

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
 planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

SS0004-24

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alexander.feyen , 12/19/2024, 2:00:56 PM

Proposed subdivision name:Kraseed Estates

### APPLICANT INFORMATION:

Landowner's name:Krasselt-Reed Trust (Shavaun Reed)

Mailing address

City:Post Falls

State:ID

Zip Code:83854

Telephone

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name:Truxton Glahe

Company name:Glahe & Associates

Mailing address:303 Church St

City:Sandpoint

State:ID

Zip Code:83864

Telephone:208-265-4474

Fax:

E-mail:truxton@glaheinc.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:Tyson Glahe, PLS

Company name:Glahe & Associates

Mailing address:303 Church St

City:Sandpoint

State:ID

Zip Code:83864

Telephone:208-265-4474

Fax:

E-mail:tglah@glaheinc.com

### PARCEL INFORMATION:

Section #:24

Township:61N

Range:5W

Parcel acreage:30

Parcel # (s):RP61N05W242401A

Legal description:

NWNENW, E2NENW

Current zoning:AF 10	Current use:secondary home
What zoning districts border the project site?	
North:AF 10 & F40	East:AF 10
South:F40	West:F40
Comprehensive plan designation:Prime AG/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Prime AG/Forest Land (20+ AC)	
South:Federal Land	
East:Prime AG/Forest Land (20+ AC)	
West:Federal Land	
Nearest city:Coolin	Distance to the nearest city:15 miles
Detailed directions to site: From Nordman at Hwy 57, take Reeder Bay road approx. 1/2 mile east to the site.	

**SUBDIVISION TYPE:**

<input checked="" type="checkbox"/> Short Plat (4 or fewer lots, no PUD or associated zone change)
<input type="checkbox"/> Regular Plat
<input type="checkbox"/> Plat with a Planned Unit Development
<input type="checkbox"/> Conservation Plat
<input type="checkbox"/> Cottage Housing Plat

**PROJECT PROPOSAL:**

Number of lots:3	Smallest lot size:10.11	Largest lot size:10.11
Date of the pre-application meeting:		
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> Utility	<input type="checkbox"/> Mixed	
If there are mixed uses, please explain:		
What type of dwelling units will the residential project include:		
<input checked="" type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Duplex	
<input type="checkbox"/> Multi-family dwelling	<input type="checkbox"/> Townhouse	
Proposed number of dwelling units:1		
Average density (Dwelling units/acre):0.1		
Is any bonus density proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus:		

How many acres of submerged land does the proposal include?0
Number of acres to be dedicated as open space/common area:0
What is the percentage of open space to total acres:n/a
Number of acres of open space that is submerged:
Describe proposed use and maintenance of open space:
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc.
Is dedication of land for public use planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe use and number of acres:

**ENVIRONMENTAL FEATURES:**

How has the subdivision been designed to avoid natural hazards? No new roads proposed
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: none
During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, attach required conceptual engineering plan, per BCRC 12-761
Is the proposed project site located within a critical wildlife area, as identified by Bonner County's "Critical Wildlife Habitat" Comprehensive Plan Map? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, summarize habitat type and explain how the project has been designed to protect the critical wildlife habitat?(BCRC 12-741)

**ACCESS INFORMATION:**

Please check the appropriate boxes:

☐ Private Easement      ☐ Existing      ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

☐ Public Road      ☐ Existing      ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

☒ Combination of Public Road/Private Easement      ☒ Existing      ☒ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:  
One new ingress, egress and utilities easement from Reeder Bay Rd, to the southerly lot.

Is public road dedication proposed as part of this land division? ☐ Yes ☒ No

Road maintenance will be provided by:

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):

**SERVICES:**

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

☐ Proposed Community System – List type & proposed ownership:

☒ Individual system – List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:  
Individual on-site septic systems

Water will be supplied by:

☐ Existing public or community system - List name of provider:

☐ Proposed Community System – List type & proposed ownership:

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Distance (in miles) to the nearest:

Public/Community Sewer System:5

Solid Waste Collection Facility:5

Public/Community Water System:5

Fire Station:5

Elementary School:15

Secondary Schools:15

County Road:0

County Road Name:Reeder Bay Rd

Which fire district will serve the project site?East Priest Lake Fire

Which power company will serve the project site?Northern Lights

#### **SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
Flat, sparsely treed

Water courses (lakes, streams, rivers & other bodies of water):

None

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #:

Map Designation:

Springs & wells:

1 existing well

Existing structures (size & use):

Land cover (timber, pastures, etc):  
Meadow and lightly Treed

Are wetlands present on site? ☐ Yes ☒ No

Source of information:

Other pertinent information (attach additional pages if needed):

**How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**

Property Rights:  
minimal impact

Population:  
minimal impact

School Facilities & Transportation:  
minimal impact

Economic Development:  
minimal impact

Land Use:  
minimal impact

Natural Resources:  
minimal impact

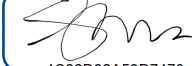
Hazardous Areas:  
minimal impact

Public Services:  
minimal impact

Transportation:  
minimal impact

Recreation: minimal impact
Special Areas or Sites: minimal impact
Housing: minimal impact
Community Design: minimal impact
Implementation: ( Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 10/22/2024  
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Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_