



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] File SS0004-24

1 message

Kathryn Kolberg <KKolberg@phd1.idaho.gov>

Tue, Feb 4, 2025 at 9:47 AM

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>


Cc: Amanda Cerise <acerise@phd1.idaho.gov>

Good Morning –


This email is intended as comments regarding the proposed short plat proposed under file number SS0004-24.

PHD received an application to Lift Sanitary Restrictions for the proposed plat and completed fieldwork for the application. PHD has not yet received or approved the proposed Final Plat. The applicant should contact PHD if they need to confirm the appropriate Sanitary Restriction Language required on the Plat for PHD to Lift Sanitary Restrictions. See attached PHD file # 24-09-07977 for more information.

-Kathryn

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Kathryn Kolberg Environmental Health Program Manager</p> <p>2101 W. Pine St., Sandpoint, ID 83864</p> <p>Office: 208-265-6384</p> <p>Office Desk: 208-920-7902</p> <p>Email: kkolberg@phd1.idaho.gov</p> <p>Web: Panhandlehealthdistrict.org</p>
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IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

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5097K

RP61N05W242401A

NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **30th** day of **January 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

RECEIVED

FEB 03 2025

PHD 1 EH

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, January 30, 2025**.

File SS0004-24 – Short Plat – Kraseed Estates

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting to divide one (1) 30-acre parcel into two (2) 10.01-acre lots, and one (1) 10.32-acre lot. The property is zoned Agricultural/Forestry 10. The project is located off Reeder Bay Road in Nordman, generally located in Section 24, Township 61 North, Range 5 West, Boise-Meridian, Idaho.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 3, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

~~NO COMMENT~~

See attached

Name

Date

** PHD Land file 24.09.07977
(Kraseed Estates)
Proposed Plat*

LYING IN A PORTION OF SECTION 24,
TOWNSHIP 61 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

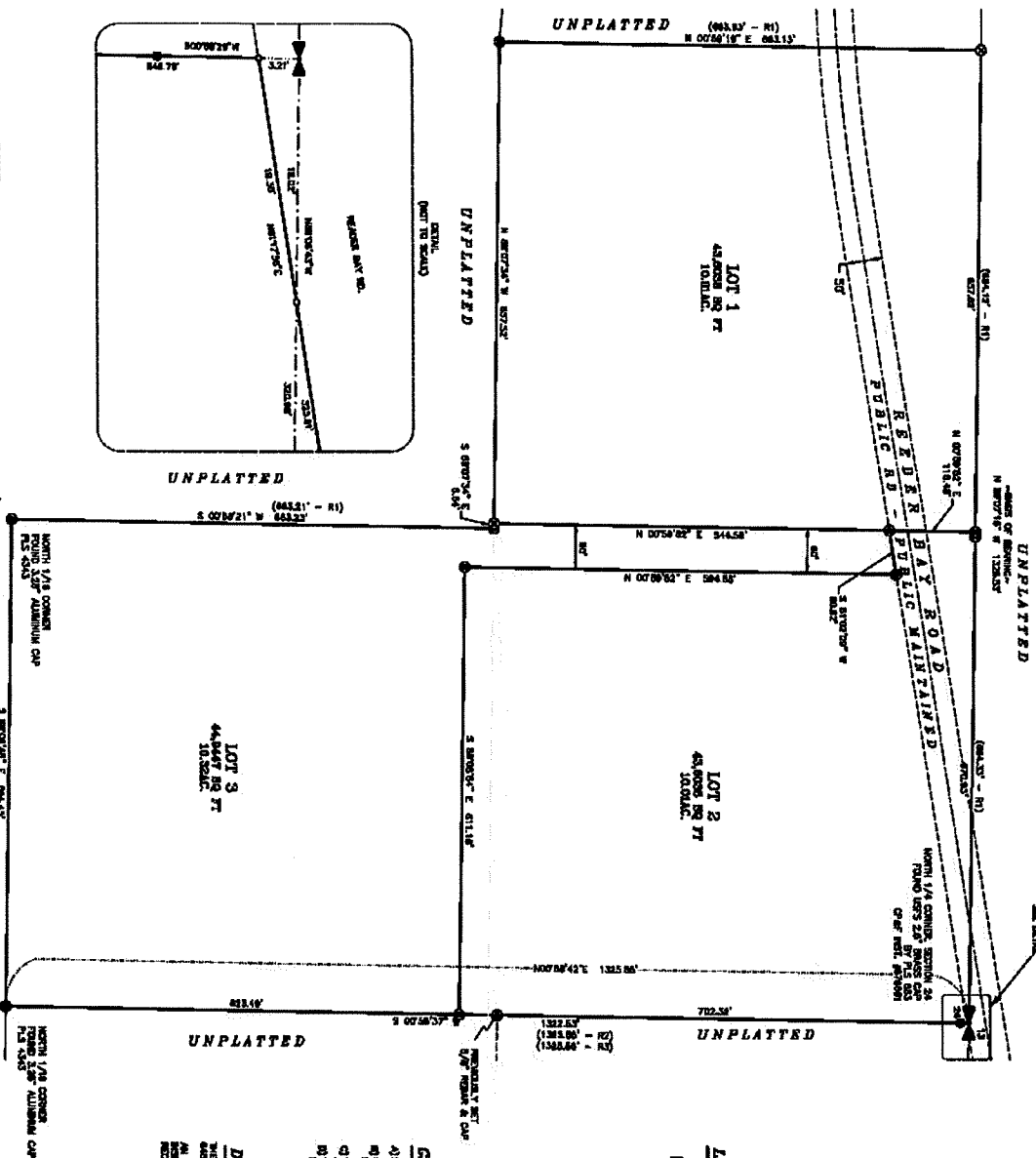


- SECTION, CORONA, AS NOTED.
 SET 5/6" X 3/4" REBAR AND C/S 10/8'S
 FOUND UNDER PAVING SERVICE 1307 ALABAMA DR. PLS. OAK.
 FOUND UNDER PAVING SERVICE ALABAMA DR. PLS 5715.
 CALCULATED POINT, NOTHING SET
 ○
 RECORDED BY SURVEY BY PLS 6345, NOTE: NO. 423466, 04/24/1981.
 ○
 RECORDED BY SURVEY-ALABAMA DR BY PLS 16476, NOTE: NO. 1049753, 12/14/1982.
 ○
 RECORDED BY SURVEY BY PLS 15404, NOTE: NO. 1066563, 08/26/1983.
 ○
 RECORDED BY SURVEY BY PLS 6345, NOTE: NO. 423466, 04/24/1981.

A) SAVED DEEDS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
B) EASEMENTS ARE NOT NECESSARY ON THE SUBJECT PROPERTY FOR THE USE FROM A BUILDING SITUATED IN ANOTHER NEIGHBORING TOWN.
C) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
D) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
E) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
F) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
G) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
H) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
I) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
J) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
K) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
L) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
M) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
N) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
O) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
P) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
Q) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
R) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
S) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
T) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
U) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
V) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
W) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
X) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
Y) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
Z) THE LOTS ARE CATEGORIZED AS ZONED "B" FOR PLEASANT HILLS.
































































THE FOLLOWING DOCUMENTS OF RECORD FOR SANDPONT TITLE PLAT CERTIFICATE, FILE NO. 04887, QUANTITY NO. 4-222-00000444, DATED JULY 24, 1982.

AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF WAY AND INCIDENTALS, PURPORTS, AS GRANTED TO SOUTHERN UTILTY, INC., IN DEED RECORDED NOVEMBER 6, 1974, INSTRUMENT NO. 14484, BOHNER COUNTY RECORDS.

[illegible]

1. THE STATE MAKES NO REPRESENTATION OF CREDITWORTHINESS AND ATTEMPTS TO SEIZURE ALL ELEMENTS OF CREDIT ON ITS OWN, FOR PRACTICAL REASONS AND IMPROVEMENT OF THE FINANCIAL
2. THE STATE OF THE SANCTUARY TO CREATE 3 MORE CONSUMING LISTS AND THE STATE OF THE SANCTUARY TO CREATE 3 MORE CONSUMING LISTS WITH APPROPRIATE MARKET EVALUATION AND WITH THE REQUIRED CREDIT.
3. THE NEW SECURED BAY ROAD NO. 1328, A PUBLIC RIGHT-OF-WAY, OF THE STATE OF THE SANCTUARY TO CREATE 3 MORE CONSUMING LISTS WITH APPROPRIATE MARKET EVALUATION AND WITH THE REQUIRED CREDIT.
4. THE STATE OF THE SANCTUARY TO CREATE 3 MORE CONSUMING LISTS WITH APPROPRIATE MARKET EVALUATION AND WITH THE REQUIRED CREDIT.
5. THE STATE OF THE SANCTUARY TO CREATE 3 MORE CONSUMING LISTS WITH APPROPRIATE MARKET EVALUATION AND WITH THE REQUIRED CREDIT.



KRASEED ESTATES

PROFESSIONAL LAND SURVEYORS
305 Church Street
Birmingham, Alabama 35203
205-263-4474

$I^{\circ}=100^{\circ}$	
Quoted by	Quoted by
YEAR	YEAR
Remarks	
I of 2	



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

Environmental Health
2101 W. Pine St.
Sandpoint ID 83864
Phone: 208-265-6384
Fax: 208-265-8550
www.phd1.idaho.gov

May 10, 2024

618 N. Coles Loop
Post Falls Idaho 83854

RE: Kraseed Estates, 24-0907977

To All Concerned:

The residential subdivision known as Kraseed Estates consisting of 3 lots on 30 acres located in Township 61 North, Range 5 West, Section 24 within Bonner County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- PHD must receive a letter from the Department of Environmental Quality (DEQ) or a Qualified Licensed Professional Engineer (QLPE) stating water and sewer services for *name of subdivision* meet the State of Idaho Standards. (N/A)
- PHD must receive a letter from *Name of Sewer and/or Sewer District* (the sewer/water purveyor designated on the application) stating they have the capacity and willingness to supply water/sewer to all XX lots in the *Subdivision Name*. (N/A)
- Test holes must be dug and approved drainfield sites must be located for all lots within the subdivision. ~~(Incomplete)~~ *Complete. - See attached Prelim Soil Analysis.*
- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. **(Complete)**
- PHD will provide the applicable language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329. This must be placed on the face of the plat. **(Complete)**
- All shallow injection wells (drywells) must be registered with PHD and corresponding fees paid. **(None proposed)**
- Copies of the plat including signature page(s) must be supplied to PHD. **(Complete)**
- All fees pertinent to PHD's subdivision review process must be paid. **(Complete)**

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information please call Panhandle Health District.

PHD recommends that the suitable drainfield sites are located on the face of the plat. It is the owners responsibility to protect and preserve the approved drainfield and replacement areas at all times.

Sincerely,

Amanda J Cerise
Registered Environmental Health Specialist

cc: Bonner County Planning Department - planning@bonnercountyid.gov
DEQ - croplansubmittal@deq.idaho.gov
Glahe & Associates - tglahe@glaheinc.com



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Owner:

SHAVAUN REED
618 N COLES LP
POST FALLS ID 83854

Applicant:

GLAHE & ASSOCIATES
303 CHURCH ST
SANDPOINT ID 83864
United States

PRELIMINARY SOIL ANALYSIS

Preliminary Soil Analysis # 24-09-07977

Report Date: 10/09/2024

Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

Parcel # RP61N05W242401A
Township: 61N Range: 05W Section: 24
Acre(s): 30

Site Summary -

This property is a flat, forested parcel. Three lots are being created. One lot has existing homes with permitted septic systems, main house vested and ADU 22-09-03017. Two test holes were examined in a portion of each potential parcel. See test hole locations on the attached map.

Each site appears suitable for a standard septic system. Any drainfield permitted in these areas will be sized for B-1 soils.

THIS EVALUATION IS NOT A PERMIT and is only to be used to show that the property is suitable for subsurface sewage disposal. Approval to construct a sewage disposal system (septic) can only be granted by a valid septic permit after a completed Septic Application has been submitted.


Amanda Cerise

Environmental Health Specialist

Preliminary Soil Analysis Information

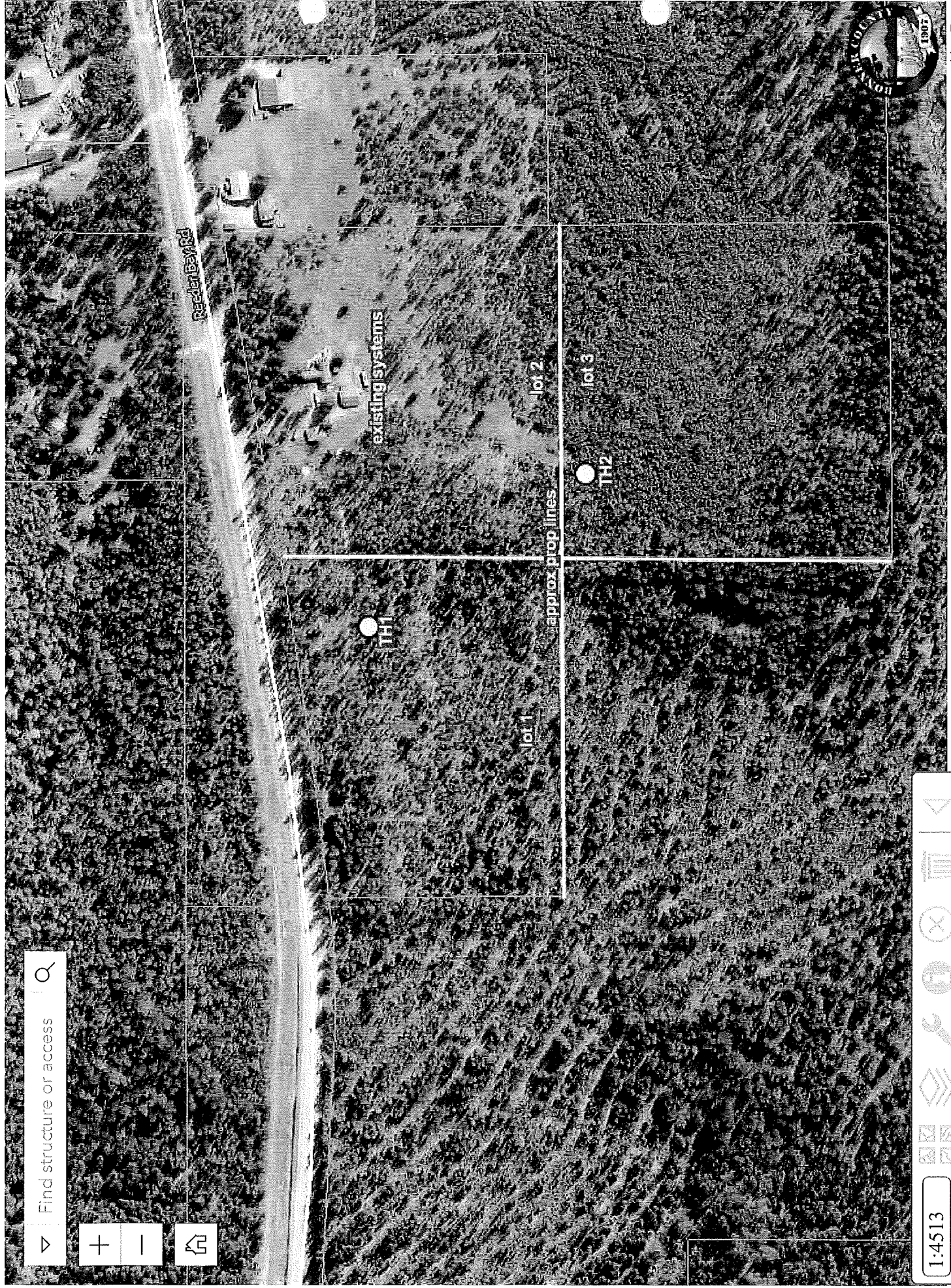
24-09-07977

OBSERVATIONS/ FEATURES OF CONCERN

Neighboring Well(s):	N/A	Slopes:	N/A
Scarps:	N/A	Permanent/ Intermittent Surface Water:	N/A
Temporary Surface Water:	N/A	Normal Ground Water:	N/A
Seasonal Ground Water:	N/A	Rock Outcrops:	N/A
Limiting Layer(s):	N/A		

TEST HOLE INFORMATION

<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
1	0-21" B2 Silt Loam 21-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Appears suitable for a basic system
<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
2	0-19" B2 Silt Loam 19-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Appears suitable for a basic system



Find structure or access



1:4513

24-09-07977



Application for Subdivision/Land
Development Review

RECEIVED

MAY 08 2024

PHD 1 EH

FEES:

Municipal/Central Sewer
Plats: \$250 review fee

On-Site Sewage Plats or
Parcel Splits: \$390 per lot

See fee schedule for
Aquifer Parcels

For Official Use Only

Subdivision # 24-09-07977 Fee \$ 1170 Receipt # 9580 EHS Amanda Clerical 40 Date 5/8/2024

Name of Subdivision: Kraseed Estates

City, Zip: Nordman, 83848

County: Bonner

Location of Subdivision: 762 Reeder Bay Rd.

Legal Description: Township 61N Range 5W Section 24 $\frac{1}{4}$ Section NW4

Parent Parcel Number of Site RP61N05W242401A

Applicant Name: Shavaun Reed

Phone #: 208-651-3259

Fax#: _____

Mailing Address: 618 N. Coles Loop

Post Falls

Idaho

83854

Street/P.O. Box

City

State

Zip

E-mail address: shavauncreed@gmail.com

Property Owner (if different): Krasselt and Reed Living Trust Phone #: _____

Fax#: _____

Mailing Address: Same as above

Street/P.O. Box

City

State

Zip

E-mail address: _____

Engineer: _____

Name

Phone

License #

Mailing Address: _____

Street/P.O. Box

City

State

Zip

E-mail address: _____

Fax#: _____

Surveyor: Tyson Glahe

208-265-4474

14879

Name

Phone

License #

E-mail address: tglahe@glaheinc.com

Explanation of Project

Dividing into 3 plattecl lots

Land

Acres 30 Total # Lots 3 Buildable 3 Non-buildable 0
Minimum Lot Size in Acres 10 Average Lot Size in Acres 10

Water

Type of Water: ☒ Private Water ☐ Shared Well (Non-Public)
☐ Public Water System (Will Serve Letter Required)

Water Supply: ☐ Surface Water ☐ Ground Water

If Public Water System, services provided by: _____

Water System Infrastructure/ Extension Installed: ☐ Yes ☒ No
Water System Infrastructure/Extension Review Entity: ☐ DEQ ☒ QLPE

Sewer

Type of sewage disposal system: ☒ Individual Septic
☐ Municipal Sewer (Will Serve Letter Required)
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)
(Will Serve Letter Required)

If Municipal, Central, or LSAS sewer, services provided by: _____

Sewer System Infrastructure/ Extension Installed: ☐ Yes ☒ No
Sewer System Infrastructure/Extension Review Entity: ☐ DEQ ☒ QLPE

Type of Plat: ☒ Residential ☐ Commercial ☐ Industrial
Location: ☐ City ☒ County ☐ Impact Zone

Directions: Follow Hwy 2 West for 22 mi, turn right onto ID-57 N, follow for 36 mi, turn right onto Reeder Bay Rd, follow 0.8 mi. Property will be on the right

Storm Water

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☐ Grassy Swale ☒ N/A
Service for: ☐ Street Only ☐ Street and Lots ☐ Other ☒ N/A

Chemical/Hazardous Materials

(Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☐ No ☒ N/A
If yes, please explain: _____

Panhandle Health requires that an identical paper copy of the final mylars be submitted to this office at the time of signature.

Please complete the attached checklist to expedite your process.

Applicant Signature: [Signature] Date: 4.30.24