing waterfront committee (to oversee both waterfront and dock design guidelines).  
**Action:** Define expanded objectives and submit expansion request to cabin owners at the 2004 annual users group meeting.  
**Point of Contact:** Joel Drake      **Deadline:** None      **Priority:** Normal
3. **Dock Design Guideline Review.** The second draft of the guideline was reviewed by Forest Service and committee members.
  - a. Change references to e-mail and street addresses to “District Ranger” to minimize document upkeep.
  - b. Remove references to a pre-authorized dock contractor as Forest Service cannot show bias or favor for particular contractors.

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- c. Remove references to arbitration plan because new, more clearly defined guideline should prevent necessity for arbitration.
- d. Further develop square footage and lake extension requirements.
- e. Change reference to synthetic material to wood composites.

**Action:** Update guideline with changes.

**Point of Contact:** Brian Gordon

**Deadline:** March 2004    **Priority:** Normal

4. **Community docks.** The Forest Service had suggested community docks in the past as a tradeoff to having individual larger docks. The committee discussed the idea. It was determined that shared use, and accountability for maintenance, upkeep would be very difficult to agree on or enforce. For these reasons the committee decided not to pursue this option further.

**Action:** None.

**Point of Contact:** Mark Bingman

**Deadline:** Closed    **Priority:** N/A

5. **New Dock Requests.** Some cabin owners without existing docks have come forward to request new docks on the lake. No historical documentation has been presented to support approval or denial. At some point in the past, the Forest Service instituted an additional lease assessment on cabin owners who had docks and added the dock to their lease. However no records have been presented to support whether that constituted permanent approval or denial of dock space. The committee will examine this further with the Forest Service. A recommendation was made to develop a plan view of the lake to analyze several dock plan scenarios with the following objectives: 1.) determine possible reduction in open shoreline and aesthetics if more docks were allowed; 2.) determine maximum number of docks the lake could support without degrading the aesthetics and environment.

**Action:** Investigate historical records for cabin owner approval for dock space. Develop scale plan view of lake.

**Point of Contact:** Mark Bingman & Brian Gordon

**Deadline:** TBD?    **Priority:** High

6. **Dock Size Inventory.** Size will be constrained to fall within the standard distribution of existing dock sizes. Due to differences in conditions found around the lake such as lake-bottom grade and depth, the lake will be split into three areas each having their own averages. Those areas are Northshore, Shoreline, and Kinney Point. New and rebuilt docks will not exceed the greater of their current size or the average size for their respective area. An inventory is to be taken during Spring 2004, on which area averages will be based and referred to as standard dimension references in the dock design guidelines.

**Action:** Inventory docks around lake and report statistics to committee.

**Point of Contact:** Bette Bruett & Mark Bingman

**Deadline:** Spring 2004    **Priority:** High

7. **Dock lake extension.** Dock extension onto the lake will be primarily based on the "line of navigability" as defined by Idaho Statute. "Line of navigability" means a line located at such a distance below the low water mark as will afford sufficient draft for water craft customarily in use on that particular lake." Initial determination of "sufficient draft" by committee members was set at 5 feet depth during typical summer water levels, however more investigation will be conducted.

**Action:** Examine manufacturer draft dimensions for boats typical to Warm Lake. Determine lake level fluctuation.

**Point of Contact:** Rick Beveridge

**Deadline:** Spring 2004    **Priority:** High

**Additional Meeting Documents:** The draft dock design guideline along with Idaho State statutes and other supporting material may be requested from Brian Gordon.

The meeting was adjourned at 9pm.

Sincerely,

*Brian F. Gordon*

Chair, Dock Committee  
Warm Lake Users Association  
bfgordon@cableone.net