



Bonner County
Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

December 2, 2025

CONSENT
AGENDA

MEMORANDUM

To: Bonner County Commissioners

Adopting the Order of the Agenda as Presented

A suggested Motion would be: Based on the information before us, I move to Adopt the Order of the Agenda as presented.

Consent Agenda

The Consent Agenda Includes:

- 1) Bonner County Commissioners' Minutes November 25, 2025
- 2) Invoice(s) Over \$5k: Risk (Fox Autobody, \$9,698.64); Prosecutor (Karpel, \$7,293.75; *Confidential, \$9,888-Covered by a Grant*)
- 3) Liquor Licenses: Farmhouse Kitchen & BBQ, Ponderay; Willow Bay North, Priest River; Powder Hound Pizza, Sandpoint (2)
- 4) Administration Building will be Closed for a Holiday Luncheon December 9, 2025, 11:30 AM – 2:30 PM

A suggested Motion would be: Based on the information before us, I move to approve the Consent Agenda as presented.

Recommendation Acceptance: ☐ Yes ☐ No

Brian Domke, Chair

Date



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

MINUTES FOR THE BONNER COUNTY BOARD OF COMMISSIONERS' MEETING

November 25, 2025 – 9:00 AM

Bonner County Administration Building
1500 Highway 2, Room 338, Sandpoint, ID

On Tuesday, November 25, 2025, the Bonner County Commissioners met for their regularly scheduled meeting. Commissioners Domke, Williams, and Korn were present. Commissioner Williams called the meeting to order at 9:00 a.m. The Invocation was presented by Will Bush and the Pledge of Allegiance followed.

ADOPT THE ORDER OF AGENDA AS AMENDED

Commissioner Korn made a motion to amend the order by removing the PHD Update. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Korn made a motion to adopt the Order of the Agenda as amended. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

CONSENT AGENDA – Action Item

- 1) Bonner County Commissioners' Minutes November 18, 2025
- 2) Invoice(s) Over \$5k: Sheriff (Confidential, \$12,411.50)
- 3) Liquor Licenses: Holiday Shores Marina, Hope; Barrel 33, Sandpoint; Mitchell's Harvest Foods, Priest River; Ice House Pizzeria, Hope; Super 1 Foods, Oldtown & Sandpoint; The Idaho Club, Sandpoint; The St. Bernard, Sandpoint; The Falls Inn, Priest River; Laclede Store, Laclede; Tandoori Grill, Sandpoint; Dover Bay Café, Dover; Schweitzer Mountain Resort, Sandpoint; Ivano's Catering, Ponderay; Captn's Table, Sagle; The Moose Knuckle, Coolin

Commissioner Williams made a motion to adopt the Consent Agenda as presented. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

PANHANDLE HEALTH DISTRICT UPDATE – *This item was removed.*

CLERK – Jessica Stephany

- 1) Action Item: Discussion/Decision Regarding FY26 Claims Batch #08, **Totaling \$308,557.57**
Commissioner Korn made a motion to approve payment of FY26 Claims in Batch #08, totaling \$308,557.57. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

- 2) Action Item: Discussion/Decision Regarding FY26 Demands Batch #08, **Totaling \$38,804.61**
Commissioner Williams made a motion to approve payment of FY26 Demands in Batch #08, totaling \$38,804.61. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

3) Action Item: Discussion/Decision Regarding FY25 Budget Cleanup; **Resolution**

Commissioner Korn made a motion to authorize the Clerk to open the 2025 General Fund Statutory Reserve Budget and decrease line item 00112-7860 (General Fund 5% Statutory Reserve) in the amount of \$41,606.34 and open: Purchasing's budget and increase line item 00104-6120 (Retirement) in the amount of \$510.36; Veterans Services' budget and increase line item 00122-6150 (Medical Insurance) in the amount of \$3,818.67; Risk's budget and increase line item 00127-6150 (Medical Insurance) in the amount of \$12,663.75; Juvenile Detention's budget and increase line item 00661-6120 (Retirement) in the amount of \$8,310.56; Health District's budget and increase line item 011-8750 (Contracts Misc.) in the amount of \$16,303.00. Commissioner Williams seconded the motion. The board deliberated and had a lengthy discussion with the comptroller. Commissioner Williams would like to bring this item back next week. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – No; Commissioner Williams – No. The motion fails.

AIRPORT – Dave Schuck

- 1) Action Item: Discussion/Decision Regarding Priest River Airport Snow Removal Equipment Building Project Under Ardurra Work Order 1S6 25-002

Commissioner Williams made a motion that the county accept this work order and that the Chair sign administratively. Commissioner Korn seconded the motion. There was discussion among the board. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – No. The motion carries.

- 2) Action Item: Discussion/Decision Regarding Priest River Airport Pavement Maintenance Project Under Ardurra Work Order 1S6 25-001

Commissioner Korn made a motion that the county accept this work order and that the Chair sign administratively. Commissioner Williams seconded the motion.

PUBLIC COMMENT:

- Ellie Sue – Asked if the PR airport gets a lot of usage in the winter
- There was brief deliberation among the board. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

SHERIFF – Ror Lakewold

- 1) Action Item: Discussion/Decision Regarding Frontline Communication Systems Purchase; **\$44,987.85**

Commissioner Williams made a motion to approve the purchase of parts to outfit three 2025 Chevrolet Silverados totaling \$44,987.85 from Frontline Communication Systems. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

- 2) Action Item: Discussion/Decision Regarding Medical Services Contract with Troy W. Geyman, M.D.

Commissioner Korn made a motion to approve the Medical Services Contract between Troy W. Geyman, M.D. and the Bonner County Sheriff's Office. The amount of this contract will not exceed \$51,400 annually and is effective from September 30, 2025, to September 30, 2026. This agreement may be terminated by either party with 30 days' written notice. This contract is identical to the previous contract, except the attached addendum and dates. Commissioner Williams seconded the motion. There was a brief discussion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

- 3) Action Item: Discussion/Decision Regarding Salt Lake Wholesale Sports Purchase; **\$20,670.54**
- Commissioner Williams made a motion to approve the purchase of ammunition totaling \$20,670.54 from Salt Lake Wholesale Sports. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

- 4) Action Item: Discussion/Decision Regarding Food Services Agreement with Trinity Services Group

Commissioner Korn made a motion to approve the food services agreement with Trinity Services Group; I further move for the Chairman to sign the agreement administratively. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner

Williams – Yes. The motion carries.

5) Action Item: Discussion/Decision Regarding Vulcan Kitchen Oven Disposal; **Resolution**
Commissioner Williams made a motion to approve Resolution, number to be assigned, to allow the Sheriff's Office to dispose of the Vulcan Oven. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

6) Action Item: Discussion/Decision Regarding Thunderbird 60 Quart Kitchen Mixer Disposal; **Resolution**

Commissioner Korn made a motion to approve Resolution, number to be assigned, to allow the Sheriff's Office to dispose of the unused mixer. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

PLANNING – Alex Feyen

1) Action Item: Discussion/Decision Regarding Time Extension Request; **File S0003-23, River Ranch**

Travis Haller, project representative, discussed the progress made for this project. Nathan Hester, applicant, discussed their progress and the reason for the extension being due to finances. Commissioner Williams made a motion to approve the time extension of River Ranch, **File S0003-23**, to the date March 6, 2028. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

EXTENSION – Jennifer Jensen

1) Action Item: Discussion/Decision Regarding New Copy Machine Updated Lease Agreement, Bonner County Extension Office

Commissioner Korn made a motion to approve the updated Copy Machine Lease Agreement from Canon U.S.A., Inc. for the 60-month lease of the Canon Image Force C5150 at a rate of \$235.52 per month for the lease and \$0.0074 per black and white copy and \$0.0458 per color copy and allow the Chairman to sign. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

SOLID WASTE – Bob Howard

1) Action Item: Discussion/Decision Regarding Graymar Contract Amendment

Commissioner Williams made a motion to approve that the County approve the amendment to include the above rates for Bonner County household hazardous waste program. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

PARKS & WATERWAYS – Matt Zoeller

1) Action Item: Discussion/Decision Regarding Waterways Tow Vehicle Grant Closeout

Commissioner Korn made a motion to approve the closeout of grant WW26-1-09-1. Commissioner Williams seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

BOCC – Commissioner Ron Korn

1) Action Item: Discussion/Decision Regarding Participation in the America 250 Program as an Ambassador County

Commissioner Korn made a motion to approve our participation in the America 250 in Idaho Ambassador Program. Furthermore, I move to appoint Veronica Dixon as the point of contact for managing this program. Commissioner Williams seconded the motion.

PUBLIC COMMENT:

- Wayne Martin – Thinks this is a good thing to be doing

Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

BOCC – Commissioner Asia Williams

1) Action Item: Discussion Regarding Remote Work and Related Costs

The board has been approached about working remotely. Commissioner Williams looks at these requests and how it benefits the county as well as the costs associated, such as insurance and setting up, as well as taking a job away from the community. It needs to be very, very necessary for the county to allow remote work, there needs to be a work-at-home policy. It is more difficult to navigate and coordinate remote employees, remote employees can lose situational awareness of the county. There is also a lack of camaraderie. A lengthy discussion followed.

DISTRICT 1 COMMISSIONER UPDATE

- 1) Citizen Concerns and Suggestions
- 2) Current High Priority Tasks
- 3) Questions from the Public on District 1 Commissioner Update
 - Dave Bowman – Commented on the comp plan process near Priest Lake
 - Jonna Plante – Appreciates the clarity regarding the comp plan

DISTRICT 2 COMMISSIONER DISTRICT DISCUSSION

- 1) Ongoing Issues/Concerns Updates
- 2) Litigation
- 3) Workshops Pending
- 4) Discussion Regarding Open Board/Commission Positions: Which boards have openings, also tracking of positions that will become open within 6 months' time
- 5) Questions from the Public
 - Theresa Hiesener – Asked about the legislative update

DISTRICT 3 COMMISSIONER REPORT

- 1) Summarization of Meetings During the Week
- 2) Community Events Attended During the Week

PUBLIC COMMENT* Opened at 11:02 a.m.

- John DuPree – Commented on the item that needed an answer today, recommends that people do not come in with an “emergency” and to give the board a week to deliberate
- Ellie Sue – Asked Commissioner Korn to reiterate what he said about Turning Point USA

At 11:06 a.m. Commissioner Domke called a 5-minute recess.

Reconvened at 11:27 a.m.

EXECUTIVE SESSION

- 1) Executive Session Under Idaho Code § 74-206 (1)(B) Personnel, Technology
Action Item: Discussion/Decision Regarding Personnel, Technology

We will not be moving into Executive Session.

The meeting was adjourned at 11:27 a.m.

Clerk: *Alisa Schoeffel*

The following is a summary of the Board of County Commissioners' Special Meetings (including Tax Cancellations, Assistance Meetings, Admin, and other) Executive Sessions, Emergency Meetings, and Hearings held during the week of November 17, 2025 – November 24, 2025. Copies of the complete meeting minutes are available upon request.

On Tuesday, November 18, 2025, a Special Meeting with the Waterways Advisory Committee was held pursuant to Idaho Code §

On Wednesday, November 19, 2025, Tax Cancellations were held pursuant to Idaho Code § 74-204(4)

On Thursday, November 20, 2025, a Planning Workshop was held pursuant to Idaho Code § 74-204(4)

On Thursday, November 20, 2025, a Planning Hearing was held pursuant to Idaho Code § 74-204(4)

On Monday, November 24, 2025, an HR Update was held pursuant to Idaho Code § 74-204(4)

On Monday, November 24, 2025, a Special Meeting with the Fair and Fair Board was held pursuant to Idaho Code § 74-204(4)

On Monday, November 24, 2025, a Planning Update was held pursuant to Idaho Code § 74-204(4)

On Monday, November 24, 2025, a Planning Workshop was held pursuant to Idaho Code § 74-204(4)

On Monday, November 24, 2025, an Executive Session was held pursuant to Idaho Code § 74-206(1)(A) Hiring

ATTEST: Michael W. Rosedale

By _____
Commissioner Brian Domke, Chair

By _____
Deputy Clerk

Date



Risk Management Bonner County

December 2, 2025

RISK Management
Consent Agenda Item
1

MEMORANDUM

To: Commissioners

Re: Pay invoices over \$5000: Fox Autobody

Description:

Request for approval to start work and pay for a Sheriff office repair for claim number 202511027407 for \$9698.64 for repair for a vehicle.

An SO vehicle struck a suspect's vehicle on 11/2/25 to prevent escape, causing damage to the 2021 Chevy Tahoe. SO followed the Bonner County Risk Management policy and reported the incident in a timely manner and thus is eligible for 100% reimbursement.

Risk Management is seeking BoCC approval to authorize and pay for the repairs.

Approval: SO, Auditor, Legal



APPROVED



APPROVED

Nate D. G.

Distribution: Original to BOCC
Copy to the Risk Manager
Copy to Auditing

Recommendation Acceptance: ☐ yes ☐ no _____ Date: _____
Commissioner Brian Domke, Chairman



FOX AUTOBODY INC.

Where Quality & Care Drive Every Repair !
31466 HWY 200, P.O. BOX 847, PONDERAY, ID
83852
Phone: (208) 263-6443

Workfile ID: 4555b5eb
Federal ID: 33-3308636
State ID: C113711
Federal EPA: IDD984669515
State EPA: P-2011.0003

Preliminary Estimate

RO Number: 30516

Written By: DAVID RAFFERTY

Insured: BONNER COUNTY SHERIFF
Type of Loss:
Point of Impact: 12 Front

Policy #:
Date of Loss: 11/2/2025 12:00 AM

Claim #: 202511027407
Days to Repair: 8

Owner:
BONNER COUNTY SHERIFF
4001 N BOYER AVE
SANDPOINT, ID 83864
(208) 263-6872 Cell

Inspection Location:
FOX AUTOBODY INC.
31466 HWY 200
P.O. BOX 847
PONDERAY, ID 83852
Repair Facility
(208) 263-6443 Day

Insurance Company:
REDMAN/ INHOUSE

VEHICLE

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

VIN: 1GNSKLED2MR337407
License: S000215
State: ID

Interior Color: BLACK / WOOD
Exterior Color: SUMMIT WHITE
Production Date: 4/2021

Mileage In: 74,518
Mileage Out:
Condition: Good

Vehicle Out: 11/28/2025
Job #:

TRANSMISSION

Automatic Transmission
Overdrive
4 Wheel Drive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat

DECOR

Dual Mirrors
Privacy Glass
Console/Storage
Overhead Console

Wood Interior Trim

CONVENIENCE

Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Steering Wheel Touch Controls

Rear Window Wiper
Telescopic Wheel
Climate Control

Dual Air Condition
Backup Camera
Parking Sensors

RADIO

AM Radio

FM Radio

Stereo

Search/Seek

Auxiliary Audio Connection

SAFETY

Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Communications System
Hands Free Device
Xenon or L.E.D. Headlamps
Positraction

Lane Departure Warning

ROOF

Luggage/Roof Rack

SEATS

3rd Row Seat

WHEELS

Aluminum/Alloy Wheels

PAINT

Clear Coat Paint

OTHER

Fog Lamps
Signal Integrated Mirrors
TRUCK
Rear Step Bumper
Trailer Hitch
Trailer Package
Running Boards/Side Steps
Grill Guards

Get live updates at www.carwise.com/e/5djEKn

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER & GRILLE					
2		O/H bumper assy				3.3	
3	R&I	R&I bumper cover				Incl.	
4	Repl	RT Guide	85594226	1	16.37	0.1	
5	Repl	LT Guide	85594225	1	19.88	0.1	
6	*	R&I Lower cover w/o auto park w/o engine blk htr				<u>Incl.</u>	
7	*	Rpr Lower cover w/o auto park w/o engine blk htr				<u>1.0</u>	<u>1.7</u>
8		Add for Clear Coat					0.3
9	R&I	Skid plate				0.2	
10	*	R&I <u>Lower filler</u>				0.2	
11	*	Rpr Filler				<u>0.5</u>	<u>0.7</u>
12		Add for Clear Coat					0.1
13	R&I	License bracket				0.2	
14	Repl	License bracket rivet	11516807	4	44.72		
15	Repl	Grille assy LS, COMMERCIAL	85633891	1	753.80	0.4	
16	*	R&I Emblem black				<u>Incl.</u>	
17	#	Repl Setina Push Bar	PB400	1	434.25	1.5	
18		FRONT LAMPS					
19	R&I	RT Headlamp assy				0.5	
20	#	Repl RT Rigid Fog / Driving Lamp	84331	1	371.00	0.7	
21	#	Repl RT Whelen Flasher Lamp	TLI2E	1	199.00	0.3	
22	#	Check / Adjust aim lamps		1		0.5	
23	#	Add for wiring transfers		1		0.8	
24		HOOD					
25	**	Repl A/M CAPA Hood (ALU)	85112715	1	1,132.00	1.5	3.2
26		Add for Clear Coat					1.3
27		Add for Underside(Complete)					1.6
28		Add for Clear Coat					0.3
29		Repl Insulator retainer	11611677	6	48.54		
30		FENDER					
31	*	Rpr RT Fender				<u>0.5</u>	2.2
32		Overlap Major Adj. Panel					-0.4
33		Add for Clear Coat					0.4
34	R&I	RT Fender liner w/Z71, Police, SSV				0.3	
35	*	R&I <u>LT Fender liner w/Z71, Police, SSV (Partial)</u>				<u>0.2</u>	
		Note: Front portion necessary for bumper access.					
36		COWL					
37	R&I	RT Side cover Tahoe				0.1	
38		PILLARS, ROCKER & FLOOR					
39	*	Rpr <u>RT Frt rocker mldg (Precision</u>				<u>0.2</u>	

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

<u>mask front)</u>									
40	LIFT GATE								
41	*	Rpr	Lift gate					3.0	2.4
42			Overlap Major Non-Adj. Panel						-0.2
43			Add for Clear Coat						0.4
44	*	R&I	RT Access cover Tahoe					0.1	
45	*	R&I	LT Access cover Tahoe					0.1	
46		R&I	Applique panel type 1					0.5	
47		R&I	Handle					0.2	
48		R&I	Rear camera rear view, w/o surround view labeled 84905646				m	0.2	
49		R&I	Lower trim panel manual lift gate black					0.6	
50	#	R&I	Emergency kit and brackets					0.3	
51	#	R&I	Rear license plate					0.2	
52	REAR LAMPS								
53	**	Repl	A/M CAPA LT Tail lamp	84849416	1	573.00		0.4	
54	REAR BUMPER								
55			O/H rear bumper					3.2	
56	**	Repl	A/M CAPA Bumper cover	87814042	1	736.00		Incl.	3.0
57			Add for Clear Coat						1.2
58		Repl	LT Guide bracket	84856698	1	35.28		0.1	
59		Repl	LT Guide bracket rivet	19352194	7	77.56			
60		Refn	Tow eye cap						0.2
61	*		Add for Clear Coat						0.1
62		R&I	Step pad					Incl.	
63	**	Repl	A/M Molding chrome	84371054	1	90.75		Incl.	
64	**	Repl	A/M CAPA Lower cover single exhaust	84805324	1	397.00		Incl.	
65	**	Repl	A/M CAPA Access cover	85139540	1	58.00		Incl.	
66	VEHICLE DIAGNOSTICS								
67	*	Rpr	Pre-repair scan				m	0.5	
68	*	Subl	Pre-repair scan (As Tech)		1	65.00	X m		
69	*	Rpr	Post-repair scan				m	0.5	
70	*	Subl	Post-repair scan (Open to invoice)		1		X m		
71	MISCELLANEOUS OPERATIONS								
72	#	Repl	Corrosion Protection		1	8.00		0.3	
73	#	Repl	Cover Car		1	5.00		0.2	
74	#	Repl	Cover Car for Primer		1	5.00		0.2	
75	#	Repl	Feather & Fill		1			0.5	
76	#	Repl	Flex Additive		1	8.00			
77	#	Repl	Hazardous Waste Disposal		1	5.00	X		
78	#	Repl	Inbound Freight Charges		1	15.00	X		
			Note: Quoted \$170.0 from SIRENNET for push bar.						
79	#	Repl	Polish as Needed		1			1.0	
80	#	Repl	Remove Tapes, Stripes, and		1	Incl.		0.4	

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

Adhesives							
81	#	Repl	Seam Sealer (Materials and labor - Hood)	8308	1	60.79	0.5
Note: Materials include seam sealer and mixing tip.							
82	#	Repl	Stripes and Decals (4D Auto Wraps)		1	275.00	X
Note: Includes right fender stripe, bumper and hatch text.							
83	#	Repl	Tint Color		1		0.5
SUBTOTALS						5,433.94	26.6
							18.5

NOTES

Prior Damage Notes:
NONE NOTED

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				5,073.94
Body Labor	26.6 hrs	@	\$ 72.00 /hr	1,915.20
Paint Labor	18.5 hrs	@	\$ 72.00 /hr	1,332.00
Paint Supplies	18.5 hrs	@	\$ 55.00 /hr	1,017.50
Miscellaneous				360.00
Subtotal				9,698.64
Grand Total				9,698.64
Deductible				0.00
CUSTOMER PAY				0.00
INSURANCE PAY				9,698.64

MyPriceLink Estimate ID / Quote ID:

1415100832206036993 / 148975721

NOT RESPONSIBLE FOR ANY PERSONAL ITEMS LEFT IN VEHICLE.

I hereby authorize the above repair work to be done along with the necessary materials. You and your employees may operate the above vehicle for purposes of testing, inspection or delivery at my risk. An express mechanic's lien is acknowledged on the above vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control. STORAGE WILL BE CHARGED FORTY-EIGHT HOURS AFTER REPAIRS ARE COMPLETED. IN THE EVENT LEGAL ACTION IS NECESSARY TO ENFORCE THIS CONTRACT, I WILL PAY REASONABLE ATTORNEY'S FEES AND COURT COSTS.

Signed _____ Dated _____

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THESE PARTS RATHER THAN THE MANUFACTURER OF YOUR VEHICLE.

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

ANY PERSON WHO KNOWINGLY, AND WITH INTENT TO DEFRAUD OR DECEIVE ANY INSURANCE COMPANY, FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THESE PARTS RATHER THAN THE MANUFACTURER OF YOUR VEHICLE.

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GC21, CCC Data Date 11/03/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blind=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

DRAFT

Preliminary Estimate

RO Number: 30516

2021 CHEV Tahoe Commercial 4WD (Fleet) 4D UTV 8-5.3L Gasoline Direct Injection SUMMIT WHITE

PARTS SUPPLIER LIST

Line	Supplier	Description	Price
25	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM1230483C A/M CAPA Hood (ALU) Quote: 3205487290 Expires: 12/19/25	\$ 1,132.00
53	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM2800322C A/M CAPA LT Tail lamp Quote: 3205714894 Expires: 12/19/25	\$ 573.00
56	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM1100A40C A/M CAPA Bumper cover Quote: 3205695335 Expires: 12/19/25	\$ 736.00
63	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM1144130 A/M Molding chrome Quote: 3205702783 Expires: 12/19/25	\$ 90.75
64	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM1195168C A/M CAPA Lower cover single exhaust Quote: 3205706537 Expires: 12/19/25	\$ 397.00
65	Keystone, Inc 15909 E. MARIETTA LN, SUITE 100 SPOKANE VALLEY WA 99216 (509) 534-7844	#GM1129130C A/M CAPA Access cover Quote: 3205710317 Expires: 12/19/25	\$ 58.00



Bonner County

Prosecutor

December 2, 2025

Memorandum

Consent Agenda Prosecutor Item #1

To: Board of County Commissioners
From: Prosecutor's Office
Re: Additional Karpel Licenses

The Prosecutor's office uses Karpel Solutions software to manage all criminal and civil case handled by the office. Our current contract with Karpel provides 21 user licenses. With the addition of grant-funded positions that require access to Karpel, we need to increase our total licenses accordingly. The attached invoice covers the license fees and prorated maintenance fees. This adjustment will result in a slight increase to our annual maintenance fee.



APPROVED

Auditing Review: _____

Email is attached verifying that auditing has verified that the funds to cover this item are within the budget; this is required for any expenditure/budget adjustment request.

Risk Review: NA

If applicable, email is attached verifying that all Risk questions/concerns have been resolved and that it has been approved. This includes new equipment/assets to be insured or contracts requiring insurance for review.

Legal Review: _____

Email is attached verifying that all legal questions/concerns have been resolved and that it has been approved.

Consent Agenda

Recommendation Acceptance: ☐ yes ☐ no

Brian Domke, Chair

Date



BONNER COUNTY PROSECUTOR

127 South First Avenue • Sandpoint, ID 83864 • Phone: (208) 263-6714

Memorandum

**Consent Agenda
Prosecutor
Item # 2**

December 2, 2025

Confidential/Critical Infrastructure Memorandum

To: Board of County Commissioners
From: Louis Marshall
Bonner County Prosecutor
Re: Interview System Infrastructure Refresh

The Bonner County Prosecutor's current interview-recording system requires full hardware/software refresh to maintain operational reliability, evidentiary-quality audio/video capture, and compatibility with supporting systems.

The entire cost of \$9,888 is covered by the State CAC grant, with no county expenditure required.

Upgrading the system will stabilize recording operations, reduce failure risk, and ensure continued compatibility with law-enforcement technology and evidentiary standards.

Consent Agenda

Nate D. G.



APPROVED

Recommendation Acceptance: ☐ yes ☐ no

Commissioner Brian Domke, Chairman

Date: _____

2026

BONNER COUNTY
STATE OF IDAHO

No. 2026-091

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT PROSPECTOR'S HIDEAWAY INC
doing business as FARMHOUSE KITCHEN & BBQ
at 477227 N HIGHWAY 95, PONDERAY, ID 83852
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Bonner County Courthouse, Sandpoint, Idaho.

Dated: 12/01/2025

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$125.00
Application Fee	\$5.00
Total	\$230.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 12/31/2026.
Witness my hand and seal this 2nd of December, 2025.

Chairman

Commissioner

Commissioner

(SEAL)

By Cynthia Brannon
Clerk of the Board of County Commissioners



Bonner County Recorder
Michael W. Rosedale - County Clerk
1500 Highway 2
Suite 335
Sandpoint, ID 83864
Phone: (208) 265-1490
Fax: (208) 255-7849

FOR OFFICE USE ONLY

Premise No. 7B-164
State Lic No. 2893
Issue Date: 12/01/2025
County No. 2026-091
Total Fees: \$230.00
Deputy Initials: cbrannon

Retail Alcohol Beverage License Application

You must provide a copy of your newly issued State of Idaho Retail Alcohol Beverage License

1. Application Type ☒ Renewal ☐ Seasonal (month open _____.) ☐ New (complete page 2) ☐ Transfer (complete page 2) (include transfer fee of \$20.00)		2. Type of Business ☐ Individual ☐ Partnership ☒ Corporation		☐ LLC ☐ LLP		3. Location of Facility ☐ Inside city limits ☐ Outside city limits
--	--	--	--	--	--	---

4. License Type ☐ Bottled/canned beer (retail only) ☐ Bottled/canned beer ☒ Draft beer ☐ Wine by the glass ☐ Wine by the bottle ☒ Liquor ☒ Application Fee Total Fees	Consumed off premise Consumed on or off premise Includes draft, bottled, and/or canned	County Fee Consumed off premise \$ 0.00 Consumed on or off premise \$ 0.00 Includes draft, bottled, and/or canned \$ 100.00 Wine by the glass \$ 0.00 Wine by the bottle \$ 0.00 Liquor \$ 125.00 Application Fee \$ 5.00 Total Fees \$ 230.00	FOR OFFICE USE ONLY Prorated Fee (If applicable) \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
--	--	--	--

5. Applicant Information
 Doing Business As: FARMHOUSE KITCHEN & BBQ
 Business Phone Number: (208) 255-2603
 Business Physical Address: 477227 N HIGHWAY 95
 City: PONDERAY State: ID Zip Code: 83852

6. Business Information
 Business Name: PROSPECTOR'S HIDEAWAY INC
 Primary Contact Name: JEFFREY BORNHOLDT
 Primary Contact Phone Number: (509) 534-5805
 Mailing Address: 909 W 1ST AVENUE, STE B
 City: SPOKANE State: WA Zip Code: 99201
 Email Address: kaitlin@gvdcommercial.com
 Please indicate address to send future correspondence: ☐ Business Physical Address ☒ Mailing Address ☐ Email

APPLICANT'S SIGNATURE: _____

Signer must be authorized to sign for documents pertaining to the Alcohol Beverage Control.

APPROVED: _____

DATE: _____

Board of County Commissioners *Md to 909 W 1st Ave Spokane WA 99201*

2026

BONNER COUNTY
STATE OF IDAHO

No. 2026-093

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT WILLOW BAY NORTH LLC
doing business as WILLOW BAY NORTH
at 520 WILLOW BAY RD, PRIEST RIVER, ID 83852
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Bonner County Courthouse, Sandpoint, Idaho.

Dated: 12/01/2025

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$75.00
Application Fee	\$5.00
Total	\$180.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 12/31/2026.
Witness my hand and seal this 2nd of December, 2025.

Chairman

Commissioner

Commissioner

(SEAL)

By Cynthia Brannon

Clerk of the Board of County Commissioners



Bonner County Recorder
Michael W. Rosedale - County Clerk
1500 Highway 2
Suite 335
Sandpoint, ID 83864
Phone: (208) 265-1490
Fax: (208) 255-7849

FOR OFFICE USE ONLY

Premise No. 7B-30262
State Lic No. 30262
Issue Date: 12/01/2025
County No. 2026-093
Total Fees: \$180.00
Deputy Initials: cbrannon

Retail Alcohol Beverage License Application

You must provide a copy of your newly issued State of Idaho Retail Alcohol Beverage License

1. Application Type

- ☒ Renewal
☐ Seasonal (month open _____.)
☐ New (complete page 2)
☐ Transfer (complete page 2)
(include transfer fee of \$20.00)

2. Type of Business

- ☐ Individual
☐ Partnership
☐ Corporation

- ☒ LLC
☐ LLP

3. Location of Facility

- ☐ Inside city limits
☐ Outside city limits

4. License Type

- ☐ Bottled/canned beer (retail only)
☐ Bottled/canned beer
☒ Draft beer
☐ Wine by the glass
☐ Wine by the bottle
☒ Liquor
☒ Application Fee
Total Fees

Consumed off premise
Consumed on or off premise
Includes draft, bottled, and/or canned

County Fee

\$ 0.00
\$ 0.00
\$ 100.00
\$ 0.00
\$ 0.00
\$ 75.00
\$ 5.00
\$ 180.00

**FOR OFFICE
USE ONLY**

Prorated Fee

(If applicable)

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

5. Applicant Information

Doing Business As: WILLOW BAY NORTH
Business Phone Number: (208) 819-3479
Business Physical Address: 520 WILLOW BAY RD
City: PRIEST RIVER State: ID Zip Code: 83852

6. Business Information

Business Name: WILLOW BAY NORTH LLC
Primary Contact Name: RUTH WALKER
Primary Contact Phone Number: (208) 819-3479
Mailing Address: PO BOX 1615
City: COEUR D'ALENE State: ID Zip Code: 83816
Email Address: _____

Please indicate address to send future correspondence: ☐ Business Physical Address ☒ Mailing Address ☐ Email

APPLICANT'S SIGNATURE: 
Signer must be authorized to sign for documents pertaining to the Alcohol Beverage Control.

APPROVED: _____ DATE: _____
Board of County Commissioners *Mailed to P.O. Box*

2026

BONNER COUNTY
STATE OF IDAHO

No. 2026-094

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT 7B RESTAURANTS INC
doing business as POWDER HOUND PIZZA
at 166 VILLAGE LANE STE 1A, SANDPOINT, ID 83864
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Bonner County Courthouse, Sandpoint, Idaho.

Dated: 12/01/2025

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$100.00
Wine by the bottle	\$25.00
Liquor	\$0.00
Application Fee	\$5.00
Total	\$230.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 12/31/2026.
Witness my hand and seal this 2nd of December, 2025.

Chairman

Commissioner

Commissioner

(SEAL)

By: Bridgette Centorbi
Clerk of the Board of County Commissioners



Bonner County Recorder
Michael W. Rosedale - County Clerk
1500 Highway 2
Suite 335
Sandpoint, ID 83864
Phone: (208) 265-1490
Fax: (208) 255-7849

FOR OFFICE USE ONLY

Premise No. 7B-192
State Lic No. 3730
Issue Date: 12/01/2025
County No. 2026-094
Total Fees: \$230.00
Deputy Initials: bcentorbi

Retail Alcohol Beverage License Application

You must provide a copy of your newly issued State of Idaho Retail Alcohol Beverage License

1. Application Type

- ☒ Renewal
☐ Seasonal (month open _____.)
☐ New (complete page 2)
☐ Transfer (complete page 2)
(include transfer fee of \$20.00)

2. Type of Business

- ☐ Individual
☐ Partnership
☒ Corporation
☐ LLC
☐ LLP

3. Location of Facility

- ☐ Inside city limits
☐ Outside city limits

4. License Type

- ☐ Bottled/canned beer (retail only)
☐ Bottled/canned beer
☒ Draft beer
☒ Wine by the glass
☒ Wine by the bottle
☐ Liquor
☒ Application Fee
Total Fees

Consumed off premise
Consumed on or off premise
Includes draft, bottled, and/or canned

County Fee

\$ 0.00
\$ 0.00
\$ 100.00
\$ 100.00
\$ 25.00
\$ 0.00
\$ 5.00
\$ \$460.00

**FOR OFFICE
USE ONLY**

Prorated Fee

(If applicable)

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

5. Applicant Information

Doing Business As: POWDER HOUND PIZZA

Business Phone Number: (208) 255-5645

Business Physical Address: 166 VILLAGE LANE STE 1A

City: SANDPOINT State: ID Zip Code: 83864

6. Business Information

Business Name: 7B RESTAURANTS INC

Primary Contact Name: BEN HIGGS

Primary Contact Phone Number: (208) 659-2257

Mailing Address: 217 CEDAR ST #222

City: SANDPOINT State: ID Zip Code: 83864

Email Address: _____

Please indicate address to send future correspondence: ☐ Business Physical Address ☒ Mailing Address ☐ Email

APPLICANT'S SIGNATURE: _____

Signer must be authorized to sign for documents pertaining to the Alcohol Beverage Control.

APPROVED: _____ DATE: _____

Board of County Commissioners call cell

2026

BONNER COUNTY
STATE OF IDAHO

No. 2026-095

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT 7B RESTAURANTS INC
doing business as POWDER HOUND PIZZA 2
at 201 E SUPERIOR ST STE B, SANDPOINT, ID 83864
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Bonner County Courthouse, Sandpoint, Idaho.

Dated: 12/01/2025

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$100.00
Wine by the bottle	\$25.00
Liquor	\$0.00
Application Fee	\$5.00
Total	\$230.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 12/31/2026.
Witness my hand and seal this 2nd of December, 2025.

Chairman

Commissioner

Commissioner

(SEAL)

By: Bridgette Centorbi

Clerk of the Board of County Commissioners



Bonner County Recorder
Michael W. Rosedale - County Clerk
1500 Highway 2
Suite 335
Sandpoint, ID 83864
Phone: (208) 265-1490
Fax: (208) 255-7849

FOR OFFICE USE ONLY

Premise No. 7B-31563
State Lic No. 31563
Issue Date: 12/01/2025
County No. 2026-095
Total Fees: \$230.00
Deputy Initials: bcentorbi

Retail Alcohol Beverage License Application

You must provide a copy of your newly issued State of Idaho Retail Alcohol Beverage License

1. Application Type

- ☒ Renewal
☐ Seasonal (month open _____.)
☐ New (complete page 2)
☐ Transfer (complete page 2)
(include transfer fee of \$20.00)

2. Type of Business

- ☐ Individual
☐ Partnership
☒ Corporation
☐ LLC
☐ LLP

3. Location of Facility

- ☐ Inside city limits
☒ Outside city limits

4. License Type

- ☐ Bottled/canned beer (retail only)
☐ Bottled/canned beer
☒ Draft beer
☒ Wine by the glass
☒ Wine by the bottle
☐ Liquor
☒ Application Fee
Total Fees

Consumed off premise
Consumed on or off premise
Includes draft, bottled, and/or canned

County Fee

\$ 0.00
\$ 0.00
\$ 100.00
\$ 100.00
\$ 25.00
\$ 0.00
\$ 5.00
\$ \$460.00

**FOR OFFICE
USE ONLY**

Prorated Fee

(If applicable)

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

5. Applicant Information

Doing Business As: POWDER HOUND PIZZA 2

Business Phone Number: (208) 255-0685

Business Physical Address: 201 E SUPERIOR ST STE B

City: SANDPOINT State: ID Zip Code: 83864

6. Business Information

Business Name: 7B RESTAURANTS INC

Primary Contact Name: BEN HIGGS

Primary Contact Phone Number: (208) 659-2257

Mailing Address: 217 CEDAR ST #222

City: SANDPOINT State: ID Zip Code: 83864

Email Address: _____

Please indicate address to send future correspondence: ☐ Business Physical Address ☒ Mailing Address ☐ Email

APPLICANT'S SIGNATURE: _____

Signer must be authorized to sign for documents pertaining to the Alcohol Beverage Control.

APPROVED: _____

DATE: _____

Board of County Commissioners Call Cell



Bonner County

Auditing

December 2, 2025

Memorandum

Consent Agenda
BOCC
Item # 1

To: Commissioners

From: BOCC

Re: Administration Building will be Closed for a Holiday Luncheon

The Bonner County Administration Building will be closed for an Employee Holiday Luncheon from 11:30 A.M. to 2:30 P.M on December 9, 2025.

Auditing Review: _____

Email is attached verifying that auditing has verified that the funds to cover this item are within the budget; this is required for any expenditure/budget adjustment request.

Risk Review: _____

If applicable, email is attached verifying that all Risk questions/concerns have been resolved and that it has been approved. This includes new equipment/assets to be insured or contracts requiring insurance for review.

Legal Review: _____

Email is attached verifying that all legal questions/concerns have been resolved and that it has been approved.

Distribution: _____ Original to BOCC
_____ Copy to

Consent Agenda

Recommendation Acceptance: ☐ yes ☐ no

Brian Domke, Chair

Date



Bonner County
Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

December 2, 2025

CLERK
Item #1

MEMORANDUM

To: Bonner County Commissioners

Re: FY26 Claims in Batch #09

The Auditor's Office presented the FY26 Claims Batch #09, **Totaling \$214,708.28**

A suggested Motion would be: Based on the information before us, I move to approve payment of the FY26 Claims in Batch #09, Totaling \$214,708.28

Recommendation Acceptance: ☐ Yes ☐ No

Brian Domke, Chair

Date

ACCOUNTS PAYABLE WARRANT REPORT

DATE: 11/25/2025 WARRANT: boc0926 AMOUNT: \$ 214,708.28

COMMISSIONER'S APPROVAL REPORT

DRAFT

DETAIL INVOICE LIST

CASH ACCOUNT: 000 1002 TREASURER ACCT/WARRANT ACCT WARRANT: boc0926 11/25/2025 DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
55 ALBENI FALLS BUILDING	1 00356 7430	00001		INV	11/24/2025	943005	184296	
		AIRPRRIVR	REPBLDGS			119.24		
		Invoice Net				119.24		
				CHECK		TOTAL 119.24		-----
1817 ALSCO	1 006 7430	00001		INV	11/25/2025	LSPO2885497	184327	
		DISTCT	REPBLDGS			257.54		
		Invoice Net				257.54		
				CHECK		TOTAL 257.54		-----
4700 AMAZON CAPITAL SERVICE	1 00824 6580	00001		INV	11/24/2025	19NL-HCNY-RDHY	184247	
		911REPEATR	COMPUTER			22.04		
		Invoice Net				22.04		
4700 AMAZON CAPITAL SERVICE	1 03451 6530	00001		INV	11/24/2025	1WTR-QJ7K-RFFJ	184248	
		SHERCLCREC	OFFICE			22.93		
		Invoice Net				22.93		
				CHECK		TOTAL 44.97		-----
1869 APPLIED CONCEPTS INC.	1 03453 8590	00001		INV	11/24/2025	467909	184273	
		SHERPATROL	EQUIPMENT			22,531.00		
		Invoice Net				22,531.00		
				CHECK		TOTAL 22,531.00		-----
6228 AVERTEST	1 005 6820	00001		INV	11/25/2025	S-INV057849	184343	
		DRUGCT	DRUGTESTIN			90.00		
		Invoice Net				90.00		
				CHECK		TOTAL 90.00		-----
1900 AVISTA UTILITIES	1 02381 6980	00001		INV	11/21/2025	7159830000NOV25	184221	
		LOCAL	OTHER UTIL			84.59		
		Invoice Net				84.59		
1900 AVISTA UTILITIES	1 00118 6930	00001		INV	11/24/2025	0727737636NOV25	184239	
		GENEXP	ELECTRIC			593.44		
		GENEXP	OTHER UTIL			480.78		
		Invoice Net				1,074.22		
1900 AVISTA UTILITIES	1 00118 6930	00001		INV	11/24/2025	5555200000NOV25	184242	
		GENEXP	ELECTRIC			144.88		
		GENEXP	OTHER UTIL			92.94		
		Invoice Net				237.82		
1900 AVISTA UTILITIES	1 00118 6930	00001		INV	11/24/2025	6555200000NOV25	184243	
		GENEXP	ELECTRIC			147.55		
		GENEXP	OTHER UTIL			119.45		
		Invoice Net				267.00		
1900 AVISTA UTILITIES	1 00118 6930	00001		INV	11/24/2025	7555200000NOV25	184250	
		GENEXP	ELECTRIC			135.57		
		GENEXP	OTHER UTIL			111.73		
		Invoice Net				247.30		

DETAIL INVOICE LIST

CASH ACCOUNT: 000

1002

TREASURER ACCT/WARRANT ACCT

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
1900 AVISTA UTILITIES	00001	INV	11/24/2025	0861150000NOV25		184252		
1 00118 6930	GENEXP	ELECTRIC		4,518.90				
2 00118 6980	GENEXP	OTHER UTIL		488.32				
	Invoice Net			5,007.22				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	1108050000NOV25		184253		
1 00355 6930	AIRSANDPT	ELECTRIC		35.52				
	Invoice Net			35.52				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	2877230000NOV25		184254		
1 00355 6930	AIRSANDPT	ELECTRIC		20.34				
	Invoice Net			20.34				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	6239320000NOV25		184256		
1 00355 6930	AIRSANDPT	ELECTRIC		20.20				
	Invoice Net			20.20				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	6865650000NOV25		184258		
1 00355 6930	AIRSANDPT	ELECTRIC		85.23				
	Invoice Net			85.23				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	0569720000NOV25		184259		
1 00355 6930	AIRSANDPT	ELECTRIC		86.41				
2 00355 6980	AIRSANDPT	OTHER UTIL		38.52				
	Invoice Net			124.93				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	0658340000NOV25		184260		
1 00355 6930	AIRSANDPT	ELECTRIC		51.91				
	Invoice Net			51.91				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	3453950000NOV25		184270		
1 038 6930	WATER	ELECTRIC		21.94				
	Invoice Net			21.94				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	1134230000NOV25		184271		
1 00356 6930	AIRPRRIVR	ELECTRIC		140.37				
	Invoice Net			140.37				
1900 AVISTA UTILITIES	00001	INV	11/24/2025	3650641944NOV25		184301		
1 047 8990	GRANT	GNT EXPEND		372.00				
	Invoice Net			372.00				
1900 AVISTA UTILITIES	00001	INV	11/25/2025	7159830000OCT25		184305		
1 02381 6980	LOCAL	OTHER UTIL		52.70				
	Invoice Net			52.70				
	CHECK TOTAL			7,843.29				-----
4886 BO CO TREASURER FTO PA	00000	INV	11/24/2025	35983		184261		
1 082 6156	SI MEDICAL	SIMEDCLAIM		42,992.39				
	Invoice Net			42,992.39				
	CHECK TOTAL			42,992.39				-----
3793 BONNER COUNTY TREASURE	00000	INV	11/21/2025	NOV25A		184218		
1 00103 7850	TREASURER	SERV CHG		1,580.00				
	Invoice Net			1,580.00				
	CHECK TOTAL			1,580.00				-----

DETAIL INVOICE LIST

CASH ACCOUNT: 000 1002 TREASURER ACCT/WARRANT ACCT WARRANT: boc0926 11/25/2025 DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
965 CANON FINANCIAL SERVIC	00001	INV	11/24/2025	42153991		184302		
1 00124 9350	GIS	CAP - LEAS		64.00				
2 00124 6530	GIS	OFFICE		5.85				
	Invoice Net			69.85				
965 CANON FINANCIAL SERVIC	00001	INV	11/25/2025	42153998		184310		
1 004 9350	ELECTIONS	CAP - LEAS		164.00				
2 004 7420	ELECTIONS	REPEQUIP		78.51				
	Invoice Net			242.51				
965 CANON FINANCIAL SERVIC	00001	INV	11/25/2025	42153986		184331		
1 006 9350	DISTCT	CAP - LEAS		38.47				
	Invoice Net			38.47				
	CHECK TOTAL			350.83				-----
966 CANON USA INC	00001	INV	11/25/2025	6013911214		184329		
1 006 7410	DISTCT	REPOFFICE		6.04				
	Invoice Net			6.04				
	CHECK TOTAL			6.04				-----
5773 CENTRAL MACHINERY SALE	00001	INV	11/24/2025	WF02106		184240		
1 023 7040	SOL WASTE	REPAIR		1,668.00				
	Invoice Net			1,668.00				
	CHECK TOTAL			1,668.00				-----
186 CINTAS CORPORATION #60	00001	INV	11/20/2025	4247158479.2		184173		
1 038 7710	WATER	UNIFORMS		12.95				
	Invoice Net			12.95				
	CHECK TOTAL			12.95				-----
2592 CO-OP GAS AND SUPPLY C	00001	INV	11/21/2025	84144OCT25		184220		
1 00110 7000	BLDGGRD	GASOLINE		150.38				
2 00110 7010	BLDGGRD	DIESEL		152.00				
	Invoice Net			302.38				
2592 CO-OP GAS AND SUPPLY C	00001	INV	11/24/2025	30684		184234		
1 038 8650	WATER	TOOLSSML		65.98				
	Invoice Net			65.98				
	CHECK TOTAL			368.36				-----
2597 COPPER BAY CONSTRUCTIO	00001	INV	11/24/2025	31529		184231		
1 047 8995	GRANT	REC GRANTS		21,600.00				
	Invoice Net			21,600.00				
	CHECK TOTAL			21,600.00				-----
5946 CHRISTOPHER DAVIDSON	00000	INV	11/24/2025	11.11.25		184232		
1 00608 8590	DISTCTSECU	EQUIPMENT		31.50				
	Invoice Net			31.50				
	CHECK TOTAL			31.50				-----

DETAIL INVOICE LIST

CASH ACCOUNT: 000

1002

TREASURER ACCT/WARRANT ACCT

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
1089	DIRECT AUTOMOTIVE DIST 1 03457 7040	00001		INV SHERAUTO REPAIR Invoice Net	11/24/2025	01JA6363 215.37 215.37 CHECK TOTAL 215.37	184246	-----
4045	EDGEMERE GRANGE #355 1 00406 6770	00003		INV ELECT-NOV RENTALS Invoice Net	11/25/2025	NOV25 250.00 250.00 CHECK TOTAL 250.00	184309	-----
6506	MARIA G. ESCOBEDO-GONZ 1 006 7100	00001		INV DISTCT LEGAL Invoice Net	11/25/2025	314733 120.00 120.00 CHECK TOTAL 120.00	184332	-----
3192	EXBABYLON LLC 1 00115 8950	00001		INV TECHNOLOG SOFTWARE Invoice Net	12/05/2025	EXB108422 2,468.25 2,468.25 CHECK TOTAL 2,468.25	184269	-----
310	GALLS PARENT HOLDINGS 1 03453 7710	00001		INV SHERPATROL UNIFORMS Invoice Net	11/24/2025	033213363 536.17 536.17 CHECK TOTAL 536.17	184244	-----
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	111525SPO-BON-D 9,711.05 9,711.05	184225	
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	110825SPO-BON-IH 6,258.62 6,258.62	184226	
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	110125SPO-BON-C 10,573.56 10,573.56	184227	
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	101825SPO-BON-D 10,719.70 10,719.70	184228	
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	101125SPO-BON-IH 7,849.31 7,849.31	184229	
5868	GRAYMAR ENVIRONMENTAL 1 02381 7370	00002		INV LOCAL HOUSE HAZ Invoice Net	11/24/2025	100425SPO-BON-C 11,001.50 11,001.50 CHECK TOTAL 56,113.74	184230	-----
2219	GRIZZLY GLASS CENTER 1 024 6870	00001		INV TORT INS - DEDU Invoice Net	11/24/2025	WO H0177931 568.00 568.00	184272	

DETAIL INVOICE LIST

CASH ACCOUNT: 000

1002

TREASURER ACCT/WARRANT ACCT

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	568.00	-----
6336 HALI-BRITE INC	00001	INV	11/24/2025			43877	184295	
1 00355 7500	AIRSANDPT	REPAIRF				347.68		
	Invoice Net					347.68		
						CHECK TOTAL	347.68	-----
3816 HART INTERCIVIC INC	00001	INV	11/25/2025			INV003960	184308	
1 004 6720	ELECTIONS	SM ASSETS				6,212.55		
	Invoice Net					6,212.55		
						CHECK TOTAL	6,212.55	-----
1169 HEADSETS DIRECT INC.	00001	INV	11/24/2025			91291	184249	
1 00823 8590	911TECH	EQUIPMENT				321.48		
	Invoice Net					321.48		
						CHECK TOTAL	321.48	-----
4120 JOSTLEIN, CHRISTIAN	00001	INV	11/20/2025			Oct25	184217	
1 00127 6440	RISK MGMT	TRAVEL				320.74		
	Invoice Net					320.74		
						CHECK TOTAL	320.74	-----
6066 KELLEY CREATE CO	00001	INV	11/25/2025			IN2144524	184336	
1 006 7410	DISTCT	REPOFFICE				25.50		
	Invoice Net					25.50		
						CHECK TOTAL	25.50	-----
6485 LAURA M LEAVITT	00001	INV	11/25/2025			317477	184338	
1 006 7110	DISTCT	OTHER				100.00		
	Invoice Net					100.00		
						CHECK TOTAL	100.00	-----
558 MARY ANN KRAEMER	00001	INV	11/21/2025			266246	184222	
1 02381 7330	LOCAL	OPERATIONS				2,717.00		
	Invoice Net					2,717.00		
						CHECK TOTAL	2,717.00	-----
3044 MASTER'S TOUCH LLC THE	00001	CRM	11/21/2025			P97740	184223	
1 00103 8670	TREASURER	LABOR				-7,761.16		
	Invoice Net					-7,761.16		
3044 MASTER'S TOUCH LLC THE	00001	INV	11/21/2025			97740	184224	
1 00103 8670	TREASURER	LABOR				16,392.61		
	Invoice Net					16,392.61		
						CHECK TOTAL	8,631.45	-----
5148 MULTICARE CENTERS OF O	00001	INV	11/24/2025			161695	184274	
1 03450 6820	SHERADMIN	DRUGTESTIN				300.00		
	Invoice Net					300.00		

DETAIL INVOICE LIST

CASH ACCOUNT: 000

1002

TREASURER ACCT/WARRANT ACCT

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	300.00	-----
6504 MARIA VICTORIA JOHNSON	00001	INV	11/25/2025			314942	184340	
1 006 7110	DISTCT	OTHER				318.00		
	Invoice Net					318.00		
6504 MARIA VICTORIA JOHNSON	00001	INV	11/25/2025			315627	184341	
1 006 7110	DISTCT	OTHER				106.00		
	Invoice Net					106.00		
						CHECK TOTAL	424.00	-----
6018 GENUINE PARTS COMPANY	00001	INV	11/24/2025			258138	184235	
1 038 7040	WATER	REPAIR				37.32		
	Invoice Net					37.32		
6018 GENUINE PARTS COMPANY	00001	INV	11/24/2025			257775	184236	
1 038 7040	WATER	REPAIR				264.40		
	Invoice Net					264.40		
6018 GENUINE PARTS COMPANY	00001	INV	11/24/2025			257797	184237	
1 038 7040	WATER	REPAIR				259.21		
	Invoice Net					259.21		
						CHECK TOTAL	560.93	-----
602 NATIONAL SOFTWARE INC	00001	INV	11/24/2025			72605	184267	
1 00119 7110	PERSONNEL	OTHER				1,898.50		
	Invoice Net					1,898.50		
						CHECK TOTAL	1,898.50	-----
4743 NEWSOM, CHARLES	00000	INV	11/20/2025			NOV25	184174	
1 03461 6440	JAILDETENT	TRAVEL				104.00		
	Invoice Net					104.00		
						CHECK TOTAL	104.00	-----
2320 NORTH 40 OUTFITTERS	00001	INV	11/20/2025			50520/B	184215	
1 03453 8590	SHERPATROL	EQUIPMENT				69.95		
	Invoice Net					69.95		
						CHECK TOTAL	69.95	-----
1264 JD PIERCE INC	00000	INV	11/24/2025			615594	184304	
1 03473 7040	JUST-PA	REPAIR				289.97		
	Invoice Net					289.97		
						CHECK TOTAL	289.97	-----
5199 PRINOTH LLC	00001	INV	11/24/2025			2505008259	184238	
1 037 7040	EBSNOW	REPAIR				1,063.19		
	Invoice Net					1,063.19		
						CHECK TOTAL	1,063.19	-----
3696 REDWOOD TOXICOLOGY LAB	00001	INV	11/25/2025			015063202510	184342	

DETAIL INVOICE LIST

CASH ACCOUNT: 000 1002 TREASURER ACCT/WARRANT ACCT WARRANT: boc0926 11/25/2025 DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
	1 006 6820	DISTCT		DRUGTESTIN		10.50		
		Invoice Net				10.50		
						CHECK TOTAL	10.50	-----
6442 JAMES ROGERS		00000		INV 11/24/2025		NOV25	184268	
1 023 6450		SOL WASTE		MILEAGE		22.19		
		Invoice Net				22.19		
						CHECK TOTAL	22.19	-----
6334 SECURE COURT SOLUTIONS		00001		INV 11/25/2025		P-100536	184346	
1 005 6820		DRUGCT		DRUGTESTIN		100.00		
		Invoice Net				100.00		
						CHECK TOTAL	100.00	-----
3129 SUPER 1 FOODS		00001		INV 11/25/2025		06-4716950	184325	
1 006 8360		DISTCT		JURY MEALS		17.86		
		Invoice Net				17.86		
						CHECK TOTAL	17.86	-----
5364 TRINITY SERVICES GROUP		00001		INV 11/24/2025		3028800287	184257	
1 03462 7630		JAILKITCH		FOOD		6,299.08		
		Invoice Net				6,299.08		
						CHECK TOTAL	6,299.08	-----
1708 UNITED DATA SECURITY		00001		INV 11/24/2025		149831	184303	
1 03473 7110		JUST-PA		OTHER		45.50		
		Invoice Net				45.50		
						CHECK TOTAL	45.50	-----
1714 UNITED PARCEL SERVICE		00001		INV 11/24/2025		00001Y2V32475	184245	
1 03451 6750		SHERCLCREC		POSTAGE		204.82		
		Invoice Net				204.82		
						CHECK TOTAL	204.82	-----
6097 CAMELIA WEILL		00000		INV 11/24/2025		NOV25_2	184266	
1 023 6450		SOL WASTE		MILEAGE		33.46		
		Invoice Net				33.46		
						CHECK TOTAL	33.46	-----
3553 WEX BANK		00002		INV 11/24/2025		108782520	184255	
1 00123 7000		PLANNING		GASOLINE		487.02		
		Invoice Net				487.02		
						CHECK TOTAL	487.02	-----
3589 WILLAMETTE DENTAL		00001		INV 11/25/2025		ID29 December 2025	184307	
1 083 6154		SI DENTAL		SI DENTCLA		6,951.45		
		Invoice Net				6,951.45		

DETAIL INVOICE LIST

CASH ACCOUNT: 000

1002

TREASURER ACCT/WARRANT ACCT

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VENDOR	G/L ACCOUNTS	R	PO	TYPE	DUE DATE	INVOICE/AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	6,951.45	-----
5284	NORTHWEST FIBER LLC	00001		INV	11/20/2025	208-197-1279NOV25	184179	
	1 00823 6920	911TECH		TELEPHONE		4,716.75		
		Invoice Net				4,716.75		
5284	NORTHWEST FIBER LLC	00001		INV	11/20/2025	208-265-4256NOV25	184182	
	1 00115 6920	TECHNOLOG		TELEPHONE		24.58		
		Invoice Net				24.58		
5284	NORTHWEST FIBER LLC	00001		INV	11/20/2025	208-266-0196NOV25	184184	
	1 00115 6920	TECHNOLOG		TELEPHONE		99.53		
		Invoice Net				99.53		
5284	NORTHWEST FIBER LLC	00001		INV	11/20/2025	208-266-1608NOV25	184186	
	1 00115 6920	TECHNOLOG		TELEPHONE		172.70		
		Invoice Net				172.70		
5284	NORTHWEST FIBER LLC	00001		CRM	11/24/2025	208-266-1117NOV25	184263	
	1 00823 6920	911TECH		TELEPHONE		-90.04		
		Invoice Net				-90.04		
5284	NORTHWEST FIBER LLC	00001		INV	11/24/2025	208-265-5471NOV25	184264	
	1 00115 6920	TECHNOLOG		TELEPHONE		1,540.08		
		Invoice Net				1,540.08		
5284	NORTHWEST FIBER LLC	00001		INV	11/24/2025	208-189-0229NOV25	184265	
	1 00115 6920	TECHNOLOG		TELEPHONE		10,918.22		
		Invoice Net				10,918.22		
						CHECK TOTAL	17,381.82	-----
83 INVOICES			WARRANT TOTAL			214,708.28	214,708.28	

WARRANT SUMMARY

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

FUND	ORG	ACCOUNT	AMOUNT	AVLB BUDGET
001	00103	TREASURER/TAX COLL 001-03-00-000-7850-	SERVICE CHARGES	1,580.00 62,636.55
001	00103	TREASURER/TAX COLL 001-03-00-000-8670-	CONTRACTED LABOR	8,631.45 62,636.55
001	00110	FACILITIES 001-10-00-000-7000-	VEHICLES - FUEL, GASOL	150.38 46,837.63
001	00110	FACILITIES 001-10-00-000-7010-	VEHICLES - FUEL, DIESE	152.00 46,837.63
001	00115	TECHNOLOGY 001-15-00-000-6920-	UTILITIES - TELEPHONE	12,755.11 10,545.95
001	00115	TECHNOLOGY 001-15-00-000-8950-	SOFTWARE AND SOFTWARE S	2,468.25 10,545.95
001	00118	GENERAL FUND EXPEN 001-18-00-000-6930-	UTILITIES - ELECTRICIT	5,540.34 177,690.79
001	00118	GENERAL FUND EXPEN 001-18-00-000-6980-	UTILITIES - OTHER	1,293.22 177,690.79
001	00119	PERSONNEL 001-19-00-000-7110-	PROF. SVCS - OTHER	1,898.50 24,080.11
001	00123	PLANNING 001-23-00-000-7000-	VEHICLES - FUEL, GASOL	487.02 23,409.58
001	00124	GIS 001-24-00-000-6530-	SUPPLIES - OFFICE	5.85 12,858.29
001	00124	GIS 001-24-00-000-9350-	CAPITAL - LEASE EXPEND	64.00 66.00
001	00127	RISK MANAGEMENT 001-27-00-000-6440-	TRAVEL	320.74 496.60
			FUND TOTAL	35,346.86
003	00355	AIRPORT - SANDPOIN 003-55-00-000-6930-	UTILITIES - ELECTRICIT	299.61 48,889.85
003	00355	AIRPORT - SANDPOIN 003-55-00-000-6980-	UTILITIES - OTHER	38.52 48,889.85
003	00355	AIRPORT - SANDPOIN 003-55-00-000-7500-	REPAIRS/MAINT - AIRFIE	347.68 48,889.85
003	00356	AIRPORT - PRIEST R 003-56-00-000-6930-	UTILITIES - ELECTRICIT	140.37 11,179.86
003	00356	AIRPORT - PRIEST R 003-56-00-000-7430-	REPAIRS/MAINT - BLDGS/	119.24 11,179.86
			FUND TOTAL	945.42
004	004	ELECTIONS 004-00-00-000-6720-	SMALL ASSETS AND EQUIP	6,212.55 136,413.20
004	004	ELECTIONS 004-00-00-000-7420-	REPAIRS/MAINT - EQUIPM	78.51 136,413.20
004	004	ELECTIONS 004-00-00-000-9350-	CAPITAL - LEASE EXPEND	164.00 46.45
004	00406	ELECTION - NOVEMBE 004-00-06-000-6770-	RENTALS	250.00 136,413.20
			FUND TOTAL	6,705.06
005	005	DRUG COURT 005-00-00-000-6820-	DRUG TESTING	190.00 16,625.18
			FUND TOTAL	190.00
006	006	DISTRICT COURT 006-00-00-000-6820-	DRUG TESTING	10.50 69,286.69
006	006	DISTRICT COURT 006-00-00-000-7100-	PROF. SVCS - LEGAL	120.00 69,286.69
006	006	DISTRICT COURT 006-00-00-000-7110-	PROF. SVCS - OTHER	524.00 69,286.69
006	006	DISTRICT COURT 006-00-00-000-7410-	REPAIRS/MAINT - OFFICE	31.54 69,286.69
006	006	DISTRICT COURT 006-00-00-000-7430-	REPAIRS/MAINT - BLDGS/	257.54 69,286.69
006	006	DISTRICT COURT 006-00-00-000-8360-	JURY - MEALS	17.86 69,286.69
006	006	DISTRICT COURT 006-00-00-000-9350-	CAPITAL - LEASE EXPEND	38.47 538.36
006	00608	DISTRICT CT - CT S 006-00-08-000-8590-	EQUIPMENT	31.50 69,286.69
			FUND TOTAL	1,031.41
008	00823	911 TECHNOLOGY 008-00-23-000-6920-	UTILITIES - TELEPHONE	4,626.71 215,621.17
008	00823	911 TECHNOLOGY 008-00-23-000-8590-	EQUIPMENT	321.48 215,621.17
008	00824	911 REPEATER SITE 008-00-24-000-6580-	SUPPLIES - COMPUTER	22.04 215,621.17

WARRANT SUMMARY

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

FUND	ORG	ACCOUNT	AMOUNT	AVLB BUDGET
FUND TOTAL			4,970.23	
023	023	SOLID WASTE	023-00-00-000-6450-	TRAVEL - MILEAGE 55.65 532,298.62
023	023	SOLID WASTE	023-00-00-000-7040-	VEHICLES - REPAIR/MAIN 1,668.00 532,298.62
023	02381	SW - LOCAL	023-00-81-000-6980-	UTILITIES - OTHER 137.29 532,298.62
023	02381	SW - LOCAL	023-00-81-000-7330-	OPERATIONS 2,717.00 532,298.62
023	02381	SW - LOCAL	023-00-81-000-7370-	HOUSEHOLD HAZARDOUS WA 56,113.74 532,298.62
FUND TOTAL			60,691.68	
024	024	TORT	024-00-00-000-6870-	INSURANCE - DEDUCTIBLE 568.00 -5,492.68
FUND TOTAL			568.00	
034	03450	SHERIFF - ADMINIST	034-72-50-000-6820-	DRUG TESTING 300.00 56,904.68
034	03451	SHERIFF - CLERICAL	034-72-51-000-6530-	SUPPLIES - OFFICE 22.93 56,904.68
034	03451	SHERIFF - CLERICAL	034-72-51-000-6750-	POSTAGE 204.82 56,904.68
034	03453	SHERIFF - PATROL	034-72-53-000-7710-	UNIFORMS 536.17 56,904.68
034	03453	SHERIFF - PATROL	034-72-53-000-8590-	EQUIPMENT 22,600.95 56,904.68
034	03457	SHERIFF - AUTO SHO	034-72-57-000-7040-	VEHICLES - REPAIR/MAIN 215.37 56,904.68
034	03461	JAIL - DETENTION	034-78-61-000-6440-	TRAVEL 104.00 37,167.63
034	03462	JAIL - KITCHEN	034-78-62-000-7630-	FOOD 6,299.08 37,167.63
034	03473	JUSTICE - PROSECUT	034-73-00-000-7040-	VEHICLES - REPAIR/MAIN 289.97 66,543.64
034	03473	JUSTICE - PROSECUT	034-73-00-000-7110-	PROF. SVCS - OTHER 45.50 66,543.64
FUND TOTAL			30,618.79	
037	037	EAST BONNER SNOWMO	037-00-00-000-7040-	VEHICLES - REPAIR/MAIN 1,063.19 15,031.35
FUND TOTAL			1,063.19	
038	038	WATERWAYS	038-00-00-000-6930-	UTILITIES - ELECTRICIT 21.94 32,243.03
038	038	WATERWAYS	038-00-00-000-7040-	VEHICLES - REPAIR/MAIN 560.93 32,243.03
038	038	WATERWAYS	038-00-00-000-7710-	UNIFORMS 12.95 32,243.03
038	038	WATERWAYS	038-00-00-000-8650-	TOOLS & SMALL EQUIPMEN 65.98 32,243.03
FUND TOTAL			661.80	
047	047	GRANTS	047-00-00-000-8990-	GRANT EXPENDITURES 372.00 857,406.85
047	047	GRANTS	047-00-00-000-8995-	RECREATION GRANTS 21,600.00 857,406.85
FUND TOTAL			21,972.00	
082	082	SELF INSURED MEDIC	082-00-00-000-6156-	SELF INSURED MEDICAL C 42,992.39 -3,383,877.30
FUND TOTAL			42,992.39	
083	083	SELF INSURED DENTA	083-00-00-000-6154-	SELF INSURED DENTAL CL 6,951.45 -194,291.65

WARRANT SUMMARY

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

FUND ORG	ACCOUNT	AMOUNT	AVLB BUDGET
FUND TOTAL		6,951.45	
WARRANT SUMMARY TOTAL		214,708.28	
GRAND TOTAL		214,708.28	

DRAFT

WARRANT LIST BY VOUCHER

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
184173	186	CINTAS CORPORATION #606	4247158479.2		INV	11/20/2025	12.95	Uniforms
184174	4743	NEWSOM, CHARLES	NOV25		INV	11/20/2025	104.00	Per Diem for IAC 2025
184179	5284	NORTHWEST FIBER LLC	208-197-1279NOV25		INV	11/20/2025	4,716.75	9-1-1 TRUNK LINES
184182	5284	NORTHWEST FIBER LLC	208-265-4256NOV25		INV	11/20/2025	24.58	VAST FAX LINE
184184	5284	NORTHWEST FIBER LLC	208-266-0196NOV25		INV	11/20/2025	99.53	CLARK FORK SOLID WASTE
184186	5284	NORTHWEST FIBER LLC	208-266-1608NOV25		INV	11/20/2025	172.70	CLARK FORK R&B SHOP
184215	2320	NORTH 40 OUTFITTERS	50520/B		INV	11/20/2025	69.95	Ramble on Duffel Bag
184217	4120	JOSTLEIN, CHRISTIAN	Oct25		INV	11/20/2025	320.74	October 2025 mileage r
184218	3793	BONNER COUNTY TREASURER	NOV25A		INV	11/21/2025	1,580.00	BANK ANALYSIS FEES
184220	2592	CO-OP GAS AND SUPPLY CO	841440CT25		INV	11/21/2025	302.38	FAC FUEL
184221	1900	AVISTA UTILITIES	7159830000NOV25		INV	11/21/2025	84.59	SW UPLAND ELECTRICITY
184222	558	MARY ANN KRAEMER	266246		INV	11/21/2025	2,717.00	SW NEW SIGNS HOO AND H
184223	3044	MASTER'S TOUCH LLC THE	P97740		CRM	11/21/2025	-7,761.16	CREDIT FROM ESTIMATED
184224	3044	MASTER'S TOUCH LLC THE	97740		INV	11/21/2025	16,392.61	PRINTING & MAILING OF
184225	5868	GRAYMAR ENVIRONMENTAL SERVI	111525SPO-BON-D		INV	11/24/2025	9,711.05	SW HHW DUFORT 11142025
184226	5868	GRAYMAR ENVIRONMENTAL SERVI	110825SPO-BON-IH		INV	11/24/2025	6,258.62	SW HHW IHILL 11/7/2025
184227	5868	GRAYMAR ENVIRONMENTAL SERVI	110125SPO-BON-C		INV	11/24/2025	10,573.56	SW HHW COLBURN 1101202
184228	5868	GRAYMAR ENVIRONMENTAL SERVI	101825SPO-BON-D		INV	11/24/2025	10,719.70	SW HHW DUFORT 10182025
184229	5868	GRAYMAR ENVIRONMENTAL SERVI	101125SPO-BON-IH		INV	11/24/2025	7,849.31	SW HHW IHILL 10112025
184230	5868	GRAYMAR ENVIRONMENTAL SERVI	100425SPO-BON-C		INV	11/24/2025	11,001.50	SW HHW COLBURN 1004202
184231	2597	COPPER BAY CONSTRUCTION INC	31529		INV	11/24/2025	21,600.00	Priest Lk Navigation P
184232	5946	CHRISTOPHER DAVIDSON	11.11.25		INV	11/24/2025	31.50	Glow sticks, bracelets
184234	2592	CO-OP GAS AND SUPPLY CO	30684		INV	11/24/2025	65.98	Tools
184235	6018	GENUINE PARTS COMPANY	258138		INV	11/24/2025	37.32	F550
184236	6018	GENUINE PARTS COMPANY	257775		INV	11/24/2025	264.40	F550

WARRANT LIST BY VOUCHER

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
184237	6018	GENUINE PARTS COMPANY	257797		INV	11/24/2025	259.21	F550
184238	5199	PRINOTH LLC	2505008259		INV	11/24/2025	1,063.19	Parts
184239	1900	AVISTA UTILITIES	0727737636NOV25		INV	11/24/2025	1,074.22	521 S. DIVISION (COUNT
184240	5773	CENTRAL MACHINERY SALES INC	WF02106		INV	11/24/2025	1,668.00	SW SW017 500HOUR SERVI
184242	1900	AVISTA UTILITIES	5555200000NOV25		INV	11/24/2025	237.82	PROSECUTOR 127 S. FIRS
184243	1900	AVISTA UTILITIES	6555200000NOV25		INV	11/24/2025	267.00	PROSECUTOR 127 S. FIRS
184244	310	GALLS PARENT HOLDINGS LLC	033213363		INV	11/24/2025	536.17	Uniform Shirts
184245	1714	UNITED PARCEL SERVICE	00001Y2V32475		INV	11/24/2025	204.82	Shipping Charges
184246	1089	DIRECT AUTOMOTIVE DISTRIBUT	01JA6363		INV	11/24/2025	215.37	Airbag Sensors
184247	4700	AMAZON CAPITAL SERVICES INC	19NL-HCNY-RDHY		INV	11/24/2025	22.04	USB Programming Cable
184248	4700	AMAZON CAPITAL SERVICES INC	1WTR-QJ7K-RFFJ		INV	11/24/2025	22.93	Extension Cords
184249	1169	HEADSETS DIRECT INC.	91291		INV	11/24/2025	321.48	Mono Headsets
184250	1900	AVISTA UTILITIES	7555200000NOV25		INV	11/24/2025	247.30	PROSECUTOR 127 S. FIRS
184252	1900	AVISTA UTILITIES	0861150000NOV25		INV	11/24/2025	5,007.22	ADMIN BLDG 1500 HWY 2
184253	1900	AVISTA UTILITIES	1108050000NOV25		INV	11/24/2025	35.52	SDPT AIRPORT WEATHER O
184254	1900	AVISTA UTILITIES	2877230000NOV25		INV	11/24/2025	20.34	SDPT AIRPORT NORTH HAN
184255	3553	WEX BANK	108782520		INV	11/24/2025	487.02	PLANNING FUEL NOV25
184256	1900	AVISTA UTILITIES	6239320000NOV25		INV	11/24/2025	20.20	SANDPOINT AVIATION NDB
184257	5364	TRINITY SERVICES GROUP INC	3028800287		INV	11/24/2025	6,299.08	Inmate/Juvenile Meals
184258	1900	AVISTA UTILITIES	6865650000NOV25		INV	11/24/2025	85.23	SDPT AIRPORT APPROACH
184259	1900	AVISTA UTILITIES	0569720000NOV25		INV	11/24/2025	124.93	SDPT AIRPORT GLANTZ EQ
184260	1900	AVISTA UTILITIES	0658340000NOV25		INV	11/24/2025	51.91	SDPT AIRPORT GATE 1100
184261	4886	BO CO TREASURER FTO PACIFIC	35983		INV	11/24/2025	42,992.39	PS Medical and Pharmac
184263	5284	NORTHWEST FIBER LLC	208-266-1117NOV25		CRM	11/24/2025	-90.04	CLARK FORK ALARM/TELEM

WARRANT LIST BY VOUCHER

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
184264	5284	NORTHWEST FIBER LLC	208-265-5471	NOV25	INV	11/24/2025	1,540.08	NON-EMERGENCY PHONE LI
184265	5284	NORTHWEST FIBER LLC	208-189-0229	NOV25	INV	11/24/2025	10,918.22	BONNER COUNTY SUMMARY
184266	6097	CAMELIA WEILL	NOV25_2		INV	11/24/2025	33.46	SW TRAVEL MILEAGE
184267	602	NATIONAL SOFTWARE INC	72605		INV	11/24/2025	1,898.50	2025 1095C Outsource S
184268	6442	JAMES ROGERS	NOV25		INV	11/24/2025	22.19	SW TRAVEL MILEAGE
184269	3192	EXBABYLON LLC	EXB108422		INV	12/05/2025	2,468.25	JSTORMS-Exbabylon-M365
184270	1900	AVISTA UTILITIES	3453950000	NOV25	INV	11/24/2025	21.94	LAKEVIEW AREA LIGHT
184271	1900	AVISTA UTILITIES	1134230000	NOV25	INV	11/24/2025	140.37	PRIEST RIVER AIRPORT H
184272	2219	GRIZZLY GLASS CENTER	WO H0177931		INV	11/24/2025	568.00	windshield 20251113993
184273	1869	APPLIED CONCEPTS INC.	467909		INV	11/24/2025	22,531.00	Radar Units
184274	5148	MULTICARE CENTERS OF OCCUPA	161695		INV	11/24/2025	300.00	Drug Screens
184295	6336	HALI-BRITE INC	43877		INV	11/24/2025	347.68	WINDSOCKS
184296	55	ALBENI FALLS BUILDING SUPPL	943005		INV	11/24/2025	119.24	LIGHTS
184301	1900	AVISTA UTILITIES	3650641944	NOV25	INV	11/24/2025	372.00	Service @227 S. First
184302	965	CANON FINANCIAL SERVICES IN	42153991		INV	11/24/2025	69.85	GIS Canon Printer
184303	1708	UNITED DATA SECURITY	149831		INV	11/24/2025	45.50	Inv. #149831 - Documen
184304	1264	JD PIERCE INC	615594		INV	11/24/2025	289.97	Inv. #615594 - LBFJC V
184305	1900	AVISTA UTILITIES	7159830000	OCT25	INV	11/25/2025	52.70	SW UPLAND ELECTIRICTY
184307	3589	WILLAMETTE DENTAL	ID29	December 2025	INV	11/25/2025	6,951.45	Willamette December Pr
184308	3816	HART INTERCIVIC INC	INV003960		INV	11/25/2025	6,212.55	Backup Central Server
184309	4045	EDGEMERE GRANGE #355	NOV25		INV	11/25/2025	250.00	Facility Rental for 11
184310	965	CANON FINANCIAL SERVICES IN	42153998		INV	11/25/2025	242.51	2YJ45260 Contract & Us
184325	3129	SUPER 1 FOODS	06-4716950		INV	11/25/2025	17.86	Jury Food
184327	1817	ALSCO	LSPO2885497		INV	11/25/2025	257.54	Entry Mat Maintenance
184329	966	CANON USA INC	6013911214		INV	11/25/2025	6.04	Copier Maintenance Cou

WARRANT LIST BY VOUCHER

WARRANT: boc0926 11/25/2025

DUE DATE: 12/31/2025

VOUCHER	VENDOR	VENDOR NAME	INVOICE	PO	TYPE	DUE DATE	AMOUNT	COMMENT
184331	965	CANON FINANCIAL SERVICES IN	42153986		INV	11/25/2025	38.47	Copier Lease Courtroom
184332	6506	MARIA G. ESCOBEDO-GONZALEZ	314733		INV	11/25/2025	120.00	Interpreter CR09-25-42
184336	6066	KELLEY CREATE CO	IN2144524		INV	11/25/2025	25.50	Copier Courtroom 4 - B
184338	6485	LAURA M LEAVITT	317477		INV	11/25/2025	100.00	Interpreter CR09-25-42
184340	6504	MARIA VICTORIA JOHNSON	314942		INV	11/25/2025	318.00	Interpreter CV09-25-01
184341	6504	MARIA VICTORIA JOHNSON	315627		INV	11/25/2025	106.00	Interpreter CR09-25-42
184342	3696	REDWOOD TOXICOLOGY LABORATO	015063202510		INV	11/25/2025	10.50	Drug Testing
184343	6228	AVERTEST	S-INV057849		INV	11/25/2025	90.00	Drug Testing
184346	6334	SECURE COURT SOLUTIONS LLC	P-100536		INV	11/25/2025	100.00	CAM Bracelet CR09-24-3
WARRANT TOTAL							214,708.28	

** END OF REPORT - Generated by Nichole Janes **



Bonner County Clerk

Michael W. Rosedale

Clerk of the District Court
Ex-Officio Auditor & Recorder
Clerk of the Board of County Commissioners
Chief Elections Officer

December 2, 2025

Memorandum

Auditing
Item 2

To: Commissioners

From: Auditing

Re: 2025 Budget Cleanup

After year-end accruals were completed, five budgets were found to be over budget. Four reflected "D" budget expenditures beyond the manager's control. The fifth, the Health District budget, exceeded appropriations because the revised Health District budget—and the associated increase in Bonner County's contribution—was not communicated to my office by the previous Board of Commissioners.

This resolution rectifies all these overages with use of our General Fund Statutory Contingency in the amount of 41,606.34. Our current balance in that account is \$344,361...more than enough. A unanimous vote is required.

Auditing Review:

Email is attached verifying that auditing has verified that the funds to cover this item are within the budget; this is required for any expenditure/budget adjustment request.

Risk Review:

If applicable, email is attached verifying that all Risk questions/concerns have been resolved and that it has been approved. This includes new equipment/assets to be insured or contracts requiring insurance for review.

Legal Review:

Email is attached verifying that all legal questions/concerns have been resolved and that it has been approved.

Distribution: _____

Original to BOCC

Copy to Auditing

A suggested motion would be: **Based on the information before us I move**

To authorize the Clerk to open the 2025 General Fund Statutory Reserve Budget and decrease line item 00112-7860 (General Fund 5% Statutory Reserve) in the amount of \$41,606.34 and open:

- Purchasing's budget and increase line item 00104-6120 (Retirement) in the amount of \$510.36;
- Veterans Services' budget and increase line item 00122-6150 (Medical Insurance) in the amount of \$3,818.67;
- Risk's budget and increase line item 00127-6150 (Medical Insurance) in the amount of \$12,663.75;
- Juvenile Detention's budget and increase line item 00661-6120 (Retirement) in the amount of \$8,310.56;
- Health District's budget and increase line item 011-8750 (Contracts Misc.) in the amount of \$16,303.00.

Recommendation Acceptance: ☐ yes ☐ no

Brian Domke, Chair

Date

RESOLUTION #25-_____

Budget Adjustment Authorization

WHEREAS, Idaho Code 31-1605 provides that in the event of any unforeseen contingency arising, which could not reasonably have been foreseen at the time of making the budget, and which shall require the expenditure of money not provided for in the budget, the Board of County Commissioners, by unanimous vote thereof, shall have the right to make an appropriation from the statutory reserves to the office, department, service, agency or institution in which said contingency arises, in such amount as shall be determined by resolution of said Board, and

WHEREAS, Purchasing overspent its overall 2025 budget in the amount of approximately \$510.36 due to "D" (health and retirement benefits) budget items running over that are not in the control of Purchasing and,

WHEREAS, Veterans Services overspent its overall 2025 budget in the amount of approximately \$3,818.67 due to "A" (Salaries) and "D" (health and retirement benefits) budget items running over that are not in the control of Veterans Services and,

WHEREAS, Risk overspent its overall 2025 budget in the amount of approximately \$12,663.75 due nearly entirely to "D" (health and retirement benefits) budget items running over that are not in the control of Risk and,

WHEREAS, Juvenile Detention overspent its overall 2025 budget in the amount of approximately \$8,310.56 due nearly entirely to "D" (health and retirement benefits) budget items running over that are not in the control of Risk and,

WHEREAS, Health District overspent its overall 2025 budget in the amount of approximately \$16,303.00 due to the required dollar amount not being reported to Auditing prior to the adoption of the budget and,

WHEREAS, these excess amounts were not reasonably foreseeable at the time the budget was set in the fall of 2024, and

WHEREAS, I.C. 31-1605 authorizes budget adjustments for the receipt of unscheduled revenue provided there is no increase in anticipated property taxes, and

WHEREAS, funds in the amount of \$41,606.34 have been identified in FY2025's 00112-7860 (General Fund Statutory Contingency) as unspent budgetary authority and therefore revert to the category of unscheduled revenue for budgetary purposes and is available for a budget adjustments to the aforementioned budgets,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Bonner County, Idaho authorizes the Clerk to open the 2025 General Fund Statutory Reserve

Budget and decrease line item 00112-7860 (General Fund 5% Statutory Reserve) in the amount of \$41,606.34 and open:

- Purchasing's budget and increase line item 00104-6120 (Retirement) in the amount of \$510.36;
- Veterans Services' budget and increase line item 00122-6150 (Medical Insurance) in the amount of \$3,818.67;
- Risk's budget and increase line item 00127-6150 (Medical Insurance) in the amount of \$12,663.75;
- Juvenile Detention's budget and increase line item 00661-6120 (Retirement) in the amount of \$8,310.56;
- Health District's budget and increase line item 011-8750 (Contracts Misc.) in the amount of \$16,303.00.

The foregoing was duly enacted as a Resolution, by the Board of County Commissioners of Bonner County, Idaho, by *unanimous vote* on the _____ day of _____, 2025.

BOARD OF BONNER COUNTY COMMISSIONERS

Brian Domke, Chairman

Asia Williams, Commissioner

Ron Korn, Commissioner

ATTEST: Michael W. Rosedale

By _____
, Deputy Clerk



ENGINEERING DEPARTMENT

521 S. Division St., Suite 219· Sandpoint, ID 83864 · Phone: (208) 255-5681

December 2, 2025

Memorandum

Engineering
Item #1

To: Commissioners

From: Spencer Ferguson, Manager

Re: Request for Qualifications for the Administration Building 1st Floor Remodel Project

The Engineering Department would like to request permission to obtain qualifications from interested architectural consulting firms to furnish design and construction documents for the Administration Building 1st Floor Remodel project.

The Engineering Department intends to obtain qualifications from no less than (3) architectural consulting firms. Qualifications are required to be submitted to the Bonner County Commissioners' office at 1500 Highway 2, Suite 308, Sandpoint, ID 83864 no later than 3:00pm on Wednesday, January 14, 2026.

Distribution: Original to BOCC

Email copy to Spencer Ferguson and Jedediah Sachse

____ Legal Review



APPROVED
____ Risk Review



APPROVED

____ Auditing Review

Suggested Motion: Mr. Chairman based on the information before us I move that the County authorize the Engineering Department to obtain qualifications from no less than (3) interested architectural firms to furnish design documents for the Bonner County Administration Building 1st Floor Remodel Project.

Recommendation Acceptance: ☐ yes ☐ no _____
Brian Domke, Chairman

Date: _____

**ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS FOR BONNER
COUNTY ADMINISTRATION BUILDING FIRST FLOOR REMODEL**

OBJECTIVE/SCOPE OF WORK DESIRED

Bonner County is soliciting a statement of qualifications from individuals and firms interested in providing architectural services for a remodel of the first floor of the Bonner County Administrative Building.

A detailed Request for Qualifications (RFQ) information packet including general information, requested services, exhibit, and evaluation process can be obtained by contacting engineeringgroup@bonnercountyid.gov.

LIMITATIONS

The County reserves the right to change the solicitation schedule or issue amendments to the solicitation at any time. The County reserves the right, at its sole discretion, to waive immaterial irregularities contained in the solicitation. The County reserves the right to refrain from contracting with any respondent.

INSTRUCTIONS FOR SUBMITTING PROPOSALS

Qualifications should be submitted to the Bonner County Board of Commissioners, 1500 Highway 2, Suite 308, Sandpoint, ID 83864. The deadline for submitting bids is **January 14, 2026, by 3:00 P.M.** (prevailing local time). No qualifications will be accepted after the deadline.

Questions pertaining to this project can be directed to:

Spencer Ferguson
Bonner County Engineering Department
521 S. Division St., Suite 219
Sandpoint, Idaho 83864
(208) 255-5681 Ext 2121

Dated this 2nd day of December, 2025

Spencer Ferguson, Engineering Department

Published: Bonner County Daily Bee & Coeur d'Alene Press
Publish Dates: December 6, 2025 and December 13, 2025



Bonner County Engineering Department

521 South Division St., Suite 219 ~ Sandpoint, Idaho 83864-1303

Phone (208) 255-5681 ~ Fax (208) 263-9469 ~ www.bonnercountyid.gov

REQUEST FOR QUALIFICATIONS OF ARCHITECTURAL SERVICES FOR BONNER COUNTY ADMINISTRATION BUILDING FIRST FLOOR REMODEL

The Bonner County Engineering Department is inviting interested architectural firms to submit their qualifications for architectural and engineering services to assist the County in design and construction of a new Treasurer's Office in the existing Suite 101 of the County Administration Building. The Architect selected will work with the County to develop design documents and oversee construction of a new Treasurer's Office and remodel an existing office area for relocation of the GIS department. The proposed project site is located at 1500 Highway 2, Sandpoint, Idaho.

This Request for Qualifications does not commit the County to award a contract, to pay any cost incurred in the preparation of the submittal, or to procure or contract for services. The County reserves the right to negotiate with all qualified respondents, or to cancel in part or in its entirety this Request for Qualifications, if it is in the best interest of the County to do so.

BACKGROUND

Bonner County intends to relocate four departments located within the Bonner County Administration Building to other areas of the building. This project requires office planning, remodeling, and coordination to effectively relocate these departments with minimal disruption to public services.

SCOPE OF WORK

1. The selected Architect(s) will be required to perform the architectural and engineering services to be specified more fully in a contract agreement and to be negotiated after selection. The contract agreement will provide for payment for phases of work completed with options to proceed through all phases or to discontinue work as the circumstances may dictate. Upon selection of a firm with whom negotiations will proceed, a Scope of Work will be developed. However, the County reserves the right to include additional project elements in the initial or subsequent professional services agreements as the County may (in its sole discretion) deem appropriate. The Architect will also be required to identify and select the appropriate sub-consultants; however, the County reserves the right to approve proposed sub-consultants that will be associated with the Project.

2. The Architect will coordinate and cooperate fully with the County Project Manager and Engineering Department as necessary during the project design and construction. Initial planning phase cost estimates will be provided by the selected Architect.

RESPONSES

Responses to this RFQ must include the following:

1. Firm's name, address, telephone and email addresses;
2. The experience and qualifications of staff to be assigned to the project;
3. A description of the firm's prior experience, including up to (3) similar projects, location, total cost, and name of a local official knowledgeable regarding the firm's performance;
4. A description of the firm's anticipated availability during the term of the project;
5. Proposed work plan and schedule of activities.

SELECTION PROCESS

The selection committee shall be comprised of the Director Public Works, the Manager of the Engineering Department and may include select members of County staff. Submittals will be evaluated and ranked with the following weighted criteria:

- | | |
|---|-----|
| 1. Qualifications of professional personnel to be assigned to project | 30% |
| 2. Related experience on similar projects | 30% |
| 3. Capability to meet time and project budget requirements | 20% |
| 4. Present and projected workloads | 10% |
| 5. Consulting firms location | 10% |

If the shortlist established via the above ranking includes more than one firm, the Selection Committee may request a presentation and interview from the shortlist of prospective consultants. The award will be made to the most qualified firm whose RFQ submission and interview (if applicable) is deemed most advantageous to the County.

The applicants may be disqualified for any of the following reasons:

- The applicant is involved in litigation against the County;
- The applicant has other obligations which present a conflict of interest.

POINTS OF CONTACT

Questions and response should be directed to:

Jed Sachen
Staff Engineer
Jedediah.Sachen@bonnercountyid.gov
208-290-5681 Ext 2239

Spencer Ferguson
Manager Engineering Department
Spencer.Ferguson@bonnercountyid.gov
208-255-5681 Ext 2121

DEADLINE AND DELIVERY LOCATION

RFQ submissions must be received at Bonner County Board of Commissioners, 1500 Highway 2, Suite 308, Sandpoint, ID 83864, and time stamped by **3:00pm on Wednesday, January 14, 2026.**

Responses received later than the specified date will not be considered.

Applicants shall submit (3) copies of their qualifications packet. Qualifications packets shall be submitted in an envelope with the applicant's company name and address along with the project name "Bonner County - Request for Administration Building 1st Floor Remodel".

The County reserves the right to reject any and all proposals, to revise or to waive formalities which do not affect the essential fairness of the bidding process and to review the proposals to determine which is best for Bonner County. Unsuccessful respondents will be notified as soon as possible. Should the County and the prospective consultant fail to reach a contractual agreement, the County reserves the right to negotiate a contract with any other finalist.

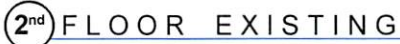
Dated December 2, 2025.

Bonner County Board of Commissioners

BRIAN DOMKE

RON KORN

ASIA WILLIAMS



☐ : DEPARTMENT TO BE RELOCATED



 : RELOCATED DEPARTMENT

DATE 10/17/2025
DRAWN BY JS
CHECKED BY SF
FILE NAME
2025 Admin Building Floorplans
- RFG E-Plan.dwg
SHEET 1 OF 1

November 20, 2025

Planning
Item #1



Bonner County

Planning

Memorandum

To: Commissioners

From: Planning

Re: Zoning Interpretation

The property owner of the subject property has applied for a Conditional Use Permit. The official zoning map on the GIS digital zoning layer indicates the parcel is split zoned between Recreation and Suburban, see the attached map for more details. The Conditional Use Permit cannot be processed given the zoning discrepancies on the property. The property owner has requested that the BOCC interpret the zoning map via BCRC 12-315(H).

Auditing Review: n/a

Risk Review: n/a

Legal Review: n/a

Distribution: Original to BOCC

Copy to

A suggested motion would be: **Based on the information before us I move**

Motion to interpret as zoned Recreation:

The Board of County Commissioners exercise its authority via BCRC 12-315(H) to interpret the zoning boundary on RP0023401002B0AA to be entirely zoned Recreation and that there are mapping discrepancies that will be correct by the County in the future.

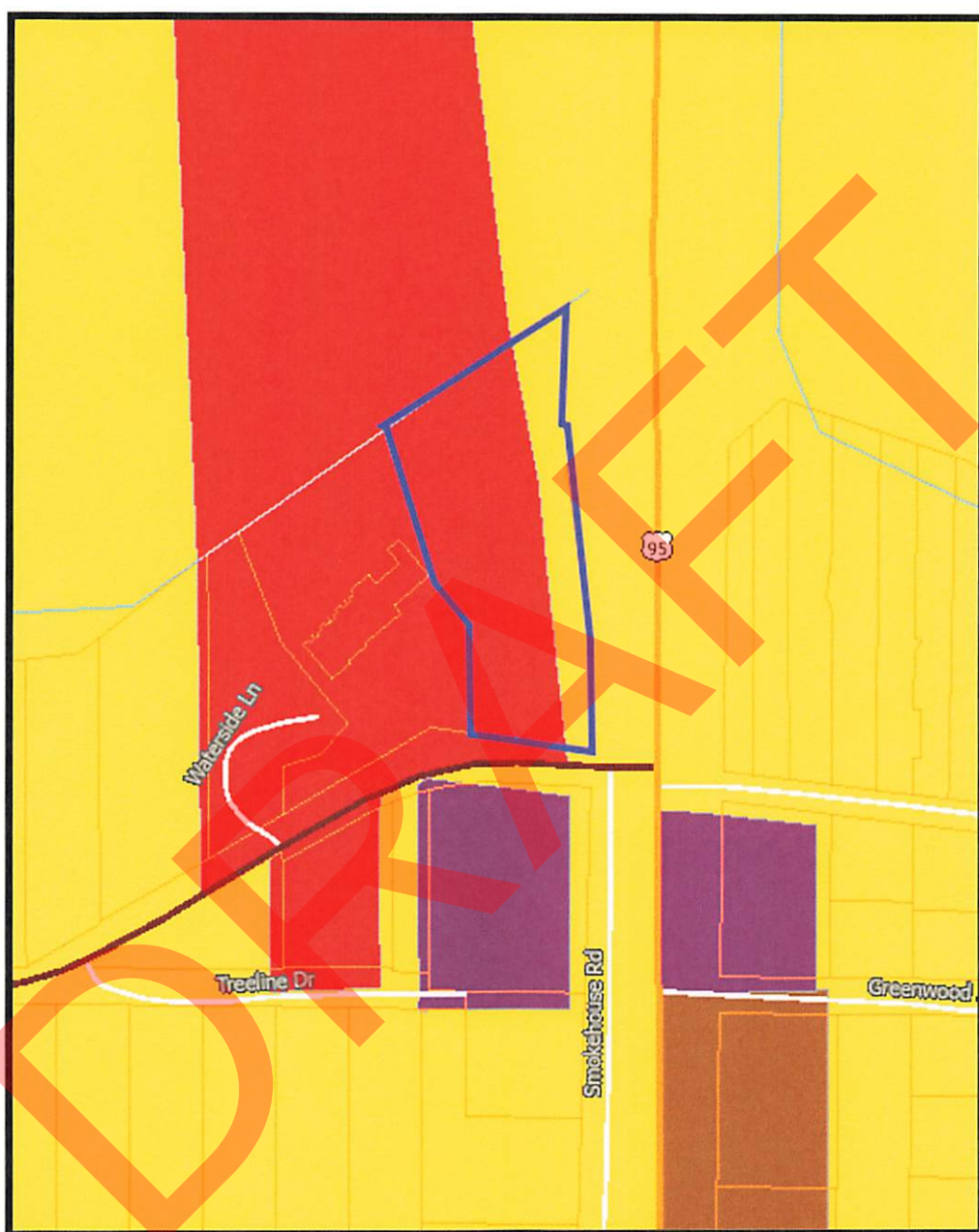
Motion to interpret as split zoned:

The Board of County Commissioners exercise its authority via BCRC 12-315 H to interpret the zoning boundary on RP0023401002B0AA to be zoned Recreation and Suburban as shown on the official zone map.

Recommendation Acceptance: ☐ yes ☐ no

Brian Domke, Chair

Date





Bonner County

Planning Department

December 2, 2025

Memorandum

Planning
Item # 2

To: Commissioners

From: Kyle Snider, Planner

Re: Final Plat, SS0003-22, Lochlyn Estates Subdivision

The above referenced plat is requesting to divide one (1) 70-acre parcel into seven (7) approximately 10-acre lots. The property is zoned Agricultural/Forestry 10. The project is located off Kelso Woods Drive and Contour Lane, both privately owned and maintained roads in Section 21, Township 54 North, Range 03 West, Boise-Meridian, Idaho. The lots will be served by individual well and individual septic systems. The preliminary plat was approved by Bonner County on January 06, 2025.

The conditions of approval for this file have been completed. Notes and easements required by plat approval are shown on the final plat.

Auditing Review: N/A

Risk Review: N/A

Legal Review: N/A

Distribution: _____ Original to BOCC

_____ Copy to: Alex Feyen, Janna Brown

A suggested motion would be: I move to approve the final plat of Lochlyn Estates Subdivision, Planning File No. SS0003-22 and authorize the chair to sign the final plat.

Recommendation Acceptance: ☐ Yes ☐ No

Brian Domke, Chair

Date

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



Short Plat Administrative Decision Letter

January 06, 2023

Lochlyn Estates LLC,
Robert C. E. Polocz Jr., Manager
105 Vermeer Drive, #227,
Ponderay, ID 83852

**Subject: Short Plat SS0003-22 Lochlyn Estates:
Preliminary Plat Administrative Decision Letter**

Encl: A copy of Approved Preliminary Plat

Dear Robert,

The referenced application is hereby administratively **approved with conditions** as of the date of this letter.

The applicant or interested parties had 10 days from the date of the issuance of the staff report to provide written comment in response. As of the date of this decision letter several comments have been received in response to this project in the ten-day comment period since the release of the staff report. The ordinance and standards used in evaluating the application, the Findings of Facts, the Conclusions of Law and the Conditions of Approval imposed are as follows:

Applicable Bonner County Revised Code Standards:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-264	Administrative Exceptions
BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-612.A	Replatting Required
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-627	Subdivisions in the Commercial and Rural Service Center Districts

BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Findings of Facts:

1. The site (parcel no. RP54N03W210650A) consists of approximately 70 acres of unplatted land, zoned Agricultural/Forestry 10.
2. The parcel has access to the Kelso Lake Road via Kelso Woods Drive, a County owned and privately maintained public right-of-way, per plat of Kelso Lake Woods subdivision, recorded on March 27, 1985 at Instrument No. 300775 in Bonner County records. The status of this road – public or private – has been contested in some of the public comments received in response to this project.
3. The site has in indirect access to the Kelso Lake Road via Kelso Woods Drive. Kelso Lake Road is a County owned and maintained public right-of-way with a speed limit of 40 miles per hour and treated with gravel.
4. Site contains slopes of over 30% grade. Per BCRC 12-7.6, the applicant has submitted a geotechnical engineering report dated November 11, 2022, prepared by Jerry R. Weed, an Idaho state licensed engineer for improvements along Kelso Woods Drive and Lochlyn Lane, the proposed private road.
5. Site contains approximately 1500 lineal foot of an intermittent stream. It also contains PFO1C and PSS1C freshwater forested/ shrub mapped wetlands. The PSS1C freshwater forested/ shrub wetlands run along an intermittent stream through the subject site. The applicant submitted a professional wetland delineation prepared by T-O Engineers, dated May 24, 2022 at the time of application, per BCRC 12-7.3. Per BCRC 12-714.B, shoreline vegetation buffer management areas along the wetlands present on the site have been delineated on the proposed plat.
6. Site is not within floodway and is located within Special Flood Hazard Area X, per FIRM Panel 16017C1150E, effective November 18, 2009. This project would not require any further floodplain review.
7. No critical wildlife habitat areas on the site identified by any local, state or federal agencies.

8. The proposed lots will be served by individual wells, individual septic systems and Northern Lights, Inc. The site is located within Timberlake Fire District, Lake Pend Oreille School District #84, Pend Oreille Hospital District and Bonner County Ambulance District.
9. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code standards, subject to Conditions of Approval. See staff review above and the conditions of approval below.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

- Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
- Conclusion 2:** The site **is** physically suitable for the proposed development.
- Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
- Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
- Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
- Conclusion 6:** The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
- Conclusion 7:** The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
- Conclusion 8:** The proposed subdivision **is** in accord with the Bonner County Comprehensive Plan.

Conditions of Approval:

1. The parcel has access to the Kelso Lake Road via Kelso Woods Drive, a County owned and privately maintained public right-of-way, per plat of Kelso Lake Woods subdivision, recorded on March 27, 1985 at Instrument No. 300775 in Bonner County records. The status of this road – public or private – has been contested in some of the public comments received in response to this project. The status of this road, thus, remains unclear. **The applicant, therefore, shall request for validation of Kelso Woods Drive as a public right-of-way from the Board of County Commissioners through a process of public hearing as instructed by Idaho**

State Code Title 40, Chapter 2 General Provisions, Sections 40-203A Validation of County or Highway District System Highway or Public Right-of-Way, prior to the submission of final plat.

2. Per BCRC 12-624.B, the proposed private road shall be constructed to private road standards set forth in Appendix A of BCRC Title 12. The applicant submitted road design plans and storm water management plans dated September 29, 2022 prepared by Kyle B. Cotton, an Idaho state licensed engineer. The applicant also submitted a road maintenance declaration with an exhibit of the legal description of the premises. These improvement plans for the private road and storm water management were approved by Bonner County per review memo dated October 12, 2022. The applicant shall also comply with any subsequent modification of these plans approved by Bonner County upon further review of the project, if needed.
3. Upon review of the validation request for Kelso Woods Drive by the Board of County Commissioners, if the road is validated as a public right-of-way, the applicant is required to make improvements to the road per Bonner County Road and Bridge Department's memo dated October 07, 2022 if Kelso Woods Drive is validated as a public right-of-way by the Board of County Commissioners. The applicant shall also comply with any subsequent modification made to these comments by the Bonner County Road and Bridge Department upon further review of the project, if needed.
4. Upon review of the validation request for Kelso Woods Drive by the Board of County Commissioners, if Kelso Woods Drive is not validated as a public right-of-way, the applicant shall submit to the Bonner County Planning Department – plans for improvement of Kelso Woods Drive in compliance with Bonner County Revised Code, Title 12, Appendix A – Private Road Standards.
5. Per BCRC 12-642.B.11, the proposed plat shall include a statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications.
6. Per BCRC 12-644.A, an improvements plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, streetlighting, etc., as required, and in accord with the requirements contained in BCRC Title 2.
7. Per BCRC 12-644.B, applicant's engineer shall provide inspection reports for County Engineer's review and final inspections.

8. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
9. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
10. Per BCRC 12-648.A, the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
11. Per BCRC 12-648.B, final plat must conform to the final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647.
12. Per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning Department. The digital copy submission shall not substitute for any contents of the final plat listed above.
13. Per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.
14. Per BCRC 12-7.2, the applicant submitted road design plans and storm water management plans prepared by Kyle B. Cotton, an Idaho state licensed engineer. The stormwater management plans were approved by Bonner County per review memo dated October 12, 2022. The applicant shall also comply with any subsequent modification of these plans approved by Bonner County upon further review of the project, if needed.
15. Per BCRC 12-7.6, the applicant has submitted a geotechnical engineering report dated November 11, 2022, prepared by Jerry R. Weed, an Idaho state licensed engineer for improvements along Kelso Woods Drive and Lochlyn Lane, the proposed private road. This report shall be reviewed by Bonner County in accordance with Bonner County Revised Code.

Modifications to the geotechnical analysis may be required upon review of the report. The applicant shall comply with these plans, if approved as submitted or with the subsequent modifications as determined by Bonner County.

NOTE: Any determination made by the Planning Director or his designee in the administration of this decision may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) calendar days from the date of this determination. (BCRC 12-651.H).

Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(3)).

Please contact this department if you have any questions.

Sincerely,



Jacob Gabell,
Planning Director

January 06, 2023
Date

LOCHLYN ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY,
IDAHO

SURVEYOR'S CERTIFICATE

I, SPENCER MCCUTCHEON, PLS 20007, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



SPENCER MCCUTCHEON
PLS NO. 20007
DATE OF PLAT: 8-24-2022

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. E. POLOCZ, JR. AND SANDY L. EDDY POLOCZ, MANAGERS OF LOCHLYN ESTATES LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "LOCHLYN ESTATES SUBDIVISION" AS RECORDED AS INSTRUMENT NO. 1902961, 3/29/2022, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF KELSIO LAKE WOODS, RECORDED IN BOOK 4 OF PLATS, PAGE 22, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG THE NORTH LINE OF SECTION 21, SOUTH 87°57'32" WEST, 1224.45 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING A 2 INCH PIPE WITH A 2 1/2 INCH BRASS PIPE ACCORDING TO SAID PLAT OF KELSIO LAKE WOODS;

THENCE SOUTH 90°17'14" EAST ALONG THE CENTER OF SECTION LINE OF SAID SECTION 21, 333.12 FEET;

THENCE NORTH 88°04'41" EAST, 1326.39 FEET TO THE SOUTHWEST CORNER OF LOT 8

THENCE NORTH 90°37'32" WEST ALONG THE WEST LINE OF SAID LOT 8, 335.83 FEET TO THE TRUE POINT OF BEGINNING

LOCHLYN ESTATES LLC,
AN IDAHO LIMITED LIABILITY COMPANY

ROBERT C. E. POLOCZ, JR., MANAGER DATE _____

SANDY L. EDDY POLOCZ, MANAGER DATE _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF _____
ON THIS _____ DAY OF _____, A.D. 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED ROBERT C. E. POLOCZ, JR., MANAGER OF THE LOCHLYN ESTATES LLC, KNOWN OR IDENTIFIED TO ME TO BE THE
INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC FOR THE STATE OF: _____

MY COMMISSION EXPIRES: _____

RESIDING AT: _____

NOTARY PUBLIC: _____ PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF _____
ON THIS _____ DAY OF _____, A.D. 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED SANDY L. EDDY POLOCZ, MANAGER OF THE LOCHLYN ESTATES LLC, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL
WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC FOR THE STATE OF: _____

MY COMMISSION EXPIRES: _____

RESIDING AT: _____

NOTARY PUBLIC: _____ PRINTED FULL NAME OF NOTARY

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY ROB POLOCZ. THE BASIS OF BEARING FOR THIS SURVEY IS S 80° 40' 30" W 276.15 FEET BETWEEN THE NORTHWEST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THE FIELD DATA WAS COLLECTED 3/18/2022 WITH A TRIMBLE R4 RECEIVER AND A R4 BASE AND A SPECTRA ROBOTIC TOTAL STATION. FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON. THE COMPUTER CALCULATED GROUND SCALE FACTOR OF 1.000147445 FROM SAID TRIMBLE GPS ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983 WEST ZONE (1103).

THIS SURVEYOR FOUND THE NORTHEAST, NORTH, EAST, SOUTH AND NORTHWEST CORNERS OF SAID SECTION 21 FOR THE BREAKDOWN OF THE SECTION. THE WEST QUARTER CORNER WAS NOT FOUND AS CALLED FOR AS THE 16" LONG BY 2" DIA. COPPER WELD 8" BELOW SURFACE OF ROAD WITH A 1 1/2" DIA BRASS CAP. THIS SURVEYOR HOWEVER DID FIND AND LOCATE THE RAILROAD TIE WITH THE PAIR RAIL COMPANY LOCATION POSTER MARKED 79.11' W TO 1" LATED UNITS) AND INSTALLED A BRASS THIS SURVEYOR ALSO FOUND RAILROAD TIE WITH A POSTER MARKED EAST 23.79 FEET EAST. THIS SURVEYOR HELD BOTH FOUND BEARING RAILROAD TIES. THIS SURVEYOR ALSO LOCATED THE NORTHWEST CORNER AS A SECONDARY TIE TO THE QUARTER CORNER. WHEN SAID TIES WERE HELD THE CALCULATED LOCATION OF THE WEST QUARTER CORNER WAS FOUND TO BE IN HARMONY WITH RECORD TIES AND RECORD OF SURVEYS IN THE AREA THAT HAVE LOCATED SAID WEST QUARTER CORNER.

WHEN SECTION 21 WAS BROKEN DOWN AS FOLLOWS 2008 B.L.M. MANUAL OF SURVEYING INSTRUCTION THE SURVEYOR HELD THE RECORD LOCATION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21. THE ESTABLISHED BOUNDARY LINES RUN ALONG SAID ALDOT FENCE.

IN RETRACING THE KELSIO LAKE WOODS SUBDIVISION THIS SURVEYOR FOUND: 1. ORIGINAL FOUND REBAR AND CAP MARKED "15MTH 238T" ON THE NORTHEAST CORNER OF SUBJECT PROPERTY THERE EXISTED A 1" POST AND A LATH MARKED PROPERTY CORNER. THE ADJOINING LAND OWNER WAS ASKED WHERE THIS REBAR WAS AND HE SAID THAT IT WAS NEXT TO THE 1" POST. NO REBAR WAS FOUND BUT POSTION WAS HELD. THIS SURVEYOR ALSO FOUND TWO REBAR AND CAP MARKED "MAGNUS PLS 13MAY AS SHOWN ON THE KELSIO LAKE WOODS SUBDIVISION SURVEYED BY QUARE AND ASSOCIATES WITH JAIL L. ANDREW REBAR 15M4 BEING THE ORIGINAL SURVEYOR. THE FOUND ORIGINAL MONUMENTS ARE IN HARMONY WITH THE BREAKDOWN OF SAID SECTION THEREFORE THEY WERE HELD IN POSITION.

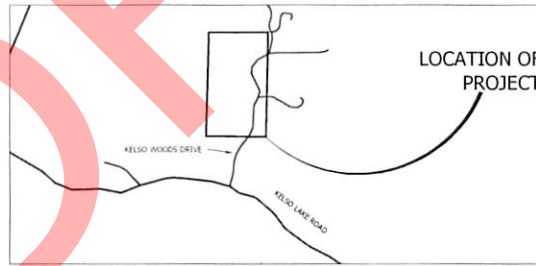
ON THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, THIS SURVEYOR FOUND A 1" METAL PIPE IN THE GROUND MARKED WITH FLAGGING. THE CORNER WAS FOUND TO NOT BE IN HARMONY WITH BREAKDOWN OF SECTION 21. THE WARRANTY DEED WITH INSTRUMENT NO. 963804 CALLS OUT TO THE EAST WEST CENTERLINE OF SAID SECTION. METAL PIPE WAS NOT HELD AS THE BOND CALL IN THE RECORD DEED IS TO SAID EAST WEST LINE.

GENERAL NOTES

1. SOLIDWASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. A STREAM AND ASSOCIATED WETLANDS (CATEGORIZED AS PFOU) ARE PRESENT ON THE SUBJECT PROPERTY, AS WELL AS FRESHWATER FORESTED SHRUB WETLAND (CATEGORIZED AS PFOU) PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATELY.
3. THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 10 PER FEMA PANEL 180701151E, EFFECTIVE 11/18/2009.
4. FOR REFERENCE TO MONUMENTS FOUND REFER TO THE RECORD OF SURVEY FILED WITH THE COUNTY OFFICE.

BASIS OF BEARING

1. THE BASIS OF BEARING FOR THIS SURVEY IS S 80° 40' 30" W 276.15 FEET BETWEEN THE NORTHWEST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. DERIVED FROM NAD 83 (2011) USING A TRIMBLE R4 RECEIVER AND A TRIMBLE R4 BASE. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983 WEST ZONE. ALL SURVEY FEET DISTANCES SHOWN HAVE BEEN CONVERTED FROM GPS TO GROUND USING A CORRELATED ADJUSTMENT FACTOR OF 1.000147445.



VICINITY MAP
SCALE: N.T.S.

NEAR ATHOL, ID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "LOCHLYN ESTATES SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE OF IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2022

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN APPROVED AND APPROVED

DATED THIS _____ DAY OF _____, 2022

PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR

DATED THIS _____ DAY OF _____, 2022

BONNER COUNTY TREASURER

WATER AND SEWER NOTE

WATER SERVICE: WATER BY PRIVATELY OWNED WELL WATER SYSTEMS

SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M.

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF APEX ENGINEERING INC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

BY DEPUTY

\$ _____

FEE



REVISIONS	DATE	BY



LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

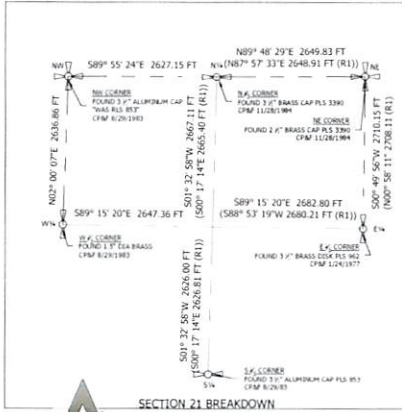
DRAWING
S-1

LOCHLYN ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY,
IDAHO

PRELIMINARY

FOUND 3" BRASS CAP MARKING NORTHEAST CORNER, SET IN
GROUND 2" ABOVE GROUND IN FENCE LINE, MARKED PLS 3390,
T54N, R33W, B1M
CP&P FILED 11/28/1984



SECTION 21 BREAKDOWN

NORTH SCALE: 1" = 1000'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	167.86	500.00	19°14'07"	167.07	S35°25'17"W
C2	190.52	325.00	33°35'17"	187.81	S64°35'52"W
C3	123.51	50.00	141°31'36"	94.42	S64°11'51"E
C6	89.95	200.00	25°46'04"	89.19	S06°19'05"E
C7	79.39	200.00	22°44'42"	78.87	S07°49'47"E
C8	177.81	500.00	20°22'33"	176.88	S06°38'43"E

FIRE RISK ASSESSMENT AND FIRE PLAN NOTE:

AT THE TIME OF BUILDING PERMIT OF BUILDING LOCATION PERMIT THE LOT OWNER
SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF
BONNER COUNTY.

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE TITLE COMPANY FILE NO 22448553 DATED MARCH 14 2022

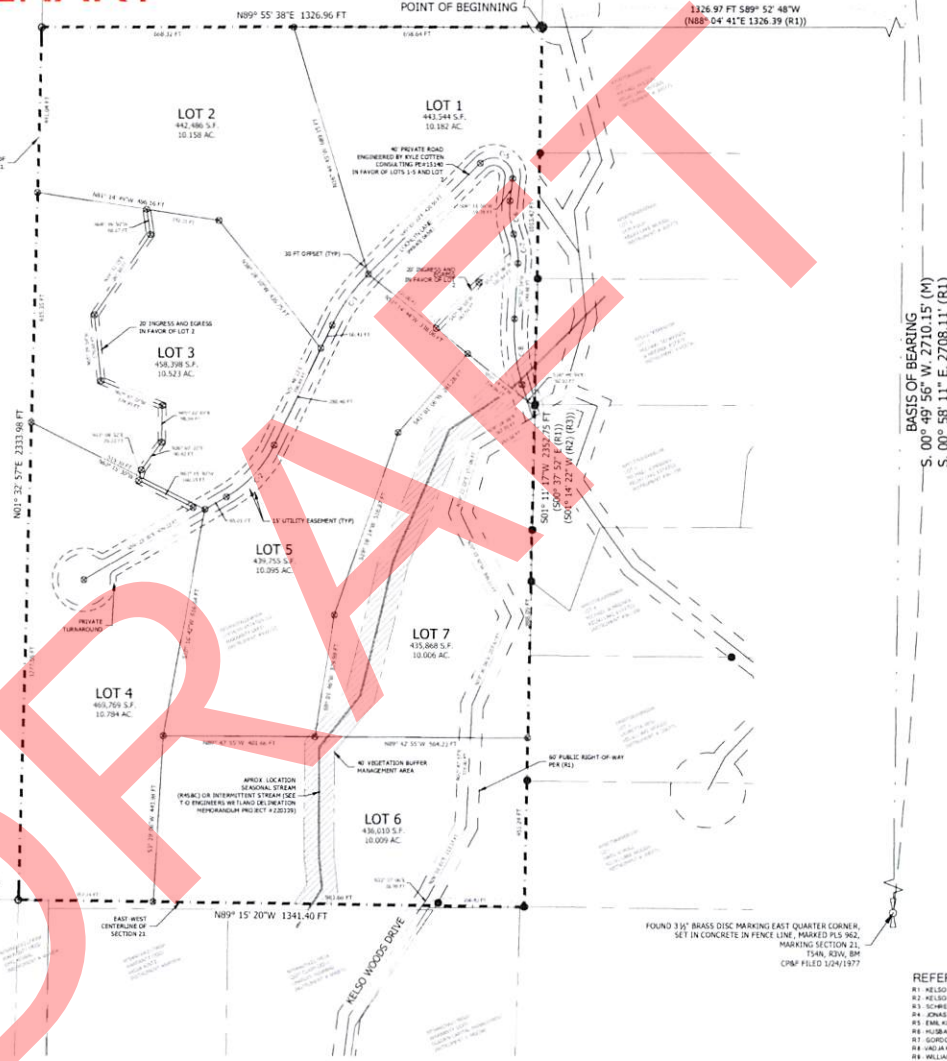
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERE TO AS SET FORTH IN A WRITING DEED FOR EGRESS AND UTILITIES
INSTRUMENT NO. 201801 RECORDS OF BONNER COUNTY, IDAHO (SURVEYORS NOTE, ALSO SHOWN AND DERIVED IN KELSO LAKE PHOSPHORUS INSTRUMENT NO. 200778 SEE 80 FT
R.O.W.)
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERE TO AS SET FORTH IN A WRITING DEED FOR EGRESS AND UTILITIES
INSTRUMENT NO. 201801 RECORDS OF BONNER COUNTY, IDAHO (SURVEYORS NOTE, ALSO SHOWN AND DERIVED IN KELSO LAKE PHOSPHORUS INSTRUMENT NO. 200778 SEE 80 FT
R.O.W.)
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERE TO AS SET FORTH IN A DOCUMENT (GRANTED TO NORTHERN LIGHTS, INC. INSTRUMENT NO.
402872 RECORDS OF BONNER COUNTY, IDAHO (SURVEYORS NOTE, NORTHERN LIGHTS EASEMENT IN EXISTING 80 FT ROW AS MENTIONED IN ABOVE DOCUMENTS))
- ALL MATTERS AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE PLAT OF SCHENDEL ESTATE SUBDIVISION RECORDED JANUARY 25, 2019 AS
INSTRUMENT NO. 403186 RECORDS OF BONNER COUNTY, IDAHO (SURVEYORS NOTE, 80 FT ROW THROUGH SUB & C PROPERTY)
- ALL MATTERS AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE PLAT OF KELSO LAKE ESTATES SUBDIVISION RECORDED JULY 21, 2020 AS
INSTRUMENT NO. 403186 RECORDS OF BONNER COUNTY, IDAHO (SURVEYORS NOTE, 80 FT ROW THROUGH SUB & C PROPERTY)
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY INSTRUMENT NO. 160902 RECORDS OF
BONNER COUNTY, IDAHO

LEGEND

- 1" x 24" BEAR AND CAP PLS 200778 (TO BE SET AFTER CONSTRUCTION, BUT WITHIN
A YEAR OF FILED PLAT)
- BOUNDARY LINE
- VEGETATION BUFFER
MANAGEMENT AREA
- EXISTING LOT LINE
- RIGHT OF WAY LINE
- TIE LINE
- EDGE OF GRAVEL ROAD LINE
- POINT OF BEGINNING
- FOUND AND ACCEPTED SURVEY MONUMENT
- REFERENCED DISTANCE
(SEE BONNER COUNTY REFERENCES LIST)
- MEASURED DISTANCE
- 1" x 24" BEAR AND CAP PLS 200778

APEX
Engineering, Inc.
661 N. Main St., Spaulding
Fork, UT
86601-799-2277

NORTH SCALE: 1" = 150'



BASIS OF BEARING
S. 00° 49' 56" W. 2710.15' (M)
S. 00° 58' 11" E. 2708.11' (R1)

REFERENCES BONNER COUNTY IDAHO

- R1: KELSO LAKE WOODS SUBDIVISION, INSTRUMENT #180718
- R2: KELSO LAKE ESTATES SUBDIVISION, INSTRUMENT #180718
- R3: SCHENDEL ESTATE SUBDIVISION, INSTRUMENT #180718
- R4: JONAS TRUST, WARRANTY DEED INSTRUMENT #11086
- R5: EARL KIDMAN, WARRANTY DEED INSTRUMENT #18083
- R6: HUBBARD TRUST, WARRANTY DEED INSTRUMENT #18083
- R7: GORDON KEEF, WARRANTY DEED INSTRUMENT #18083
- R8: LINDA KONTZ, WARRANTY DEED INSTRUMENT #18083
- R9: WILLIAM VACCARO, WARRANTY DEED INSTRUMENT #18083

APEX
Engineering, Inc.
661 N. Main St., Spaulding
Fork, UT
86601-799-2277

REVISIONS	
DATE	BY



LOCHLYN ESTATES
A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY,
IDAHO

DATE: 08-30-22
DRAWN: S-2
FOR: ROB POLOCH

LOCHLYN ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, SPENCER MCCUTCHEON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, LOCHLYN ESTATES SUBDIVISION, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREIN.



SPENCER MCCUTCHEON
PLS NO. 20907
DATE OF PLAT: 9-24-25

SURVEYORS NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY ROB POLOCC. THE BASIS OF BEARING FOR THIS SURVEY IS S 0° 48' 56" W 279.15 FEET BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21 TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO. THE FIELD DATA WAS COLLECTED 3-15-2023 WITH A TRIMBLE R4 RECEIVER AND A R4 BAKK AND A TRIMBLE R4000 TOTAL STATION. FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREIN. THE COMPUTER CALCULATED GROUND SCALE FACTOR OF 1.000147448 FROM SAID TRIMBLE GPS. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103).

THIS SURVEYOR FOUND THE NORTHEAST, NORTH, EAST, SOUTH AND NORTHWEST CORNERS OF SAID SECTION 21 FOR THE BREAKDOWN OF THE SECTION. THE WEST QUARTER CORNER WAS NOT FOUND AS CALLED FOR AS THE 12" LONG BY 5/8" DIA. CORNER WELD, 8" BELOW SURFACE OF ROAD WITH A 1/2" DIA BRASS CAP. THIS SURVEYOR HOWEVER DID FIND AND LOCATE THE RAILROAD DE WITH THE PACK PER COMPANY LOCATION POSTER MARKED "10 FT W TO 21" DATED 11/27/27 AND RETIRED K9-JAN. THIS SURVEYOR ALSO FOUND RAILROAD TIE WITH A POSTER MARKED EAST 23.75 FEET EAST. THIS SURVEYOR HELD BOTH FOUND BEARING RAILROAD TIES. THIS SURVEYOR ALSO LOCATED THE NORTHWEST CORNER AS A SECONDARY TIE TO THE QUARTER CORNER. WHEN SAID TIES WERE HELD THE CALCULATED LOCATION OF THE WEST QUARTER CORNER WAS FOUND TO BE IN HARMONY WITH RECORD TIES AND RECORD OF SURVEYS IN THE AREA THAT HAVE LOCATED SAID WEST QUARTER CORNER.

WHEN SECTION 21 WAS BROKEN DOWN AS FOLLOWING 2008 B.L.M. MANUAL OF SURVEYING INSTRUCTION THE SURVEYOR HELD THE RECORD LOCATION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21. THE ESTABLISHED BOUNDARY LINES RUN ALONG SAID ADJUT POINTS.

IN RETRACING THE KELSO LAKE WOODS SUBDIVISION THIS SURVEYOR FOUND: 8 ORIGINAL FOUND REBAR AND CAP MARKED "SMITH 12345". ON THE NORTHEAST CORNER OF SUBJECT PROPERTY THERE EXISTED A T POST AND A LATH MARKED PROPERTY CORNER. THE ADJOINING LAND OWNER HAD ASKED WHERE THIS REBAR WAS AND HE SAID THAT IT WAS NEXT TO THE T POST. NO REBAR WAS FOUND BUT POSITION WAS HELD. THIS SURVEYOR ALSO FOUND TWO REBAR AND CAP MARKED "ANDERS PLS 12345" AS SHOWN ON THE KELSO LAKE ESTATES SUBDIVISION SURVEYED BY OLIVE AND ASSOCIATES WITH JOEL L. ANDERSON PLS 12345 BEING THE ORIGINAL SURVEYOR. THE FOUND ORIGINAL MONUMENTS ARE IN HARMONY WITH THE BREAKDOWN OF SAID SECTION, THEREFORE THEY WERE HELD IN POSITION.

GENERAL NOTES

1. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. A STREAM AND ASSOCIATED WETLANDS (CATEGORIZED AS FB1C1) ARE PRESENT ON THE SUBJECT PROPERTY AS WELL AS FRESHWATER FORESTED WETLANDS (CATEGORIZED AS FB1C1) PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATELY.
3. THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1801701150E, EFFECTIVE 11/1/2020.
4. FOR REFERENCE TO MONUMENTS FOUND REFER TO THE RECORD OF SURVEY FILED WITH THE COUNTY OFFICE.

BASIS OF BEARING

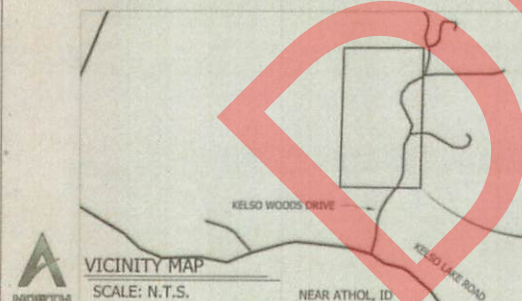
1. THE BASIS OF BEARING FOR THIS SURVEY IS S 0° 48' 56" W 279.15 FEET BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21 TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO. DERIVED FROM NAD 83 (2011) USING A TRIMBLE R4 RECEIVER AND A TRIMBLE R4 BAKK. ALL BEARING REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, US SURVEY FEET.
2. DISTANCE SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.000147448.

FIRE RISK ASSESSMENT AND FIRE PLAN NOTE:

AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.

INTERIOR MONUMENT COMPLETION CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF IC 50-1301, IC 50-1302 AND IC 50-1303, I, SPENCER MCCUTCHEON, CERTIFY THAT THE INTERIOR MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF IC 50-1303 WITHIN ONE CALENDAR YEAR OF THE RECORDING DATE OF THIS PLAT.



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "LOCHLYN ESTATES SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE OF IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED

DATED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2024.

DATED THIS 24th DAY OF October, 2025.

BONNER COUNTY TREASURER

WATER AND SEWER NOTE

WATER SERVICE: WATER BY PRIVATELY OWNED WELL, WATER SYSTEMS.
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 54, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR BATTERY WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M.

IN BOOK _____ OF PLATE AT PAGE _____ AT THE REQUEST OF ELEVATED LAND SURVEYING, LLC AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

BY DEPUTY

FEE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. E. POLOCC JR. AND SANDY L. EDDY POLOCC, MANAGERS OF LOCHLYN ESTATES LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-11, THE SAME TO BE KNOWN AS "LOCHLYN ESTATES SUBDIVISION", AS RECORDED AS INSTRUMENT NO. 100599, 300022, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF BEGINNING AND CAP MARKED PLS 23077, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 OF THE KELSO LAKE WOODS SUBDIVISION AS FOUND IN THE SAID RECORDS OF OFFICE AS INSTRUMENT NO. 200778, SAID POINT BEING 123.54 FEET SOUTH 89° 48' 56" WEST (338.54 FEET BY RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 8 AND 123.54 FEET SOUTH BY 89° 48' 56" WEST (123.54 FEET SOUTH BY 44° 41' WEST BY RECORD) ALONG THE SOUTH LINE OF SAID LOT 8 FROM THE FOUND NORTHEAST CORNER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN TO THE TRUE POINT OF BEGINNING, HUNTING THENCE SOUTH 91° 12' 34" WEST 232.54 FEET SOUTH 90° 37' 37" S (BY RECORD) ALONG THE WEST BOUNDARY LINE OF SAID KELSO LAKE WOODS SUBDIVISION TO A POINT OF BEGINNING AND CAP MARKED SMITH 12345, THENCE NORTH 89° 12' 34" WEST 194.30 FEET ALONG THE LINE RUN BETWEEN SAID FOUND MONUMENT AND TO THE FOUND 3" P ALUMINUM CAP MARKING THE CENTER QUARTER CORNER OF SAID SECTION 21, THENCE NORTH 91° 31' 27" EAST 250.47 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO A POINT OF BEGINNING AND CAP MARKED PLS 23077, THENCE NORTH 89° 50' 34" EAST 150.37 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF BEGINNING AND CAP MARKED L3 2388, SAID POINT IS THE NORTHEAST CORNER OF LOT 8 OF KELSO LAKE WOODS, RECORDED IN BOOK 4 OF PLATS, PAGE 16, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE ALONG THE NORTH LINE OF SECTION 21, SOUTH 89° 48' 56" WEST, 123.54 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING A 3" P BRASS CAP, THENCE SOUTH 91° 31' 27" WEST ALONG THE CENTER OF SECTION LINE OF SAID SECTION 21, 338.52 FEET, THENCE NORTH 89° 50' 34" EAST, 150.37 FEET TO THE SOUTHWEST CORNER OF LOT 8, THENCE NORTH 91° 12' 34" EAST ALONG THE WEST LINE OF SAID LOT 8, 338.54 FEET TO THE TRUE POINT OF BEGINNING.

LOCHLYN ESTATES LLC
AN IDAHO LIMITED LIABILITY COMPANY

ROBERT C. E. POLOCC JR.
SANDY L. EDDY POLOCC, MANAGER

DATE: 10/24/2025

DATE: 10/24/2025

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS 24th DAY OF OCTOBER, A.D. 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. E. POLOCC JR., MANAGER OF THE LOCHLYN ESTATES LLC, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES 7/27/2026

RESIDING AT: Ponderay, ID

CHARLES V. LUI

NOTARY PUBLIC

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS 24th DAY OF OCTOBER, A.D. 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANDY L. EDDY POLOCC, MANAGER OF THE LOCHLYN ESTATES LLC, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES 7/27/2026

RESIDING AT: Ponderay, ID

CHARLES V. LUI

NOTARY PUBLIC

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI

PRINTED FULL NAME AND ADDRESS

CHARLES V. LUI



ALL EVIDENCES, RECORDS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, AND ANY INFORMATION RELATING TO THIS PLAT, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: THE PLAT, THE INSTRUMENT NO. 100599, 300022, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:



LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DATE: 9-24-25

LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DATE: 9-24-25

LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DATE: 9-24-25

LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DATE: 9-24-25

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE TITLE COMPANY FILE NO. 2244888, DATED MARCH 14, 2022:

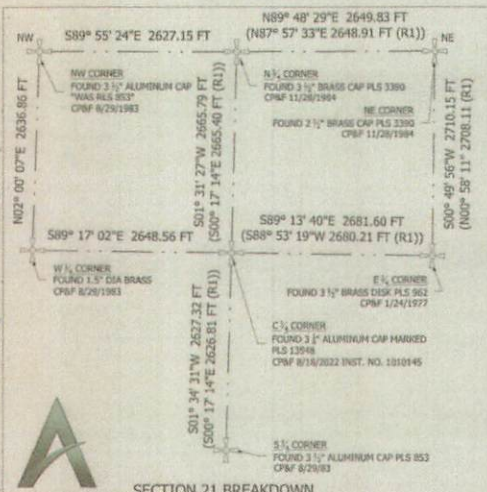
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN AAN WARRANTY DEED FOR INTEREST, EGRESS AND UTILITIES, INSTRUMENT NO. 28908, RECORDS OF BONNER COUNTY, IDAHO, (SURVEYOR'S NOTE: ALSO SHOWN AND DEFINED IN KELSO LAKE WOODS INSTRUMENT NO. 300775 SEE 60 FT R.O.W.)
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN AAN WARRANTY DEED FOR INTEREST, EGRESS AND UTILITIES, INSTRUMENT NO. 28941, RECORDS OF BONNER COUNTY, IDAHO, (SURVEYOR'S NOTE: ALSO SHOWN AND DEFINED IN KELSO LAKE WOODS INSTRUMENT NO. 300775 SEE 60 FT R.O.W.)
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A DOCUMENT, GRANTED TO NORTHERN LIGHTS, INC. INSTRUMENT NO. 400292, RECORDS OF BONNER COUNTY, IDAHO, (SURVEYOR'S NOTE: NORTHERN LIGHTS EASEMENT IN EXISTING 66 FT ROW AS MENTIONED IN ABOVE DOCUMENTS)
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE PLAT OF SCHREINER, ESTATE SUBDIVISION RECORDED JANUARY 25, 2019 AS INSTRUMENT NO. 93979, RECORDS OF BONNER COUNTY, IDAHO, (SURVEYOR'S NOTE: 66 FT ROW THROUGH SUBJECT PROPERTY)
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE PLAT OF KELSO LAKE ESTATES SUBDIVISION RECORDED JULY 21, 2020 AS INSTRUMENT NO. 961359, RECORDS OF BONNER COUNTY, IDAHO, (SURVEYOR'S NOTE: 66 FT ROW THROUGH SUBJECT PROPERTY)
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS INCURRED THEREBY, INSTRUMENT NO. 1002652, RECORDS OF BONNER COUNTY, IDAHO.

DRAWING:
1 OF 3

LOCHLYN ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 64 NORTH, RANGE 3 WEST, BOSE MERIDIAN, BONNER COUNTY, IDAHO

FOUND 2 1/2" BRASS CAP MARKING NORTHEAST CORNER, SET IN CONCRETE IN FENCE LINE MARKED PLS 1390, MARKING SECTION 21, T54N, R3W, B4M
C/PWF FILED 11/26/1984



SECTION 21 BREAKDOWN
NORTH SCALE: 1" = 1000'

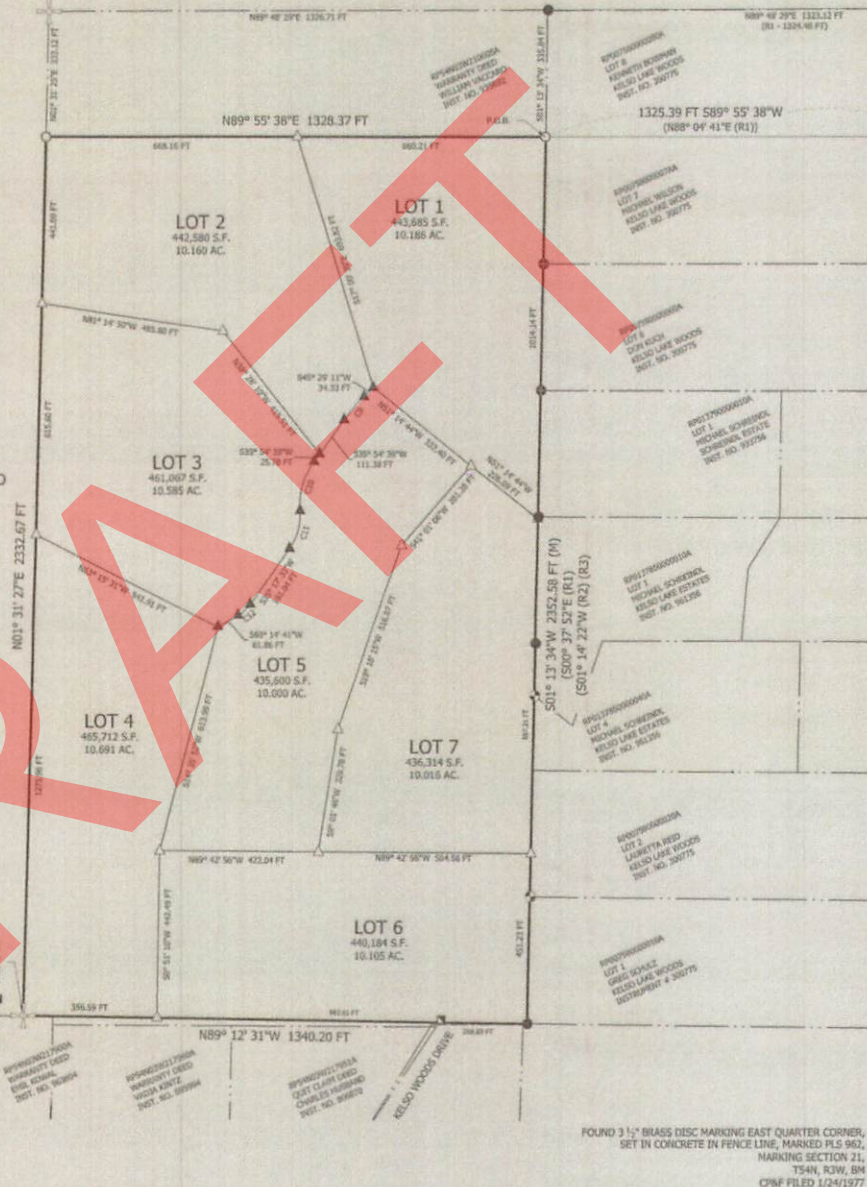
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	83.56	505.00	9°34'31"	83.46	S89°41'57"W
C10	139.30	206.00	39°54'22"	136.60	S19°57'28"W
C11	106.28	155.00	29°17'15"	104.21	S19°38'55"W
C12	43.53	100.00	24°57'08"	43.21	S47°40'22"W

REFERENCES BONNER COUNTY IDAHO

- R1 - KELSO LAKE WOODS SUBDIVISION - INSTRUMENT #305775
- R2 - KELSO LAKE ESTATES SUBDIVISION - INSTRUMENT #981306
- R3 - SCHWENDEL ESTATE SUBDIVISION - INSTRUMENT #933596
- R4 - JONAS TRUST - WARRANTY DEED INSTRUMENT #711059
- R5 - EMIL KOVAL - WARRANTY DEED INSTRUMENT #963804
- R6 - HUSBAND TRUST - QUIT CLAIM DEED INSTRUMENT #980670
- R7 - GORDON SLEEP - WARRANTY DEED INSTRUMENT #880263
- R8 - VIKOLA KINTZ - QUIT CLAIM DEED INSTRUMENT #880904
- R9 - WILLIAM VACCARO - WARRANTY DEED INSTRUMENT #830667

LEGEND

- SET 5/8" X 24" IRON ROD & PLASTIC CAP MARKED "PLS 20907"
- △ SET 1/2" X 24" REBAR & PLASTIC CAP MARKED "PLS 20907"
- ▲ SET 1/2" X 24" REBAR & PLASTIC CAP MARKED "PLS 20907" TO BE SET ACCORDING TO THE REQUIREMENTS OF I.C. 50-1303 (SEE INTERIOR MONUMENT CERTIFICATE)
- FOUND 5/8" REBAR AND CAP MARKED SMITH LS 3390
- FOUND 5/8" REBAR AND CAP ILLEGIBLE
- FOUND 5/8" REBAR NO CAP
- FOUND 5/8" REBAR AND CAP MARKED ANORING PLS 13548
- FOUND 5/8" REBAR NO CAP
- FOUND OPEN TOP IRON ROD
- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENT
- BOUNDARY LINE
- ADJOINING DEED LINES
- TIE LINES
- LOT LINES
- SECTION LINE
- SEE BONNER COUNTY REFERENCE
- (INST.) INSTRUMENT
- (C/PWF) CORNER RECORD AND FILING RECORD
- (NO.) NUMBER
- (P.O.B.) POINT OF BEGINNING
- (FT) FEET
- (AC) ACRE
- (S.F.) SQUARE FEET
- (P.U.E.) PUBLIC UTILITY EASEMENT



BASIS OF BEARING
S. 00° 49' 56" W. 2710.15' (M)
S. 60° 58' 11" E. 2708.11' (R1)

ELEVATED
LAND SURVEYING
3534 APOLINA AVENUE
IDAHO FALLS, IDAHO
434-433-3011

ALL SURVEYS, RECORDS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, AND ANY REPRESENTATION OR WARRANTY MADE BY ANY PERSON OR ENTITY IN CONNECTION WITH THIS SURVEY SHALL BE VOID IF ANY PRECEDENCE OR AGREEMENT

PROFESSIONAL LAND SURVEYOR
Curtis R. Polocz
2007
10-21-25
STATE OF IDAHO
LICENSED SURVEYOR

LOCHLYN ESTATES
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 64 NORTH, RANGE 3 WEST, BOSE MERIDIAN, BONNER COUNTY, IDAHO

DATE: 9-24-25
DRAWN BY: ROB POLOCZ

DRAWING: 2 OF 3

LOCHLYN ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

FOUND 2 1/2" BRASS CAP MARKING NORTHEAST CORNER, SET IN GROUND 2" ANGLE GROUND IN FENCE LINE MARKED PLUS 3390, MARKING SECTION 21, T54N, R3W, B4M
CPL# FILED 11/28/1984

Line #	Length	Direction
L1	28.98	N33° 37' 07"E
L2	163.02	N89° 18' 06"E
L3	5.79	N89° 18' 06"E
L4	26.92	S01° 12' 34"W
L5	92.53	S14° 49' 59"E
L6	148.06	S03° 32' 34"W
L7	89.76	S08° 06' 01"W
L8	198.46	N40° 01' 41"E
L9	137.16	N35° 54' 39"E
L10	196.57	N60° 14' 41"E
L11	35.00	N08° 20' 44"W
L12	223.99	N63° 15' 31"W
L13	20.22	N13° 08' 52"E
L14	90.92	N30° 02' 31"E
L15	90.59	N01° 22' 03"E

Line #	Length	Direction
L16	68.17	N08° 38' 50"W
L17	109.67	N07° 33' 13"E
L18	85.00	S83° 26' 47"E
L19	129.20	S07° 33' 13"W
L20	101.85	S70° 42' 55"E
L21	106.67	N60° 45' 37"E
L22	50.00	N23° 14' 23"W
L23	93.65	S06° 47' 37"W
L24	46.26	N35° 21' 41"W
L25	40.00	N54° 18' 41"E
L26	37.41	S25° 21' 41"E

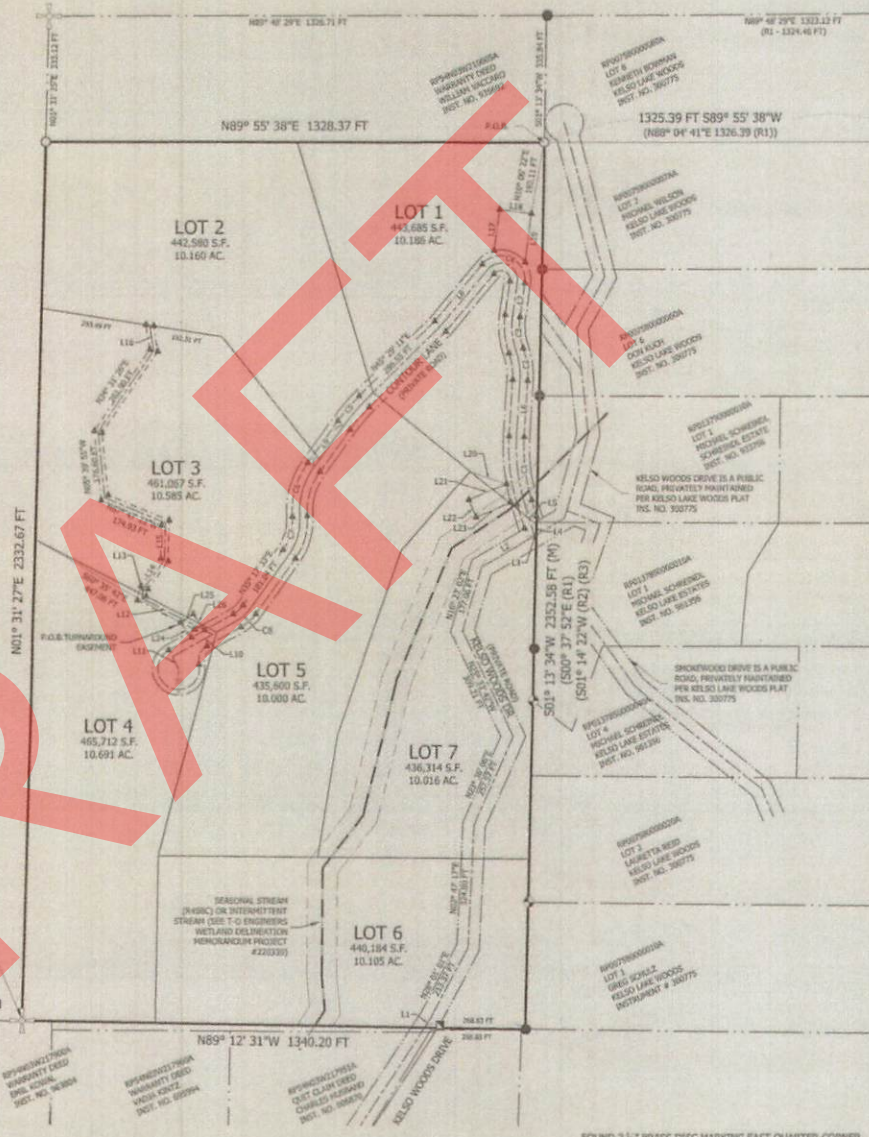
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	177.81	539.36	20°22'33"	176.88	S08° 30' 47"E
C2	79.38	238.00	22°44'42"	78.87	S03° 46' 47"E
C3	95.13	330.00	27°15'23"	94.25	S05° 31' 47"E
C4	112.71	44.00	146°04'20"	84.61	S80° 50' 09"E
C5	83.56	530.00	3°24'21"	83.46	N40° 41' 55"E
C6	138.20	210.00	38°54'42"	136.80	N18° 57' 28"E
C7	126.28	135.00	30°17'13"	104.21	N13° 38' 55"E
C8	43.55	126.00	24°57'08"	43.21	N47° 46' 07"E

LEGEND

- ▲ SET 3/4" X 24" REBAR & PLASTIC CAP MARKED "ESMT PLS 20907" TO BE SET ACCORDING TO THE REQUIREMENTS OF I.C. 50-1303 (SEE INTERIOR MONUMENT CERTIFICATE)
- FOUND 3/4" REBAR AND CAP MARKED SMITH L5 3390
- FOUND 3/4" REBAR AND CAP ILLEGIBLE
- FOUND 3/4" REBAR NO CAP
- FOUND 3/4" REBAR AND CAP MARKED ANDRINGER PLS 13548
- FOUND 3/4" REBAR NO CAP
- FOUND OPEN TOP IRON ROD
- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENT
- BOUNDARY LINE
- ADJOINING DEED LINES
- TIE LINES
- LOT LINES
- SECTION LINE
- 15' PUBLIC UTILITY EASEMENT (P.U.E.)
- 40' PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT IN FAVOR OF LOTS 1-5
- ROADWAY CENTERLINE
- EXISTING 60' PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT PURSUANT TO INSTRUMENT NO. 292491, DATED: JULY 2ND, 1984
- DRAINAGE EASEMENT
- 20' INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 2
- STREAM CENTERLINE
- 80' VEGETATION BUFFER AND MANAGEMENT AREA
- VEGETATION BUFFER MANAGEMENT AREA HATCH
- (****) SEE BONNER COUNTY REFERENCE INSTRUMENT
- (INST.) CORNER RECORD AND FILING RECORD
- (NO.) NUMBER
- (P.O.B.) POINT OF BEGINNING
- (FT) FEET
- (AC) ACRE
- (S.F.) SQUARE FEET
- (P.U.E.) PUBLIC UTILITY EASEMENT



FOUND 3 1/2" ALUMINUM CAP MARKED PLS 13548
CPL# 8/18/2022 INST. NO. 1010145



BASIS OF BEARING
S. 00° 49' 56" W. 2710.15' (M)
S. 00° 58' 11" E. 2708.11' (M)

LOCHLYN ESTATES

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

ROB POLOCZ

KELSO, IDAHO

9-24-25

3 OF 3

ELEVATED LAND SURVEYING
3534 APOLINA AVENUE
IDAHO FALLS, IDAHO
434-633-3012

ALL REPORTS, ORDINANCES, FIELD DATA, FIELD NOTES, CALCULATIONS, ESTIMATIONS, ANY REPRESENTATION OR STATEMENT OF FACTS OR OPINION BY ENGINEERING OR SURVEYING, OR ANY OTHER PROFESSIONAL OR PRECEDENCE OR AGREEMENT

PROFESSIONAL LAND SURVEYOR
Lynn Hester
20907
9-21-05
STATE OF IDAHO
BONNER COUNTY

FOUND 3 1/2" BRASS DISC MARKING EAST QUARTER CORNER, SET IN CONCRETE IN FENCE LINE, MARKED PLS 962, MARKING SECTION 21, T54N, R3W, B4M
CPL# FILED 1/24/1977