

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Board of County Commissioners Staff Report for June 16, 2025

Amendment Title	Area of Impact – City of Kootenai
File Number, Type:	AM0008-25; Modification to the Area of Impact for the City of Kootenai
Proposal:	<p>Bonner County has proposed to modify the Area of Impact (AOI) for the City of Kootenai pursuant to Idaho Code §67-6509 and §67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.</p>
Applicants:	City of Kootenai
Notice Provided:	<p>Agency Notice: May 29, 2025 Published in Newspaper: May 29, 2025 Notice to Properties Owners: May 29, 2025</p> <p>Notice of the public hearing to consider the proposal has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.</p>
Appendices	<p>Appendix A – Notice of Public Hearing & Record of Mailing Appendix B – Agency Comments Appendix C – Proposal from the City of Kootenai Appendix D – Draft Ordinance Appendix E – Idaho Code §67-6526 (Area of Impact)</p>

Project Authority:

This Ordinance is proposed under the authority granted at Idaho Code:

- §31-714 through §31-716 (Board of County Commissioners)
- §31-801 (Powers And Duties Of Board Of Commissioners);
- §67-6526 (Areas of Impact)

Public and Agency Comment:

Agency Review

A notice was provided to public agencies and political subdivisions in accordance with Idaho Code 67-6509, see Appendix A for a complete agency notification list.

The following agencies replied:

Idaho Department of Environmental Quality

No other agency comments were received.

Public Comments: As of the date of this staff report, several public comments were received regarding the proposal.

Historical Context and Legislative Changes:

The current Area of City Impact (ACI) agreement was adopted on November 10, 1994, via Ordinance 256. The ACI map was established on November 10, 1994 via Ordinance 257. These ordinances established the agreement between the County and the City and designated the geographic area of the ACI in accordance with Idaho Code §67-6526.

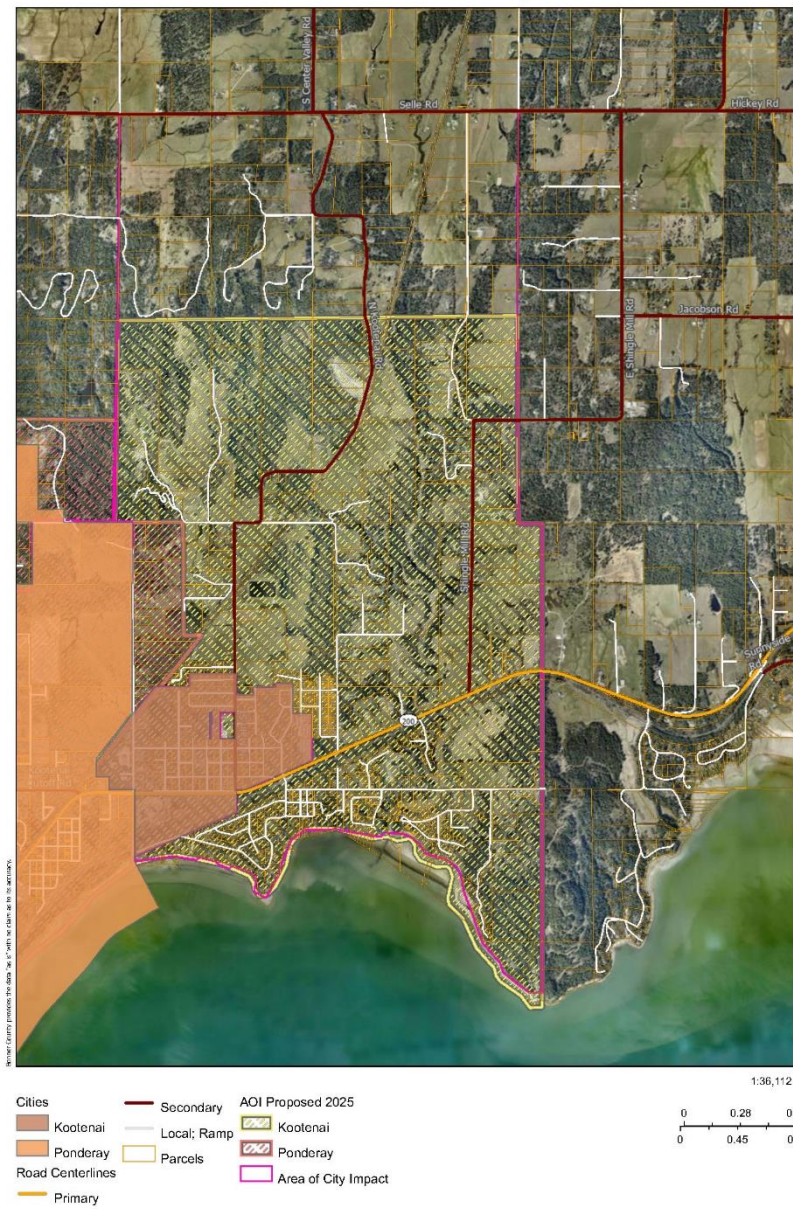
During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact.

Summary of Changes – Senate Bill 1403 (2024)

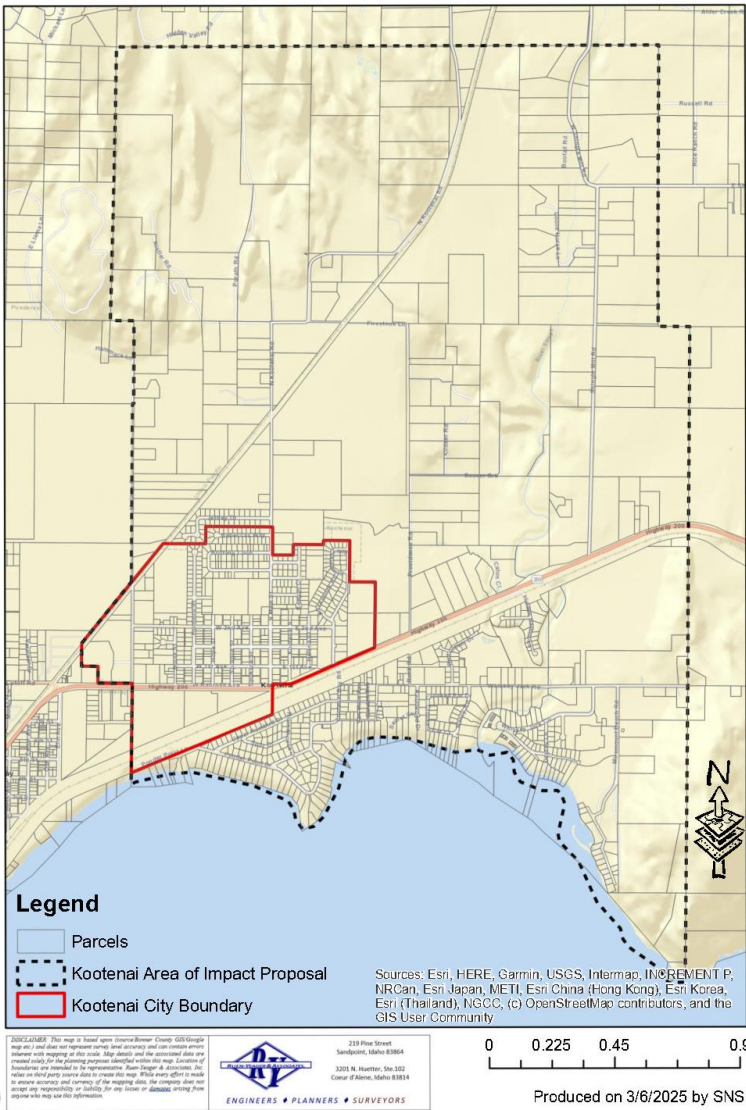
- **Area of Impact Boundaries (Idaho Code §67-6526):** Limits the maximum extent of a city's area of impact to areas that are very likely to be annexed to the city within the next five (5) years, and no more than two (2) miles beyond the existing city boundary. Counties retain discretion to establish smaller boundaries but cannot exceed the two-mile cap.
- **Jurisdiction for Establishing Areas of Impact (Idaho Code §67-6526):** Clarifies that counties have primary jurisdiction to adopt and regulate areas of impact.
- **Mandatory Periodic Review (Idaho Code §67-6526(a)):** Requires areas of impact to be reviewed at least every five (5) years. All existing areas of impact must be reviewed for compliance with the updated statute by December 31, 2025.

Proposed Area of Impact:

Kootenai ACI/AOI Map



City of Kootenai Area of Impact Proposal



Public Notice Analysis:

Idaho Code §67-6526, as amended, requires that notice for a public hearing on a proposed Area of Impact boundary adjustment follow the procedures outlined in Idaho Code §67-6509. In addition, it requires that “written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact.”

Upon receipt of the proposal from the City of Kootenai, Planning Staff collaborated with the GIS Department to map the geographic boundary of the proposed Area of Impact. Using this boundary, a list of property owners within the proposed AOI was generated based on records from the County Assessor’s Office. The list of property owners, along with a draft notice, was sent to the City of Kootenai’s planning staff for review and verification. Following this review, written notice was mailed to all property owners of record within the proposed Area of Impact boundary. The public notice, agency notice, and record of mailing can be found in Appendix A of this staff report.

Staff Analysis of the City Proposal:

Review of City of Kootenai Area of Impact Proposal for Compliance with Idaho Code § 67-6526

The City of Kootenai submitted a formal request to update its Area of Impact (AOI) boundary in accordance with Idaho Code §67-6526. The request was approved by the Kootenai City Council and submitted for the Board of County Commissioners’ consideration. The proposal can be found in Appendix C of this staff report.

Under Idaho Code §67-6526(1), a city’s AOI may not extend more than two (2) miles beyond its incorporated boundaries. Kootenai’s proposed AOI extends outward to the two-mile limit in multiple directions from the existing city limits. Planning and GIS staff reviewed the proposed boundary and confirmed that it does not exceed the statutory distance limitation.

The statute also requires that the AOI boundary include only areas that are “very likely to be annexed within the next five (5) years.” Over the past ten (10) years, Kootenai has annexed one property, a 6.786-acre parcel located on Severn Sisters Drive, currently developed as a storage facility. While this annexation reflects contiguous growth, the city’s proposal does not include infrastructure expansion plans, growth projections, or other documentation demonstrating the likelihood of additional annexations in the proposed AOI.

While the proposal reflects a modest decrease of the current ACI, it requests to establish a new AOI to the fullest extent allowed under the revised provisions of Idaho Code §67-6526. As submitted, the proposal but does not provide supporting evidence to demonstrate that the proposed area is “very likely” to be annexed into the city within five (5) years, as required by Idaho Code §67-6526(1)(b).

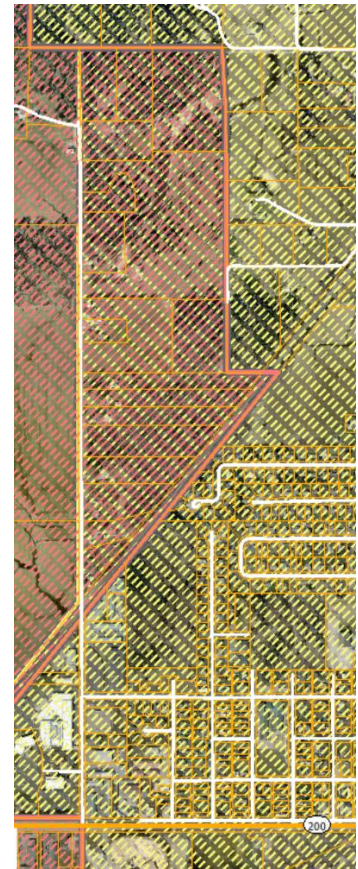
Idaho Code §67-6526 also requires that cities with abutting boundaries negotiate in good faith to recommend AOI boundaries. Kootenai has coordinated with neighboring jurisdictions, including the City of Ponderay. An area of overlap was identified along McGhee Road, where both Kootenai and Ponderay have proposed to include approximately 18 properties. No agreement was reached regarding the overlap, and both cities have submitted proposals for consideration. Idaho Code §67-6526(3) provides that, in the absence of agreement, the Board of County Commissioners is responsible for determining the final AOI boundary.

Idaho Code §67-6526(a) provides that cities should receive notice of, and may provide input on, applications brought to the county within an Area of Impact. The draft ordinance includes a provision for notification at least thirty (30) days prior to any public hearing concerning land use applications within the AOI. The draft ordinance can be found in Appendix D of this staff report.

Planner's Initials: JG

Date: June 9, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.



Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this FILE AM0008-25 to adopt, Area of Impact for the City of Kootenai pursuant finding that it **is** in accord with Idaho Code §67-6526, Areas of Impact. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact as set forth in the Staff Report (or as amended during this hearing) and direct staff planning to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

BOARD MOTION TO ADOPT ORDINANCE (Roll Call Vote): I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the adoption the Area of Impact for the City of Kootenai as presented or amended in this hearing, and providing for an effective date.

MOTION TO DENY: I move to deny this FILE AM0008-25 to adopt, Area of Impact for the City of Kootenai pursuant finding that it **is not** in accord with Idaho Code §67-6526, Areas of Impact. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the

findings of fact as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Findings of Fact:

1. In 2024, the Idaho Legislature adopted Senate Bill 1403, which amended Idaho Code §67-6526, "Areas of Impact," revising the requirements for establishing and maintaining Areas of Impact.
2. Idaho Code §67-6526, as amended, requires that each city and the Board of County Commissioners adopt an updated Area of Impact by December 31, 2025, and review the agreement at least once every five (5) years thereafter.
3. The City of Kootenai's proposed AOI boundary extends to the statutory two-mile limit but does not exceed it in any direction, satisfying Idaho Code §67-6526(1).
4. Planning and GIS staff reviewed the City of Ponderay's proposed Area of Impact boundary and determined that it does not extend more than two (2) miles beyond the existing city limits, consistent with the limitations set forth in Idaho Code §67-6526(1).
5. Historical annexation activity over the past ten (10) years shows that the City of Kootenai has annexed only one property, a 6.786-acre parcel.
6. The City of Kootenai coordinated with neighboring jurisdictions, including the City of Ponderay, concerning overlapping AOI boundaries. No mutual agreement was reached regarding approximately 18 overlapping properties along McGhee Road, necessitating determination by the Board of County Commissioners per Idaho Code §67-6526(3).
7. Idaho Code §67-6526(3) provides that, where cities cannot reach agreement on overlapping Areas of Impact, each city may submit a proposal and the Board of County Commissioners is responsible for determining the final boundary.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the scheduled hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing Record of Mailing

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **29th** day of **May, 2025**.



Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions and the media on **Thursday, May 29, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing beginning at **11:00 a.m. on Monday, June 16, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0008-25 – Modification to the Area of Impact for the City of Kootenai

Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Kootenai pursuant to Idaho Code §§ 67-6509 and 67-6526. The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide that planning efforts and it does not grant the city any governing authority over properties within the AOI.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable state statutes. At the close of the public hearing, the governing board will make a decision on the proposal that may include, but is not limited to, approval, denial, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208)265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date

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Bonner County has proposed to modify the Area of City Impact (AOI) for the City of Kootenai pursuant to Idaho Code §§ 67-6509 and 67-6526. The proposed AOI modification has been initiated as a result of recent changes to Idaho Code, which requires initial AOI modifications to be completed by December 31, 2025 and updated every 5 years thereafter. This notice is provided to inform you that your property lies within the boundaries of the proposed AOI.

The AOI is a planning tool used to help the city project future growth planning. Idaho law requires each city to identify an area where it expects to grow over time. The AOI helps guide planning efforts, but **it does not grant the city any governing authority over your property.**

Being within the AOI **does not mean your property is being annexed into the city.** Being within the AOI **does not** change your property's zoning or current land use regulations, and it **does not affect your taxes.**

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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Name

Date

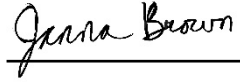
RECORD OF MAILING

Page 1 of 1

File No.: AM0008-25

Record of Mailing Approved By: 

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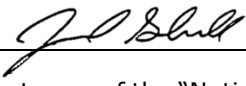
Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

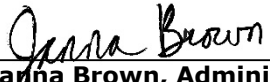
Record of Mailing Property Owners within 300 Feet

Page 1 of 24

File Number: AM0008-25

Record of Mailing Approved By: 

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 29th day of May 2025.


Jana Brown, Administrative Assistant III

name	owner1	mailing	City	State	ZIP
RP0014000 1010BA	Blueokee Llc	Po Box 987	Sandpoint	ID	83864
RP0014000 1012AA	Snyder, Aaron & Hilary	87 Rock Rd	Sandpoint	ID	83864
RP0014000 3001AA	Blueokee Llc	Po Box 987	Sandpoint	ID	83864
RP0014000 3003AA	Hartley, Andy M	Po Box 987	Sandpoint	ID	83864
RP0014000 30080A	Lupton, John T & Teddi M	441 Whiskey Jack Rd	Sandpoint	ID	83864-8825
RP0014000 3011AA	Houts, Roger & Dianne L	509 Whiskey Jack Rd	Sandpoint	ID	83864-8809
RP0014000 3012AA	Sires Trust Sires, Clifford D & Mildred	559 Whiskey Jack Rd	Sandpoint	ID	83864
RP0014000 30140A	Thurston, Timothy D & Kathleen	599 Whiskey Jack Rd	Sandpoint	ID	83864
RP0014000 30150A	Hamilton, John W & Rebecca C	617 Whiskey Jack Rd	Sandpoint	ID	83864
RP0014000 30160A	Bloom, Terry Clark Bloom, Carmen D	Po Box 74	Kootenai	ID	83840
RP0014000 3017AA	Bloom Trust Bloom, Maridean A Bloom, Maridean Trustee	659 Whiskey Jack Rd	Sandpoint	ID	83864
RP0018800 1001BA	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 10040A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 10050A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 10060A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 10070A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 1008AA	Bortz, Scott & Kiera F	150 Snowplow Rd	Sandpoint	ID	83864
RP0018800 1010AA	Bortz, Scott & Kiera F	150 Snowplow Rd	Sandpoint	ID	83864
RP0018800 1012AA	Burt Trust Burt, Georgina M Trustee	145 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 10130A	Bortz, Scott C	150 Snowplow Rd	Sandpoint	ID	83864
RP0018800 20010A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 20020A	Fish, Barry C Fish, Jocelyn M	17086 W 74th Pl	Arvada	CO	80007
RP0018800 20030A	Dempsey, Scott & Dawn	500 Snug Harbor	Sandpoint	ID	83864
RP0018800 20040A	Sullivan, Donald A	Po Box 112	Newell	SD	57760
RP0018800 20050A	Beebe, Cody Etal	3837 Canyon Lister Rd	Canyon	BC	V0b 1c1
RP0018800 20060A	Sullivan, Donald A	Po Box 112	Newell	SD	57760
RP0018800 20070A	Sullivan, Donald A	Po Box 112	Newell	SD	57760

RP0018800 20080A	Sullivan, Donald A	Po Box 112	Newell	SD	57760
RP0018800 20090A	Sullivan, Donald A	Po Box 112	Newell	SD	57760
RP0018800 20100A	Hausserman, David S & Duana L	45 W Hidden Harbor Ln	Sandpoint	ID	83856
RP0018800 20110A	Burt Trust Burt, Georgina M Trustee	145 Hidden Harbor Ln	Sandpoint	ID	83864
RP0018800 20120A	Rigas, Anthony L & Mary D	300 Hidden Harbor Ln	Sandpoint	ID	83864
RP0025600 1001AA	Cox Partnership	Po Box 128	Sandpoint	ID	83864-0128
RP0025600 1002BA	Van Stone, Josh	3918 N Lincoln St	Spokane	WA	99205
RP0025600 1008AA	Robinson-Kutteruf Trust Robinson, Anita E Trustees Kutteruf, G Christopher	7799 S Hwy 95	Coeur D'alene	ID	83814
RP0025600 1009AA	Robinson Trust	Po Box 46	Kootenai	ID	83840
RP0025600 10100A	Clark, Timothy W	Po Box 6133	Snowmass Village	CO	81615
RP0025600 10110A	Reese Trust Reese, Arlene L Trustee	754 Crossbrook Dr	Moraga	CA	94556
RP0025600 10120A	Mc Govern Trust Mc Govern, Patricia L Mc Govern, Bernard L Trustees	1225 Birch St	Sandpoint	ID	83864-1127
RP0025600 1013AA	Moyle, Marilyn M	Po Box 31	Sandpoint	ID	83864
RP0025600 1014AA	Kootenai Lake Place Trust Swenson, David R Trustees Mitchell, Kristan S Swenson, Mark C	6301 Mercedes Bend	Austin	TX	78759
RP0025600 1015AA	Rodrigues, John G & Muriel C Rodrigues, Todd	109 Alpenglow Ln	Sagle	ID	83860
RP0025600 1016AA	Brodman Property Trust	9676 Evergreen Dr	Bellevue	WA	98004-4038
RP0029300 00010A	Nancy Road Llc	409 Creekside Ln	Sandpoint	ID	83864
RP0029300 0005AA	Irish, John J	624 Whiskey Jack Rd	Sandpoint	ID	83864
RP0029300 0005BA	Thurston, Robert D & Patricia	640 Whiskey Jack Rd	Sandpoint	ID	83864
RP0029300 00060A	Wiley Living Trust Wiley, Max & Beverly Trustees C/o Susan Wiley	Po Box 119	Eaton	NH	3832
RP0029300 0007BA	Willingham, Lana K Trust	712 Whiskey Jack Road	Sandpoint	ID	83864
RP0029300 005A0A	Goddard, Lindsey Dawn	10305 E Grouse Mountain Ln	Spokane	WA	99206-8387
RP0029300 005B0A	Satis Trust Kellogg, Glenn K Trustee	594 Whiskey Jack Rd	Sandpoint	ID	83864
RP0029300 005CAA	Erdt, Dennis D & Jamie E	602 Whiskey Jack Rd	Sandpoint	ID	83864
RP0029300 3001TA	Dunn Trust Dunn, John P & Janine Trustees	110 Baja Sol Dr	Scotts Valley	CA	95066
RP0030200 00010A	Shields, Jeanelle D	139 Providence Rd	Sandpoint	ID	83864-8022
RP0030200 00020A	Bode Trust Bode, Trenton M Dickens, Tricia L Trustees	1449 Selle Rd	Sandpoint	ID	83864
RP0030200 00030A	Stuart, Ralph L & Jill Helen	Po Box 214	Kootenai	ID	83840
RP0030200 00040A	Bailey, Ryan J & Staci L	Po Box 815	Ponderay	ID	83852-0815
RP0030200 00050A	Brabender, Evelyn	Po Box 64	Kootenai	ID	83840
RP0030200 00070A	Dipofi, Philip S Jr Dipofi, Philip S & Jodi	285 Providence Rd	Sandpoint	ID	83864
RP0030200 0008AA	Cunningham, Sidney	Po Box 533	Sandpoint	ID	83864
RP0035600 10010A	Dream 6 Llc	Po Box 158	Sandpoint	ID	83864
RP0035600 10020A	Dream 6 Llc	Po Box 158	Sandpoint	ID	83864
RP0035600 10030A	Townsend Trust Fingel, Susan T Trustee	156 Ponder Point Dr	Sandpoint	ID	83864
RP0035600 10040A	Hernandez Family Trust	290 Ponder Point Dr	Sandpoint	ID	83864
RP0035600 1008AA	Ponder Point Llc	1114 State St Ste 310	Santa Barbara	CA	93101

RP0035600 1008BA	Sunflower Llc	700 Harris St Ste 201	Charlotteville	VA	22903
RP0035600 10100A	Sonnichsen Trust Sonnichsen, Richard C & Mary Trustees	410 Ponder Point Dr	Sandpoint	ID	83864
RP0035600 10110A	Allegro Lakeside Properties, Llc C/o David Leenhouts	12 Fawn Hill Rd	Burlington	CT	6013
RP0035600 10120A	Mc George Trust Mc George, Robin & Linda Trustees	452 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035600 10130A	North Idaho Investments Llc	476 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035600 10140A	Lovell Trust Lovell, Timothy P & Susan H Trustees	4806 S Saint Andrews Ln	Spokane	WA	99223-4304
RP0035600 105A0A	Dundas, Ian C & Ann C	58 Elveden Dr Sw	Calgary	AB	T3h 3x7
RP0035600 105B0A	T3 Investment Group Llc	2047 E Mead Pl	Chandler	AZ	85249
RP0035600 106A0A	Schlehuber Trust Schlehuber, Michael & Jamie Trustees	344 Ponder Point Dr	Sandpoint	ID	83864
RP0035600 106B0A	Hatfield Trust Hatfield, Craig A & Gayla M Co-Trustees	354 Ponder Point Dr	Sandpoint	ID	83864-8666
RP0035700 20010A	Lovell, Timothy & Susan Living Trust	4806 S Saint Andrews Ln	Spokane	WA	99223-4304
RP0035700 20020A	Connolly, Laura C/o Paul Connolly	155 Havenhurst Cres Sw	Calgary	AB	T2v 3c7
RP0035700 20030A	Tankersley Sandpoint Trust	578 Ponder Point Dr	Sandpoint	ID	83864
RP0035700 20040A	Hestdalen, Rodney F & Staci M	5020 S Park Ln	Spokane	WA	99223
RP0035700 20050A	Good, Benjamin & Stacey F	616 Ponder Point Dr	Sandpoint	ID	83864
RP0035700 20060A	Magill Trust Magill, Warren G & Brenda D Trustees	620 Ponder Point Dr	Sandpoint	ID	83864
RP0035700 2007CA	Ruzicki, John & Lisa	662 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035700 20080A	Vervloet, Erik Jan	688 Ponder Point Dr	Sandpoint	ID	83864-8669
RP0035700 20090A	Nelson Trust Nelson, Thomas L & Sheila A Trustees	694 Ponder Point Dr	Sandpoint	ID	83864-8669
RP0035700 20100A	Cromwell Family Revocable Trust	712 Ponder Point Dr	Sandpoint	ID	83864
RP0035700 20110A	Eisenstat, Michael J & Susanne	744 Ponder Point	Sandpoint	ID	83864
RP0035700 20120A	Tate Trust Tate, Benjamin E & Rhonda K Trustees	766 Ponder Point Dr	Sandpoint	ID	83864
RP0035700 20130A	Miller Trust Miller Elisabeth Trustees Miller, William M	798 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035700 20140A	Ponder Point Lot Owners 2nd,3rd,4th,5th,6th Add	Address Not Provided			
RP0035800 10010A	Yaeger Family Trust	195 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10020A	Klinger, Timothy R & Marcy A	44 Lower Humbird Dr	Sandpoint	ID	83864
RP0035800 10030A	Emory, Thomas E & Gina A	39 Roundhouse Cr	Sandpoint	ID	83864
RP0035800 10040A	Buckmelter, Jerome S & Ludmila	213 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10050A	James, Kevin Lyle, Catherine	247 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10060A	Jensen, Jeff & Rebecca	277 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10070A	Reifsnnyder, Thomas A & Kay F	49 Roundhouse Cr	Sandpoint	ID	83864
RP0035800 10080A	Leaman, Ian & Danielle	59 Roundhouse Cir	Sandpoint	ID	83864
RP0035800 10090A	Foust Trust Foust, Chad & Meggie Trustees	293 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10100A	Foust Trust Foust, Chad & Meggie Trustees	293 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 10110A	Harris, Olive A	379 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035800 10120A	Orlando, Nicholas & Kristin	429 Ponder Point Dr	Sandpoint	ID	83864
RP0035800	Graham Trust Graham, Lloyd D & Mary J	451 Ponder Pnt Dr	Sandpoint	ID	83836

10130A					
RP0035800 10140A	Koopman, Jesse & Cheryl	1100 Burnett Dr #307	Nampa	ID	83651
RP0035800 10150A	Ripley, Jiwan B & Valerie M	511 Ponder Pnt Dr	Sandpoint	ID	83864- 8668
RP0035800 10160A	Lund, Paula A	22 Roundhouse Cir	Sandpoint	ID	83864- 8674
RP0035800 20010A	Oskoui, Sydney M & Deanna M	125 Roundhouse Dr	Sandpoint	ID	83864
RP0035800 20020A	Meserve, Clayton & Janet L	Po Box 1999	Sandpoint	ID	83864
RP0035800 20030A	Krum, Wanda L	161 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035800 20040A	Cropper, Nathan & Tasha	131 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035800 20050A	Ball Trust Ball, Alan D & Jeanie M Trustees	113 Ponder Pnt Dr	Sandpoint	ID	83864
RP0035800 20060A	Goodson & Park Family Trust	95 Ponder Point Dr	Sandpoint	ID	83864
RP0035800 30010A	Koski, Allan R & Deborah L	91 Lower Humbird Dr	Sandpoint	ID	83864- 8672
RP0035800 30020A	Bratley Trust Bratley, Ernest E Jr & Carla Trustees	111 Lower Humbird Dr	Sandpoint	ID	83864
RP0035800 30030A	Drew, Marc D & Deborah A	14237 S Solemn Way	Herriman	UT	84096
RP0050900 1001BA	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP0053200 30040A	Wilson, Serve & Barbara Revocable Trust	145 Lower Humbird Dr	Sandpoint	ID	83864
RP0053200 30050A	Mc Kelvy, Victoria E	567 Ponder Point Dr	Sandpoint	ID	83864
RP0053200 30060A	Mc Arthur Family Trust	581 Ponder Point Dr	Sandpoint	ID	83864- 8668
RP0053200 30070A	Klontz, Roderick L Jr & Julia	611 Ponder Point Dr	Sandpoint	ID	83864- 8414
RP0053200 30080A	Hanson, Ronald M & Ina Ranel	621 Ponder Pnt Dr	Sandpoint	ID	83864
RP0053200 30090A	Hinsche, Kurt K & Christel M	653 Ponder Pnt Dr	Sandpoint	ID	83864
RP0053200 30100A	Kitt, Dale & Marsha	667 Ponder Pnt Dr	Sandpoint	ID	83864
RP0053200 30110A	Roudebush, Charles Martin, Edith	691 Ponder Point Dr	Sandpoint	ID	83864
RP0053200 30120A	Wolfe, Steven C	452 Upper Humbird Dr	Sandpoint	ID	83864- 8887
RP0053200 30130A	San Diego Reding Living Trust Gentry, Eric	571 Crest Dr	Encinitas	CA	92024
RP0053200 30140A	Turnbull, Junko Nakazawa	162 Spur Dr	Sandpoint	ID	83864
RP0053200 30150A	Behrend, Todd A & Karen J	100 Detering St Apt 1136	Houston	TX	77007
RP0053200 30160A	Kimball, Melody S	128 Spur Drive	Sandpoint	ID	83864
RP0053200 30170A	Wood, Joyce Holly & Craig T	110 Spur Dr	Sandpoint	ID	83864
RP0053200 30180A	Johnson, Darrell G & Karen J	96 Spur Dr	Sandpoint	ID	83864
RP0053200 30190A	Johnsen, Richard A Sandlin, Susan L	76 Spur Dr	Sandpoint	ID	83864
RP0053200 30200A	Wall, John M & Susan J	60 Spur Dr	Sandpoint	ID	83864
RP0053200 30210A	Mc Phee, David H & Judith A	18 Spur Dr	Sandpoint	ID	83864
RP0053200 40010A	Mc Daniel, Norwood A Jr Sheets, Patricia A	21 Spur Dr	Sandpoint	ID	83864
RP0053200 40020A	Palmer, Zale	31 Spur Dr	Sandpoint	ID	83864
RP0053200 40030A	Brambila, Michael & Emily	49 Spur Dr	Sandpoint	ID	83864
RP0053200 40040A	Overbay, Mark C & Jan A	67 Spur Dr	Sandpoint	ID	83864
RP0053200 40050A	Welsh, Heather L Caldon, Sean M	89 Spur Dr	Sandpoint	ID	83864

RP0053200 40060A	Klontz, Roderick L Sr Klontz, Catherine A	115 Spur Dr	Sandpoint	ID	83864
RP0053700 A0000A	Bauck, Jeremy & Amy	367 Ravenwood Ln	Sandpoint	ID	83864
RP0053700 B0000A	Bauck, Jeremy & Amy	367 Ravenwood Ln	Sandpoint	ID	83864
RP0076300 00010A	Rabin Exemption Trust C/o Marita Stewart 217	Cedar St Pmb 329	Sandpoint	ID	83864
RP0076300 00020A	Ramos, Christina M Davis, John B	38 Red Clover Dr	Sandpoint	ID	83864- 8805
RP0076300 00030A	Carlson, James J & Catherine M	Po Box 1158	Sandpoint	ID	83864
RP0076300 00040A	Jeffers, Lloyd	76 Red Clover Dr	Sandpoint	ID	83864
RP0076300 00050A	Houidobre, Ralph J & Anita E	94 Red Clover Dr	Sandpoint	ID	83864
RP0076300 00060A	Rasor, Samuel M & Lydia M	112 Red Clover	Sandpoint	ID	83864- 8806
RP0076300 00070A	Lange, Sandy	34 Red Clover Cir	Sandpoint	ID	83864- 8808
RP0076300 00080A	Powell, Brian R & Kathryn M	40 Red Clover Cir	Sandpoint	ID	83864- 8808
RP0076300 00090A	Powell, Brian R & Kathryn M	40 Red Clover Cir	Sandpoint	ID	83864- 8808
RP0076300 00100A	Roos, Michael W Roos, Rachel Grace Paz	9 Red Clover Cr	Sandpoint	ID	83864
RP0076300 00220A	Janisse, Rita	105 Red Clover Dr	Sandpoint	ID	83864
RP0076300 00230A	Broschet, Kirsten	87 Red Clover Dr	Sandpoint	ID	83864
RP0076300 00240A	Graham, Richard N	564 Sweetwater Dr	Sandpoint	ID	83864
RP0076300 00250A	Williams, Michael & Elizabeth	57 Red Clover Dr	Sandpoint	ID	83864- 8805
RP0076300 00260A	Clark, Steven A & Rhonda S	201 Jasper Loop	Ponderay	ID	83852
RP0076300 00270A	Baker, Benjamin B & Tracy M	19 Red Clover Dr	Sandpoint	ID	83864- 8805
RP0078700 10010A	Bell, Eva S	Po Box 545	Sandpoint	ID	83864- 0545
RP0078700 10020A	Bell, Eva S	Po Box 545	Sandpoint	ID	83864- 0545
RP0078700 10030A	Bell, Eva S	Po Box 545	Sandpoint	ID	83864- 0545
RP0078700 10040A	Bell, Eva S	Po Box 545	Sandpoint	ID	83864- 0545
RP0078700 10050A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864
RP0078700 10060A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864
RP0078700 10070A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864
RP0078700 20010A	Bell, James W	Po Box 1145	Sandpoint	ID	83864
RP0078700 20020A	Bell, James W	Po Box 1145	Sandpoint	ID	83864
RP0078700 20030A	Bell, James W	Po Box 1145	Sandpoint	ID	83864
RP0078700 20040A	Bell, James W	Po Box 1145	Sandpoint	ID	83864
RP0078700 20050A	Bell, James W	Po Box 1145	Sandpoint	ID	83864
RP0078700 20060A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864
RP0078700 20070A	Weisz, Casey & Amanda	11278 W Pine St	Sandpoint	ID	83864
RP0081700 00140A	Geoghegan Trust Geoghegan, Elaine M Trustee	196 Red Clover Dr	Sandpoint	ID	83864
RP0081700 00150A	Williams, Jerrie L	Po Box 18	Kootenai	ID	83840
RP0081700 00160A	George, Chad	218 Red Clover Dr	Sandpoint	ID	83864- 8807
RP0081700 00170A	Miller, Wallace S & Terry L	240 Red Clover Dr	Sandpoint	ID	83864

RP0081700 00180A	Puryear, Bradley & Renee Living Trust	241 Red Clover Dr	Sandpoint	ID	83864
RP0081700 00190A	Butler, Steven K & Muriel A	Po Box 515	Kootenai	ID	83840
RP0081700 00200A	Nicholson, Michael C	149 Red Clover Dr	Sandpoint	ID	83864- 8806
RP0081700 00210A	Hicks Family Llc	180 Brier Patch Rd	Careywood	ID	83809
RP0081700 011A0A	Harrison, Keli Ray & Gina M	148 Red Clover Dr	Sandpoint	ID	83864
RP0081700 013A0A	Lyman, Timothy D Lyman, Trista Dahl	166 Red Clover Dr	Sandpoint	ID	83864
RP0335300 10010A	Iverson Trust Iverson, Terry M & Edna R Trustees	565 Whiskey Jack Cir	Sandpoint	ID	83864- 8917
RP0335300 10020A	Arnold, Stephanie L	Po Box 880	Ponderay	ID	83852
RP0335300 10030A	Tobin, Peter G & Elaine M	595 Whiskey Jack Cir	Sandpoint	ID	83864
RP0335300 10040A	Lewandoski, John	615 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335300 10050A	Christiaansen Trust	629 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335300 10060A	Oler, Kenneth P & Barbara A	647 Whiskey Jack Cir	Sandpoint	ID	83864- 8918
RP0335300 10070A	Tomazich, Shawn M Spielman, Kelly T	669 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335300 20010A	Anderson, Kent R & Jerri C	596 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335300 20020A	Kraemer, Robert S & Tama C	140 Island Way #142	Clearwater Beach	FL	33767
RP0335300 20030A	Delay, Paul J & Joan E	6847 83rd Ave Se	Mercer Island	WA	98040
RP0335300 20040A	Cda Enterprises Llc	6847 - 83rd Ave Se	Mercer Island	WA	98040
RP0335300 20050A	Cornelsen, Kelley Lynn	782 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335700 10010A	Snyder Trust Snyder, Betty J Trustee	670 Whiskey Jack Cir	Sandpoint	ID	83864- 8918
RP0335700 10020A	Mc Gregor, Marc	Po Box 850	Ponderay	ID	83852
RP0335700 10030A	Temple, Steven Ray & June	172 Osprey Ln	Sandpoint	ID	83864- 8824
RP0335700 10040A	Guthrie Trust Guthrie, Terrie Kestell, Monte J Jr Trustee	180 Osprey Ln	Sandpoint	ID	83864- 8824
RP0335700 10050A	Renzini, Ronald F & Susan M	7688 W Hevelius Ln	Eagle	ID	83616
RP0335700 10060A	Mc Canlies Trust Mc Canlies, Don & Nancy Trustees	212 Osprey Ln	Sandpoint	ID	83864
RP0335700 10080A	Dale, John E Dale, John Edward	770 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335700 10090A	Brown Trust Brown, Robert & Cheryl Trustees	750 Whiskey Jack Cir	Sandpoint	ID	83864- 8817
RP0335700 10100A	Rimar, Bonnie L	730 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335700 10110A	Lowrey, Nancy J Living Trust	714 Whiskey Jack Cir	Sandpoint	ID	83864- 8817
RP0335700 10120A	Hadley, Nancy A	700 Whiskey Jack Cir	Sandpoint	ID	83864
RP0335700 107A0A	Cornelsen, Kelley Lynn	782 Whiskey Jack Cir	Sandpoint	ID	83864- 8817
RP0335700 20010A	Hanson, Daniel & Melissa	701 Whiskey Jack Cir	Sandpoint	ID	83864- 8817
RP0335700 20020A	Johnson Trust Johnson, Margaret	723 Whiskey Jack Cir	Sandpoint	ID	83864- 8817
RP0335700 20030A	Kinard, Joshua T & Christine R	735 Whiskey Jack Cr	Sandpoint	ID	83864
RP0335700 20040A	La Grace, Carrie	745 Whiskey Jack Circle	Sandpoint	ID	83864
RP0335700 20050A	Zinn, Thomas H & Linda C	765 Whiskey Jack Cir	Sandpoint	ID	83864
RP0335700 20060A	Decato, Nancy B Rosenkrans, Jeffrey D	777 Whiskey Jack Cir	Sandpoint	ID	83864
RP0335700 20070A	Guidos, Jeremiah S & Elissa S	795 Whiskey Jack Cir	Sandpoint	ID	83864- 8817

RP0335900 00010A	Patterson, Luke Andrew Patterson, Kiersten Suzanne	24 Knollwood Dr	Sandpoint	ID	83864
RP0335900 00020A	Baker, Robert James	60 Knollwood Dr	Sandpoint	ID	83864
RP0335900 00030A	Botsch Trust Botsch, Barbara A Trustee	11 Secret Cove	Sandpoint	ID	83864
RP0335900 00040A	Snipes, Dale	112 Knollwood Dr	Sandpoint	ID	83864
RP0335900 00050A	Clark, Michele R	Po Box 901564	Kula	HI	96790
RP0335900 00060A	Hook, Michael & Cindy	Po Box 2196	Sandpoint	ID	83864
RP0335900 00070A	Osman, Lucinda	71 Knollwood Dr	Sandpoint	ID	83864
RP0335900 00080A	Osman, James C & Diedre A	85 Knollwood Dr	Sandpoint	ID	83864- 8613
RP0335900 00090A	Fruehling, Erich R & Anna M	2121 W Charles St	Grand Island	NE	68803- 5802
RP0337300 00CA0A	Cottages Phase Ii Homeowners C/o Sandpoint Property Mngmnt	314 N 3rd Ave	Sandpoint	ID	83864
RP0337300 10010A	Mc Pherson Trust Mc Pherson, John A Jr & Mary Trustees	261 Crooked Ear Ct	Sandpoint	ID	83864- 9486
RP0337300 10020A	Mulawka Trusts Mulawka, Barbara S Mulawka, Steven M Trustees	283 Crooked Ear Dr	Sandpoint	ID	83864- 9486
RP0337300 10030A	Bell Trust Bell, Robert & Patricia Trustees	291 Crooked Ear Ct	Sandpoint	ID	83864
RP0337300 10040A	Mastras, Dean G & Julie J	Po Box 2741	Gig Harbor	WA	98335
RP0337300 10050A	Smith, Gerald E Copetas, Constance C	7110 N Walnut Ct	Spokane	WA	99208- 8698
RP0337300 10060A	Pedefferri Trust Pedefferri, Joseph H Trustee	347 Crooked Ear Dr	Sandpoint	ID	83864- 9477
RP0337300 10070A	Kapsner, Jeffrey	433 S Boyer Ave	Sandpoint	ID	83864- 1101
RP0337300 10080A	Bocciardi Trust Bocciardi, Marc & Janet Trustees	22 Crooked Ear Ct	Sandpoint	ID	83864- 6588
RP0337300 1CPA0A	Cottage Lot Owners C/o Sandpoint Property Mngmnt	314 N 3rd Ave	Sandpoint	ID	83864
RP0337300 20010A	Cottages 1 Llc	Po Box 1914	Sandpoint	ID	83864
RP0337300 20020A	Merritt, John D & Laura A	904 Autumn Oak Circle	Concord	CA	94521
RP0337300 20030A	Childers, Robert N & Mary B	314 Crooked Ear Ct	Sandpoint	ID	83864- 9477
RP0337300 20040A	Miller, Cory D & Danette M	320 Crooked Ear Ct	Sandpoint	ID	83864- 9477
RP0337300 20050A	Wahlin, Joel & Leslie	Po Box 1943	Sandpoint	ID	83864
RP0337300 20060A	Hansch, Ernst C & Audrey E Nolten Living Trust	142 Nancy Rd	Sandpoint	ID	83864
RP0337300 20070A	Fisher, Kenneth M & Laura L	122 Nancy Rd	Sandpoint	ID	83864
RP0337300 20080A	Richards, James Davis, Abbie	114 Nancy Rd	Sandpoint	ID	83864
RP0337300 20090A	Campasino, James S & Janelle M	Po Box 2032	Sandpoint	ID	83864
RP0337300 30010A	Michel, Patricia & Roger	1259 Natoma Way Unit C	Oceanside	CA	92057- 7855
RP0337300 30020A	Fleming, Edward & Susan	200 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 30030A	Motherwell, David Revocable Trust	182 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 30040A	Gutheil De Nio Trust Gutheil, Daniel E De Nio, Desiree J Trustees	41965 Vardon Dr	Temecula	CA	92591
RP0337300 30050A	Imus Trust Imus, Loren C & Carol R	116 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 30060A	Homesley, Joseph A & Christine	98 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 30070A	Bohall Trust Bohall, Larry W & Frances M Trustees	80 Crooked Ear Dr	Sandpoint	ID	83864- 0679
RP0337300 30080A	Scheller Trust Scheller, Michael S & Rhonda Trustees	135 Yellow Pine Circle	Reno	NV	89511
RP0337300 30090A	Tapp, Helen J	56 Crooked Ear Dr	Sandpoint	ID	83864- 6588

RP0337300 40010A	Snow Creek Properties Llc	669 Forest Knolls Drive	Sandpoint	ID	83864
RP0337300 40020A	Mogensen Trust Mogensen, John L & Deborah A Trustees	125 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 40030A	Herberholz, Randall B & Patricia A Living Trust	13355 N Wide View Dr	Oro Valley	AZ	85755
RP0337300 40040A	Youngren Trust Youngren, Scott P & Lynn L Trustees	99 Crooked Ear Dr	Sandpoint	ID	83864
RP0337300 40050A	Silver Dip Equity Venture Llc	75 Crooked Ear Dr	Sandpoint	ID	83864- 0679
RP0337300 40060A	Wallace, Chad M & Sarah B	2759 Hanover St	Denver	CO	80238
RP0337300 40070A	Sweeney, David	929 The Rialto	Venice	FL	34285
RP0337300 40080A	Cottages 8 Llc	Po Box 1914	Sandpoint	ID	83864
RP0337300 40090A	Andrews, Graham C & Lindsey R	303 Park Lane	Sandpoint	ID	83864
RP0338700 001A0A	Foster, Richard L & Marianne T	33 Nancy Rd	Sandpoint	ID	83864
RP0338700 002A0A	Patek Trust Patek, James W Trustee	506 Tarpon Blvd	Fripp Island	SC	29920
RP0339300 000CAA	Whiskey Jack One Owners Assoc Inc	Po Box 431	Kootenai	ID	83840
RP0339301 B0010A	Garman Family Lp	4141 N Quail Canyon Dr	Tucson	AZ	85750- 6919
RP0339301 B0020A	Moershel, David W Dr Mc Kinney, Karen	2020 S Mount Vernon St	Spokane	WA	99223- 5025
RP0339301 B0030A	Walkowski, Cynthia Living Trust	1606 Timbercreek Drive	Duncan	OK	73533
RP0339301 B0040A	O'doherty, Shamus T & Breanne	2304 S Manito Blvd	Spokane	WA	99203
RP0339301 B0050A	Sturgis, Brian Living Trust	522 Whiskey Jack Circle	Sandpoint	ID	83864
RP0339302 A0090A	Readel, Michael	1608 E South Riverton Ave Apt A309	Spokane	WA	99223
RP0339302 A0100A	Grendahl Jones Trust Grendahl, Robin L Co-Trustee Jones, Thomas K Co-Trustee	6300 Downey Finch Dr	Anchorage	AK	99516
RP0339302 A0110A	Querna, Donald K & Christine R	4202 S Magnolia St	Spokane	WA	99203- 4327
RP0339302 A0120A	Eastwood Trust Eastwood, Rob & Cathy Trustees	Po Box 387	Darby	MT	59829
RP0339302 A0130A	Garman Family Ltd Partnership	4141 N Quail Canyon Dr	Tucson	AZ	85750- 6919
RP0339302 A0140A	Aiken, Christopher J & Carrie	Po Box 431	Kootenai	ID	83840
RP0339302 B0010A	Ramsey, James W & Patricia C	12091 Stonegate Ln	Garden Grove	CA	92845
RP0339302 B002BA	Lambert, Paul Leonard	450 Whiskey Jack Cir #18	Sandpoint	ID	83864- 8916
RP0339302 B003AA	Story, Craig & Desa Living Trust	Po Box 227	Ponderay	ID	83852- 0227
RP0339302 B0040A	Solberg, David A & Kathryn F	2323 Sw Park Pl Unit 105-6	Portland	OR	97205
RP0339302 B0050A	Johnson, Marin I & Anita J	Po Box 151	Freeland	WA	98249
RP0339302 B0060A	Mc Aloney Trust	1822 E Route 66 #330	Glendora	CA	91740
RP0339302 B0070A	Strunk, Claire & O William Nichols, Dana A & Joshua	903 W 16th Ave	Spokane	WA	99203
RP0339302 B0080A	Currie Trust Currie, Phillip L & Linda L Trustees	1524 Virginia Way	La Jolla	CA	92037- 3836
RP0339500 00020A	Schmid, Laramy W & Megan	Po Box 50366	Parks	AZ	86018
RP0339500 001A0A	Schmid, Laramy W & Megan	Po Box 50366	Parks	AZ	86018
RP0339500 00CAAA	Schmid, Laramy W & Megan	Po Box 50366	Parks	AZ	86018
RP0340000 101A0A	Sharp Trust Sharp, C Adam & Heidi A Co-Trustees	145 Ponder Pnt Ln	Sandpoint	ID	83864
RP0340400 00010A	Leen, Bennett & Jessica	784 Shingle Mill Rd	Sandpoint	ID	83864
RP0340400 00020A	Klappenbach, Wendy M	1981 Hickey Rd	Sandpoint	ID	83864

RP0340500 00010A	Swan, M. Gail Trust	36 Crooked Ear Dr	Sandpoint	ID	83864
RP0340900 00010A	Todd, Christopher L Todd, Katherine M	645 Golden Eagle Circle	Golden	CO	80401
RP0340900 00020A	Stevens, Robert S Jr Stevens, Cynthia J	337 Whiskey Jack Cir	Sandpoint	ID	83864
RP0340900 00030A	Pickett, Timothy M & Sara	225 W 700 N	Salt Lake City	UT	84103
RP0340900 00040A	Riley, Phillip	26 Osprey Ln	Sandpoint	ID	83864
RP0340900 00050A	Rubright, Timmi	40 Osprey Ln	Sandpoint	ID	83864
RP0340900 00060A	Hurley, Patrick Poupart, Robyn	62 Osprey Ln	Sandpoint	ID	83864-8858
RP0340900 00070A	Nance Trust Nance, Jeffrey & Jennifer Trustees	18907 - 51st Ave Se	Bothell	WA	98012
RP0341200 00010A	Moore, Charesse C	Po Box 851	Sandpoint	ID	83864
RP0341200 00020A	Moore, Charesse C	Po Box 851	Sandpoint	ID	83864
RP0341500 00010A	Cox Partnership	Po Box 128	Sandpoint	ID	83864-0128
RP0341500 00020A	Cox Partnership	Po Box 128	Sandpoint	ID	83864-0128
RP0341700 0001AA	Kootenai Ponderay Sewer District	Po Box 562	Kootenai	ID	83840-0562
RP0341700 0001BA	Pecha, David Tonoff, Melissa	720 Pine St	Sandpoint	ID	83864
RP0342100 00010A	Lukezech, Buck D & Janae	33071 Hwy 200	Sandpoint	ID	83864
RP0342100 00020A	Lukezech, Buck D & Janae	33071 Highway 200	Sandpoint	ID	83864-9066
RP0342400 00010A	Realm Partners Llc	402 Cedar St	Sandpoint	ID	83864
RP0342400 00020A	Banffy, Michael B & Emily M	1920 Springfield Ave	Hermosa Beach	CA	90254
RP0342400 00030A	Bonner Land Company Llc	1950 Bellerive Ln - Ste 107	Coeur D Alene	ID	83814
RP0342400 00040A	Bonner Land Company Llc	1950 Bellerive Ln - Ste 107	Coeur D Alene	ID	83814
RP0342400 00050A	Bonner Land Company Llc	1950 Bellerive Ln - Ste 107	Coeur D Alene	ID	83814
RP0342400 00060A	Bonner Land Company Llc	1950 Bellerive Ln - Ste 107	Coeur D Alene	ID	83814
RP0342400 00070A	Rppt Llc	402 Cedar St	Sandpoint	ID	83864
RP0342400 00080A	Houtrouw, Hailey & Peter	111 Hawkins Rd	Sagle	ID	83860-9289
RP0343100 002A0A	Haff Living Trust	95 Nancy Road	Sandpoint	ID	83864
RP0343100 002B0A	Haff Living Trust	95 Nancy Road	Sandpoint	ID	83864
RP0343700 10010A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10020A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10030A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10040A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10050A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10060A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10070A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10080A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10090A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0343700 10100A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814
RP0344100 00010A	Mort Construction Inc	1950 W Bellerive Ln #107	Coeur D Alene	ID	83814

RP0344100 00020A	Rust, Christina M	14 Ross Rd	Sandpoint	ID	83864
RP0344100 00030A	Tricore Investments Llc	1950 Bellerive Ln - Ste 107	Coeur D Alene	ID	83814
RP0360600 007A0A	360 Ponder Point Llc	5812 N 46th Place	Phoenix	AZ	85018
RP0360600 007B0A	Ponder Point, Llc	809 W Lincoln Blvd	Spokane	WA	99224
RP0361100 20230A	Yukich, Nicholas C & Nikoletta	2627 Mattison Ln Spc 32	Santa Cruz	CA	95062- 1943
RP0361100 20240A	Conger, Sara & Mathew	95 Roundhouse Dr	Sandpoint	ID	83864- 8675
RP0361100 50200A	Brewington, Clint A & Jodi A	367 Upper Humbird Dr	Sandpoint	ID	83864
RP0361100 50210A	Willard, Sasha & Mark	377 Upper Humbird Dr	Sandpoint	ID	83864
RP0361100 50220A	Butcher Trust Butcher, Sherri D Trustee	19 Santa Lucia	Monarch Beach	CA	92629
RP0361100 50230A	Clemons Trust Clemons, Patricia L Ttee Clemons, Jerry Ellis Ttee	419 Upper Humbird Dr	Sandpoint	ID	83864
RP0361100 50240A	Hoener, Evane S Thompson Hoener, Edward W Iii	Po Box 1233	Sandpoint	ID	83864
RP0361100 50250A	De Mers, Paula	Po Box 475	Kootenai	ID	83840
RP0361100 50260A	Copper, Alicia & Joseph D Tubbs, Kevin L	477 Upper Humbird Dr	Sandpoint	ID	83864
RP0361100 50270A	Augustine, Maria Joseph	Po Box 1334	Sagle	ID	83860- 1334
RP0361100 50280A	Mirror Creek Ranch Ltd Miller Trust Miller, Elisabeth A Trustees Miller, William M	798 Ponder Point Dr	Sandpoint	ID	83864
RP0361400 10010A	Bohrn, Gary & Sheryl	17 Upper Humbird Dr	Sandpoint	ID	83864
RP0361400 10020A	Cousins, Dawn Michelson, Marc - Estate	78 Kootenai Bay Rd	Sandpoint	ID	83864
RP0361400 10030A	Dawson, Diana L	275 Hightail Way	Sagle	ID	83860
RP0361400 10040A	Stevens, Lawrence W Ii Stevens, Christina M	63 Upper Humbird Dr	Sandpoint	ID	83864
RP0361400 10050A	Rahrig, Kurt Gonzales-Rahrig, Kristina R	79 Up Humbird Dr	Sandpoint	ID	83864
RP0361400 10060A	Wall Family Trust Wall, Michael E & Mallory D	Po Box 337	Sandpoint	ID	83864
RP0361400 10070A	Reichelt, Rudolf R & Roberta M	109 Upper Humbird Dr	Sandpoint	ID	83864- 8884
RP0361400 10080A	Forsland, Mark Lee & Lisa Lynette	137 Upper Humbird Dr	Sandpoint	ID	83864
RP0361400 10090A	Reid, Stuart & Marlene	149 Up Humbird Dr	Sandpoint	ID	83864
RP0361400 10100A	Brugger, Gary L & Martha L	787 Camden Ct Sw Po Box 219	Ocean Shores	WA	98569
RP0361400 10110A	Downs, Bill Paul	185 Upper Humbird Dr	Sandpoint	ID	83864
RP0361400 20010A	Warren, James S	186 Kootenai Bay Rd	Sandpoint	ID	83864- 8826
RP0361400 20020A	Oswald, Joseph E	170 Kootenai Bay Rd	Sandpoint	ID	83864- 8826
RP0361400 20030A	Morgan, Steven C & Janie L	18 Upper Humbird Dr	Sandpoint	ID	83864- 8663
RP0361400 20040A	Parrie, Michael J & Kelly M	54 Upper Humbird Dr	Sandpoint	ID	83864
RP0361400 20050A	Haynes, Charles G & Susan R	64 Upper Humbird Dr	Sandpoint	ID	83864- 8663
RP0361400 20060A	Southerland, Bryan Adam Southerland, Sarah Marie	86 Upper Humbird Dr	Sandpoint	ID	83864- 8663
RP0361400 20070A	Kleinkauf, Karl & Jennifer	33 Ponder Pnt Dr	Sandpoint	ID	83864
RP0361400 20080A	Hartshorn, Ted S	61 Ponder Pnt Dr	Sandpoint	ID	83864
RP0361400 20090A	Ellerbroek, Franklin G Iii & Ellerbroek, Laura A	6412 Grand Pine Loop Ne	Bremerton	WA	98383
RP0361400 20100A	Graphenteen, Taylor & Vashti	85 Ponder Pnt Dr	Sandpoint	ID	83864- 8664
RP0361400 20110A	Huyck, Robert W & Shelby E	126 Upper Humbird Dr	Sandpoint	ID	83864- 8884

RP0361400 20120A	Barton, Kelly Anne Iverson, Christopher Donald	89 Ponder Point Dr	Sandpoint	ID	83864-8664
RP0361400 20130A	Paull, Charles E & Lisa R	148 Upper Humbird Dr	Sandpoint	ID	83864-8884
RP0361400 20140A	Pilgeram, Marcia	13 Roundhouse Dr	Sandpoint	ID	83864
RP0361400 20150A	Ball Trust Ball, Alan D & Jeanie M Trustees	113 Ponder Pnt Dr	Sandpoint	ID	83864
RP0361400 20160A	Ball Trust Ball, Alan D & Jeanie M Trustees	113 Ponder Pnt Dr	Sandpoint	ID	83864
RP0364500 40070A	Gesell, Gary & Sung	340 Upper Humbird Drive	Sandpoint	ID	83864
RP0364500 40080A	Racicot, Carson Valiani, Tianna	318 Upper Humbird Dr	Sandpoint	ID	83864
RP0364500 40090A	Kerfoot, Matthew Thomas	294 Upper Humbird Dr	Sandpoint	ID	83864
RP0364500 40100A	Juneau Trust Juneau, John E & Barbara F Trustees	67 Ponder Point	Sandpoint	ID	83864
RP0364500 40110A	Argabrite, Phillip J	3746 E Dufort Rd	Sagle	ID	83860
RP0364500 40120A	Wilson, Brian Scott	238 Up Humbird Dr	Sandpoint	ID	83864
RP0364500 40130A	Shay, Howard A & Connie M	16 Roundhouse Dr	Sandpoint	ID	83864
RP0364500 40140A	Storebo, Ronald B & Kristin O	38 Roundhouse Dr	Sandpoint	ID	83864
RP0364500 50120A	Ottley Trust Ottley, Norman F & Penny L Trustees	Po Box 129	Sandpoint	ID	83864
RP0364500 50130A	Shubin, Matthew & Larissa	233 Upper Humbird Dr	Sandpoint	ID	83864-8885
RP0364500 50140A	G14 Revocable Trust	55 E Cabinet Wagon Rd	Clark Fork	ID	83811-5018
RP0364500 50150A	Alaga Trust Alaga, Patricia A Trustee	271 Upper Humbird Dr	Sandpoint	ID	83864
RP0364500 50160A	Heim, Mark & Katie	281 Upper Humbird Dr	Sandpoint	ID	83864-8885
RP0364500 50170A	Ponsness, Samuel D & Christina	309 Upper Humbird Dr	Sandpoint	ID	83864-8886
RP0364500 50180A	Mc Fadden, John R & Chauntel C	7032 Olalla Canyon Rd	Cashmere	WA	99815
RP0364500 50190A	Kaiser, Patricia R & David J	347 Upper Humbird Dr	Sandpoint	ID	83864
RP0369100 10080A	Sussi, Marcello & Kristiana	826 Orange Ave #154	Coronado	CA	92118
RP0369100 10090A	Jury, Judy	167 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10100A	Felts, Jason S & Elisha	195 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10110A	Ferguson, Spencer J & Tanjela	201 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10120A	Rogers, Miguel M Alejandro Rogers, Lorisa Marie	229 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10130A	Berreth, Julie D Mc Donnell, Eddie W	237 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10140A	Dean, Dana Lee	253 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 10150A	Krumenacker, Troy G	22592 Hwy 2	Sandpoint	ID	83864
RP0369100 10160A	Givens, John C Iii & Kathy J	279 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 20080A	Palkki, Robert L & Malisia D	158 Jeffrey Dr	Sandpoint	ID	83864-8470
RP0369100 20090A	Chapman, Dylan J	176 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 20100A	Pratt, Mary Margaret & Chris	432 N 2nd St	Cheney	WA	99004
RP0369100 20110A	Johnston, Darrold D & Deena D	210 Jeffrey Dr	Sandpoint	ID	83864-8601
RP0369100 20120A	Hennings, Scott Hennings, Kimberly Rice	218 Jeffrey Dr	Sandpoint	ID	83864
RP0369100 20130A	Keister, Marisa & Jeffery	244 Jeffrey Dr	Sandpoint	ID	83864
RP0370700 10140A	Alderman, Nathan & Theresa	Po Box 386	Ponderay	ID	83852

RP0370700 10150A	Powell, Michael L Carter-Powell, Garnie Jo	Po Box 817	Sisters	OR	97759
RP0370700 10160A	Simpson, April Elizabeth Hanley, Sean Thomas	310 Jeffrey Dr	Sandpoint	ID	83864-8059
RP0370700 10170A	Gabel, Cory Lee, Shanta	316 Jeffrey Dr	Sandpoint	ID	83864
RP0370700 20170A	Tate Trust Tate, Benjamin & Rhonda Trustees	766 Ponder Point	Sandpoint	ID	83864
RP0370700 20200A	Woodbury-Harper, Stephanie Ann Harper, Blair	361 Jeffrey Dr	Sandpoint	ID	83864
RP0370700 20210A	Mc Kinney, Ronald T & Sherri	Po Box 1081	Sandpoint	ID	83864
RP0370700 20220A	Kovalchuk, Carol Jean	369 Jeffrey Dr	Sandpoint	ID	83864
RP0370700 20230A	Larson, Celina U Ruddle, Celina	324 Jeffrey Dr	Sandpoint	ID	83864
RP0370700 218A0A	Schaat, Brooke A & Weston	345 Jeffrey Drive	Sandpoint	ID	83864
RP0370700 219A0A	Bomar, Allen & Nicole J	357 Jeffrey Dr	Sandpoint	ID	83864-8059
RP0376600 00010A	Beek, Levi & Michaela Beek, Susan C	1125 Mc Ghee Rd	Sandpoint	ID	83864
RP0376600 002A0A	Christoferson, Eric & Jennifer Christoferson, John C Christoferson, Penelope D	1059 Mc Ghee Rd	Sandpoint	ID	83864-6412
RP0378000 00010A	Forsythe, Karen Conlan, Judie	315 St Clair Ave	Sandpoint	ID	83864
RP0378000 00020A	Tharp, Thomas & Joanne	Po Box 247	Kootenai	ID	83840-0247
RP0380300 0001AA	Meshberg, Jason & Kristen	951 Mc Ghee Rd	Sandpoint	ID	83864
RP0381300 00010A	Davis Trust Davis, Clifford A & Gina M Trustees	5 Cape Danbury	Newport	CA	92660
RP0381300 00020A	Juneau Trust Juneau, John E & Barbara F Trustees	67 Ponder Pnt Ln	Sandpoint	ID	83864
RP0383200 00010A	Young, Carol Marie	1336 Indian Hills Dr	Moscow	ID	83845-5121
RP0383200 00020A	Cleveland, Cody W & Michelle I	83 Whiskey Jack Rd	Sandpoint	ID	83864
RP0388000 00010A	Suarez Trust	485 N Kootenai Rd	Sandpoint	ID	83864
RP0388000 00020A	Stevens, Alfred J & Cynthia J	637 N Kootenai Rd	Sandpoint	ID	83864-7569
RP0389500 00010A	Franck, Terry D & Wendy S	487 Mc Ghee Rd	Sandpoint	ID	83864
RP0389500 00020A	Hansen, Janice	429 Mc Ghee Rd	Sandpoint	ID	83864
RP0390800 00010A	Baird, Amy J	46 Whiskey Jack Rd	Sandpoint	ID	83864
RP0390800 00020A	Montgomery, Marissa Marie Fitzpatrick, Damian Michael	110 Van Horn Ave	Sandpoint	ID	83864
RP0395200 00020A	Smith, Lucan & Bethany	464794 Highway 95	Sagle	ID	83860-8020
RP0395200 00030A	Christian, Donald Walter Christian, Sierra Jean	342 Poppy Ln	Sandpoint	ID	83864-7625
RP0395200 00040A	Liggett, Kelby & Olivia	343 Poppy Ln	Sandpoint	ID	83864-7625
RP0398100 00010A	Rains, Richard A & Laura L	Po Box 546	Kootenai	ID	83840
RP0398100 00020A	Rains, Richard A & Laura L	Po Box 546	Kootenai	ID	83840
RP0399300 00010A	Spielman, Kelly T & Shawn M	669 Whiskey Jack Circle	Sandpoint	ID	83864
RP0399300 00020A	Spielman, Kelly T & Shawn M	669 Whiskey Jack Circle	Sandpoint	ID	83864
RP0399900 00010A	Travers, Joshua Brian	13 Poppy Ln	Sandpoint	ID	83864
RP0399900 00020A	Travers, Joshua Brian	13 Poppy Ln	Sandpoint	ID	83864
RP0399900 00030A	Travers, Joshua Brian	13 Poppy Ln	Sandpoint	ID	83864
RP0399900 00040A	Travers, Joshua Brian	13 Poppy Ln	Sandpoint	ID	83864
RP0400000 10010A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411

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RP0400000 60070A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60080A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60090A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60100A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60110A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60120A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60130A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400000 60140A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP0400300 00010A	Payne, Carter W				
RP0400300 00020A	Payne, Carter W				
RP0441800 00010A	Griffith, Paul J & Denise M Revocable Living Trust	342 W Shingle Mill Rd	Sandpoint	ID	83864
RP0441800 00020A	Hagelberg, Luke A & Amy Griffith, Paul & Denise	440 W Shingle Mill Rd	Sandpoint	ID	83864
RP0442400 00010A	Watson, Justin T & Caroline A	294 W Shingle Mill Rd	Sandpoint	ID	83864-6615
RP0442400 00020A	Ozbiro, Chase F & Brandi N	80 Bobtail Rd	Sandpoint	ID	83864
RP0442400 00030A	Watson, Kyle & Colleen	144 Bobtail Rd	Sandpoint	ID	83864-5158
RP0442400 00040A	Slippy, Jamison B & Lisa K	157 Bobtail Rd	Sandpoint	ID	83864
RP0443700 00010A	Jones, Raymond E Walsh, Wavale	15 Firestone Ln	Sandpoint	ID	83864-7595
RP0443700 00020A	Derhaag, Gerrick & Elizabeth	77 Firestone Ln	Sandpoint	ID	83864-7595
RP0445900 00010A	Miller, Jamie D & Dorris M	Po Box 213	Kootenai	ID	83840
RP0445900 00020A	Miller, Jamie D & Dorris M	Po Box 213	Kootenai	ID	83840
RP0445900 00030A	Miller, Jamie D & Dorris M	Po Box 213	Kootenai	ID	83840
RP0445900 00040A	Miller, Jamie D & Dorris M	Po Box 213	Kootenai	ID	83840
RP0446000 00010A	Shaw, Lester G Jr & Claudia J	256 Loose Horse Ln	Sandpoint	ID	83864-0590
RP0446000 00020A	Shaw, Lester G Jr & Claudia J	256 Loose Horse Ln	Sandpoint	ID	83864-0590
RP0446600 00010A	Rains, Richard A & Laura	Po Box 546	Kootenai	ID	83840
RP0446600 00020A	Rains, Richard A & Laura	Po Box 546	Kootenai	ID	83840
RP57N01W0 60002A	Dh And Eh Llc	Po Box 253	Sandpoint	ID	83864
RP57N01W0 60004A	Travers, Angus J & Krystal L	637 Shingle Mill Rd	Sandpoint	ID	83864-6049
RP57N01W0 60050A	Dh & Eh Llc	Po Box 253	Sandpoint	ID	83864
RP57N01W0 60102A	Dh & Eh Llc	Po Box 253	Sandpoint	ID	83864
RP57N01W0 60141A	Morrenzin, Shawn & Jacqueline	549 Shingle Mill Rd	Sandpoint	ID	83864
RP57N01W0 60700A	Brown, Richard D & Debra R	546 Shingle Mill Rd	Sandpoint	ID	83864
RP57N01W0 61200A	Moyle, Marilyn	Po Box 31	Sandpoint	ID	83864
RP57N01W0 61510A	Omodt, Fred H & Patty L	488 Shingle Mill Rd	Sandpoint	ID	83864
RP57N01W0 61800A	Buechner, Robert Jr & Sally Ann	7590 Colburn Culver Rd	Sandpoint	ID	83864
RP57N01W0 61974A	Thompson Family Farms Llc	33671 Hwy 200	Sandpoint	ID	83864
RP57N01W0 61991A	Buechner, Claude F II Buechner, Jennifer J	33727 Hwy 200	Sandpoint	ID	83864

RP57N01W0 62110A	Hayden Property Management Llc	1530 Sylvia Ln	Newport Beach	CA	92660
RP57N01W0 62203A	Voigt, Attea H & Kaleb K	Po Box 543	Ponderay	ID	83852
RP57N01W0 62210A	Thompson Family Farms Llc	33671 Hwy 200	Sandpoint	ID	83864
RP57N01W0 62215A	Thompson, Travis	33671 Hwy 200	Sandpoint	ID	83864
RP57N01W0 62300A	Stutzke, Robert D Stutzke, Ray - Estate	541 River Lake Dr	Clark Fork	ID	83811
RP57N01W0 62406A	Holbert, John R & Leslie	458 Beaver Brook	Sandpoint	ID	83864
RP57N01W0 62590A	Williams, Jeffrey L & Leilani	465 Beaver Brook	Sandpoint	ID	83864
RP57N01W0 63000A	Minor, James R Iii	497 Firestone Ln	Sandpoint	ID	83864
RP57N01W0 63025A	Fitchett, Calvin E & Brenda D	185 Kildeer Rd	Sandpoint	ID	83864
RP57N01W0 63081A	Fitzell, Hugh W & Sarah J	153 Kildeer Rd	Sandpoint	ID	83864
RP57N01W0 63150A	Stutzman, Linda K	393 Firestone Ln	Sandpoint	ID	83864
RP57N01W0 63155A	Moore, Gary S Whitaker, Karen	Po Box 538	Arlington	WA	98223
RP57N01W0 63170A	Conger, Kenneth R & Kathleen A	Po Box 572	Kootenai	ID	83840
RP57N01W0 63191A	Gunderson Trust Gunderson, Anthony E & Edith Trustees	Po Box 151	Ponderay	ID	83852- 0151
RP57N01W0 63450A	Keverkamp, Emma F Keverkamp, Amanda A	Po Box 512	Dover	ID	83825
RP57N01W0 63456A	Calhoun, Lester Ray Jr & Donna	174 Kildeer Rd	Sandpoint	ID	83864- 8647
RP57N01W0 63463A	Cegielski, Donald R & Patricia	678 Firestone Lane	Sandpoint	ID	83864
RP57N01W0 63465A	Degens, Philip E	48 Kildeer Rd	Sandpoint	ID	83864
RP57N01W0 63493A	Graham, Mark S & Tina R	558 Firestone Ln	Sandpoint	ID	83864
RP57N01W0 63570A	Wardle, Theresa L & Patrick G	717 Firestone Ln	Sandpoint	ID	83864
RP57N01W0 63580A	Mc Crum, Michael J	185 Beaver Brook	Sandpoint	ID	83864
RP57N01W0 63597A	Szotkowski, Michael J	Po Box 1164	Sandpoint	ID	83864
RP57N01W0 63600A	Harris, Ryan	517 Providence Rd	Sandpoint	ID	83864
RP57N01W0 63700A	Deabenderfer, Alicia Deabenderfer, Amanda	Po Box 1693	Sandpoint	ID	83864
RP57N01W0 63900A	Goding, Ralph J & Beverly E	Po Box 397	Sagle	ID	83860
RP57N01W0 63902A	Darling, Douglas C & Robin	817 N 5th St	Coeur D Alene	ID	83814- 3027
RP57N01W0 64000A	Prince Penrose Trust Penrose, James Trustee Prince, Jeannine Trustee	331 Providence Rd	Sandpoint	ID	83864
RP57N01W0 64050A	Goding, Ralph J & Beverly E	Po Box 397	Sagle	ID	83860
RP57N01W0 64101A	Bernier, Justin L Nye, Andrea J	365 Providence Rd	Sandpoint	ID	83864
RP57N01W0 64200A	Bouse, Daniel J & Janet M	795 Elm Ave	Ponderay	ID	83852
RP57N01W0 64700A	Schmid, Stephen F	8507 Bear Paw Rd	Newport North	WA	83856- 9658
RP57N01W0 64800A	Travers, John Corbett, Jane	370 Hornby Creek Rd	Sandpoint	ID	83864
RP57N01W0 66502A	Pecha, David Tonoff, Melissa	720 Pine St	Sandpoint	ID	83864
RP57N01W0 66600A	Bloom, Terry C	Po Box 74	Kootenai	ID	83840
RP57N01W0 67003A	Kootenai Ponderay Sewer District	511 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N01W0 67202A	Jjjj Limited Partnership Mills Family Tree Farms Llc	Po Box 1722	Post Falls	ID	83877
RP57N01W0 67955A	Travers, John Corbett, Jane	370 Hornby Creek Rd	Sandpoint	ID	83864

RP57N01W0 67976A	Cross, Ryan A & Gina	4444 Hwy 78	Julian	CA	92036
RP57N01W0 68757A	Shook, Daniel K & Patricia K	510 N Boyer	Sandpoint	ID	83864
RP57N01W0 68791A	Ackerlund, Ella F & Wm R	Po Box 1983	Sandpoint	ID	83864
RP57N01W0 68860A	Cornella, Tracy Lynn	Po Box 485	Kootenai	ID	83840
RP57N01W0 69503A	Jjjj Limited Partnership Mills Family Tree Farms Llc	Po Box 1722	Post Falls	ID	83877
RP57N01W0 69510A	Jjjj Limited Partnership Mills Family Tree Farms Llc	Po Box 1722	Post Falls	ID	83877
RP57N01W0 70001A	Reynolds, Kevin D & Debbie A	1228 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N01W0 70050A	Millin, R Eloise	1188 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N01W0 70102A	Braunstein, Eric P Braunstein, Margaret	53 Miramont Beach Rd	Sandpoint	ID	83864- 8770
RP57N01W0 70151A	Mullen, James E	1126 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N01W0 70301A	Keseloff Revocable Living Trust	127 Miramont Beach Rd	Sandpoint	ID	83864
RP57N01W0 70453A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 70801A	Cox, Tevis J	Po Box 182	Sandpoint	ID	83864
RP57N01W0 71501A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 71625A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 71950A	Cox, James Robert	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 72701A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 74351A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 77200A	Cox, Robert A Huguenin, Barbara	501 Lakeview Blvd	Sandpoint	ID	83864- 1118
RP57N01W0 77360A	Pratt, Carleen Hamann, David	Po Box 92	Kootenai	ID	83840
RP57N01W0 77850A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 77900A	Cox Partnership	Po Box 128	Sandpoint	ID	83864- 0128
RP57N01W0 79000A	Jjjj Limited Partnership Mills Family Tree Farms Llc	Po Box 1722	Post Falls	ID	83877
RP57N01W0 79100A	Hamann, David 33.333% Int Pratt, Carleen 66.666% Int	Po Box 92	Kootenai	ID	83840
RP57N01W1 80001A	Jjjj Limited Partnership Mills Family Tree Farms Llc	Po Box 1722	Post Falls	ID	83877
RP57N02W0 10005A	Kootenai-Ponderay Water & Sewer District	Po Box 562	Kootenai	ID	83840- 0562
RP57N02W0 10600A	Wells, D Bruce & Donna J	1027 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 10800A	Holub, Ronald R II & Lena N	893 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 12260A	Altfillisch Trust Altfillisch, Steven Trustee	Po Box 498	Dover	ID	83825
RP57N02W0 12400A	Linck, Caleb & Rebecca	1050 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 12410A	Rains, Richard A & Laura L	Po Box 546	Kootenai	ID	83840
RP57N02W0 12450A	Burch, Penny M	Po Box 144	Kootenai	ID	83840
RP57N02W0 12500A	Cheryl M Deer Revocable Trust	648 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 12551A	Thornton, Stephen L & Wendy	Po Box 201	Sandpoint	ID	83864
RP57N02W0 12552A	Houchin, Blake D Baldwin, Sarah M	120 Porath Rd	Sandpoint	ID	83864
RP57N02W0 12577A	Sandpoint Waldorf School Inc	2007 Sandpoint West Dr	Sandpoint	ID	83864
RP57N02W0 12800A	Sandpoint Waldorf School Inc	2007 Sandpoint West Dr	Sandpoint	ID	83864

RP57N02W0 12850A	Sandpoint Waldorf School Inc	2007 Sandpoint West Dr	Sandpoint	ID	83864
RP57N02W0 12900A	Sandpoint Waldorf School Inc	2007 Sandpoint West Dr	Sandpoint	ID	83864
RP57N02W0 13003A	Cosky, Christie A & Timothy S	1187 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 13006A	Thornton, Stephen L & Wendy L	Po Box 201	Sandpoint	ID	83864
RP57N02W0 13010A	Cosky, Christie A & Timothy S	1187 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 13150A	Laude, John & Norma	843 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 13200A	Laude, John & Norma	843 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 13453A	Mc Ghee Llc	Po Box 305	Ponderay	ID	83852
RP57N02W0 13600A	Friedmann, David E & Marie D	737 Mc Ghee Rd	Sandpoint	ID	83864- 9007
RP57N02W0 13650A	Kalb, Douglas P & Pauline A	713 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 13725A	Redwood, Chelsea Orr, Robert W	Po Box 914	Sandpoint	ID	83864- 0852
RP57N02W0 13850A	Idaho Panhandle Habitat For Humanity Inc	Po Box 1191	Sandpoint	ID	83864
RP57N02W0 13960A	Mc Ghee Trust	1715 N Vista Rd	Apache Junction	AZ	85119- 1938
RP57N02W0 13981A	Mc Ghee, Thomas N & Frances C	517 Mc Ghee Rd	Sandpoint	ID	83864
RP57N02W0 14201A	Bloom, Patricia A	400 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 14340A	Rohrich, Kim	414 N Kootenai Rd	Sandpoint	ID	83864
RP57N02W0 15240A	Rigby, Julie Ann	Po Box 228	Kootenai	ID	83840- 0228
RP57N02W0 18000A	Forsythe, Karen L	207 Cedar St	Sandpoint	ID	83864
RP57N02W0 19372A	Holman, Corinne T	95 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N02W0 19400A	Nelson, Shawn L & Kelsey	5206 E 135th St	Grandview	MO	64030
RP57N02W0 19480A	Henry, Robert & Angelina	121 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N02W0 19521A	Hallman, James J	200 E Carrillo St Ste 300	Santa Barbara	CA	93101- 7141
RP57N02W0 19523A	Symons, Chad H	72 Rock Rd	Sandpoint	ID	83864
RP57N02W0 19524A	Roberts-Gill, Madelyne I	905 E Walnut Ave	Coeur D Alene	ID	83814
RP57N02W0 19527A	Tillberg, Paul D & Diana L	2520 Sand Creek Ln	Sandpoint	ID	83864
RP57N02W0 19528A	Otts, Lynda R	Po Box 127	Kootenai	ID	83840- 0127
RP57N02W0 19530A	Masters, Dale C & Judith D	179 Whiskey Jack Rd	Sandpoint	ID	83864- 8802
RP57N02W0 19531A	Lorenz, John E & Monica L	211 Whiskey Jack Rd	Sandpoint	ID	83864- 8801
RP57N02W0 19600A	Ball Other Properties Llc	Po Box 1979	Bonnars Ferry	ID	83805
RP57N02W0 19700A	Verwolf, Larry M	143 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N02W0 19802A	Carter, Lavona M Revocable Trust	32 Rock Rd	Sandpoint	ID	83864- 8804
RP57N02W1 20004A	Hummingbird Living Trust	238 Whiskey Jack Rd	Sandpoint	ID	83864- 6411
RP57N02W1 20010A	Eberley, Betty A	Po Box 36	Kootenai	ID	83840
RP57N02W1 20015A	Hummingbird Living Trust	238 Whiskey Jack Rd	Sandpoint	ID	83864- 6411
RP57N02W1 20051A	Topp, John R & Anna L	Po Box 28	Kootenai	ID	83840
RP57N02W1 20075A	Topp, John R & Anna L	P O Box 28	Kootenai	ID	83840
RP57N02W1 20100A	Bowers, Ted H Estate Bowers, Virginia A	458 Garden Ln	Sandpoint	ID	83864

RP57N02W1 20110A	Kafel-Logan, Kristine	207 Kootenai Fourth Ave	Sandpoint	ID	83864-8822
RP57N02W1 20120A	Akre, Dean & Sandy	Po Box 1462	Priest River	ID	83856
RP57N02W1 20131A	F & R Family Properties Llc	1850 S 72nd St	Omaha	NE	68124
RP57N02W1 20136A	Bowers, Virginia	458 Garden Ln	Sandpoint	ID	83864
RP57N02W1 20138A	245 Kootenai Llc	1609 Patterson Rd	Austin	TX	78733
RP57N02W1 20141A	Mc Kitrick, Camile L	221 Kootenai Fourth Ave	Sandpoint	ID	83864
RP57N02W1 20146A	Ekwortzell, Tricia A	13799 E 49th Drive	Yuma	AZ	85367
RP57N02W1 20156A	Vanhorn Living Trust	115 Garden Ave	Sandpoint	ID	83864
RP57N02W1 20165A	Edwards, Mark	820 N Post St #204	Spokane	WA	99201
RP57N02W1 20170A	Benda, Norma J	155 Garden Ave	Sandpoint	ID	83864
RP57N02W1 20175A	Syth Trust Syth, Carl L & Diane L Trustees	151 Van Horn Ave	Sandpoint	ID	83864
RP57N02W1 20180A	Livingston, Robert P Jr Simmons, Melodie Ann	1609 Sw Chandler Ave Unit 203	Bend	OR	97702-5100
RP57N02W1 20185A	Morrow, Daniel J	121 Van Horn Ave	Sandpoint	ID	83864
RP57N02W1 20190A	Mazur, Jason & Kelli	92 Whiskey Jack Rd	Sandpoint	ID	83864-8803
RP57N02W1 20195A	Johnson, Daniel J	28 Whiskey Jack Rd	Sandpoint	ID	83864
RP57N02W1 20197A	Olds, Tara B	79 Kootenai Bay Rd	Sandpoint	ID	83864-8827
RP57N02W1 20205A	Osborne, Barbara J	95 Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20210A	Blodgett, Desire D	126 Van Horn Ave	Sandpoint	ID	83864
RP57N02W1 20215A	Campbell, Dan L & Nadine H	117 Penny Ln	Sandpoint	ID	83864-9407
RP57N02W1 20220A	Cummings, Seneca Finley, Erika	131 Penny Ln	Sandpoint	ID	83864
RP57N02W1 20225A	Campbell, Bethany	138 Penny Ln	Sandpoint	ID	83864
RP57N02W1 20228A	Cartwright, Susan M & Thomas L	147 Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20232A	Tucker, Jason & Coralee	159 Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20235A	Gte Northwest	Address Not Provided			
RP57N02W1 20240A	Fitzpatrick, Sean	129 S Kootenai Bay Rd	Sandpoint	ID	83864-8893
RP57N02W1 20245A	Belgarde, Lyle N & Lorri L	Po Box 197	Kootenai	ID	83840
RP57N02W1 20252A	Kohal, Stephanie L	Po Box 197	Kootenai	ID	83840
RP57N02W1 20255A	Giddings Trust Giddings, Neil A & Lisa R Trustees	5345 E Mclellan Rd #15	Mesa	AZ	85205
RP57N02W1 20260A	Hull, Clifford R & Helen E	221 S Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20265A	Benda, Valerie Lynn & Larry J	230 Garden Ave	Sandpoint	ID	83864
RP57N02W1 20271A	Gardner, Matthew C & Sammy D	214 Penny Ln	Sandpoint	ID	83864
RP57N02W1 20280A	Runge, Marsinah Lynn	208 Kootenai Fourth Ave	Sandpoint	ID	83864
RP57N02W1 20285A	Allen, David B & Ingrid Z	Po Box 550	Ponderay	ID	83852
RP57N02W1 20295A	Verdier - Wahl Trust Verdier, Marie H Trustee Wahl, Laura L Trustee	2235 Bayou Rd	New Orleans	LA	70119
RP57N02W1 20300A	Bulloch, Ian & Elizabeth	301 Iberian Way #232	Sandpoint	ID	83864
RP57N02W1 20316A	Blair, John M & Susanne B	312 S Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20340A	Kootenai Bay Llc	Po Box 3477	Coeur D Alene	ID	83816

RP57N02W1 20351A	Mc Carthy Capital Inc	Po Box 3477	Coeur D Alene	ID	83816
RP57N02W1 20385A	Duchow, Kay Kenneth	208 S Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20400A	Giddings Trust Giddings, Neil A & Lisa R Trustees	5345 E Mclellan Rd #15	Mesa	AZ	85205
RP57N02W1 20420A	Reynolds, Paul & Judith Reynolds, John D	2640 Business Park Dr	Vista	CA	92081- 7842
RP57N02W1 20441A	Agar, George D & Margaret A	122 S Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 20452A	Skrupa Trusts Skrupa, Frank C Trustee	1850 S 72nd St	Omaha	NE	68124
RP57N02W1 20462A	Skrupa Trusts Skrupa, Frank C Trustee	1850 S 72nd St	Omaha	NE	68124
RP57N02W1 20481A	Tindall Trust Tindall, Richard & Charl Trustees	1500 St Albans Rd	San Marino	CA	91108
RP57N02W1 20491A	245 Kootenai Llc	1609 Patterson Rd	Austin	TX	78733
RP57N02W1 20551A	Ring, Michael E & Beth A	332 S Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 21054A	Fingel Trust Fingel, Andrew W & Susan T Trustees	156 Ponder Pnt Dr	Sandpoint	ID	83864
RP57N02W1 21062A	Schoening, A Ross & Charity I	54 Ponder Point Dr	Sandpoint	ID	83864
RP57N02W1 21071A	Gamel-Wohllaib, Lara	199 Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 21102A	Schoening, A Ross & Charity I	54 Ponder Point Dr	Sandpoint	ID	83864
RP57N02W1 21105A	Wohllaib, Lara Marie	199 Kootenai Bay Rd	Sandpoint	ID	83864
RP57N02W1 21203A	Wall, Laurelie B C/o Robin Grace	4715 Sharp Shooter Way	Prescott	AZ	86301
RP57N02W1 21266A	Wall, Laurelie B Wall, David R - Estate C/o Robin Grace	4715 Sharp Shooter Way	Prescott	AZ	86301
RP57N02W1 23642A	Mirror Creek Ranch Ltd	27 Ponder Point Lane	Sandpoint	ID	83864
RP57N02W1 23662A	R K Garrison Real Estate Llc	27 Ponder Pnt Ln	Sandpoint	ID	83864
RP57N02W1 23850A	Sharp Trust Sharp, C Adam & Heidi A Co-Trustees	145 Ponder Point Ln	Sandpoint	ID	83864
RP57N02W1 23860A	Etienne, Jeff & Constance	117 Clipper Cove	Lafayette	LA	70508
RP58N01W3 10001A	Carlson, Kimberly & David	Po Box 563	Sagle	ID	83860
RP58N01W3 10600A	Porath Trust Porath, Gary L & Marilyn J Trustees	823 Porath Rd	Sandpoint	ID	83864
RP58N01W3 11200A	Porath Trust Porath, Gary L & Marilyn J Trustees	823 Porath Rd	Sandpoint	ID	83864
RP58N01W3 11800A	Hall, Deed Berger, Nan Berger, Jon William	Po Box 262	Kootenai	ID	83840
RP58N01W3 12401A	Porath, Benjamin L Thomas, Jennifer E	4705 Brayton Rd	Winnemucc a	NV	89445
RP58N01W3 13605A	578 Kistler Road Llc	171 Mountain Lake Vista Dr	Sagle	ID	83860
RP58N01W3 15702A	578 Kistler Road Llc	171 Mountain Lake Vista Dr	Sagle	ID	83860
RP58N01W3 16081A	Moore, Paul & Donna	53 Kootenai View Rd	Sandpoint	ID	83864
RP58N01W3 16302A	Hofmann, Matt & Lisha Bodi, Jodi	340 Kootenai View Rd	Sandpoint	ID	83864
RP58N01W3 16901A	Moore, Paul & Donna R	53 Kootenai View Rd	Sandpoint	ID	83864
RP58N01W3 17051A	Butler, Jason & Stephanie	79 Kistler Rd	Sandpoint	ID	83864
RP58N01W3 17802A	Gvd Commercial Properties Inc Attn: Dave Case	1915 E Katella Ave - Ste A	Orange	CA	92867
RP58N01W3 18200A	Thomas, Jennifer Elaine	4705 Brayton Rd	Winnemucc a	NV	89445
RP58N01W3 18400A	Gvd Commercial Properties Inc	Attn: Dave Case 1915 E Katella Ave - Ste A	Orange	CA	92867
RP58N01W3 19004A	Kowalski, James E & Carol A	1581 N Kootenai Rd	Sandpoint	ID	83864

RP58N01W3 19150A	Kowalski, James E & Carol A	1581 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 19170A	Kowalski, James E & Carol A	1581 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 19250A	Rink, Cheryl	1329 N Kootenai Rd	Sandpoint	ID	83864- 7996
RP58N01W3 19600A	Sorentino, Carolyn A & Dwight	277 Firestone Ln	Sandpoint	ID	83864
RP58N01W3 20003A	New Caledonia Llc	506 Oak St	Sandpoint	ID	83864
RP58N01W3 20451A	New Caledonia Llc	506 Oak St	Sandpoint	ID	83864
RP58N01W3 20901A	Griffith, Paul J And Denise M Revocable Living Trust	342 West Shingle Mill Rd	Sandpoint	ID	83864- 6532
RP58N01W3 21203A	Wiesinger, Erich W & Carol S	Po Box 755	Sandpoint	ID	83864- 0755
RP58N01W3 21800A	New Caledonia Llc	506 Oak St	Sandpoint	ID	83864
RP58N01W3 22250A	Hull, Benjamin D & Diana C	9 W Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 22401A	Hoffman, Robert & Sharon	2511 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 22500A	Hoffman, Lois Trust	2254 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 22600A	Burlington Northern	Address Not Provided			
RP58N01W3 22741A	Hoffman, Lois Trust	2254 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 23001A	Hoffman, James H	2536 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 23455A	Turnbaugh, David L & Angela J	2300 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 23600A	Hoffman, Lois Trust	2254 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 23890A	Hoffman, Lois Trust	2254 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 23930A	L P Company Llc	Po Box 325	Sandpoint	ID	83864
RP58N01W3 24802A	Rains, Richard A & Laura	Po Box 546	Kootenai	ID	83840
RP58N01W3 25550A	Peak, Matthew L & Ashlee L	1758 N Kootenai Rd	Sandpoint	ID	83864
RP58N01W3 26750A	Rains, Richard A & Laura	Po Box 546	Kootenai	ID	83840
RP58N01W3 27200A	Bennett, William H & Meredith	146 East Shingle Mill Rd	Sandpoint	ID	83864- 6514
RP58N01W3 27351A	Koskella, Tanya	20 E Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 27400A	Koskella, Tanya	20 E Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 27500A	Flesher, Steven D	1165 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 27600A	Kisting, Warren V & Maria T	1117 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 27800A	Spade, Neil A	40 W Shingle Mill Rd	Sandpoint	ID	83864- 6531
RP58N01W3 27850A	Spade, Denis L & Darlene	Po Box 1288	Sandpoint	ID	83864
RP58N01W3 27875A	Spade, Denis L & Darlene	Po Box 1288	Sandpoint	ID	83864
RP58N01W3 28250A	Alderman, Ralph & Kathleen M	1174 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 28302A	Kohal, Jeremy S & Krystle A	1128 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 28402A	Thielbahr, Scott & Kelsey L	1082 Shingle Mill Rd	Sandpoint	ID	83864- 7469
RP58N01W3 28450A	Stairs Trust Stairs, Troy Trustee Stairs, Gary Trustee	838 Westwood Heights Rd	Sagle	ID	83860
RP58N01W3 28550A	Davidson Trust Davidson, Kirk & Kirsten J Trustees	990 Shingle Mill Rd	Sandpoint	ID	83864- 7421
RP58N01W3 28601A	Davidson Trust Davidson, Kirk & Kirsten J Trustees	990 Shingle Mill Rd	Sandpoint	ID	83864- 7421
RP58N01W3 28900A	Waud, Christopher Phillips, Amy	876 Shingle Mill Rd	Sandpoint	ID	83864- 7420

RP58N01W3 29004A	Corless, Jodie & Brian	951 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 29150A	Standish, Larry	1061 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 29400A	Wray, Jeremy E & Heidi L	873 Shingle Mill Rd	Sandpoint	ID	83864
RP58N01W3 29990A	Paulson, Dywaine & Virginia	650 E Shingle Mill Rd	Sandpoint	ID	83864

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - AM0008-25 Agency Review - Modification to the Area of Impact for the City of Kootenai

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Jun 5, 2025 at 3:48 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Thursday, May 29, 2025 4:09 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck

Appendix C – Proposal from the City of Kootenai



March 18, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

Re: City of Kootenai Area of Impact Request

Dear Board of Commissioners and Planning Director:

Pursuant to Idaho Code §67-6526, "Areas of Impact," the City of Kootenai submits this formal response to the Bonner County Board of County Commissioners, requesting establishment of the City of Kootenai Area of Impact consistent with the attached map, and providing input on the County's consideration of an Area of Impact establishment ordinance.

Area of Impact Boundary

On December 10, 2024, Kootenai staff and Kootenai Mayor Nancy Lewis met with the neighboring City of Ponderay planning staff to review the current Area of City Impact (ACI) boundaries and potential new Area of Impact (AOI) boundaries that are required to be developed to replace the existing ACI boundaries. These reviews were conducted in accordance with the Areas of Impact law, which requires abutting cities to conduct negotiations and recommend proposed boundaries to their respective city councils. The Kootenai City Council reviewed Ponderay's proposed staff-recommended boundaries, which included properties along McGhee Road that are within the current Kootenai ACI. Kootenai City Council did not agree with the proposal to redraw its common ACI boundary line with Ponderay. Therefore, the cities are unable to reach agreement on a new boundary, necessitating the City of Kootenai to submit its separate request to the Board of County Commissioners pursuant to Idaho Code §67-6526 (3)(a).

In an attempt to identify the interests of affected property owners and assist the County in resolving this matter, the City of Kootenai conducted an informal survey of affected property owners in January. As a result of this survey, the Kootenai City Council believes it is in the best interest of these constituents to retain the current common area of impact boundary line between the two cities.

The following statements provide evidence in support the Kootenai Area of Impact request:

- The proposed boundary reflects the exclusion of any lands that are greater than the 2-mile limit set by the newly enacted Areas of Impact law.
- Lands included within the proposed boundary include higher density residential developments within Ponder Point, subdivisions just north of the city limits, and the Providence Road Subdivision. These areas enjoy the benefits of the City of Kootenai's newly developed pathway corridors to Kootenai Elementary School, future transportation connections to the school and commercial areas, a post office, and city parks.

- There is anticipated commercial development along the McGhee Road area and continued residential development to the immediate east and south on Whiskey Jack Road.
- The proposed boundaries form a logical area of interest geographically, with Lake Pend Oreille to the south, Boyer Slough to the east, and the rising hillsides to the north.

Area of Impact Ordinance

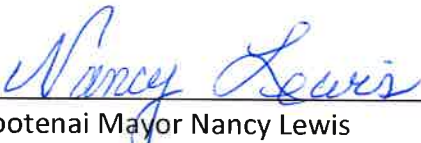
In addition to the AOI boundary request above, the City is also in receipt of the preliminary draft of the County's AOI establishment ordinance and provides the applicable comments detailed below.

The City recognizes that an underlying intent of the new AOI legislation is to standardize processes while ensuring that government entities can continue to collaborate on matters of growth and development that affect the citizens within its jurisdiction. A crucial component of this collaboration should include dialogue between the County and its cities regarding properties lying within an AOI boundary. To facilitate this, the City respectfully requests that any ordinance establishing an AOI within Bonner County include a requirement to notify an affected city of pending development within the area of impact. Kootenai has consistently reviewed and commented on Bonner County projects within its Area of City Impact since the boundaries were established and believes its participation can be a benefit to both the County and City as projects are considered. Providing this opportunity for meaningful input and discourse can ensure compatibility in future land use planning decisions. To accomplish this, such ordinance language should include notification to affected cities when there are proposed county zoning and comprehensive plan amendments, subdivisions, conditional use permits, and variances. Adding this requirement to the County's forthcoming ordinance will ensure the continuation of this practice and support of said ordinance by the City of Kootenai.

Please advise if additional mapping or AOI boundary details are needed, or if the County desires further explanation on the need for inclusion of notice language within its proposed ordinance. The City is prepared to send the County GIS Department a shape file of the proposed Area of Impact. The City looks forward to working together with the County to ensure a smooth adoption process of AOI boundaries and an ordinance that can protect the interests of both County and City.

Kootenai will provide additional information at the time of the public hearing. The City is willing to assist the County with future mapping and public notices. Please advise if additional mapping or other details are needed at this time.

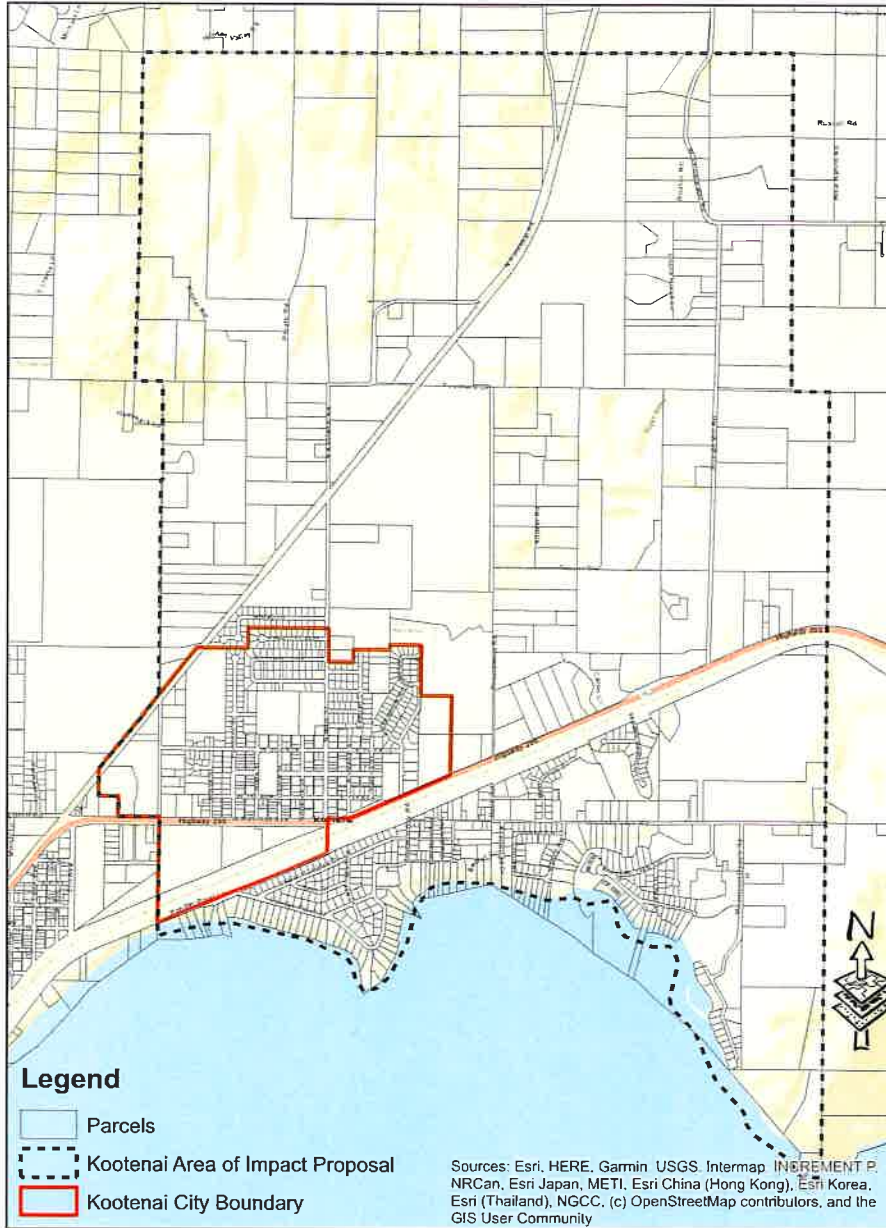
Sincerely,


Kootenai Mayor Nancy Lewis

Attachment: City of Kootenai Area of Impact Proposal Map

C: *City Planners*
 City Attorney
 City Engineer
 County Civil Counsel

City of Kootenai Area of Impact Proposal



2025/04/04 - This map is based on the current Kootenai County GIS data. It is not a legal document and should not be used for legal purposes. The map is for informational purposes only. The map is not a legal document and should not be used for legal purposes. The map is for informational purposes only.

289 Pine Street
Sandpoint, Idaho 83864

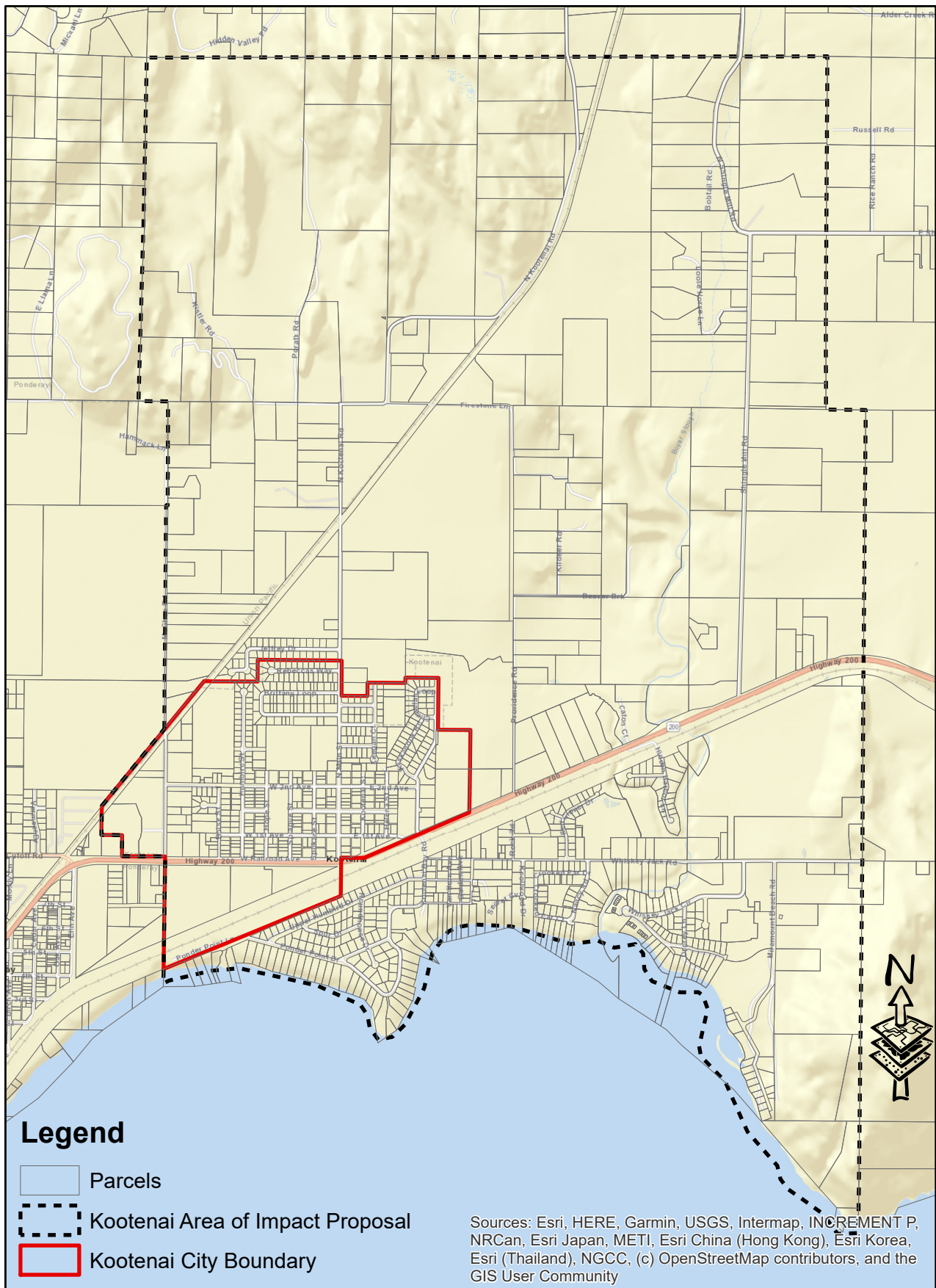
2025 © Kootenai County
County of Kootenai, Idaho 83864

ENGINEERS • PLANNERS • SURVEYORS

0 0.225 0.45 0.9 Miles

Produced on 3/6/2025 by SNS

City of Kootenai Area of Impact Proposal



DISCLAIMER: This map is based upon (source/Bonner County GIS/Google map etc.) and does not represent survey level accuracy and can contain errors inherent with mapping at this scale. Map details and the associated data are created solely for the planning purposes identified within this map. Location of boundaries are intended to be representative. Ryan-Yager & Associates, Inc. relies on third party source data to create this map. While every effort is made to ensure accuracy and currency of the mapping data, the company does not accept any responsibility or liability for any losses or damages arising from anyone who may use this information.



ENGINEERS ♦ PLANNERS ♦ SURVEYORS

219 Pine Street
Sandpoint, Idaho 83864
3201 N. Huetter, Ste. 102
Coeur d'Alene, Idaho 83814

0 0.225 0.45 0.9 Miles

Produced on 3/6/2025 by SNS

Appendix D – Draft Ordinance

Ordinance No. _____

**City of Kootenai Area of Impact Agreement
Bonner County Idaho**

AN ORDINANCE OF BONNER COUNTY, IDAHO, ESTABLISHING AN AREA OF IMPACT FOR THE CITY OF KOOTENAI; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Board of Bonner County Commissioners, pursuant to Idaho Code §67-6526, is authorized to establish an area of impact; and

Whereas, the Board of County Commissioner held a duly noticed public hearing on June 16, 2025; and

Whereas, this Ordinance is required by Idaho Code 67-6526;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO:

SECTION 1. PURPOSE

The purpose of this ordinance is to establish an Area of Impact for the City of Kootenai as required by Idaho Code § 67-6526. This ordinance ensures coordination between Bonner County and the City of Kootenai in planning and zoning matters while recognizing the county's jurisdiction over unincorporated areas.

SECTION 2. BOUNDARIES OF THE AREA OF IMPACT

The boundaries of the Area of Impact for the City of Kootenai shall be as depicted on the official map attached hereto as Exhibit A and incorporated herein by reference. The AOI boundary shall not exceed two (2) miles from the current city limits of Kootenai, except where necessary to include entire parcels of land or where geographic, infrastructure, or growth considerations warrant.

SECTION 3. CRITERIA FOR ESTABLISHING THE AREA OF CITY IMPACT

In establishing the AOI boundaries, the following criteria were considered in compliance with Idaho Code § 67-6526(4):

1. **Anticipated Growth:** The AOI includes areas likely to experience residential and commercial growth within the next five (5) years.
2. **Geographic Factors:** The AOI considers topographical features, natural barriers, and other geographic constraints.
3. **Transportation Infrastructure:** The AOI encompasses areas with existing or planned transportation systems that connect to the City of Kootenai.
4. **Public Services:** The AOI includes areas where municipal or public sewer and water services are anticipated to be extended within five (5) years.
5. **Other Public Service District Boundaries:** The AOI aligns with existing public service district boundaries where applicable.

SECTION 4. APPLICABLE PLANS AND ORDINANCES

The Bonner County Comprehensive Plan and zoning and subdivision ordinances shall apply within the AOI. The county may adopt specific provisions for the AOI in coordination with the City of Kootenai. The City of Kootenai's comprehensive plan may be considered as an advisory document for planning purposes within the AOI. When not directly in conflict with Bonner County ordinances, land use ordinances in effect within the City of Kootenai may be considered by the Bonner County Planning Department when making discretionary decisions.

SECTION 5. ADMINISTRATION

1. **Public Hearings:** The Board of County Commissioners shall notify the City of Kootenai at least thirty (30) days prior to any public hearing concerning land use applications within the AOI. As part of such public hearing process, the City of Kootenai shall be provided an opportunity to submit written comments or provide other evidence pertinent to the application.
2. **Review and Modification:** The AOI boundaries shall be reviewed at least once every five (5) years to determine if modifications are necessary. Any modifications shall follow the procedures outlined in Idaho Code § 67-6526(3).
3. **Repealer Clause:** All ordinances in conflict with this ordinance are hereby repealed in their entireties, including Bonner County Ordinance #256 recorded at Instrument #455522 and Ordinance #257 recorded at #455523, records of Bonner County, Idaho.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 7. EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED as a ordinance of the Board of County Commissioners of Bonner County, Idaho, done this 16th day of June, 2025 upon a majority vote.

BONNER COUNTY BOARD OF COMMISSIONERS

Asia Williams, Chair

Brian Domke, Commissioner

Ron Korn, Commissioner

ATTEST: Michael W. Rosedale, Clerk

By Deputy Clerk

Date

Legal: _____

EXHIBIT A: OFFICIAL MAP OF THE AREA OF IMPACT

Appendix E – Idaho Code §67-6526 (Area of Impact)



Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6526. AREAS OF IMPACT. (1) Legislative findings and intent.

(a) The legislature finds that areas of impact are properly under the jurisdiction of the county because the elected representatives of citizens in areas of impact are county officials, not city officials. While cities should receive notice of, and may provide input on, applications brought to the county in an area of impact, cities do not govern or control decisions on those applications. County commissioners make the final determination regarding area of impact boundaries within their county.

(b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact. Counties and cities shall review their area of impact boundaries at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

(c) Prior to conducting the public hearings required under this chapter to establish, modify, or confirm an area of impact, cities and counties should work together to develop a proposed area of impact to be considered at the public hearing.

(d) Decisions regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review or challenge except as provided in subsection (5) of this section.

(2) Establishing an area of impact.

(a) Following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the provisions of subsection (4) of this section, the board of county commissioners of each county shall adopt by ordinance a map identifying the area of impact within the unincorporated area of the county for each city located in the county. Written notice of the hearing to be conducted under this subsection shall be provided by the county to each owner of property located within a proposed area of impact. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. The cost of the notice shall be

reimbursed to the county by the city whose area of impact is under consideration. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance establishing an area of impact. An area of impact must be established before a city may annex adjacent territory pursuant to the provisions of section 50-222, Idaho Code.

(b) If the requirements of paragraph (a) of this subsection are not met in establishing an area of impact, the city may demand compliance with this subsection by providing notice to the board of county commissioners of the demand for compliance. Once a demand has been made, a recommendation committee shall be established. The city and county shall each select a representative to participate on the committee within thirty (30) days of the demand for compliance and the process set forth in this paragraph shall commence.

(i) After the city and county representatives have been selected, they shall in turn select another city representative living within the applicable city and another county representative living in the county and not within any city to serve on the recommending committee. Meetings of the recommending committee may be hosted by the city or county and shall be conducted in accordance with Idaho open meetings law. These four (4) persons shall, by majority vote, provide a written recommendation to the board of county commissioners for an area of impact. The written recommendation shall be submitted to the governing boards within one hundred eighty (180) days after the selection of the recommending committee members.

(ii) If the board of county commissioners fails to enact an ordinance providing for an area of impact within ninety (90) days of receipt of the committee recommendation or expiration of the one hundred eighty (180) days for the committee to make its recommendation, the city may file a petition with the district court to identify the area of impact pursuant to subsection (5) of this section and in accordance with other applicable provisions of this section.

(3) Modification or confirmation of area of impact boundaries.

(a) Modification or confirmation of an existing area of impact boundary may be initiated by a city or cities or the county. If a county is initiating a modification or confirmation of an area of impact, the county shall provide at least thirty (30) days written notice to the applicable city or cities of the hearing on the proposed modification or confirmation. Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. At least fifteen (15) days prior to the hearing, written notice of the hearing to be conducted under this paragraph shall be provided by the county to each owner of property located within the portion of the area of impact that is proposed to be modified. If notice is also published pursuant to section 67-6509, Idaho Code, individual property owners may not challenge the proceeding on the basis that they did not actually receive notice by mail. If the modification or confirmation

is proposed by a city, then the cost of the notice shall be reimbursed to the county by such city. If the county is pursuing the modification or confirmation, then the cost of notification shall be borne by the county. The board of county commissioners is not required to receive a recommendation from the planning and zoning commission prior to enacting an ordinance modifying or confirming an area of impact.

(b) Where areas of impact abut each other and adjustments are being proposed, or where areas of impact are proposed to abut each other, the cities involved shall negotiate boundary adjustments to be recommended to the respective city councils. The city council of each city must approve the area of impact or modifications thereto to be proposed to the board of county commissioners. These decisions by the city councils are proposals and not subject to judicial review or challenge. If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together.

(c) The county may accept, reject, or modify a city's requested modification or confirmation regarding an impact area boundary, but if the county does not make a final decision on the request within ninety (90) days of submission of the request, the city may petition the court to make a determination on the request pursuant to subsection (5) of this section.

(4) Provisions applicable to areas of impact.

(a) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

(c) Areas of impact may cross county boundaries only by approval of the governing board of county commissioners after following the procedures and complying with the requirements for modification or confirmation of an area of impact boundary.

(d) Areas of impact shall not overlap.

(e) The applicable county's comprehensive plan and zoning and subdivision ordinances shall apply in the area of impact. The county may adopt individual county comprehensive plan and zoning and subdivision ordinance provisions regarding a specific area of impact.

(f) Following adoption of an area of impact, the board of county commissioners shall provide the city with written notice at least fifteen (15) days in advance of any county public hearings held pursuant to this chapter or to chapter 13, title 50, Idaho Code, involving land within that area of impact.

(g) Areas of impact shall remain fixed until modifications are made pursuant to subsection (3) of this section.

(h) Prior to considering a request to establish, modify, or confirm an area of impact, the governing boards may, but are not required to, submit the request to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by its governing board in compliance with all required timelines set forth in this section to make its recommendation to the governing board. The county and the city shall undertake a review of the area of impact at least once every five (5) years and shall consider whether adjustments are in the best interests of the citizenry.

(i) This section shall not preclude annexation or other growth and development in areas of any county within the state of Idaho that are not within the areas of impact provided for herein.

(j) The county's decision establishing, modifying, or confirming the boundaries for an area of impact shall be made in writing and shall contain the reasoning of the board of county commissioners, including application of the facts relied upon by the commissioners and the application of the pertinent requirements and criteria to establish or modify an area of impact.

(k) If the area of impact has been properly established, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city. To achieve such proportional representation, membership of the planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of subsection (a) of section 67-6504, Idaho Code. In instances where a city has combined either or both of its planning and zoning functions with the county, representation on the resulting joint planning, zoning or planning and zoning commission shall as nearly as possible reflect the proportion of population living within the impacted city, the area of impact outside the city, and the remaining unincorporated area of the county. Membership on such a joint planning, zoning or planning and zoning commission may exceed twelve (12) persons, notwithstanding the provisions of section 67-6504(a), Idaho Code.

(5) Petitions for review of establishment, modification, or confirmation of area of impact. The decisions by the board of county commissioners regarding the establishment, modification, or confirmation of areas of impact are legislative actions and are not subject to judicial review, declaratory action, or other legal challenge, except as specifically provided in this subsection.

(a)(i) If a county has not complied with the provisions of subsection (2) or (3) of this section, the city seeking the establishment, modification, or confirmation of an area of impact may petition the district court to establish, modify, or confirm an area of impact that meets the criteria and requirements of subsection (4) of this section in accordance with the procedures provided in this subsection. If the modification of an area of impact boundary involves areas of impact boundaries that abut each other or that are proposed to abut each other, then any city whose area of impact abuts or is proposed to abut another area of impact boundary may file a petition challenging the county's determination regarding only those boundaries that abut or that are proposed to abut each other. Any petition regarding a proposed area of impact or portion thereof that is subject to challenge must be filed in the county in which the proposed area of impact or portion thereof is located.

(ii) Before a city may file a petition for review of an area of impact decision made by the county, as provided in paragraph (a)(i) of this subsection, it must first file a request for reconsideration with the board of county commissioners. Such request must be filed within fourteen (14) days of the issuance of the written decision by the board of county commissioners and must specify deficiencies in the decision of the board of county commissioners. Filing a timely request for reconsideration is a prerequisite to the city having standing to file a petition with the district court. The county shall act on and issue a written decision on the request for reconsideration within thirty (30) days of receipt of the request or the request shall be deemed denied. A petition challenging the decision of the county must be filed by the city within twenty-eight (28) days after the issuance of a decision by the county on the request for reconsideration or expiration of the thirty (30) day period for the county to act on the request.

(b) When filing a petition challenging the decision of the board of county commissioners with the clerk of the court, the petitioner shall pay a fee of one hundred dollars (\$100), which fee shall be in full for all clerk's fees except the regular fees provided by law for appeals. The court shall fix a time for the hearing on the petition to be held no less than thirty (30) days and no more than ninety (90) days from the filing of the petition. The petitioner shall serve or cause to be served a copy of the petition and notice of the hearing on the board of county commissioners or county clerk and the mayor or city clerk of such other city whose area of impact boundary is in question pursuant to paragraph (a) of this subsection at least twenty (20) days before the date of the hearing.

(c) No petition, objection, or reply authorized under this subsection need be verified.

(d) The hearing on a petition filed pursuant to this subsection shall be held within the county in which the area of impact or portion thereof is situated. The regular district court reporter shall reduce to writing the testimony and evidence introduced in the same manner as in a trial of civil actions. The judge of the court, either before or after the hearing, may view the lands pertaining to the proposed area of impact, lands on the outside of the city or cities in the same vicinity in which the lands sought to be included in the area of impact are situated, and other lands within the corporate limits of the city that might in any way be affected by the granting of the petition. The judge may consider such modifications as the judge finds in connection with the evidence introduced at the hearing, in making and arriving at a final decision and determination of the matter.

(e)(i) If the court finds that the board of county commissioners did not follow the notice and hearing requirements provided in this subsection, the court shall remand the matter back to the board of county commissioners to comply with the requirements and issue a new decision. If the court finds that the decision of the board of county commissioners was not arbitrary, capricious, or an abuse of discretion, the court shall affirm the decision of the board of commissioners. If the court finds that the decision of the board of county commissioners was arbitrary, capricious, or an abuse of discretion, the court may remand the matter to the board of county commissioners to correct its decision or the court may determine the appropriate boundaries of the area of impact in question before it. It shall not be necessary for the judge of the court to make written findings of fact or conclusions of law unless the court establishes the area of impact boundary. The court may award attorney's fees and costs to the prevailing party in such an action only if it finds that the other party or parties acted without a reasonable basis in fact or law.

(ii) If the court establishes the area of impact boundary, such boundary shall become the area of impact boundary as of the date of the decree establishing the boundary. Within twenty (20) days after the filing of the decree, the petitioner shall file or cause to be filed with the county recorder and with the city clerk a certified copy of the decree. The board of county commissioners shall adopt an ordinance consistent with the court decree within thirty (30) days of the entry of the decree or be subject to contempt and other sanctions or actions deemed appropriate by the court.

(f) Any city or county aggrieved by the decision of the court may appeal from the decision and judgment to the supreme court. The procedure of the appeal shall be the same as the procedure for appeals from final judgment in civil actions.

(6) Cities and counties shall review their existing areas of impact and shall reestablish the areas in conformance with the provisions of this section by December 31, 2025. Failure to timely conduct such review and reestablishment shall nullify the current area of impact boundaries and require the city and county to go through the process set forth in subsection (2) of this section.

History:

[67-6526, added 1975, ch. 188, sec. 2, p. 515; am. 1977, ch. 155, sec. 1, p. 396; am. 1979, ch. 87, sec. 1, p. 212; am. 1993, ch. 55, sec. 1, p. 150; am. 1995, ch. 118, sec. 97, p. 506; am. 1996, ch. 116, sec. 2, p. 428; am. 1999, ch. 251, sec. 1, p. 651; am. 2002, ch. 333, sec. 6, p. 947.; am. 2024, ch. 227, sec. 2, p. 796.]

How current is this law?