

STATE BOARD OF LAND COMMISSIONERS
February 16, 2016
Regular Agenda

SUBJECT

Cottage Site 4-Year Auction Plan 2016-2019

BACKGROUND

The Land Board's authority to dispose of endowment trust lands is provided for in the Idaho Constitution, Article IX, Sections 8 and 10; the Idaho Admissions Bill Section 5, and Idaho Code Sections 58-104(8), 58-133, 58-138, 58-154, 58-301, 58-310, 58-313, 58-314, 58-505.

In February of 2010 the Land Board gave the Department direction to unify the cottage site split estates and to develop a voluntary auction for ownership (VAFO) process (Attachment 1). Since 2011, auctions have resulted in the transition of one hundred and eighty nine (189) cottage site lots into private ownership: eighty seven (87) lots at Payette Lake and one hundred two (102) lots at Priest Lake.

In April of 2014 the Land Board approved the 2015-2016 cottage site auction goals (Attachment 2). This memo set goals of one to two auction cycles per year with capacity as determined by experience and the level of interest expressed by lessees.

In October of 2014 the Land Board approved a 3-Year VAFO Plan for the sale of sixty (60) sites per year in 2015, 2016, and 2017 (Attachment 3). The lots for each year were determined through a random lottery selection process for lessees that had expressed interest in the 3-Year VAFO Plan. Interest in the 3-Year VAFO Plan exceeded the predetermined one hundred eighty (180) lot capacity and the excess sites were given an alternate position number.

The 3-Year VAFO Plan was developed to provide predictability of VAFO cycles and to establish eligibility criteria for participation in a VAFO. During 2015, the Department continued to hear concerns from lessees regarding uncertainty for those not in the 3-Year VAFO Plan and requests to increase the number of sites allowed to participate in a VAFO each year.

DISCUSSION

Over the last year the Department has adjusted the VAFO cycle time line to increase capacity in future years and has developed a proposed 4-Year VAFO Plan (2016-2019) that would allow every lessee an opportunity to participate in a VAFO by the end of 2019 (Attachment 4). This plan adds certainty for all lessees interested in participating in a VAFO and increases the number of VAFO positions offered each year.

Given that the total number of lessees wanting to participate in a VAFO over the next four years is unknown and will likely change, the proposed 4-Year VAFO Plan was developed to accommodate every remaining cottage site by 2019. The proposed 4-Year VAFO Plan shows the total number of cottage sites in 2010 (523) and calculates the remaining balances by year. Balances by lake (Priest and Payette) are also shown.

Under the proposed 4-Year VAFO Plan, the 2016 Payette Lake VAFO spots are filled from the auction positions selected through the lottery process. The remaining cottage sites at Payette Lake are then apportioned over the final three years of the proposed 4-Year VAFO Plan. After the 2016 cycle at Payette Lake, the Department anticipates less interest than there are positions available in the proposed 4-Year VAFO Plan. As such, a random selection process would be used only if needed in a given year. The Department created an updated Auction Position sheet for Payette Lake listing positions that participated in a VAFO and adding the needed positions through 2019 (Attachment 5).

At Priest Lake, the Department proposes to use the existing selection numbers and alternates for years 2016-2018. All sites that dropped out prior to the 2016 VAFO cycle or did not opt into the selection process last year will be eligible to participate in a 2019 VAFO. Given that every lessee that does not currently hold a lottery position will be allowed to participate in the same year (2019), no selection process is needed. The Department has created an updated Auction Position sheet for Priest Lake showing positions that have participated in a VAFO and adding positions for 2019 (Attachment 6).

In 2016 unleased lots, including vacant lots and lots under a short term land use permit, will be offered at each lake through a separate process for Unleased Lands Auctions (ULA). In the remaining years, ULAs will only be processed if an application is received in time to keep the ULA in the same cycle and time line as the VAFO for that year.

On January 6, 2016 the Department provided a copy of the proposed 4-Year VAFO Plan to members of the Priest Lake State Lessees' Association (PLSLA) Board, and Payette Lake representatives Fred Shoemaker, Patrick Miller, and Steve Millemann, to seek their input (Attachment 7). Additionally, Department staff presented the proposed 4-Year VAFO Plan to the PLSLA Board on January 13, 2016.

The Department received emails from Patrick Miller and Fred Shoemaker expressing appreciation for the opportunity to provide input (Attachment 8). Patrick Miller did not provide further comment, but the Department received letters of support from the PLSLA Board and Fred Shoemaker (Attachment 9). In their letter, the PLSLA Board states the proposed 4-Year VAFO Plan met their four main concerns:

1. Lessees that opted into the lottery selection process should have priority over those that did not or those that had a lottery position but chose not to participate last year;
2. Increase the number of sites allowed to participate in a VAFO each year;
3. Complete the VAFO process for all those who want to participate as soon as possible; and
4. Maintain the Priest Lake VAFO auctions separate from the ULA auctions.

The leasing program and its future is not addressed in the proposed 4-Year VAFO Plan; however, after the lessees wanting to participate in a VAFO have had an opportunity to do so, the Land Board and the Department will evaluate the Residential Program and determine the future plans for residential leasing. In the event that a lease expires prior to the prescribed auction date, the lease will be extended through that auction.

Under the proposed 4-Year VAFO Plan, the process will remain the same:

1. Pre-application;
2. Application;
3. Appraisal and Title Work;
4. Auction Administration Agreements;
5. Legal Notice and Marketing; and
6. Auction and Close of Escrow.

A lessee must meet the following criteria to be eligible to participate in a VAFO cycle:

1. Be in good standing and not otherwise indebted to the State of Idaho;
2. Not be named in litigation against the Land Board;
3. Not have a conflicted lease (this will become relevant again when the staggered leases begin expiring at the end of 2018); and
4. Not have a mortgage or deed of trust on the property or have an executed deed of reconveyance by the lender accepting the appraised value of the personal property as payment in full to be held in escrow pending closing.

The sale of all state lands must be in Ada County or in the county seat where the land being sold is located, unless otherwise approved by the Land Board (Idaho Code Chapter 58-314). The city of Coeur d'Alene in Kootenai County is the most convenient location both for lessees and other potential purchasers of cottage sites at Priest Lake. The Department is seeking approval to auction cottage sites in Ada, Bonner, Kootenai, or Valley Counties as needed and deemed appropriate for each site.

RECOMMENDATION

Approve the Department's proposed 4-Year VAFO Plan and approve the auctioning of future cottage sites in locations appropriate for each site to include Ada, Bonner, Kootenai, or Valley Counties.

BOARD ACTION

ATTACHMENTS

1. February 16, 2010 Approved Memo
2. April 15, 2014 Approved Memo
3. October 28, 2014 Approved Memo
4. Cottage Site 4-Year VAFO Plan
5. Payette Lake 4-Year Auction Positions
6. Priest Lake 4-Year Auction Positions
7. Sample Stakeholders' Outreach Letter dated January 6, 2016
8. Patrick Miller and Fred Shoemaker Acknowledgements
9. PLSLA Board and Fred Shoemaker Responses

State Board of Land Commissioners
February 16, 2010
Regular Agenda

SUBJECT

Recommendation of the Cottage Site Subcommittee

RECOMMENDATION

Refer to the Cottage Site Subcommittee Report to the Idaho State Board of Land Commissioners, February 16, 2010 (*next page*).

BOARD ACTION

1. A motion was made by Secretary of State Ysursa that the Board adopt the recommendation of the subcommittee. Superintendent Luna seconded the motion. The motion was subsequently withdrawn by Secretary of State Ysursa with concurrence of Superintendent Luna.
2. A motion was made by Secretary of State Ysursa that the Board adopt the Subcommittee Recommendation Number One, and to include other language with the intent of unifying the ownership of the land either by sale, exchange or other means with everything on the table, and to have the Department of Lands report back to the Board by January 2011. Attorney General Wasden seconded the motion. The motion carried on a vote of 5-0. (Aye: Otter, Ysursa, Wasden, Jones, Luna; Nay: None)
3. A motion was made by Secretary of State Ysursa that the new leases be offered for ten years. He noted the leases contain the provision that the land can be sold or exchanged upon a hundred and eighty day notice. Controller Jones seconded the motion. The motion carried on a vote of 5-0. (Aye: Otter, Ysursa, Wasden, Jones, Luna; Nay: None)
4. A motion was made by Secretary of State Ysursa that items two (four percent; five-year phase-in on ten-year plan) and three (premium rent) of the Subcommittee report be deferred for one month. During that interim time, the Subcommittee will meet with board members, staff, citizens and cottage site representatives, Mr. Lempesis and others, to try to work out something that can be brought back before the Board at the March meeting. Superintendent Luna seconded the motion. Superintendent Luna noted when the Board comes back next month his expectation is that a decision will be made. Secretary of State Ysursa stated that would be his sincere hope. Governor Otter reluctantly supported this motion and put the Board on notice that he will not delay this decision for another month after the March meeting. The motion carried on a vote of 5-0. (Aye: Otter, Ysursa, Wasden, Jones, Luna; Nay: None)

ATTACHMENTS

1. University of Idaho, Policy Analysis Group, Report No. 28, *Analysis of Procedures for Residential Real Estate (Cottage Site) Leases on Idaho's Endowment Lands* by Philip S. Cook and Jay O'Laughlin, October 2008;
2. Cabin Site Scenarios – 2010 through 2015
3. Draft Residence Site Lease
4. Public Comment Submitted by Michael Fery



STATE BOARD OF LAND COMMISSIONERS

April 15, 2014
Regular Agenda

SUBJECT

2015-2016 Cottage Site Auction Goals

BACKGROUND

The 2013 Land Board decision not to consider additional land exchanges, while the newly appointed Endowment Investment Governance Strategy Subcommittee conducts a review of Endowment investment strategies, has resulted in increased demand from lessees for voluntary cottage site auction opportunities.

The first voluntary auction cycle conducted at Payette Lake in 2013 auctioned a total of thirteen (13) cottage sites for fee simple ownership (10 leased and 3 vacant sites). December 2013 saw the Land Board approve the next two auction cycles, one at Payette Lake and one at Priest Lake, to occur in 2014 for former land exchange participants. Continued interest has been expressed by current lessees and other interested parties at both Payette and Priest Lakes in future auction opportunities. Common voluntary auction questions include; when is the next auction and how many sites will be offered?

DISCUSSION

To be considered for a voluntary auction cycle, criteria for an applicant will include: 1) complete a pre-application meeting; 2) complete the auction application/real estate listing packets; 3) pay the application fee and deposit for title commitment; 4) complete due diligence, specifically no title issues; 5) pay the administration fee and execute all required documents in preparation for the auction; and 6) cooperate in activities to market the property.

Many comments and questions regarding the frequency of auction cycles and volume of sites in each cycle have been received by the Department since the 2013 cycle at Payette Lake. Current auction activity milestones for 2014 are shown in the table below.

2014 Payette Lake	2014 Priest Lake
<ul style="list-style-type: none">• Payette #1<ul style="list-style-type: none">○ 21 Pre-application meetings - January 2014○ Former exchange sites, due diligence/appraisal work partially complete○ Auction Date: April 5, 2014○ 21 sites sold○ Close of Escrow: May 2014• Payette #2<ul style="list-style-type: none">○ Pre-application meetings for 15-30 lots - late May/June 2014○ Auction Date: October/November 2014	<ul style="list-style-type: none">• 2014 Priest<ul style="list-style-type: none">○ 66 Pre-application meetings – March 2014○ Auction applications due – April 18, 2014○ Legal Notice publication/marketing begins – July 2014○ Auction Date: late August or September 2014○ Close of Escrow: October 2014

In an effort to outline auction goals for the next two years the Department has carefully considered recent auction experience and offers the following goals for consideration by the Board. Each voluntary auction cycle would be subject to review of market conditions and approval by the Land Board. Based on the current cottage site climate, future voluntary auction goals include offering one to two auction cycles per year for cottage sites at each lake. Timing of the auction cycles will need to consider seasonal constraints for marketing and showing of the properties. The annual number of lots offered for auction could be guided by the number of leased sites, experience from auctions conducted in 2014, and the degree of interest at each lake. Of the applications accepted annually at Priest Lake, an estimated 75% of the applications will be for leased lots; the remainder of applications would be for lots under a land use permit. The number of vacant lots that may be included in an auction cycle would be determined for each cycle by the Land Board. A mixture of lot types, leased, vacant/unleased, or under short term land use permit, should be considered for each cycle.

These auction goals respond to the current level of interest in the cottage site voluntary auctions. The goals retain flexibility to adjust to changing market conditions and levels of interest and are subject to Land Board approval for each auction cycle.

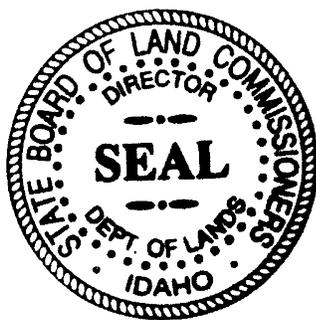
RECOMMENDATION

The Department recommends the Land Board approve the auction goals for 2015-2016, subject to market conditions and Board approval of each auction cycle, as follows:

1. Offer one to two voluntary auction cycles annually at Payette and Priest Lakes
2. Accept 15-30 applications at Payette Lake for the Fall 2014 auction cycle
3. Annual number of applications offered for lots to participate in an auction to be determined by:
 - a. Number of leased lots
 - b. Experience from 2014 auctions
 - c. The degree of interest at each lake
4. A mixture of lot types (i.e. leased, vacant/unleased, under short term land use permit) considered for each cycle as determined by the Land Board

BOARD ACTION

A motion was made by Attorney General Wasden that the Board approve the Department recommendation. Controller Woolf seconded the motion. The motion carried on a vote of 5-0.



STATE BOARD OF LAND COMMISSIONERS
October 28, 2014
Regular Agenda

SUBJECT

3-Year Voluntary Auction for Ownership Plan for Cottage Sites

BACKGROUND

Implementation by Idaho Department of Lands (IDL) of the Land Board directive of 2010, to unify the cottage site split estates, is nearing completion of the second full year of voluntary auctions for ownership (VAFO). Auction cycles conducted at both Payette and Priest Lakes during 2013 and 2014 will result in the transfer of ninety (90) leased lots into private ownership: thirty-one (31) lots at Payette Lake and fifty-nine (59) lots at Priest Lake. A second voluntary auction cycle at Payette Lake is underway that includes thirty (30) leased and six (6) unleased lots.

Each completed voluntary auction cycle has included a different number of lots and varying eligibility criteria. The first voluntary auction cycle was held at Payette Lake in 2013. This initial cycle was available to all current cottage site lessees with their lease in good standing, meaning in compliance with the lease terms and current on lease payments. The next two auction cycles, held in 2014, were focused on providing a VAFO opportunity to former land exchange participants at both Payette and Priest Lakes. A second VAFO cycle at Payette Lake was opened in early summer 2014 to all current cottage site lessees with a lease in good standing. The number of sites processed in these cycles ranged from twenty-four (24) to seventy-five (75) with multiple cycles overlapping each other (Attachment 1).

Two significant insights have been gained since the launch of the first voluntary auction cycle in 2013. First, administrative capacity has been tested by both the quantity of lots included in each cycle and the number of VAFO cycles in 2014. Successful implementation of the 2010 Land Board directive depends upon the ability of IDL to sustain a high level of quality assurance for each cycle. Quality assurance is directly impacted by number of lots being processed and the extent of overlap from one cycle to the next. Secondly, the demands for predictability of future VAFO cycles and applicant eligibility requirements continue to increase. Lessees, other potential purchasers, the real estate community and elected officials represent groups regularly inquiring about the timing of future VAFO cycles. Lessees or those looking to process a lease assignment continue to inquire about applicant eligibility requirements for future VAFO cycles.

DISCUSSION

The need for a known, predictable voluntary auction schedule is a recurring request, as are inquires about the various steps or phases of the auction process. Next will be a discussion focused on the quantity of lots to consider offering in each auction cycle, number of auction cycles per year, selection criteria for auction cycle participants and providing a predictable auction process.

Quantity of Lots/Number of Auction Cycles

The *Cottage Site Plan* contains discussion in the Disposition section on both land exchange and a "voluntary rolling auction proposal." Recommendations in the *Cottage Site Plan* indicated that IDL should hold two auctions of cottage sites, one for Priest Lake and one for Payette Lake sites, annually for a period of nine years. The total inventory of leased cottage sites at that time was five hundred twenty-one (521). Auctioning a combined total of sixty (60) leased lots annually (number of lots offered annually shall be proportionate to the share of lots held in endowment ownership at each lake) over the next three years would respond to the current level of interest expressed by lessees, provide a timeline for the lots selected and result in divestiture of approximately two-thirds of the cottage sites by the end of 2017. To accomplish this task, opening a selection window during the month of November 2014 would provide an immediate opportunity for both Payette and Priest Lake lessees to demonstrate interest in the VAFO process and lots could be randomly selected for VAFO cycles to occur in 2015, 2016, and 2017. An annual review is recommended prior to the scheduling of pre-application meetings for the 2016 and 2017 VAFO cycles to brief the Land Board on the over-all progress of the 3-Year Auction Plan.

In April 2014, the Land Board approved the *2015-2016 Cottage Site Voluntary Auction Goals*, which included a mixture of lot types to include leased, vacant/unleased and lots under short term (2-year) land use permit. Up to 25% of the lots offered in an annual VAFO cycle would be for lots under a 2-year land use permit (Attachment 2).

Unleased and vacant lots pose a unique opportunity to invigorate attendance and bidding within the VAFO process in large part because there is not a "legacy effect" present. Bidders are hesitant to actively bid on a lot that is currently leased and tend to have greater interest in unleased sites. Including a mix of unleased lots (vacant lots, lots under a short term land use permit or lots where both land and improvements are owned by the State) should be considered in conjunction with each VAFO cycle. Recommendations for the number and selection of unleased lots should be consistent with suggestions from consultations with real estate brokers and within administrative capacity of IDL; recommendations would be subject to Land Board approval.

Selection Criteria

To be selected for participation in a VAFO cycle a lessee must:

1. be a lessee in good standing and not otherwise indebted to the State of Idaho;
2. not be named in litigation against the Land Board which may affect valuations or lease terms;
3. not have a conflicted lease;
4. have either executed a long term residential lease or have applied to lease pending completion of the challenge appraisal process (persons failing to execute a lease upon final establishment of appraised value will lose eligibility); and
5. have completed the New Drainfield Lot process, if necessary, prior to scheduling a pre-application meeting in 2016 or 2017 (applicable to Priest Lake only).

Based on experience, it is in the best interest of all parties that any Priest Lake lessee interested in obtaining a new drainfield lot complete the New Drainfield Lot Process prior to participation in a pre-application meeting. It has been found that processing these types of requests concurrently with a VAFO application can lead to issues due to changing legal descriptions and challenges in meeting deadlines for critical VAFO process steps. Quality control and quality assurance can be improved for both the VAFO cycle and the surveying documents if they are completed separately. Lessees interested in obtaining a New Drainfield Lot will automatically be eligible for selection in the 2016 or 2017 auction cycles, but not eligible for selection in the 2015 auction cycle due to time constraints.

Predictable Auction Process

Normalizing the VAFO cycles will result in a predictable process and schedule. Attachment 3 provides simplified timelines for annual VAFO cycles at each lake. The timelines show the entire process beginning with preparation of pre-application materials through the close of escrow after auction day. It takes twelve (12) months to complete the five phases of a VAFO cycle. Each cycle is made up of five distinct phases: Pre-application, Application, Appraisal and Title Work, Legal Notice and Marketing, Auction and Close of Escrow. The actions that take place in these five phases are described in greater detail in Attachment 4. Knowing the actions involved in each phase of a VAFO cycle is important to understanding the impact of conducting more than one cycle at a time where two different auction phases can occur concurrently.

Summary

It is anticipated that for the next two to three years interest and participation in VAFO process will remain high. A 3-year VAFO Plan would provide a known predictable VAFO schedule and clear descriptions about the various phases of the VAFO process.

RECOMMENDATION

The Department recommends that the Land Board approve a 3-year VAFO Plan stating:

1. A selection window will be opened during the month of November 2014 and up to one hundred eighty (180) leased lots will be randomly selected for auction during the 2015, 2016, or 2017 auction cycle, with 60 leased lots auctioned per year.
2. Unleased lots, including vacant lots and lots under a short term land use permit, will be offered at each lake through an application process to be developed.
3. One VAFO cycle will be conducted at each lake, Payette and Priest, annually as shown on the timeline included in Attachment 3.
4. To be selected for participation in a VAFO cycle a lessee must:
 - a. be a lessee in good standing and not otherwise indebted to the State of Idaho;
 - b. not be named in litigation against the Land Board which may affect valuations or lease terms;
 - c. not have a conflicted lease;

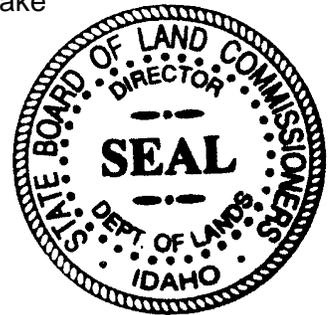
- d. have either executed a long term residential lease or have applied to lease pending completion of the challenge appraisal process (persons failing to execute a lease upon final establishment of appraised value will lose eligibility); and
- e. have completed the New Drainfield Lot process, if necessary, prior to scheduling a pre-application meeting in 2016 or 2017 (applicable to Priest Lake only).

BOARD ACTION

A motion was made by Attorney General Wasden that the Board adopt the Department recommendation as outlined on pages 3 of 4 and 4 of 4, with the following modifications: under item 1 recommendation, add language that those leaseholders of lots selected each year for participation in the VAFO will be notified prior to December 31 of that year; and add an additional item number 5 that the Director consider the issuance of numbers for all leaseholders and report back to the Board in January as to the viability of using that process. Controller Woolf seconded the motion. Superintendent Luna and Secretary of State Ysursa expressed concern with the notification happening by December 31; Secretary of State Ysursa noted the lessees should be given sufficient time to sign a lease with the Department. Director Schultz suggested that the Department would notify individuals by December 15 and then brief the Board at its December 16 meeting. Attorney General Wasden stated with the permission of his second he would amend his motion such that leaseholders would be notified by December 15 of their selection in a VAFO and the Department would report to the Board at its December 16 meeting on the feasibility of issuing numbers to all leaseholders. Controller Woolf agreed. The motion as amended carried on a vote of 5-0.

ATTACHMENTS

1. Participation in Voluntary Auction for Ownership Cycles
2. April 15, 2014 Approved Land Board Memo
3. Timeline for Annual Voluntary Auction for Ownership Cycles by Lake
4. Phases of a Voluntary Auction for Ownership Cycle



4-Year Auction Plan 2016-2019										
Payette Lake Cottage Sites										
	2010	2011	2012	2013	2014	2015	4-Year Plan			
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold / VAFO & ULA		2		13	49	20				
Payette 4-Year VAFO Openings							24	20	20	20
Remaining Lots, assuming full participation	168	166	166	153	104	84	60	40	20	0
Priest Lake Cottage Sites										
	2010	2011	2012	2013	2014	2015	4-Year Plan			
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold / VAFO & ULA					59	43				
Priest 4-Year VAFO Openings							45	65	64	79
Remaining Lots, assuming full participation	355	355	355	355	296	253	208	143	79	0
Remaining Lots Priest & Payette Lakes										
Total Remaining Lots, assuming full participation	523	521	521	508	400	337	268	183	99	0

4 YEAR AUCTION POSITIONS - PAYETTE LAKE

Lottery Year	Lottery Selection Order	Current Lottery Position	Annual Position	Cottage Site Address	Subdivision	Lot	Block
2015	1	1	1	2064 John Alden Road, McCall, ID 83638	Cove Replat	2	19
2015	2	2	2	2230 Tamarack Road, McCall, ID 83638	Amended Cedar Knolls Acres	1	8
2015	3	3	3	1067 Plymouth Road, McCall, ID 83638	Cove Replat	1	10
2015	4	4	4	2043 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	4	5
2015	5	5	5	965 Wagon Wheel Road, McCall, ID 83638	SW Payette Cottage Sites	1	6
2015	6	6	6	2255 Tamarack Road, McCall, ID 83638	Amended Cedar Knolls Acres	2	3
2015	7	7	7	955 Pine Haven Place, McCall, ID 83638	Amended Cedar Knolls Acres	1	6
2015	8	8	8	2052 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	1	7
2015	9	<i>Declined</i>	<i>Declined</i>	2402 Warren Wagon Road, McCall, ID 83638	SW Payette Cottage Sites	2	1
2015	10	9	9	2016 John Alden Road, McCall, ID 83638	Cove Replat	1	17
2015	11	10	10	996 Happy Day Way, McCall, ID 83638	SW Payette Cottage Sites	1	19
2015	12	11	11	2205 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	4	12
2015	13	12	12	2023 John Alden Road, McCall, ID 83638	Cove Replat	1	15
2015	14	<i>Declined</i>	<i>Declined</i>	2140 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	5	15
2015	15	13	13	2162 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	2	15
2015	16	14	14	3960 Warren Wagon Road, McCall, ID 83638	Deadhorse Creek	1	1
2015	17	15	15	2029 Plymouth Court, McCall, ID 83638	Cove Replat	12	7
2015	18	16	16	3670 Warren Wagon Road, McCall, ID 83638	Point of Rocks	1	1
2015	19	17	17	3800 Warren Wagon Road, McCall, ID 83638	Rocky Hollow	1	1
2015	20	18	18	2056 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	2	22
2016 2015	21	19	19	2057 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	1	8
2016 2015	22	20	20	1087 Mayflower Lane, McCall, ID 83638	Cove Replat	5	11
2016	23	21	1	2261 Lovers Lane, McCall, ID 83638	Amended Cedar Knoll Acres	4	1
2016	24	22	2	1087 Plymouth Road, McCall, ID 83638	Cove Replat	3	11
2016	25	23	3	991 Happy Day Way, McCall, ID 83638	Amended Pinecrest Addition	5	1
2016	26	24	4	2037 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	2	3
2016	27	25	5	2225 Payette Drive, McCall, ID 83638	Amended Cedar Knoll Acres	2	8
2016	28	26	6	997 Happy Day Way, McCall, ID 83638	Amended Pinecrest Addition	1	1
2016	29	27	7	991 Wagon Wheel Road, McCall, ID 83638	SW Payette Cottage Sites	1	5
2016	30	28	8	998 Spruce Way, McCall, ID 83638	Amended Cedar Knoll Acres	3	5
2016	31	29	9	2012 John Alden Road, McCall, ID 83638	Cove Replat	2	17
2016	32	<i>Declined</i>	<i>Declined</i>	2113 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	1	17
2016	33	30	10	2248 Warren Wagon Road, McCall, ID 83638	Amended Cedar Knoll Acres	1	7
2016	34	31	11	1079 Mayflower Lane, McCall, ID 83638	Cove Replat	7	11
2016	35	32	12	978 Rocky Shore Drive, McCall, ID 83638	SW Payette Cottage Sites	2	20
2016	36	33	13	2008 University Lane, McCall, ID 83638	University	1	2
2016	37	34	14	2103 Water Lily Lane, McCall, ID 83638	Cove Replat	1	2
2016	38	35	15	2238 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	1	10
2016	39	36	16	2043 Plymouth Court, McCall, ID 83638	Cove Replat	9	7
2016	40	<i>Declined</i>	<i>Declined</i>	2107 Water Lily Lane, McCall, ID 83638	Cove Replat	2	1
2017 2016	41	37	17	2072 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	6	1
2017 2016	42	38	18	2056 John Alden Road, McCall, ID 83638	Cove Replat	19	4
2017 2016	43	39	19	2245 Tamarack Road, McCall, ID 83638	Amended Cedar Knoll Acres	5	5
2017 2016	47	40	20	2045 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	3	1
2017 2016	48	41	21	2088 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	1	2
2017 2016	49	42	22	2235 Tamarack Road, McCall, ID 83638	Amended Cedar Knoll Acres	7	4
2017 2016	50	43	23	2210 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	11	2
2017 2016	51	44	24	995 Cedar Crest Drive, McCall, ID 83638	Amended Cedar Knoll Acres	1	1
2017	** 44	45	1	2080 John Alden Road, McCall, ID 83638	Cove Replat	20	2
2017	** 45	46	2	2066 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	6	2
2017	** 46	47	3	1026 Plymouth Road, McCall, ID 83638	Cove Replat	15	2
2017			4				
2017			5				

** Lessees elected to remain in later year.

2017			6			
2017			7			
2017			8			
2017			9			
2017			10			
2017			11			
2017			12			
2017			13			
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** Lessees elected to remain in later year.

4 YEAR AUCTION POSITIONS - PRIEST LAKE

Lottery Year	Lottery Selection Order	Current Lottery Position	Annual Position	Cottage Site Address	Subdivision	Lot	Block
2015	1	1	1	Indian Creek Bay Road, North Coolin, ID 83821	Pinto Point	44	1
2015	2	2	2	197 Eight Mile Road, Coolin, ID 83821	Horton Creek	32	1
2015	3	3	3	96 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	9	1
2015	4	4	4	924 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	6	1
2015	5	5	5	1504 Cape Horn Road, Coolin, ID 83821	Woody's Point	36	1
2015	6	6	6	456 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	6	1
2015	7	7	7	118 Four Mile Road, Coolin, ID 83821	Tanglewood Point	6	1
2015	8	8	8	539 Pinto Point Road, Coolin, ID 83821	Pinto Point	19	1
2015	9	9	9	502 Clambake Road, Coolin, ID 83821	Tanglewood Point	2	1
2015	10	10	10	88 North Indian Creek Road, Coolin, ID 83821	Pinto Point	54	1
2015	11	<i>Declined</i>	<i>Declined</i>	142 Pinto Point Road, Coolin, ID 83821	Pinto Point	2	1
2015	12	11	11	18 North Eight Mile Road, Coolin, ID 83821	Horton Creek	29	1
2015	13	12	12	568 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	5	1
2015	14	13	13	26 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	56	1
2015	15	14	14	215 Pinto Point Road, Coolin, ID 83821	Pinto Point	34	1
2015	16	15	15	75 South Horton Creek Road, Coolin, ID 83821	Horton Creek	25	1
2015	17	16	16	108 Cutthroat Road, Coolin, ID 83821	Hunt Creek	27	1
2015	18	17	17	104 Char Lane, Coolin, ID 83821	Woody's Point	22	1
2015	19	18	18	40 South Horton Creek Road, Coolin, ID 83821	Horton Creek	16	1
2015	20	19	19	800 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	12	1
2015	21	20	20	114 Two Creek Road, Coolin, ID 83821	Horton Creek	7	1
2015	22	21	21	360 Pinto Point Road, Coolin, ID 83821	Pinto Point	8	1
2015	23	<i>Declined</i>	<i>Declined</i>	744 Clambake Road, Coolin, ID 83821	Tanglewood Point	11	1
2015	24	22	22	245 Eight Mile Road, Coolin, ID 83821	Horton Creek	34	1
2015	25	23	23	824 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	9	1
2015	26	24	24	277 Pinto Point Road, Coolin, ID 83821	Pinto Point	32	1
2015	27	25	25	152 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	12	1
2015	28	26	26	200 North Horton Creek Road, Coolin, ID 83821	Horton Creek	13	1
2015	29	27	27	132 Bull Trout Road, Coolin, ID 83821	Hunt Creek	20	1
2015	30	<i>Declined</i>	<i>Declined</i>	503 Pinto Point Road, Coolin, ID 83821	Pinto Point	21	1
2015	31	28	28	44 East Pinto Point Road, Coolin, ID 83821	Pinto Point	41	1
2015	32	29	29	500 Clambake Road, Coolin, ID 83821	Tanglewood Point	1	1
2015	33	30	30	145 Pinto Point Road, Coolin, ID 83821	Pinto Point	36	1
2015	34	<i>Declined</i>	<i>Declined</i>	101 Pinto Point Road, Coolin, ID 83821	Pinto Point	38	1
2015	35	31	31	522 Pinto Point Road, Coolin, ID 83821	Pinto Point	17	1
2015	36	32	32	422 Pinto Point Road, Coolin, ID 83821	Pinto Point	11	1
2015	37	<i>Declined</i>	<i>Declined</i>	448 Pinto Point Road, Coolin, ID 83821	Pinto Point	12	1
2015	38	33	33	40 Coho Lane, Coolin, ID 83821	Woody's Point	32	1
2015	39	<i>Declined</i>	<i>Declined</i>	4 Southshore Outlet, Coolin, ID 83821	Outlet Bay	4	1
2015	40	34	34	196 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	13	1
2016 2015	41	35	35	105 West Cavanaugh Bay Road, Coolin, ID 83821	Leisure Bay	2	1
2016 2015	42	36	36	68 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	35	1
2016	43	<i>Declined</i>	<i>Declined</i>	158 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	14	1
2016 2015	44	37	37	86 Upper Powerline Road, Coolin, ID 83821	Woody's Point	3	1
2016 2015	46	38	38	288 North Horton Creek Road, Coolin, ID 83821	Horton Creek	12	1
2016 2015	51	39	39	261 Pinto Point Road, Coolin, ID 83821	Pinto Point	33	1
2016 2015	53	40	40	80 West Horton Creek Road, Coolin, ID 83821	Horton Creek	22	1
2016	** 45	41	1	322 North Horton Creek Road, Coolin, ID 83821	Horton Creek	10	1
2016	** 47	42	2	150 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	58	1
2016	** 48	43	3	274 North Diamond Park Road, Coolin, ID 83821	Desmet Park	3	1
2016	49	<i>Declined</i>	<i>Declined</i>	362 North Cape Horn Road, Coolin, ID 83821	Powerline	2	1
2016	** 50	44	4	188 Two Creek Road, Coolin, ID 83821	Horton Creek	9	1
2016	** 52	45	5	1264 Cape Horn Road, Coolin, ID 83821	Woody's Point	46	1
2016	54	46	6	84 Four Mile Road, Coolin, ID 83821	Tanglewood Point	5	1
2016	55	47	7	624 Cape Horn Road, Coolin, ID 83821	Pinto Point	50	1
2016	56	48	8	504 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	6	1
2016	57	49	9	72 East Pinto Point Road, Coolin, ID 83821	Pinto Point	42	1
2016	58	50	10	148 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	12	1
2016	59	<i>Declined</i>	<i>Declined</i>	48 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	45	1

* Lots added to 2017 Lottery List per Land Board approval on 2/17/15.

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2016	60	51	11	84 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	8	1
2016	61	52	12	1901 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	2	1
2016	62	53	13	506 Pinto Point Road, Coolin, ID 83821	Pinto Point	15	1
2016	63	54	14	45 South Horton Creek Road, Coolin, ID 83821	Horton Creek	18	1
2016	64	<i>Declined</i>	<i>Declined</i>	3371 Cape Horn Road, Coolin, ID 83821	Powerline	1	3
2016	65	55	15	116 Pinto Point Road, Coolin, ID 83821	Pinto Point	1	1
2016	66	56	16	62 North Hess Point Road, Coolin, ID 83821	Hess Point	11	1
2016	67	57	17	1456 Cape Horn Road, Coolin, ID 83821	Woody's Point	39	1
2016	68	58	18	3427 Cape Horn Road, Coolin, ID 83821	Powerline	6	3
2016	69	59	19	308 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar	9	1
2016	70	60	20	160 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	51	1
2016	71	61	21	140 Upper Power Line Road, Coolin, ID 83821	Woody's Point	1	1
2016	72	62	22	64 Janet Lane, Coolin, ID 83821	Powerline	8	3
2016	73	63	23	419 Pinto Point Road, Coolin, ID 83821	Pinto Point	25	1
2016	74	64	24	18 North Two Creek Road, Coolin, ID 83821	Horton Creek	4	1
2016	75	65	25	182 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	3	1
2016	76	66	26	742 Cape Horn Road, Coolin, ID 83821	Pinto Point	45	1
2016	77	67	27	106 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	36	1
2016	78	68	28	236 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	52	1
2016	79	69	29	504 Clambake Road, Coolin, ID 83821	Tanglewood Point	3	1
2016	80	70	30	189 Pinto Point Road, Coolin, ID 83821	Pinto Point	35	1
2017 2016	81	71	31	130 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	6	1
2017 2016	84	72	32	932 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	5	1
2017 2016	85	73	33	8 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	34	1
2017 2016	86	74	34	1354 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	23	1
2017 2016	87	75	35	1512 Cape Horn Road, Coolin, ID 83821	Woody's Point	35	1
2017 2016	88	76	36	242 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	16	1
2017 2016	89	77	37	20 North Eight Mile Road, Coolin, ID 83821	Horton Creek	28	1
2017 2016	90	78	38	186 North Hess Point Road, Coolin, ID 83821	Hess Point	5	1
2017 2016	91	79	39	136 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar	15	1
2017 2016	92	80	40	120 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	37	1
2017 2016	93	81	41	285 Eight Mile Road, Coolin, ID 83821	Horton Creek	35	1
2017 2016	94	82	42	1200 Cape Horn Road, Coolin, ID 83821	Woody's Point	48	1
2017 2016	95	83	43	3940 Cavanaugh Bay Road, Coolin, ID 83821	Leisure Bay	6	1
2017 2016	96	84	44	934 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	4	1
2017 2016	99	85	45	236 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	15	1
2017	** 82	86	1	1012 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	1	1
2017	** 83	87	2	218 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	11	1
2017	** 97	88	3	45 Sunset Beach Road, Coolin, ID 83821	Soldier Creek	9	1
2017	** 98	89	4	142 Four Mile Road, Coolin, ID 83821	Tanglewood Point	7	1
2017	100	90	5	10 North Indian Creek Road, Coolin, ID 83821	Pinto Point	51	1
2017	101	91	6	309 Eight Mile Road, Coolin, ID 83821	Horton Creek	37	1
2017	102	92	7	92 Two Creek Road, Coolin, ID 83821	Horton Creek	6	1
2017	103	93	8	1502 Cape Horn Road, Coolin, ID 83821	Woody's Point	37	1
2017	104	94	9	572 Pinto Point Road, Coolin, ID 83821	Pinto Point	18	1
2017	105	95	10	239 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	54	1
2017	106	96	11	474 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	3	1
2017	107	97	12	898 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	7	1
2017	108	98	13	306 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	10	1
2017	109	99	14	308 Powerline Road, Coolin, ID 83821	Woody's Point	7	1
2017	110	100	15	310 Powerline Road, Coolin, ID 83821	Woody's Point	6	1
2017	111	101	16	324 North Hess Point Road, Coolin, ID 83821	Hess Point	1	1
2017	112	102	17	216 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	12	1
2017	113	103	18	100 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	10	1
2017	114	104	19	287 Eight Mile Road, Coolin, ID 83821	Horton Creek	36	1
2017	115	105	20	450 Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	8	1
2017	116	106	21	61 Pinto Point Road, Coolin, ID 83821	Pinto Point	39	1
2017	117	107	22	140 Two Creek Road, Coolin, ID 83821	Horton Creek	8	1
2017	118	108	23	24 North Cape Horn Road, Coolin, ID 83821	Powerline	1	2
2017	119	109	24	479 Pinto Point Road, Coolin, ID 83821	Pinto Point	22	1
2017	120	110	25	20 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	43	1
2017	121	111	26	352 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	11	1
2017	122	112	27	1398 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	25	1
2017	123	113	28	130 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	13	1
2017	124	114	29	88 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	15	1
2017	125	115	30	64 North Hess Point Road, Coolin, ID 83821	Hess Point	10	1

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2017	126	116	31	148 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	57	1
2017	127	117	32	345 Pinto Point Road, Coolin, ID 83821	Pinto Point	29	1
2017	128	118	33	40 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	44	1
2017	129	119	34	590 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	4	1
2017	130	120	35	3452 Cape Horn Road, Coolin, ID 83821	Powerline	5	3
2017	131	121	36	82 West Horton Creek Road, Coolin, ID 83821	Horton Creek	21	1
2017	*	122	37	518 Pinto Point Road, Coolin, ID 83821	Pinto Point	1	16
2017	*	123	38	110 Cutthroat Road, Coolin, ID 83821	Hunt Creek	28	1
ALTERNATE-2017	132	124	39	874 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	8	1
ALTERNATE-2017	133	125	40	288 Hess Point Road, Coolin, ID 83821	Hess Point	4	1
ALTERNATE-2017	134	126	41	306 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	9	1
ALTERNATE-2017	135	127	42	42 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	45	1
ALTERNATE-2017	136	128	43	156 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	49	1
ALTERNATE-2017	137	129	44	174 North Hunt Creek Road, Coolin, ID 83821	Horton Creek	15	1
ALTERNATE-2017	138	130	45	325 Pinto Point Road, Coolin, ID 83821	Pinto Point	31	1
ALTERNATE-2017	139	131	46	80 East Char Lane, Coolin, ID 83821	Woody's Point	28	1
ALTERNATE-2017	140	132	47	90 East Char Lane, Coolin, ID 83821	Woody's Point	29	1
ALTERNATE-2017	141	133	48	335 Eight Mile Road, Coolin, ID 83821	Horton Creek	38	1
ALTERNATE-2017	142	134	49	452 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	7	1
ALTERNATE-2017	143	135	50	692 Cape Horn Road, Coolin, ID 83821	Pinto Point	48	1
ALTERNATE-2017	144	136	51	96 East Pinto Point Road, Coolin, ID 83821	Pinto Point	43	1
ALTERNATE	145	ULA SALE	ULA SALE	1823 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	4	1
ALTERNATE-2017	146	137	52	172 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	39	1
ALTERNATE-2017	147	138	53	238 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	53	1
ALTERNATE-2017	148	139	54	3393 Cape Horn Road, Coolin, ID 83821	Powerline	3	3
ALTERNATE-2017	149	140	55	22 North Cape Horn Road, Coolin, ID 83821	Powerline	2	2
ALTERNATE-2017	150	141	56	1532 Cape Horn Road, Coolin, ID 83821	Woody's Point	33	1
ALTERNATE-2017	151	142	57	68 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	16	1
ALTERNATE-2017	152	143	58	198 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	14	1
ALTERNATE-2017	153	144	59	168 Powerline Road, Coolin, ID 83821	Woody's Point	10	1
ALTERNATE-2017	154	145	60	64 Four Mile Road, Coolin, ID 83821	Tanglewood Point	4	1
ALTERNATE-2017	155	146	61	3373 Cape Horn Road, Coolin, ID 83821	Powerline	2	3
ALTERNATE-2017	156	147	62	460 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	4	1
ALTERNATE-2017	157	148	63	1068 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point 1st Additio	1	1
ALTERNATE-2017	158	149	64	30 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	44	1
ALTERNATE-2017	159	150	65	974 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	3	1
ALTERNATE-2018	160	151	1	248 Powerline Road, Coolin, ID 83821	Woody's Point	8	1
ALTERNATE-2018	161	152	2	44 West Horton Creek Road, Coolin, ID 83821	Horton Creek	25	1
ALTERNATE-2018	162	153	3	58 North Mackinaw Road, Coolin, ID 83821	Hunt Creek	30	1
ALTERNATE	163	ULA SALE	ULA SALE	88 North Eight Mile Road, Coolin, ID 83821	Horton Creek	26	1
ALTERNATE-2018	164	154	4	217 Eight Mile Road, Coolin, ID 83821	Horton Creek	33	1
ALTERNATE-2018	165	155	5	116 Cutthroat Road, Coolin, ID 83821	Hunt Creek	26	1
ALTERNATE-2018	166	156	6	22 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	18	1
ALTERNATE-2018	167	157	7	78 Janet Lane, Coolin, ID 83821	Powerline	9	3
ALTERNATE-2018	168	158	8	122 Hidden Cove Road, Coolin, ID 83821	Hidden Cove	2	1
ALTERNATE-2018	169	159	9	339 Eight Mile Road, Coolin, ID 83821	Horton Creek	39	1
ALTERNATE-2018	170	160	10	1159 Camp Cudge Road, Nordman, ID 83821	Camp Cudge Landing	7	1
ALTERNATE-2018	171	161	11	126 Bull Trout Road, Coolin, ID 83821	Hunt Creek	18	1
ALTERNATE-2018	172	162	12	740 Cape Horn Road, Coolin, ID 83821	Pinto Point	46	1
ALTERNATE-2018	173	163	13	44 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	17	1
ALTERNATE-2018	174	164	14	1370 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	24	1
ALTERNATE-2018	175	165	15	186 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	1	1
ALTERNATE-2018	176	166	16	422 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	5	1
ALTERNATE-2018	177	167	17	168 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	13	1
ALTERNATE-2018	178	168	18	151 Eight Mile Road, Coolin, ID 83821	Horton Creek	30	1
ALTERNATE-2018	179	169	19	44 Sunset Beach Road, Coolin, ID 83821	Soldier Creek	11	1
ALTERNATE	180	ULA	ULA	1978 Cape Horn Road, Coolin, ID 83821	Woody's Point	16	1
ALTERNATE-2018	181	170	20	179 Eight Mile Road, Coolin, ID 83821	Horton Creek	31	1
ALTERNATE-2018	182	171	21	822 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	10	1
ALTERNATE-2018	183	172	22	1176Cape Horn Road, Coolin, ID 83821	Woody's Point	50	1
ALTERNATE-2018	184	173	23	390 Eight Mile Road, Coolin, ID 83821	Horton Creek	43	1
ALTERNATE-2018	185	174	24	465 Pinto Point Road, Coolin, ID 83821	Pinto Point	23	1
ALTERNATE-2018	186	175	25	4340 Eastshore Road, Coolin, ID 83821	Hunt Creek	43	1
ALTERNATE-2018	187	176	26	24 North Mackinaw Road, Coolin, ID 83821	Hunt Creek	31	1
ALTERNATE-2018	188	177	27	468 Pinto Point Road, Coolin, ID 83821	Pinto Point	13	1
ALTERNATE-2018	189	178	28	310 North Hess Point Road, Coolin, ID 83821	Hess Point	2	1

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ALTERNATE	190	<i>ULA SALE</i>	<i>ULA SALE</i>	515 Pinto Point Road, Coolin, ID 83821	Pinto Point	20	1
ALTERNATE-2018	191	179	29	158 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	50	1
ALTERNATE	192	<i>ULA SALE</i>	<i>ULA SALE</i>	3158 Cape Horn Road, Coolin, ID 83821	Powerline	1	5
ALTERNATE-2018	193	180	30	482 Pinto Point Road, Coolin, ID 83821	Pinto Point	14	1
ALTERNATE-2018	194	181	31	592 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	3	1
ALTERNATE-2018	195	182	32	2935 Cape Horn Road, Coolin, ID 83821	Powerline	3	2
ALTERNATE-2018	196	183	33	138 Hunt Creek Road, Coolin, ID 83821	Hunt Creek	48	1
ALTERNATE-2018	197	184	34	138 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	16	1
ALTERNATE-2018	198	185	35	172 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	5	1
ALTERNATE-2018	199	186	36	72 Powerline Road, Coolin, ID 83821	Woody's Point	13	1
ALTERNATE-2018	200	187	37	323 Pinto Point Road, Coolin, ID 83821	Pinto Point	30	1
ALTERNATE-2018	201	188	38	134 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	14	1
ALTERNATE-2018	202	189	39	162 Hunt Creek Road, Coolin, ID 83821	Hunt Creek	59	1
ALTERNATE-2018	203	190	40	412 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	8	1
ALTERNATE-2018	204	191	41	678 Cape Horn Road, Coolin, ID 83821	Pinto Point	49	1
ALTERNATE	205	<i>Declined</i>	<i>Declined</i>	30 Woody's Point Road, Coolin, ID 83821	Woody's Point	18	1
ALTERNATE-2018	206	192	42	278 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	10	1
ALTERNATE-2018	207	193	43	382 Pinto Point Road, Coolin, ID 83821	Pinto Point	9	1
ALTERNATE-2018	208	194	44	124 Hidden Cove Road, Coolin, ID 83821	Hidden Cove	1	1
ALTERNATE-2018	209	195	45	198 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	12	1
ALTERNATE-2018	210	196	46	3407 Cape Horn Road, Coolin, ID 83821	Powerline	4	3
ALTERNATE-2018	211	197	47	1432 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	26	1
ALTERNATE-2018	212	198	48	820 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	11	1
ALTERNATE-2018	213	199	49	144 Char Lane, Coolin, ID 83821	Woody's Point	21	1
ALTERNATE-2018	214	200	50	152 Mackinaw Road, Coolin, ID 83821	Hunt Creek	38	1
ALTERNATE-2018	215	201	51	90 Two Creeks Road, Coolin, ID 83821	Horton Creek	5	1
ALTERNATE-2018	216	202	52	198 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	40	1
ALTERNATE-2018	217	203	53	120 Bull Trout Road, Coolin, ID 83821	Hunt Creek	19	1
ALTERNATE-2018	218	204	54	484 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	5	1
ALTERNATE-2018	219	205	55	272 Pinto Point Road, Coolin, ID 83821	Pinto Point	4	1
ALTERNATE-2018	220	206	56	6 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	33	1
ALTERNATE-2018	221	207	57	1825 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	3	1
ALTERNATE-2018	222	208	58	1157 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	6	1
ALTERNATE-2018	223	209	59	125 Pinto Point Road, Coolin, ID 83821	Pinto Point	37	1
ALTERNATE-2018	224	210	60	414 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	7	1
ALTERNATE-2018	225	211	61	566 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	1	1
ALTERNATE-2018	226	212	62	102 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	14	1
ALTERNATE-2018	227	213	63	Miller Point, Coolin, ID 83821	Powerline	2	5
ALTERNATE-2018	228	214	64	520 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	1	1
2019			1				
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2019			21				
2019			22				
2019			23				
2019			24				
2019			25				
2019			26				
2019			27				

* Lots added to 2017 Lottery List per Land Board approval on 2/17/15

** Lessees elected to remain in later year.

2019			28				
2019			29				
2019			30				
2019			31				
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2019			74				
2019			75				
2019			76				
2019			77				
2019			78				
2019			79				

* Lots added to 2017 Lottery List per Land Board approval on 2/17/15.

** Lessees elected to remain in later year.

DIVISION OF LANDS AND WATERWAYS
REAL ESTATE SERVICES BUREAU
300 N 6TH STREET, SUITE 103
PO Box 83720
BOISE, ID 83720-0050
PHONE (208) 334-0200
FAX (208) 334-3698



TOM SCHULTZ, DIRECTOR

STATE BOARD OF LAND COMMISSIONERS
C. L. "Butch" Otter, Governor
Lawrence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

January 6, 2016

George Nethercutt
310 Powerline Road
Coolin, ID 83821

via e-mail: George.nethercutt@gmail.com

Re: Revised Cottage Site Auction Plan

Dear George Nethercutt:

During 2015, the Idaho Department of Lands (IDL) completed the first year of the 3-Year Voluntary Auction for Ownership (VAFO) Plan that was approved by the Land Board in 2014. During the last year, IDL continued to hear concerns from lessees regarding uncertainty for those not in the 3-Year plan and requests for an increase in sites allowed to participate in a VAFO each year. In response to these concerns IDL is developing a new plan that, if approved, will allow every lessee an opportunity to participate in a VAFO by the end of 2019. This letter is to explain the new 4-Year Plan and seek your input on potential improvements to the plan prior to it being presented to the Land Board in February 2016.

Given that the total number of lessees wanting to participate in a VAFO over the next four years is currently unknown and will likely change, the proposed 4-Year Plan is built with capacity to accommodate every remaining cottage site by 2019. The attached spreadsheet shows the total number of cottage sites beginning in 2010 (523) and calculates the current balance remaining (334); these numbers are also shown for each lake. Under the proposed plan the remaining cottage sites at Payette Lake that did not have an opportunity to participate in the 2016 VAFO are split out over the final three years of the plan. At Priest Lake the balance of the previously identified alternates through the lottery process will fill the 2016 through 2018 positions and all sites that dropped out prior to the 2016 cycle or did not opt into the process will be eligible to participate in 2019.

The bottom portion of the attached 4-Year Plan forecasts the amount of participation expected in the VAFO process over the next four years based on the interest in the selection process received last year. Since IDL anticipates less interest at Payette Lake than positions offered in the 4-Year Plan, no selection process is proposed at this time. At Priest Lake, IDL proposes to use the existing selection numbers and alternates for years 2016 through 2018. Since all sites not in the current pool will be allowed to participate in 2019, no selection process is needed. In the 4-Year plan there will not be movement from one year to another to back fill vacated sites if VAFO participant declines to proceed in a cycle.

In 2016 unleased lots, including vacant lots and lots under a short term land use permit, will be offered at each lake through a separate process for Unleased Lands Auctions (ULA). In the remaining years, ULAs will only be processed if an application is received in time to keep the ULA in the same cycle and time line as the VAFO.

The auction process will remain the same with each auction cycle being made up of six distinct phases:

1. Pre-application;
2. Application;
3. Appraisal and Title Work;
4. Auction Administration Agreements;
5. Legal Notice and Marketing; and
6. Auction and Close of Escrow.

It takes approximately twelve (12) months to complete the six phase VAFO cycle. Criteria to be eligible to participate in a VAFO cycle will also remain the same, a lessee must:

- a. Be a lessee in good standing and not otherwise indebted to the State of Idaho;
- b. Not be named in litigation against the Land Board;
- c. Not have a conflicted lease (This may become relevant when the staggered leases begin expiring at the end of 2018).

While the proposed 4-Year Plan is intended to allow every lessee a chance to participate in a VAFO by the end of 2019, this plan does not address the future of cottage site leasing. After the lessees wanting to participate in a VAFO have had an opportunity to do so, the Land Board and IDL will evaluate the residential program and determine the viability of continuing a residential leasing program.

The proposed 4-Year plan will add certainty for all lessees interested in participating in a VAFO and increase the number of VAFO positions offered each year. We look forward to discussing this plan further with you and receiving any comments you may have to improve this plan or the VAFO process.

Please submit written comments to my attention by Wednesday, January 27, 2016. Should you have any additional concerns, please contact me.

Respectfully submitted,



Sid Anderson
Residential Project Manager

Enc: Proposed 4-Year Plan
4-Year Auction Positions – Priest Lake
4-Year Auction Positions – Payette Lake

4-Year Auction Plan 2016-2019										
Priest Lake Cottage Sites	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold / VAFO & ULA					59	43				
Priest 4-Year VAFO Openings							45	65	64	79
Remaining Lots	355	355	355	355	296	253	208	143	79	0
Lottery Position #							41-85	86-150	151-214	-
Payette Lake Cottage Sites	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold / VAFO & ULA		2		13	49	20				
Payette 4-Year VAFO Openings							24	20	20	20
Remaining Lots	168	166	166	153	104	84	60	40	20	0
Lottery Position #							21-44	45-47-	-	-
Remaining Lots Priest & Payette Lakes	523	521	521	508	400	337	268	183	99	0

4-Year Plan Participation Forecast 2016-2019										
Priest Lake Cottage Sites	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold VAFO & ULA					59	43				
4-Y Plan participation forecast							45	63	62	25
Remaining Lots	355	355	355	355	296	253	208	145	83	58
Payette Lake Cottage Sites	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Lots Sold VAFO & ULA		2		13	49	20				
4-Y Plan participation forecast							23	10	5	3
Remaining Lots	168	166	166	153	104	84	61	51	46	43
Remaining Lots Priest & Payette Lakes	523	521	521	508	400	337	269	196	129	101

4 YEAR AUCTION POSITIONS - PRIEST LAKE

Lottery Year	Lottery Selection Order	Current Lottery Position	Annual Position	Cottage Site Address	Subdivision	Lot	Block
2015	1	1	1	Indian Creek Bay Road, North Coolin, ID 83821	Pinto Point	44	1
2015	2	2	2	197 Eight Mile Road, Coolin, ID 83821	Horton Creek	32	1
2015	3	3	3	96 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	9	1
2015	4	4	4	924 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	6	1
2015	5	5	5	1504 Cape Horn Road, Coolin, ID 83821	Woody's Point	36	1
2015	6	6	6	456 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	6	1
2015	7	7	7	118 Four Mile Road, Coolin, ID 83821	Tanglewood Point	6	1
2015	8	8	8	539 Pinto Point Road, Coolin, ID 83821	Pinto Point	19	1
2015	9	9	9	502 Clambake Road, Coolin, ID 83821	Tanglewood Point	2	1
2015	10	10	10	88 North Indian Creek Road, Coolin, ID 83821	Pinto Point	54	1
2015	11	Declined	Declined	142 Pinto Point Road, Coolin, ID 83821	Pinto Point	2	1
2015	12	11	11	18 North Eight Mile Road, Coolin, ID 83821	Horton Creek	29	1
2015	13	12	12	568 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	5	1
2015	14	13	13	26 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	56	1
2015	15	14	14	215 Pinto Point Road, Coolin, ID 83821	Pinto Point	34	1
2015	16	15	15	75 South Horton Creek Road, Coolin, ID 83821	Horton Creek	25	1
2015	17	16	16	108 Cutthroat Road, Coolin, ID 83821	Hunt Creek	27	1
2015	18	17	17	104 Char Lane, Coolin, ID 83821	Woody's Point	22	1
2015	19	18	18	40 South Horton Creek Road, Coolin, ID 83821	Horton Creek	16	1
2015	20	19	19	800 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	12	1
2015	21	20	20	114 Two Creek Road, Coolin, ID 83821	Horton Creek	7	1
2015	22	21	21	360 Pinto Point Road, Coolin, ID 83821	Pinto Point	8	1
2015	23	Declined	Declined	744 Clambake Road, Coolin, ID 83821	Tanglewood Point	11	1
2015	24	22	22	245 Eight Mile Road, Coolin, ID 83821	Horton Creek	34	1
2015	25	23	23	824 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	9	1
2015	26	24	24	277 Pinto Point Road, Coolin, ID 83821	Pinto Point	32	1
2015	27	25	25	152 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	12	1
2015	28	26	26	200 North Horton Creek Road, Coolin, ID 83821	Horton Creek	13	1
2015	29	27	27	132 Bull Trout Road, Coolin, ID 83821	Hunt Creek	20	1
2015	30	Declined	Declined	503 Pinto Point Road, Coolin, ID 83821	Pinto Point	21	1
2015	31	28	28	44 East Pinto Point Road, Coolin, ID 83821	Pinto Point	41	1
2015	32	29	29	500 Clambake Road, Coolin, ID 83821	Tanglewood Point	1	1
2015	33	30	30	145 Pinto Point Road, Coolin, ID 83821	Pinto Point	36	1
2015	34	Declined	Declined	101 Pinto Point Road, Coolin, ID 83821	Pinto Point	38	1
2015	35	31	31	522 Pinto Point Road, Coolin, ID 83821	Pinto Point	17	1
2015	36	32	32	422 Pinto Point Road, Coolin, ID 83821	Pinto Point	11	1
2015	37	Declined	Declined	448 Pinto Point Road, Coolin, ID 83821	Pinto Point	12	1
2015	38	33	33	40 Coho Lane, Coolin, ID 83821	Woody's Point	32	1
2015	39	Declined	Declined	4 Southshore Outlet, Coolin, ID 83821	Outlet Bay	4	1
2015	40	34	34	196 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	13	1
2016 2015	41	35	35	105 West Cavanaugh Bay Road, Coolin, ID 83821	Leisure Bay	2	1
2016 2015	42	36	36	68 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	35	1
2016	43	Declined	Declined	158 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	14	1
2016 2015	44	37	37	86 Upper Powerline Road, Coolin, ID 83821	Woody's Point	3	1
2016 2015	46	38	38	288 North Horton Creek Road, Coolin, ID 83821	Horton Creek	12	1
2016 2015	51	39	39	261 Pinto Point Road, Coolin, ID 83821	Pinto Point	33	1
2016 2015	53	40	40	80 West Horton Creek Road, Coolin, ID 83821	Horton Creek	22	1
2016	45	41	1	322 North Horton Creek Road, Coolin, ID 83821	Horton Creek	10	1
2016	47	42	2	150 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	58	1
2016	48	43	3	274 North Diamond Park Road, Coolin, ID 83821	Desmet Park	3	1
2016	49	Declined	Declined	362 North Cape Horn Road, Coolin, ID 83821	Powerline	2	1
2016	50	44	4	188 Two Creek Road, Coolin, ID 83821	Horton Creek	9	1
2016	52	45	5	1264 Cape Horn Road, Coolin, ID 83821	Woody's Point	46	1
2016	54	46	6	84 Four Mile Road, Coolin, ID 83821	Tanglewood Point	5	1
2016	55	47	7	624 Cape Horn Road, Coolin, ID 83821	Pinto Point	50	1
2016	56	48	8	504 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	6	1
2016	57	49	9	72 East Pinto Point Road, Coolin, ID 83821	Pinto Point	42	1
2016	58	50	10	148 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	12	1
2016	59	Declined	Declined	48 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	45	1

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2016	60	51	11	84 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	8	1
2016	61	52	12	1901 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	2	1
2016	62	53	13	506 Pinto Point Road, Coolin, ID 83821	Pinto Point	15	1
2016	63	54	14	45 South Horton Creek Road, Coolin, ID 83821	Horton Creek	18	1
2016	64	<i>Declined</i>	<i>Declined</i>	3371 Cape Horn Road, Coolin, ID 83821	Powerline	1	3
2016	65	55	15	116 Pinto Point Road, Coolin, ID 83821	Pinto Point	1	1
2016	66	56	16	62 North Hess Point Road, Coolin, ID 83821	Hess Point	11	1
2016	67	57	17	1456 Cape Horn Road, Coolin, ID 83821	Woody's Point	39	1
2016	68	58	18	3427 Cape Horn Road, Coolin, ID 83821	Powerline	6	3
2016	69	59	19	308 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar	9	1
2016	70	60	20	160 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	51	1
2016	71	61	21	140 Upper Power Line Road, Coolin, ID 83821	Woody's Point	1	1
2016	72	62	22	64 Janet Lane, Coolin, ID 83821	Powerline	8	3
2016	73	63	23	419 Pinto Point Road, Coolin, ID 83821	Pinto Point	25	1
2016	74	64	24	18 North Two Creek Road, Coolin, ID 83821	Horton Creek	4	1
2016	75	65	25	182 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	3	1
2016	76	66	26	742 Cape Horn Road, Coolin, ID 83821	Pinto Point	45	1
2016	77	67	27	106 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	36	1
2016	78	68	28	236 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	52	1
2016	79	69	29	504 Clambake Road, Coolin, ID 83821	Tanglewood Point	3	1
2016	80	70	30	189 Pinto Point Road, Coolin, ID 83821	Pinto Point	35	1
2017 2016	81	71	31	130 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	6	1
2017 2016	84	72	32	932 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	5	1
2017 2016	85	73	33	8 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	34	1
2017 2016	86	74	34	1354 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	23	1
2017 2016	87	75	35	1512 Cape Horn Road, Coolin, ID 83821	Woody's Point	35	1
2017 2016	88	76	36	242 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	16	1
2017 2016	89	77	37	20 North Eight Mile Road, Coolin, ID 83821	Horton Creek	28	1
2017 2016	90	78	38	186 North Hess Point Road, Coolin, ID 83821	Hess Point	5	1
2017 2016	91	79	39	136 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar	15	1
2017 2016	92	80	40	120 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	37	1
2017 2016	93	81	41	285 Eight Mile Road, Coolin, ID 83821	Horton Creek	35	1
2017 2016	94	82	42	1200 Cape Horn Road, Coolin, ID 83821	Woody's Point	48	1
2017 2016	95	83	43	3940 Cavanaugh Bay Road, Coolin, ID 83821	Leisure Bay	6	1
2017 2016	96	84	44	934 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	4	1
2017 2016	99	85	45	236 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	15	1
2017	82	86	1	1012 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	1	1
2017	83	87	2	218 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	11	1
2017	97	88	3	45 Sunset Beach Road, Coolin, ID 83821	Soldier Creek	9	1
2017	98	89	4	142 Four Mile Road, Coolin, ID 83821	Tanglewood Point	7	1
2017	100	90	5	10 North Indian Creek Road, Coolin, ID 83821	Pinto Point	51	1
2017	101	91	6	309 Eight Mile Road, Coolin, ID 83821	Horton Creek	37	1
2017	102	92	7	92 Two Creek Road, Coolin, ID 83821	Horton Creek	6	1
2017	103	93	8	1502 Cape Horn Road, Coolin, ID 83821	Woody's Point	37	1
2017	104	94	9	572 Pinto Point Road, Coolin, ID 83821	Pinto Point	18	1
2017	105	95	10	239 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	54	1
2017	106	96	11	474 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	3	1
2017	107	97	12	898 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	7	1
2017	108	98	13	306 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	10	1
2017	109	99	14	308 Powerline Road, Coolin, ID 83821	Woody's Point	7	1
2017	110	100	15	310 Powerline Road, Coolin, ID 83821	Woody's Point	6	1
2017	111	101	16	324 North Hess Point Road, Coolin, ID 83821	Hess Point	1	1
2017	112	102	17	216 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	12	1
2017	113	103	18	100 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	10	1
2017	114	104	19	287 Eight Mile Road, Coolin, ID 83821	Horton Creek	36	1
2017	115	105	20	450 Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	8	1
2017	116	106	21	61 Pinto Point Road, Coolin, ID 83821	Pinto Point	39	1
2017	117	107	22	140 Two Creek Road, Coolin, ID 83821	Horton Creek	8	1
2017	118	108	23	24 North Cape Horn Road, Coolin, ID 83821	Powerline	1	2
2017	119	109	24	479 Pinto Point Road, Coolin, ID 83821	Pinto Point	22	1
2017	120	110	25	20 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	43	1
2017	121	111	26	352 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	11	1
2017	122	112	27	1398 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	25	1
2017	123	113	28	130 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	13	1
2017	124	114	29	88 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	15	1
2017	125	115	30	64 North Hess Point Road, Coolin, ID 83821	Hess Point	10	1

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2017	126	116	31	148 South Hunt Creek Road, Coolin, ID 83821	Hunt Creek	57	1
2017	127	117	32	345 Pinto Point Road, Coolin, ID 83821	Pinto Point	29	1
2017	128	118	33	40 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	44	1
2017	129	119	34	590 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	4	1
2017	130	120	35	3452 Cape Horn Road, Coolin, ID 83821	Powerline	5	3
2017	131	121	36	82 West Horton Creek Road, Coolin, ID 83821	Horton Creek	21	1
2017	*	122	37	518 Pinto Point Road, Coolin, ID 83821	Pinto Point	1	16
2017	*	123	38	110 Cutthroat Road, Coolin, ID 83821	Hunt Creek	28	1
ALTERNATE-2017	132	124	39	874 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	8	1
ALTERNATE-2017	133	125	40	288 Hess Point Road, Coolin, ID 83821	Hess Point	4	1
ALTERNATE-2017	134	126	41	306 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	9	1
ALTERNATE-2017	135	127	42	42 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	45	1
ALTERNATE-2017	136	128	43	156 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	49	1
ALTERNATE-2017	137	129	44	174 North Hunt Creek Road, Coolin, ID 83821	Horton Creek	15	1
ALTERNATE-2017	138	130	45	325 Pinto Point Road, Coolin, ID 83821	Pinto Point	31	1
ALTERNATE-2017	139	131	46	80 East Char Lane, Coolin, ID 83821	Woody's Point	28	1
ALTERNATE-2017	140	132	47	90 East Char Lane, Coolin, ID 83821	Woody's Point	29	1
ALTERNATE-2017	141	133	48	335 Eight Mile Road, Coolin, ID 83821	Horton Creek	38	1
ALTERNATE-2017	142	134	49	452 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	7	1
ALTERNATE-2017	143	135	50	692 Cape Horn Road, Coolin, ID 83821	Pinto Point	48	1
ALTERNATE-2017	144	136	51	96 East Pinto Point Road, Coolin, ID 83821	Pinto Point	43	1
ALTERNATE	145	ULA SALE	ULA SALE	1823 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	4	1
ALTERNATE-2017	146	137	52	172 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	39	1
ALTERNATE-2017	147	138	53	238 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	53	1
ALTERNATE-2017	148	139	54	3393 Cape Horn Road, Coolin, ID 83821	Powerline	3	3
ALTERNATE-2017	149	140	55	22 North Cape Horn Road, Coolin, ID 83821	Powerline	2	2
ALTERNATE-2017	150	141	56	1532 Cape Horn Road, Coolin, ID 83821	Woody's Point	33	1
ALTERNATE-2017	151	142	57	68 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	16	1
ALTERNATE-2017	152	143	58	198 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	14	1
ALTERNATE-2017	153	144	59	168 Powerline Road, Coolin, ID 83821	Woody's Point	10	1
ALTERNATE-2017	154	145	60	64 Four Mile Road, Coolin, ID 83821	Tanglewood Point	4	1
ALTERNATE-2017	155	146	61	3373 Cape Horn Road, Coolin, ID 83821	Powerline	2	3
ALTERNATE-2017	156	147	62	460 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	4	1
ALTERNATE-2017	157	148	63	1068 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point 1st Additio	1	1
ALTERNATE-2017	158	149	64	30 East Lake Trout Lane, Coolin, ID 83821	Woody's Point	44	1
ALTERNATE-2017	159	150	65	974 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	3	1
ALTERNATE-2018	160	151	1	248 Powerline Road, Coolin, ID 83821	Woody's Point	8	1
ALTERNATE-2018	161	152	2	44 West Horton Creek Road, Coolin, ID 83821	Horton Creek	25	1
ALTERNATE-2018	162	153	3	58 North Mackinaw Road, Coolin, ID 83821	Hunt Creek	30	1
ALTERNATE	163	ULA SALE	ULA SALE	88 North Eight Mile Road, Coolin, ID 83821	Horton Creek	26	1
ALTERNATE-2018	164	154	4	217 Eight Mile Road, Coolin, ID 83821	Horton Creek	33	1
ALTERNATE-2018	165	155	5	116 Cutthroat Road, Coolin, ID 83821	Hunt Creek	26	1
ALTERNATE-2018	166	156	6	22 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	18	1
ALTERNATE-2018	167	157	7	78 Janet Lane, Coolin, ID 83821	Powerline	9	3
ALTERNATE-2018	168	158	8	122 Hidden Cove Road, Coolin, ID 83821	Hidden Cove	2	1
ALTERNATE-2018	169	159	9	339 Eight Mile Road, Coolin, ID 83821	Horton Creek	39	1
ALTERNATE-2018	170	160	10	1159 Camp Cudge Road, Nordman, ID 83821	Camp Cudge Landing	7	1
ALTERNATE-2018	171	161	11	126 Bull Trout Road, Coolin, ID 83821	Hunt Creek	18	1
ALTERNATE-2018	172	162	12	740 Cape Horn Road, Coolin, ID 83821	Pinto Point	46	1
ALTERNATE-2018	173	163	13	44 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	17	1
ALTERNATE-2018	174	164	14	1370 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	24	1
ALTERNATE-2018	175	165	15	186 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	1	1
ALTERNATE-2018	176	166	16	422 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	5	1
ALTERNATE-2018	177	167	17	168 South Rosalia Bay Road, Coolin, ID 83821	Hunt Creek	13	1
ALTERNATE-2018	178	168	18	151 Eight Mile Road, Coolin, ID 83821	Horton Creek	30	1
ALTERNATE-2018	179	169	19	44 Sunset Beach Road, Coolin, ID 83821	Soldier Creek	11	1
ALTERNATE	180	ULA	ULA	1978 Cape Horn Road, Coolin, ID 83821	Woody's Point	16	1
ALTERNATE-2018	181	170	20	179 Eight Mile Road, Coolin, ID 83821	Horton Creek	31	1
ALTERNATE-2018	182	171	21	822 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	10	1
ALTERNATE-2018	183	172	22	1176Cape Horn Road, Coolin, ID 83821	Woody's Point	50	1
ALTERNATE-2018	184	173	23	390 Eight Mile Road, Coolin, ID 83821	Horton Creek	43	1
ALTERNATE-2018	185	174	24	465 Pinto Point Road, Coolin, ID 83821	Pinto Point	23	1
ALTERNATE-2018	186	175	25	4340 Eastshore Road, Coolin, ID 83821	Hunt Creek	43	1
ALTERNATE-2018	187	176	26	24 North Mackinaw Road, Coolin, ID 83821	Hunt Creek	31	1
ALTERNATE-2018	188	177	27	468 Pinto Point Road, Coolin, ID 83821	Pinto Point	13	1
ALTERNATE-2018	189	178	28	310 North Hess Point Road, Coolin, ID 83821	Hess Point	2	1

ALTERNATE	190	ULA SALE	ULA SALE	515 Pinto Point Road, Coolin, ID 83821	Pinto Point	20	1
ALTERNATE-2018	191	179	29	158 North Hunt Creek Road, Coolin, ID 83821	Hunt Creek	50	1
ALTERNATE	192	ULA SALE	ULA SALE	3158 Cape Horn Road, Coolin, ID 83821	Powerline	1	5
ALTERNATE-2018	193	180	30	482 Pinto Point Road, Coolin, ID 83821	Pinto Point	14	1
ALTERNATE-2018	194	181	31	592 North Steamboat Bay Road, Coolin, ID 83821	Soldier Creek	3	1
ALTERNATE-2018	195	182	32	2935 Cape Horn Road, Coolin, ID 83821	Powerline	3	2
ALTERNATE-2018	196	183	33	138 Hunt Creek Road, Coolin, ID 83821	Hunt Creek	48	1
ALTERNATE-2018	197	184	34	138 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	16	1
ALTERNATE-2018	198	185	35	172 Rosalia Bay Loop Road, Coolin, ID 83821	Hunt Creek	5	1
ALTERNATE-2018	199	186	36	72 Powerline Road, Coolin, ID 83821	Woody's Point	13	1
ALTERNATE-2018	200	187	37	323 Pinto Point Road, Coolin, ID 83821	Pinto Point	30	1
ALTERNATE-2018	201	188	38	134 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	14	1
ALTERNATE-2018	202	189	39	162 Hunt Creek Road, Coolin, ID 83821	Hunt Creek	59	1
ALTERNATE-2018	203	190	40	412 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	8	1
ALTERNATE-2018	204	191	41	678 Cape Horn Road, Coolin, ID 83821	Pinto Point	49	1
ALTERNATE	205	Declined	Declined	30 Woody's Point Road, Coolin, ID 83821	Woody's Point	18	1
ALTERNATE-2018	206	192	42	278 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	10	1
ALTERNATE-2018	207	193	43	382 Pinto Point Road, Coolin, ID 83821	Pinto Point	9	1
ALTERNATE-2018	208	194	44	124 Hidden Cove Road, Coolin, ID 83821	Hidden Cove	1	1
ALTERNATE-2018	209	195	45	198 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	12	1
ALTERNATE-2018	210	196	46	3407 Cape Horn Road, Coolin, ID 83821	Powerline	4	3
ALTERNATE-2018	211	197	47	1432 Rocky Point Road, Coolin, ID 83821	Tanglewood Point	26	1
ALTERNATE-2018	212	198	48	820 Sherwood Beach Road, Coolin, ID 83821	Kokanee Point	11	1
ALTERNATE-2018	213	199	49	144 Char Lane, Coolin, ID 83821	Woody's Point	21	1
ALTERNATE-2018	214	200	50	152 Mackinaw Road, Coolin, ID 83821	Hunt Creek	38	1
ALTERNATE-2018	215	201	51	90 Two Creeks Road, Coolin, ID 83821	Horton Creek	5	1
ALTERNATE-2018	216	202	52	198 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	40	1
ALTERNATE-2018	217	203	53	120 Bull Trout Road, Coolin, ID 83821	Hunt Creek	19	1
ALTERNATE-2018	218	204	54	484 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	5	1
ALTERNATE-2018	219	205	55	272 Pinto Point Road, Coolin, ID 83821	Pinto Point	4	1
ALTERNATE-2018	220	206	56	6 South Mackinaw Road, Coolin, ID 83821	Hunt Creek	33	1
ALTERNATE-2018	221	207	57	1825 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	3	1
ALTERNATE-2018	222	208	58	1157 Camp Cudge Road, Coolin, ID 83821	Camp Cudge Landing	6	1
ALTERNATE-2018	223	209	59	125 Pinto Point Road, Coolin, ID 83821	Pinto Point	37	1
ALTERNATE-2018	224	210	60	414 Upper Bear Creek Bay Road, Coolin, ID 83821	Bear Creek	7	1
ALTERNATE-2018	225	211	61	566 State Cabin Road, Coolin, ID 83821	Two Mouth Creek	1	1
ALTERNATE-2018	226	212	62	102 South Rocky Point Road, Coolin, ID 83821	Tanglewood Point	14	1
ALTERNATE-2018	227	213	63	Miller Point, Coolin, ID 83821	Powerline	2	5
ALTERNATE-2018	228	214	64	520 East Cavanaugh Bay Road, Coolin, ID 83821	Cougar Creek	1	1
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* Lots added to 2017 Lottery List per Land Board approval on 2-17-15

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4 YEAR AUCTION POSITIONS - PAYETTE LAKE

Lottery Year	Lottery Selection Order	Current Lottery Position	Annual Position	Cottage Site Address	Subdivision	Lot	Block
2015	1	1	1	2064 John Alden Road, McCall, ID 83638	Cove Replat	2	19
2015	2	2	2	2230 Tamarack Road, McCall, ID 83638	Amended Cedar Knolls Acres	1	8
2015	3	3	3	1067 Plymouth Road, McCall, ID 83638	Cove Replat	1	10
2015	4	4	4	2043 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	4	5
2015	5	5	5	965 Wagon Wheel Road, McCall, ID 83638	SW Payette Cottage Sites	1	6
2015	6	6	6	2255 Tamarack Road, McCall, ID 83638	Amended Cedar Knolls Acres	2	3
2015	7	7	7	955 Pine Haven Place, McCall, ID 83638	Amended Cedar Knolls Acres	1	6
2015	8	8	8	2052 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	1	7
2015	9	<i>Declined</i>	<i>Declined</i>	2402 Warren Wagon Road, McCall, ID 83638	SW Payette Cottage Sites	2	1
2015	10	9	9	2016 John Alden Road, McCall, ID 83638	Cove Replat	1	17
2015	11	10	10	996 Happy Day Way, McCall, ID 83638	SW Payette Cottage Sites	1	19
2015	12	11	11	2205 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	4	12
2015	13	12	12	2023 John Alden Road, McCall, ID 83638	Cove Replat	1	15
2015	14	<i>Declined</i>	<i>Declined</i>	2140 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	5	15
2015	15	13	13	2162 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	2	15
2015	16	14	14	3960 Warren Wagon Road, McCall, ID 83638	Deadhorse Creek	1	1
2015	17	15	15	2029 Plymouth Court, McCall, ID 83638	Cove Replat	12	7
2015	18	16	16	3670 Warren Wagon Road, McCall, ID 83638	Point of Rocks	1	1
2015	19	17	17	3800 Warren Wagon Road, McCall, ID 83638	Rocky Hollow	1	1
2015	20	18	18	2056 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	2	22
2016 2015	21	19	19	2057 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	1	8
2016 2015	22	20	20	1087 Mayflower Lane, McCall, ID 83638	Cove Replat	5	11
2016	23	21	1	2261 Lovers Lane, McCall, ID 83638	Amended Cedar Knoll Acres	4	1
2016	24	22	2	1087 Plymouth Road, McCall, ID 83638	Cove Replat	3	11
2016	25	23	3	991 Happy Day Way, McCall, ID 83638	Amended Pinecrest Addition	5	1
2016	26	24	4	2037 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	2	3
2016	27	25	5	2225 Payette Drive, McCall, ID 83638	Amended Cedar Knoll Acres	2	8
2016	28	26	6	997 Happy Day Way, McCall, ID 83638	Amended Pinecrest Addition	1	1
2016	29	27	7	991 Wagon Wheel Road, McCall, ID 83638	SW Payette Cottage Sites	1	5
2016	30	28	8	998 Spruce Way, McCall, ID 83638	Amended Cedar Knoll Acres	3	5
2016	31	29	9	2012 John Alden Road, McCall, ID 83638	Cove Replat	2	17
2016	32	<i>Declined</i>	<i>Declined</i>	2113 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	1	17
2016	33	30	10	2248 Warren Wagon Road, McCall, ID 83638	Amended Cedar Knoll Acres	1	7
2016	34	31	11	1079 Mayflower Lane, McCall, ID 83638	Cove Replat	7	11
2016	35	32	12	978 Rocky Shore Drive, McCall, ID 83638	SW Payette Cottage Sites	2	20
2016	36	33	13	2008 University Lane, McCall, ID 83638	University	1	2
2016	37	34	14	2103 Water Lily Lane, McCall, ID 83638	Cove Replat	1	2
2016	38	35	15	2238 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	1	10
2016	39	36	16	2043 Plymouth Court, McCall, ID 83638	Cove Replat	9	7
2016	40	<i>Declined</i>	<i>Declined</i>	2107 Water Lily Lane, McCall, ID 83638	Cove Replat	2	1
2017 2016	41	37	17	2072 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	6	1
2017 2016	42	38	18	2056 John Alden Road, McCall, ID 83638	Cove Replat	19	4
2017 2016	43	39	19	2245 Tamarack Road, McCall, ID 83638	Amended Cedar Knoll Acres	5	5
2017 2016	47	40	20	2045 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	3	1
2017 2016	48	41	21	2088 Warren Wagon Road, McCall, ID 83638	Amended Pinecrest Addition	1	2
2017 2016	49	42	22	2235 Tamarack Road, McCall, ID 83638	Amended Cedar Knoll Acres	7	4
2017 2016		43	23	2210 Payette Drive, McCall, ID 83638	SW Payette Cottage Sites	11	2
2017 2016		44	24	995 Cedar Crest Drive, McCall, ID 83638	Amended Cedar Knoll Acres	1	1
2017	44	45	1	2080 John Alden Road, McCall, ID 83638	Cove Replat	20	2
2017	45	46	2	2066 Ferndale Way, McCall, ID 83638	Amended Pinecrest Addition	6	2
2017	46	47	3	1026 Plymouth Road, McCall, ID 83638	Cove Replat	15	2
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From: Patrick J Miller [patmiller@givenspursley.com] Sent: Thu 1/7/2016 1:30 PM
To: Sid Anderson
Cc: 'Fred Shoemaker'
Subject: RE: Updated Cottage Site Auction Plan

Thanks, Sid. I will review this with our association board. We very much appreciate IDL's seeking input.

Pat

From: Sid Anderson [mailto:asanderson@idl.idaho.gov]
Sent: Wednesday, January 06, 2016 3:06 PM
To: Patrick J Miller
Subject: Updated Cottage Site Auction Plan

Patrick,

Hope you enjoyed the holidays. In response to feedback we have received from lessees over the past year IDL is proposing the attached 4-Year Cottage Site Auction plan that will add certainty for all lessees interested in participating in a VAFO and increase the number of VAFO positions offered each year.

Because of your involvement in past years we are sending you a copy of this request for feedback. Once you have an opportunity to look at the proposal please let me know if you would like to discuss or have any questions.

We hope to have feedback by January 27, 2016 so we can update the proposal and present to the Land Board in February.

Best regards,

Sid Anderson
Residential Project Manager
300 N. 6th St., Suite 103
Boise, ID 83702
208-334-0279

From: Fred Shoemaker [fshoemaker@GreenerLaw.com] Sent: Wed 1/6/2016 3:08 PM
To: Sid Anderson
Cc:
Subject: RE: Updated Cottage Site Auction Plan

Will review and respond Sid; thanks for the opportunity.
Fred

From: Sid Anderson [mailto:asanderson@idl.idaho.gov]
Sent: Wednesday, January 06, 2016 3:08 PM
To: Fred Shoemaker
Subject: Updated Cottage Site Auction Plan

Fred,

Hope you enjoyed the holidays. In response to feedback we have received from lessees over the past year IDL is proposing the attached 4-Year Cottage Site Auction plan that will add certainty for all lessees interested in participating in a VAFO and increase the number of VAFO positions offered each year.

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Best regards,

Sid Anderson
Residential Project Manager
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Boise, ID 83702
208-334-0279



Priest Lake State Lessees' Association, Inc.

PO Box 206
Coolin, Idaho
contact@plsla.org

George Nethercutt – President, Bill Symmes – Vice President, Maggie Drummond – Treasurer
Tom Hartanov - Secretary, Greg Gfeller, Ron Jensen, Jeff Johnson, John Mandere, Matt Rudolf.
Trustees: Bud Belles, Denny Christenson, Jennifer Lehn, Jim McLean, Jerry Whitehead.
Chuck Lempesis – Attorney

January 27, 2016

Sid Anderson
Residential Project Manager
Division of Lands & Waterways Real Estate Services Bureau
300 N 6th Street, Suite 103
P.O. Box 83720
Boise, Idaho 83720-0050

RE: Revised Cottage Site Auction Plan

Dear Sid:

Thank you for your 1/6/16 letter and for traveling to Spokane to meet with our Board on January 13th. We truly appreciate the effort made to seek PLSLA's input into IDL's 4 Year Plan.

The PLSLA Board approves of the 4 year plan as described in your January 6th letter. The plan addresses our Board's main concerns about the VAFO plan. Those are:

1. Lots with lottery numbers should have priority over lots that did not choose to participate in the lottery or have chosen to drop out of the VAFO process. The 4 year plan accomplishes this.
2. Increase the number of lots offered in the VAFO process. The 4 year plan forecast accomplishes this: 65 in '17; 64 in '18 and 79 in '19.
3. Conclude the VAFO process ASAP. The 4 year plan does this: every lessee with a VAFO lottery queue number will have a VAFO opportunity by the end of 2018, and those who do not have a queue number or have dropped out of the VAFO process will have a VAFO opportunity in 2019.
4. Separate VAFO auctions from the ULA auctions. The 4 year plans does that.

In order to provide additional certainty to lessees, we recommend the plan be enhanced to include the following:

1. Explain that Land Use and Demolition Permits will no longer be offered and why this is.
2. Include a statement that lessees with leases that expire prior to 12/31/24 will be offered a lease that expires on 12/31/24. It is our understanding the termination date of the longest current lease is 12/31/24.
3. Include a statement addressing when the Land Board may decide whether to continue the Cottage Site leasing program after 2024.



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Tom Hartanov - Secretary, Greg Gfeller, Ron Jensen, Jeff Johnson, John Mandere, Matt Rudolf.
Trustees: Bud Belles, Denny Christenson, Jennifer Lehn, Jim McLean, Jerry Whitehead.
Chuck Lempesis – Attorney

Finally and importantly, our membership has serious concerns about appraisal values. Our members remain distressed about inconsistencies within the Hall-Widdoss appraisals. Many believe valuations based upon those inconsistencies are higher than prices for similar deeded Priest Lake water front property. We ask that IDL's appraisal review process insist upon resolution of inconsistencies and press the appraiser for written explanation when his valuation differs significantly from the challenge appraisal result.

Thank you for the work that went into designing the 4 year plan and providing PLSLA this opportunity to comment.

Yours truly,

GEORGE R. NETHERCUTT, JR.
President
Priest Lake Lessees' Association

From: [Fred Shoemaker](#)
To: [Sid Anderson](#)
Subject: RE: Updated Cottage Site Auction Plan
Date: Monday, February 01, 2016 3:41:36 PM

Sid--Thank you for the opportunity to comment on IDOL's VAFO plan as outlined in your letter. I apologize for not getting back to you on a more timely basis, but I was on vacation last week and just returned to the office today.

In a word, I believe your letter advances the interests of most lessees and owners alike in Payette Lake. In Pilgrim Cove, converting lessees to owners, who have a larger stake in their cabins and are obligated to abide by the CC&R's has contributed to the stability of the governance by the Cove Association. Having assurances of a place in the auction and the growing acceptance of the VAFO process as a reliable mechanism for purchasing leased lots is a very positive thing.

I do believe that most lessees will elect to participate in the revised VAFO process. For those that haven't and may not ever, eventually I believe lake side communities like Pilgrim Cove and the IDOL will be best served by incenting lessees to join the voluntary auction process through either making it more expensive to lease (e.g. raise the rate above 4%) or reduce the administrative cost of the VAFO auctions (the current structure is far more expensive than it was for VAFO 1), or both.

The alternative could be that the IDOL will be left with a pool of cabin lessee who will still "cost" the IDOL administrative and personnel time and resources, but contribute fewer dollar and detract from its historic and valuable core activities, as well as create political problems for its leadership and the Board. Then, to remove "hold-outs", it will be politically challenging to have "involuntary" auctions of the remaining leased cabin sites. So, the fewer the remaining leased cabin sites, the better and easier it will be to force the sale of any remaining.

I have discussed your letter with fellow Cove residents and Board members, but these views are my own.

Yours very truly,

Fred Shoemaker

From: Sid Anderson [mailto:asanderson@idl.idaho.gov]
Sent: Wednesday, January 06, 2016 3:08 PM
To: Fred Shoemaker
Subject: Updated Cottage Site Auction Plan

Fred,

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Because of your involvement in past years we are sending you a copy of this request for feedback. Once you have an opportunity to look at the proposal please let me know if you would like to discuss or have any questions.

We hope to have feedback by January 27, 2016 so we can update the proposal and present to the Land Board in February.

Best regards,

Sid Anderson

Residential Project Manager

300 N. 6th St., Suite 103

Boise, ID 83702

208-334-0279