CITY COUNCIL MEETING AMENDED AGENDA

April 16, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

Roll Call

Pledge of Allegiance

Announcements and Reports

1. Mayor's Proclamation: International Dark Sky Week
2. Presentation: Monarch City USA
3. Report/Update: Development Impact Fee Study

Public Comments

Consent Calendar - action item

4. Approval of the Minutes from Council's March 12, 2025, Special Meeting - ***action item***
5. Approval of the Minutes from Council's March 19, 2025, Regular Meeting - ***action item***
6. Approval of the Minutes from Council's April 9, 2025, Special Meeting - ***action item***
7. Payables Report / Bills for Payment Approval - ***action item***
8. Review / Accept Monthly Financial Report on Cash and Investment Transactions, January 2025 - ***action item***
9. Taxi License Approval: Skyline Taxi Service - ***action item***
10. Proposed Resolution: Farmers' Market License Agreement (Agrmt #A25-1970-6) - ***action item***

~~**Public Comments**~~ *(moved up on the agenda to follow Announcements and Reports – see above)*

Public Hearings

11. Public Hearing / Decision: Kodiak Aircraft Company / Daher #1 Subdivision Preliminary Plat (File #PS23-0001) - ***action item***
12. Public Hearing / Decision: Ridley Village Court Planned Unit Development Preliminary Development Plan (File #PPUD24-0002) - ***action item***

Old/Unfinished Business - none

New Business - none

Adjourn

Public Participation Options and Information

Before the meeting, comment in writing: Email cityclerk@sandpointidaho.gov or deliver to City Hall.
Attend in person: See above for meeting location. Seating available on first-come, first-served basis.
Attend remotely: Register at https://www.sandpointidaho.gov/meetings.
After the meeting, view the recording on YouTube: https://www.youtube.com/c/CityofSandpoint.
For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.

Received
By
MAR 5 2025
City of Sandpoint
Idaho

SANDPOINT CITY COUNCIL AGENDA REQUEST FORM

Today's date: 3 / 5 / 25

Date of meeting 3 / 19 / 25

(City Council meetings are held the 1st and 3rd Wednesday of each month.)

Name of Citizen, Organization, Elected Official, or Department Head making request:
Pam Duquette City Councilor

Address: Sandpoint City Hall

Phone number and email address: _____

Authorized by: Rick Howarth _____
name of City official *City official's signature*

(Department Heads, City Council members, and the Mayor are City officials.)

*Subject: Monarch (Butterfly) City USA

Summary of what is being requested: Perky Smith-Hagadone to present information on how to become a Monarch City USA member.

The following information MUST be completed before submitting your request to the City Clerk:

1. Would there be any financial impact to the city? ☐ **Yes or No** ☑
   If yes, in what way? _____

2. Name(s) of any individual(s) or group(s) that will be directly affected by this action: — Have they been contacted? **Yes or No**

3. Is there a need for a general public information or public involvement plan? ☐ **Yes or No** ☑
   If yes, please specify and suggest a method to accomplish the plan: _____

4. Is an enforcement plan needed? ☐ **Yes or No** ☑ Additional funds needed? ☐ **Yes or No** ☑

5. Have all the affected departments been informed about this agenda item? ☐ **Yes or No** ☐

This form must be submitted no later than 6 working days prior to the scheduled meeting. All pertinent paperwork to be distributed to City Council must be attached.

ITEMS WILL NOT BE AGENDIZED WITHOUT THIS FORM

***City Staff, please check one box:** Consent ☐ Old Business ☐ New Business ☑ Other/Unknown ☐

Perky Smith-Hagadone ~ Mighty Monarch Conservation Group
PO Box 562, Dover, ID 83825
(208) 304-8997

Dear Sandpoint City Mayor and Council Members,

The Mighty Monarch Conservation Group would like to thank you in advance for the opportunity to share an important opportunity. We will invite the City of Sandpoint to collaborate as a leader in the restoration of our essential pollinators to historic levels. We will present how the City of Sandpoint can become part of a growing movement called Monarch City USA.

We have provided several documents for you to pursue before the presentation on April 16th. You will see that the Mighty Monarchs have worked hard to be of assistance, and we will partner with you in this endeavor.

I. Preview: What is entailed in becoming a Monarch City USA.

From the website: https://www.monarchcityusa.com/membership

America has over 19,000 municipalities. Our goal is to get as many as possible in as short of time as possible to become creators/supporters of new monarch milkweed sites within their borders. Membership allows other cities and towns to inquire about who is a member and how close they are to their city or town. We believe in networking for more monarch habitat. *Currently, The cities of Rathdrum and Dover are Monarch Cities.*

To be a **member of Monarch City USA**, we ask that you commit to these simple, positive actions:

1. Publicly proclaim that your city is committed to helping the monarch butterflies survive by your immediate and future actions. *(A good example is from Brookings, Oregon:* https://or-brookings.civicplus.com/AgendaCenter/ViewFile/Item/6170?fileID=12283)

2. Encourage citizens to plant private milkweed and nectar gardens throughout your city.

3. Work with gardening, landscaping, and/or arboretum clubs in your city.

4. Support the national movement to support monarch butterfly habitat development by purchasing and placing Monarch City USA signs at appropriate sites.

5. Convert abandoned lands to monarch butterfly habitat.

6. Re-establish native milkweed and nectar plants where possible.

7. If possible, host an annual monarch butterfly festival and host a Pollinator Week. (Free advice is available from us, Monarch City USA.)

8. Integrate monarch butterfly conservation into the city's future land use planning efforts.

9. Work with the local K-12 school system and educators to promote a better understanding of land use conservation.

10. Investigate possible Monarch Butterfly Sanctuary sites.

To be a **Monarch City USA member** your mayor and/or local government chief executives must register with us, pay the $50 lifetime fee, and purchase one or more signs. Signs are $150 each, but we do offer bulk discounts. You can get 6 signs for the price of 5 with a discount code: 6FOR5. Most cities will purchase many signs. Local garden clubs and other good civic organizations will likely want to purchase the signs for your city.

II. Sample Information for Local Newspapers for Pollinator Week

In celebration of [Sandpoint's] 'Pollinator Week' this first week of June, here is some helpful information for creating a beautiful garden for you and our local pollinators to enjoy. ***Did you know that the pollinators are responsible for 75% of our food source?*** Pollinators, which include insects, birds, mammals, and even the wind, take the pollen from a male plant and transfer it to a female plant, causing fertilization. This process is vital for crop production that feeds our human and animal population.

Examples of pollinators include bats, bees, butterflies, hummingbirds, moths, and other insects. Choosing a variety of plants that will attract local pollinators and thrive in N. Idaho's hardiness zone is an important step. Native plants are always a good choice as they are accustomed to the environmental conditions. They are also generally easy to maintain once established. The Kinnikinnick Native Plant Society has created a wonderful resource book available to help determine what plants may be best for your particular garden. There are special types of native plants called native host plants. These are the only plants our native pollinators can lay their eggs on, so they are vital.

One of the unique characteristics of our North Idaho area are the various 'micro' climates that exist and can affect how well a plant will thrive. There can be a difference in temperature, rain or snowfall between neighboring communities. And of course, the amount of sun vs shade, soil

type, moisture content, can vary between individual properties. Picking plants that are best suited for your property's characteristics will ensure the greatest success for a beautiful garden for both you and your pollinator friends!

Another aspect of choosing plants for pollinators is knowing the bloom time. Pick plants that bloom at different times during the season to allow for the longest possible food source availability. This is also visually appealing for your garden as a variety of blooms and colors can be enjoyed throughout the season!

Be sure to ask your nursery about pesticide free plants and learn about how to manage your property in a pollinator friendly way. Essential oils, diatomaceous soil and other non-chemical means will minimize the long-term effects that pesticides can have on our pollinator species.

Celebrate [Sandpoint's] Pollinator Week this [June ?] and create a beautiful pollinator garden for all to enjoy. The birds, bees, and insects will be 'buzzing with excitement'!

(The information above was taken from Aug. 2, 2023 *Architectural Digest* article)

III. Additional Resources:

https://palyfoundation.org/pollinatorsexhibitpage



IV. Sandpoint will want to write a proclamation if they choose to become a Monarch City. You will find a copy of the City of Dover's and one at this address. *https://or-brookings.civicplus.com/AgendaCenter/ViewFile/Item/6170?fileID=12283*

CITY OF DOVER, IDAHO

PROCLAMATION
Pollinator Week

WHEREAS, The City of Dover is home to many native wildlife and pollinator species such as birds, bees, and insects which keep our environment healthy and biodiverse; and

WHEREAS, The City of Dover recognizes that human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife; and

WHEREAS, The City of Dover is working to build a healthy, sustainable and wildlife-friendly community that brings the many benefits of nature to all corners of our community; and

WHEREAS, Pollinators play an important role in maintaining a healthy ecosystem. Local plant species, wildlife, and urban agriculture all depend on pollination from bees, butterflies, and other insects; and

WHEREAS, In urban communities, pollinators play a crucial role in maintaining sustainable urban agriculture and local community gardens; and

WHEREAS, Pollinator species are in decline due to habitat loss and the use of pesticides, causing species like the monarch butterfly to decline significantly in the past 25 years; and

WHEREAS, National Pollinator Week is a national initiative that offers opportunities to individuals and communities to help restore native habitat, support local pollinator species; and

WHEREAS, The City of Dover will continue to support local, state and national efforts that protect, restore, and conserve habitat for pollinators, as well as foster a greater connection between residents and wildlife; and

NOW, THEREFORE, I George E. Eskridge, by virtue of the authority vested in me as Mayor of Dover, Idaho, do hereby proclaim the first week in June as **POLLINATOR WEEK** in the City of Dover and encourage all residents to participate in community activities that support and celebrate pollinator protection.

George E. Eskridge — George E. Eskridge, Mayor

May 9, 2024 — Date

CITY COUNCIL SPECIAL MEETING MINUTES

March 12, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

Mayor Jeremy Grimm called the special meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, March 12, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call

PRESENT

Mayor Jeremy Grimm
Councilor Deb Ruehle, City Council President
Councilor Joel Aispuro
Councilor Justin Dick
Councilor Kyle Schreiber
Councilor Pam Duquette
Councilor Rick Howarth

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified law enforcement personnel in the room serving as sergeant-at-arms for the meeting: Sandpoint Police Chief Corey Coon.

Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

Workshop

Mayor Grimm explained that this special meeting had been called for the purpose of a workshop, requested by City Council, to review plans for the Cedar Street Reconstruction Project, noting that it was identified on the agenda as an action item for any recommendations or changes Council may request during the meeting.

Following the Mayor's introduction, Public Works Director Holly Ellis provided a presentation, followed by Council discussion and questions fielded by Mayor Grimm, Ms. Ellis, City Engineer Brandon Staglund, Police Chief Corey Coon, and Fire Chief Gavin Gilcrease. Council members sought changes to the proposed plans and concurred on the following features for this project:

- 10.5' travel lanes;
- 5' sidewalk on the north side of Cedar Street;
- 6-7' planter strip on the north side of Cedar Street;
- 7' planter strip on the south side of Cedar Street;
- 10' shared-use path on the south side of Cedar Street;
- Minimize, to the extent possible, removal of sidewalk on the south side of Cedar Street;
- Minimize, to the extent possible, removal of existing trees; and
- Determine the cost to save the established silver maple tree that exists in the 1600 block of Cedar Street.

Staff recommended that, given all the changes, the plans should move back to the public review and engagement step and noted that it will most likely not be possible to undertake this project this construction season.

Adjourn

With no further business on the agenda, the meeting was adjourned at 7:33 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the Deputy City Clerk and City Clerk, were approved by City Council during their meeting held _____, 2025.

Jeremy Grimm, Mayor

Attest: Melissa Ward, City Clerk

CITY COUNCIL MEETING MINUTES
March 19, 2025 at 5:30 PM
Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order
Mayor Jeremy Grimm called the regular meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, March 19, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call
PRESENT

Mayor Jeremy Grimm
Councilor Deb Ruehle, City Council President
Councilor Joel Aispuro*
Councilor Justin Dick
Councilor Kyle Schreiber
Councilor Pam Duquette
Councilor Rick Howarth

*Councilor Aispuro was absent at roll call, arriving at 5:52 p.m.

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified law enforcement personnel in the room serving as sergeant-at-arms for the meeting: Sandpoint Police Chief Corey Coon.

Pledge of Allegiance
Mayor Grimm led all present in the Pledge of Allegiance.

Announcements and Reports
1. Mayor Grimm proclaimed April 2025 as Strengthening Families to Prevent Child Abuse Month in the City of Sandpoint.
2. Mayor Grimm proclaimed April 14-18, 2025, as Live Give 7B Week in the City of Sandpoint.
3. Following a brief introduction by Finance Director Sarah Lynds, Laura Parasida with Magnuson, McHugh, Dougherty, CPA, reviewed the City's audited financial statements for the fiscal year ending September 30, 2024. Information only; no Council action.
4. No Council comments or questions regarding the FY2024 4th Qtr. Financial Report, provided in the meeting packet.

Mayor Grimm noted a local newspaper article that reported area cities are still showing growth, even as growth across the State of Idaho appears to have slowed and remarked on the current vacancy rate at a local apartment complex. He provided an update on proposed legislation currently before the Idaho Legislature regarding local regulation of short-term/vacation rental homes. He remarked that, as it has been several months now since the City's citizen advisory boards were revived and have been meeting regularly, he is conducting a review of these boards and their operations. He further reported on ongoing concerns regarding the City's wastewater treatment plant.

Council members provided reports from recent meetings of the citizen advisory boards on which they serve as Council liaison.

At the invitation of the Mayor, Department Directors provided reports on projects and activities in their respective departments.

Public Comments

Mayor Grimm recited the rules and procedure for public comment, followed by an opportunity for comments from the public regarding items on the agenda not related to a hearing, as well as other topics relevant to the business of the City of Sandpoint. Information only; no Council action.

Consent Calendar

Mayor Grimm noted for the record the amount of bills presented for payment approval, and the Consent Calendar was **approved** by a unanimous vote of Council, as noted below.

Motion made by Councilor Ruehle, Seconded by Councilor Howarth.
Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

5. The minutes from Council's March 5, 2025, Regular Meeting were **approved** as presented.
6. Bills presented in the amount of $587,325.51 for regular payables were **approved** for payment.
7. **Resolution 25-011** Fourth Amendment to Senior Center Lease Agreement with Sandpoint Area Seniors, Inc. - **approved**
8. **Resolution 25-012** Baldy Mountain Communication Site Lease with Avista Corporation (City Agreement A25-1600-3) - **approved**
9. **Resolution 25-013** Declaration of Sole Source Supplier and Approval of Purchase Order 25-1495 for OXARC, Inc. - **approved**
10. **Resolution 25-014** Amendment to Salary Administration Policy - **approved**
11. **Resolution 25-015** Amendments to Personnel Policy - **approved**
12. The final plat for Phase 2 of the Boyer Farms development was **approved**.

Public Hearing – CANCELED

13. Development Agreement for University Place Phase 4 Planned Unit Development

    Mayor Grimm announced that, as reflected on the agenda, following a determination that this application had expired, the public hearing was canceled.

Old/Unfinished Business

14. Appeal of Denial of McGhee Development Water Service Application

    With information relayed confirming concurrence from the applicant, Council voted to further postpone the reopening of this hearing and decision until their May 7, 2025, regular meeting.

    Motion made by Councilor Dick, Seconded by Councilor Aispuro.
    Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

New Business - none

Executive Session

15. Council voted to convene in Executive Session pursuant to Idaho Code § 74-206(1)(f) for the purpose of communicating with legal counsel to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

    Motion made by Councilor Schreiber, Seconded by Councilor Ruehle.

    Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

Those not participating in the session exited the room, and the meeting recording ended.

16. An executive session was held under Idaho Code § 74-206(1)(f), as described above.

Adjourn

Following conclusion of the executive session, the meeting was reconvened and then immediately adjourned at 7:52 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the City Clerk, were approved by City Council during their meeting held _____, 2025.

Jeremy Grimm, Mayor

Attest: Melissa Ward, City Clerk

CITY COUNCIL SPECIAL MEETING MINUTES

April 09, 2025 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

Mayor Jeremy Grimm called the special meeting of the Sandpoint City Council to order at 5:30 p.m. on Wednesday, April 9, 2025, in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call

PRESENT

Mayor Jeremy Grimm
Councilor Deb Ruehle, Council President
Councilor Joel Aispuro
Councilor Justin Dick
Councilor Kyle Schreiber
Councilor Rick Howarth

ABSENT
Councilor Pam Duquette

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified law enforcement personnel in the room serving as sergeant-at-arms for the meeting: Sandpoint Police Chief Corey Coon.

Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

Public Comments

Mayor Grimm recited the rules and procedure for public comment, followed by an opportunity for comments from the public. Information only; no Council action.

Contract Award

1. **Resolution 25-016** Awarding Downtown Parking Lot Repaving Project Contract to Wink, Inc. (City Agreement A25-3170-1)

   Mayor Grimm announced that the final item on the agenda was a proposed resolution awarding the contract for the downtown parking lot repaving project and yielded the floor to Project Manager Erik Bush, who provided an informational presentation regarding the project and, along with Public Works Director Holly Ellis and Mayor Grimm, fielded questions from the Council members.

   Motion made by Councilor Dick, Seconded by Councilor Aispuro.
   Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Howarth

Adjourn

With the business on the agenda concluded, the meeting was adjourned at 5:50 p.m.

I presided over this meeting and can confirm that the foregoing minutes, prepared by the City Clerk, were approved by City Council during their meeting held _____, 2025.

Jeremy Grimm, Mayor

Attest: Melissa Ward, City Clerk

DRAFT

CITY OF SANDPOINT INVOICE REGISTER
PAYABLE DATES OF: 03/20/2025 THROUGH 04/16/2025

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: AARON DUNCOMBE				
610	JER VINYL LETTERS & WALLPAPER MANUFACTURING & INSTALL			$3,150.00
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	3,150.00	
		Total For: AARON DUNCOMBE		**$3,150.00**
Vendor: ACCURATE TESTING LABS LLC				
144674	WTP: CARBON/ALKALINITY			$325.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	325.00	
144585	WWTP: CARBON/NITROGEN TESTING			$200.00
	WASTEWATER TREATMENT	TECH SERVICES - LABORATORY	200.00	
144526	WTP: BACTERIA TESTING -NORTH			$150.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	150.00	
144962	WTP: SC TOTAL SUSPENDED SOLIDS -MAR'25			$45.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	45.00	
144956	WTP: BACTERIA TESTING -SOUTH			$150.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	150.00	
144586	WWTP: 2 MERCURY LOW LEVEL TESTS			$260.00
	WASTEWATER TREATMENT	TECH SERVICES - LABORATORY	260.00	
144464	WTP: HALOACETIC ACID/TTHM			$1,960.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	1,960.00	
144690	WTP: SC TRIHALOMETHANES TESTING			$220.00
	WATER TREATMENT	TECH SERVICES - LABORATORY	220.00	
		Total For: ACCURATE TESTING LABS LLC		**$3,310.00**
Vendor: Alivia Shumaker				
REIMB A25-1600	REIMB A SHUMAKER -SHIPPING CHARGES			$59.43
	BUILDING DIVISION	POSTAGE	59.43	
		Total For: Alivia Shumaker		**$59.43**
Vendor: ALL FILTERS LLC				
250303492	AIR FILTERS FOR CITY HALL AND JER			$1,345.71
	JAMES E. RUSSELL SPORTS CENTER FACILITY	FACILITY SUPPLIES	81.98	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	FACILITY SUPPLIES	469.90	
	GOVERNMENT BUILDING & GROUNDS DIVISION	FACILITY SUPPLIES	41.99	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	GOVERNMENT BUILDING & GROUNDS DIVISION	FACILITY SUPPLIES	46.99	
	GOVERNMENT BUILDING & GROUNDS DIVISION	FACILITY SUPPLIES	704.85	
		Total For: ALL FILTERS LLC		**$1,345.71**
Vendor: ALPINE FIRE PROTECTION LLC				
7208	ANNUAL FIRE EXT SRVC - FIRE DEPT			$288.00
	FIRE DEPARTMENT - SANDPOINT	SERVICES - BUILDING - R&M	288.00	
		Total For: ALPINE FIRE PROTECTION LLC		**$288.00**
Vendor: ALPINE MOTORS COMPANY INC				
161262	SPD 14 - LOF, REPLACE - RF OUTER TIE ROD, 2 CONTROL ARMS, HUB ASSY, CV A			$3,026.49
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	3,026.49	
161189	FIX SMOKING ENGINE - SPD20			$1,653.40
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	1,653.40	
		Total For: ALPINE MOTORS COMPANY INC		**$4,679.89**
Vendor: ALSC ARCHITECTS PS				
2023-011-25	DESIGN SERVICES - TRAVERS PARK RENO THRU 3/31			$363.73
	JAMES E. RUSSELL SPORTS CENTER FACILITY	CAPITAL CONSTRUCTION SERVICES - BUILDING	363.73	
		Total For: ALSC ARCHITECTS PS		**$363.73**
Vendor: AMERICAN PUBLIC WORKS ASSOCIATION				
000873088	APWA ANNUAL MEMBER DUES & ROCKY MTN CHAPTER DUES 04/01/25-03/31/2026			$429.00
	STREET MAINTENANCE DIVISION	LICENSES/DUES & SUBSCR (JOB RELATED)	429.00	
		Total For: AMERICAN PUBLIC WORKS ASSOCIATION		**$429.00**
Vendor: ARROW CONSTRUCTION HOLDINGS, LLC				
422815	ST: 24X24 TWO LANE & 30X30 NO LFT TN SGNS			$173.33
	STREET MAINTENANCE DIVISION	TRAFFIC CONTROL SUPPLIES/EQUIPMENT	173.33	
423388	ST: NO PARKING SIGNS			$1,290.00
	STREET MAINTENANCE DIVISION	TRAFFIC CONTROL SUPPLIES/EQUIPMENT	1,290.00	
423951	ST: SAFETY VEST X2			$22.81
	STREET MAINTENANCE DIVISION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	22.81	
		Total For: ARROW CONSTRUCTION HOLDINGS, LLC		**$1,486.14**
Vendor: ASAP SERVICES INC				
2256187	MNTHLY CUSTODIAL SERVICE - MAR'25			$4,630.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - CUSTODIAL	2,240.00	
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - CUSTODIAL	1,080.00	
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - CUSTODIAL	1,310.00	
		Total For: ASAP SERVICES INC		**$4,6**

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: AT&T MOBILITY II, LLC				
287339152904X	WIRELESS PHONE/DATA CHGS - CITY HALL 2/24/25-3/23/25			$87.72
	FINANCE DEPARTMENT	TELEPHONE - WIRELESS	38.84	
	MAYOR'S OFFICE	TELEPHONE - WIRELESS	48.88	
287339154011X	WIRELESS PHONE/DATA CHGS - FIRE 2/24/25-3/23/25			$130.46
	FIRE DEPARTMENT - SANDPOINT	TELEPHONE - WIRELESS	80.18	
	FIRE DEPARTMENT - SANDPOINT	TELEPHONE - WIRELESS	50.28	
287339153398X	WIRELESS PHONE/DATA CHGS - PARKS 2/24/25-3/23/25			$271.11
	PARK MAINTENANCE & CAPITAL	TELEPHONE - WIRELESS	150.84	
	COMMUNITY DEVELOPMENT ADMINISTRATION	TELEPHONE - WIRELESS	40.09	
	RECREATION PROGRAMS	TELEPHONE - WIRELESS	40.09	
	CITY BEACH CONCESSIONS	TELEPHONE - WIRELESS	40.09	
287336485071X	WIRELESS PHONE/DATA CHGS - POLICE 2/24/25-3/23/25			$627.90
	POLICE DEPARTMENT	TELEPHONE - WIRELESS	266.06	
	POLICE DEPARTMENT	TELEPHONE - WIRELESS	90.46	
	POLICE DEPARTMENT	TELEPHONE - WIRELESS	180.92	
	POLICE DEPARTMENT	TELEPHONE - WIRELESS	90.46	
287339151180X	WIRELESS PHONE/DATA CHGS- PUBLIC WORKS- 2/24/25-3/23/25			$1,264.93
	WATER TREATMENT	TELEPHONE - WIRELESS	150.26	
	STREET MAINTENANCE DIVISION	TELEPHONE - WIRELESS	100.56	
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	576.10	
	WATER DISTRIBUTION	TELEPHONE - WIRELESS	85.32	
	BUILDING DIVISION	TELEPHONE - WIRELESS	40.09	
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	312.60	
		Total For: AT&T MOBILITY II, LLC		**$2,382.12**
Vendor: AUTO HAUS INC				
9224	ST: SKIDSTEER FILTERS			$106.97
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	106.97	
9191	ST: GMC PICKUP SOCKET & ADAPTER			$72.97
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	72.97	
9257	ST: SKIDSTEER V-BELT & PUNCH SET			$43.98
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	43.98	
9295	ST: V-BELT FOR SKIDSTEER			$44.98
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	44.98	
9320	ST: SKIDSTEER SMARTSEAL CLAMP			
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	9.95	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
9516	POOL VEHICLE WINDSHIELD WIPERS CHEVY EQUINOX			$27.98
	CENTRAL SERVICES DEPARTMENT	VEHICLE & MACH SUPPLIES/PARTS	27.98	
9455	SHOP/BLDG: FUEL HOSE STOCK + '05 ESCAPE			$18.90
	BUILDING DIVISION	VEHICLE & MACH SUPPLIES/PARTS	3.78	
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	5.04	
	WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	5.04	
	WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	5.04	
9414C	ST: RETURN - SKID STEER VBELT			$(22.99)
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	(22.99)	
		Total For: AUTO HAUS INC		**$302.74**
Vendor: AVISTA UTILITIES				
02/16/25-03/15/2	MNTHLY UTILITIES - CITY WIDE			$46,276.49
	GOVERNMENT BUILDING & GROUNDS DIVISION	ELECTRICITY	2,910.05	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	89.57	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	131.47	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	22.76	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	105.17	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	455.09	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	21.13	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	1,618.16	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	20.39	
	GOVERNMENT BUILDING & GROUNDS DIVISION	ELECTRICITY	273.87	
	STREET MAINTENANCE DIVISION	ELECTRICITY	10,610.49	
	PARK MAINTENANCE & CAPITAL	ELECTRICITY	1,757.80	
	WATER TREATMENT	ELECTRICITY	10,376.11	
	WASTEWATER COLLECTIONS	ELECTRICITY	1,806.48	
	WASTEWATER TREATMENT	ELECTRICITY	11,466.95	
	RECREATION PROGRAMS	ELECTRICITY	20.30	
	STREET MAINTENANCE DIVISION	ELECTRICITY	1,114.56	
	CENTRAL SERVICES DEPARTMENT	ELECTRICITY	55.27	
	WATER DISTRIBUTION	ELECTRICITY	480.11	
	GOVERNMENT BUILDING & GROUNDS DIVISION	ELECTRICITY	229.89	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	ELECTRICITY	2,710.87	
02/16/25-03/15/2	MNTHLY UTILITIES - ONTARIO			$[illegible]
	GENERAL GOVERNMENT PROJECTS	ELECTRICITY	82.48	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
		Total For: AVISTA UTILITIES		**$46,358.97**
Vendor: B&E ELECTRIC INC				
CS4289	SCADA WATER & WASTEWATER UPGRADES 2/19/25-3/20/25			$28,500.00
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	19,095.00	
	WATER TREATMENT	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	9,405.00	
		Total For: B&E ELECTRIC INC		**$28,500.00**
Vendor: BADGER DAYLIGHTING CORP				
2833605	WTP: SC FILTER BAY MEDIA REPLCMNT			$13,549.29
	WATER TREATMENT	SERVICES - INFRASTRUCTURE - R&M	13,549.29	
		Total For: BADGER DAYLIGHTING CORP		**$13,549.29**
Vendor: BADGER METER INC				
80167029-2	FY25 MNTH LEASE BEACON 1EA MBL SVCS SERV			$3,006.00
	WATER DISTRIBUTION	SOFTWARE/SAAS - WATER METER READING	3,006.00	
80191215	WD: BEACON WTR METER READER -MARCH'25			$577.17
	WATER DISTRIBUTION	SOFTWARE/SAAS - WATER METER READING	577.17	
		Total For: BADGER METER INC		**$3,583.17**
Vendor: BIG BELLY SOLAR INC				
56656	DWNTWN TRASH BINS 4/4/25-5/4/25			$480.00
	SANITATION/GARBAGE COLLECTION	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	480.00	
		Total For: BIG BELLY SOLAR INC		**$480.00**
Vendor: BIG BELLY SOLAR LLC				
587811496	FY 24 BIG BELLY LEASE PAYMENT - JULY			$5,779.55
	SANITATION/GARBAGE COLLECTION	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	5,779.55	
		Total For: BIG BELLY SOLAR LLC		**$5,779.55**
Vendor: BILLING DOCUMENT SPECIALISTS				
99685	UTILITY BILLING MAR REG & LATE NOTICES			$1,167.94
	UTILITY BILLING	TECH SERVICES - UTILITY BILLING	294.86	
	UTILITY BILLING	POSTAGE	873.08	
99885	UTILITY BILLING PAST DUE NOTICES AND POSTAGE			$104.97
	UTILITY BILLING	TECH SERVICES - UTILITY BILLING	21.75	
	UTILITY BILLING	POSTAGE	83.22	
		Total For: BILLING DOCUMENT SPECIALISTS		**$1,272.91**
Vendor: BNSF RAILWAY COMPANY				
25002831	BF70630 U/G WATER PIPLINE 04/01/25-03/31/26			$1,0
	WATER TREATMENT	RENTAL OF LAND AND BUILDING	1,074.00	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
		Total For: BNSF RAILWAY COMPANY		**$1,074.00**
Vendor: BONNER COUNTY DAILY BEE				
0000032883	BCB#6785 - AREA OF IMPACT CODE CHANGE			$166.14
	PLANNING DIVISION	ADVERTISING	166.14	
0000033213	BCB#6800 - DEV AGREEMENT UNIVERSITY PLACE PH4	ARTICLE		$136.60
	PLANNING DIVISION	ADVERTISING	136.60	
0000033970-032	BCB#11733 DECLARATION OF OXARC PROVIDER			$28.48
	WASTEWATER TREATMENT	ADVERTISING	14.24	
	WATER TREATMENT	ADVERTISING	14.24	
0000033749	BCB#6841 BID AD TO PAVE DWNTWN PARKING LOT			$99.28
	GENERAL GOVERNMENT PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	99.28	
		Total For: BONNER COUNTY DAILY BEE		**$430.50**
Vendor: BONNER COUNTY FAIRGROUNDS				
2022	P&R ADULT VOLLEYBALL FACILITY RENTAL - FEBRUARY HOURS			$1,823.60
	RECREATION PROGRAMS	RENTAL OF LAND AND BUILDING	1,823.60	
		Total For: BONNER COUNTY FAIRGROUNDS		**$1,823.60**
Vendor: BONNER COUNTY PROSECUTING ATTY				
BCPA076	PROSECUTING ATTORNEY SVCS - MARCH 2025			$7,083.33
	LEGAL	OTHER PROF SERVICE - LEGAL - CRIMINAL	7,083.33	
		Total For: BONNER COUNTY PROSECUTING ATTY		**$7,083.33**
Vendor: BROWN'S NORTHSIDE				
S166175	ST: PLOW TRUCK PAD MOUNT			$342.64
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	342.64	
W51033	ST: SNOW PLOW DIFFERENTIAL REPAIR PARTS			$8,768.80
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	176.54	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	209.38	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	3,795.00	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	1,764.00	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	191.50	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	175.00	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	16.48	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	2,300.00	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	25.90	
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	115.00	
S166170	ST: (REFUND) SNOW PLOW DIFF -CORE			$(1,7)

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	STREET MAINTENANCE DIVISION	SERVICES - EQUIPMENT - R&M	(1,764.00)	
S166342	ST: SKID STEER CRIMP FITTING & 1/2" HOSE			$117.29
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	117.29	
S166388	WWTP: MUDFLAPS & HAZZARD TRIANGLE WARNING KIT			$105.46
	WASTEWATER TREATMENT	VEHICLE & MACH SUPPLIES/PARTS	67.94	
	WASTEWATER TREATMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	37.52	
S161947	ST: PLOW ELBOW FITTING + FREIGHT			$65.97
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	65.97	
S166475	WTP: HIGH VISABILITY MECHANIC GLOVES			$16.29
	WATER TREATMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	16.29	
		Total For: BROWN'S NORTHSIDE		**$7,652.45**
Vendor: BSN SPORTS				
929291152	BASEBALL & SOFTBALL BASES-LACROSS NETS			$1,285.00
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	750.00	
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	295.00	
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	240.00	
		Total For: BSN SPORTS		**$1,285.00**
Vendor: CANON FINANCIAL SERVICES INC				
39312374	UPSTAIRS/DOWNSTAIRS COPIERS - MARCH LEASE			$490.21
	CENTRAL SERVICES DEPARTMENT	COPIER LEASE	355.00	
	CENTRAL SERVICES DEPARTMENT	PHOTOCOPIES	135.21	
		Total For: CANON FINANCIAL SERVICES INC		**$490.21**
Vendor: CC VENDOR - WELLS FARGO				
840-59900231-4-	ROW VIOLATION NOTICE - RUTH SEWER MAIN PROJ			$5.58
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	5.58	
90577	WWTP: UMC STUDY GUIDE -PRINTING			$50.57
	WASTEWATER TREATMENT	PRINTING AND BINDING	50.57	
18100410613660	DEWALT BLOWER KIT			$179.00
	FIRE DEPARTMENT - SANDPOINT	TOOLS	179.00	
101080	CHAMBERS NAME PLATE HOLDER			$35.10
	CITY COUNCIL	OFFICE SUPPLIES/EQUIPMENT	35.10	
01135	IRPA - PROF MEMBERSHIP RENEWAL -LAVTAR			$50.00
	PARK MAINTENANCE & CAPITAL	LICENSES/DUES & SUBSCR (JOB RELATED)	50.00	
01137	IRPA MEMBERSHIP - COLTON FULWILER			$50.00
	PARK MAINTENANCE & CAPITAL	LICENSES/DUES & SUBSCR (JOB RELATED)	50.00	
1363545	AEMT CERT RENEWAL - BADEAUX			$

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	FIRE DEPARTMENT - SANDPOINT	LICENSES/DUES & SUBSCR (JOB RELATED)	26.00	
ORDER 17	DOMINOS COED VOLLEYBALL TOURNAMENT 3/12			$219.92
	RECREATION PROGRAMS	SUSTENANCE/FOOD	219.92	
113-2655662-73	TROPHIES FOR VBALL SPONSORS			$69.98
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	69.98	
18100295253331	HOSE TRAINING PROP SCREWS & 4X8'S			$74.80
	FIRE DEPARTMENT - SANDPOINT	OPERATIONAL SUPPLIES/EQUIPMENT	74.80	
35000100042503	MAR '25 COFFEE BREAK - COFFEE, CREAMER, BAGELS, YOGURT, FRUIT			$71.83
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	71.83	
6281/6282	ID TRANS DEPT - EXEMPT PLATES FOR 6281AND 6282			$47.15
	PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	47.15	
ORDER 8	DOMINOS COED VOLLEYBALL TOURNAMENT 3/11			$219.92
	RECREATION PROGRAMS	SUSTENANCE/FOOD	219.92	
F63R250611N19	MAR '25 COFFEE BREAK - DONUTS, YOGURT, CRM CHEESE			$51.72
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	51.72	
042325	ID PUBLIC PURCHASING ASSOC TRAINING			$100.00
	CENTRAL SERVICES DEPARTMENT	TRAINING AND TRAVEL	100.00	
334888	WTP: SHELVING AND TOOLS			$682.93
	WATER TREATMENT	TOOLS	447.96	
	WATER TREATMENT	FACILITY SUPPLIES	234.97	
114-8864945-14	POST-ITS, SIGN HERE TABS, BLACK PENS			$37.08
	FINANCE DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	15.26	
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	21.82	
89859	WTP: UMC STUDY GUIDE -PRINTING			$55.72
	WATER TREATMENT	PRINTING AND BINDING	55.72	
9358466473	WTP: HEATSHRINK WIRE/CABLE LABELS			$61.19
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	61.19	
112-9586993-91	ST: AIR FILTERS FOR CONCRETE SAW			$57.96
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	57.96	
1153C	REFUND CC TERMINALS-2X JER CENTER, 1X KAMI DESK			$(1,001.25)
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	(333.75)	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	(667.50)	
18106265979869	5) ANVIL DOLLY, BIT SET, PLYWOOD			$104.27
	FIRE DEPARTMENT - SANDPOINT	TOOLS	81.87	
	FIRE DEPARTMENT - SANDPOINT	OPERATIONAL SUPPLIES/EQUIPMENT	22.40	
63959	WWTP: PRINTER TONER			$1
	WASTEWATER TREATMENT	OFFICE SUPPLIES/EQUIPMENT	101.97	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
89784	CERTIFICATE HOLDERS - AFTER BADGE PINNING @ COUNCIL			$14.49
	FIRE DEPARTMENT - SANDPOINT	FACILITY SUPPLIES	14.49	
32692991	ST: WELDED HYDRAULIC CYLINDER			$1,777.89
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	1,473.97	
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	303.92	
111-8110626-26	BLACK 500GB SSD X4			$199.96
	POLICE DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	199.96	
1611071	GPS SERVICE MAR '25 - PATROL VEHICLES			$223.20
	POLICE DEPARTMENT	TECH SERVICES - PUBLIC SAFETY MISC	223.20	
111-3774755-48	AMAZON - JER OFFICE SUPPLIES			$107.57
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OFFICE SUPPLIES/EQUIPMENT	107.57	
11355727383879	24 PACK WASHABLE HAND TOWELS			$33.93
	FIRE DEPARTMENT - SANDPOINT	OPERATIONAL SUPPLIES/EQUIPMENT	33.93	
1366411	AEMT CERT RENEWAL - WOLF			$26.00
	FIRE DEPARTMENT - SANDPOINT	LICENSES/DUES & SUBSCR (JOB RELATED)	26.00	
9358443581	WTP: LABEL PRINTER KIT			$214.73
	WATER TREATMENT	OFFICE SUPPLIES/EQUIPMENT	214.73	
89529	WWTP: FOLDERS & PRINTER PAPER			$49.98
	WASTEWATER TREATMENT	OFFICE SUPPLIES/EQUIPMENT	49.98	
111-5987574-68	JER CENTER DESK SCANNER SUPPLIES			$108.80
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OFFICE SUPPLIES/EQUIPMENT	108.80	
031925	PERSONAL CHARGE REIMBURSED 3/19			$7.48
	UNCLASSIFIED	SUSPENSE ACCOUNT	7.48	
04012025	CONFERENCE REGISTRATION - IDAHO RURAL SUCCESS SUMMIT -T0065			$77.55
	COMMUNITY DEVELOPMENT ADMINISTRATION	TRAINING AND TRAVEL	77.55	
031925-1	PERSONAL CHARGE REIMBURSED 3/19			$29.94
	UNCLASSIFIED	SUSPENSE ACCOUNT	29.94	
111-6724967-79	REFUND FOR EXPEDITED SHIPPING			$(12.32)
	POLICE DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	(12.32)	
111-3461572-14	OFFICE PRINTER - CITY ADMINISTRATOR OFFICE			$229.00
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	229.00	
112-1958569-29	BATTERIES-FIREARM RIFLE FLASHLIGHTS			$75.91
	POLICE DEPARTMENT	FIREARMS & AMMUNITION	75.91	
27560	COMMAND BOARDS FOR PATROL/SUPERVISOR VEHICLES			$1,460.17
	POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	1,460.17	
639637317	REC WAIVER SOFTWARE MAR 27-APR 27			$55.00
	RECREATION PROGRAMS	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	55.00	
04-2945112	JACKMAN RETIREMENT CAKE, BUNS, ICE			$76.50

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	PUBLIC WORKS ADMINISTRATION	SUSTENANCE/FOOD	70.50	
114-7032832-06	8 REAMS OF PRINTER PAPER			$43.99
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	43.99	
E6914	WD: REFUND W. ALBIN IRWA REGISTRATION - T0059			$(325.00)
	WATER DISTRIBUTION	TRAINING AND TRAVEL	(325.00)	
111-8522189-11	UNIFORM SHORTS/PANTS - NICHOLAS			$26.88
	FIRE DEPARTMENT - SANDPOINT	UNIFORM & CLOTHING	26.88	
114-3674244-02	400FT BLAZE OUTDOOR LASER MEASURER WITH CAMERA			$177.84
	BUILDING DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	177.84	
42320364303032	RETIREMENT CUTLERY & ROASTER PANS			$15.50
	PUBLIC WORKS ADMINISTRATION	OFFICE SUPPLIES/EQUIPMENT	15.50	
06105	REFUND FOR OVER CHARGE -STORAGE BIN			$(14.98)
	GOVERNMENT BUILDING & GROUNDS DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	(14.98)	
112-1584917-13	2 GALLON BIOHAZARD SHARPS CONTAINER			$32.48
	POLICE DEPARTMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	32.48	
06-2171647	CHET RETIREMENT FOOD & DRINKS			$175.58
	PUBLIC WORKS ADMINISTRATION	SUSTENANCE/FOOD	175.58	
113-4781942-43	(146) TENNIS BALLS FOR JER			$169.71
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	169.71	
SO3884182	EMPL LAW & COMPLIANCE COURSE/ONLINE - HUGHES			$1,565.00
	CENTRAL SERVICES DEPARTMENT	TRAINING AND TRAVEL	1,565.00	
14-12864-98730	2) MOBILE PRINTER SECURITY CRADLE FOR PATROL CAR			$63.58
	POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	63.58	
90112578694331	STORAGE BINS EMERGENCY OPS - WHITE PINE			$44.94
	GOVERNMENT BUILDING & GROUNDS DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	44.94	
111-0346968-19	SHOP: HP COLOR PRINTER			$409.00
	WATER DISTRIBUTION	OFFICE SUPPLIES/EQUIPMENT	136.33	
	WASTEWATER COLLECTIONS	OFFICE SUPPLIES/EQUIPMENT	136.33	
	STREET MAINTENANCE DIVISION	OFFICE SUPPLIES/EQUIPMENT	136.34	
2000130-436809	DINNER PLATES AND TABLEWARE KITS			$81.25
	PUBLIC WORKS ADMINISTRATION	OFFICE SUPPLIES/EQUIPMENT	81.25	
114-6086359-41	N95 MASKS (50PK) AND STORAGE CONTAINER			$51.98
	CENTRAL SERVICES DEPARTMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	51.98	
2000130-436809	PAPER PLATES			$0.99
	PUBLIC WORKS ADMINISTRATION	OFFICE SUPPLIES/EQUIPMENT	0.99	
111-3045043-89	4) EXTERNAL HARD DRIVES			$72.96
	POLICE DEPARTMENT	COMPUTER SUPPLIES/EQUIPMENT	72.96	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
114-3424396-03	MEMORY CARDS, PHOTO ALBUM, BANNER, PENCILS			$55.53
	PUBLIC WORKS ADMINISTRATION	OFFICE SUPPLIES/EQUIPMENT	46.95	
	CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	8.58	
114-9153548-49	6 PACK 16X24 MAT FRAMES			$98.99
	FIRE DEPARTMENT - SANDPOINT	FACILITY SUPPLIES	98.99	
112-2742717-09	NITRATE GLOVES - EVIDENCE PROCESSING			$510.70
	POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	510.70	
112-6247683-91	144 DOUBLE A BATTERIES -DUPLICATE ORDER			$(65.00)
	FIRE DEPARTMENT - SANDPOINT	OPERATIONAL SUPPLIES/EQUIPMENT	(65.00)	
35000100612503	2DAY-SUPERVISOR TRAINING - SNACKS, REFRESHMENTS			$63.60
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	63.60	
1FM5K8AW4NN	PLATE REGISTRATION SPD 21			$49.20
	POLICE DEPARTMENT	VEHICLE & MACH SUPPLIES/PARTS	49.20	
101972205	ICC PLANS EXAMINER STUDY GUIDE - K. LESTER			$79.00
	BUILDING DIVISION	EDUCATION/TRAINING SUPPLIES	79.00	
13-515866	SUPERVISOR TRAINING SNACKS, REFRESHMENTS			$30.94
	POLICE DEPARTMENT	SUSTENANCE/FOOD	30.94	
711358	COFFEE FOR LEADERSHIP TRAINING ICRMP			$42.40
	POLICE DEPARTMENT	SUSTENANCE/FOOD	42.40	
114-9410891-53	WHITE BOARD, THIN TAPE, ADHESIVE HOOKS			$53.06
	PLANNING DIVISION	OFFICE SUPPLIES/EQUIPMENT	53.06	
06-2161285	2DAY-SUPERVISOR TRAINING - SNACKS, REFRESHMENTS			$93.57
	CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	93.57	
01149	IRPA CPSI COURSE FOR COLTON FULWILER - T0064			$545.00
	PARK MAINTENANCE & CAPITAL	TRAINING AND TRAVEL	545.00	
		Total For: CC VENDOR - WELLS FARGO		**$10,249.91**
Vendor: CHECKR INC				
1760487	BACKGROUND CHECK SVCS - 1 PW			$56.24
	ENGINEERING DIVISION	BACKGROUND CHECK SERVICES	56.24	
		Total For: CHECKR INC		**$56.24**
Vendor: CLEARWATER SPRINGS				
888199	WWTP: DISTILLED H2O & FUEL SURCHARGE			$35.00
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	35.00	
		Total For: CLEARWATER SPRINGS		**$35.00**
Vendor: CLIENTFIRST TECHNOLOGY CONSULTING				
17911	GIS SUPPORT SRVCS - FY25 - FEB			$9

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	INFORMATION TECHNOLOGY DIVISION	TECH SERVICES - GIS SERVICES	975.00	
		Total For: CLIENTFIRST TECHNOLOGY CONSULTING		**$975.00**
Vendor: COLEMAN OIL				
CP-0237137	MAR FUEL CHARGES FIRE DEPT			$927.08
	FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	279.20	
	FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	130.27	
	FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	116.93	
	FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	347.70	
	FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	52.98	
CP-0237130	MARCH FUEL - POLICE			$3,964.52
	POLICE DEPARTMENT	FUEL - GASOLINE/DIESEL	3,125.84	
	POLICE DEPARTMENT	FUEL - GASOLINE/DIESEL	498.00	
	POLICE DEPARTMENT	FUEL - GASOLINE/DIESEL	340.68	
INV-272877	WWTP: HYDRAULIC OIL -BELT PRESSES			$253.40
	WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	253.40	
CP-0237101	MAR FUEL CHARGES - PW & PARKS			$3,795.82
	CENTRAL SERVICES DEPARTMENT	FUEL - GASOLINE/DIESEL	17.63	
	STREET MAINTENANCE DIVISION	FUEL - GASOLINE/DIESEL	1,212.64	
	WATER DISTRIBUTION	FUEL - GASOLINE/DIESEL	987.37	
	WASTEWATER COLLECTIONS	FUEL - GASOLINE/DIESEL	441.61	
	WATER TREATMENT	FUEL - GASOLINE/DIESEL	444.58	
	WASTEWATER TREATMENT	FUEL - GASOLINE/DIESEL	260.63	
	PARK MAINTENANCE & CAPITAL	FUEL - GASOLINE/DIESEL	161.98	
	PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	161.39	
	PARK MAINTENANCE & CAPITAL	FUEL - GASOLINE/DIESEL	53.99	
	PARK MAINTENANCE & CAPITAL	FUEL - GASOLINE/DIESEL	54.00	
		Total For: COLEMAN OIL		**$8,940.82**
Vendor: CONSOLIDATED SUPPLY CO.				
S012322415.001	WTP: TOOL BOX & PACKOUT			$183.97
	WATER TREATMENT	TOOLS	183.97	
S012331404.001	WD: METER SETTER			$605.55
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	605.55	
S012318597.001	WTP: (25) 1/2" PVC TEE PIPES			$471.38
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	471.38	
S012320718.001	WWTP: (3) LIBERTY FLOAT WEIGHT			$

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	68.18	
S012354099.001	WD: 6"X12" REPAIR CLAMP			$343.65
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	343.65	
S012361249.001	WD: WATER HYDRANT -SNDPT HIGH			$3,926.13
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	4,127.09	
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	(200.96)	
		Total For: CONSOLIDATED SUPPLY CO.		**$5,598.86**
Vendor: CO-OP GAS & SUPPLY CO.				
76042	SC: VAC TRUCK RUST CLEANER			$46.13
	WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	46.13	
34559	SHOP: STAIN REMOVER & TOOLS			$76.93
	WATER DISTRIBUTION	FACILITY SUPPLIES	8.32	
	WASTEWATER COLLECTIONS	FACILITY SUPPLIES	8.33	
	STREET MAINTENANCE DIVISION	FACILITY SUPPLIES	8.32	
	WATER DISTRIBUTION	TOOLS	17.32	
	WASTEWATER COLLECTIONS	TOOLS	17.32	
	STREET MAINTENANCE DIVISION	TOOLS	17.32	
33364	CLIPS FOR BASEBALL BACKSTOP NET - MEMORIAL			$109.76
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	109.76	
76131	FENCE FOR BUTTERFLY PROJECT - CENTENNIAL			$255.17
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	255.17	
34238	NETTING - SHOOTING RANGE			$55.98
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	55.98	
34987	SC: HEX REDUCER, COUPLING, WRENCH COMB			$20.17
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	20.17	
35500	WTP: ZIPLOC BAGS, BAKING SODA, VINEGAR			$20.96
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	20.96	
44473	WD: NITRILE GLOVES			$6.99
	WATER DISTRIBUTION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	6.99	
		Total For: CO-OP GAS & SUPPLY CO.		**$592.09**
Vendor: DIJULIO DISPLAYS INC				
10036	QTY 264 STRING LIGHT LED SETS 2025			$4,654.34
	PARK MAINTENANCE & CAPITAL	STREET LIGHTING SUPPLIES/EQUIPMENT	2,426.40	
	PARK MAINTENANCE & CAPITAL	STREET LIGHTING SUPPLIES/EQUIPMENT	2,082.00	
	PARK MAINTENANCE & CAPITAL	STREET LIGHTING SUPPLIES/EQUIPMENT	145.94	
		Total For: DIJULIO DISPLAYS INC		**$4,6**

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: DONALD LITTLE				
PER DIEM T005	PER DIEM EVOC TRAINING BOISE -D LITTLE			$666.50
	POLICE DEPARTMENT	TRAINING AND TRAVEL	666.50	
		Total For: DONALD LITTLE		**$666.50**
Vendor: EMSCONNECT				
12743	EMS & FIRE TRAINING SUBSCRIPTION APR'25			$75.00
	FIRE DEPARTMENT - SANDPOINT	LICENSES/DUES & SUBSCR (JOB RELATED)	75.00	
		Total For: EMSCONNECT		**$75.00**
Vendor: EPIC LAND SOLUTIONS INC				
0225-1416	ROW ACQUISITION SVCS GN RD FEB '25			$1,758.59
	STREET CAPITAL & PROJECTS	TECH SVS - SRVY/INSPCT/ASSESS/MONITOR	1,362.20	
	WATER CAPITAL PROJECTS	TECH SVS - SRVY/INSPCT/ASSESS/MONITOR	193.80	
	WASTEWATER CAPITAL PROJECTS	TECH SVS - SRVY/INSPCT/ASSESS/MONITOR	202.59	
		Total For: EPIC LAND SOLUTIONS INC		**$1,758.59**
Vendor: FATBEAM LLC				
52941	INTERNET SERVICE AT JER - FEB'25			$395.00
	JAMES E. RUSSELL SPORTS CENTER FACILITY	INTERNET - FIBER/T1	395.00	
54831	INTERNET SVCS - CITY HALL APR'25			$406.85
	INFORMATION TECHNOLOGY DIVISION	INTERNET - FIBER/T1	406.85	
		Total For: FATBEAM LLC		**$801.85**
Vendor: FERGUSON ENTERPRISES LLC				
0282818	WD: MUDPLUGS QTY 80			$907.20
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	907.20	
		Total For: FERGUSON ENTERPRISES LLC		**$907.20**
Vendor: FULWILER, COLTON				
T0064 MILEAGE	MILEAGE REIMB C. FULLWILER PLAYGROUND SAFETY INSP T0068			$636.50
	PARK MAINTENANCE & CAPITAL	TRAINING AND TRAVEL	636.50	
		Total For: FULWILER, COLTON		**$636.50**
Vendor: GINNO CONSTRUCTION CO				
8	TRAVERS PLAYGROUND SVCS FEB '25			$11,085.82
	PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	6,067.41	
	PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS - IMPACT PARKS	5,018.41	
		Total For: GINNO CONSTRUCTION CO		**$11,085.82**
Vendor: GRAINGER INC				
9427438594	WWTP: CABLE WEIGHT QTY 3			$

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	49.62	
9437742431	WWTP: AUTO DRAIN VALVE			$431.35
	WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	431.35	
9443722567	WTP: DUSTER, BATTERIES, UTILITY BLADES			$204.53
	WATER TREATMENT	FACILITY SUPPLIES	204.53	
		Total For: GRAINGER INC		**$685.50**
Vendor: GRANT SIMMONS				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$90.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	90.00	
		Total For: GRANT SIMMONS		**$90.00**
Vendor: GUARDIAN ALLIANCE TECHNOLOGIES INC				
28106	EMPLOYMENT BACKGROUND CHECK SERVICES			$306.00
	POLICE DEPARTMENT	BACKGROUND CHECK SERVICES	306.00	
		Total For: GUARDIAN ALLIANCE TECHNOLOGIES INC		**$306.00**
Vendor: HACH COMPANY				
1440200	WWTP: COLORIMETER & DPD CHLORINE			$940.60
	WASTEWATER TREATMENT	CHEMICAL SUPPLIES	940.60	
14433503	WTP: CL17 CHEMICALS FOR TREATING WATER			$85.43
	WATER TREATMENT	CHEMICAL SUPPLIES	85.43	
14432929	WTP: TURBIDITY CHEMICAL SUPPLIES			$980.97
	WATER TREATMENT	CHEMICAL SUPPLIES	980.97	
		Total For: HACH COMPANY		**$2,007.00**
Vendor: HMH ENGINEERING				
M24005-10	CEDAR ST RECON SVCS THRU 1/26/2025			$20,206.90
	STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE	16,771.73	
	WATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	3,435.17	
M24005-08	CEDAR ST RECON SVCS THRU 11/17/25			$23,006.35
	STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE	19,095.27	
	WATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	3,911.08	
M24005-9	CEDAR ST RECON SVCS THRU 12/15/24			$17,120.12
	STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE	14,209.70	
	WATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	2,910.42	
		Total For: HMH ENGINEERING		**$60,333.37**
Vendor: IDAHO RURAL WATER ASSOCIATION				
Q2025-83	WWTP: N.SPARKS IRWAAP APPRNTCSHP CLS II			$1,2
	WASTEWATER TREATMENT	TRAINING AND TRAVEL	1,250.00	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
		Total For: IDAHO RURAL WATER ASSOCIATION		**$1,250.00**
Vendor: IDAHO STATE TAX COMMISSION				
000002026-0402	SALES & USE TAX 01/01/25 THRU 03/31/25			$1,035.00
	UNCLASSIFIED	IDAHO SALES TAX	1,035.00	
		Total For: IDAHO STATE TAX COMMISSION		**$1,035.00**
Vendor: INDEPENDENT HIGHWAY DISTRICT				
109781	ST: 1,800 GALLONS OF BRINE			$774.00
	STREET MAINTENANCE DIVISION	SNOW SUPPLIES/EQUIPMENT	774.00	
		Total For: INDEPENDENT HIGHWAY DISTRICT		**$774.00**
Vendor: INDUSTRIAL BOLT & SUPPLY INC / IBS				
869827-1	WTP: WASHER KITS,CABLE CONCTRS/TERMINALS, LUBRICANT OIL			$1,134.85
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	948.01	
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	186.84	
		Total For: INDUSTRIAL BOLT & SUPPLY INC / IBS		**$1,134.85**
Vendor: INSIGHT DISTRIBUTING INC				
0522984-IN	DISINFECTANT CLEANER - BEACH			$99.78
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	99.78	
0522928-IN	JER TRASH CAN LINERS			$168.66
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	168.66	
		Total For: INSIGHT DISTRIBUTING INC		**$268.44**
Vendor: IVAN RIMAR				
PDC033125	PER DIEM COMP 01/01/25-/03/31/25			$60.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	60.00	
		Total For: IVAN RIMAR		**$60.00**
Vendor: JAMES A SEWELL & ASSOC LLC				
111871	RUTH&BOYER SWR MAIN RPLCMNT THRU 12/31/24			$1,160.00
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	1,160.00	
112677	RUTH&BOYER SWR MAIN RPLCMNT THRU 2/28/25			$597.85
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	597.85	
		Total For: JAMES A SEWELL & ASSOC LLC		**$1,757.85**
Vendor: JARED RYAN SUNDBERG				
1830	DIAGNOSE EMISSIONS ISSUE LADDER TRK			$3,925.00
	FIRE DEPARTMENT - SANDPOINT	SERVICES - AUTOMOTIVE - R&M	3,925.00	
1831	TRANSMISSION LINE REPLACEMENT			$2,325.00
	FIRE DEPARTMENT - SANDPOINT	SERVICES - AUTOMOTIVE - R&M	2,325.00	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
1828	FAN ASSEMBLY/GASKET REPAIR			$3,940.00
	FIRE DEPARTMENT - SANDPOINT	SERVICES - AUTOMOTIVE - R&M	3,940.00	
		Total For: JARED RYAN SUNDBERG		**$10,190.00**
Vendor: JIMMY'S CONTRACTOR SERVICES INC				
1060634	ROOFING REPAIRS AT CITY HALL			$1,950.25
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - BUILDING - R&M	1,950.25	
		Total For: JIMMY'S CONTRACTOR SERVICES INC		**$1,950.25**
Vendor: JOHN EDWARD HASTINGS				
PDC033125	PER DIEM COMP 01/01/25-/03/31/25			$30.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	30.00	
		Total For: JOHN EDWARD HASTINGS		**$30.00**
Vendor: KELLER ASSOCIATES INC				
0250177	WWTP PRELIM ENGINEER REPORT 1/1/2025-1/25/2025			$41,724.80
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	41,724.80	
0250103	BRIDGE ST DSGN SVCS 1/1/25-1/25/25			$9,586.89
	STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE	9,586.89	
0250497	BRIDGE ST DSGN SVCS 1/26/25 - 2/22/25			$5,719.14
	STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/ARCHITE	5,719.14	
0250593	LIFT STATION REPLCMNTS 1/26/25-2/22/25			$4,678.75
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	4,678.75	
		Total For: KELLER ASSOCIATES INC		**$61,709.58**
Vendor: KELLEY CREATE				
38867863	FEBRUARY COPIER LEASE			$244.75
	POLICE DEPARTMENT	COPIER LEASE	244.75	
		Total For: KELLEY CREATE		**$244.75**
Vendor: KG & T SEPTIC INC				
50643	PORTABLE TOILET MONTHLY RENTAL 2/3 - 3/2			$1,306.00
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	302.00	
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	302.00	
	WATER TREATMENT	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	122.00	
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	278.00	
	PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTALOO	302.00	
		Total For: KG & T SEPTIC INC		**$1,306.00**
Vendor: LAKE CITY LAW GROUP PLLC				
41084	LEGAL SERVICES - FY25 - MAR'25			$11,7

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	LEGAL	OTHER PROF SERVICE - LEGAL - CIVIL	11,720.00	
		Total For: LAKE CITY LAW GROUP PLLC		**$11,720.00**
Vendor: LAKE PEND OREILLE SCHOOL				
622	4.5 HRS FOR OPEN GYM - ADULT			$90.00
	RECREATION PROGRAMS	RENTAL OF LAND AND BUILDING	90.00	
621	3.5 HRS OPEN GYM - YOUTH			$45.00
	RECREATION PROGRAMS	RENTAL OF LAND AND BUILDING	45.00	
		Total For: LAKE PEND OREILLE SCHOOL		**$135.00**
Vendor: LES SCHWAB TIRE CENTER				
10800886204	SPD 14 - WHEEL ALIGNMENT			$119.99
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	119.99	
		Total For: LES SCHWAB TIRE CENTER		**$119.99**
Vendor: MAGNUSON, MCHUGH & CO, P.A.				
1157979	FISCAL YEAR 2024 AUDIT SERVICES PART 2			$16,000.00
	FINANCE DEPARTMENT	OTHER PROF SERVICE - FINANCIAL AUDIT	16,000.00	
		Total For: MAGNUSON, MCHUGH & CO, P.A.		**$16,000.00**
Vendor: MICHAEL D. TERRELL				
6224	TRAVERS PARK PLAYGROUND DSGN SRVCS -FEB '25			$1,765.09
	PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	882.54	
	PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	882.55	
6227	TRAVERS TENNIS COURT REHAB DSGN SVCS -FEB '25			$1,578.00
	PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	1,578.00	
		Total For: MICHAEL D. TERRELL		**$3,343.09**
Vendor: MOMENTUM INK LLC				
31703	SFD UNIFORM SHIRTS/HOODIES			$570.00
	FIRE DEPARTMENT - SANDPOINT	UNIFORM & CLOTHING	570.00	
		Total For: MOMENTUM INK LLC		**$570.00**
Vendor: MOSE CLEMENTS DUNKEL				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$120.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	120.00	
		Total For: MOSE CLEMENTS DUNKEL		**$120.00**
Vendor: NAPA AUTO PARTS				
224093	2YR BAT, 2) BAT CORE DEPOSITS - IRRIGATION TRUCK			$126.55
	PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	126.55	
		Total For: NAPA AUTO PARTS		**$1**

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: NEOGOV				
INV-132230	BACKGROUND CHECK INTEGRATION 5/2025-5/2026			$713.87
	CENTRAL SERVICES DEPARTMENT	BACKGROUND CHECK SERVICES	713.87	
		Total For: NEOGOV		**$713.87**
Vendor: NEWMAN SIGNS INC				
TRFINV059626	ST: (50) GREEN U-CHANNEL 12' POSTS			$1,650.50
	STREET MAINTENANCE DIVISION	TRAFFIC CONTROL SUPPLIES/EQUIPMENT	1,650.50	
		Total For: NEWMAN SIGNS INC		**$1,650.50**
Vendor: NORTH 40 OUTFITTERS				
047751/B	ST: BLOWER BACKPACK			$699.99
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	699.99	
047830/B	2) DOLLY WHEEL REPLACEMENTS			$69.98
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	69.98	
047816/B	WWTP: VOLT TEST, CIRCUIT, HOSE, SWEEPER VALVE			$181.41
	WASTEWATER TREATMENT	FACILITY SUPPLIES	181.41	
047979/B	4) DEWALT WHEEL - ROTATING VISE - CITY BEACH TOOLS			$219.95
	PARK MAINTENANCE & CAPITAL	TOOLS	219.95	
048027/B	SHOP: WIRE CONNECTORS QTY 3			$41.97
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	13.99	
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	13.99	
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	13.99	
048134/B	ELECTRONIC EARMUFFS			$37.99
	PARK MAINTENANCE & CAPITAL	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	37.99	
048135/B	WD: MENS BLACK BIB			$99.99
	WATER DISTRIBUTION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPMENT	99.99	
048105/B	WD: SPARK PLUGS FOR PUMP MAINT			$11.98
	WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	11.98	
048144/B	SHOP: TOOLS AND PAINT			$41.95
	WATER DISTRIBUTION	TOOLS	13.98	
	WASTEWATER COLLECTIONS	TOOLS	13.98	
	STREET MAINTENANCE DIVISION	TOOLS	13.99	
		Total For: NORTH 40 OUTFITTERS		**$1,405.21**
Vendor: NORTHERN LIGHTS				
03272025	MONTHLY UTILITIES MARCH 2025			$1,686.38
	WATER TREATMENT	ELECTRICITY	880.99	
	WATER TREATMENT	ELECTRICITY	329.90	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	WATER TREATMENT	ELECTRICITY	130.63	
	WASTEWATER COLLECTIONS	ELECTRICITY	69.86	
	WASTEWATER COLLECTIONS	ELECTRICITY	72.13	
	STREET MAINTENANCE DIVISION	ELECTRICITY	20.56	
	STREET MAINTENANCE DIVISION	ELECTRICITY	44.18	
	WASTEWATER COLLECTIONS	ELECTRICITY	55.51	
	GENERAL GOVERNMENT PROJECTS	ELECTRICITY	82.62	
		Total For: NORTHERN LIGHTS		**$1,686.38**
Vendor: OXARC INC				
0032297920	WTP: CHLORINE CYCLINDER RNTL			$385.44
	WATER TREATMENT	CHEMICAL SUPPLIES	385.44	
0032292911	WWTP: CHLORINE AND SULFUR DIOXIDE			$7,673.19
	WASTEWATER TREATMENT	CHEMICAL SUPPLIES	7,673.19	
0061980794	WWTP: CHLORINE & SPECIALTY GASES -MARCH'25			$157.97
	WASTEWATER TREATMENT	CHEMICAL SUPPLIES	157.97	
		Total For: OXARC INC		**$8,216.60**
Vendor: PACWEST MACHINERY LLC				
30426608	ST: BROOM REPLACEMENT FOR SWEEPER			$1,075.84
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	1,075.84	
		Total For: PACWEST MACHINERY LLC		**$1,075.84**
Vendor: PAPE MACHINERY INC				
4315664	ST: LOADER ACCUMULATOR REPLACEMENT			$1,617.52
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	1,617.52	
		Total For: PAPE MACHINERY INC		**$1,617.52**
Vendor: PEAK INDUSTRIAL INC - PEAK MACHINERY				
PSI-470211	ST: SKIDSTEER PUMP			$41.10
	STREET MAINTENANCE DIVISION	VEHICLE & MACH SUPPLIES/PARTS	41.10	
		Total For: PEAK INDUSTRIAL INC - PEAK MACHINERY		**$41.10**
Vendor: PELICANCORP ONE CALL INC				
INV-1088	UTILITY LOCATOR SERVICES MARCH'25			$218.40
	WATER DISTRIBUTION	TELEPHONE - LANDLINE & OTHER	109.20	
	WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	109.20	
		Total For: PELICANCORP ONE CALL INC		**$218.40**
Vendor: R.C. WORST CO				
352808	SC: 2) HYDROMATIC SEALING FLANGE -COTTONWOOD LIFT			$7

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	728.00	
		Total For: R.C. WORST CO		**$728.00**
Vendor: RECTRAC LLC				
VS016148	REC SOFTWARE-SETUP & TRAINING 17HRS			$2,187.49
	RECREATION PROGRAMS	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	179.16	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	702.40	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	266.66	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	79.84	
	CITY BEACH RV PARK	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	262.50	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	696.93	
VS016374	7.5 HRS NEW REC SOFTWARE TRAINING/SETUP			$937.50
	RECREATION PROGRAMS	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	76.77	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	301.03	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	114.29	
	PARK MAINTENANCE & CAPITAL	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	34.22	
	CITY BEACH RV PARK	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	112.50	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	SOFTWARE/SAAS - REC 1/TEAMSIDELINE	298.69	
		Total For: RECTRAC LLC		**$3,124.99**
Vendor: REHN & ASSOCIATES				
INV-00207448	COBRA NOTICE LETTER - H UPTON			$25.00
	CENTRAL SERVICES DEPARTMENT	OTHER PROF SERVICE - HUMAN RESOURCES	25.00	
		Total For: REHN & ASSOCIATES		**$25.00**
Vendor: Reid Weber				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$120.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	120.00	
		Total For: Reid Weber		**$120.00**
Vendor: RICHARD SCOTT TORPIE				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$90.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	90.00	
		Total For: RICHARD SCOTT TORPIE		**$90.00**
Vendor: SAGLE FIRE DISTRICT				
000024	LEADERSHIP SYMPOSIUM -TOUSSAINT, BADEAUX, NELSON			$300.00
	FIRE DEPARTMENT - SANDPOINT	TRAINING AND TRAVEL	300.00	
		Total For: SAGLE FIRE DISTRICT		**$3**
Vendor: SANDPOINT BUILDING SUPPLY				

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
2494025	WTP: PLYWOOD FOR FILTER MAINT -SC			$58.43
	WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	58.43	
2495773	4X8 PLYWOOD AND STUDS - SHOOTING RANGE			$109.00
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	109.00	
		Total For: SANDPOINT BUILDING SUPPLY		**$167.43**
Vendor: SANDPOINT GARAGE DOORS INC				
161168	SERVICE CALL- CLAMP BROKEN SPRINGS			$175.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - BUILDING - R&M	175.00	
		Total For: SANDPOINT GARAGE DOORS INC		**$175.00**
Vendor: SANDPOINT READER LLC				
10898SPR	HIRING AD - JER CENTER			$100.00
	JAMES E. RUSSELL SPORTS CENTER FACILITY	ADVERTISING	100.00	
10989SPR	HIRING AD FOR 2025 LIFEGUARDS			$128.00
	RECREATION PROGRAMS	ADVERTISING	128.00	
10805SPR	HIRING AD JER AND KIDS CAMP COUNSELOR			$100.00
	RECREATION PROGRAMS	ADVERTISING	50.00	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	ADVERTISING	50.00	
10824SPR	HIRING AD ROUND 2, JER & CAMP COUNSELOR			$100.00
	RECREATION PROGRAMS	ADVERTISING	50.00	
	JAMES E. RUSSELL SPORTS CENTER FACILITY	ADVERTISING	50.00	
11078SPR	HIRING AD LIFEGUARD ROUND 2			$100.00
	RECREATION PROGRAMS	ADVERTISING	100.00	
11070SPR	ROUND 3 HIRING AD FOR LIFEGUARD			$100.00
	RECREATION PROGRAMS	ADVERTISING	100.00	
		Total For: SANDPOINT READER LLC		**$628.00**
Vendor: SANDPOINT SUPER DRUG				
30152/1	SC: VAC TRUCK RUST REPAIR & RESIST			$30.22
	WASTEWATER COLLECTIONS	VEHICLE & MACH SUPPLIES/PARTS	30.22	
30242/1	SHOP: INSECTICIDES			$21.75
	STREET MAINTENANCE DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	7.25	
	WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	7.25	
	WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	7.25	
		Total For: SANDPOINT SUPER DRUG		**$51.97**
Vendor: SANDPOINT URBAN RENEWAL AGENCY				
03312025	FEB'25 TAX RECEIPTS COLLECTED			$27,0
	UNCLASSIFIED	SANDPOINT URBAN RENEWAL AGENCY - DOWNTOW	21,670.03	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	UNCLASSIFIED	SANDPOINT URBAN RENEWAL AGENCY - NORTH	4.01	
	UNCLASSIFIED	SANDPOINT URBAN RENEWAL AGENCY - NORTH	5,386.99	
		Total For: SANDPOINT URBAN RENEWAL AGENCY		**$27,061.03**
Vendor: SCHINDLER ELEVATOR CORP				
7100595884	REPLACE ELEVATOR BUTTONS @ CHALL			$967.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - EQUIPMENT - R&M	967.00	
		Total For: SCHINDLER ELEVATOR CORP		**$967.00**
Vendor: SCOTT'S AUTO APPEARANCE				
0EDA979F	REPAIRS TO 2024 FORD BRONCO (VIN ...5731) FOLLOWING 2/7/25 COLLISION W/P			$1,500.00
	POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	1,500.00	
		Total For: SCOTT'S AUTO APPEARANCE		**$1,500.00**
Vendor: SEAWESTERN INC				
CM2977	CREDIT FOR RETURNED BOOTS - WRONG SIZE -NICHOLAS			$(406.00)
	FIRE DEPARTMENT - SANDPOINT	UNIFORM & CLOTHING	(406.00)	
INV41638	BOOT EXCHANGE + SHIPPING -NICHOLAS			$434.60
	FIRE DEPARTMENT - SANDPOINT	UNIFORM & CLOTHING	434.60	
		Total For: SEAWESTERN INC		**$28.60**
Vendor: SELKIRK GLASS & CABINETS INC				
42757	BEACH CONCESSIONS DOOR/GLASS RPLCMNT			$325.00
	PARK MAINTENANCE & CAPITAL	SERVICES - BUILDING - R&M	225.00	
	PARK MAINTENANCE & CAPITAL	SERVICES - BUILDING - R&M	100.00	
		Total For: SELKIRK GLASS & CABINETS INC		**$325.00**
Vendor: SELKIRK PRESS INC				
22009	P SKON BUSINESS CARDS - 100CT			$29.00
	BUILDING DIVISION	PRINTING AND BINDING	29.00	
		Total For: SELKIRK PRESS INC		**$29.00**
Vendor: SHERWIN-WILLIAMS CO				
9977-0	30) 5 GAL - CITY HALL PARKING LOT			$823.50
	GOVERNMENT BUILDING & GROUNDS DIVISION	OPERATIONAL SUPPLIES/EQUIPMENT	823.50	
		Total For: SHERWIN-WILLIAMS CO		**$823.50**
Vendor: SIMCO DEVELOPMENT GROUP				
PAY APP 4	LIFT STATION REPLACEMENT SVCS THRU 2/28/25			$190,745.47
	WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	190,745.47	
		Total For: SIMCO DEVELOPMENT GROUP		**$190,7**
Vendor: SMS AUTOMOTIVE & MARINE INC				

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
2687	UP FITTING NEW PATROL VEHICLE SPD 9			$10,198.75
	POLICE DEPARTMENT	CAPITAL VEHICLES	10,198.75	
2686	UP FITTING NEW PATROL VEHICLE SPD 21			$10,348.75
	POLICE DEPARTMENT	CAPITAL VEHICLES	10,348.75	
3239	INSTALL CITATION PRINTER ASSEMBLY IN SPD 9			$246.25
	POLICE DEPARTMENT	VEHICLE & MACH SUPPLIES/PARTS	246.25	
3238	INSTALL CITATION PRINTER ASSEMBLY IN SPD 21			$246.25
	POLICE DEPARTMENT	VEHICLE & MACH SUPPLIES/PARTS	246.25	
3153	1131 HEADLIGHT DIODE JUMPER REBILD			$28.50
	FIRE DEPARTMENT - SANDPOINT	VEHICLE & MACH SUPPLIES/PARTS	28.50	
2814	1101 LAPTOP CHARGER FOR CIG LIGHTER OUTLET			$50.00
	FIRE DEPARTMENT - SANDPOINT	VEHICLE & MACH SUPPLIES/PARTS	50.00	
		Total For: SMS AUTOMOTIVE & MARINE INC		**$21,118.50**
Vendor: SONRAY ENTERPRISES LLC				
PAY APP 4	5TH&PINE TRAFFIC SIG SVCS THRU 11/11/24			$25,354.76
	STREET CAPITAL & PROJECTS	CONSTRUCTION SERVICES - NON CAPITAL	25,354.76	
		Total For: SONRAY ENTERPRISES LLC		**$25,354.76**
Vendor: SOUTH FORK HARDWARE (PARKS)				
398926	RAGS & BROOM/DUSTPAN - PARKS ALL			$38.28
	PARK MAINTENANCE & CAPITAL	TOOLS	38.28	
398952	SNAP KNIFE, STPL GUN, STPLES, NAILS - SHOOTING RANGE			$39.74
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	39.74	
399010	PVC SUPPLIES REPAIR BASEBALL BATTERS BOX - SPORTS COMP			$46.95
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	46.95	
399013	12OZ CLEAR ENAMEL SPRAY - JER			$6.79
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	6.79	
398621	4TIER SHELF - JER			$94.99
	JAMES E. RUSSELL SPORTS CENTER FACILITY	OPERATIONAL SUPPLIES/EQUIPMENT	94.99	
399861	GORILLA TAPE, DRAW BAR, BALL HITCH & PIN- ALL PARKS			$105.44
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	105.44	
399881	(12) LEAF RAKE - ALL PARKS TOOLS			$143.88
	PARK MAINTENANCE & CAPITAL	TOOLS	143.88	
399966	9" PAINT ROLLER COVERS			$15.96
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	15.96	
400186	NTS & BLTS, SCREWDRIVER - BEACH SHOP TOOLS			$20.99
	PARK MAINTENANCE & CAPITAL	TOOLS	20.99	
400150	PARACORD - SPRTS COMP			$

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	46.97	
		Total For: SOUTH FORK HARDWARE (PARKS)		**$559.99**
Vendor: SOUTH FORK HARDWARE (PUB WKS)				
399063	WWTP: EXTN CORD & BRASS ELBOW			$114.51
	WASTEWATER TREATMENT	FACILITY SUPPLIES	114.51	
		Total For: SOUTH FORK HARDWARE (PUB WKS)		**$114.51**
Vendor: SPARKS, NATHAN G				
REIMB 032825	WWTP: CDL REIMBURSEMENT-N.SPARKS			$294.86
	WASTEWATER TREATMENT	TRAINING AND TRAVEL	6.13	
	WASTEWATER TREATMENT	TRAINING AND TRAVEL	30.73	
	WASTEWATER TREATMENT	TRAINING AND TRAVEL	175.00	
	WASTEWATER TREATMENT	LICENSES/DUES & SUBSCR (JOB RELATED)	83.00	
		Total For: SPARKS, NATHAN G		**$294.86**
Vendor: STEEL LLC				
27379442	CHALL ROOFTOP HEATER DIAGNOSTIC			$470.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - BUILDING - R&M	470.00	
27515255	COMMINUTY HALL MAINTAINENCE -MARCH			$300.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	SERVICES - BUILDING - R&M	300.00	
27511537	WTP: HVAC SPRING MAINTENANCE			$650.00
	WATER TREATMENT	SERVICES - BUILDING - R&M	650.00	
		Total For: STEEL LLC		**$1,420.00**
Vendor: STEWART CONTRACTING, INC.				
PAY APP THRE	BRIDGE ST REHAB - CNSTRCTN THRU 1/21/25			$69,077.57
	STREET CAPITAL & PROJECTS	CONSTRUCTION SERVICES - NON CAPITAL	69,077.57	
PAY APP FOUR	BRIDGE ST REHAB - CNSTRCTN THRU 2/28/25			$132,386.17
	STREET CAPITAL & PROJECTS	CONSTRUCTION SERVICES - NON CAPITAL	85,745.55	
	STREET CAPITAL & PROJECTS	CONSTRUCTION SERVICES - NON CAPITAL	46,640.62	
		Total For: STEWART CONTRACTING, INC.		**$201,463.74**
Vendor: STONEWAY ELECTRIC SUPPLY				
S104613081.001	THERMOSTAT WORK - CITY BEACH RESTROOMS			$225.97
	PARK MAINTENANCE & CAPITAL	TECH SERVICES - ELECTRICAL	225.97	
S104613720.001	ST: BULBS FOR DECORATIVE LIGHTS			$386.95
	STREET MAINTENANCE DIVISION	STREET LIGHTING SUPPLIES/EQUIPMENT	386.95	
		Total For: STONEWAY ELECTRIC SUPPLY		**$612.92**
Vendor: SUSAN S WOGTECH				

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
APRCONTRABA	CONTRA DANCE LIVE MUSIC FRIDAY APRIL 11, 2025			$225.00
	RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	225.00	
		Total For: SUSAN S WOGTECH		**$225.00**
Vendor: TAMMY LANCASTER				
185484	REIMB MEAT FOR JACKMAN RETIREMENT BBQ			$226.97
	PUBLIC WORKS ADMINISTRATION	SUSTENANCE/FOOD	226.97	
PRT2025	PAYMENT FOR PRINTER			$100.00
	FINANCE DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	100.00	
		Total For: TAMMY LANCASTER		**$326.97**
Vendor: TANIA RILEY				
T0063 PER DIE	PER DIEM FOR ILETS CONFERENCE			$322.50
	POLICE DEPARTMENT	TRAINING AND TRAVEL	322.50	
		Total For: TANIA RILEY		**$322.50**
Vendor: TORK ELECTRIC INC				
8497	ON CALL ELECTRICAL SERVICES -DOWNTOWN			$270.00
	STREET MAINTENANCE DIVISION	SERVICES - STREET LIGHT - R&M	135.00	
	GENERAL GOVERNMENT PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BUILDING	135.00	
8496	WTP: REPLACE MOTOR/PUMP ASSEMBLY			$135.00
	WATER TREATMENT	TECH SERVICES - ELECTRICAL	0.00	
	WATER TREATMENT	TECH SERVICES - ELECTRICAL	135.00	
		Total For: TORK ELECTRIC INC		**$405.00**
Vendor: TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC				
5922531-20250	BACKGROUND CHECK SVCS - FEB '25			$135.00
	POLICE DEPARTMENT	BACKGROUND CHECK SERVICES	135.00	
		Total For: TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC		**$135.00**
Vendor: USA BLUE BOOK				
INV00652358	WWTP: GLVS, TWLS, MRKRS, FLTR, PHOSPHRUS			$475.96
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	475.96	
INV00664683	WWTP: GLOVES, RED/BLUE/YELLOW PH BUFFERS			$203.34
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	203.34	
INV00664736	WWTP: DISINFECTING WIPES			$7.49
	WASTEWATER TREATMENT	LABORATORY SUPPLIES	7.49	
		Total For: USA BLUE BOOK		**$686.79**
Vendor: VALLEY PROFESSIONAL JANITORIAL INC				
17466	WTP: FLOOR STRIPPING/WAXING -LAKE			$1,4

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	WATER TREATMENT	SERVICES - CUSTODIAL	1,400.00	
		Total For: VALLEY PROFESSIONAL JANITORIAL INC		**$1,400.00**
Vendor: VCA NORTH IDAHO ANIMAL HOSPITAL				
5381646179	SPD CASE 25-001907 DOG BOARDING SERVICES			$618.05
	POLICE DEPARTMENT	TECH SERVICES - ANIMAL CONTROL	618.05	
		Total For: VCA NORTH IDAHO ANIMAL HOSPITAL		**$618.05**
Vendor: VERIZON WIRELESS				
6104047828	WIRELESS PHONE/DATA CHGS DEC21-JAN20 - FY'25			$489.62
	WATER TREATMENT	TELEPHONE - WIRELESS	40.01	
	WATER DISTRIBUTION	TELEPHONE - WIRELESS	121.76	
	WASTEWATER TREATMENT	TELEPHONE - WIRELESS	41.74	
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	286.11	
6106498448	WIRELESS PHONE/DATA CHGS JAN21-FEB20 - FY'25			$489.62
	WATER TREATMENT	TELEPHONE - WIRELESS	40.01	
	WATER DISTRIBUTION	TELEPHONE - WIRELESS	121.76	
	WASTEWATER TREATMENT	TELEPHONE - WIRELESS	41.74	
	WASTEWATER COLLECTIONS	TELEPHONE - WIRELESS	286.11	
		Total For: VERIZON WIRELESS		**$979.24**
Vendor: WASTE MANAGEMENT OF IDAHO INC				
0238143-1827-7	CITY PROPERTY REFUSE / WASTE CHARGES MARCH 2025			$2,680.00
	GOVERNMENT BUILDING & GROUNDS DIVISION	DISPOSAL (GARBAGE) SERVICES	640.00	
	PARK MAINTENANCE & CAPITAL	DISPOSAL (GARBAGE) SERVICES	480.00	
	WASTEWATER TREATMENT	DISPOSAL (GARBAGE) SERVICES	160.00	
	PARK MAINTENANCE & CAPITAL	DISPOSAL (GARBAGE) SERVICES	480.00	
	PARK MAINTENANCE & CAPITAL	DISPOSAL (GARBAGE) SERVICES	480.00	
	GOVERNMENT BUILDING & GROUNDS DIVISION	DISPOSAL (GARBAGE) SERVICES	40.00	
	PUBLIC WORKS ADMINISTRATION	DISPOSAL (GARBAGE) SERVICES	240.00	
	WATER TREATMENT	DISPOSAL (GARBAGE) SERVICES	160.00	
APRIL04INVOIC	RESIDENTIAL REFUSE & WASTE CHARGES APRIL'25			$50,726.85
	SANITATION/GARBAGE COLLECTION	TECH SERVICES - GARBAGE REMOVAL	50,726.85	
		Total For: WASTE MANAGEMENT OF IDAHO INC		**$53,406.85**
Vendor: WAYNE K BENNER				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$120.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	120.00	
		Total For: WAYNE K BENNER		**$1**

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
Vendor: WILLIAM CHRISTOPHER MITCHELL				
PDC033125	PER DIEM COMP 01/01/25-03/31/25			$90.00
	CENTRAL SERVICES DEPARTMENT	COMMISSION/COMMITTEE SUPPLIES	90.00	
		Total For: WILLIAM CHRISTOPHER MITCHELL		**$90.00**
Vendor: WILLIAMS SCOTSMAN INC				
9023327967	WWTP: MODULAR RENTAL 3/19/25-4/18/25			$1,211.43
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	785.40	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	19.64	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	206.26	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	22.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	5.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	70.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	103.13	
9021219427	WWTP: MODULAR RENTAL 6/19/24-7/18/24			$1,211.43
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	785.40	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	19.64	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	206.26	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	70.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	103.13	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	22.00	
	WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	5.00	
		Total For: WILLIAMS SCOTSMAN INC		**$2,422.86**
Vendor: WOOD'S CRUSHING & HAULING INC				
54562	ON CALL SNOW REMOVAL SERVICES JAN & FEB '25			$6,820.00
	STREET MAINTENANCE DIVISION	SERVICES - SNOW PLOWING	6,820.00	
		Total For: WOOD'S CRUSHING & HAULING INC		**$6,820.00**
Vendor: ZIPLY FIBER				
0918 - 032225	0918 - PHONE CHGS-FISHBACK 3/22/25-4/21/25			$78.95
	WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	78.95	
0989 - 032525	0989 - PHONE CHGS 3/25/25-4/23/25			$78.95
	WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	78.95	
1464 - 032225	1464 - PHONE CHGS - CITYHALL 03/22/25-04/21/25			$656.46
	WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	198.91	
	WASTEWATER TREATMENT	TELEPHONE - LANDLINE & OTHER	59.67	
	CITY BEACH CONCESSIONS	TELEPHONE - LANDLINE & OTHER	59.67	

Invoice Number	Invoice Description / Department/Division	GL Account Description	Line Item Amount	Invoice Amount
	RECREATION PROGRAMS	TELEPHONE - LANDLINE & OTHER	59.67	
	POLICE DEPARTMENT	TELEPHONE - LANDLINE & OTHER	59.67	
	WATER TREATMENT	TELEPHONE - LANDLINE & OTHER	198.91	
	STREET MAINTENANCE DIVISION	TELEPHONE - LANDLINE & OTHER	19.96	
3469 - 032525	3469 - PHONE CHGS - TURTLE ROCK 03/25/25-04/24/25			$72.28
	WATER TREATMENT	TELEPHONE - LANDLINE & OTHER	72.28	
5035 - 031325	5035 - PHONE CHGS - 03/13/25-04/12/25			$64.14
	WATER TREATMENT	TELEPHONE - LANDLINE & OTHER	64.14	
6269 - 032225	6269 - PHONE CHGS - 911 TRANSFER 03/22/25-04/21/25			$13.80
	POLICE DEPARTMENT	TELEPHONE - LANDLINE & OTHER	13.80	
6708 - 032225	6708 - PHONE CHGS-CITY HALL 03/22/25-04/21/25			$105.00
	INFORMATION TECHNOLOGY DIVISION	TELEPHONE - LANDLINE & OTHER	105.00	
		Total For: ZIPLY FIBER		**$1,069.58**

City of Sandpoint Payroll Breakdown for March 2025
Employee Benefit Compensation Export
From 03/01/2025 - 03/31/2025

WAGES Total Employer Amount	MEDICAL Total Employer Amount	DENTAL Total Employer Amount	SUPPLEMENTAL Total Employer Amount	TAXES Total Employer Amount	RETIREMENT Total Employer Amount	Employer Total
550,785.16	103,020.76	4,320.00	12,753.18	36,267.38	73,603.01	780,749.49

Payroll Total: $780,749.49

Payables Total: $929,573.21

Grand Total: $1,710,322.70

Councilor Signature: _____ Date: _____

Councilor Name: RICK HOWARTH

City of Sandpoint

Financial Report on Cash and Investment Transactions

January 31, 2025

FUND	BALANCE 12/31/24	DEBIT	CREDIT	BALANCE 1/31/25
General Fund Undesignated	7,842,730	5,240,012	2,505,963	10,576,779
General Fund Designated - Reserves	9,102,561	-	-	9,102,561
General Fund Designated - Other	1,527,592	198,142	46,429	1,679,306
Special Revenue:				
Fiber	101,346	456	-	101,802
Impact Fees	1,899,553	21,832	1,427	1,919,957
Recreation	450,659	141,795	56,093	536,361
Park Capital Improvement	1,692,951	13,813	20,802	1,685,962
Enterprise:				
Sanitation	454,002	72,795	63,409	463,388
Water	6,642,399	364,873	352,002	6,655,269
Water - Reserve Capital	9,975,737	11,824	51,310	9,936,252
Water - Reserve Watershed Protection	713,507	44,694	-	758,202
Water - Restricted	107,635	3,209	2,843	108,001
Wastewater	6,092,673	550,979	335,173	6,308,479
Wastewater - Reserve I&I Collection	1,890,609	51,991	-	1,942,600
Wastewater - Reserve Capital	11,589,567	38,741	41,515	11,586,793
Water and Wastewater Debt Service	986,673	2,384	-	989,057
Fiduciary:				
LID Guarantee	38,408	2,054	-	40,462
LID Combined	208,271	173	-	208,444
Payroll Benefit Clearing	691,410	623,332	620,279	694,463
GRAND TOTAL	62,008,283	7,383,098	4,097,243	65,294,138

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sarah Lynds

Sarah Lynds, Finance Director
City of Sandpoint, Idaho

City of Sandpoint
Cash and Investments
January 31, 2025

Description	City's Balance
Wells Fargo Bank	
Checking Account	4,011,473
Idaho State Investment Pool	
State Investment Pool Account	61,281,965
Cash on Hand	
Petty Cash	700
Total	65,294,138

I HEARBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sarah Lynds

Sarah Lynds, Finance Director
City of Sandpoint, Idaho

AGENDA REPORT

City Council Meeting

TODAY'S DATE: April 7, 2025

MEETING DATE: April 16, 2025

TO: Sandpoint City Council

FROM: City Clerk's Office

SUBJECT: Taxi License Approval: Skyline Taxi Service - ***action item***

DESCRIPTION/BACKGROUND:

The City has received an application seeking licensing of a new taxicab service operating in Sandpoint, Skyline Taxi Service, LLC.

Under Sandpoint City Code 6-4-2, the City regulates taxi services in Sandpoint, including taxicab vehicles and drivers, with new taxi services requiring Council approval before license issuance. Thereafter, licenses are administratively renewed on an annual basis.

A taxicab is defined by City Code as a motor vehicle used for the purpose of transporting persons for hire, not including school buses or motor buses with a seating capacity of more than 7 passengers operated on a regular schedule. Transportation Network Company (TNC) vehicles and drivers (e.g., Uber or Lyft) are addressed under Chapter 37 of Title 49, Idaho Code, which prohibits local regulation under cities' taxi licensing provisions.

If approved, Skyline Taxi Service will join two other taxi service providers currently licensed in Sandpoint: Bonner Taxi, operating two vehicles with 4-5 drivers, and Panhandle Ride Share, operating one vehicle with one driver. Historically, Sandpoint has had anywhere from 1 – 3 taxicab companies licensed to operate at any given time in town.

STAFF RECOMMENDATION:

With the requirements of City Code having been met, including payment of all licensing fees, proof of insurance, the taxicab vehicle passing all inspections, and the owner/driver clearing the necessary medical and background checks, staff recommend Council approval of this license. Upon approval of the taxi licensing, the general business license will also be issued.

ACTION:

Motion to approve licensing of Skyline Taxi Service, LLC, for taxicab services in the City of Sandpoint.

WILL THERE BE ANY FINANCIAL IMPACT? Fees collected for initial licensing and future annual renewal. **HAS THIS ITEM BEEN BUDGETED?** n/a

ATTACHMENTS:

Skyline Taxi Service Taxicab / Limousine License Application
City Code Title 6, Chapter 4, Taxicabs and Limousines

CHAPTER 4 - TAXICABS AND LIMOUSINES

6-4-1: - Definitions:

CARRIAGE: Any horse or other animal drawn cart, wagon, vehicle or attached apparatus used for the purpose of transporting persons for compensation.

LICENSING AUTHORITY: The city council or its designee, herein referred to as the city.

LIMOUSINE: Any luxury motor vehicle driven by a chauffeur used for the purpose of transporting persons for hire.

OPERATION: The conducting of a general taxicab, limousine, pedicab or carriage business including, but not limited to, owning the business, contracting or leasing the business or an individual vehicle.

OPERATOR OR DRIVER: An individual, including a taxicab or limousine owner, authorized to operate, drive, or staff a taxicab or limousine upon and through the streets, avenues and alleys of the city.

PEDICAB: Any human powered vehicle that is able to be pedaled without any motor assistance, used for the purpose of transporting persons. A motor assist may be permitted so long as it does not replace or become the primary source of power in moving the unit and is seven hundred fifty (750) watts or less, is one horsepower or less, and cannot exceed twenty (20) miles per hour.

TAXICAB: Any motor vehicle used for the purpose of transporting persons for hire, providing the "taxicab", as herein stated and defined, shall not include school buses or other motor vehicles used exclusively for the transportation of children to and from school, nor a motor bus with a seating capacity of over seven (7) passengers operated on a regular schedule over regularly designated streets, nor companies operating for the purpose of carrying United States mail or other United States property.

TAXICAB, LIMOUSINE, PEDICAB OR CARRIAGE OWNER: The person, firm, copartner, corporation, individual or association securing a license to operate a taxicab(s), limousine(s), pedicab(s) or carriage(s) upon and through the streets, avenues and alleys of the city.

(Ord. 1215, 7-17-2009)

6-4-2: - Licenses Required:

A. Application For Taxicab, Limousine, Carriage, or Pedicab Business License: No person shall engage in the business of operating a limousine, taxicab or taxicabs, carriage or pedicab within the corporate limits of the city without first complying with all of the provisions of this chapter. Verified applications for a license for taxicabs and limousines shall be made by owner thereof upon forms to be furnished by the city clerk. Such application shall contain the full name and address of the owner, the make, model, motor and factory number of the motor vehicle and the Idaho license number, if applicable, for the current year. All rules and regulations in this chapter pertaining to taxicabs shall likewise pertain to limousine, carriage and pedicab services unless otherwise stated.

B. Authority to License and Control: The city council or its designee, hereinafter the "city" is hereby vested with complete authority to issue licenses for the operation of taxicabs and to alter, revoke or amend or suspend the said licenses in accordance with the provisions of this chapter and to regulate and limit the method of operation of taxicabs in accordance with this chapter, and to regulate taxicab operators, and is further vested with complete and full authority and responsibility to carry into effect all of the provisions of this chapter relative to the operation of taxicabs. The city reserves the right to do a complete background check on all owners and operators. The city shall have the authority to implement the requirements and restrictions of this chapter. Any license now issued, and which may be hereafter issued to engage in the business of operating taxicabs on or over the streets and public ways, shall mean and be construed to be only a license or privilege to use the streets and public ways for the business of operating taxicabs thereon. The council or its designee may, where appropriate, reduce the conditions or limits established in this chapter if the license applicant is only operating a pedicab or carriage; otherwise, all requirements for a taxicab may apply.

C. Applicant; Conditions: No person shall be issued a license to engage in the business of owning and maintaining a taxicab, nor shall the owner authorize any person to operate a taxicab when that person:

1. Does not possess a valid U.S. driver's license;
2. Is under the age of eighteen (18) years;
3. Is not a bona fide owner of such business, if applying for taxicab owner license;
4. Has been convicted of a felony involving injury or threatened injury to another person or who is a registered sex offender;
5. Has been, within three (3) years prior to the date of making application for such license, convicted of, paid any fine, been placed on probation, received a deferred sentence, received any withheld judgment, suffered the forfeiture of a bond for failure to appear or completed any sentence for confinement for any felony or any misdemeanor or infraction which involves a moving traffic violation, except that the city may in its discretion waive the disqualification

provided in this subsection upon finding that the nature of the crime committed by the applicant and extent of the rehabilitation of the applicant does not pose a threat to the safety and health of the taxi passengers;

6. Has ever been convicted of, or pled guilty to, a felony case of driving under the influence of alcohol and/or drugs;
7. Has, at the time of such application, an outstanding warrant;
8. Has had a similar license revoked by the city or any other city of this state or of the United States.

D. Mayor and Council To Approve Application; Renewal: Before the city clerk shall issue a license for any taxicab, the application must first be presented to the city council for approval and upon such approval and the payment of the necessary fees and compliance with all other sections of this chapter, the city clerk shall issue a license in such form as may be prescribed by the city clerk. The clerk is authorized to renew such licenses annually so long as the applicant complies with all provisions of this section.

E. License Card: Each taxicab shall carry a card issued by the clerk verifying the license. Each card shall contain the name of the licensee, the date of its issuance, the date of its expiration, the official license number of the motor vehicle and the make and model thereof.

(Ord. 1215, 7-17-2009; Ord. 1271, 6-20-2012)

6-4-3: - Authorized Operators/Drivers:

Before any owner/licensee authorizes a person to drive a taxicab, the owner/licensee shall submit the completed application for taxicab driver form containing required information on the driver to the chief of police. All drivers must comply with the following standards and rules:

A. Applicant Conditions: All requirements of subsection 6-4-2.C this city of this chapter.

B. Mandatory Drug Testing: Every person authorized to drive a taxicab under this chapter who is involved in an accident resulting in injury to or death of any person, or damage to the property of any one person in excess of one thousand dollars ($1,000.00) while providing taxicab service shall submit to one or more tests as may be required to determine the amount of alcohol, narcotics, and prescription and nonprescription drugs present in such person. Any such required test(s) shall be at such authorized person's own expense.

C. Revocation; Denial: If any required test shows the presence of illegal drugs, alcohol in excess of the legal limit established in Idaho Code title 18, chapter 80, prescription drugs used other than as prescribed, or evidence of intoxicants, such person's authorization to drive a taxicab shall be immediately revoked. Refusal to submit to any test required shall result in the

immediate revocation of the authorization to drive a taxicab. Following revocation under this subsect no authorization to drive a taxicab shall be granted to that person until three (3) years immediately following the last violation of this subsection.

D. Dangerous Driving: No authorization to drive a taxicab shall be granted to any person where satisfactory proof is submitted that such person operates motor vehicles in an unskillful, dangerous or reckless manner, or who repeatedly violates the laws of the city relating to traffic or this chapter.

E. Medical Certificate: Every two (2) years each taxicab driver shall submit with the application a medical certificate from a licensed physician specifically stating that the applicant has good hearing, vision, and general health such that the person has no known physical conditions or disabilities which would impair the safe operation of a taxicab. The city's medical certificate form shall be completed and returned with the application for taxicab driver form.

F. Renewal: Authorization to drive a taxicab shall not be given to a person who, at the time of application for renewal of authorization issued hereunder would not be eligible or qualified for such authorization upon a first application, and a driver must continue to have and maintain all the qualifications. A renewal application will also include an annual background check and medical certification every two (2) years.

G. Owner Notification: The chief of police shall promptly notify the owner if he is aware a driver is not qualified to drive; however, the owner remains responsible to monitor drivers and ensure they meet the requirements of this chapter.

H. License Issuance, Transfer, Display: Authorized taxicab drivers will be issued an individual taxicab driver's license authorizing them to operate a taxicab under any taxicab company's license within the City of Sandpoint. The taxi driver may transfer this license to another taxicab company after review of the City of Sandpoint police department. A taxicab driver's license shall be displayed to the public or a law enforcement officer upon request.

(Ord. 1161, 11-15-2006)

6-4-4: - Insurance Required:

Before any license is issued for any taxicab, the owners thereof shall be required to file with the city clerk a certified copy of a policy of insurance executed by an insurance company authorized to do business within the state insuring the public against any loss or damage which may result to any person or persons from the operation of said taxicab, provided the limited amount of liability in such policy of insurance specified shall be as follows:

A. Property damage: Not less than one hundred thousand dollars ($100,000.00) except for carriages and pedicabs, which shall be not less than twenty thousand dollars ($20,000.00).

B.

Public liability: Minimum five hundred thousand dollars ($500,000.00) per incident except for carriage, pedicabs, which shall be not less than one hundred thousand dollars ($100,000.00).

C. Provide for notice to the city of nonrenewal or cancellation of insurance coverage.

D. The license to operate such taxicab business shall expire of itself or terminate upon the cancellation of said insurance for failure to pay premiums or for any other reason and no license shall be granted or be effective unless the taxicab for which said license is requested has been fully covered with insurance as hereinabove specified.

(Ord. 1215, 7-17-2009)

6-4-5: - License Fees and Card:

Owners of taxicabs licensed hereunder shall pay to the city clerk an annual license fee set by resolution adopted by the city council. Taxicab drivers shall pay to the city clerk an annual background check fee set by resolution adopted by the city council. Such license shall expire on the last day of each year and must be renewed before the first day of the following year. Proof of the license provided for herein shall be plainly posted in said taxicab in such a manner that the same may be readily readable and legible to the passenger or passengers therein. It shall be printed and posted in such a manner and placed in said taxicab as shall be approved by the chief of police. It shall be unlawful for any taxicab to operate without such proof of license being so posted.

(Ord. 1161, 11-15-2006)

6-4-6: - Transfer of Licenses:

Taxicab business owners' licenses issued under the provisions of this chapter shall be transferable subject to the consent and approval of the city council; provided, however, that no license may be issued to another or to any other person until such licensee or person has applied for a license and has been found to be qualified to obtain such license under the provisions of this chapter; provided, further, that upon the approval of the transfer of any license as herein provided, the city clerk shall charge and collect a fee set by resolution for transferring said license and issue a new license as provided for in this chapter.

(Ord. 1161, 11-15-2006)

6-4-7: - Suspension and Revocation of Licenses:

In addition to other suspensions and revocations provided for in this chapter, the following procedures shall govern the suspension or revocation of licenses:

A.

Any license granted under this chapter may be suspended at any time by the chief of police for any violation of the provisions of this chapter or of any other ordinance of the city, state or federal law, or if such vehicle shall or has been used for any immoral, illegal, disorderly or improper purpose.

B. Any licensed owner or licensed operator of a taxicab vehicle within Sandpoint who violates any provision of the Idaho Code or this code, in addition to: 1) the criminal or civil penalties prescribed by law for such violation, and 2) the suspension and revocation provisions of this chapter, shall be subject to a temporary suspension of their taxicab license for a period not to exceed one hundred eighty (180) days.

C. Notice of a temporary suspension may be personally served which suspension shall be effective upon such service. However, notice shall also be deemed properly served if sent by U.S. postal service certified mail to the address on file in the city clerk's office that was provided by the licensee. Such temporary suspension shall then be effective at one minute after twelve o'clock (12:01) a.m. on the third day following the date written notice is mailed to the licensed owner or licensed operator. A licensee's failure to accept, acknowledge, or receive notification of a temporary suspension shall not invalidate the temporary suspension, provided notice was served as provided in this subsection. Notice of a temporary suspension shall include grounds for the temporary suspension, and shall include a statement that informs the licensee of their right to appeal the temporary suspension. A license may be temporarily suspended for good cause even though no criminal charge or infraction is filed. Any operation of a taxicab during the period of a temporary suspension shall be deemed a separate offense for each day of such operation.

D. Any licensed owner or licensed operator of a taxicab within the City of Sandpoint whose license is temporarily suspended pursuant to this section may appeal the temporary suspension to the city council by filing a written request with the city clerk's office within fifteen (15) working days of the start of the temporary suspension. Upon appeal, a temporary suspension shall be stayed pending a determination by the city council, unless a separate finding is made by the chief of police that continued operation under the applicant's license would endanger the public, with the reasons for such finding being clearly stated. In the event an appeal of a suspension is denied by the city council, the suspension period shall commence at one minute after twelve o'clock (12:01) a.m. on the day immediately following issuance of the denial by the city council.

E. The city council may revoke any license issued under this chapter for any cause which would have disqualified the applicant from receiving a license upon a first application. Further, if the city shall receive a complaint of deficiency or violation which, after investigation, proves to be valid, the licensee shall be served with a warning notice and citation providing five (5) working days to rectify. If the deficiency or violation is not corrected within said five (5) working days, the license shall be revoked for the remainder of the year.

(Ord. 1191, 6-18-2008; Ord. 1271, 6-20-2012; Ord. 1274, 7-18-2012)

6-4-8: - Vehicle Inspection:

It shall be unlawful for any person to operate and use or permit or allow the operation and use of any vehicle as a taxicab upon the streets of the city unless such vehicle has been inspected and approved. All vehicles shall be kept in good and proper mechanical order and of sanitary and good appearance, inside and outside. All taxicabs operated by one taxicab company shall be easily distinguishable from taxicabs operated by other companies. Each taxicab shall have a lighted sign to indicate that the vehicle is in service or out of service. All vehicles (carriages and pedicabs excluded) shall be equipped with a taximeter which automatically registers the amount of the fare; such taximeter shall be installed so the taximeter and the amount of fare shall be plainly visible to the passengers riding in the taxicab. There shall be posted in a conspicuous place in each taxicab a rate card or sticker, of not less than four (4) inches by six (6) inches in size, stating the rates of the taxicab, or rate policy of the pedicab or carriage. Inspection of the mechanical safety and sanitary condition of each vehicle shall be made by an ASE certified mechanic designated by the city council or by the police chief for that purpose. Mechanical inspections shall certify the vehicle is equipped with, but not be limited to, properly working brakes (pedicabs must have two (2) sets of operational brakes: one located on the front wheel and the other located on the back axle), lights, turn signals, tires, horn or bell, muffler, rear vision mirrors, seat belts, and windshield wipers in good condition. Windshields shall not have any defect which obstructs or impedes the view of the driver. Further, pedicabs shall only have a single frame; bike trailers or similar devices will not be permitted. Carriages must have appropriate braking systems and lights satisfactory to the city's designee. The mechanical inspection shall be reviewed by the chief of police. The chief of police shall inspect each taxicab concerning its sanitary condition. All taxicabs shall be so inspected on or before January 1 of each year.

(Ord. 1215, 7-17-2009)

6-4-9: - Operating Rules:

A. The driver of any motor vehicle used within the city to transport passengers for hire shall be required to bring such vehicle to a complete stop before driving across any railroad crossing within the city.
B. No smoking shall be permitted in a taxicab, pedicab or carriage at any time.
C. It shall be unlawful for any person operating a taxicab to carry more passengers than the rated seating capacity of said motor vehicle as given by the manufacturer of said vehicle and not more than one person shall occupy the front seat with the driver at the same time while the taxicab is in operation.

D. All occupants shall wear seat belts (except in carriages and pedicabs, which must be equipp with seat belts that may be worn at the occupants' discretion).

E. It shall be unlawful for any person driving a taxicab, pedicab, carriage or limousine to use a handheld cellphone while operating the vehicle, when vehicle is in motion.

F. Taxicab, pedicab, carriage and limousine companies and drivers are subject to all applicable federal, state and local laws.

G. Horse or animal drawn carriages shall be equipped with a manure catching device which will capture and retain animal manure. All manure will be removed from the capture device as soon as is practical and stored in a covered metal container provided by the carriage operator. The carriage operator will be responsible for the disposal of animal manure at an approved location outside the city limits.

H. All pedicabs and carriages operating at night must use headlights.

(Ord. 1215, 7-17-2009)

6-4-10: - Penalty:

In addition to being subject to license revocation or suspension, any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not to exceed $300.00.

(Ord. 1161, 11-15-2006)

6-4-11: - Pedicabs and Carriages Prohibited on Certain Streets:

It shall be unlawful for any person to operate or cause to be operated any pedicab or carriage on the following streets (except for crossing the streets):

Highway 2; and

Highway 95 north of Larch Street.

(Ord. 1215, 7-17-2009)

SANDPOINT

TAXICAB / LIMOUSINE LICENSE APPLICATION

FIRM NAME: SKyLine Taxi Service LLC

OWNER'S NAME(S): Robert Carrington

BUSINESS ADDRESS: 225 S. 4th Ave Sandpoint ID 83864

MAILING ADDRESS: 225 S. 4th Ave Sandpoint ID 83864

CITY OF SANDPOINT BUSINESS LICENSE NO.: _____

TELEPHONE NUMBERS: (Business) 208-660-5483 (Home/Cell) 208-946-7746

AUTOMOBILE

YEAR, MAKE, MODEL: 2011 Toyota Sienna

COLOR: Grey VIN: 5TDYK3DC5BS038486

CURRENT LICENSE PLATE NUMBER: 7BAC83U

INSURANCE

Attach a certificate of insurance.

(Minimum coverage shall be $100,000 property damage and $100,000 / $500,000 personal liability.)

INSURANCE COMPANY: See Attatched

POLICY NUMBER: See Attatched

LOCAL AGENT: See Attatched

TELEPHONE: See Attatched TERM OF INSURANCE: See Attatched

INSPECTION CERTIFICATION

Attach a certificate of inspection.

MECHANIC / COMPANY: Grimm Bros.

DATE: 3/31/25

COMMENTS: _____

This application is made pursuant to Sandpoint City Code Title 6, Chapter 4, and all provisions contained therein. The annual fee, per vehicle, is submitted herewith.*

DATED THIS: 2nd DAY OF April, 20 25.

Applicant's Signature

*Please refer to the Fees Schedule on the City website at www.sandpointidaho.gov or contact the Clerk's office.

Mechanical Inspection

Mechanical inspections shall certify the vehicle is equipped with, but not be limited to, properly working brakes (pedicabs must have 2 sets of operational brakes: 1 located on the front wheel and the other located on the back axle), lights, turn signals, tires, horn or bell, muffler, rear vision mirrors, seat belts, and windshield wipers in good condition. Windshields shall not have any defect which obstructs or impedes the view of the driver.

2011 Toyota Sienna vin# 5TDyK3DC5BS038486

✓ Brakes
✓ Lights
✓ Turn Signals
✓ Tires
✓ Horn
✓ Muffler
✓ Rear View Mirrors
✓ Seat Belts
✓ Windshield Wipers
✓ Windshield

Inspected By _____ Date 3/31/25

GRIMM BROS.
101 GUN CLUB RD.
SAGLE, ID 83860

IDAHO AUTOMOBILE INSURANCE IDENTIFICATION CARD

Name and Address of Insured
SkyLine Taxi Service, LLC
225 S Fourth Ave
Sandpoint ID 83864

Agent
Oswald Taxi and Transportation Insurance Services
2225 Pacific Blvd
Albany OR 97321
541-223-5222

Insurance Company /
Compañía de Seguro
UNITED FINANCIAL CAS CO
6300 WILSON MILLS ROAD, W33
CLEVELAND OH 44143-2182

NAIC Code: 11770

Effective Date /
Fecha Efectiva
03-26-2025

Expiration Date /
Fecha de Expiración
03-26-2026 12:01 AM

Policy Number /
Número de Póliza
995163335

Year	Make Model	VIN	Drivers
2011	TOYOTA Sienna	5TDYK3DC5BS038486	ROBERT C CARRINGTON

THIS CARD MUST BE KEPT IN THE INSURED
VEHICLE AND PRESENTED UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name, address, driver's license number, and phone numbers of other drivers and witnesses.
2. Year, make, model, and license plate number of all cars involved.
3. Name of the insurance company or agent of other drivers.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Oswald Taxi and Transportation Insurance Services 2225 Pacific Blvd Ste 110 Albany OR 97321	**CONTACT NAME:** Gina Stller **PHONE (A/C, No, Ext):** 541-223-5222 **FAX (A/C, No):** 541-320-7302 **E-MAIL ADDRESS:** service@ottiservices.com
INSURED SkyLine Taxi Service, LLC 225 S Fourth Ave Sandpoint ID 83864	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** UNITED FINANCIAL CAS CO — 11770 **INSURER B :** United States Liability Insurance Company — 25895 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	✖ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✖ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		GL025M9E99	03/26/2025	03/26/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 500,000 $ 100,000 $ 5,000 $ 500,000 $ 1,000,000 $ 1,000,000 $
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ✖ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X		995163335	03/26/2025	03/26/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) UM / UIM	$ 500,000 $ $ $ $ 100,000
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? (Mandatory in NH) Y / N ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SCHEDULED UNITS:

2011 TOYOTA SIENNA - 5TDYK3DC5BS038486

CERTIFICATE HOLDER

City of Sandpoint
1123 LAKE ST
SANDPOINT ID 83864

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Gina Stller

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City of Sandpoint, Idaho

POLICE DEPARTMENT

1123 Lake Street, Sandpoint, Idaho 83864
(208) 265-1482 Fax: (208) 263-3587

6-4-8: VEHICLE INSPECTION:

It shall be unlawful for any person to operate and use or permit or allow the operation and use of any vehicle as a taxicab upon the streets of the city unless such vehicle has been inspected and approved. All vehicles shall be kept in good and proper mechanical order and of sanitary and good appearance, inside and outside. All taxicabs operated by one taxicab company shall be easily distinguishable from taxicabs operated by other companies. Each taxicab shall have a lighted sign to indicate that the vehicle is in service or out of service. All vehicles (carriages and pedicabs excluded) shall be equipped with a taximeter which automatically registers the amount of the fare; such taximeter shall be installed so the taximeter and the amount of fare shall be plainly visible to the passengers riding in the taxicab. There shall be posted in a conspicuous place in each taxicab a rate card or sticker, of not less than four inches by six inches (4" x 6") in size, stating the rates of the taxicab, or rate policy of the pedicab or carriage. Inspection of the mechanical safety and sanitary condition of each vehicle shall be made by an ASE certified mechanic designated by the city council or by the police chief for that purpose. Mechanical inspections shall certify the vehicle is equipped with, but not be limited to, properly working brakes (pedicabs must have 2 sets of operational brakes: 1 located on the front wheel and the other located on the back axle), lights, turn signals, tires, horn or bell, muffler, rear vision mirrors, seat belts, and windshield wipers in good condition. Windshields shall not have any defect which obstructs or impedes the view of the driver. Further, pedicabs shall only have a single frame; bike trailers or similar devices will not be permitted. Carriages must have appropriate braking systems and lights satisfactory to the city's designee. The mechanical inspection shall be reviewed by the chief of police. The chief of police shall inspect each taxicab concerning its sanitary condition. All taxicabs shall be so inspected on or before January 1 of each year. (Ord. 1215, 7-17-2009)

Taxi Cab Company: SkyLine Taxi Service LLC
Owner: Robert Carrington
License plate: 7BAC834

- ☑ Taxicab is sanitary and in good appearance
- ☑ No defects in the windshield which would cause an obstruction
- ☑ Taxicab is easily distinguishable from other taxicabs
- ☑ Taxicab has a lighted sign to indicate the vehicle is in our out of service
- ☑ Taxicab is equiped with a taximeter
- ☑ Taxicab shall post a taxicab rate card or sticker "4x6" in plain view
- ☑ Proof of Insurance
- ☑ Proof of vehicle inspection completed
- ☑ Headlights, tail lights, brake lights, turn signals

04/02/25
Date of Inspection

A.E. Bailey SP12
Inspected by

AGENDA REPORT

City Council Meeting

TODAY'S DATE: April 7, 2025

MEETING DATE: April 16, 2025

TO: MAYOR AND CITY COUNCIL

FROM: Cheryl Hughes, Central Services Director

SUBJECT: Award License Agreement No. A25-1970-6 – Farmer's Market at Sandpoint, Inc

DESCRIPTION/BACKGROUND:

The 2025 Farmer's Market will commence on Saturday, May 03, 2025 and end on Saturday, October 18, 2025. The Farmer's Market will take place on Saturdays at Farmin Park and Oak Street, as well as portions of Jeff Jones Square from 7:30 AM – 2:30 PM and at same locations on Wednesdays from 1:00 PM – 6:30 PM.

STAFF RECOMMENDATION:

Staff recommends the approval of License Agreement A25-1970-6 for the 2025 Farmer's Market.

ACTION:

Move to approve License Agreement A25-1970-6 for the 2025 Farmer's Market.

WILL THERE BE ANY FINANCIAL IMPACT? YES – a donation of 10% of all booth fees at Farmin Park collected by Licensee and paid to the City with funds being placed in the Parks Improvement Fund for capital improvement projects; and 10% of all booth fees collected for the use of Jeff Jones Square and the Oak Street Section by Licensee and paid to the City, with said funds to be placed in the General Fund and utilized towards offsetting maintenance costs and operations of the Jeff Jones Square and Oak Street Section.

HAS THIS ITEM BEEN BUDGETED? YES

ATTACHMENTS:

1. Proposed Resolution
2. A25-31970-6 Farmer's Market at Sandpoint, Inc.

No: 25-
Date: April 16, 2025

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: FARMERS' MARKET LICENSE AGREEMENT (CITY AGREEMENT NO. A25-1970-6)

WHEREAS: The Farmers' Market has been a tradition in downtown Sandpoint for many years;

WHEREAS: For the upcoming market season, a License Agreement has been prepared, which would allow Farmers' Market at Sandpoint, Inc., to use and occupy Farmin Park, Jeff Jones Town Square, and a portion of Oak Street on Saturdays and Wednesday evenings from May 3 through October 18, 2025; and

WHEREAS: The Agreement provides for a donation to the City of ten percent (10%) of the Market's vendor booth fees, which will be earmarked for capital improvement projects and to offset the cost of maintenance and operations of these facilities.

NOW, THEREFORE, BE IT RESOLVED THAT: On behalf of the City, the Mayor or his designee is authorized to execute the License Agreement referenced herein (City Agreement No. A25-1970-6), a copy of which is attached hereto and made a part hereof as if fully incorporated herein.

_____
Jeremy Grimm, Mayor

ATTEST:

_____
Melissa Ward, City Clerk

Docusign Envelope ID: 41D2BEB4-E16D-4B4C-88C0-28F8ADC496E9

Agreement No. A25-1970-6

LICENSE AGREEMENT
FARMERS' MARKET 2025

THIS AGREEMENT is entered into on April 16, 2025, between the CITY OF SANDPOINT, Bonner County, Idaho, an Idaho municipal corporation, 1123 Lake Street, Sandpoint, ID 83864 ("CITY"), and FARMERS' MARKET AT SANDPOINT, INC., an association, in care of Kristina Bauer, President, at P.O. Box 1234, Sandpoint, ID 83864 ("LICENSEE"), known collectively as "the Parties".

RECITALS

A. CITY owns a parcel of real property located in Sandpoint, Bonner County, Idaho, bordered by Main Street on the north, Third Avenue on the east, Oak Street on the south and Fourth Avenue on the west, commonly known as Farmin Park ("the Park"), and a parcel of property on Main Street at Third Avenue commonly known as Jeff Jones Town Square ("the Square").

B. LICENSEE has requested a license to use the Park, the Square and a section of Oak Street from Fourth Avenue to the ingress for Umpqua Bank ("Oak Street Section"), as designated on the attached map, see Attachment "A", for the purpose of holding a Farmers' Market to provide a sales venue for locally grown products and hand-crafted products as defined in this Agreement.

C. CITY has agreed to authorize such use pursuant to certain terms and conditions, and the Parties have agreed to set forth such terms and conditions in this license.

AGREEMENT

IN CONSIDERATION of the mutual covenants contained herein and for value received, the Parties agree as follows:

1. **LICENSE GRANTED:**
CITY hereby grants to LICENSEE a license to occupy and use, subject to all of the terms and conditions hereinafter stated, the Park, the Square, and Oak Street Section. Sandpoint City Code 3-11-4-B-4 specifically exempts vendors participating in the Farmers' Market from the fee associated with CITY's Business and Occupation Registration or License. However, LICENSEE shall be required to obtain the same required information from every participating vendor.

2. **USE OF PARK, THE SQUARE, AND THE OAK STREET SECTION:**
The Park may be occupied and used by LICENSEE solely for a farmers' market. LICENSEE shall be limited to the sale of locally grown and produced products. No live animals, restricted home-canned products, nor will any other products restricted by the regulations of the State of Idaho, Department of Health and Welfare, through Panhandle Health District 1, be sold. LICENSEE shall not include commercial, imported, or second-hand items, or tobacco, firearms, alcohol, illegal substances or items associated with the use of illegal substances. Unless stated otherwise, such occupation and use of the Park shall be on Saturday mornings between 7:30 A.M. and 2:00 P.M. and on Wednesday evenings between 1:00 P.M. and 6:30 P.M., including a set-up and take-down time, between and including the dates of May 3, 2025 and October 18, 2025. For special events, closing hours may be extended to 4:00 p.m. The Jeff Jones Town Square may not be used during a Special Event as determined by CITY. CITY will provide exact date(s), as/if

Docusign Envelope ID: 41D2BEB4-E16D-4B4C-88C0-28F8ADC496E9

applicable, to LICENSEE. The CITY Special Events coordinator may authorize extended hours upon request by the Farmer's Market for Special Events.

3. **SALE OF MEAT:**

Pursuant to Panhandle Health District ("PHD") policy, frozen and/or cooked meats being sold must adhere to all Panhandle Health District regulations, requirements, and policies. It is recognized that there is only one electrical power source at Farmin Park. Meat cooked on site shall be strictly governed and regulated by Panhandle Health District.

4. **CONSIDERATION:**

As per Sandpoint City Code 7-5-5, consideration for the use of Farmin Park as identified in Attachment "A", shall be a donation of ten percent (10%) of LICENSEE's booth fees collected by LICENSEE and paid to CITY with said funds to be placed in the Parks Improvement Fund and utilized towards capital improvement projects. Consideration for the use of the Jeff Jones Town Square and the Oak Street Section as identified in Attachment "A" shall be a donation of ten percent (10%) of the vendors' booth fees collected by LICENSEE and paid to CITY, with said funds to be placed in the General Fund and utilized towards offsetting the cost of maintenance and operations of the Square and the Oak Street Section. For record keeping purposes, LICENSEE will provide a full and separate accounting for the Park, the Square and Oak Street Section locations, with separate donation payments made for Farmin Park and Jeff Jones Town Square, which will include the Oak Street Section. LICENSEE shall remit separate accounting and payments to the CITY by November 14, 2025.

5. **LOCATION OF BOOTHS:**

LICENSEE is further authorized to locate temporary display booths at locations designated by CITY'S authorized designee for purposes of display, advertisement and sales. Booths shall be erected, and all display and sales activities of LICENSEE shall be conducted, in a manner to minimize any damage to the Park. Booths at the Park shall be permitted, without limitation of number, in the areas colored green on the attached map. Furthermore, LICENSEE agrees to maintain ingress / egress openings from the center of the Park to the street proper for each ingress / egress pathway, as designated on the attached map. Any booths that might be added inside the Park perimeter shall run parallel to the booth line on the interior of the Park sidewalks, with a minimum of 20 feet of space between in order to create an adequate walkway. It is also agreed that all sidewalks will be kept clear of any structure or impediment. Special consideration and effort will be taken by LICENSEE to minimize turf impact and wear in Farmin Park. Additionally, access to Umpqua Bank via the ingress from Oak Street shall not be impeded. Without limiting the foregoing, there shall be no vehicles allowed on, or parked on, any grass-covered area. Mobile vendors must have a current CITY business license and tax ID and are allowed to park on Oak Street as part of the event designated on the attached map. A clear path of at least 5' shall be maintained for access to and egress from the public restrooms. LICENSEE shall determine location of booths. LICENSEE shall be responsible for permitting and any associated cost for street or parking lot closure. LICENSEE shall also be responsible for storage, set up, and take down of temporary signage and barricades. Street closure and parking signage shall meet the Manual On Traffic Control Devices and placement of signs shall be approved by CITY. Permanent signage shall notify the public that Oak Street parking will be prohibited during market hours. In addition to the permanent No Parking signage, Street Closure signage shall provide the public with enough advance notice of closures and detours. All tents, canopies, enclosures, shelters and other membrane structures shall comply with the International Fire Code Chapter 31. A Traffic Control Plan/Map is included in Attachment B. A Loading and Parking Plan is in Attachment E.

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6. **MAINTENANCE:**

LICENSEE shall clean the Park, the Square, and the Oak Street Section during and immediately following each Farmers' Market. At the conclusion of the termination of this Agreement, LICENSEE agrees to make necessary repairs to the turf at Farmin Park caused solely by LICENSEE as agreed upon by the City of Sandpoint authorized designee and Farmers' Market at Sandpoint. Any and all repairs required will be in addition to, and not a part of, donation payments discussed in Section 4 ("Consideration") of this Agreement.

7. **DAMAGE LIABILITY:**

LICENSEE shall be liable for any damage caused to the Park, its grounds, structures, and flora and/or to the Square, its grounds, furniture, lights and flora, and/or Oak Street during each exercise of LICENSEE's rights pursuant to this License.

8. **INSURANCE:**

LICENSEE, at its own expense shall be responsible for obtaining and maintaining insurance acceptable to CITY insurance agent, which will pay on behalf of LICENSEE and its vendors to CITY a limit of not less than $1,000,000 per occurrence and $2,000,000 in its aggregate for bodily or personal injury, death, or property damage or loss as a result of any one occurrence or accident, regardless of the number of persons injured or the number of claimants. LICENSEE's insurance policy shall provide for not less than thirty (30) days prior written notice to CITY of any modification or cancellation of such policy. LICENSEE's insurance policy shall name CITY as an additional insured. Proof of certificate naming the City as additional insured shall be provided to the Special Event Coordinator for keeping with lease file, at least 15 days prior to occupancy.

9. **ASSIGNMENT:**

This License is personal to LICENSEE and shall not inure to its successors or assigns.

10. **INDEMNIFICATION:**

The LICENSEE and its vendors shall indemnify and hold the CITY, its officials, officers, employees, agents and assigns, harmless from and/or against any and all claims, damages, and liabilities (including reasonable attorney's fees) that may be suffered or incurred or that arise as a result of and which are caused by the LICENSEE or its vendors' wrongful acts or omissions in the performance of its duties under this Agreement. This indemnification does not apply when such claims, damages, and liabilities are the result of negligent acts, errors, omissions or fault on the part of the CITY, its officials, officers, employees, agents or assigns. Nothing contained in this indemnification provision shall waive, in any manner, the limits of liability provided to the CITY specified in Idaho Code §6-901 through 6-929, known as the Idaho Tort Claims Act.

11. **RIGHT OF INSPECTION:**

CITY shall have the right to reasonably inspect the Park, the Square, or the Oak Street Section during the occupation of the same by LICENSEE in order to determine if LICENSEE is complying with all the terms and conditions of this Agreement. CITY shall give LICENSEE written notice of each non-complying act or omission by delivering the same to the Market Master or, if the Market Master is not present, by posting the same in a conspicuous location at the corner of Oak Street and Third Avenue, and, in the event such non-compliance shall not be cured within the time required in the notice, this License shall terminate. In the event of such termination, CITY shall have the right to re-enter the Park, the Square, or the Oak Street Section, and take possession thereof, at the expense of LICENSEE. Time is of the essence of this Agreement, but any waiver of the right to notify of non-compliance under this paragraph shall be an

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indulgence by CITY only and shall not, in any event, be a waiver of the right of CITY to require strict compliance with this License at any subsequent time.

12. **TERMINATION:**

Upon termination of this License, LICENSEE, at its own expense, shall peaceably surrender the Park, the Square, and the Oak Street Section to CITY in the same condition as the Park, the Square, and the Oak Street Section were at the commencement of this License, reasonable wear expected.

13. **NON-DISCRIMINATION:**

LICENSEE, in the conducting of its activities pursuant to this License, shall not discriminate against any person because of race, sex, religion, age, color, ancestry or national origin, sexual orientation, or gender identity/expression, by refusing to furnish such person accommodation, facility, privilege or opportunity offered to members of the general public.

14. **COMPLIANCE WITH LAW/VENUE:**

The CONTRACTOR shall comply with all federal, state, and local laws governing performance of its obligations under this Agreement. The jurisdiction/venue for any action arising out of performance of this Agreement, or interpretation of its terms and conditions, shall be in the District Court in the First Judicial District of the State of Idaho, Bonner County.

15. **ATTORNEY FEES:**

Reasonable attorney fees and costs shall be awarded to the prevailing party in any action to enforce or interpret this Agreement, or to declare a termination or forfeiture thereof.

16. **CONTRACT DOCUMENTS:**

The contract documents consist of the documents enumerated below and all modifications and change orders issued thereto. These form a contract and all are as fully a part of the contract as if attached to this Contract or repeated herein. In the event of any inconsistency between the Contract Documents as listed below, the order of precedence is the order listed below:

1. Contract modifications and change orders; and
2. This Agreement with Attachments
3. Attachment G, Special Event Application form as submitted by Farmers' Market at Sandpoint, dated 02/28/2025.

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Agreement No. A25-1970-6

IN WITNESS WHEREOF, the Parties have subscribed their names the date and year below written.

CITY OF SANDPOINT

BY: _____
Jeremy Grimm, Mayor

DATE: _____

FARMERS' MARKET AT SANDPOINT

BY: DocuSigned by: Kristina Bauer AA42FDE2A48F480...
Kristina Bauer, Market Manager

DATE: 3/26/2025

ATTEST:

_____
Melissa Ward, City Clerk

DESIGNATED REPRESENTATIVE FOR FARMERS MARKET

NAME: Kristina Bauer EMAIL: kristina@untamedalchemy.com

MAILING ADDRESS: 88 Herrmann Lake Rd, Sagle, ID 83864

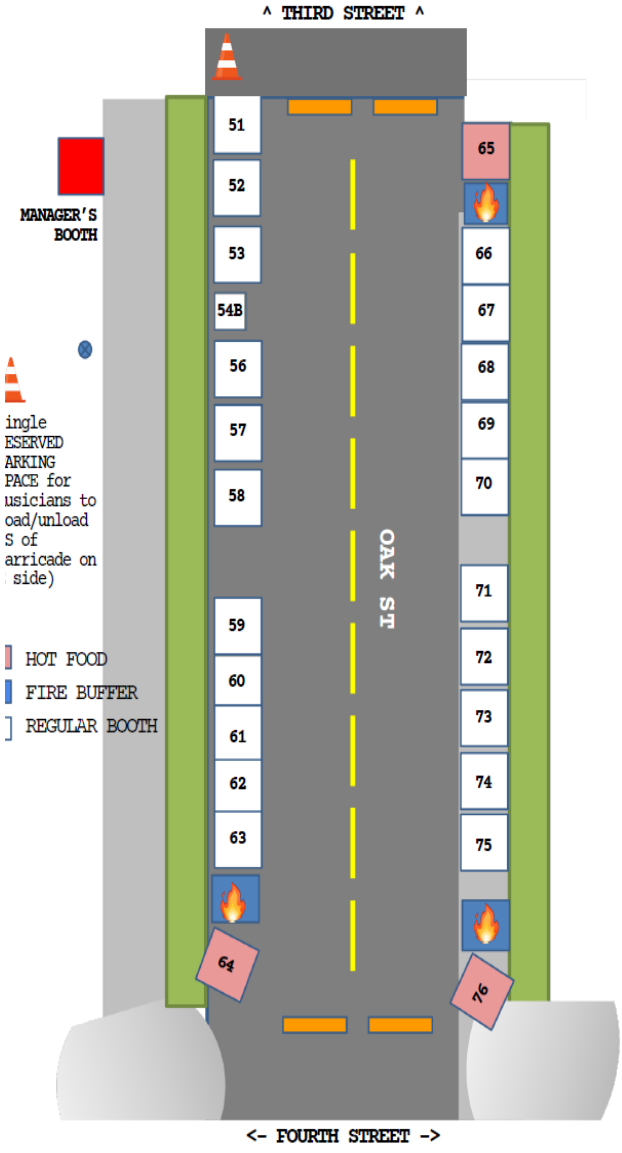
PHONE: (208)304-6054

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Agreement No. A25-1970-6

Attachment A
Map/Vendors– Farmers' Market at Sandpoint

Licensee shall furnish monthly updated copies of Vendor maps throughout the term of the Agreement. If the Vendor maps has no changes, an updated copy does not need to be submitted.



EAST SIDE OF OAK

51 Acai Bowls
52 Kate's Klutches
53 Talache Designs
54B Northern Latitude Foods
*
56
57 Four Winds
58 Red Hen

59 Fisher Artwork
60 Up North Goods
61 Trek2Tiny
62
63
64 Boog's Peas

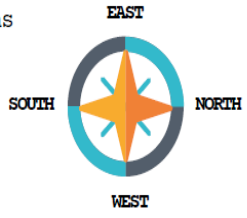
SATURDAY

*indicates an intentionally skipped number/deleted booth
B indicates a 5x5 (half) space

WEST SIDE OF OAK

65 Kettle Korn
66 Sandpoint Henna
67 7B E & M
68 Demi Clay Co
69 Corrine's Crafts
70 Jupiter Jane

71 Kitchen Essentials
72 Curate the Details
73 Swan River Creations
74
75 On The Wall Art Designs
76 Mandala Pizza



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Agreement No. A25-1970-6

Attachment A
Continued



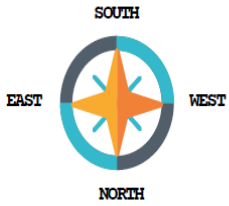
SPACE ASSIGNMENTS

1
2 Untamed Alchemy
2B
3 Flowers from the Heart
4 Ronniger's
5 Homewood
6 Bill's Garden
7 Circadian Farms
8 Allicin's Ranch
9 Shingle Mill
10 Red Wheelbarrow
11 Grumpy Chicken
12 The Cakery
13 T&T
14 Wild Mtn Family Farms
15 Woodsedge
16 Arising Dawn
16B Corn Man
17 Four Seasons
18 It's A Girl Apiary
19 Fortunato Farms
20
21
22
23 Cloud Eleven
*
24B

25 Crescent Moon
26 Sandy's Sunnyside Farm
27 Living Way/New Flower
28 Good Food Farm
29 Sweet Heat
30 Shasta Kay
31 Tender Earth Baking
32 The Peppered Mercantile
33 Mountain Cloud Farm
34 Mountain Cloud Creamery
35
36 Basket Case
37 Melanie Grace
38 Rustique Bakery
39 Birds & Boards
40 Staff of Life
41 Kate's Greenhouse
*
43 Lakewolf Creamery
44
45
*
47 Round Prairie Creek Farm

SATURDAY

*indicates an intentionally skipped number/ deleted booth
B indicates a 5x10 (half) space



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Wednesday Map

1	
2	
3	Four Winds Creations
4	New Flower Herb Farm
5	Shingle Mill Blueberries
22	Flourish Sourdough
6	Bill's Garden
7	Red Wheelbarrow Farm
8	Red Wheelbarrow Farm
9	
10	Tender Earth Sourdough
11	Cloud 11 Farm
12	Cloud 11 Farm
14	Shasta Kay



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Agreement No. A25-1970-6

Attachment B

Traffic Control Plan – Road Closure Plan – Signage Plan for Farmers' Market at Sandpoint

Road Closure and Signage Plan ROAD CLOSURE PLAN: Road closure barricades to be placed on Oak Street on Saturday mornings at 7:00 am until 2:30 pm and 1:00 pm until 6:30 pm on Wednesdays beginning May 03, 2025 and ending October 18, 2025. LICENSEE shall supply barricades and will be responsible for moving barricades to allow for vendor unloading at the intersection of Oak and 4th Streets. LICENSEE shall be responsible for moving barricades at the intersection of Oak and 3rd Streets. LICENSEE shall ensure drivers are alerted of the road closures and provide directions as requested or needed. Locations of the barricades and road closure signs are indicated in the attached traffic control plan.

SIGNAGE PLAN: LICENSEE shall be responsible to place three (3) directional sandwich style board signs at the following locations prior to Market opening and will remove said signs at the close of each Market:
1.Corner of Cedar and 4th Streets
2.Corner of Oak and 5th Streets
3.Corner of Church and 1st Streets

Locations above may be altered by the CITY as a result of any construction

Docusign Envelope ID: 41D2BEB4-E16D-4B4C-88C0-28F8ADC496E9

Attachment B Continued
Traffic Control Plan – Road Closure Plan – Signage Plan for Farmers' Market at Sandpoint



Docusign Envelope ID: 41D2BEB4-E16D-4B4C-88C0-28F8ADC496E9

Agreement No. A25-1970-6

Attachment C
Clean-Up Plan – Farmers' Market at Sandpoint

The rules and regulations of the Farmer's Market Sandpoint state that "It is the responsibility of each vendor to clean his or her area prior to leaving market". This includes removing all trash, organic or non-organic from the Farmer's Market area.

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Attachment D

Loading and Parking Plan – Farmers' Market at Sandpoint



LOADING AND UNLOADING ON OAK STREET

All vendors access the Oak Street side of the park from the east during set up and takedown. Entrance to Oak Street from the west next to the market will not be allowed, this lane will be blocked off. Vendors will quickly unload their vehicle and move out of the way, setting up booth after vehicle is parked. There will be no access to Oak Street after 8:30 am and 1 pm on Saturdays and after 2:30 pm and 5:30 pm on Wednesdays. All vendor booths set up on the street must be removed by 2 p.m. when regular traffic resumes on Saturdays and 6:30 p.m. Wednesdays.

SPECIAL WEDNESDAY PROVISIONS:

1. No double parking on Oak Street
2. May double park on 4th and Main St while actively unloading and loading
3. Cannot block pedestrian access at any time

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PARKING

Vendors are encouraged to park in the free parking at the corner of Church Street & Fifth Avenue in front of Matchwood or in long-term parking areas outside of the downtown corridor. Vendors will not park in the parking lots of downtown businesses and, to avoid being ticketed, should not park in the short-term parking areas downtown.

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Agreement No. A25-1970-6

Attachment E
Security Plan – Farmers' Market at Sandpoint

The Market Manager is equipped with a cellphone which will be used to contact 911 in the case of an emergency. For non-emergencies, the Market Manager will contact the Sandpoint Community Resource Officer or Dispatch at 208-265-5525.

Docusign Envelope ID: 41D2BEB4-E16D-4B4C-88C0-28F8ADC496E9

Agreement No. A25-1970-6

Attachment F
Special Event Permit

SANDPOINT
SPECIAL EVENT PERMIT

Event: Farmers' Market at Sandpoint
Permit Location: Farmin Park, Jeff Jones Town Square, and a portion of Oak Street, as set forth in the 2025 Farmers' Market License Agreement ("Agreement"), a copy of which is attached to this permit
Event Dates: Saturdays and Wednesdays afternoon/evenings, May 5-October 18, 2025
Market setup and event time, as well as event and time each Market day, are set forth in Agreement.
Permit Holder: Farmers' Market at Sandpoint c/o Kristina Bauer, Market President
Mailing Address: P.O. Box 1234, Sandpoint, Idaho 83864
Phone: (208) 597-3355
Email: farmersmarketatsandpoint@gmail.com

Comments/Conditions:

1. This event is permitted as a farmers' market for the purpose of providing a sales venue for locally grown and handcrafted products, with expected attendance of 500 or more attendees/participants for each event date.
2. Permit holder shall adhere to the conditions and requirements set forth in 2025 License Agreement.
3. Oak Street vendors must maintain a minimum distance of 20 feet from vendors on the opposite side of the street to ensure ample access for emergency vehicles.
4. Parks staff will trim branches, clean the park, and turn the water on prior to opening day.
5. Please contact the Special Events Permit Coordinator with any questions or concerns. (208) 946-2065, hkeys@sandpointidaho.gov Monday-Friday 8:00 A.M.-5:00 P.M.

Hayley Keys

Hayley Keys
Special Events Permit Coordinator

Staff Report

To: City Council

From: Daren Fluke, Consulting City Planner

Report: March 28, 2025

Hearing: April 16, 2025

Item: PS23-0001: Daher #1 Subdivision

Applicant: Kodiak Aircraft Company / Quest Aircraft – C/O Dave Schuck

Please Note: The Application and all materials related to this request are provided on the City's website at: www.sandpointidaho.gov/currentprojects

1) Introduction and Background

Kodiak Aircraft Company is requesting approval of a preliminary plat on two parcels (RPS38630000050A and #RPS00000105804A) consisting of approximately 29 acres. The property is located east of Great Northern Road and west of the Sandpoint Airport (Figure 1). The proposed subdivision seeks to create four lots, ranging from approximately 2 to 18 acres and includes the existing Kodiak Aircraft Company manufacturing facility and associated parking areas. The applicant states that the intent of the proposal is to bring the common lot line between (proposed) Lot 1, 2 and 3 into alignment with the existing parking lot serving the industrial facility on Lot 2. Further, the action separates the western parcel into three lots, two (proposed lot 1 & 3) with frontage on Great Northern Road and the 4th separated and south of the existing Turbine Drive, a private road that will be dedicated and improved as public right-of-way through this application.

The property is situated within the Industrial General (IG) zone, as are all adjoining properties (Figure 2). All lots will have access and frontage on a public right of way (Lot 1 on Great Northern Rd. and Lots 2-4 on Turbine Dr.).

Preliminary plats set forth the basic information for the City Council to determine if the proposed subdivision complies with the applicable requirements of the Sandpoint City Code and Idaho Statutes. Upon approval of a preliminary plat by City Council, a permit for public infrastructure improvements may be issued and once complete and accepted by the city, a final plat may be approved by City Council and recorded. A final plat is necessary to create and sell new lots and no building permits may be issued prior to the recordation of the final plat.

On July 16, 2024, the Planning and Zoning Commission voted to recommend approval of PS23-0001 to the City Council with six (6) conditions of approval (see pg. 5 of this report).

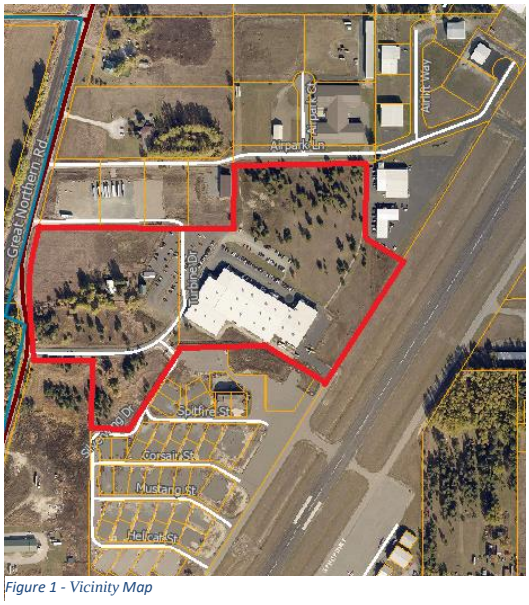


Figure 1 - Vicinity Map

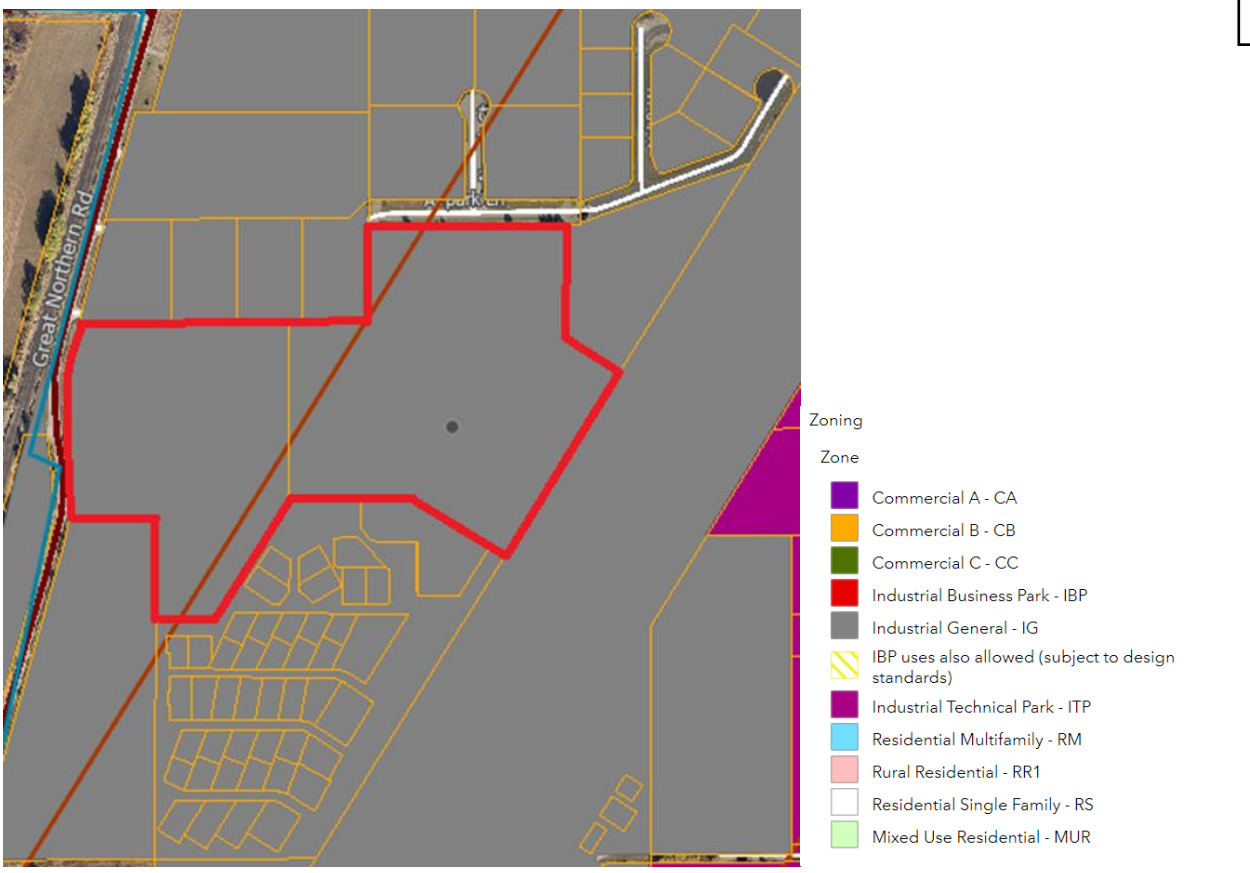


Figure 2 - Zoning Map

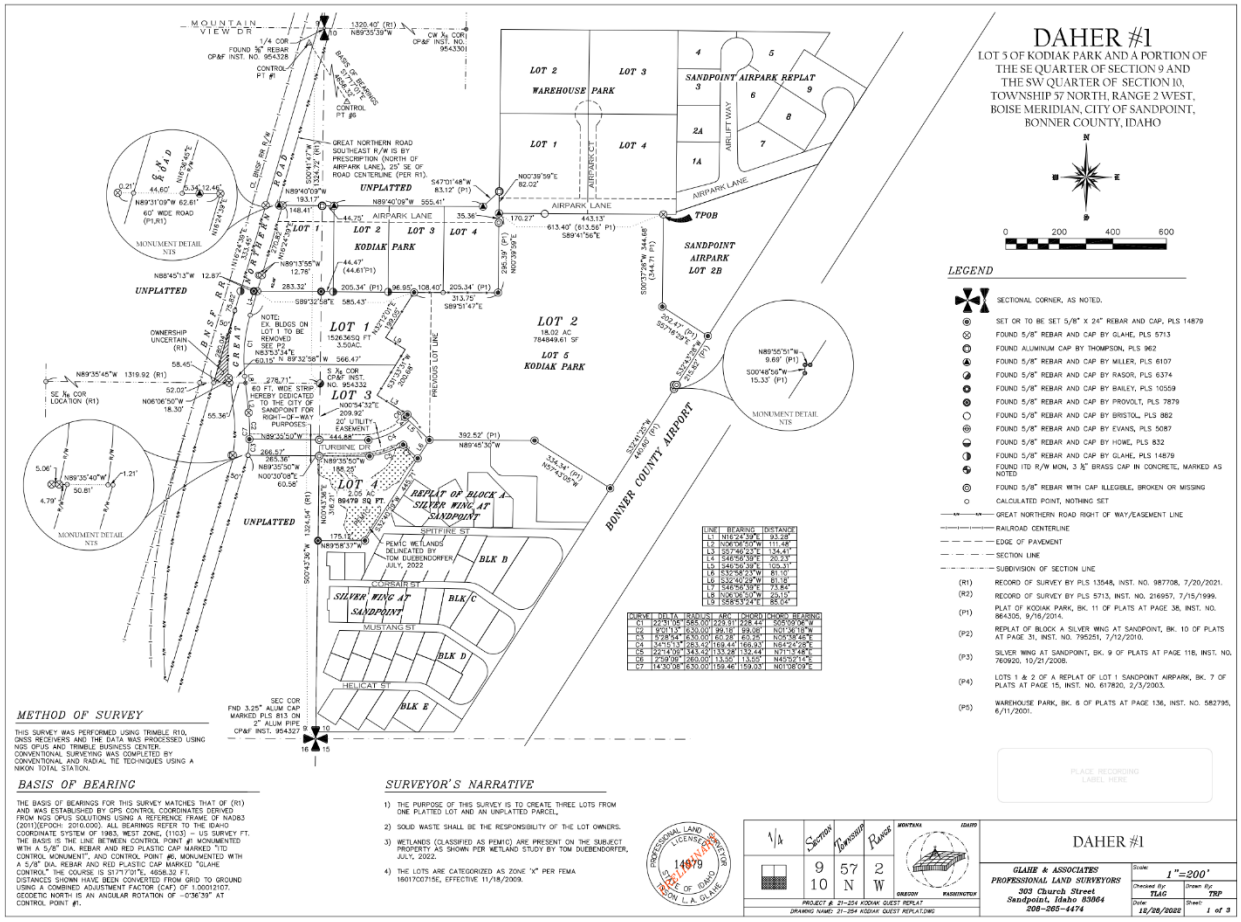


Figure 3 - Preliminary Plat

2) Agency Comments

Per Idaho Code and Sandpoint City Code, all applicable jurisdictions and agencies have been notified of the proposal including, but not limited to:

REVIEWING DEPARTMENTS & AGENCIES:				
City of Sandpoint	**Local Agencies & Districts**	**State & Federal**	**Bonner County**	**Other**
☒ **Building** ☒ **Fire Marshal** ☒ **Planning** ☒ **City Engineer** ☒ **Operations**	☒**Independent Highway District** ☒**Pend Oreille School District** ☒**Panhandle Health District** ☒**City of Dover** ☒**City of Ponderay**	☒ **Idaho Dept. of Lands** ☒ **Idaho Dept. of Environmental Quality** ☒ **Idaho Transportation Dept.** ☒ **USACE** ☒ **Idaho Dept. of Water Resources**	☒ **Surveyor** ☒**Sandpoint Airport** ☒ **Planning** ☒ **Bonner County EMS** ☒**Commission**	☒ **Avista Utilities** ☒ **Northern Lights** ☒ **Utility and Service Providers** ☒ **BNSF Railroad**
X = Request for review/comments sent to department or agency.				

At the time of this report draft, the city has received three (3) agency responses to the application and one response from a landowner, which can be found here. Any additional comments received will be forwarded to the City Council.

Staff response to comments:

ITD and DEQ responded with "no comment". Independent Highway District comments have been incorporated into the conditions of approval as appropriate. A landowner on Jenny Lane north of Schweitzer Cutoff Road indicated that they did not support the proposal but did not provide a reason.

3) Preliminary Plat Requirements

Title 10, Chapter 1 establishes the subdivision and new development standards and regulations for preliminary plats. **Section 10-1-C.1** establishes the required elements to be shown on a proposed preliminary plat.

Findings: All relevant requirements of §10-1-C are present on the preliminary plat and/or within the application materials.

Section 10-1-5 requires connection to city water and sewer mains, **Section 10-1-6** establishes the specific requirements for the design and construction of streets and **Section 10-1-7** establishes the general requirements for other required utilities and improvements.

Findings: The preliminary plat and application materials generally show compliance with the required improvements. A sewer main extension will be required at the time of building permit in order to serve any new development on any lot. A 6-foot-wide asphalt path along the frontage of the newly dedicated Turbine Drive right of way will be required at the time of building permit on any lot. Before final plat approval, a development agreement shall be recorded between the applicant and the City of Sandpoint, describing these required improvements. A fire turnaround, meeting the requirements of the International Fire Code and approved by the City of Sandpoint, will be required at the east end of Turbine Drive before final plat approval.

4) Conformance with existing plans, policies, and regulations

A. Multimodal Transportation Master Plan

City Code, Title 10, Section 6 requires conformance with the Transportation Plan and provides that streets sh designed in accordance with the development standards of the city of Sandpoint. The Multimodal Transportation Master Plan (MTMP) adopted in 2021 provides vision, goals, and objectives against which developments can be evaluated. The Urban Area Transportation Plan (UATP) serves as the current standards, specific to access management and traffic analysis. The relevant goals, objectives and standards for which a subdivision should be evaluated are noted below, with staff review noted in the **Findings Section.**

MTMP Goal 1. Provide a balanced approach to mobility. Objectives:

- Improve and enhance safety and traffic circulation and preserve an acceptable level of service (LOS) at intersections; strive to maintain a LOS of D or better for peak hour traffic at intersections on City streets.
- Limit the number of approaches onto collectors and arterials in order to minimize safety conflicts between modes and preserve the function of the multimodal corridor.
- Continue to require compliance with roadway access management standards as part of land use application approval process.

Findings: The subdivision application is requesting that Turbine Drive be dedicated as 60' public right-of-way to provide frontage and access to Lot 2 and 4. Lot 1 will have access from Great Northern Road.

MTMP Goal 2. Provide a walkable and bikeable network throughout the community. Objectives:

- Continue to enhance the walkability and bike-ability of not only Downtown, but also the entire community and improve walking and bicycling routes throughout the community.
- Continue to require development proposals to provide complete streets in a manner consistent with design standards, as applicable.

Findings: Great Northern is planned for expansion with the addition of a 12-foot Shared Use Path. The applicant will be required to dedicate the needed right-of-way once the design of Great Northern is finalized to a point that the future right-of-way can be determined. Construction of frontage improvements along Turbine Drive will be required as a condition of any building permit.

MTMP Goal 4. Support a resilient, livable and sustainable multimodal system. Objectives:

- Consider the long-term functionality and maintenance obligations when developing right-of- way design standards and through the subdivision approval process.
- Require compliance with adopted street design standards.

Findings: The preliminary plat includes the dedication of Turbine Drive (an existing private road) as a public right-of-way. A fire turnaround, meeting the requirements of the International Fire Code and approved by the City of Sandpoint, will be required at the east end of Turbine Drive before final plat approval.

MTMP Goal 8. Proactively plan for an increase in demands Objectives:

- Continue to implement requirements for traffic analyses and mitigation measures resulting from private development and changes in use.
- With new development projects, encourage the design and construction of local streets to improve multimodal connectivity and safety; encourage well-connected, grid type street patterns with new development.

Findings: A traffic impact analysis is not required at this time. City Code 10-1-6-A-18 requires that "Development contributing three hundred (300) or more vehicle trips per day to the city street system shall require a traffic impact analysis." No development is being proposed at this time, and the subdivision is not expected to create an addition of greater than 300 average day trips. All four proposed lots in the subdivision will be analyzed individually at the time of site plan review to determine whether they meet this threshold to require a traffic impact analysis.

B. Urban Area Transportation Plan

Chapter 7 - Transportation Master Plan

The purpose of this chapter is to provide a comprehensive plan for the transportation system within the Urban Area. The Urban Transportation Plan covers all the transportation modes that exist and are interconnected throughout and expected to exist in the combined ACI's.

Findings: Chapter 7 identifies Great Northern to be expanded as Arterial 3-B1 from Gooby Road to Woodland Drive, of which this proposed subdivision is along. An Arterial 3-B1 will require a 12-foot shared use path. Great Northern is currently in design and the applicant will be required to dedicate the necessary right-of-way prior to construction of the realigned and expanded Great Northern Road, including the shared use path.

Appendix E - Developer Packet

Provides a checklist for ensuring design coherence with urban area development standards.

Findings: The proposed subdivision, and any required improvements as part of a future construction agreement, is generally in compliance with the Urban Area Transportation Plan.

Appendix G - Access Management Policy

Access management is the proactive management of vehicular access points to land parcels adjacent to all manner of roadways to promote safe and efficient use of the transportation system. This local policy is consistent with national engineering best practices.

Approach Location: Approaches shall be located so as not to create undue interference with, or hazard to, the free movement of normal street or pedestrian traffic, or cause areas of congestion.

Approach Spacing: Spacing standards limit the number of driveways on a roadway by mandating a minimum separation distance between driveways. This reduces the potential for collisions as motorists enter or exit the roadway and encourages joint access, where appropriate. Table G-4 provides the Minimum Intersection and Approach Spacing Requirements, specifying that driveways on a collector street shall be a minimum of 150' apart and on Local (residential) streets allows for access to each lot. The UATP also provides that the spacing between intersections shall be no less than 250'.

Findings: All elements applicable to the preliminary plat appear to conform with Appendix G as no new intersections nor access points are being proposed. Any future driveway on Great Northern Road will be reviewed and approved in accordance with these standards and the prior to the issuance of a building permit.

C. Zoning Code Requirements (City Code, Title 9)

Sandpoint City Code Title 9 is the city's zoning ordinance. Chapter 9-3 regulates land uses, setbacks, lot size, public street frontage, and may also contain certain design standards for resulting development with the Industrial General (IG) Zone.

Findings: The proposed lots as dimensioned on the preliminary plat meet the lot size and frontage requirements and any future land uses and buildings will be regulated through the zoning and/or building permit processes for compliance with all applicable standards of Chapter 9-3.

5) P&Z Recommended Conditions of Approval

Based upon the requirements of City Code relative to preliminary plats and other evidence and testimony in the public record, the following conditions of approval are provided for inclusion in a motion to approve the PS23-0001:

1. Compliance with Section 10-1-5, 10-1-6, and 10-1-7 of the Sandpoint City Code are required prior to approval of the final plat.
2. Construction of a fire turnaround, meeting the requirements of the International Fire Code and approved by the City of Sandpoint, providing frontage and access to Lots 2, 3, 4 and the Silver Wing at Sandpoint Subdivision, will be required at the east end of Turbine Drive before final plat approval. The existing gate leading into Silver Wing at Sandpoint may need to be relocated, at the expense of the applicant, so that it is situated or located outside of the final-right of-way for Turbine Drive.
3. Dedication of the needed right-of-way for the expansion of Great Northern Road, including a separated, 12-foot multi-use path is required at such time as the needed right-of-way is known and/or required for

construction of the road.

4. The existing buildings on Lot 3 shall be demolished and removed pursuant to a demolition permit prior to approval of the final plat.
5. The final plat shall include the wetland as delineated on Lot 4 on the preliminary plat and a note stating: "Development of Lot 4 is subject to the issuance of a permit issued by the Army Corp of Engineers. No grading, drainage, or building permits may be issued for Lot 4 without the express written approval of the Army Corps of Engineers."
6. Prior to the approval of the final plat the applicant shall enter into a construction agreement with the City agreeing to fund, design, and construct the required sewer main extension and 6-foot-wide asphalt path on the north side of the newly dedicated Turbine Drive right-of-way. Said improvements are required to be constructed prior to the issuance of building permits on any lot within the plat.

6) Action

Per Sandpoint City Code §9-9-5, notice has been provided to property owners within 300 feet of the parcel boundaries on which the proposal is being considered. Notice has also been posted at the site 7 days in advance of the hearing and a summary has been provided in the official newspaper of general circulation 21 days prior to the hearing date.

Following public testimony and subsequent deliberations, the City Council may take one of the following actions in accordance with Sandpoint City Code §9-9-9 (B):

1. Concur with the recommendation of the planning commission if the findings are deemed accurate and correct and grant the application, and, where action requires an ordinance to be adopted by the city council, proceed according to Idaho Code section 50-902.

2. Postpone consideration of the application to consult with the planning commission and its advisors and staff so that, within forty (40) days, after hearing the planning commission's recommendation, the application shall be approved, conditionally approved, or denied.

3. Deny the application.

7) Application History

1/13/2023	Application submittal
2/15/2023	Application complete
6/7/2024	P&Z hearing notice published/mailed to property owners within 300 feet and sent to agencies
6/7/2024	P&Z hearing notice posted on site
7/16/2024	Planning and Zoning Commission hearing
7/17/2024	Notice of Action letter sent to applicant
03/27/2025	CC hearing notice published/mailed to property owners within 300 feet and sent to agencies
03/27/2025	CC hearing notice posted on site
4/16/2025	City Council hearing

8) Attachments: The full application packet, including application materials, additional documents, and noticing documents, are found on the project page on the City website. (https://www.sandpointidaho.gov/community-planning-development/page/daher-1-subdivision)

1. Application materials including:
   A. Revised Application Form
   B. Owner Authorization
   C. Narrative
   D. Deeds for both parcels (RPS00000105804A & RPS38630000050A)
   E. Wetland Delineations
   F. Preliminary plat
2. Noticing Documents
   A. Notice of Planning & Zoning Public Hearing – 7.16.2024
   B. Notice of First City Council Public Hearing – 8.21.2024
   C. Notice of Second City Council Public Hearing – 4.16.2025
3. Agency and Public Comment Received
   A. Application & PZC Comments from 2024 Noticing
   B. Council Comments for 4.16.2025
4. Hearing Action Notifications
   A. Planning & Zoning Action Notification
   B. City Council Action Notification

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RECEIVED
01/19/2023
8:34:21 AM
Planning & Building Services

SANDPOINT
PLANNING DEPARTMENT

SUBDIVISION APPLICATION

File #: PS23-0001

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information:

Applicant's Name: Kodiak Aircraft Company (Quest Aircraft) C/O Dave Schuck
Address: 1200 Turbine Drive
Phone: (H) 208-555-9179 (W) 208-263-1111
E-mail: d.schuck@dahere.com

Holder of Legal Title: Quest Aircraft Company
Address: 1200 Turbine Drive
Phone: (H) _____ (W) 208-236-1111
E-mail: _____

Representative Information:

Business Name: Jeremy Grimm, Whiskey Rock Planning + Consulting
Surveyor: Glahe & Associates
Address: 614 Creekside Lane, Sandpoint, ID 83864
Phone: (H) _____ (W) 208-946-9944
E-mail: jeremy@whiskeyrockplanning.com

Project Information:

Proposed Development Name: Daher #1
Legal Description of Site: Lot(s) _____ Block # _____ Addition _____
(or) _____
Section 10 Township 57N Range 2W
Total Size of Parcel: +/- 29 Acres
Number of Lots/Units: Existing: 2 Proposed: 4
Smallest Lot Size: 2.05 Acres Largest Lot Size: 18.02 Acres

Current Zoning:

Residential	Commercial	Industrial
☐ Rural Residential RR2	☐ Mixed-use Residential (MUR)	■ Industrial General (IG)
☐ Rural Residential RR1	☐ Commercial A (CA)	☐ Industrial Business Park (IBP)
☐ Residential Single-Family (RS)	☐ Commercial B (CB)	☐ Industrial General w / IBP uses allowed
☐ Residential Multi-Family (RM)	☐ Commerical C (CC)	☐ Industrial Technology Park (ITP)

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Current Comprehensive Plan Designation:

☐ Very Rural	☐ Context Area 2	☐ Context Area 4
☐ Context Area 1	☐ Context Area 3	☐ Context Area 5
☐ Context Area 1.5	☐ Context Area 3B	■ Industrial

What land uses border the site? Describe lot sizes, structures and uses:

North: Industrial -various sizes 1.5 Acres and >. Industrial structures.

South: Industrial- various sizes .14 acres and >. Residential Hangers and industrial structures.

East: Industrial-Runway

West: GN Road. County Land

What Zones border the project site?

North: IG South: IG East: IG West: County-Suburban

Utility Information:

Power will be provided by:

■ Avista Utilities ☐ Northern Lights Inc

Water will be supplied by:

■ Existing public or community system
☐ Individual well
☐ Proposed public or community system

Sewage disposal will be provided by:

☒ Existing community system
☐ Individual system
☐ Proposed community system

Site Information - provide detailed descriptions on the following:

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: Flat. Meadow.

2. Water courses (springs, streams, rivers, etc.): Minor area of wetlands. * See attached reports.

3. Existing structures (size & use): Aircraft manufacturing facility > 120,000 K Sq. Ft. Detached SF Residence and ancillary outbuildings.

4. Land cover (timber, pasture, etc.): Meadow.

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5. Other pertinent information: See narrative.

Note: The Planning and Zoning Director may request additional information in specific circumstances in order to assist the Planning and Zoning Commission in reviewing this request.

The date of the Planning and Zoning Commission hearing will be established by the Planning and Zoning Department upon the acceptance of a ***complete*** application. An application will be considered complete when all of the requested information has been submitted.

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.

Jeremy Grimm (Applicant Rep) Digitally signed by Jeremy Grimm (Applicant Rep) Date: 2023.01.13 15:18:37 -08'00'

Signature of Applicant

1.13.23

Date

WHISKEY ROCK
PLANNING + CONSULTING
RURAL WEST SPECIALIST

614 Creekside Lane
Sandpoint, ID 83864
208.946.99444 | www.whiskeyrockplanning.com

DAHER #1 SUBDIVISION NARRATIVE

The owner of Parcel #RPS38630000050A and #RPS00000105804A is requesting a reconfiguration of their property (abutting platted and unplatted lands) in order to create four lots, Lot 1 at 3.50 acres, Lot 2 at 18.02 acres, Lot 3 at 2.05 acres and Lot 4 at 2.05 acres. The applicant is further requesting that Turbine Drive be dedicated as a 60' public right-of-way which will provide frontage and access to the aforementioned lots. No anticipated changes to water or sewer demand will result from the approval of this application as the existing manufacturing facility is currently connected to city utility services and no new construction is proposed at this time. Presently, the subject parcel RPS00000105804A could apply for a building permit for a new structure which would necessitate the extension of utilities. Likewise, any future development on parcel RPS00000105804A (as reconfigured and platted) would trigger a similar extension of utilities. It is expected that future sewer utility service to these parcels would occur from the south where they presently terminate. Due to the Industrial zoning, it is unknow at this time whether or not the future development of these parcels would require sewer service due to the fact that numerous uses authorized in the Industrial General zoning district do not require sewer (mini storage as an example).

The primary focus of this proposal is to bring the common lot line between (proposed) Lot 1, 2 and 3 into alignment with the existing parking lot serving the industrial facility on Lot 2. Further, the action separates the western parcel into three lots, two (proposed lot 1 & 3) with frontage on Great Northern Road and the 4th separated and south of Turbine Drive.

The National Wetlands Inventory Mapper provided for use by the U.S. Fish & Wildlife Service identifies these lots as potentially having wetlands on them. Sandpoint City Code §10-1-1-C-10 states that "[i]f the subject property is located within or partially within wetlands or the floodplain, wetlands must be shown on the preliminary plat." Based on the professional assessment provided by Mr. Tom Duebendorfer, Wetlands were found on Lot 3 however based on his assessment the Army Corps of Engineers provided the following comment (see attached letter of 2.22.2016 from the Department Of The Army)

> *Wetland areas "A, B, and C" as designated on the enclosed wetland delineation map, dated September 22, 2015, are isolated, intrastate, non-navigable, wetlands which have no connection to interstate or foreign commerce. Therefore, pursuant to federal guidance on the Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers and the consolidated Rapanos v. United States and Carabell v. United States cases, the discharge of dredged and/or fill material into these non-regulated isolated wetlands will not require a DA permit.*

Lot 4 was also evaluated for the presence of wetlands (see attached 7.25.022 Duebendorfer Analysis letter) and the preliminary delineation is shown on the plat.

This application is consistent with components of the Sandpoint Comprehensive Plan:

- Community Design: There are no goals and objectives within this component that the application is in conflict with. The design of these lots are such that they will offer an additional variety of lot sizes for industrial-focused uses in the airport area.

- Land Use: This proposal aligns with the goals and objectives within the Land Use Component. Goal LU-1 stresses efficient land use which this proposal is doing by creating an additional lot. A wide array of industrial uses could be placed on either Lot 1 or 3 of the proposed plat.

- Housing: This proposal is not in conflict with the housing portion of the Comprehensive Plan.

- Transportation: The proposed plat is splitting one parcel into three and rearranging another. All of the lots within this plat are proposed to have access onto a public right-of-way, Great Northern Road or Turbine Drive.

- Airport: This proposal is consistent with the Airport element. This plat proposes no change in use and the re-arrangement and additional lot will not conflict with airport operations. Structures here must still meet all applicable Airport Overlay zone requirements through the building permitting process. Further, this plat proposes no changes to airport fencing.

- Recreation: This proposal is not inconsistent with this element as it proposes no change in current parkland inventory or to pathways.

- Public Services, Facilities & Utilities: This proposal is consistent with this element. Namely, by creating additional lots here there will be the possibility of increased load on city services depending on future development but the lot is situated in such a way that adequate frontage is provided thus helping ensure appropriate access to all lots for any required services.

- Economic Development: This plat has the potential to create a lasting economic impact on the City of Sandpoint by creating lots that will be used to directly stimulate the local economy since the surrounding zoning and future land use map mark these lots as Industrial. This proposal is consistent with the Economic Development element of the Plan.

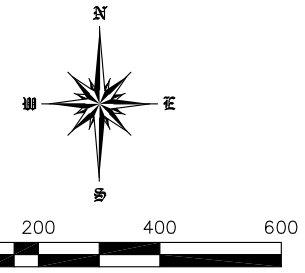
- Natural Resources & Hazardous Areas: There is no identified flood hazard zone encroaching upon the proposed lots. Wetlands however are identified. A wetland report has been attached. There are no goals or objectives in this element that the proposal is inconsistent with.

- Special Areas or Sites: To our knowledge, no special or historical sites exist on the site of the proposed plat. This application is not inconsistent with this element.

In closing the submitted application will improve the clarity of property boundaries between the existing Quest aircraft facility operations and abutting platted and unplatted property. Additionally, the request would allow the single 11.52 acre unplatted parcel to be broken into three smaller parcels which may reduce potential barriers to future investment and stimulate infill industrial development on these proposed lots.

DAHER #1

LOT 5 OF KODIAK PARK AND A PORTION OF THE SE QUARTER OF SECTION 9 AND THE SW QUARTER OF SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET OR TO BE SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP BY GLAHE, PLS 5713
- FOUND ALUMINUM CAP BY THOMPSON, PLS 962
- FOUND 5/8" REBAR AND CAP BY MILLER, PLS 6107
- FOUND 5/8" REBAR AND CAP BY RASOR, PLS 6374
- FOUND 5/8" REBAR AND CAP BY BAILEY, PLS 10559
- FOUND 5/8" REBAR AND CAP BY PROVOLT, PLS 7879
- FOUND 5/8" REBAR AND CAP BY BRISTOL, PLS 882
- FOUND 5/8" REBAR AND CAP BY EVANS, PLS 5087
- FOUND 5/8" REBAR AND CAP BY HOWE, PLS 832
- FOUND 5/8" REBAR AND CAP BY GLAHE, PLS 14879
- FOUND ITD R/W MON, 3 ½" BRASS CAP IN CONCRETE, MARKED AS NOTED
- FOUND 5/8" REBAR WITH CAP ILLEGIBLE, BROKEN OR MISSING
- CALCULATED POINT, NOTHING SET
- GREAT NORTHERN ROAD RIGHT OF WAY/EASEMENT LINE
- RAILROAD CENTERLINE
- EDGE OF PAVEMENT
- SECTION LINE
- SUBDIVISION OF SECTION LINE

(R1) RECORD OF SURVEY BY PLS 13548, INST. NO. 987708, 7/20/2021.

(R2) RECORD OF SURVEY BY PLS 5713, INST. NO. 216957, 7/15/1999.

(P1) PLAT OF KODIAK PARK, BK. 11 OF PLATS AT PAGE 38, INST. NO. 864305, 9/16/2014.

(P2) REPLAT OF BLOCK A SILVER WING AT SANDPOINT, BK. 10 OF PLATS AT PAGE 31, INST. NO. 795251, 7/12/2010.

(P3) SILVER WING AT SANDPOINT, BK. 9 OF PLATS AT PAGE 118, INST. NO. 760920, 10/21/2008.

(P4) LOTS 1 & 2 OF A REPLAT OF LOT 1 SANDPOINT AIRPARK, BK. 7 OF PLATS AT PAGE 15, INST. NO. 617820, 2/3/2003.

(P5) WAREHOUSE PARK, BK. 6 OF PLATS AT PAGE 136, INST. NO. 582795, 6/11/2001.

LINE	BEARING	DISTANCE
L1	N16°24'39"E	93.28'
L2	N06°06'50"W	111.48'
L3	S57°46'23"E	134.41'
L4	S46°56'39"E	20.23'
L5	S46°56'39"E	105.31'
L6	S32°58'23"W	81.10'
L6	S32°40'29"W	81.18'
L7	S46°56'39"E	73.84'
L8	N06°06'50"W	25.15'
L9	S58°53'24"E	85.04'

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	22°31'05"	585.00'	229.91'	228.44'	S05°09'06"W
C2	9°01'13"	630.00'	99.18'	99.08'	N01°36'18"W
C3	5°28'54"	630.00'	60.28'	60.25'	N05°38'46"E
C4	34°15'13"	283.42'	169.44'	166.93'	N64°24'28"E
C5	22°14'09"	343.42'	133.28'	132.44'	N71°13'48"E
C6	2°59'09"	260.00'	13.55'	13.55'	N45°52'14"E
C7	14°30'08"	630.00'	159.46'	159.03'	N01°08'09"E

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY MATCHES THAT OF (R1) AND WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. THE BASIS IS THE LINE BETWEEN CONTROL POINT #1 MONUMENTED WITH A 5/8" DIA. REBAR AND RED PLASTIC CAP MARKED "ITD CONTROL MONUMENT", AND CONTROL POINT #6, MONUMENTED WITH A 5/8" DIA. REBAR AND RED PLASTIC CAP MARKED "GLAHE CONTROL" THE COURSE IS S17°17'01"E, 4658.32 FT. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012107. GEODETIC NORTH IS AN ANGULAR ROTATION OF −0°36'39" AT CONTROL POINT #1.

SURVEYOR'S NARRATIVE

1) THE PURPOSE OF THIS SURVEY IS TO CREATE THREE LOTS FROM ONE PLATTED LOT AND AN UNPLATTED PARCEL,

2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

3) WETLANDS (CLASSIFIED AS PEM1C) ARE PRESENT ON THE SUBJECT PROPERTY AS SHOWN PER WETLAND STUDY BY TOM DUEBENDORFER, JULY, 2022.

4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA 16017C0715E, EFFECTIVE 11/18/2009.

PROFESSIONAL LAND SURVEYOR LICENSED 14879 STATE OF IDAHO TYSON L. A. GLAHE PRELIMINARY

PLACE RECORDING LABEL HERE

1/4	Section	Township	Range
	9 10	57 N	2 W

MONTANA IDAHO OREGON WASHINGTON

PROJECT #: 21-254 KODIAK QUEST REPLAT
DRAWING NAME: 21-254 KODIAK QUEST REPLAT.DWG

DAHER #1

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale:	
1"=200'	
Checked By: TLAG	Drawn By: TRP
Date: 12/28/2022	Sheet: 1 of 3

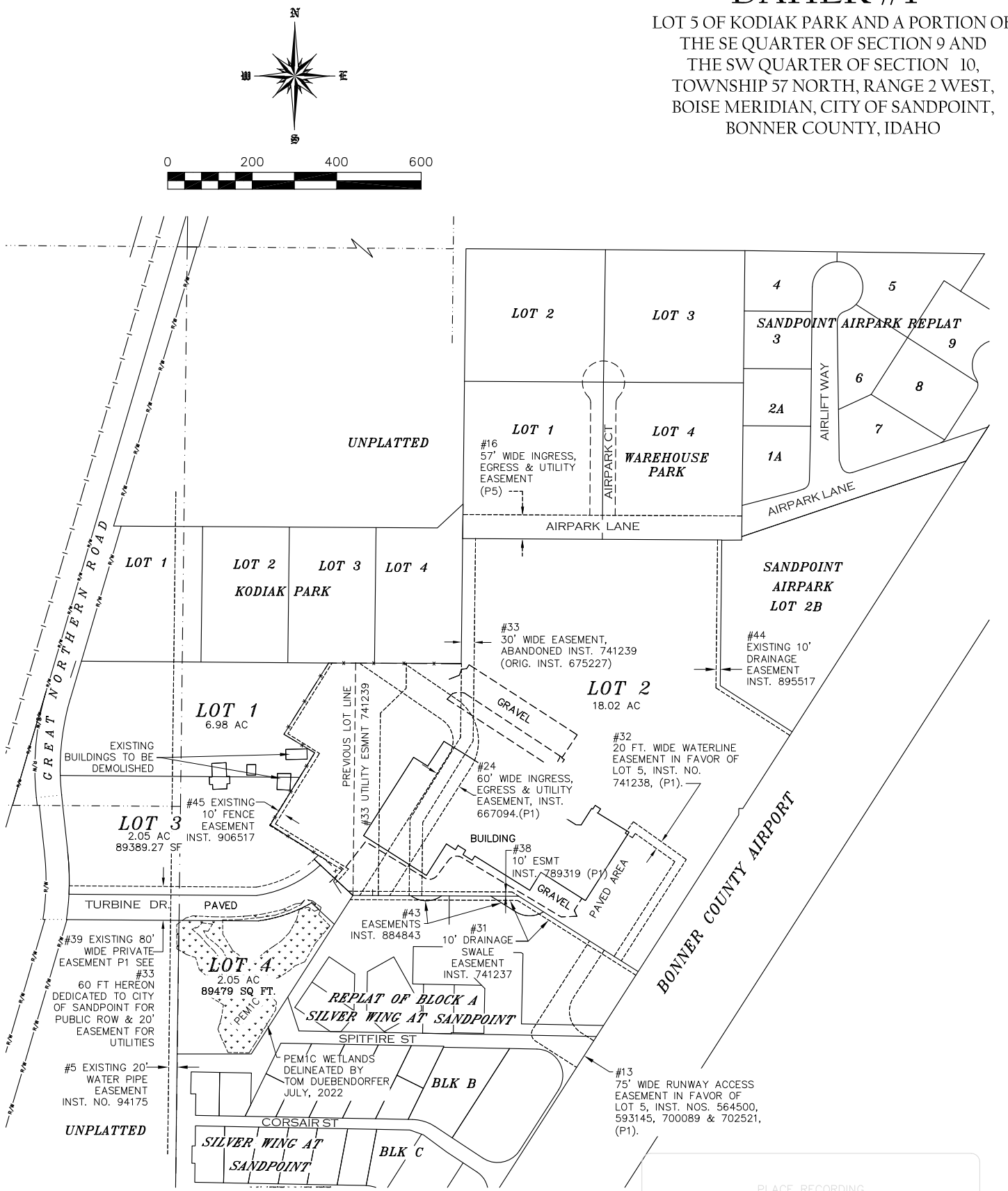
DAHER #1

LOT 5 OF KODIAK PARK AND A PORTION OF THE SE QUARTER OF SECTION 9 AND THE SW QUARTER OF SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE CLTA GUARANTEEE, ORDER NO. N–60660, GUARANTEE NO. G–0000955867858, DATED JANUARY 14, 2022.

1. A COUNTY ROAD OPENED AS RECORDED SEPT. 8, 1903 IN BOOK 9 OF DEEDS AT PAGE 93, RECORDS OF BONNER CO., ID. CURRENT ROADS SHOWN.
2. A WATER MAIN EASEMENT RECORDED NOV. 20, 1936 AS INST. NO. 91984 IN BOOK 10 OF MISC. AT PAGE 616, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
3. A POWER LINE EASEMENT GRANTED TO MOUNTAIN STATES POWER CO. RECORDED SEPT. 25, 1945 AS INST. NO. 17455, BOOK 13 OF MISC. AT PAGE 143, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
4. A WATER MAIN EASEMENT RECORDED FEB. 12, 1964 AS INST. NO. 94174, BOOK 32 OF MISC. AT PAGE 164, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
5. A WATERPIPE EASEMENT RECORDED FEB. 12, 1964 AS INST. NO. 94175, BOOK 32 OF MISC. AT PAGE 168, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
6. AN EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF SANDPOINT AND LARRY DONNERBERG, RECORDED JAN.18, 1978 AS INST. 195959 AND RE–RECORDED JAN. 23, 1978 AS INST. 194124, RECORDS OF BONNER CO., ID. DOES NOT AFFECT SUBJECT PROPERTY.
7. AN EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF SANDPOINT AND LARRY DONNERBERG, ETAL RECORDED JUL. 21, 1978 AS INST. 202673, MODIFIED AND RECORDED SEPT. 16, 1991 AS INST. NO. 395239, RECORDS OF BONNER CO., ID. DOES NOT AFFECT SUBJECT PROPERTY.
8. RECORD OF SURVEY RECORDED NOV. 13. 1979 AS INST. NO. 221987, RECORDS OF BONNER CO., ID.
9. RECORD OF SURVEY RECORDED OCT. 4, 1990 AS INST. NO. 370681, RECORDS OF BONNER CO., ID.
10. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN EASEMENTS RECORDED DEC. 15, 1995 AS INST. NO. 477592 (SEWER LINE) AND 477593 (SURFACE WATER DRAIN), RECORDS OF BONNER CO., ID. NOT ON SUBJECT PROPERTY, NOT SHOWN.
11. RECORD OF SURVEY RECORDED MAR. 14, 2000 AS INST. 561025, RECORDS OF BONNER CO., ID.
12. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)AS RECORDED MAR. 17, 2000 AS INST. NO. 561257, RECORDS OF BONNER CO., ID. NOT SHOWN.
13. TERMS AND CONDITIONS OF TAXI WAY EASEMENT RECORDED MAY 31, 2000 AS INST. NO. 564500, AND REVISED MAR. 17, 2006 AS INST. NO. 700089, AND APR. 21, 2006 AS INST. NO. 702511 TO CORRECT LEGAL DESCRIPTION OF REVISED TAXI WAY EASEMENT, RECORDS OF BONNER CO., ID. SHOWN.
14. NOTICE OF LAND EXCHANGE OBLIGATION RECORDED DEC. 13, 2001 AS INST. NO. 593145, RECORDS OF BONNER CO., ID. NO AFFECT, NOT SHOWN.
15. MEMORANDUM OF UNDERSTANDING AND PUBLIC UTILITES EASEMENT AGREEMENT RECORDED SEPT. 5, 2000 AS INST. NO. 569453, RECORDS OF BONNER CO., ID. NO AFFECT TO SUBJECT PROPERTY, NOT SHOWN.
16. ALL MATTERS DELINEATED ON THE PLAT OF A SHORT PLAT OF FIRST ADDITION TO WAREHOUSE PARK RECORDED OCT. 17, 2000 IN BOOK 6 OF PLATS AT PAGE 110, INST. 571520. RECORDS OF BONNER CO., ID.
17. ALL MATTERS DELINEATED ON THE PLAT OF SANDPOINT AIRPARK RECORDED JAN. 16, 2001 IN BOOK 6 OF PLATS AT PAGE 119, INST. 575531. RECORDS OF BONNER CO., ID.
18. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS RECORDED OCT. 4, 2001 AS INST. 588939. RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
19. RECORD OF SURVEY RECORDED OCT. 24, 2001 AS INST. NO. 590294, RECORDS OF BONNER CO., ID.
20. A TAXIWAY EASEMENT RECORDED JAN. 11, 2002 AS INST. NO. 594641, RECORDS OF BONNER CO., ID. SHOWN.
21. A POWER EASEMENT GRANTED TO AVISTA UTILITIES RECORDED AS INST. NO. 602634, RECORDS OF BONNER CO., ID. NO AFFECT, NOT SHOWN.
22. ALL MATTERS DELINEATED ON THE PLAT OF JOHNSON, COX & HAMILTON SHORT PLAT RECORDED DEC. 30, 2002 IN BOOK, 7 OF PLATS AT PAGE 9, INST. NO. 615614. RECORDS OF BONNER CO., ID.
23. CC&R'S RECORDED OCT. 29, 2003 AS INST. NO. 637492, RECORDS OF BONNER CO., ID. NOT SHOWN.
24. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED DEC. 29, 2004 AS INST. NO. 667094, RECORDS OF BONNER CO., ID. SHOWN.
25. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED APR. 26, 2005 AS INST. NO. 675227, RECORDS OF BONNER CO., ID. ABANDONED, NOT SHOWN, SEE #33.
26. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED FEB. 24, 2006 AS INST. NO. 698736, RECORDS OF BONNER CO., ID. ABANDONED, NOT SHOWN, SEE #32.
27. TERMS AND CONDITIONS OF TAXI WAY EASEMENT RECORDED APR. 21, 2006 AS INST. NO. 702521, RECORDS OF BONNER CO., ID. SHOWN.
28. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED JAN. 3, 2007 AS INST. NO. 720295, RECORDS OF BONNER CO., ID. SHOWN AS TURBINE DR.
29. A PURCHASE OPTION AGREEMENT BY AND BETWEEN DONALD JAY COX & KIM MARDETTE COX AND QUEST AIRCRAFT COMPANY, LLC IN A WARRANTY DEED RECORDED JAN. 3, 2007 AS INST. NO. 720298, RECORDS OF BONNER CO., ID. NOT SHOWN.
30. A RIGHT OF WAY DEED RECORDED JUN. 1, 2007 AS INST. NO. 729977, RECORDS OF BONNER CO,, ID. INCLUDING ANY EASEMENTS FOR UTILITIES OR PIPELINES IN THAT PORTION OF LAND THAT IS AN ABANDONED OR VACATED ROAD OR RIGHT–OF–WAY. SHOWN AS GREAT NORTHERN RD.
31. A SWALE MAINTENANCE EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741237, RECORDS OF BONNER CO., ID. SHOWN.
32. A WATERLINE EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741238, ABANDONED INST. 698736, RECORDS OF BONNER CO., ID. NOT SHOWN.
33. A INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741239, AND AMENDED ON MAR. 16, 2010 AS INST. NO. 789318, RECORDS OF BONNER CO., ID. SHOWN ON MAP AS TURBINE DRIVE.
34. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED DEC. 18, 2007 AS INST. NO. 742961. RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN, NOT SHOWN.
35. ALL MATTERS AS DELINEATED ON THE REPLAT OF LOT 2, JOHNSON, COX & HAMILTON SHORT PLAT AND LOT 2, SANDPOINT AIRPARK RECORDED APR. 7, 2008 IN BOOK 9 OF PLATS AT PAGE 77, INST. 749120, RECORDS OF BONNER CO., ID.
36. AMENDED RECORD OF SURVEY (AMENDING INST. NO. 745096, JAN. 25, 2008) RECORDED NOV. 19, 2008 AS INST. NO. 762543, RECORDS OF BONNER CO., ID.
37. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 14, 2009 AS INST. NO. 771843, RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN, NOT SHOWN.
38. FENCE EASEMENT AGREEMENT BETWEEN QUEST AIRCRAFT CO., L.L.C. AND SILVER WING AT SANDPOINT, L.L.C. RECORDED MAR. 16, 2010 AS INST. NO. 789319, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
39. PLAT OF KODIAK PARK RECORDED SEPT. 16, 2014 IN BOOK 11 OF PLATS AT PAGE 38, INST. 864305, RECORDS OF BONNER CO., ID.
40. A PERPETUAL EASEMENT AND RIGHT–OF–WAY DEDICATION FOR GREAT NORTHERN ROAD GRANTED TO THE CITY OF SANDPOINT RECORDED JUN. 17, 2015 AS INST. NO. 875081, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
41. RECORD OF SURVEY RECORDED JUL. 27, 2015 AS INST. NO. 876821, RECORDS OF BONNER CO., ID.
42. RECORD OF SURVEY RECORDED AUG. 28, 2015 AS INST. NO. 878514, RECORDS OF BONNER CO., ID.
43. A CLEAR SPACE EASEMENT GRANTED TO QUEST AIRCRAFT CO., L.L.C. BY SILVER WING AT SANDPOINT, L.L.C. RECORDED JAN. 27, 2016 AS INST. NO. 884843, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
44. A REAL ESTATE AGREEMENT FOR PLACEMENT AND MAINTENANCE OF A STORMWATER DRAINAGE DITCH IN FAVOR OF QUEST AIRCRAFT CO., L.L.C. RECORDED SEPT. 26, 2016 AS INST. NO. 895517, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
45. A 10 FT. WIDE FENCE REPLACEMENT AND MAINTENANCE EASEMENT GRANTED TO BONNER COUNTY RECORDED JUN. 12, 2017 AS INST. 906517, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
46. RECORD OF SURVEY (GREAT NORTHERN R.O.W.) RECORDED JUL. 20. 2021 AS INST. NO. 987708, RECORDS OF BONNER CO., ID.



PLACE RECORDING LABEL HERE

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED 14879 STATE OF IDAHO TYSON L. A. GLAHE

1/4	SECTION	TOWNSHIP	RANGE
	9 10	57 N	2 W

MONTANA IDAHO OREGON WASHINGTON

PROJECT #: 21–254 KODIAK QUEST REPLAT

DRAWING NAME: 21–254 KODIAK QUEST REPLAT.DWG

DAHER #1
EASEMENTS DETAIL

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208–265–4474

Scale:	1"=200'
Checked By: TLAG	Drawn By: TRP
Plot Date: 12/28/2022	Sheet: 2 of 3

DAHER #1

LOT 5 OF KODIAK PARK AND A PORTION OF
THE SE QUARTER OF SECTION 9 AND
THE SW QUARTER OF SECTION 10, TOWNSHIP 57 NORTH,
RANGE 2 WEST, BOISE MERIDIAN,
CITY OF SANDPOINT, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT QUEST AIRCRAFT COMPANY L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1–4, THE SAME TO BE KNOWN AS 'DAHER #1', BEING LOT 5 OF KODIAK PARK, AS RECORDED IN BOOK 11 OF PLATS AT PAGE 38, INST. NO. 864305, RECORDS OF BONNER COUNTY, IDAHO AND A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, KODIAK PARK;

THENCE ALONG THE EASTERLY OF SAID LOT 5 THE FOLLOWING SIX (6) COURSES:

1) SOUTH 00°37'26" WEST, 344.68 FEET;
2) SOUTH 57°16'29" EAST, 202.47 FEET;
3) SOUTH 32°43'28" WEST, 215.82 FEET;
4) NORTH 89°55'51" WEST, 9.69 FEET;
5) SOUTH 00°48'56" WEST, 15.33 FEET
6) SOUTH 32°41'25" WEST, 440.60 FEET;

THENCE LEAVING SAID EASTERLY LINE OF SAID LOT 5, NORTH 57°43'05" WEST, 334.34 FEET;

THENCE NORTH 89°45'30" WEST, 392.52 FEET;

THENCE SOUTH 32°40'29" WEST, 445.71 FEET;

THENCE NORTH 89°58'37" WEST, 175.12 FEET TO A POINT ON THE WEST LINE OF SECTION 10;

THENCE ALONG SAID SECTION LINE, NORTH 00°43'36" EAST, 316.21 FEET;

THENCE LEAVING SAID SECTION LINE, NORTH 89°35'50" WEST, 266.57 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY OF GREAT NORTHERN ROAD,

THENCE ALONG SAID EASTERLY RIGHT–OF–WAY THE FOLLOWING FOUR (4) COURSES:

1) ALONG A NON–TANGENTIAL CURVE 159.46 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A DELTA ANGLE OF 14°30'07" (CHORD NORTH 01°08'09" EAST, 136.62 FEET);
2) NORTH 06°06'50" WEST, 136.62 FEET;
3) ALONG A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 585.00 FEET AND A DELTA ANGLE OF 22°31'05" (CHORD NORTH 05°09'06" EAST, 228.44 FEET)
4) NORTH 16°24'36" EAST, 93.28 FEET;

THENCE LEAVING SAID RIGHT OF WAY OF GREAT NORTHERN ROAD, SOUTH 89°32'58" EAST, 585.43 FEET;

THENCE SOUTH 89°51'47" EAST, 313.75 FEET;

THENCE NORTH 00°39'59" EAST, 295.39 FEET;

THENCE SOUTH 89°41'56" EAST, 613.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TOGETHER WITH A 60 FOOT WIDE DEDICATION TO THE CITY OF SANDPOINT FOR PUBLIC RIGHT–OF–WAY PURPOSE.

QUEST AIRCRAFT COMPANY L.L.C. _____ DATE _____
ADNAN JAMALI, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ADNAN JAMALI, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF QUEST AIRCRAFT COMPANY L.L.C., WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

_____
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

INDEPENDENT HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF INDEPENDENT HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2022.

_____
INDEPENDENT HIGHWAY DISTRICT

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "DAHER #1" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE 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 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

_____
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, HEREBY APPROVE THIS THIS REPLAT THIS _____ DAY OF _____, 2022.

_____
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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 SECTIONS 9 & 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, 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.

_____ _____
TYSON L.A. GLAHE, PLS 14879 DATE

PROFESSIONAL LAND SURVEYOR LICENSED
14879
STATE OF IDAHO
TYSON L. A. GLAHE

PRELIMINARY

APPROVAL OF THE CITY OF SANDPOINT

I, _____, MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

_____ _____
MAYOR CITY CLERK

CITY PLANNER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

_____
CITY PLANNER

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF SANDPOINT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED..

_____ _____
PANHANDLE HEALTH DISTRICT SIGNATURE DATE

WATER AND SEWER NOTE

WATER SERVICE: CITY OF SANDPOINT MUNICIPAL WATER SYSTEM.
SEWER SERVICE: CITY OF SANDPOINT MUNICPAL SEWER SYSTEM.

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

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2022, AT ____ O'CLOCK __.M., IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

_____ _____
COUNTY RECORDER BY DEPUTY

$_____
FEE

PLACE RECORDING LABEL HERE

1/4	Section	Township	Range	MONTANA IDAHO / OREGON WASHINGTON
	9 10	57 N	2 W	

PROJECT #: 21–254 KODIAK QUEST REPLAT
DRAWING NAME: 21–254 KODIAK QUEST REPLAT.DWG

DAHER #1

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208–265–4474

Scale: N/A	
Checked By: TLAG	Drawn By: TRP
Plot Date: 12/28/2022	Sheet: 3 of 3

SANDPOINT

OWNER SIGNATURE FORM

Application Number: PS23-0001

Owner Information:

Name: Kodiak Aircraft Company (Quest Aircraft) C/O Dave Schuck
Address: 1200 Turbine Drive
Phone: (H) 208-255-9179 (W) 208-263-1111
E-mail: d.schuck@daher.com

Owner Information:

Name:
Address:
Phone: (H) (W)
E-mail:

Project Information:

Project Address: 1200 Turbine Dr
Parcel Number: RPS38630000050A + RPS00000105804A
Legal Description of Site: Lot(s) 5 Block # Addition
(or) Kodiak Park
Section 9/10 Township 57N Range 2W
Total Size of Parcel/s: ~28 acres

I am the owner of the property described above and consent to the application referenced above.

I hereby authorize Whiskey Rock Planning + Consulting **to act as a representative for this application on my behalf.**

APPROVED
By DSchuck at 9:35 am, Jan 17, 2022

Signature of Owner **Date**

Dave Schuck Digitally signed by Dave Schuck Date: 2022.01.17 09:38:24 -08'00'

Signature of Owner **Date**

***Tom Duebendorfe**r* - Biological Consultant, Professional Wetland Scientist

July 25, 2022

David Schuck
Daher: Director - Customer and Network Care
(208) 920-2780
D.Schuck@daher.com

Re: Wetland Determination Letter Property for property north of Turbine Drive (near the Sandpoint Airport) City of Sandpoint, ID
(portion of) RPS00000105804A; T57N, R2W, portion of Section 9/10 (LOT 6);
portion north of Turbine Drive

Dear David:

Per your request for environmental services, I am submitting this Wetland Determination Letter Report for the property referenced above (Figure 1). On September 8, and 11, 2015, I visited the site and used the Regional Supplement to the Corps of Engineers (Corps) Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region U.S. Army Corps of Engineers 2010, to determine whether the three required wetland parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) were present. Data Plots and Photographs are appended. I re-visited the site in May 2022 to ascertain any potential changes to the wetland extent.

Site Conditions
The property presently contains a residence, with the remainder pasture and shrub vegetation. It is located north of Turbine Drive (near the airport), and bound by undeveloped property to the north, Great Northern (GN) Road to the west, and development to the east (Daher facilities). The property is essentially flat. The National Wetland Inventory (NWI) mapped a band of PEM1C (emergent, non-woody) wetland extending through the property. The 7.5' USGS quad map is Sandpoint.

Vegetation
The vegetation consists of several associations:

(1) **upland forest**, (2) **upland meadow**, (3) **wetland pasture**, and (4) **scrub-shrub wetland**. The wetland indicator status of the dominant plant species are given in brackets and defined below.

The **upland forest** association exists in portions of the South Area (Figure 2). It is mostly open evergreen forest dominated by young lodgepole pine (*Pinus contorta* [FAC]), and ponderosa pine (*Pinus ponderosa* [FACU). The understory (where present) is snowberry (*Symphoricarpos albus* [FACU]), serviceberry (*Amelanchier alnifolia* [FACU]), and rose (*Rosa woodsii* [FACU]). Groundcover is weedy grasses including orchardgrass (*Dactylis glomerata* [FACU]), quackgrass (*Elymus repens* [FAC]), bentgrass (*Agrostis stolonifera* [FAC]), red fescue (*Festuca rubra* [FAC]), with some areas dominated by a significant amount of tansy (*Tanacetum vulgare* [FACU]). This association IS hydrophytic — but contains other weedy upland species.

The **upland (disturbed) meadow** association is present over most of the sites — having few native species: mostly orchardgrass, quackgrass, bentgrass, St. John's wort (*Hypericum perforatum* [FACU]), tansy, hawkweeds (*Hieracium* spp. [NL]), ox-eye daisy, dandelion (*Taraxacum officinale* [FACU]), plantain (*Plantago lanceolata* [FACU]), thistle (*Cirsium arvense* [FACU]), with some representation by aster (*Symphyotrichum foliaceous* [FACU]). This association would NOT be considered hydrophytic.

* Wetland Indicator Status: OBL = obligate wetland; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland

The **wetland pasture** association exists wheres evidence of short-term spring ponding was observed. It mostly contains the same types of species as in the upland meadow with major representation by canarygrass (*Phalaris arundinacea* [FACW]), occasional small patches of cattail (*Typha latifolia* [OBL]), slender rush (*Juncus tenuis* [FAC], and few sedges (*Carex utriculata* [OBL]). The vegetation in this association IS hydrophytic.

The **scrub-shrub wetland** association exists in the western portion of the property associated with ditches adjacent GN Rd. It contains spiraea (*Spiraea douglasii* [FACW]), and hawthorn (*Crataegus douglasii* [FAC]). Some areas also contain tansy (*Tanacetum vulgare* [FACU]). This association IS primarily hydrophytic.

These associations are generally heterogeneous and their separation artificial. Species fidelity to any described association is often low, with occasional occurrences of hydrophytic species in the upland areas (e.g., bentgrass) and occasional non-hydrophytic herbaceous species such as thistle, tansy, and quackgrass, in the moister areas.

Soils

General

The entire area was mapped by the National Resources Conservation Service (NRCS) as Odenson silt loam (Map Unit 34) occurring on 0-2% slopes. This series is poorly drained, located in low areas on terraces, and derived from silty glacial lake-laid sediments derived from mixed sources. Permeability of this soil series is slow and there is seasonal high water table at a depths of 6 to 24 inches from February to June. It is classified as an andaqueptic haplaquoll (which means it formed recently in andesitic-based areas in a groundwater-based hydrologic condition [aquic moisture regime], and is a mollisol [a soil with a surface horizon darkened by organic matter] that is seasonally saturated [anaerobic] due to groundwater). Largely because of its seasonally saturated conditions, it is considered hydric.

Specific

On this property, two formal and numerous other undocumented soil data pits were excavated and inspected for hydric conditions. Profiles excavated during the field survey typically displayed two types. Typically, soils in the upland areas showed surface horizons of 10YR 3/3 silt loams over 10YR 3/3, or more commonly 2.5Y 5/3 silt loams or fine sandy loams. Generally lacking redoximorphic features, the chromas in these soils are too high to be considered a physical hydric soil indicator. Wetland soils were actually quite similar to the upland soils, often the chromas were slightly lower (generally still exceeding 2), but commonly had some percentage (2-10%) of redoximorphic features (either oxidized masses, or reduced depletions). The determination of whether the area contained hydric soil was largely a result of NTCHS Criterion #3 (ponding) which “trumps” any physical color indicator. Thus, areas showing evidence of surface ponding were considered to have hydric soils.

Hydrology

The National Wetlands Inventory (NWI) showed a swath through the property as palustrine, emergent, seasonally flooded wetland (PEM1C) (Figure 2). Hydrology to the site appears to derive from high spring runoff and likely snowmelt. Ponding is exacerbated by a hardpan layer in the soil which, from the surface, ranges from 4" to 14".

Wetland Determination

Jurisdictional wetlands were delineated where vegetation, soils, and hydrology all reflect anaerobic conditions as defined and described above. Topography, when diagnostic of hydrologic confines, was considered in refining the wetland boundary. Wetland boundaries were identified and flagged and/or staked (labeled with blue ribbon flagging), and mapped using ESRI ArcMap on a NAIP Bonner County 2013 aerial photograph. The wetland boundaries were located using a sub-meter handheld GPS unit.

Based on the formal data plots and the site survey, it was determined that four areas on the property showed indicators of all three required wetland parameters and were field flagged and staked (Figure 3). Table 1 identifies the wetlands, their size, classification, dominant vegetation, and the scores from the Montana Wetland Functional Assessment (which is used by the Valencia Wetland Mitigation Bank in Priest River should there be wetland fills proposed that exceed 0.1 acre [see Regulatory Requirements]). Figure 3 shows the delineation boundaries, data plot, and photograph locations. Photographs are appended.

Table 1. Summary of Wetlands on Subject Property

Wetland	Areal Extent (ac)	Classification*	Vegetation	Functional Value**
D	0.25	PEM1C	canarygrass	1.2
E	0.18	PEM1A	meadow foxtail, canarygrass	1.2
F	0.03	PSS1A	spiraea, hawthorn	1.2
G	0.02	PSS1A	spiraea	1.2
TOTALS	**0.48**			

* Cowardin System (Cowardin et al, 1979)

** Montana Wetland Functional Assessment Score (Berglund 1999) - this rating is on a scale of 1-12 (the lower, the less functional value of the wetland)

Regulatory Implications

This property was initially investigated in 2015 for wetland extent. In 2016, Quest (now Daher) applied for and received authorization for filling 0.2-acre of wetland fill for the construction of Turbine Drive (Corps permit NWW No. 2007-821-C03). I have no documentation of whether Quest was required to mitigate this approved fill. However, after a meeting with Shane Slate (US Army Corps of Engineers), representatives from Quest, Idagon, and myself, it was determined that prior wetland fills by Quest (i.e., 0.2 acres, were filled for the construction of Turbine Drive) would need to be included in any total requested future wetland fill to maintain the total wetland fill under 0.5 acre (see Regulatory Requirements). **This leaves a total of 0.3 acres of wetland that could be filled**.

A Montana Wetland Functional Assessment (MWAM) was completed for the on-site wetland and the resulting score was 1.2 functional points (out of 12). This score is multiplied by the proposed area of fill (in acres) to arrive at the required number of credits to be purchased, if future wetland fills are proposed (MWAM forms attached). As described above, 0.3 acres of the remaining wetland may be filled if a JOINT application for fill is completed and submitted to the US Army Corps of Engineers.

Thank you for requesting my services. Let me know if you have any questions or need additional information.

Sincerely,





Tom Duebendorfer, MA, PWS (Emeritus)

encls: Regulatory Requirements
Figure 1: Vicinity Map
Figure 2: National Wetland Inventory and NRCS Soils Map
Figure 3: Wetland Delineation, Data Plot, and Photograph Location Map
Photosheet
Montana Functional Assessment (5-page forms)
US Army Corps of Engineers Permit
Data Plots (2) 2-page forms
Résumé

References Used (not necessarily cited):

Berglund, J. 1999. MDT Montana Wetland Assessment Method. Document prepared for Montana Department of Transportation and Morrison-Maierle, Inc. Prepared by Western EcoTech. May 25, 1999. (This document is used by the Valencia Wetland Mitigation Bank (Valencia Wetland Trust) to calculate number of mitigation credits required for wetland fill in excess of 0.1 acre.)

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Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, Fish and Wildlife Service, U.S. Dept. of the Interior, FWS/OBS-79/31.

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Hitchcock, C.L., A. Cronquist, M. Ownbey, and J.W. Thompson. 1977 (and as updated 2018 in 2nd Edition). Vascular Plants of the Pacific Northwest. University of Washington Press. Seattle, Washington (five volumes).

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Vepraskas, M.J. 1992. Redoximorphic Features for Identifying Aquic Conditions. North Carolina Agricultural Research Service. Raleigh, North Carolina.

U.S. Army Corps of Engineers 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

U.S. Army Corps of Engineers 2016. Permit NWW-2007-821. Document discussing permit implications and approved Wetland Delineation.

USDI. National Wetland Inventory mapping (website).

USGS. Sandpoint, ID 7.5' topographic quadrangle.

Regulatory Permitting Process: Types of Permits - Corps of Engineers

Under the Clean Water Act, the Corps has the authority to regulate the discharge or fill or dredged material into "Waters of the US". There are three Permits the Corps uses to regulate fill into wetlands. The Regional General and Individual Permits (not described here) are probably not appropriate for your site.

(1) Nationwide General (NWP): This permit is authorized for specific activities nationwide with minimal impact and minimal evaluation time. The NWPs typically have a ½ acre limit for fill in wetlands and 300 linear foot limit for fill in stream channels. A Pre-Construction Notification application (PCN) must be submitted to the appropriate field office (Walla Walla District). Typically, ***less than 1/10-acre (4,356 sf) of wetland fill does not require mitigation*** (though a PCN is required), and up to ½ acre of wetland fill, requires mitigation. (See below for **compensation methods**). There are Regional Conditions for Nationwide Permits (www.nww.usace.army.mil/Portals/28/Users/108/44/1644/Final%20NWW%20Regional%20Conditions%202017%20NWPs.pdf). There are 54 Nationwide Permits each regarding specific activities proposed in wetlands (www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/).

When any permit application is received, it is evaluated based upon three criteria: avoidance, minimization, and mitigation. Once the applicant meets these criteria, a permit can be issued. It is taking Corps presently about 60 days to process permits.

Compensation Methods for unavoidable Wetland Impacts

According to the 2008 Final Mitigation Rule (Federal Register/Vol. 73, No. 70 / Thursday, April 10, 2008 / Rules and Regulations), under § 332.1 (c) the Final Mitigation Rule maintains the requirements set forth in Section 404(b)(1) Guidelines at 40 CFR part 230 which state that *"the permit applicant [is required] to take all appropriate and practicable steps to avoid and minimize adverse impacts to waters of the United States. Practicable means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes. Compensatory mitigation for unavoidable impacts may be required to ensure that an activity requiring a section 404 permit complies with the Section 404(b)(1) Guidelines"* (emphasis mine). According to § 230.93 (a)(2), restoration of impacted wetland is the first priority in the compensation sequence followed by purchasing credits (employing the use of approved Wetland Mitigation Banks within the service area) § 230.93 (b)(2).

The 1999 Montana Wetland Assessment Method is used to calculate the number of Wetland Credits to be purchased from the Valencia Wetland Mitigation Bank (Bank) in Priest River *should there be any wetland impacts (fill > 1/10 acre) required as a result of the proposed development*. The Assessment will result in a score between 1 and 12. This score is multiplied by the area to be filled. That result is the number of credits required to be purchased from the Bank. Currently one credit costs $28,000. Obviously, the smaller the area of wetland impact, the less it will cost in mitigation credits. The Assessment may take up to 6 hours to complete.

The City of Sandpoint does not impose any wetland setbacks (buffers). However, any wetland fill would require a permit from the Corps of Engineers.



Figure 1
Vicinity Map
Daher Property



Figure 2
National Wetland Inventory and NRCS Soils Map
Daher Property



Figure 3
Wetland Delineation and Data Plot Locatio p
Daher Property



Photo 5: view east from Wetland Flag D1



Photo 7: view east into roadside ditch (not considered wetland)



Photo 6: view north and northeast into Wetland D. Canarygrass swale, few hawthorn and willow (< 20% overall cover in wetland —> PEM1A; short term (temporarily) flooded; soils unequivocal, chromas 2+); ponding "trumps" physical soil indicators by virtue of NTCHS Criterion #3

Photos taken September 11, 2015

Photosheet 3
Quest Expansion Area WE

MDT Montana Wetland Assessment Form (revised 5/25/1999)

1. Project Name: Daher Property 2. Project #: _____ Control #: _____

3. Evaluation Date: Mo. 9 Day 8, 11 Yr. 2015 4. Evaluator(s): Tom Duebendorfer, PWS 5. Wetlands/Site #(s) Wetlands D, E, F, G

6. Wetland Location(s): i. Legal: T 57N N or S; R 2W E or W; S 9/10 ; T ___ N or S; R ___ E or W; S _____ ;
ii. Approx. Stationing or Mileposts: _____
iii. Watershed: _____ GPS Reference No. (if applies): _____
Other Location Information:

7. a. Evaluating Agency: _____;
b. Purpose of Evaluation:
1. X Wetlands potentially affected by MDT project
2. ___ Mitigation wetlands; pre-construction
3. ___ Mitigation wetlands; post-construction
4. ___ Other

8. Wetland size: (total acres) _____ (visually estimated)
0.43 (measured, e.g. by GPS [if applies])

9. Assessment area: (AA, tot., ac., see instructions on determining AA) _____ (visually estimated)
_____ (measured, e.g. by GPS [if applies])
0.18 PEM1A; 0.05 PSS1A; 0.25 ac PEM1C

10. Classification of Wetland and Aquatic Habitats in AA (HGM according to Brinson, first col.; USFWS according to Cowardin [1979], remaining cols.)

HGM Class	System	Subsystem	Class	Water Regime	Modifier	% of AA
PEM: emergent	palustrine		EM	A/C		95%
PSS: scrub-shrub			SS	A		5%

(Abbreviations: **System:** Palustrine(P)/ **Subsyst.**: none/ **Classes**: Rock Bottom (RB), Unconsolidated bottom (UB), Aquatic Bed (AB), Unconsolidated Shore (US), Moss-lichen Wetland (ML), Emergent Wetland (EM), Scrub-Shrub Wetland (SS), Forested Wetland (FO)/ **System:** Lacustrine (L)/, **Subsyst.:** Limnetic (2)/ **Classes:** RB, UB, AB/ **Subsystem:** Littoral (4)/ **Classes:** RB, UB, AB, US, EM/ **System:** Riverine (R)/ **Subsyst.:** Lower Perennial (2)/ Classes: RB, UB, AB, US, EM/ **Subsystem:** Upper Perennial (3)/ Classes: RB, UB, AB, US/ **Water Regimes:** Permanently Flooded (H), Intermittently Exposed (G), Semipermanently Flooded (F), Seasonally Flooded (C), Saturated (B), Temporarily Flooded (A), Intermittently Flooded (J) **Modifiers:** Excavated (E), Impounded (I), Diked (D), Partly Drained (PD), Farmed (F), Artificial (A) **HGM Classes:** Riverine, Depressional, Slope, Mineral Soil Flats, Organic Soil Flats, Lacustrine Fringe

11. Estimated relative abundance: (of similarly classified sites within the same Major Montana Watershed Basin, see definitions)
(Circle one) Unknown Rare Common (Abundant)
Comments:

12. General condition of AA:
i. Regarding disturbance: (use matrix below to determine [circle] appropriate response)

Conditions within AA	*Predominant conditions adjacent to (within 500 feet of) AA*		
	Land managed in predominantly natural state; is not grazed, hayed, logged, or otherwise converted; does not contain roads or buildings.	Land not cultivated, but moderately grazed or hayed or selectively logged; or has been subject to minor clearing; contains few roads or buildings.	Land cultivated or heavily grazed or logged; subject to substantial fill placement, grading, clearing, or hydrological alteration; high road or building density.
AA occurs and is managed in predominantly natural state; is not grazed, hayed, logged, or otherwise converted; does not contain roads or occupied buildings.	low disturbance	low disturbance	moderate disturbance
AA not cultivated, but moderately grazed or hayed or selectively logged; or has been subject to relatively minor clearing, fill placement, or hydrological alteration; contains few roads or buildings.	moderate disturbance	moderate disturbance	high disturbance
AA cultivated or heavily grazed or logged; subject to relatively substantial fill placement, grading, clearing, or hydrological alteration; high road or building density.	high disturbance	high disturbance	(high disturbance)

Comments: (types of disturbance, intensity, season, etc.): _____
ii. Prominent weedy, alien, & introduced species (including those not domesticated, feral): (list) canarygrass, tansy
iii. Provide brief descriptive summary of AA and surrounding land use/habitat:
area near roads, residence, developed and undeveloped properties

13. Structural Diversity: (based on number of "Cowardin" *vegetated* classes present [do not include unvegetated classes], see #10 above)

# of "Cowardin" vegetated classes present in AA (see #10)	≥ 3 vegetated classes (or ≥ 2 if one is forested)	2 vegetated classes (or 1 if forested)	≤ 1 vegetated class
Rating (circle)	High	Moderate	(Low)

Comments:

Item # 11.

SECTION PERTAINING to FUNCTIONS & VALUES ASSESSMENT

14A. Habitat for Federally Listed or Proposed Threatened or Endangered Plants or Animals:

I. AA is Documented (D) or Suspected (S) to contain (circle one based on definitions contained in instructions):

Primary or critical habitat (**list species**)	D S	_____
Secondary habitat (**list species**)	D S	_____
Incidental habitat (**list species**)	D S	_____
(No usable habitat)	D S	_____

II. **Rating** (use the conclusions from i above and the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Highest Habitat Level	doc./primary	sus/primary	doc./secondary	sus./secondary	doc./incidental	sus./incidental	None
Functional Points and Rating	1 (H)	.9 (H)	.8 (M)	.7 (M)	.5 (L)	.3 (L)	(0 (L))

Sources for documented use (e.g. observations, records, etc):

14B. Habitat for plant or animals rated S1, S2, or S3 by the Montana Natural Heritage Program: (not including species listed in14A above)

I. AA is Documented (D) or Suspected (S) to contain (circle one based on definitions contained in instructions):

Primary or critical habitat (**list species**)	D S	_____
Secondary habitat (**list species**)	D S	_____
Incidental habitat (**list species**)	D S	_____
(No usable habitat)	D S	_____

II. **Rating** (use the conclusions from i above and the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Highest Habitat Level	doc./primary	sus/primary	doc./secondary	sus./secondary	doc./incidental	sus./incidental	None
Functional Points and Rating	1 (H)	.8 (H)	.7 (M)	.6 (M)	.2 (L)	.1 (L)	(0 (L))

Sources for documented use (e.g. observations, records, etc.):

14C. General Wildlife Habitat Rating:

I. Evidence of overall wildlife use in the AA (circle substantial, moderate, or low based on supporting evidence):

Substantial (based on any of the following [check]):
- __ observations of abundant wildlife #'s or high species diversity (during any period)
- __ abundant wildlife sign such as scat, tracks, nest structures, game trails, etc.
- __ presence of extremely limiting habitat features not available in the surrounding area
- __ interviews with local biologists with knowledge of the AA

Moderate (based on any of the following [check]):
- __ observations of scattered wildlife groups or individuals or relatively few species during peak periods
- __ common occurrence of wildlife sign such as scat, tracks, nest structures, game trails, etc.
- __ adequate adjacent upland food sources
- __ interviews with local biologists with knowledge of the AA

(***Low***) (based on any of the following [check]):
- X few or no wildlife observations during peak use periods
- X little to no wildlife sign
- __ sparse adjacent upland food sources
- __ interviews with local biologists with knowledge of the AA

ii. Wildlife habitat features (working from top to bottom, circle appropriate AA attributes in matrix to arrive at exceptional (E), high (H), moderate (M), or low (L) rating. Structural diversity is from #13. For class cover to be considered evenly distributed, vegetated classes must be within 20% of each other in terms of their percent composition of the AA (see #10). Abbreviations for surface water durations are as follows: P/P = permanent/perennial; S/I = seasonal/intermittent; T/E = temporary/ephemeral; and A = absent [see instructions for further definitions of these terms].)

Structural diversity (see #13)	High								Moderate								(Low)			
Class cover distribution (all vegetated classes)	Even				Uneven				Even				Uneven				(Even)			
Duration of surface water in ≥ 10% of AA	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A
Low disturbance at AA (see #12i)	E	E	E	H	E	E	H	H	E	H	H	M	E	H	M	M	E	H	M	M
Moderate disturbance at AA (see #12i)	H	H	H	H	H	H	H	M	H	H	M	M	H	M	M	L	H	M	L	L
High disturbance at AA (see #12i)	M	M	M	L	M	M	L	L	M	M	L	L	M	L	L	L	L	L	L	(L)

iii. Rating (use the conclusions from i and ii above and the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function)

Evidence of wildlife use (i)	*Wildlife habitat features rating (ii)*			
	Exceptional	High	Moderate	Low
Substantial	1 (E)	.9 (H)	.8 (H)	.7 (M)
Moderate	.9 (H)	.7 (M)	.5 (M)	.3 (L)
Minimal	.6 (M)	.4 (M)	.2 (L)	(.1 (L))

Comments:

14D. General Fish/Aquatic Habitat Rating: (Assess this function if the AA is used by fish or the existing situation is "correctable" such that th used by fish [i.e., fish use is precluded by perched culvert or other barrier, etc.]. If the AA is not or was not historically used by fish due to lack excessive gradient, etc., circle **NA** here and proceed to the next function. If fish use occurs in the AA but is not desired from a resource manage perspective [such as fish use within an irrigation canal], then Habitat Quality [i below] should be marked as "Low", applied accordingly in ii below, and noted ih the comments.)

i. **Habitat Quality** (circle appropriate AA attributes in matrix to arrive at exceptional (E), high (H), moderate (M), or low (L) quality rating.

Duration of surface water in AA	Permanent / Perennial			Seasonal / Intermittent			Temporary / Ephemeral		
Cover - % of waterbody in AA containing cover objects such as submerged logs, large rocks & boulders, overhanging banks, floating-leaved vegetation, etc.	>25%	10–25%	<10%	>25%	10–25%	<10%	>25%	10–25%	<10%
Shading - >**75%** of streambank or shoreline within AA contains riparian or wetland scrub-shrub or forested communities	E	E	H	H	H	M	M	M	M
Shading – **50 to 75%** of streambank or shoreline within AA contains rip. or wetland scrub-shrub or forested communities	H	H	M	M	M	M	M	L	L
Shading - < **50%** of streambank or shoreline within AA contains rip. or wetland scrub-shrub or forested communities	H	M	M	M	L	L	L	L	L

ii. **Modified Habitat Quality** (Circle the appropriate response to the following question. If answer is Y, then reduce rating in i above by one level [E = H, H = M, M = L, L = L]). *Is fish use of the AA precluded or significantly reduced by a culvert, dike, or other man-made structure or activity* **or** *is the waterbody included on the MDEQ list of waterbodies in need of TMDL development with listed "Probable Impaired Uses" including cold or warm water fishery or aquatic life support?* **Y** **N** Modified habitat quality rating = (circle) **E** **H** **M** **L**

iii. **Rating** (use the conclusions from i and ii above and the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function)

Types of fish known or suspected within AA	*Modified Habitat Quality (ii)*			
	Exceptional	High	Moderate	Low
Native game fish	1 (E)	.9 (H)	.7 (M)	.5 (M)
Introduced game fish	.9 (H)	.8 (H)	.6 (M)	.4 (M)
Non-game fish	.7 (M)	.6 (M)	.5 (M)	.3 (L)
No fish	.5 (M)	.3 (L)	.2 (L)	.1 (L)

Comments:

14E. Flood Attenuation: (applies only to wetlands subject to flooding via in-channel or overbank flow. If wetlands in AA are not flooded from in-channel or overbank flow, circle **NA** here and proceed to next function.)

i. **Rating** (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Estimated wetland area in AA subject to periodic flooding	≥ 10 acres			<10, >2 acres			≤2 acres		
% of flooded wetland classified as forested, scrub/shrub, or both	75%	25-75%	<25%	75%	25-75%	<25%	75%	25-75%	<25%
AA contains **no outlet or restricted outlet**	1(H)	.9(H)	.6(M)	.8(H)	.7(H)	.5(M)	.4(M)	.3(L)	.2(L)
AA contains **unrestricted outlet**	.9(H)	.8(H)	.5(M)	.7(H)	.6(M)	.4(M)	.3(L)	.2(L)	.1(L)

ii. Are residences, businesses, or other features which may be significantly damaged by floods located within 0.5 miles downstream of the AA (circle)? Y N
Comments:

14F. Short and Long Term Surface Water Storage: (Applies to wetlands that flood or pond from overbank or in-channel flow, precipitation, upland surface flow, or groundwater flow. If no wetlands in the AA are subject to flooding or ponding, circle **NA** here and proceed with the evaluation.)

i. **Rating** (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function. Abbreviations for surface water durations are as follows: P/P = permanent/perennial; S/I = seasonal/intermittent; and T/E = temporary/ephemeral [see instructions for further definitions of these terms].)

Estimated maximum acre feet of water contained in wetlands within the AA that are subject to periodic flooding or ponding	>5 acre feet			<5, >1 acre feet			≤1 acre foot		
Duration of surface water at wetlands within the AA	P/P	S/I	T/E	P/P	S/I	T/E	P/P	S/I	T/E
Wetlands in AA flood or pond ≥ **5 out of 10 years**	1(H)	.9(H)	.8(H)	.8(H)	.6(M)	.5(M)	.4(M)	.3(L)	.2(L)
Wetlands in AA flood or pond < **5 out of 10 years**	.9(H)	.8(H)	.7(M)	.7(M)	.5(M)	.4(M)	.3(L)	.2(L)	.1(L)

Comments:

14G. Sediment/Nutrient/Toxicant Retention and Removal: (Applies to wetlands with potential to receive excess sediments, nutrients, or toxicants through influx of surface or ground water or direct input. If no wetlands in the AA are subject to such input, circle **NA** here and proceed with the evaluation.)

I. **Rating** (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Sediment, nutrient, and toxicant input levels within AA	AA receives or surrounding land use with potential to deliver low to moderate levels of sediments, nutrients, or compounds such that other functions are not substantially impaired. Minor sedimentation, sources of nutrients or toxicants, or signs of eutrophication present.				Waterbody on MDEQ list of waterbodies in need of TMDL development for "probable causes" related to sediment, nutrients, or toxicants **or** AA receives or surrounding land use with potential to deliver high levels of sediments, nutrients, or compounds such that other functions are substantially impaired. Major sedimentation, sources of nutrients or toxicants, or signs of eutrophication present.			
% cover of wetland vegetation in AA	≥ 70%		< 70%		≥ 70%		< 70%	
Evidence of flooding or ponding in AA	Yes	No	Yes	No	Yes	No	Yes	No
AA contains **no or restricted outlet**	1 (H)	.8 (H)	.7 (M)	.5 (M)	.5 (M)	.4 (M)	.3 (L)	.2 (L)
AA contains **unrestricted outlet**	.9 (H)	.7 (M)	.6 (M)	.4 (M)	.4 (M)	.3 (L)	.2 (L)	.1 (L)

Comments:

Item # 11.

14H Sediment/Shoreline Stabilization: (applies only if AA occurs on or within the banks or a river, stream, or other natural or man-made drain shoreline of a standing water body which is subject to wave action. If does not apply, circle **NA** here and proceed to next function)

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function.

% Cover of wetland streambank or shoreline by species with deep, binding rootmasses	*Duration of surface water adjacent to rooted vegetation*		
	permanent / perennial	seasonal / intermittent	Temporary / ephemeral
≥ 65%	1 (H)	.9 (H)	.7 (M)
35-64%	.7 (M)	.6 (M)	.5 (M)
< 35%	.3 (L)	.2 (L)	.1 (L)

Comments:

14I. Production Export/Food Chain Support:

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function. Factor A = acreage of vegetated component in the AA; Factor B = structural diversity rating from #13; Factor C = whether or not the AA contains a surface or subsurface outlet; the final three rows pertain to duration of surface water in the AA, where P/P = permanent/perennial; S/I = seasonal/intermittent; T/E /A= temporary/ephemeral or absent [see instructions for further definitions of these terms].)

A	Vegetated component >5 acres						Vegetated component 1-5 acres						Vegetated component <1 acre					
B	High		Moderate		Low		High		Moderate		Low		High		Moderate		Low	
C	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
P/P	1H	.9H	.9H	.8H	.8H	.7M	.9H	.8H	.8H	.7M	.7M	.6M	.7M	.6M	.6M	.4M	.4M	.3L
S/I	.9H	.8H	.8H	.7M	.7M	.6M	.8H	.7M	.7M	.6M	.6M	.5M	.6M	.5M	.5M	.3L	.3L	.2L
T/E/A	.8H	.7M	.7M	.6M	.6M	.5M	.7M	.6M	.6M	.5M	.5M	.4M	.5M	.4M	.4M	.2L	.2L	.1L

Comments:

14J. Groundwater Discharge/Recharge: (Check the indicators in i & ii below that apply to the AA) **none**

i. Discharge Indicators

___Springs are known or observed
___Vegetation growing during dormant season/drought
___Wetland occurs at the toe of a natural slope
___Seeps are present at the wetland edge
___AA permanently flooded during drought periods
___Wetland contains an outlet, but no inlet
___Other

ii. Recharge Indicators

___Permeable substrate present without underlying impeding layer
___Wetland contains inlet but no outlet
___Other

iii. Rating: Use the information from i and ii above and the table below to arrive at [circle] the functional points and rating [H = high, L = low] for this function.

Criteria	*Functional Points and Rating*
AA is known Discharge/Recharge area or one or more indicators of D/R present	1 (H)
No Discharge/Recharge indicators present	.1 (L)
Available Discharge/Recharge information inadequate to rate AA D/R potential	N/A (Unknown)

Comments:

14K. Uniqueness:

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Replacement potential	AA contains fen, bog, warm springs or mature (>80 yr-old) forested wetland or plant association listed as "S1" by the MNHP			AA does not contain previously cited rare types **and** structural diversity (#13) is high **or** contains plant association listed as "S2" by the MNHP			AA does not contain previously cited rare types or associations **and** structural diversity (#13) is low-moderate		
Estimated relative abundance (#11)	rare	common	abundant	rare	common	abundant	rare	common	abundant
Low disturbance at AA (#12i)	1 (H)	.9 (H)	.8 (H)	.8 (H)	.6 (M)	.5 (M)	.5 (M)	.4 (M)	.3 (L)
Moderate disturbance at AA (#12i)	.9 (H)	.8 (H)	.7 (M)	.7 (M)	.5 (M)	.4 (M)	.4 (M)	.3 (L)	.2 (L)
High disturbance at AA (#12i)	.8 (H)	.7 (M)	.6 (M)	.6 (M)	.4 (M)	.3 (L)	.3 (L)	.2 (L)	.1 (L)

Comments:

14L. Recreation/Education Potential: i. Is the AA a known rec./ed. site: (circle) Y (N) If yes, rate as [circle] High [1] and go to ii; if no go to iii)

ii. Check categories that apply to the AA: ___ Educational/scientific study; ___ Consumptive rec.; ___ Non-consumptive rec.; ___Other

iii. Based on the location, diversity, size, and other site attributes, is there strong potential for rec./ed. use? Y (N)
(If yes, go to ii, then proceed to iv; if no, then rate as [circle] Low [0.1])

iv. Rating (use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Ownership	*Disturbance at AA (#12i)*		
	low	moderate	high
public ownership	1 (H)	.5 (M)	.2 (L)
private ownership	.7 (M)	.3 (L)	.1 (L)

Comments:

FUNCTION & VALUE SUMMARY & OVERALL RATING

Function & Value Variables	Rating	Actual Functional Points	Possible Functional Points	Functional Units; (Actual Points x Estimated AA Acreage)
A. Listed/Proposed T&E Species Habitat	L	0	1	0
B. MT Natural Heritage Program Species Habitat	L	0	1	0
C. General Wildlife Habitat	L	0.1	1	0.1138
D. General Fish/Aquatic Habitat	L	0.1	1	0.1138
E. Flood Attenuation	L	0.2	1	0.2276
F. Short and Long Term Surface Water Storage	L	0.2	1	0.2276
G. Sediment/Nutrient/Toxicant Removal	L	0.1	1	0.1138
H. Sediment/Shoreline Stabilization	L	0.1	1	0.1138
I. Production Export/Food Chain Support	L	0.1	1	0.1138
J. Groundwater Discharge/Recharge	L	0.1	1	0.1138
K. Uniqueness	L	0.1	1	0.1138
L. Recreation/Education Potential	L	0.1	1	0.1138
Totals:	L	1.2	12	1.3656

10%

OVERALL ANALYSIS AREA (AA) RATING: (Circle appropriate category based on the criteria outlined below) I II III (IV)

Category I Wetland: (Must satisfy **one** of the following criteria; if does not meet criteria, go to Category II)
___ Score of 1 functional point for Listed/Proposed Threatened or Endangered Species; **or**
___ Score of 1 functional point for Uniqueness; **or**
___ Score of 1 functional point for Flood Attenuation **and** answer to Question 14E.ii is "yes"; **or**
___ Total actual functional points > 80% (round to nearest whole #) of total possible functional points.

Category II Wetland: (Criteria for Category I not satisfied **and** meets any **one** of the following criteria; if not satisfied, go to Category IV)
___ Score of 1 functional point for Species Rated S1, S2, or S3 by the MT Natural Heritage Program; **or**
___ Score of .9 or 1 functional point for General Wildlife Habitat; **or**
___ Score of .9 or 1 functional point for General Fish/Aquatic Habitat; **or**
___ "High" to "Exceptional" ratings for **both** General Wildlife Habitat **and** General Fish/Aquatic Habitat; **or**
___ Score of .9 functional point for Uniqueness; **or**
___ Total Actual Functional Points > 65% (round to nearest whole #) of total possible functional points.

Category III Wetland: (Criteria for Categories I, II or IV not satisfied)

Category IV Wetland: (Criteria for Categories I or II are not satisfied and all of the following criteria are met; if does not satisfy criteria go to Category III)
X "Low" rating for Uniqueness; **and**
X "Low" rating for Production Export/Food Chain Support; **and**
X Total actual functional points < 30% (round to nearest whole #) of total possible functional points

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): February 22, 2016

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Walla Walla District; NWW-2007-00821, Quest Expansion Areas

C. PROJECT LOCATION AND BACKGROUND INFORMATION: .
State: Idaho County/parish/borough: Bonner City: Sandpoint
Center coordinates of site (lat/long in degree decimal format): 48.29888° Lat. -116.56445° Long.
Universal Transverse Mercator: Zone 11 Northing 5349612.401 **N**, Easting 532301.961 **E**.
Name of nearest waterbody: Chucks Slough
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: N/A
Name of watershed or Hydrologic Unit Code (HUC): 1701021402
☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
☒ Office (Desk) Determination. Date: January 29, 2016
☒ Field Determination. Date(s): September 18, 2015

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]
☐ Waters subject to the ebb and flow of the tide.
☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.
Explain: .

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [*Required*]

1. **Waters of the U.S.**
   a. **Indicate presence of waters of U.S. in review area (check all that apply):** [1]
      ☐ TNWs, including territorial seas
      ☐ Wetlands adjacent to TNWs
      ☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs
      ☐ Non-RPWs that flow directly or indirectly into TNWs
      ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
      ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
      ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
      ☐ Impoundments of jurisdictional waters
      ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

   b. **Identify (estimate) size of waters of the U.S. in the review area:**
      Non-wetland waters: linear feet: width (ft) and/or acres.
      Wetlands: acres.

   c. **Limits (boundaries) of jurisdiction** based on: **1987 Delineation Manual**
      Elevation of established OHWM (if known): .

2. **Non-regulated waters/wetlands (check if applicable):**[3]
   ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
   Explain: **On September 25, 2015 the Corps received a delineation report titled Wetland Delineation of the Proposed Quest Expansion Areas City of Sandpoint, Bonner County, Idaho dated September 24, 2015 prepared by Tom Duebendorfer. The report identifies three small wetlands located immediately adjacent the north and east sides of the Quest Aircraft building as shown on wetland map 3 of 4. The wetlands are identified as Wetlands A, B, and C and total 0.66 acre. Per the September 24, 2015 wetland delineation, these areas meet the three parameters to be a wetland.**

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

Hydrology in Wetlands A, B, and C was determined by two secondary wetland hydrology indicators, Drainage Patterns and Geomorphic Position, and all three wetlands are dominated by hydrophytic vegetation. The entire Sandpoint Airport area was mapped by the National Resources Conservation Service (NRCS) as Odenson silt loam (Map Unit 34) occurring on 0-2% slopes. This series is poorly drained, located in low areas on terraces, and derived from silty glacial lake-laid sediments derived from mixed sources. Permeability of this soil series is low and there is seasonal high water table at a depths of 6 to 24 inches from February to June. It is classified as an andaqueptic haplaquoll (which means it formed recently in andesitic-based areas in a groundwater-based hydrologic condition [aquic moisture regime], and is a mollisol [a soil with a surface horizon darkened by organic matter] that is seasonally saturated [anaerobic] due to groundwater. Largely because of its seasonally saturated conditions, it is considered hydric.

A review of the National Wetand Inventory Map for the area shows that prior to the extensive development which has occurred in the area over the past 20 to 25 years these wetlands were part of a large wetland complex that was adjacent to a drainage located to the west and known locally as Chucks Slough which flows to Turnipseed Creek and then to Lake Pend Oreille a Section 10 water. However with the construction of the Quest Aircraft building, aircraft hangers, parking lots and various roads, these wetlands are now separated from what remains of the large complex. It also appears that during construction of the Quest Aircraft building or just from maintenance activities around the building that the top soil from these wetlands has been partially removed resulting in these areas being lower than the surrounding ground. There is also evidence that surface water collected from the roof of the Quest building during rain events or from snow melt drains to Wetland A causing periodic ponding. However there is no evidence that Wetland A has any connection to another water.

Wetland B is small, approximately 100 foot long, wetland ditch-like feature that originates east of Wetland A, then flows west, under a foot path via a culvert and ends in Wetland A.

Wetland C is positioned along the east side of the Quest building and is roughly 0.08 acre in size and vegetated with beggers tick, bentgrass and wild mint. Hydrology supporting the site is likely from a seasonal high water table and surface run-off into the wetland from adjacent uplands and paved areas. Wetland C although close to Wetland B is separated by dry land.

Based on the delineation report and an on-site inspection of the area by the Corps on September 18, 2015 prior to submission of the report, these wetlands are isolated depressional features with no surface water connection to another surface water, does not cross state lines, does not support inter-state foreign commerce or recreation, is not within a reasonable distance to another water to be considered adjacent (1600 east of Chucks Slough; 3000 feet west of Sand Creek) and thus is not subject to regulation under section 404 of the Clean Water Act.

.

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):
☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
☒ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☒ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: .
☐ Other: (explain, if not covered above): .

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☒ Wetlands: 0.66acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):
☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:September 25, 2015 Wetland Delineation prepared by Tom Duebendorfer.
☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
☒ Office concurs with data sheets/delineation report.
☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☐ U.S. Geological Survey Hydrologic Atlas: .
☐ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps.
☒ U.S. Geological Survey map(s). Cite scale & quad name:1:24K, ID-SANDPOINT .
☐ USDA Natural Resources Conservation Service Soil Survey. Citation: .
☒ National wetlands inventory map(s). Cite name:Sandpoint.
☐ State/Local wetland inventory map(s): .
☐ FEMA/FIRM maps: .
☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
☒ Photographs: ☒ Aerial (Name & Date):Google Earth, imagery date: 7/11/2014.
or ☐ Other (Name & Date): .
☒ Previous determination(s). File no. and date of response letter:NWW-2007-821(AJD/letter for different section of Quest property), August 16, 2007 and NWW-2013-423 (AJD/Letter for surrounding Sandpoint Airport area), August 23, 2013 .
☐ Applicable/supporting case law: .
☐ Applicable/supporting scientific literature: .
☐ Other information (please specify): .

B. ADDITIONAL COMMENTS TO SUPPORT JD: Wetlands A, B, and C are isolated depressional features that have no direct surface connection with any other waters of the United States. These isolated wetlands total 0.66 acres and are completely surrounded by uplands.

Based on the review of the September 24, 2015 delineation report, a site vist conducted on September 18, 2015, it has been determined that Wetlands A, B, and C are isolated and not subject to regulation under Section 404 of the Clean water Act.

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DEPARTMENT OF THE ARMY
WALLA WALLA DISTRICT, CORPS OF ENGINEERS
COEUR D'ALENE REGULATORY OFFICE
1910 NORTHWEST BOULEVARD, SUITE 210
COEUR D'ALENE, IDAHO 83814-5699

REPLY TO
ATTENTION OF

February 22, 2016

Regulatory Division

SUBJECT: NWW-2007-821, Quest Aircraft

Mr. Paul Schuck
Quest Aircraft Company, LLC
1200 Turbine Drive
Sandpoint, Idaho 83864

Dear Mr. Schuck:

Enclosed is our Department of Army (DA) Approved Jurisdictional Determinations (AJD) indicating that there are both waters of the United States (U.S.), including wetlands, and non-jurisdictional isolated wetlands within your proposed project area. This decision is based upon our review of the information your agent provided, additional information available to our office, and our September 18, 2015 site visit. Your proposed project site is located at 1200 Turbine Drive, within Section 10 of Township 57 North, Range 2 West, near latitude 48.29888 and longitude -116.56445, in Bonner County, in near Sandpoint, Idaho. Your request has been assigned file number NWW-2007-821, which should be referred to in future correspondence with our office regarding this site.

The wetland boundaries, as shown on the enclosed wetland delineation maps, dated September 22, 2015, prepared by Mr. Tom Duebendorfer have been approved. This decision is based upon the U.S. Army Corps of Engineers' 1987 Wetland Delineation Manual and the Interim Western Mountains, Valleys, and Coast Regional Supplement to the 1987 Delineation Manual.

Wetland areas "A, B, and C" as designated on the enclosed wetland delineation map, dated September 22, 2015, are isolated, intrastate, non-navigable, wetlands which have no connection to interstate or foreign commerce. Therefore, pursuant to federal guidance on the *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers* and the consolidated *Rapanos v. United States and Carabell v. United States* cases, the discharge of dredged and/or fill material into these non-regulated isolated wetlands will not require a DA permit. Please be advised, this jurisdictional determination does not establish any precedent with respect to any other jurisdictional determination under Section 404 of the Clean Water Act.


a13
a12
a22
a24
a23
a11
a21
a14
a10
a15
a25
a20
a18
a9
a5
a4
a19
a7
a17
a16
a3
a26
a6
a2
a27
a27a no stake
culv under pvmt
a28 close
culv under pvmt
culv under pvmt
b1 culv
WETLANDS A, B, and C
(isolated - not jurisdictional)
b2
b5 close
b3
b4
c1
c10 close
c2
c9
c8
c7
c3
c6
c4
c5
0
50
100
200 Feet


WETLANDS, D, E, F, and G
jurisdictional
e6
e7
e5
e8
e9
e4
e10
e3
e2
e11
e1
e12 2 10" culv close
g1
g2
g3
g4
g5 close
d8
d9
d7
d10
f1
f2
d11
f7 close
d6
f6
f3
d12
f5
f4
d5
d13
d1
d2
d3
d4
d15 culv close
d14
ns1
0
50
100
200 Feet

Wetland areas "D, E, F, and G" as designated on the enclosed wetland delineation map, dated September 22, 2015, are jurisdictional waters of the U.S., including wetlands. The DA exerts regulatory jurisdiction over waters of the U.S., including wetlands, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Section 404 of the Clean Water Act requires a DA permit be obtained prior to discharging dredged or fill material into Waters of the U.S., which includes most perennial and intermittent rivers and streams, natural and man-made lakes and ponds, irrigation and drainage canals and ditches that are tributaries to other waters, and wetlands.

Please be advised that discharges considered placement of dredged or fill material under our jurisdiction may include those associated with mechanized land-clearing involving vegetation removal with equipment such as front-end loaders, backhoes, or bulldozers with sheer blades, rakes, or discs, windrowing of vegetation, land leveling, or other soil disturbances in wetlands and excavation activities which result in a discharge of dredged material that destroys or degrades a Waters of the United States.

This approved JD is valid for a period of 5-years from the date of this letter, unless new information supporting a revision is provided to this office before the expiration date. Also enclosed, you will find the Approved Jurisdictional Determination Forms addressing wetlands and waters of the U.S. located within the JD review area, and a *Notification of Administrative Appeals Options and Process and Request for Appeal Form* (RFA) regarding this DA Approved Jurisdictional Determination. Should you disagree with certain terms and/or conditions of this DA Approved JD, the Notification of Administrative Appeal Options form outlines the steps to take to file your objection. Please note, the RFA form must be received by the Northwest Division Office no later than **April 22, 2016**.

Nothing in this letter shall be construed as excusing you from compliance with other Federal, state, or local statutes, ordinances or regulations which may affect this work.

We are interested in your thoughts and opinions concerning the quality of service you received from the Walla Walla District, Corps of Engineers Regulatory Division. Please visit us online at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete an electronic version of our Customer Service Survey form, which will be automatically submitted to us. Alternatively, you may call and request a paper copy of the survey, which you may complete and return to us by mail. For additional information about our Regulatory program please visit us at http://www.nww.usace.army.mil/BusinessWithUs/RegulatoryDivision.aspx. Your responses are appreciated and will allow us to improve our services.

We appreciate your cooperation with the Corps of Engineers' Regulatory Program. If you have any questions about this determination, please contact me by telephone at 208-433-4474, by mail at the address in the above letterhead, or via email at shane.p.slate@usace.army.mil.

Sincerely,



Shane Slate
Project Manager
Regulatory Division

Enclosures:
Wetland Delineation Maps, dated September 22, 2015
Approved Jurisdictional Determination Forms
Notification of Administrative Appeal Options and Request for Appeal Form

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Quest Expansion **City/County:** City of Sandpoint, Bonner Co. **Sampling Date:** 11-Sep-15

Applicant/Owner: Quest Aircraft Company **State:** ID **Sampling Point:** DP5

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 10 T 57N R 2W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48.2984362147222 **Long.:** -116.568317175 **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present? Yes ◉ No ○	
Wetland Hydrology Present? Yes ◉ No ○	

Remarks:
Vegetation hydrophytic; soils hydric; hydrology likely (evidence of ponding)

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size:)			
1. Populus tremuloides	15	☑ 100.0%	FACU
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size:)			
1. Alopecurus pratensis	70	☑ 77.8%	FAC
2. Phalaris arundinacea	10	☐ 11.1%	FACW
3. Carex nebrascensis	10	☐ 11.1%	OBL
4.		☐ 0.0%	
5.		☐ 0.0%	
6.		☐ 0.0%	
7.		☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	90	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	10	x 2 =	20
FAC species	70	x 3 =	210
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	105 (A)		300 (B)

Prevalence Index = B/A = 2.857

Hydrophytic Vegetation Indicators:

- ☑ **1 - Rapid Test for Hydrologic Vegetation**
- ☐ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks:
Vegetation is hydrophytic. Prevalence test met.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Silt Loam	
8-14	10YR 2/2	90	10YR 3/1	10	D	M	Silt Loam	
14-18	10YR 4/6	100					Fine Sandy Loam	platy structure

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ◉ No ○

Remarks:

Soil hydric by physical indicators (low chroma with redoximorphic features), and area appears to become ponded (NTCHS Criterion 3)

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☑ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☑ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches): _____

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology considered to be present due to evidence of spring ponding.

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Quest Expansion **City/County:** City of Sandpoint, Bonner Co. **Sampling Date:** 11-Sep-15

Applicant/Owner: Quest Aircraft Company **State:** ID **Sampling Point:** DP7

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 10 T 57N R 2W

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48.2991057893823 **Long.:** -116.56744634882 **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present? Yes ○ No ◉	
Wetland Hydrology Present? Yes ○ No ◉	

Remarks:
Vegetation NOT hydrophytic; soils hydric; hydrology unlikely (no evidence of ponding)

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size:)			
1.		☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	0	**= Total Cover**	
Sapling/Shrub Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	**= Total Cover**	
Herb Stratum (Plot size:)			
1. Agrostis stolonifera	65	☑ 56.5%	FAC
2. Phleum pratense	35	☑ 30.4%	FAC
3. Alopecurus pratensis	15	☐ 13.0%	FAC
4.		☐ 0.0%	
5.		☐ 0.0%	
6.		☐ 0.0%	
7.		☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	115	**= Total Cover**	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	**= Total Cover**	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	115	x 3 =	345
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		345 (B)

Prevalence Index = B/A = 3.000

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks:
Vegetation is hydrophytic - dominated by FAC pasture grasses in an area that is regularly cropped. Both tests met.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Silt Loam	
8-11	10YR 3/2	100					Silt Loam	
11-17	10YR 5/3	100					Fine Sandy Loam	no redox

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ○ No ◉

Remarks:

Soil not hydric by physical indicators (chroma too high and lacks redoximorphic features)

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
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- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches): _____

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology considered to be absent due to lack of evidence of spring ponding.

Tom Duebendorfer - Professional Wetland Scientist (#000157), Biologist, Botanist

OBJECTIVE

Provide botanical and ecological services to a wide range of organizations and individuals for projects involving land development, wetland delineation, vegetation mapping, rare plant surveys, resource inventories, Environmental Assessments, Biological Evaluations and Assessments, and research-level studies on specific habitats or species.

EDUCATION

WSPSS, SWS Hydric Soils Workshop, Soils and Hydrology, June 2009
Wetland Training Institute, Soils and Hydrology, August 1990
Humboldt State University, Arcata, California
M.A. Biology May 1987
California State Teaching Credential May 1987
B.A. Biology June 1977
University of California, Irvine (2 years - biology major)

EMPLOYMENT

- **Self-employed wetland and botanical consultant (1981 to present)**

  Provided botanical and wildlife surveys, floristic research, habitat characterization, ecological sampling, synecological analysis, aerial photo mapping, wetland delineation, impact analysis, restoration and mitigation, resource planning, permitting, rare and endangered plant surveys, plant taxonomy, soil analysis, computer-aided multivariate analyses and statistics, computer-aided graphics and drafting. Involved with design (as part author/editor) of Washington Dept of Ecology Hydrogeomorphic approach to wetland function assessment program (Assessment Team). Trained in E WA DOE Assessment Methodology (assisted in development of the methodology). Wetland Mitigation Bank preparation. Teaches wetland delineation and plant identification courses to Tribes, agencies, and groups.

  Project locations include rare plant surveys/studies and wetland work in southern, central, northern and coastal California; coastal, southwestern, and northeastern Oregon; north, east-central, and southwest Idaho; eastern and western Washington; and northwest Montana.

- **Senior Wetland Ecologist, Client/Project Manager, Corporate Botanist (1989-1994)**

  David Evans and Associates, Inc. Bellevue, Washington

  Provided wetland delineation, impact assessment, conceptual and final mitigation design, monitoring, cumulative impact assessment, wetland permitting, habitat characterization, rare plant and T&E animal surveys, Biological Evaluations and Assessments, as well as instruction and guidance in systematics and classification to staff in 7 west coast offices. Maintained excellent rapport with clients and other project team members (both in office and as field crew leader). Managed projects from proposals, contracting, budgeting, scheduling and invoicing, to collections.

  Project locations include: Pacific Northwest, from central and coastal Oregon to eastern, western, and coastal Washington, and northwest Montana.

CERTIFICATIONS

Professional Wetland Scientist, Society of Wetland Scientists (#000157)
Certified Wetland Delineator, Corps of Engineers (Seattle District)
Qualified Wetland Specialist, Spokane County, Washington
Qualified Wetland Specialist, City of Spokane, Washington
Completed Training in NEPA/EPA Process
Completed Soils and Hydrology workshops (WTI); Hydric Soils (WSSPSS - Updates 2009)

Tom Duebendorfer - Professional Wetland Scientist (#000157), Biologist, Botanist

SPECIFIC EXPERIENCE

Habitats include: dune coastline, coastal and inland forested, scrub, and marsh wetlands, oak woodlands, steppe scrubland, grasslands, sagebrush, agricultural areas (wetlands), coniferous and deciduous montane, alpine, bog (fen), and serpentine vegetation.

Permitting knowledge and direct use of wetland methodologies (USFWS, US Army Corps of Engineers, WA Dept of Ecology, and local county and city jurisdictions); knowledge of Corps Permit process. Restoration activities. Biological Assessments (BA), USFS Evaluations (BE), Environmental Assessments (EA); SEPA/NEPA; T&E species monitoring, Raptor Monitoring, Wetland Mitigation Bank Design.

Rare plant studies include approximately 45 sensitive plant and vegetation surveys on private, state, and federal lands for small to medium scale hydroelectric plants, stream corridors, sewage treatment facilities, water treatment facilities, prison site, seeding experiments, road and highway construction, transmission corridors (utilities), fiber optic cable routes, and mining companies. Biological Evaluations for USFS-listed sensitive species in four states.

Clients (independently and during tenure as employee) include:

Small- and Large-scale Developers:
Burlington-Northern, Puget Western, Glacier Park Company, Trillium Corporation, Quadrant, Blackhawk/Port Blakely Communities, Coldwater Creek, Valencia Wetlands Trust, Waterfront Property Mgmt., Kirk-Hughes Development, Fortress LLC, & others

Public Entities:
Washington Department of Ecology, Benewah County (through EDA), Federal Highways Administration, Bureau of Reclamation, King Co., US Army Corps of Engineers, Spokane County Engineering and Public Works, Oregon Nature Conservancy, Humboldt County Planning, Humboldt State University Research Program; Benewah County; Idaho Soil and Conservation District, City of Winchester, Idaho Transportation Department, Washington Department of Transportation, Kalispell Indian Tribe, City of Colville, Rathdrum

Communications (fiber optic projects):
AT&T, MCI/WorldCom, Cascade Utilities

Exploratory and Active Mining Companies:
Emerald Creek Garnet Company, American Gold Resources, Cal Nickel Corp., Baretta, Noranda

Assisting other Consulting Firms and Numerous Private Landowners.
The Soils Group, Intermountain Resources, Inc., Hart-Crowser, Inc., Welch-Comer Eng., Land Profile, Inc., Selkirk Environmental, David Evans and Associates, J.A. Sewell and Assoc., EarthTech, ALSC Architects; Ecological Resources, Forsgren Assoc., JUB Eng., Adolfson Assoc. Copper Basin Constr., Toothman-Orton Eng., Rocky Point Investments, HAWKEFA, Tate Engineering.

PUBLICATIONS

Duebendorfer, T.E. 1990. *"An Integrated Approach to Enhancing Rare Plant Populations through Habitat Restoration: II. Habitat Characterization through Classification of Dune Vegetation."* Pp. 478-487 in: Bonnicksen, T.M. and H.G. Hughes, eds. Proceedings of the first annual meeting of the Society for Ecological Restoration and Management. Also presented at Society of Wetland Scientists, May 1993.

Pickart, A.J., L.M. Miller, and T.E. Duebendorfer. 1998. *"Yellow bush lupine invasion in northern California coastal dunes. I. Ecological impacts and manual restoration techniques*". Restoration Ecology Vol 6 No 1, pp59-68.

Seattle Audubon Series, "*Wetland Plants of the Western Washington and NW Oregon"* (Cooke 1997, editor): My role was as a contributor and technical editor.

Hruby, T., S. Stanley, T. Granger, T. Duebendorfer, R. Friesz, B. Lang, B. Leonard, K. March, and A. Wald. 2000. Methods for Assessing Wetlands Functions. Volume II, Part 1: Assessment Methods - Depressional Wetlands in the Columbia Basin of Eastern Washington, WA State Department of Ecology Publication #00-06-47.

Fieldbook of Plant Uses (North Idaho) - self published field booklet (2019)

Tom Duebendorfer - Biological Consultant, Professional Wetland Scientist

July 25, 2022

David Schuck
Daher: Director - Customer and Network Care
(208) 920-2780
D.Schuck@daher.com

Re: Wetland Determination Letter Property for property south of Turbine Drive (near the Sandpoint Airport) City of Sandpoint, ID (portion of) RPS00000105804A; T57N, R2W, portion of Section 9/10 (LOT 6); portion south of Turbine Drive

Dear David:

Per your request for environmental services, I am submitting this Wetland Determination Letter Report for the approximately 2.06 -acre property referenced above (Figure 1). In November 2021, and June 6, 2022, I visited the site and used the Regional Supplement to the Corps of Engineers (Corps) Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region U.S. Army Corps of Engineers 2010, to determine whether the three required wetland parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) were present. The November site visit identified areas as potentially wetland, but I waited until Spring 2022 to observe wetland hydrology. Data Plots and Photographs are appended.

Site Conditions
The property presently is undeveloped, with pasture, shrub, and forested vegetation. It is located south of Turbine Drive (near the airport), and bound by undeveloped property to the north, west, and development to the east (Silverwings). The property is essentially flat, with some minor depressions and a ponded area (swale) which exists in the northwestern portion of the property. The National Wetland Inventory (NWI) much of the property as PEM1C (emergent, non-woody). The 7.5' USGS quad map is Sandpoint.

Vegetation
The vegetation consists of several associations:

(1) **upland forest**, (2) **upland meadow**, (3) **wetland pasture**, and (4) **scrub-shrub wetland**. The wetland indicator status of the dominant plant species are given in brackets and defined below.

The **upland forest** association exists in portions of the property (Figure 2). It is mostly open evergreen forest dominated by young lodgepole pine (*Pinus contorta* [FAC]), ponderosa pine (*Pinus ponderosa* [FACU), and western white pine (*Pinus monticola* [FACU]). The understory (where present) is snowberry (*Symphoricarpos albus* [FACU]), serviceberry (*Amelanchier alnifolia* [FACU]), and rose (*Rosa woodsii* [FACU]). Groundcover is weedy pasture grasses including meadow foxtail (*Alopecurus pratensis* [FAC]) and occasionally canarygrass (*Phalaris arundinacea* [FACW]), bentgrass (*Agrostis stolonifera* [FAC]), red fescue (*Festuca rubra* [FAC]), with some areas dominated by a significant amount of tansy (*Tanacetum vulgare* [FACU]). This association is not often hydrophytic — and contains many FACU species.

The **upland meadow** association is present over some of the property, on slightly higher topography. It contains meadow foxtail and occasionally canarygrass. Upland weeds including St. John's wort (*Hypericum perforatum* [FACU]), tansy, hawkweeds (*Hieracium* spp. [NL]), ox-eye daisy, dandelion (*Taraxacum officinale* [FACU]), plantain (*Plantago lanceolata* [FACU]), and thistle (*Cirsium arvense* [FACU]) attest to the lack of wetland hydrology. This association would NOT be considered hydrophytic.

* Wetland Indicator Status: OBL = obligate wetland; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland

The **wetland pasture** association exists where evidence of spring ponding was observed. It mostly contains the same types of species as in the upland meadow with major representation by canarygrass, meadow foxtail and occasional small patches of cattail (*Typha latifolia* [OBL]), slender rush (*Juncus tenuis* [FAC], and few sedges (*Carex utriculata* [OBL]). The vegetation in this association is hydrophytic.

The **scrub-shrub wetland** association is associated with the banks of the ponded area and contains hawthorn (*Crataegus douglasii* [FAC]) and aspen (*Populus tremuloides* [FACU). This association is primarily hydrophytic.

These associations are generally heterogeneous and their separation artificial. Species fidelity to any described association is often low, with occasional occurrences of hydrophytic species in the upland areas (e.g., bentgrass) and occasional non-hydrophytic herbaceous species such as thistle, tansy, and quackgrass, in the moister areas.

Soils

General

The entire area was mapped by the National Resources Conservation Service (NRCS) as Odenson silt loam (Map Unit 34) occurring on 0-2% slopes. This series is poorly drained, located in low areas on terraces, and derived from silty glacial lake-laid sediments derived from mixed sources. Permeability of this soil series is slow and there is seasonal high water table at a depths of 6 to 24 inches from February to June. It is classified as an andaqueptic haplaquoll (which means it formed recently in andesitic-based areas in a groundwater-based hydrologic condition [aquic moisture regime], and is a mollisol [a soil with a surface horizon darkened by organic matter] that is seasonally saturated [anaerobic] due to groundwater). Largely because of its seasonally saturated conditions, it is considered hydric.

Specific

On this property, six formal and numerous other undocumented soil data pits were excavated and inspected for hydric conditions. Profiles excavated during the field survey typically displayed two types. Typically, soils in the upland areas showed horizons of 10YR 3/2 silt loams (without ponding or saturation). Generally lacking redoximorphic features, the chromas in these soils are too high to be considered a physical hydric soil indicator. Wetland soils were actually quite similar to the upland soils, often the chromas were slightly lower (2/1), and were saturated to fully inundated. The determination of whether the area contained hydric soil was largely a result of NTCHS Criterion #3 (ponding) which “trumps” any physical color indicator. Thus, areas showing evidence of surface ponding were considered to have hydric soils.

Hydrology

The National Wetlands Inventory (NWI) showed a large swath of palustrine, emergent, seasonally flooded wetland (PEM1C) through the property (Figure 2). Hydrology to the site appears to derive from high spring runoff and likely snowmelt. Ponding is exacerbated by a hardpan layer in the soil which, from the surface, ranges from 4" to 14". There is a ponded area (likely excavated years ago as it is near an upland mound, which appears to be dredged materials) identified within the wetland as an “inclusion”.

Wetland Determination

Jurisdictional wetlands were delineated where vegetation, soils, and hydrology all reflect anaerobic conditions as defined and described above. Topography, when diagnostic of hydrologic confines, was considered in refining the wetland boundary. Wetland boundaries were identified and flagged (labeled with blue ribbon flagging), and mapped using ESRI ArcMap on a NAIP Bonner County 2013 aerial photograph. The wetland boundaries were located using a sub-meter handheld GPS unit.

Based on the formal data plots and the site survey, it was determined that one main area on the property showed indicators of all three required wetland parameters and was field flagged (Figure 3). There is an upland "mound" mapped within the wetland (as described above - potentially dredge spoils). The entire wetland extent is approximately 52,273 sf (1.2 acres) with the small upland area encompassing 2,601 sf — thus **the total wetland area on the 2.06-acre property is 49,672 sf (1.14 acres)**. The wetland would be classified as PEM1C (palustrine, emergent, persistent, seasonally flooded). Figure 3 shows the delineation boundaries, data plot, and photograph locations. Photographs are appended.

Regulatory Implications

At this point in the development process there is no proposed wetland fill. If the property is in separate ownership, however, under the Corps of Engineers Nationwide Permit Program, up to 0.5 acre of wetland may be filled. If wetland fills exceed 0.1 acre, wetland mitigation credits would have to be purchased from the Valencia Wetland Mitigation Bank.

A Montana Wetland Functional Assessment (MWAM; Berglund 1999) was completed for the on-site wetland and the resulting score was 2.6 functional points (out of 12) for a Category III wetland. If proposed wetland fills exceed 0.1 acre, this score is multiplied by the total proposed area of fill (in acres) to arrive at the required number of credits to be purchased — if future wetland fills are proposed (MWAM forms attached).

Thank you for requesting my services. Let me know if you have any questions or need additional information.

Sincerely,

Tom Duebendorfer, MA, PWS (Emeritus)

encls: Regulatory Requirements
Figure 1: Vicinity Map
Figure 2: National Wetland Inventory and NRCS Soils Map
Figure 3: Wetland Delineation, Data Plot, and Photograph Location Map
Photosheet
Montana Functional Assessment (5-page forms)
Data Plots (6) 2-page forms
Résumé

References Used (not necessarily cited):

Berglund, J. 1999. MDT Montana Wetland Assessment Method. Document prepared for Montana Department of Transportation and Morrison-Maierle, Inc. Prepared by Western EcoTech. May 25, 1999. (This document is used by the Valencia Wetland Mitigation Bank (Valencia Wetland Trust) to calculate number of mitigation credits required for wetland fill in excess of 0.1 acre.)

Bonner County (on-line mapping tool Viewer 2.0).

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, Fish and Wildlife Service, U.S. Dept. of the Interior, FWS/OBS-79/31.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss.

ESRI. ArcMap 10.5.1 GIS software. Arrow Series 100 GPS unit.

Hitchcock, C.L., A. Cronquist, M. Ownbey, and J.W. Thompson. 1977 (and as updated 2018 in 2nd Edition). Vascular Plants of the Pacific Northwest. University of Washington Press. Seattle, Washington (five volumes).

NAIP 2013. USDA Aerial photography of Bonner County, ID.

NAIP 2021. USDA Aerial photography of Bonner County, ID.

NRCS. US Department of Agriculture, National Resources Conservation Service. Soil Survey (website).

NRCS. 2010. United States Department of Agriculture, Natural Resources Conservation Service. 2010. Field Indicators of Hydric Soils in the United States, Version 7.0. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

NTCHS. 1995. National Technical Committee for Hydric Soils, Natural Resources Conservation Service (formerly Soil Conservation Service).

Vepraskas, M.J. 1992. Redoximorphic Features for Identifying Aquic Conditions. North Carolina Agricultural Research Service. Raleigh, North Carolina.

U.S. Army Corps of Engineers 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

U.S. Army Corps of Engineers 2016. Permit NWW-2007-821. Document discussing permit implications and approved Wetland Delineation.

USDI. National Wetland Inventory mapping (website).

USGS. Sandpoint, ID 7.5' topographic quadrangle.

Regulatory Permitting Process: Types of Permits - Corps of Engineers

Under the Clean Water Act, the Corps has the authority to regulate the discharge or fill or dredged material into "Waters of the US". There are three Permits the Corps uses to regulate fill into wetlands. The Regional General and Individual Permits (not described here) are probably not appropriate for your site.

(1) Nationwide General (NWP): This permit is authorized for specific activities nationwide with minimal impact and minimal evaluation time. The NWPs typically have a ½ acre limit for fill in wetlands and 300 linear foot limit for fill in stream channels. A Pre-Construction Notification application (PCN) must be submitted to the appropriate field office (Walla Walla District). Typically, ***less than 1/10-acre (4,356 sf) of wetland fill does not require mitigation*** (though a PCN is required), and up to ½ acre of wetland fill, requires mitigation. (See below for **compensation methods**). There are Regional Conditions for Nationwide Permits (www.nww.usace.army.mil/Portals/28/Users/108/44/1644/Final%20NWW%20Regional%20Conditions%202017%20NWPs.pdf). There are 54 Nationwide Permits each regarding specific activities proposed in wetlands (www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/).

When any permit application is received, it is evaluated based upon three criteria: avoidance, minimization, and mitigation. Once the applicant meets these criteria, a permit can be issued. It is taking Corps presently about 60 days to process permits.

Compensation Methods for unavoidable Wetland Impacts

According to the 2008 Final Mitigation Rule (Federal Register/Vol. 73, No. 70 / Thursday, April 10, 2008 / Rules and Regulations), under § 332.1 (c) the Final Mitigation Rule maintains the requirements set forth in Section 404(b)(1) Guidelines at 40 CFR part 230 which state that *"the permit applicant [is required] to take all appropriate and practicable steps to avoid and minimize adverse impacts to waters of the United States. Practicable means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes. Compensatory mitigation for unavoidable impacts may be required to ensure that an activity requiring a section 404 permit complies with the Section 404(b)(1) Guidelines"* (emphasis mine). According to § 230.93 (a)(2), restoration of impacted wetland is the first priority in the compensation sequence followed by purchasing credits (employing the use of approved Wetland Mitigation Banks within the service area) § 230.93 (b)(2).

The 1999 Montana Wetland Assessment Method is used to calculate the number of Wetland Credits to be purchased from the Valencia Wetland Mitigation Bank (Bank) in Priest River *should there be any wetland impacts (fill > 1/10 acre) required as a result of the proposed development*. The Assessment will result in a score between 1 and 12. This score is multiplied by the area to be filled. That result is the number of credits required to be purchased from the Bank. Currently one credit costs $28,000. Obviously, the smaller the area of wetland impact, the less it will cost in mitigation credits. The Assessment may take up to 6 hours to complete.

The City of Sandpoint does not impose any wetland setbacks (buffers). However, any wetland fill would require a permit from the Corps of Engineers.

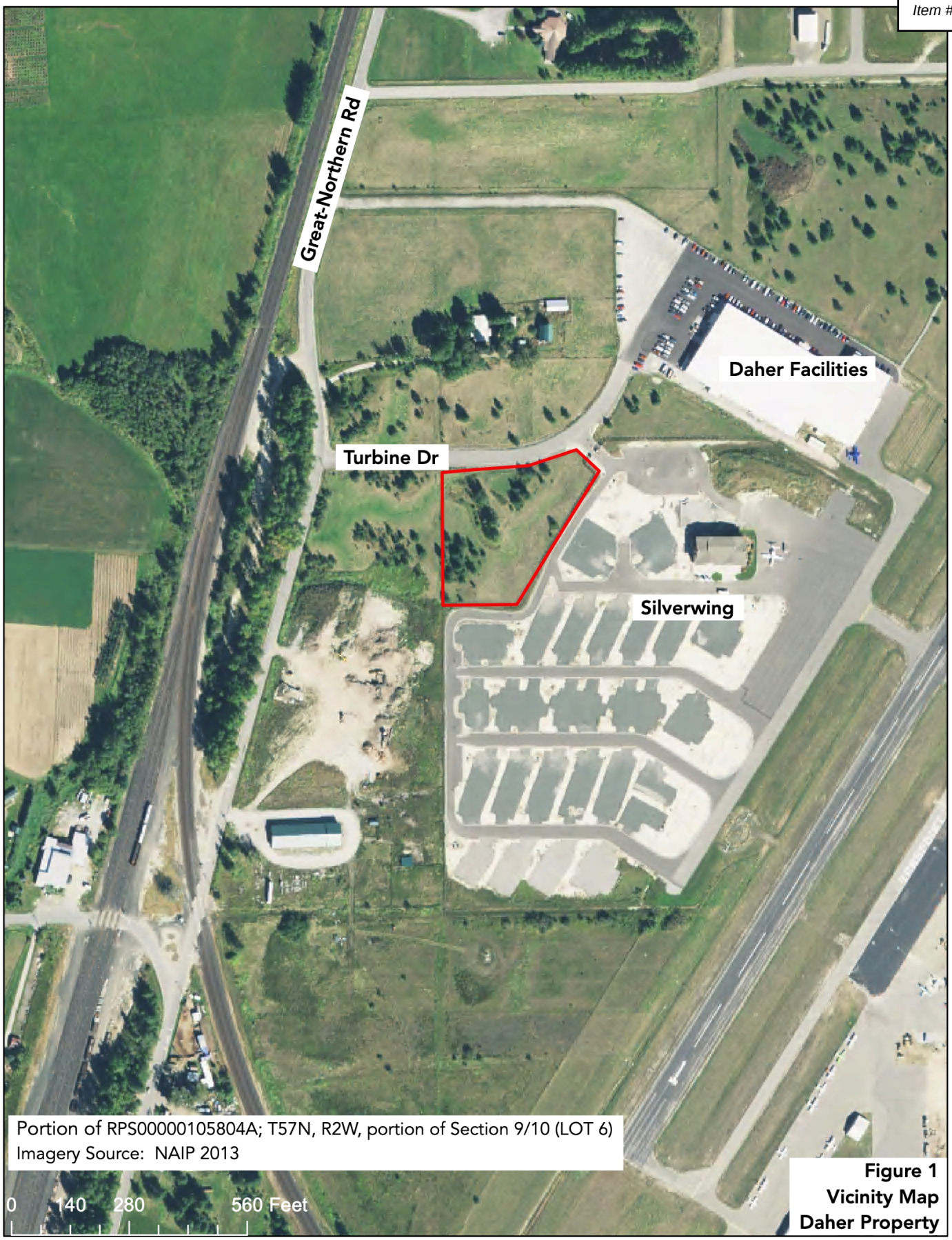


Figure 1
Vicinity Map
Daher Property



Figure 2
National Wetland Inventory and NRCS Soils Map
Daher Property



Figure 3
Wetland Delineation and Data Plot Location
Daher Property



Photo 1: View east from near wetland boundary flag A42. Area well ponded with meadow foxtail, canarygrass, and some rush.



Photo 2:). View north outside wetland from near wetland boundary flag A40. Area higher here, approximate wetland boundary shown as blue line (toward deeper pond area

MDT Montana Wetland Assessment Form (revised 5/25/1999)

1. Project Name: Daher Property - south of Turbine Drive) 2. Project #: _____ Control #: _____

3. Evaluation Date: Mo. 7 Day 24 Yr. 2022 4. Evaluator(s): Tom Duebendorfer, PWS 5. Wetlands/Site #(s) _____

6. Wetland Location(s): i. Legal: T 57N N or S; R 2W E or W; S 9/10 ; T ___ N or S; R ___ E or W; S _____ ;
ii. Approx. Stationing or Mileposts: _____
iii. Watershed: _____ GPS Reference No. (if applies): _____
Other Location Information:

7. a. Evaluating Agency: _____ ;
b. Purpose of Evaluation:
1. X Wetlands potentially affected by MDT project
2. ___ Mitigation wetlands; pre-construction
3. ___ Mitigation wetlands; post-construction
4. ___ Other

8. Wetland size: (total acres) _____ (visually estimated)
1.14 (measured, e.g. by GPS [if applies])

9. Assessment area: (AA, tot., ac., see instructions on determining AA) _____ (visually estimated)
_____ (measured, e.g. by GPS [if applies])

10. Classification of Wetland and Aquatic Habitats in AA (HGM according to Brinson, first col.; USFWS according to Cowardin [1979], remaining cols.)

HGM Class	System	Subsystem	Class	Water Regime	Modifier	% of AA
PEM: emergent	palustrine		EM	C		100

(Abbreviations: **System:** Palustrine(P)/ **Subsyst.**: none/ **Classes**: Rock Bottom (RB), Unconsolidated bottom (UB), Aquatic Bed (AB), Unconsolidated Shore (US), Moss-lichen Wetland (ML), Emergent Wetland (EM), Scrub-Shrub Wetland (SS), Forested Wetland (FO)/ **System:** Lacustrine (L)/, **Subsyst.:** Limnetic (2)/ **Classes:** RB, UB, AB/ **Subsystem:** Littoral (4)/ **Classes:** RB, UB, AB, US, EM/ **System:** Riverine (R)/ **Subsyst.:** Lower Perennial (2)/ Classes: RB, UB, AB, US, EM/ **Subsystem:** Upper Perennial (3)/ Classes: RB, UB, AB, US/ **Water Regimes:** Permanently Flooded (H), Intermittently Exposed (G), Semipermanently Flooded (F), Seasonally Flooded (C), Saturated (B), Temporarily Flooded (A), Intermittently Flooded (J) **Modifiers:** Excavated (E), Impounded (I), Diked (D), Partly Drained (PD), Farmed (F), Artificial (A) **HGM Classes:** Riverine, Depressional, Slope, Mineral Soil Flats, Organic Soil Flats, Lacustrine Fringe

11. Estimated relative abundance: (of similarly classified sites within the same Major Montana Watershed Basin, see definitions)
(Circle one) Unknown Rare Common (Abundant)
Comments:

12. General condition of AA:
i. Regarding disturbance: (use matrix below to determine [circle] appropriate response)

Conditions within AA	*Predominant conditions adjacent to (within 500 feet of) AA*		
	Land managed in predominantly natural state; is not grazed, hayed, logged, or otherwise converted; does not contain roads or buildings.	Land not cultivated, but moderately grazed or hayed or selectively logged; or has been subject to minor clearing; contains few roads or buildings.	Land cultivated or heavily grazed or logged; subject to substantial fill placement, grading, clearing, or hydrological alteration; high road or building density.
AA occurs and is managed in predominantly natural state; is not grazed, hayed, logged, or otherwise converted; does not contain roads or occupied buildings.	low disturbance	low disturbance	moderate disturbance
AA not cultivated, but moderately grazed or hayed or selectively logged; or has been subject to relatively minor clearing, fill placement, or hydrological alteration; contains few roads or buildings.	moderate disturbance	moderate disturbance	high disturbance
AA cultivated or heavily grazed or logged; subject to relatively substantial fill placement, grading, clearing, or hydrological alteration; high road or building density.	high disturbance	high disturbance	(high disturbance)

Comments: (types of disturbance, intensity, season, etc.): _____
ii. Prominent weedy, alien, & introduced species (including those not domesticated, feral): (list) canarygrass, tansy
iii. Provide brief descriptive summary of AA and surrounding land use/habitat:
area near ooodeveloped and undeveloped properties

13. Structural Diversity: (based on number of "Cowardin" *vegetated* classes present [do not include unvegetated classes], see #10 above)

# of "Cowardin" vegetated classes present in AA (see #10)	≥ 3 vegetated classes (or ≥ 2 if one is forested)	2 vegetated classes (or 1 if forested)	≤ 1 vegetated class
Rating (circle)	High	Moderate	(Low)

Comments:

SECTION PERTAINING to FUNCTIONS & VALUES ASSESSMENT

Item # 11.

14A. Habitat for Federally Listed or Proposed Threatened or Endangered Plants or Animals:

I. AA is Documented (D) or Suspected (S) to contain (circle one based on definitions contained in instructions):

Primary or critical habitat (**list species**)	D S	_____
Secondary habitat (**list species**)	D S	_____
Incidental habitat (**list species**)	D S	_____
(No usable habitat)	D S	_____

II. **Rating** (use the conclusions from i above and the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Highest Habitat Level	doc./primary	sus/primary	doc./secondary	sus./secondary	doc./incidental	sus./incidental	None
Functional Points and Rating	1 (H)	.9 (H)	.8 (M)	.7 (M)	.5 (L)	.3 (L)	(0 (L))

Sources for documented use (e.g. observations, records, etc):

14B. Habitat for plant or animals rated S1, S2, or S3 by the Montana Natural Heritage Program: (not including species listed in14A above)

I. AA is Documented (D) or Suspected (S) to contain (circle one based on definitions contained in instructions):

Primary or critical habitat (**list species**)	D S	_____
Secondary habitat (**list species**)	D S	_____
Incidental habitat (**list species**)	D S	_____
(No usable habitat)	D S	_____

II. **Rating** (use the conclusions from i above and the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Highest Habitat Level	doc./primary	sus/primary	doc./secondary	sus./secondary	doc./incidental	sus./incidental	None
Functional Points and Rating	1 (H)	.8 (H)	.7 (M)	.6 (M)	.2 (L)	.1 (L)	(0 (L))

Sources for documented use (e.g. observations, records, etc.):

14C. General Wildlife Habitat Rating:

I. Evidence of overall wildlife use in the AA (circle substantial, moderate, or low based on supporting evidence):

Substantial (based on any of the following [check]):
- __ observations of abundant wildlife #'s or high species diversity (during any period)
- __ abundant wildlife sign such as scat, tracks, nest structures, game trails, etc.
- __ presence of extremely limiting habitat features not available in the surrounding area
- __ interviews with local biologists with knowledge of the AA

Moderate (based on any of the following [check]):
- __ observations of scattered wildlife groups or individuals or relatively few species during peak periods
- __ common occurrence of wildlife sign such as scat, tracks, nest structures, game trails, etc.
- __ adequate adjacent upland food sources
- __ interviews with local biologists with knowledge of the AA

(***Low***) (based on any of the following [check]):
- X few or no wildlife observations during peak use periods
- X little to no wildlife sign
- __ sparse adjacent upland food sources
- __ interviews with local biologists with knowledge of the AA

ii. Wildlife habitat features (working from top to bottom, circle appropriate AA attributes in matrix to arrive at exceptional (E), high (H), moderate (M), or low (L) rating. Structural diversity is from #13. For class cover to be considered evenly distributed, vegetated classes must be within 20% of each other in terms of their percent composition of the AA (see #10). Abbreviations for surface water durations are as follows: P/P = permanent/perennial; S/I = seasonal/intermittent; T/E = temporary/ephemeral; and A = absent [see instructions for further definitions of these terms].)

Structural diversity (see #13)	High								Moderate								(Low)			
Class cover distribution (all vegetated classes)	Even				Uneven				Even				Uneven				(Even)			
Duration of surface water in ≥ 10% of AA	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A	P/P	S/I	T/E	A
Low disturbance at AA (see #12i)	E	E	E	H	E	E	H	H	E	H	H	M	E	H	M	M	E	H	M	M
Moderate disturbance at AA (see #12i)	H	H	H	H	H	H	H	M	H	H	M	M	H	M	M	L	H	M	L	L
High disturbance at AA (see #12i)	M	M	M	L	M	M	L	L	M	M	L	L	M	L	L	L	L	L	L	(L)

iii. Rating (use the conclusions from i and ii above and the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function)

Evidence of wildlife use (i)	*Wildlife habitat features rating (ii)*			
	Exceptional	High	Moderate	Low
Substantial	1 (E)	.9 (H)	.8 (H)	.7 (M)
Moderate	.9 (H)	.7 (M)	.5 (M)	.3 (L)
Minimal	.6 (M)	.4 (M)	.2 (L)	(.1 (L))

Comments:

14D. General Fish/Aquatic Habitat Rating: (Assess this function if the AA is used by fish or the existing situation is "correctable" such that th used by fish [i.e., fish use is precluded by perched culvert or other barrier, etc.]. If the AA is not or was not historically used by fish due to lack excessive gradient, etc., circle **NA** here and proceed to the next function. If fish use occurs in the AA but is not desired from a resource manage perspective [such as fish use within an irrigation canal], then Habitat Quality [i below] should be marked as "Low", applied accordingly in ii below, and noted ih the comments.)

i. Habitat Quality (circle appropriate AA attributes in matrix to arrive at exceptional (E), high (H), moderate (M), or low (L) quality rating.

Duration of surface water in AA	Permanent / Perennial			Seasonal / Intermittent			Temporary / Ephemeral		
Cover - % of waterbody in AA containing cover objects such as submerged logs, large rocks & boulders, overhanging banks, floating-leaved vegetation, etc.	>25%	10–25%	<10%	>25%	10–25%	<10%	>25%	10–25%	<10%
Shading - >**75%** of streambank or shoreline within AA contains riparian or wetland scrub-shrub or forested communities	E	E	H	H	H	M	M	M	M
Shading – **50 to 75%** of streambank or shoreline within AA contains rip. or wetland scrub-shrub or forested communities	H	H	M	M	M	M	M	L	L
Shading - < **50%** of streambank or shoreline within AA contains rip. or wetland scrub-shrub or forested communities	H	M	M	M	L	L	L	L	L

ii. Modified Habitat Quality (Circle the appropriate response to the following question. If answer is Y, then reduce rating in i above by one level [E = H, H = M, M = L, L = L]). *Is fish use of the AA precluded or significantly reduced by a culvert, dike, or other man-made structure or activity* **or** *is the waterbody included on the MDEQ list of waterbodies in need of TMDL development with listed "Probable Impaired Uses" including cold or warm water fishery or aquatic life support?* **Y** **N** Modified habitat quality rating = (circle) **E** **H** **M** **L**

iii. Rating (use the conclusions from i and ii above and the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function)

Types of fish known or suspected within AA	*Modified Habitat Quality (ii)*			
	Exceptional	High	Moderate	Low
Native game fish	1 (E)	.9 (H)	.7 (M)	.5 (M)
Introduced game fish	.9 (H)	.8 (H)	.6 (M)	.4 (M)
Non-game fish	.7 (M)	.6 (M)	.5 (M)	.3 (L)
No fish	.5 (M)	.3 (L)	.2 (L)	.1 (L)

Comments:

14E. Flood Attenuation: (applies only to wetlands subject to flooding via in-channel or overbank flow. If wetlands in AA are not flooded from in-channel or overbank flow, circle **NA** here and proceed to next function.)

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function)

Estimated wetland area in AA subject to periodic flooding	≥ 10 acres			<10, >2 acres			≤2 acres		
% of flooded wetland classified as forested, scrub/shrub, or both	75%	25-75%	<25%	75%	25-75%	<25%	75%	25-75%	<25%
AA contains **no outlet or restricted outlet**	1(H)	.9(H)	.6(M)	.8(H)	.7(H)	.5(M)	.4(M)	.3(L)	.2(L)
AA contains **unrestricted outlet**	.9(H)	.8(H)	.5(M)	.7(H)	.6(M)	.4(M)	.3(L)	.2(L)	.1(L)

ii. Are residences, businesses, or other features which may be significantly damaged by floods located within 0.5 miles downstream of the AA (circle)? Y N
Comments:

14F. Short and Long Term Surface Water Storage: (Applies to wetlands that flood or pond from overbank or in-channel flow, precipitation, upland surface flow, or groundwater flow. If no wetlands in the AA are subject to flooding or ponding, circle **NA** here and proceed with the evaluation.)

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function. Abbreviations for surface water durations are as follows: P/P = permanent/perennial; S/I = seasonal/intermittent; and T/E = temporary/ephemeral [see instructions for further definitions of these terms].)

Estimated maximum acre feet of water contained in wetlands within the AA that are subject to periodic flooding or ponding	>5 acre feet			<5, >1 acre feet			≤1 acre foot		
Duration of surface water at wetlands within the AA	P/P	S/I	T/E	P/P	S/I	T/E	P/P	S/I	T/E
Wetlands in AA flood or pond ≥ **5 out of 10 years**	1(H)	.9(H)	.8(H)	.8(H)	.6(M)	.5(M)	.4(M)	.3(L)	.2(L)
Wetlands in AA flood or pond < **5 out of 10 years**	.9(H)	.8(H)	.7(M)	.7(M)	.5(M)	.4(M)	.3(L)	.2(L)	.1(L)

Comments:

14G. Sediment/Nutrient/Toxicant Retention and Removal: (Applies to wetlands with potential to receive excess sediments, nutrients, or toxicants through influx of surface or ground water or direct input. If no wetlands in the AA are subject to such input, circle **NA** here and proceed with the evaluation.)

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Sediment, nutrient, and toxicant input levels within AA	AA receives or surrounding land use with potential to deliver low to moderate levels of sediments, nutrients, or compounds such that other functions are not substantially impaired. Minor sedimentation, sources of nutrients or toxicants, or signs of eutrophication present.				Waterbody on MDEQ list of waterbodies in need of TMDL development for "probable causes" related to sediment, nutrients, or toxicants **or** AA receives or surrounding land use with potential to deliver high levels of sediments, nutrients, or compounds such that other functions are substantially impaired. Major sedimentation, sources of nutrients or toxicants, or signs of eutrophication present.			
% cover of wetland vegetation in AA	≥ 70%		< 70%		≥ 70%		< 70%	
Evidence of flooding or ponding in AA	Yes	No	Yes	No	Yes	No	Yes	No
AA contains **no or restricted outlet**	1 (H)	.8 (H)	.7 (M)	.5 (M)	.5 (M)	.4 (M)	.3 (L)	.2 (L)
AA contains **unrestricted outlet**	.9 (H)	.7 (M)	.6 (M)	.4 (M)	.4 (M)	.3 (L)	.2 (L)	.1 (L)

Comments:

Item # 11.

14H Sediment/Shoreline Stabilization: (applies only if AA occurs on or within the banks or a river, stream, or other natural or man-made drain shoreline of a standing water body which is subject to wave action. If does not apply, circle **NA** here and proceed to next function)

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [E = exceptional, H = high, M = moderate, or L = low] for this function.

% Cover of wetland streambank or shoreline by species with deep, binding rootmasses	*Duration of surface water adjacent to rooted vegetation*		
	permanent / perennial	seasonal / intermittent	Temporary / ephemeral
≥ 65%	1 (H)	.9 (H)	.7 (M)
35-64%	.7 (M)	.6 (M)	.5 (M)
< 35%	.3 (L)	.2 (L)	.1 (L)

Comments: Not applicable

14I. Production Export/Food Chain Support:

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function. Factor A = acreage of vegetated component in the AA; Factor B = structural diversity rating from #13; Factor C = whether or not the AA contains a surface or subsurface outlet; the final three rows pertain to duration of surface water in the AA, where P/P = permanent/perennial; S/I = seasonal/intermittent; T/E /A= temporary/ephemeral or absent [see instructions for further definitions of these terms].)

A	Vegetated component >5 acres						Vegetated component 1-5 acres						Vegetated component <1 acre					
B	High		Moderate		Low		High		Moderate		Low		High		Moderate		Low	
C	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
P/P	1H	.9H	.9H	.8H	.8H	.7M	.9H	.8H	.8H	.7M	.7M	.6M	.7M	.6M	.6M	.4M	.4M	.3L
S/I	.9H	.8H	.8H	.7M	.7M	.6M	.8H	.7M	.7M	.6M	.6M	.5M	.6M	.5M	.5M	.3L	.3L	.2L
T/E/A	.8H	.7M	.7M	.6M	.6M	.5M	.7M	.6M	.6M	.5M	.5M	.4M	.5M	.4M	.4M	.2L	.2L	.1L

Comments:

14J. Groundwater Discharge/Recharge: (Check the indicators in i & ii below that apply to the AA)

i. Discharge Indicators

___Springs are known or observed
X Vegetation growing during dormant season/drought
___Wetland occurs at the toe of a natural slope
___Seeps are present at the wetland edge
___AA permanently flooded during drought periods
___Wetland contains an outlet, but no inlet
___Other

ii. Recharge Indicators

___Permeable substrate present without underlying impeding layer
___Wetland contains inlet but no outlet
___Other

iii. Rating: Use the information from i and ii above and the table below to arrive at [circle] the functional points and rating [H = high, L = low] for this function.

Criteria	*Functional Points and Rating*
AA is known Discharge/Recharge area or one or more indicators of D/R present	(1 (H))
No Discharge/Recharge indicators present	.1 (L)
Available Discharge/Recharge information inadequate to rate AA D/R potential	N/A (Unknown)

Comments:

14K. Uniqueness:

i. Rating (working from top to bottom, use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Replacement potential	AA contains fen, bog, warm springs or mature (>80 yr-old) forested wetland or plant association listed as "S1" by the MNHP			AA does not contain previously cited rare types **and** structural diversity (#13) is high **or** contains plant association listed as "S2" by the MNHP			AA does not contain previously cited rare types or associations **and** structural diversity (#13) is low-moderate		
Estimated relative abundance (#11)	rare	common	abundant	rare	common	abundant	rare	common	(abundant)
Low disturbance at AA (#12i)	1 (H)	.9 (H)	.8 (H)	.8 (H)	.6 (M)	.5 (M)	.5 (M)	.4 (M)	.3 (L)
Moderate disturbance at AA (#12i)	.9 (H)	.8 (H)	.7 (M)	.7 (M)	.5 (M)	.4 (M)	.4 (M)	.3 (L)	.2 (L)
High disturbance at AA (#12i)	.8 (H)	.7 (M)	.6 (M)	.6 (M)	.4 (M)	.3 (L)	.3 (L)	.2 (L)	(.1 (L))

Comments:

14L. Recreation/Education Potential: i. Is the AA a known rec./ed. site: (circle) Y (N) If yes, rate as [circle] High [1] and go to ii; if no go to iii)

ii. Check categories that apply to the AA: ___ Educational/scientific study; ___ Consumptive rec.; ___ Non-consumptive rec.; ___Other

iii. Based on the location, diversity, size, and other site attributes, is there strong potential for rec./ed. use? Y (N)
(If yes, go to ii, then proceed to iv; if no, then rate as [circle] Low [0.1])

iv. Rating (use the matrix below to arrive at [circle] the functional points and rating [H = high, M = moderate, or L = low] for this function.

Ownership	*Disturbance at AA (#12i)*		
	low	moderate	high
public ownership	1 (H)	.5 (M)	.2 (L)
private ownership	.7 (M)	.3 (L)	(.1 (L))

Comments:

FUNCTION & VALUE SUMMARY & OVERALL RATING

Function & Value Variables	Rating	Actual Functional Points	Possible Functional Points	Functional Units; (Actual Points x Estimated AA Acreage)
A. Listed/Proposed T&E Species Habitat	L	0	1	
B. MT Natural Heritage Program Species Habitat	L	0	1	
C. General Wildlife Habitat	L	0.1	1	
D. General Fish/Aquatic Habitat	L	0.1	1	
E. Flood Attenuation	L	0.2	1	
F. Short and Long Term Surface Water Storage	L	0.3	1	
G. Sediment/Nutrient/Toxicant Removal	L	0.1	1	
H. Sediment/Shoreline Stabilization				
I. Production Export/Food Chain Support	M	0.6	1	
J. Groundwater Discharge/Recharge	H	1.0	1	
K. Uniqueness	L	0.1	1	
L. Recreation/Education Potential	L	0.1	1	
Totals:	L	2.6	11	

23.6%

OVERALL ANALYSIS AREA (AA) RATING: (Circle appropriate category based on the criteria outlined below) I II (III) IV

Category I Wetland: (Must satisfy **one** of the following criteria; if does not meet criteria, go to Category II)
___ Score of 1 functional point for Listed/Proposed Threatened or Endangered Species; **or**
___ Score of 1 functional point for Uniqueness; **or**
___ Score of 1 functional point for Flood Attenuation **and** answer to Question 14E.ii is "yes"; **or**
___ Total actual functional points > 80% (round to nearest whole #) of total possible functional points.

Category II Wetland: (Criteria for Category I not satisfied **and** meets any **one** of the following criteria; if not satisfied, go to Category IV)
___ Score of 1 functional point for Species Rated S1, S2, or S3 by the MT Natural Heritage Program; **or**
___ Score of .9 or 1 functional point for General Wildlife Habitat; **or**
___ Score of .9 or 1 functional point for General Fish/Aquatic Habitat; **or**
___ "High" to "Exceptional" ratings for **both** General Wildlife Habitat **and** General Fish/Aquatic Habitat; **or**
___ Score of .9 functional point for Uniqueness; **or**
___ Total Actual Functional Points > 65% (round to nearest whole #) of total possible functional points.

Category III Wetland: (Criteria for Categories I, II or IV not satisfied)

Category IV Wetland: (Criteria for Categories I or II are not satisfied and all of the following criteria are met; if does not satisfy criteria go to Category III)
_X_ "Low" rating for Uniqueness; **and**
___ "Low" rating for Production Export/Food Chain Support; **and**
_X_ Total actual functional points < 30% (round to nearest whole #) of total possible functional points

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 1

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'50.9"N **Long.:** 116°34'04.3"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉	No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉	No ○	
Wetland Hydrology Present?	Yes ◉	No ○	

Remarks:
All three parameters met - plot is in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
	0		= Total Cover	
Sapling/Shrub Stratum (Plot size: 20')				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
	0		= Total Cover	
Herb Stratum (Plot size: 0.1 ac)				
1. Alopecurus pratensis	70	☑	63.6%	FAC
2. Phalaris arundinacea	30	☑	27.3%	FACW
3. Fragaria virginiana	4	☐	3.6%	FACU
4. Tanacetum vulgare	3	☐	2.7%	FACU
5. Equisetum arvense	3	☐	2.7%	FAC
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
	110		= Total Cover	
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
	0		= Total Cover	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	73	x 3 =	219
FACU species	7	x 4 =	28
UPL species	0	x 5 =	0
Column Totals:	110 (A)		307 (B)

Prevalence Index = B/A = 2.791

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks:
Vegetation is hydrophytic - both tests met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 2/1	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Soil is hydric, low chroma and fully saturated (NTCHS Criterion #3).

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ◉	No ○	Depth (inches):	0
Water Table Present?	Yes ◉	No ○	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ◉	No ○	Depth (inches):	0

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology observed, area fully saturated

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 2

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'50.6"N **Long.:** 116°34'04.4"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ○	No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present?	Yes ○	No ◉	
Wetland Hydrology Present?	Yes ○	No ◉	

Remarks:
None of three required parameters observed - plot not located in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20')			
1. Crataegus douglasii	3	☐ 100.0%	FAC
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	3	= Total Cover	
Herb Stratum (Plot size: 0.1 ac)			
1. Tanacetum vulgare	50	☑ 47.2%	FACU
2. Alopecurus pratensis	40	☑ 37.7%	FAC
3. Fragaria virginiana	10	☐ 9.4%	FACU
4. Hypericum perforatum	3	☐ 2.8%	FACU
5. Solidago canadensis	3	☐ 2.8%	FACU
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	106	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	43	x 3 =	129
FACU species	66	x 4 =	264
UPL species	0	x 5 =	0
Column Totals:	109 (A)		393 (B)

Prevalence Index = B/A = 3.606

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☐ **2 - Dominance Test is > 50%**
- ☐ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks:
Vegetation is not hydrophytic - neither test met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 3/2	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology not observed - plot dry, no water table

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 3

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'50.0"N **Long.:** 116°34'04.2"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ○	No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present?	Yes ○	No ◉	
Wetland Hydrology Present?	Yes ○	No ◉	

Remarks:
None of three required parameters observed - plot not located in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')				
1. Pinus ponderosa	40	☑	50.0%	FACU
2. Pinus contorta	40	☑	50.0%	FAC
3.	0	☐	0.0%	
4.	0	☐	0.0%	
	80		**= Total Cover**	
Sapling/Shrub Stratum (Plot size: 20')				
1. Amelanchier alnifolia	15	☑	100.0%	FACU
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
	15		**= Total Cover**	
Herb Stratum (Plot size: 0.1 ac)				
1. Tanacetum vulgare	15	☐	17.6%	FACU
2. Alopecurus pratensis	70	☑	82.4%	FAC
3.		☐	0.0%	
4.		☐	0.0%	
5.		☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
	85		**= Total Cover**	
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
	0		**= Total Cover**	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	110	x 3 =	330
FACU species	70	x 4 =	280
UPL species	0	x 5 =	0
Column Totals:	180 (A)		610 (B)

Prevalence Index = B/A = 3.389

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☐ **2 - Dominance Test is > 50%**
- ☐ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks:
Vegetation is not hydrophytic - neither test met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 3/2	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology not observed - plot dry, no water table

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 4

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'49.3"N **Long.:** 116°34'03.6"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ○	No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present?	Yes ○	No ◉	
Wetland Hydrology Present?	Yes ○	No ◉	

Remarks:
None of three required parameters observed - plot not located in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')			
1. Pinus monticola	40	☑ 40.0%	FACU
2. Pinus contorta	40	☑ 40.0%	FAC
3. Pinus ponderosa	20	☑ 20.0%	FACU
4.	0	☐ 0.0%	
	100	**= Total Cover**	
Sapling/Shrub Stratum (Plot size: 20')			
1. Amelanchier alnifolia	5	☑ 50.0%	FACU
2. Crataegus douglasii	5	☑ 50.0%	FAC
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	10	**= Total Cover**	
Herb Stratum (Plot size: 0.1 ac)			
1. Alopecurus pratensis	90	☑ 90.0%	FAC
2. Tanacetum vulgare	10	☐ 10.0%	FACU
3.		☐ 0.0%	
4.		☐ 0.0%	
5.		☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	100	**= Total Cover**	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	**= Total Cover**	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	135	x 3 =	405
FACU species	75	x 4 =	300
UPL species	0	x 5 =	0
Column Totals:	210 (A)		705 (B)

Prevalence Index = B/A = 3.357

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☐ **2 - Dominance Test is > 50%**
- ☐ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks:
Vegetation is not hydrophytic - neither test met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-11	10YR 3/2	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology not observed - plot dry, no water table

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 5

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'49.3"N **Long.:** 116°34'02.4"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉	No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉	No ○	
Wetland Hydrology Present?	Yes ◉	No ○	

Remarks:
All three parameters met - plot is in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20')			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 0.1 ac)			
1. Alopecurus pratensis	80	☑ 72.7%	FAC
2. Phalaris arundinacea	30	☑ 27.3%	FACW
3.		☐ 0.0%	
4.		☐ 0.0%	
5.		☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	110	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	80	x 3 =	240
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		300 (B)

Prevalence Index = B/A = 2.727

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks:
Vegetation is hydrophytic - both tests met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 2/1	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Soil is hydric, low chroma and fully saturated (NTCHS Criterion #3).

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ◉	No ○	Depth (inches):	2
Water Table Present?	Yes ◉	No ○	Depth (inches):	2
Saturation Present? (includes capillary fringe)	Yes ◉	No ○	Depth (inches):	2

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology observed, area fully saturated

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Daher (south of Turbine Dr) **City/County:** Sandpoint **Sampling Date:** 06-Jun-22

Applicant/Owner: Daher **State:** ID **Sampling Point:** DP 6

Investigator(s): Tom Duebendorfer, PWS **Section, Township, Range:** S 9 T 57N R 2W

Landform (hillslope, terrace, etc.): Lowland **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

Subregion (LRR): LRR E **Lat.:** 48°17'51.3"N **Long.:** 116°34'00.2"'W **Datum:** WGS 84

Soil Map Unit Name: Odenson silt loam **NWI classification:** PEM1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉	No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○
Hydric Soil Present?	Yes ◉	No ○	
Wetland Hydrology Present?	Yes ◉	No ○	

Remarks:
All three parameters met - plot is in wetland.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30')			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20')			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 0.1 ac)			
1. Alopecurus pratensis	60	☑ 60.0%	FAC
2. Agrostis stolonifera	40	☑ 40.0%	FAC
3.		☐ 0.0%	
4.		☐ 0.0%	
5.		☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	100	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = 3.000

Hydrophytic Vegetation Indicators:

- ☐ **1 - Rapid Test for Hydrologic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **5 - Wetland Non-Vascular Plants** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks:
Vegetation is hydrophytic - both tests met

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 2/1	100%					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Soil is hydric, low chroma and fully saturated (NTCHS Criterion #3).

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ◉	No ○	Depth (inches):	1
Water Table Present?	Yes ◉	No ○	Depth (inches):	1
Saturation Present? (includes capillary fringe)	Yes ◉	No ○	Depth (inches):	1

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Hydrology observed, area fully saturated to shallowly inundated

Tom Duebendorfer - Professional Wetland Scientist (#000157), Biologist, Botanist

OBJECTIVE

Provide botanical and ecological services to a wide range of organizations and individuals for projects involving land development, wetland delineation, vegetation mapping, rare plant surveys, resource inventories, Environmental Assessments, Biological Evaluations and Assessments, and research-level studies on specific habitats or species.

EDUCATION

WSPSS, SWS Hydric Soils Workshop, Soils and Hydrology, June 2009
Wetland Training Institute, Soils and Hydrology, August 1990
Humboldt State University, Arcata, California
M.A. Biology May 1987
California State Teaching Credential May 1987
B.A. Biology June 1977
University of California, Irvine (2 years - biology major)

EMPLOYMENT

- **Self-employed wetland and botanical consultant (1981 to present)**

  Provided botanical and wildlife surveys, floristic research, habitat characterization, ecological sampling, synecological analysis, aerial photo mapping, wetland delineation, impact analysis, restoration and mitigation, resource planning, permitting, rare and endangered plant surveys, plant taxonomy, soil analysis, computer-aided multivariate analyses and statistics, computer-aided graphics and drafting. Involved with design (as part author/editor) of Washington Dept of Ecology Hydrogeomorphic approach to wetland function assessment program (Assessment Team). Trained in E WA DOE Assessment Methodology (assisted in development of the methodology). Wetland Mitigation Bank preparation. Teaches wetland delineation and plant identification courses to Tribes, agencies, and groups.

  Project locations include rare plant surveys/studies and wetland work in southern, central, northern and coastal California; coastal, southwestern, and northeastern Oregon; north, east-central, and southwest Idaho; eastern and western Washington; and northwest Montana.

- **Senior Wetland Ecologist, Client/Project Manager, Corporate Botanist (1989-1994)**

  David Evans and Associates, Inc. Bellevue, Washington

  Provided wetland delineation, impact assessment, conceptual and final mitigation design, monitoring, cumulative impact assessment, wetland permitting, habitat characterization, rare plant and T&E animal surveys, Biological Evaluations and Assessments, as well as instruction and guidance in systematics and classification to staff in 7 west coast offices. Maintained excellent rapport with clients and other project team members (both in office and as field crew leader). Managed projects from proposals, contracting, budgeting, scheduling and invoicing, to collections.

  Project locations include: Pacific Northwest, from central and coastal Oregon to eastern, western, and coastal Washington, and northwest Montana.

CERTIFICATIONS

Professional Wetland Scientist, Society of Wetland Scientists (#000157)
Certified Wetland Delineator, Corps of Engineers (Seattle District)
Qualified Wetland Specialist, Spokane County, Washington
Qualified Wetland Specialist, City of Spokane, Washington
Completed Training in NEPA/EPA Process
Completed Soils and Hydrology workshops (WTI); Hydric Soils (WSSPSS - Updates 2009)

Tom Duebendorfer - Professional Wetland Scientist (#000157), Biologist, Botanist

SPECIFIC EXPERIENCE

Habitats include: dune coastline, coastal and inland forested, scrub, and marsh wetlands, oak woodlands, steppe scrubland, grasslands, sagebrush, agricultural areas (wetlands), coniferous and deciduous montane, alpine, bog (fen), and serpentine vegetation.

Permitting knowledge and direct use of wetland methodologies (USFWS, US Army Corps of Engineers, WA Dept of Ecology, and local county and city jurisdictions); knowledge of Corps Permit process. Restoration activities. Biological Assessments (BA), USFS Evaluations (BE), Environmental Assessments (EA); SEPA/NEPA; T&E species monitoring, Raptor Monitoring, Wetland Mitigation Bank Design.

Rare plant studies include approximately 45 sensitive plant and vegetation surveys on private, state, and federal lands for small to medium scale hydroelectric plants, stream corridors, sewage treatment facilities, water treatment facilities, prison site, seeding experiments, road and highway construction, transmission corridors (utilities), fiber optic cable routes, and mining companies. Biological Evaluations for USFS-listed sensitive species in four states.

Clients (independently and during tenure as employee) include:

Small- and Large-scale Developers:
Burlington-Northern, Puget Western, Glacier Park Company, Trillium Corporation, Quadrant, Blackhawk/Port Blakely Communities, Coldwater Creek, Valencia Wetlands Trust, Waterfront Property Mgmt., Kirk-Hughes Development, Fortress LLC, & others

Public Entities:
Washington Department of Ecology, Benewah County (through EDA), Federal Highways Administration, Bureau of Reclamation, King Co., US Army Corps of Engineers, Spokane County Engineering and Public Works, Oregon Nature Conservancy, Humboldt County Planning, Humboldt State University Research Program; Benewah County; Idaho Soil and Conservation District, City of Winchester, Idaho Transportation Department, Washington Department of Transportation, Kalispell Indian Tribe, City of Colville, Rathdrum

Communications (fiber optic projects):
AT&T, MCI/WorldCom, Cascade Utilities

Exploratory and Active Mining Companies:
Emerald Creek Garnet Company, American Gold Resources, Cal Nickel Corp., Baretta, Noranda

Assisting other Consulting Firms and Numerous Private Landowners.
The Soils Group, Intermountain Resources, Inc., Hart-Crowser, Inc., Welch-Comer Eng., Land Profile, Inc., Selkirk Environmental, David Evans and Associates, J.A. Sewell and Assoc., EarthTech, ALSC Architects; Ecological Resources, Forsgren Assoc., JUB Eng., Adolfson Assoc. Copper Basin Constr., Toothman-Orton Eng., Rocky Point Investments, HAWKEFA, Tate Engineering.

PUBLICATIONS

Duebendorfer, T.E. 1990. *"An Integrated Approach to Enhancing Rare Plant Populations through Habitat Restoration: II. Habitat Characterization through Classification of Dune Vegetation."* Pp. 478-487 in: Bonnicksen, T.M. and H.G. Hughes, eds. Proceedings of the first annual meeting of the Society for Ecological Restoration and Management. Also presented at Society of Wetland Scientists, May 1993.

Pickart, A.J., L.M. Miller, and T.E. Duebendorfer. 1998. *"Yellow bush lupine invasion in northern California coastal dunes. I. Ecological impacts and manual restoration techniques*". Restoration Ecology Vol 6 No 1, pp59-68.

Seattle Audubon Series, "*Wetland Plants of the Western Washington and NW Oregon"* (Cooke 1997, editor): My role was as a contributor and technical editor.

Hruby, T., S. Stanley, T. Granger, T. Duebendorfer, R. Friesz, B. Lang, B. Leonard, K. March, and A. Wald. 2000. Methods for Assessing Wetlands Functions. Volume II, Part 1: Assessment Methods - Depressional Wetlands in the Columbia Basin of Eastern Washington, WA State Department of Ecology Publication #00-06-47.

Fieldbook of Plant Uses (North Idaho) - self published field booklet (2019)

Instrument # 1026034
Bonner County, Sandpoint, Idaho
10/03/2023 03:00:23 PM No. of Pages: 6
Recorded for: KODIAK AIRCRAFT/GAIL BRYAN
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

After Recording Return To:

Name: KODIAK AIRCRAFT COMPANY, INC.
c/o DANA REED
Address: 1200 TURBINE DR.
SANDPOINT, ID 83864

Space above this line for recorder's use only

IDAHO QUITCLAIM DEED

STATE OF IDAHO)

COUNTY OF BONNER)

FOR VALUE RECEIVED, Grantor QUEST AIRCRAFT COMPANY, LLC, a Nevada Limited Liability Company, convey, release, remise and forever quitclaim to Grantee KODIAK AIRCRAFT COMPANY, INC., with a registered office in the State of Idaho at 1200 Turbine Drive, Sandpoint, Idaho 83864 all the rights, title, interest, and claim in or to the following described real estate, situated in Bonner County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR FULL LEGAL DESCRIPTION

Together with all tenements, hereditaments and appurtenances thereunto belonging.

KODIAK AIRCRAFT COMPANY, nee QUEST AIRCRAFT COMPANY, LLC

BY: _____

ADNAN JAMALI, CFO

Unofficial Document

STATE OF IDAHO)

COUNTY OF BONNER)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADNAN JAMALI, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 10/03/2023 (mm/dd/yyyy)

Gail Bryan

Notary Public
Residing at Sandpoint, ID
My Commission Expires: 05/17/2025

GAIL BRYAN
COMM. #20191009
NOTARY PUBLIC
STATE OF IDAHO

Unofficial Document

EXHIBIT "A"
COMBINED PARCEL
SECTION 9
LEGAL DESCRIPTION

That portion of the South Half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of Great Northern Road;

EXCEPT the North 260 feet thereof.

ALSO EXCEPT all that portion of the South 60 feet of the North 320 feet of the South Half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of Great Northern Road;

ALSO WITH that portion of said Southeast Quarter of the Southeast Quarter lying East of said Great Northern Road, more particularly described as follows:

Commencing at the East Quarter corner of said Section 9, Thence along the East line of said Section 9, South 00°23'11" East, a distance of 1324.53 feet to the Northeast corner of said Southeast Quarter of the Southeast Quarter and the TRUE POINT OF BEGINNING;
Thence, continuing along said East line, South 00°23'11" East, 270.00 feet; Thence, leaving said East line, South 89°19'10" West, a distance of 296.83 feet to the Centerline of Great Northern Road; Thence, along said Centerline, along a curve to the left having radius of 600.00 feet, a central angle of 14°54'14", an arc length of 156.07 feet, and a chord of North 00°15'07" East for a distance of 155.63 feet; Thence, continuing along said Centerline, North 07°12'00" West, a distance of 115.13 feet to the North line of said Southeast Quarter of the Southeast Quarter; Thence, leaving said Centerline, North 89°19'10" East a distance of 308.76 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO an easement for ingress, egress, and utilities over and across a portion of the South 60.00 feet of the above described parcel; more particularly described as follows:

Commencing at the East Quarter corner of said Section 9; Thence, along the East line of said Section 9, South 00°23'11" East, a distance of 1594.53 feet to the TRUE POINT OF BEGINNING; Thence, leaving said East line, along the South line of the North 270.00 feet of said Southeast Quarter of the Southeast Quarter, South 89°19'10" West, a distance of 271.57 feet to the Easterly Right of Way of Great Northern Road; Thence, leaving said South line and along said Easterly Right of Way, along a curve to the left having a radius of 625.00 feet, a central angle of 05°31'33", an arc length of 60.28 feet, and a chord of North 04°36'12" East for a distance of 60.26 feet; Thence, leaving said Easterly Right of Way, North 89°19'101" East, a distance of 266.33 feet to said East line;

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Thence, along said East line, South 00°23'11" East, a distance of 60.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (also described as Lot 6) in Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho;

EXCEPT the North 260 feet thereof.

ALSO EXCEPT the South 60 feet of the North 320 feet of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (also known as the South 60 feet of the North 320 feet of Lot 6) in Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho;

ALSO EXCEPT the East 150 feet of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter, LESS the North 320 feet thereof (also known as the East 150 feet of Lot 6; LESS the North 320 feet thereof) in Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

ALSO EXCEPT any portion thereof lying within the following described tract;

A parcel of land located in a portion of the Southwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 10;

Thence North 00°23'11" West along the West line of the Southwest Quarter of Section 10, a distance of 738.47 feet;

Thence North 89°09'13" East parallel with the North line of the Southwest Quarter of the Southwest Quarter of Section 10, a distance of 175.00 feet;

Thence North 31°33'46" East, a distance of 445.95 feet to a point, said point being 250.00 feet West of and parallel to the East line of the West Half of the West Half of the Southwest Quarter of Section 10 and 209.70 feet South of and parallel to the North line of the Southwest Quarter of the Southwest Quarter of Section 10, said point being the TRUE POINT OF BEGINNING;

Thence North 00°24'39" West parallel with said East line a distance of 551.41 feet to a point that is 320.00 feet South of and parallel to the North line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 10;

Thence North 89°14'29" East parallel with said North line a distance of 100.00 feet;

Thence South 00°24'39" East a distance of 551.25 feet;

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Thence South 89°09'13" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the North 209.70 feet of the West 510.00 feet of the West Half of the Southwest Quarter of the Southwest Quarter (also known as the North 209.70 feet of the West 510.00 feet of Lot 8) in Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXCEPT any portion thereof lying within the following described tract:

A parcel of land located in a portion of the Southwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 10;

Thence North 00°23'11" West along the West line of the Southwest Quarter of Section 10, a distance of 738.47 feet;

Thence North 89°09'13" East parallel with the North line of the Southwest Quarter of the Southwest Quarter of Section 10, a distance of 175.00 feet;

Thence North 31°33'46" East a distance of 445.95 feet to a point, said point being 250.00 feet West of and parallel to the East line of the West Half of the West Half of the Southwest Quarter of Section 10 and 209.70 feet South of and parallel to the North line of the Southwest Quarter of the Southwest Quarter of Section 10, said point being the TRUE POINT OF BEGINNING;

Thence North 00°24'39" West parallel with said East line a distance of 551.41 feet to a point that is 320.00 feet South of and parallel to the North line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 10;

Thence North 89°14'29" East parallel with said North line a distance of 100.00 feet;

Thence South 00°24'39" East a distance of 551.25 feet;

Thence South 89°09'13" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a parcel of land located in a portion of the Southwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 10;

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Thence North 00°23'11" West along the West line of the Southwest Quarter of Section 10, a distance of 738.47 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence North 89°09'13" East parallel with the North line of the Southwest Quarter of the Southwest Quarter of Section 10, a distance of 175.00 feet;

Thence North 31°33'46" East a distance of 445.95 feet to a point that is 250.00 feet West of and parallel to the East line of the West Half of the West Half of the Southwest Quarter of Section 10, and 209.70 feet South of and parallel to the North line of the Southwest Quarter of the Southwest Quarter of Section 10;

Thence South 89°09'13" West parallel with said North line a distance of 410.99 feet to said West line of the Southwest Quarter of Section 10;

Thence South 00°23'11" East a distance of 376.50 feet to the TRUE POINT OF BEGINNING.

Unofficial Document

Instrument # 1026658
Bonner County, Sandpoint, Idaho
10/19/2023 02:24:19 PM No. of Pages: 3
Recorded for: KODIAK AIRCRAFT/GAIL BRYAN
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy _____
Index to: QUIT CLAIM DEED

Instrument # 1026032
Bonner County, Sandpoint, Idaho
10/03/2023 03:00:23 PM No. of Pages: 2
Recorded for: KODIAK AIRCRAFT/GAIL BRYAN
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy _____

After Recording Return To:

Name: KODIAK AIRCRAFT COMPANY, INC.
c/o DANA REED
Address: 1200 TURBINE DR.
SANDPOINT, ID 83864

Space above this line for recorder's use only

Re-record Correcting Legal Description

IDAHO QUITCLAIM DEED

STATE OF IDAHO)

COUNTY OF BONNER)

FOR VALUE RECEIVED, Grantor QUEST AIRCRAFT COMPANY, LLC, a Nevada Limited Liability Company, convey, release, remise and forever quitclaim to Grantee KODIAK AIRCRAFT COMPANY, INC., with a registered office in the State of Idaho at 1200 Turbine Drive, Sandpoint, Idaho 83864 all the rights, title, interest, and claim in or to the following described real estate, situated in Bonner County, Idaho, to-wit:

~~**Lot 2A of the Replat of Lot 2 of Johnson, Cox, Hamilton Short Plat and Lot 2 of Sandpoint Airpark, according to the official plat thereof, filed in Book 9 of Plats at Page 77, Offiicial Records of Bonner County, Idaho.**~~

See attached Exhibit "A"

Together with all tenements, hereditaments and appurtenances thereunto belonging.

KODIAK AIRCRAFT COMPANY, nee QUEST AIRCRAFT COMPANY, LLC

BY: _____

ADNAN JAMALI, CFO

Unofficial Document

STATE OF IDAHO)

COUNTY OF BONNER)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADNAN JAMALI, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 10/03/2023 (mm/dd/yyyy)

Gail Bryan

Notary Public
Residing at Sandpoint, ID
My Commission Expires: 05/17/2025

GAIL BRYAN
COMM. #20191009
NOTARY PUBLIC
STATE OF IDAHO

Unofficial Document

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 of Kodiak Park, according to the official plat thereof, filed in Book 11 of Plats at Page 38, Official Records of Bonner County, Idaho.

Unofficial Document

AGENDA REPORT

City Council Meeting

TODAY'S DATE: April 7th, 2025

MEETING DATE: April 16th, 2025

TO: Mayor Grimm, and members of the City of Sandpoint City Council

FROM: Bill Dean, City Planner, Brandon Staglund, City Engineer, and Jason Welker, Planning & Community Development Director

SUBJECT: PPUD24-0002: Ridley Village Court Planned Unit Development Preliminary Development Plan

I. Executive Summary

The request before the City Council relates to residential development of an approximately 5-acre property at the western terminus of Autumn Lane and River Rock Rd, west of the existing Maplewood Village Planned Unit Development. The property is Zoned as Residential Multifamily. The property owner and her developer representative are seeking to utilize the Planned Unit Development (PUD) Permit process as a means to introduce a development pattern otherwise not accounted for in the City's zoning regulations.

Due to the creativity and flexibility involved in creating a PUD, the City's ordinance establishes a high threshold and lengthy process prior to permitting land to be subdivided for development. It is through this process of review that the concept for development is adjusted as necessary by the Planning and Zoning Commission and City Council prior to approving subdivisions and building permits.

Inherent in the PUD process is evaluating the public benefits the development represents against the waivers and flexibility from City zoning standards. The developer received a recommendation for approval from the Planning and Zoning Commission, but that recommendation included several major conditions of approval for the City Council to consider. The conditions of approval affect the layout of the project, access, as well as building location/setbacks. City Council is requested to evaluate the application, and Planning and Zoning Commission's recommendations/conditions of approval and to take action on the project. Action on a PUD is a multi-step process; the step before the City Council is called the Preliminary Development Plan (PDP), which if approved would then allow a Final Development Plan (FDP) to proceed, which could be processed and evaluated at the same time as a subdivision. Generally, a FDP involves minor refinements to the development concept identified in a PDP. Tonight's step is action on the Preliminary Development Plan (PDP) for the Ridley Village Court PUD.

II. Planning and Zoning Commission Action

Attached to the staff report is the report and analysis of the project provided to the Planning and Zoning Commission (Attachment A: Staff Report to the Planning and Zoning Commission). Attachment B to the staff report is the Report of Actions on the PDP, including the recommended conditions of approval from the Planning and Zoning Commission.

Leading up to the public hearing on March 4th, and including testimony at the hearing, the City received numerous comments on the project from nearby property owners and neighbors of the Maplewood Village neighborhood (also developed as a PUD in the early 2000s). The attachments to the original staff report summarize the public comment, and the report includes all written comments leading into the hearing on March 4th.

The Conditions of Approval recommended by the Planning and Zoning Commission are as follows:

1. Revise development plan to show extension of both River Rock Road and Autumn Lane between Madison Avenue and Ridley Village Road, including water and sewer main extensions within the entire public right of way.

2. Revise the development plan to show all water and sewer main extensions either within a public right of way, or within an adequately sized public utility easement (20 feet for single pipe, 30 feet for two pipes in parallel), and all water and sewer mains located at least 10 feet from any proposed building.

3. Driveway for the townhouse units at the southeast corner of River Rock and Ridley Village, as shown on the submitted improvement plans, shall be located at least 35 feet from the proposed curb line along Ridley Village Road, pursuant to Sandpoint City Code 10-1-6-F.

4. Streetlights shall be installed at two intersections: Ridley Village / Autumn Lane, Ridley Village / River Rock Road.

5. The open space should be relocated to the eastern property to enable the 25-foot setback to remain and to create a buffer between the proposed development and Maplewood neighborhood (including along Madison Avenue and Cattail Court).

6. Require the installation of an adequate fence along Autumn Lane on the north boundary of the Forrest Bird Charter School property.

7. Require the applicant to coordinate with City staff to implement traffic calming measures for traffic flow through adjacent neighborhoods.

III. Developer/Property Owner Re-Submittal

In response to the recommendations from the Planning Commission, the City received revised PDP documents on March 19, 2025. Attached to the staff report is the developer/property owner response to the Conditions of Approval recommended by the Planning and Zoning Commission (Attachment C: Developer's memo to City Council entitled: Revised Alternative Exhibits Memo). The developer has re-worked the PDP to address a number of the Conditions of Approval, as follows:

P&Z Commission Condition of Approval (COA)	***Design Feature Addressed by the COA***	***Developer Response***
1	Both River Rock Rd and Autumn Lane to be extended through development	Disagrees with the COA, Only River Rock Rd to be extended
2	Water and Sewer mains to be in adequately sized ROW or Easement, and located at least 10 ft from any building	Agrees with the COA

3	Relocate driveway River Rock and Ridley Village to be at least 35 ft from curb of Ridly Village Rd	Agrees with the COA
4	Streetlights to be installed at streets intersecting with Ridley Village Rd	Agrees with the COA
5	Relocate open space to eastern edge of the development and maintain the 25' setback between the development and Maplewood neighborhood, including along S. Madison Ave and Cattail Ct.	Developer provides 25' setback from S. Madison Ave, but identifies reasons why they believe it to be an inferior solution. Developer disagrees with 25 ft setback along homes of Cattail Ct, and offers a 15 ft setback and the corner lot to have 1 ½ stories of max height.
6	Install fence along northern property line abutting the Forest Bird Charter School	Agrees with COA
7	Developer to coordinate and implement traffic calming measures in Maplewood neighborhood	Agrees with COA

Attachment D to the staff report is the original PDP. Attachments E and F to the staff report are the revised PDP (Preliminary Improvement Plan and Landscape Plan), which includes modifications to the original project in response to the Planning and Zoning Commission conditions of approval. As noted, the majority of the conditions have been incorporated with the exception of extending Autumn Lane to create additional connectivity for this area of the City.

One detail that staff is highlighting for the record relates to the fact that the stormwater pipes and city sewer mains are shown in the revised PDP with an approximate 3-foot horizontal separation from center of pipe to center of pipe. Normally, such details would not be highlighted at the stage of reviewing a PDP. However, there are limited options in the proposed layout to convey stormwater and sewer in accordance with City standards, which can have a significant effect on the overall project design. This detail is highlighted to suggest additional engineering work is required.

IV. City Council Options

Following public testimony and subsequent deliberations, the City Council may take one of the following actions on the request for Preliminary Development Plan approval in accordance with Sandpoint City Code 10-3-10 E. The developer has requested of staff that both proposals, the original and the modified PDPs be available for City Council consideration.

The Council shall make findings of fact regarding the PDP. As this time the application is for a Preliminary Development Plan (PDP) only; subsequent applications would include a Final Development Plan (FDP) and a Preliminary Subdivision Plat, both of which require distinct findings of fact.

In addition to findings of fact that support any motion, the Council must conclude that the application as submitted complies with the applicable law cited within the report (original staff report), specifically:

1. This proposal was processed consistent with Sandpoint City Code §9-9-5: for hearing procedures.
2. The Planned Unit Development process is being conducted in a manner consistent with Idaho Code §67-6509.
3. The proposed PDP has been reviewed for consistency with the provisions of the Sandpoint Comprehensive Plan and the applicable sections of Titles 9 and 10 of the Sandpoint City Code.

In taking action, all timely received written comments and oral testimony were considered as required by Sandpoint City Code §9-9-5

Option 1: Make a motion to **approve or den**y by determining whether or not:

a. The plan is consistent with the intent and purpose of Title 10 Chapter 3; and
b. The proposed development advances the general welfare of the community and neighborhood; and
c. The benefits, combination of various land uses and the interrelationship with the land uses in the surrounding area justify the deviation from standard district regulations.

In addition, the Council must consider the general standards criteria applicable to Conditional Use Permits; in its action the Council would be determining whether or not the PDP:

1. Will, in fact, constitute a conditional use as established on the official schedule of regulations for the zoning district involved.
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the comprehensive plan and/or applicable sections of the Sandpoint Code.
3. Will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. Will not be hazardous or disturbing to existing neighboring uses.
5. Will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.
6. Will not create excessive additional requirements at public cost for public services and utilities and will not be detrimental to the economic welfare of the community.
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of traffic, noise, smoke, fumes, glare or odors.
8. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public roads.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance

If the action is to approve, such approval is “in principal” only and shall not be construed to endorse a precise location of uses, configuration or parcels or engineering feasibility. In taking this action, if for approval, the City Council can articulate one of the following:

Option 1a) Approve either the original or revised PDP as presented;

Option 1b) Follow the recommendation of the Planning and Zoning Commission and approve the original PDP with the conditions of approval as recommended by the Planning and Zoning Commission;

Option 1c) Approve either PDP with some and/or new conditions of approval.

Option 2: Postpone consideration of the applications to consult with staff prior to making a decision, within forty (40) days after the public hearing.

V. Next Steps

Should the PDP be approved, the developer has the option to return with a Final Development Plan (FDP) and a Preliminary Plat for hearings before both the Planning and Zoning Commission and City Council prior to commencing construction with Improvement Plans for infrastructure and building permits.

XI. Packet Materials

The full packet, including all application materials, a primer on PUDs from the American Planning Association, and noticing documents including public comments received, are available on the project page on the City's website (https://www.sandpointidaho.gov/community-planning-development/page/ridley-village-court)

A. Original staff report prepared for the Planning and Zoning Commission
B. Planning and Zoning Commission Report of Actions
C. Developer's memo to City Council entitled: Revised Alternative Exhibits Memo
D. Original Application, Narrative and Submittal Documents, Agency Comments Received, Public Comments Received, Conceptual Elevations
E. Revised Alternative Preliminary Improvement Plan
F. Revised Alternative Preliminary Landscape Plan
G. PUD Primer from American Planning Association

SCJ ALLIANCE
CONSULTING SERVICES

Ridley Village Court
Exhibit L - Revised Alternate Exhibits Memo

To: Sandpoint City Council

From: Aaron Qualls, AICP on behalf of Affinity Management, Inc.

Date: 3/19/25

Project: Ridley Village Court PUD

Subject/Attached: Exhibits M & N - Revised Alternate Preliminary Improvement Plan & Landscape Plan

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Following public testimony, Planning Commission deliberations, and the recommendations provided at the Planning Commission's public hearing on March 4th, 2025, the design team for Ridley Village Court has created an alternate, revised Preliminary Improvement Plan (Exhibit M) and an alternate revised Preliminary Landscape Plan (Exhibit N) for consideration of Approval in Principle by the City Council. This memo describes how we have attempted to address the concerns expressed. Where recommended conditions were not fully met by our alternative design concepts, a brief explanation is provided, which we look forward to presenting and discussing with the Council further at the upcoming public hearing.

1. **Revise development plan to show extension of both River Rock Road and Autumn Lane between Madison Avenue and Ridley Village Road, including water and sewer main extensions within the entire public right of way.**

   Sandpoint City Code §10-1-6 (A)(6) provides that *"The arrangement of streets in new subdivisions or other development shall make provision for the direct continuation of the principal existing streets in adjoining subdivisions (or their proper projection where adjoining property is not subdivided)* ***insofar as they may be necessary*** *for public requirements…".*

   While we support and have designed for multi-modal connectivity for the surrounding neighborhood and the city, we do not believe the analysis provided to the Planning Commission justifies the extension of both Autumn Ln. and River Rock Road for the following reasons:

   a) The analysis assumes adding vehicular travel by connecting Autumn Lane would better increase safety for school-aged children than a landscaped pathway dedicated solely for pedestrian use. We maintain, rather, that removing vehicles almost completely from the equation is the safest option for school-aged children. The analysis also indicates that all pathways within the

development may contain easements for public use. However, the only labeled public easement proposed is north of Alley (Road B) just south of the School Parking lot, which connects via crosswalk across a very low-traffic alley (Road C) that has a much shorter crossing distance than a typical street.

b) The Forrest Byrd Charter School testified that they oppose connecting Autmn Lane to Ridley Village Road for safety reasons.
c) Public comments provided by residents to the east of the proposed development overwhelmingly do not support street connections, generally.
d) Given the closer proximity to Highway 2, connecting Autumn Lane to Ridley Village Road would incentivize cut-through traffic and unsanctioned school drop-offs/pickups. This would thereby disproportionally increase traffic into Maplewood Village and pose unwarranted safety risks to school children.
e) Ridley Village Road is built out on the western side and is a dead-end street at both ends. No further street connections to the west of Ridley Village Road are possible.
f) The Traffic Study (Exhibit G) provided no data to necessitate another street connection.
g) Due to existing property lines, an extension of Autumn Lane would become an off-set intersection and not meet up with the curb edge at Madison Avenue.

2. **Revise the development plan to show all water and sewer main extensions either within a public right of way, or within an adequately sized public utility easement (20 feet for single pipe, 30 feet for two pipes in parallel), and all water and sewer mains located at least 10 feet from any proposed building.**

   The revised alternative improvement plan submitted should now meet this condition, and we appreciate the catch!

3. **Driveway for the townhouse units at the southeast corner of River Rock and Ridley Village, as shown on the submitted improvement plans, shall be located at least 35 feet from the proposed curb line along Ridley Village Road, pursuant to Sandpoint City Code 10-1-6-F.**

   The revised alternative plans included meet this condition.

4. **Streetlights shall be installed at two intersections: Ridley Village / Autumn Lane, Ridley Village / River Rock Road.**

   We intend to meet this condition, as applicable, during our final development plan stage. If amenable to the Council, we may consider alternative pedestrian lighting, similar to the condition within the Maplewood Subdivision development agreement, to mitigate potential light trespass and sleep disturbance that cobra lights may create.

5. **The open space should be relocated to the eastern property to enable the 25-foot setback to remain and to create a buffer between the proposed development and Maplewood neighborhood (including along Madison Avenue and Cattail Court).**

The revised alternative plans create a 25-foot setback from Madison Avenue but may come with the following tradeoffs, which we offer for Council and staff consideration:

a) The large common area may not be as usable by the entire Ridley Village Court Community because it would not be as centralized.
b) The redesign necessitates a reduction of three units.
c) The units just west of Alley (Road E) will face closer to the alley and garages of the C.2 units, though a landscaped area has been incorporated to mitigate the effect.
d) There would be less natural surveillance (per CPTED) of both the open space and along Madison Avenue.
e) According to NACTO, buildings set farther back from a street (Madison Avenue, in this case) may incentivize faster-moving vehicular traffic on Madison Avenue and for turning movements at the intersection of Madison Avenue and River Rock Road.
f) The large shared open space's orientation toward Madison Avenue may create additional noise impacts on Maplewood Village residents.
g) The staff analysis provided to the Planning Commission indicated concern that the private open space would be perceived to be public, which may be exacerbated if it was placed along Madison Avenue.

The revised alternative plans create a 15-foot buffer to neighboring development along Cattail Court. In addition, to address concerns expressed by residents who testified or provided written comments, we have reduced the height of the corner units to a story and a half, consistent with the intent of Sandpoint City Code §9-4-2-3 (H)(6) *"Neighborhood Scale"* and the screened decks have been moved to orient towards Private Road D away from neighboring rear yards along Cattail Court. We maintain that these design solutions and setbacks are reasonable for the reasons below and look forward to presenting revised elevations at the public hearing.

a) Underlying Residential Multi-Family (RM) zoning provides that, should River Rock Road be extended, the minimum distance (side-setback) from the adjacent rear property lines of units along Cattail Court would be 5 feet. The RM zone also provides that single-family detached lots may contain accessory dwelling units that have no additional height limitation beyond base zoning (40') and may, with a garage below, be a minimum of 5 feet from a rear property line.
b) PUD approval criteria provides the proposed development *"…will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard zoning regulations."*
c) Reductions from the 25-foot PUD setback may be reduced where it "*…can be shown to be compatible with surrounding development,"* which is shown through a typology of attached single-family homes similar to the surrounding neighbors of single-family residential, design quality, scale, height reduction, and by maintaining a 15-foot setback that exceeds what may be allowed by right in the RM zone.
d) The precedent for reducing the 25' PUD setback is well established, most notably by the Maplewood Village PUD, which, per the recorded development agreement (Instrument #729499

(2007)), afforded a 15-foot setback along the southern boundary of the two southernmost lots of Cattail Court and a 10-foot setback for all lots adjacent to Division Street.

e) A 15-foot rear yard setback aligns with the standard rear yard setback for single-family and multi-family residential development.

6. **Require the installation of an adequate fence along Autumn Lane on the north boundary of the Forrest Bird Charter School property.**

   Following the City Council's approval in principle, we are committed to meeting this condition, as applicable, and offer to engage with the Charter School to ensure their needs are met.

7. **Require the applicant to coordinate with City staff to implement traffic calming measures for traffic flow through adjacent neighborhoods.**

   We look forward to coordinating with city staff, following approval in principle by the City Council.

RIDLEY VILLAGE COURT TOWNHOMES



LEGEND

- a RAINGARDEN / BIOSWALE (SNOW STORAGE)
- b CENTRAL RAINGARDEN/ BIOSWALE (SNOW STORAGE)
- c STREET TREES, 25'-0" O.C.
- d PARK STORAGE SHED
- e COMMUNITY GARDEN PLOTS
- f MOVEABLE UMBRELLA TABLES
- g COVERED PICNIC AREA
- h BOARDWALK CROSSING RAIN GARDEN
- i FIREPIT WITH SEATING
- j CROSSWALK
- k LAWN AREAS
- l SCREENED TRASH RECEPTACAL

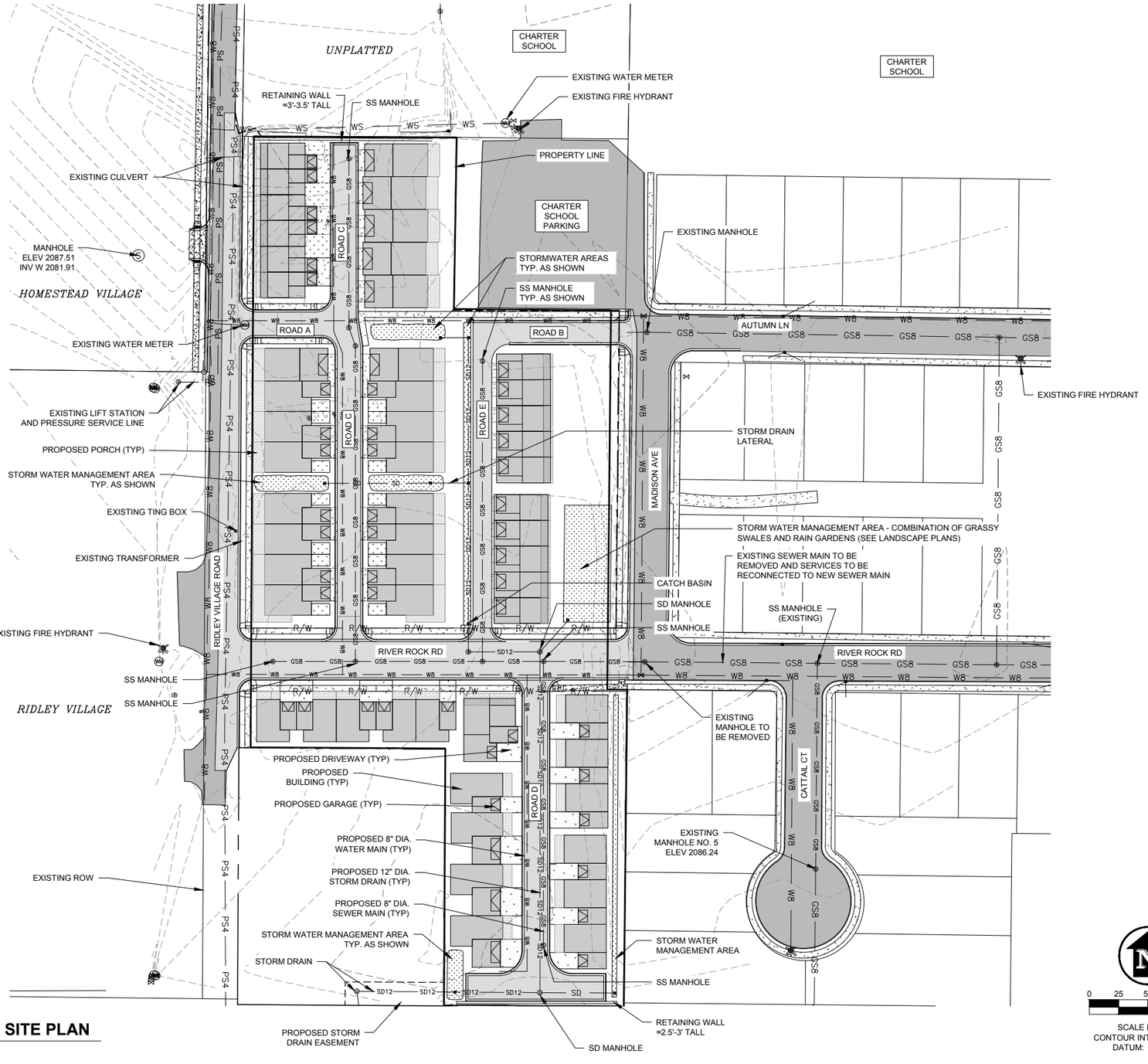
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RIDLEY COURT - PRELIMINARY IMPROVEMENT PLANS

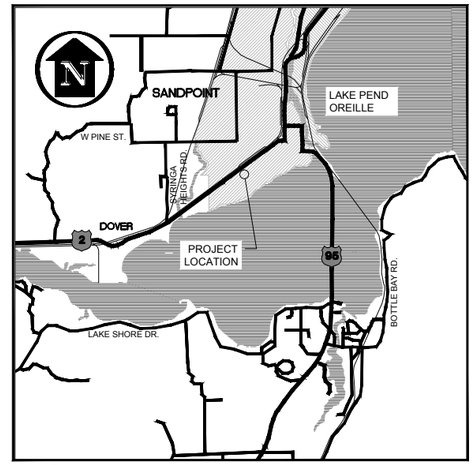
(PARCEL RPS00000280320A/ 875 RIDLEY VILLAGE ROAD)

SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RELEASE FOR AGENCY REVIEW



1 PROPOSED SITE PLAN
SCALE: AS SHOWN



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:
1. SITE PLAN AS SHOWN IS FOR PLANNING APPROVAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
2. THE WATER, SEWER, AND STORMWATER UTILITY PROFILES ARE PENDING. FINAL UTILITY PLANS INCLUDING PLAN AND PROFILE WILL BE PROVIDED FOR CITY APPROVAL PRIOR TO CONSTRUCTION.
3. THE MISC. "DRY" UTILITY LAYOUT IS PENDING AND WILL BE DEVELOPED IN CONJUNCTION WITH AVISTA. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ALL "DRY" UTILITIES. NATURAL GAS IS NOT ANTICIPATED TO BE PROVIDED TO THE PROJECT.
4. STORMWATER AREAS AS SHOWN ARE SCHEMATIC IN NATURE AND A FINAL STORMWATER MANAGEMENT PLAN WILL BE DEVELOPED FOR CITY APPROVAL PRIOR TO CONSTRUCTION.

ROAD INFORMATION TABLE			
ROAD	TYPE	WIDTH	TRAVELWAY WIDTH
RIDLEY VILLAGE (N)	ROW	50 FT	28 FT
RIDLEY VILLAGE (S)	ROW	40 FT	28 FT
RIVER ROCK RD	ROW	54 FT	34 FT
MADISON AVE	ROW	53 FT	34 FT
ROAD A	EASEMENT	34 FT	24 FT
ROAD B	EASEMENT	30 FT	34 FT
ROAD C	EASEMENT	32 FT	24 FT
ROAD D	EASEMENT	32 FT	24 FT
ROAD E	EASEMENT	20 FT	16 FT

0 25 50 100
SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

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2 WORKING DAYS
BEFORE YOU DIG!
Bonner Boundary One Call
811

PROFESSIONAL ENGINEER — STATE OF IDAHO — JEFF C. JENSEN
03-19-2025

Digitally Signed by: Jeff Jensen
Contact Info: jjensen@jasewell.com
Date: 03/19/2025 7:24:18 AM

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: OVERALL SITE PLAN
PROJECT: RIDLEY CT. RIDLEY VILLAGE ROAD SANDPOINT, IDAHO

DATE:	03-19-2025
SCALE:	AS SHOWN
DESIGNED:	JPJ
DRAWN:	NCF
CHECKED:	JPJ
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 1 OF 1