



Janna Brown <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Kraseed Estates

1 message

Tue, Feb 4, 2025 at 1:20 PM

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Mail-Planning <planning@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>

The Bonner County Road & Bridge Department has the following comments for the proposed short plat:

Reeder Bay Rd was established by Viewers Report as Road #261 in 1914 and is a County maintained road. As such, it exists only as a 50ft easement for the roadway. The current standard for public County roads is a 60-80ft right of way for a collector class road, and Reeder Bay Rd is categorized as a major collector, so an 80ft wide right of way would be appropriate. We request that an 80ft ROW be dedicated to the public as part of this plat through the subject parcels as a condition of approval. A 50ft easement is insufficient to accommodate modern roadway widths (34ft standard for major collector), shoulders, ditches, utilities, and space for clear zone runoff areas in order to preserve the safety of our major roadways. As density and traffic increases with each plat, the needs of having wider public road ROWs becomes more pressing and platting actions are an ideal time to address these deficiencies of the public highway.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

----- Forwarded message -----

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

Date: Mon, Feb 3, 2025 at 10:41 AM

Subject: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Kraseed Estates

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Corp - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@coer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <chief@spirittlakefire.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityoldtown@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>, Connie Nelson <connien@inlandpower.com>, Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan McCracken <Dan.McCracken@deq.idaho.gov>, Dan Scholz <dan.scholz@nli.coop>, Dean Davis <deandavis@sd83.org>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejedunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vvyvebb.com>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWS0637@gmail.com>, Joe Kren <joe.kren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Kay Leigh Miller <kmiller@ponderay.org>, kbds sewer <kbsd@idwr.idaho.gov>, Kenny Huston <kenny.huston@coer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kimberly Hobson <Kimberly.Hobson@idl.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <lr@ebonnerlibrary.org>, Matt Diel <matt.diel@posd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org>, Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <Huckbay2501@gmail.com>, Northern Lights <kristin.mettke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuisen <r.zandhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer District <markc@smartplugs.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@posd.org>, Selkirk Association of Realtors <danielle@selkirkraor.com>, Selkirk Recreation District <elgar@whol.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@sawsd.idaho.gov>, Spencer Newton <firedistrict@msn.com>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@posd.org>, Symone Jegg <id.idaho.gov <Symone.jegg@idl.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, Teresa Zamora <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chiventresswp1@idwr.idaho.gov>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epfldchief@gmail.com>, US Fish & Wildlife Services <fwlidahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: David Fisher <david.fisher@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



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**.


Jenna Brown, Administrative Assistant III

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.

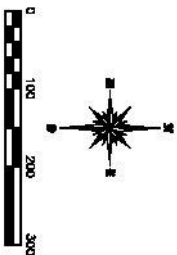
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 3, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing 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 _____
Name Date

KRASEED ESTATES

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



LEGEND

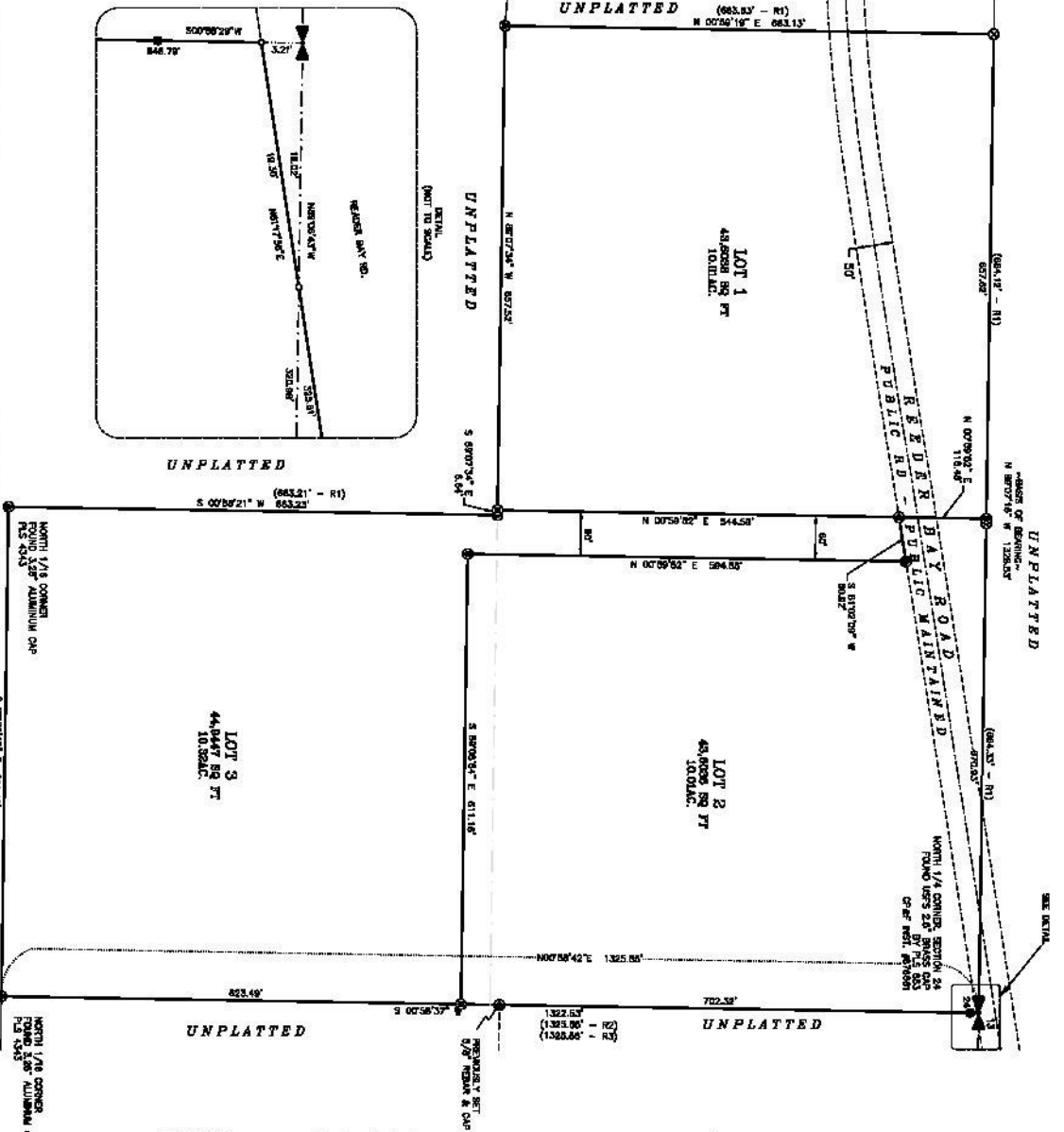
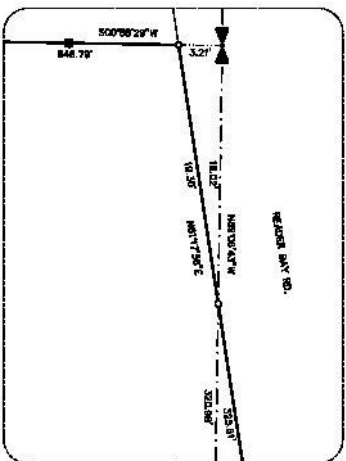
- SECTION CORNER, AS NOTED.
- SET 5/8" x 36" BEAR AND CAP, PLS 14878
 - FOUND USDA FOREST SERVICE 1/2" ALUMINUM CAP, PLS 4343
 - FOUND USFS-CORRECTION SERVICE ALUMINUM CAP, PLS 5713
 - CALCULATED POINT, NOTHING SET
- (01) RECORD OF SURVEY BY PLS 4343, INSTR. NO. 43446, 09/24/1981.
 (02) RECORD OF SURVEY-AMENDED BY PLS 14878, INSTR. NO. 101875, 02/11/2003.
 (03) RECORD OF SURVEY BY PLS 15046, INSTR. NO. 181653, 09/02/2003.

GENERAL NOTES

- A) SOLD WHITE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- B) SET BEARS AND CAP BEARING ON THE SURVEY PROPERTY FOR THE LOT BEAR AND CAP BEARING WITHIN SURVEY PROPERTY.
- C) THE LOTS ARE CONVEYED AS 20% V. FOR ROAD PANEL.
- D) THIS DIVISION EXCLUDES AN APPROVED NUMERATIVE EXCEPTION FOR BONNER COUNTY FILE NO. 80201-24.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD ARE SUBJECT TO THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
 AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF WAY AND EASEMENT, 100' WIDE, AS GRANTED TO MONTANA POWER CO., INC. BY INSTRUMENT NO. 14484, BONNER COUNTY RECORDS, RECORDED NOVEMBER 8, 1972, INSTRUMENT NO. 14484, BONNER COUNTY RECORDS.



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
 2) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
 3) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
 4) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.

SURVEYOR'S NARRATIVE

- 1) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
- 2) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
- 3) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.
- 4) THE BEARING WAS OBTAINED FROM THE PLAT CONTAINED, FILE NO. 44447, 08/24/1981, AND 44448, 09/24/1981, DATED 11/21/2004.



1/4	24	61	5
	N	W	

KRASEED ESTATES

DATE OF SURVEY: 11/21/2004

PROFESSIONAL LAND SURVEYOR: [Signature]

BOISE, IDAHO 83704

FILE NO. 44447, 08/24/1981 AND 44448, 09/24/1981, DATED 11/21/2004