

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Short Plat Administrative Staff Report

Project Name: **Kraseed Estates**

File Number, Type: **SS0004-24 - Short Plat**

Request: The applicant is requesting to subdivide one (1) 30.00-acre parcel into two (2) 10.01 acre lots and one (1) 10.32 acre lot.

Legal Description: 24-61N-5W NWNENW, E2NENW

Location: The property is zoned Agricultural/Forestry 10. The project is located off Reeder Bay Road in Section 24, Township 61 North, Range 05 West, Boise-Meridian.

Parcel Number(s): RP61N05W242401A

Parcel Size: Approximately 30.00-Acres

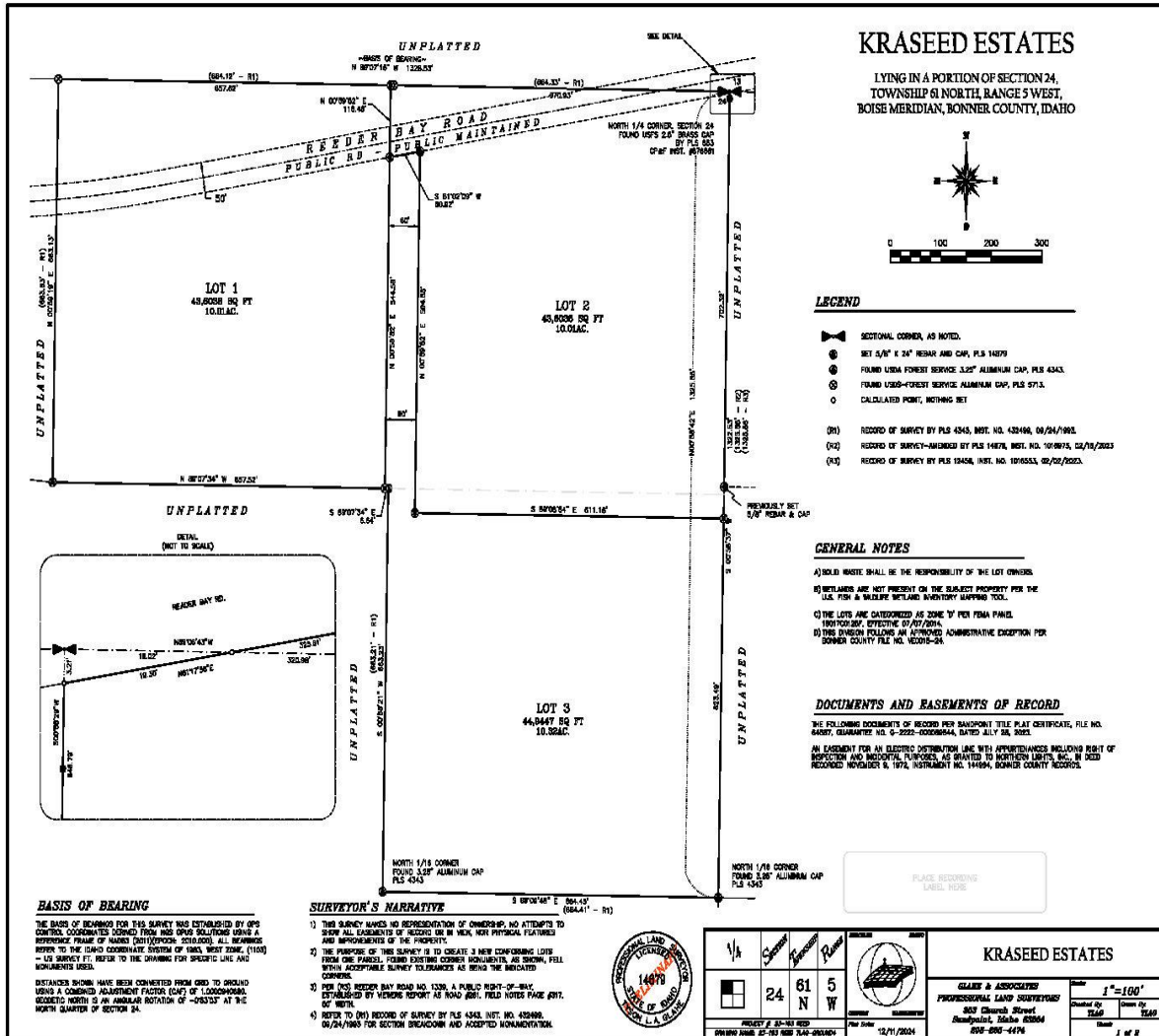
**Applicant/
Landowner:** Krasselt-Reed Trust C/O Shavaun Reed
[REDACTED]
Post Falls, ID 83854

**Project
Representative:** Truxton Glahe, Glahe & Associates
303 Church Street
Sandpoint, ID 83864

Application filed: December 19, 2024

Notice provided: Mail: January 30, 2025
Published in newspaper: January 30, 2025

Enclosure: Appendix A – Record of Mailing
Appendix B – Agency Comments



Project Summary:

The applicant is requesting to subdivide one (1) 30.00-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 Section 24, Township 61 North, Range 05 West, Boise-Meridian.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Agricultural/Forestry District
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

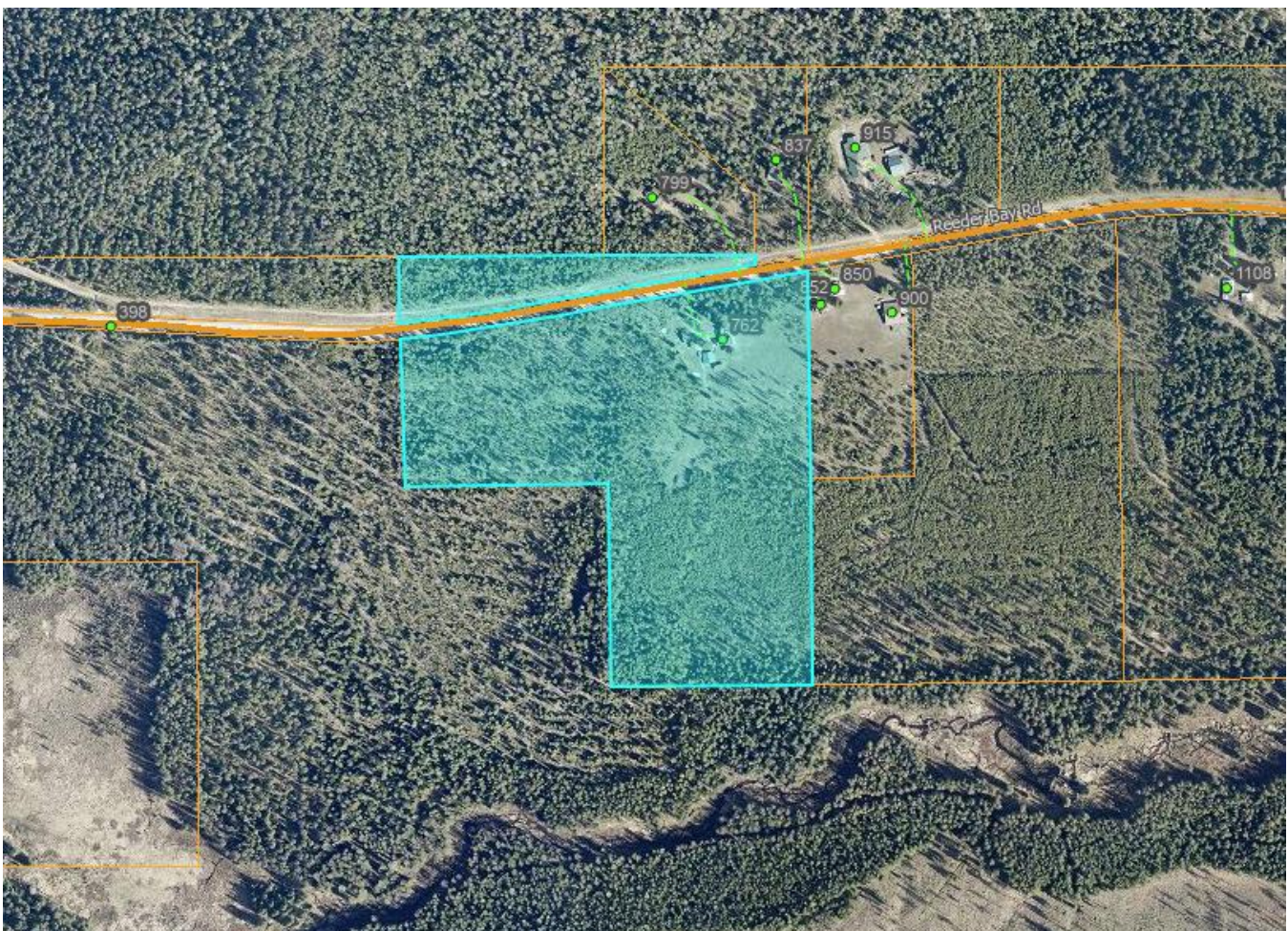
- Current Use: Residential
- Status: Unplatted
- Size: Approximately 30.00-acres
- Zone: Agricultural/Forestry 10
- Land Use: Prime Ag/Forest Land (20+acres)

B. Access:

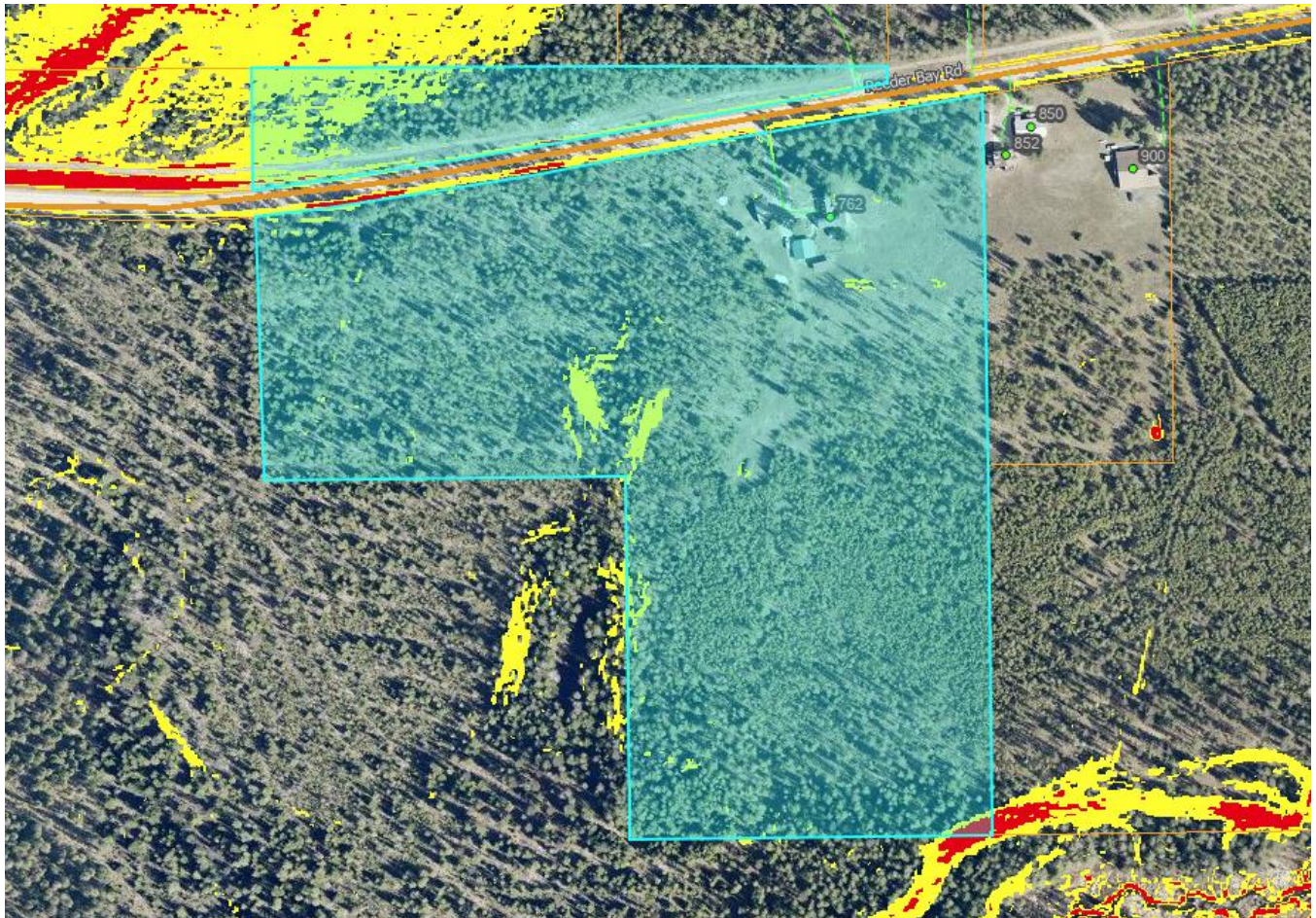
- The site has direct access to Reeder Bay Road, a Bonner County owned and maintained public right-of-way.

C. Environmental Factors:

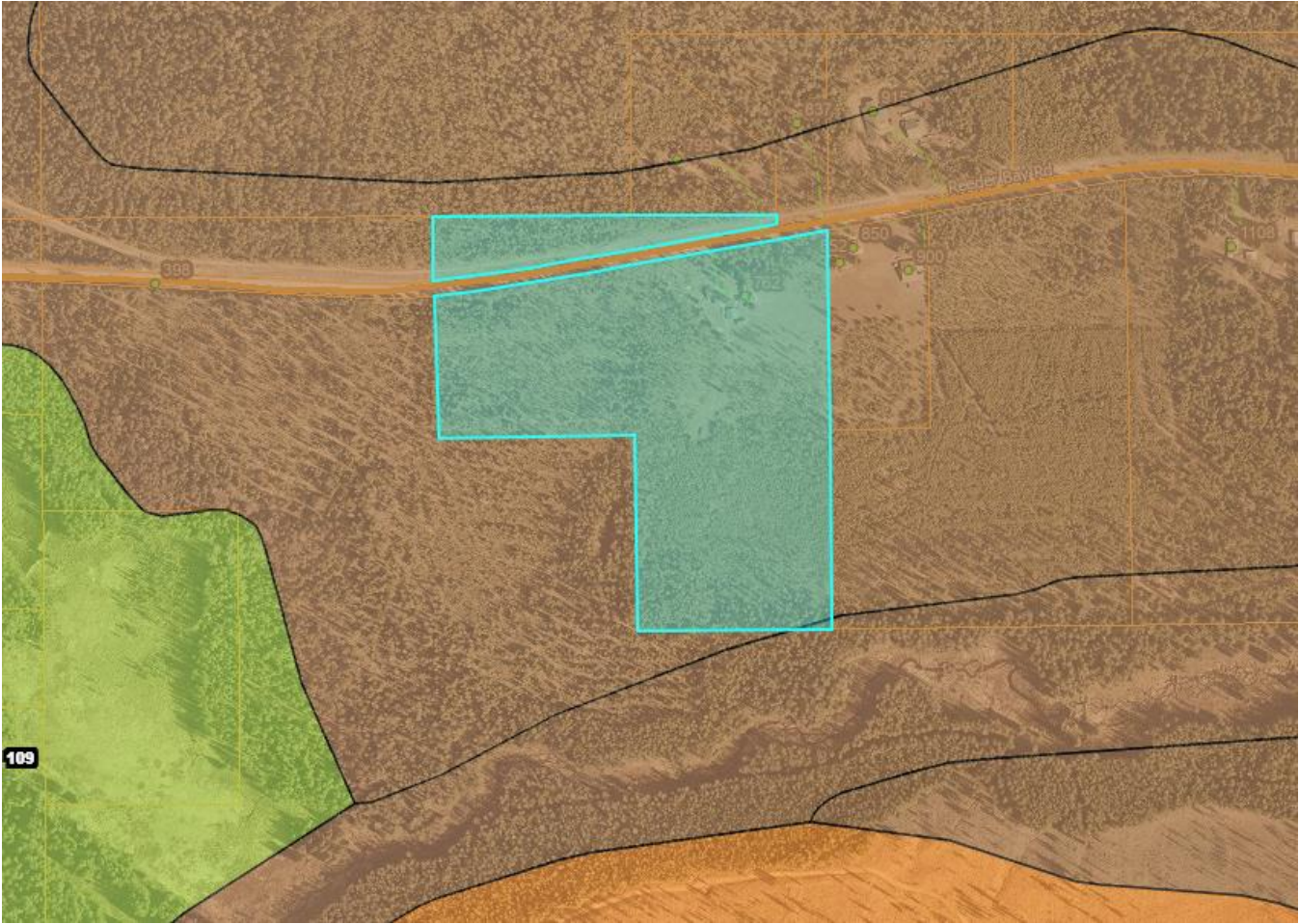
- Site contains very minimal slopes between 15%-30% and over 30%. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Caribouridge-Stein families, complex, outwash plains of mixed geology (Not prime farmland)
- The site is within SFHA Zone D per FIRM Panel Number 16017C0125F, Effective Date 7/7/2014.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.



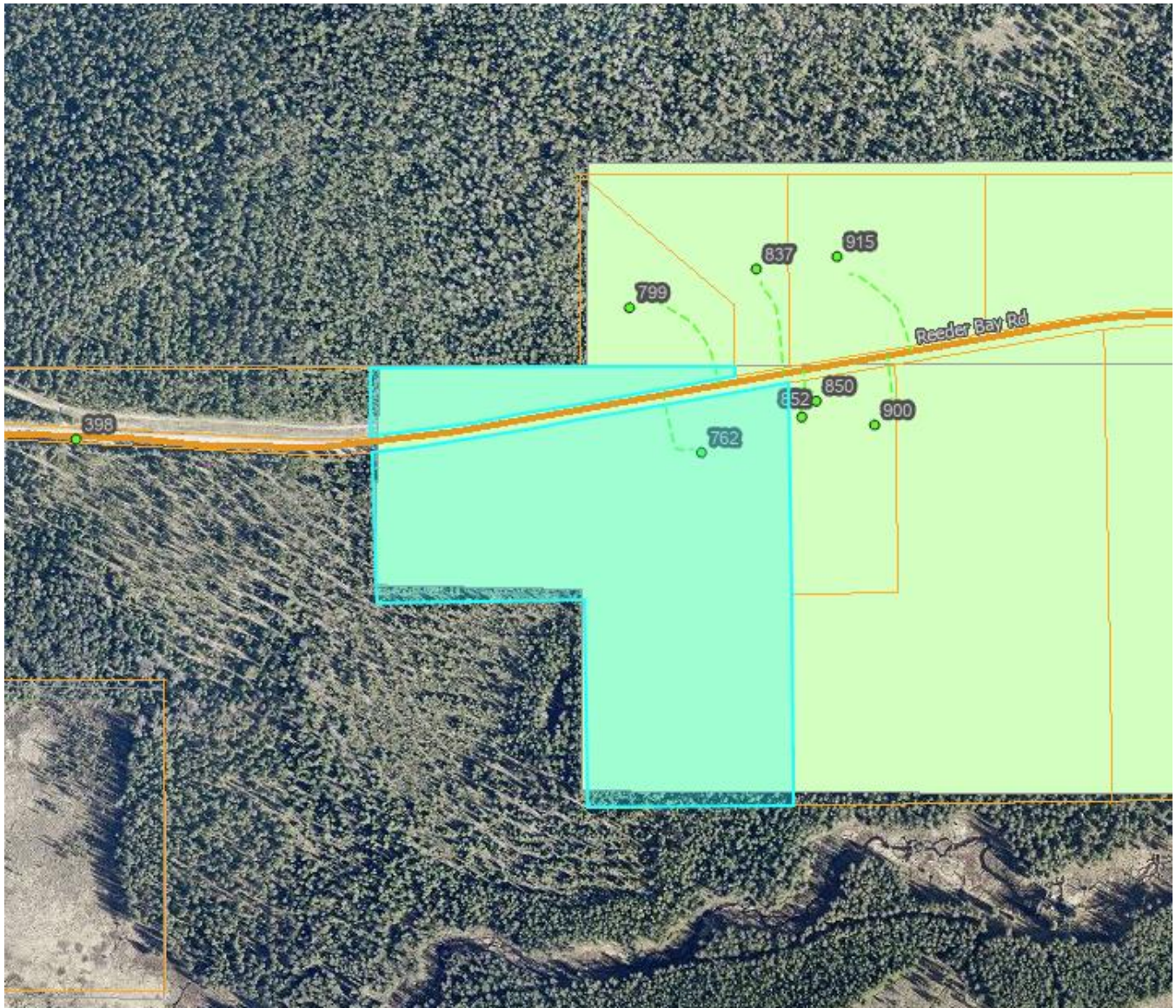
Slopes



Soils



Zoning



Land Use Designation



D. Services:

- Water: Individual Well
- Sewage: Individual System
- Fire: West Priest Lake Fire District
- Power: Northern Lights Inc
- School District: West Bonner School District #83
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-2.6	Application Process				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	☒	☐	☐
12-4.1	Density and Dimensional Standards				
12-411	Min. Lot Size	Min. permitted lot size of 10-acres.	☒	☐	☐
12-6.2	Design Standards				
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	☒	☐	☐
12-621	Lot Design	Depth to width ratio of not more than 4.2:1 (lots more than 300 feet wide) See Findings of Fact.	☐	☒	☐
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	☐	☐	☒
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	☐	☐	☒
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability	☐	☐	☒
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied See Conditions of Approval.	☒	☐	☐
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression. See Conditions of Approval.	☐	☒	☐
12-624.A	Road name	Unique road names for new roads.	☐	☐	☒
12-624.B	Road standards	No new roads proposed	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-624.C	Legal access	Legal access to each proposed lot.	☒	☐	☐
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	☐	☐	☒
12-625.A	Trails and Parks	Bonner County Trails Plan	☐	☐	☒
12-625.B	Trails and Parks	Public Access, Parks and Facilities	☐	☐	☒
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	☒	☐	☐
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	☒	☐	☐
12-6.4	Preliminary Plat Procedures				
12-640	Processing Applications		☒	☐	☐
12-641	Pre-application Review		☒	☐	☐
12-642.A	Application Content	Application Form	☒	☐	☐
12-642.B	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	☒	☐	☐
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	☒	☐	☐
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	☒	☐	☐
12-642.B.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	☒	☐	☐
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	☒	☐	☐
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	☒	☐	☐
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	☒	☐	☐
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels,	☐	☒	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		overhead and underground utility lines, structures, sanitary sewers, and culverts within the tract. <i>See Conditions of Approval.</i>			
12-642.B.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	☒	☐	☐
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	☒	☐	☐
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	☐	☐	☒
12-642.B.11	Plat Content	Statement for intended use of parcels. <i>See Conditions of Approval.</i>	☐	☒	☐
12-642.C.1	Application Fee		☒	☐	☐
12-642.C.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	☐	☐	☒
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	☐	☐	☒
12-644.B	Improvements Plan	County Engineer Inspections.	☐	☐	☒
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	☐	☐	☒
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the future residents. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-646.A	Final Plat, Contents	Subdivision Name	☒	☐	☐
12-646.B	Final Plat, Contents	Names of Subdivider and the engineer or surveyor.	☒	☐	☐
12-646.C	Final Plat, Contents	Initial point and description thereof, with location to be indicated on the plat. <i>See Conditions of Approval.</i>	☐	☒	☐
12-646.D	Final Plat, Contents	Street lines of all existing or recorded streets, principal property lines, patent lines, Township or Section lines, status of adjoining property.	☒	☐	☐
12-646.E	Final Plat, Contents	Accurate location, description and filing of all monuments in accordance with Idaho Code.	☒	☐	☐
12-646.F	Final Plat, Contents	Length and Bearings of all lots, streets, alleys and easements as laid out, lengths, curves, radii and tangent bearings.	☒	☐	☐
12-646.G	Final Plat, Contents	Lot numbering, Block numbering and Road Naming	☒	☐	☐
12-646.H	Final Plat, Contents	Accurate outline of property dedicated for public use with purpose indicated.	☐	☐	☒
12-646.I	Final Plat, Contents	Private Restrictions, if any.	☒	☐	☐
12-646.J	Final Plat, Contents	North point, graphic scale and date.	☒	☐	☐
12-646.K	Final Plat, Contents	Certificate of licensed engineer or surveyor of the State.	☒	☐	☐
12-646.L	Final Plat,	Location of all watercourses, BFEs, elevation from FIRMs, approximate areas subject to	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	Contents	inundation of storm water overflow.			
12-646.M	Final Plat, Contents	Wetland boundaries and any proposed easements or easements of record for utilities within the tract.	☒	☐	☐
12-647.A	Final Plat Endorsements	Owner's Certificate See Conditions of Approval.	☒	☐	☐
12-647.B	Final Plat Endorsements	Place for Planning Director's Approval See Conditions of Approval.	☒	☐	☐
12-647.C	Final Plat Endorsements	Place for County Surveyor's Approval See Conditions of Approval.	☒	☐	☐
12-647.D	Final Plat Endorsements	Place for Panhandle Health District Approval or Sanitary Restriction as allowed by I.C. 50-1326. See Conditions of Approval.	☒	☐	☐
12-647.E	Final Plat Endorsements	Place for Board Approval See Conditions of Approval.	☒	☐	☐
12-647.F	Final Plat Endorsements	Place for County Treasurer's Approval See Conditions of Approval.	☒	☐	☐
12-647.G	Final Plat Endorsements	Place for Recorder's Signature. See Conditions of Approval.	☒	☐	☐
12-647.H	Final Plat Endorsements	Place for City Approval if within an Area of City Impact.	☐	☐	☒
12-647.I	Final Plat Endorsements	Place for Lienholder's Approval.	☐	☐	☒
12-648	Procedure for Final Plat Review and Approval	Not applicable at this stage of the project. See Conditions of Approval.	☐	☐	☒
12-649	Digital Submission of Final Plat	Not applicable at this stage of the project. See Conditions of Approval.	☐	☐	☒
12-6.5	Short Plats, Procedures				
12-650.A	Purpose		☒	☐	☐
12-650.B	Application	Short Plat application items	☒	☐	☐
12-650.C	Permit Required	Eligibility for Short Plat	☒	☐	☐
12-650.D	Plat Contents				
12-651	Procedure for Prelim. Short Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal.	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		See Conditions of Approval.			
12-652	Procedure for Final Short Plat Approval	Final short plat content to be processed as per BCRC 12-646 and BCRC 12-648.	☒	☐	☐
12-7.2	Grading, Stormwater Management And Erosion Control				
12-720.1	Purpose		☒	☐	☐
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	☐	☐	☒
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	☒	☐	☐
12-722.1	Procedure for New Subdivisions	See Conditions of Approval.	☒	☐	☐
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the time of the application.	☒	☐	☐
12-7.3	Wetlands				
12-730	Purpose	There are no wetlands located on the property.	☐	☐	☒
12-731	Wetland Reconnaissance	There are no wetlands located on the property.	☐	☐	☒
12-732	Wetland Delineation	There are no wetlands located on the property.	☐	☐	☒
12-733	Wetland Buffer and Setbacks	There are no wetlands located on the property.	☐	☐	☒
12-7.4	Wildlife				
12-740	Purpose		☒	☐	☐
12-741	Standards for New Subdivisions		☐	☐	☒
12-7.5	Flood Damage Prevention				
	Conformance with BCRC Title 14.		☐	☐	☒
12-7.6	Hillsides				
12-760	Purpose		☐	☐	☒
12-761	Conceptual Engineering Plan		☐	☐	☒

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-762	Geotechnical Analysis		☐	☐	☒

Staff concluded this project **is** consistent with Bonner County Revised Code based upon the contents of this staff report, including the Standards Review, Findings of Facts, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on December 19, 2024. A full list of the agencies notified can be found in Appendix A. Agency Comments can be found in Appendix B.

The following agencies replied:

Bonner County Planning Floodplain Review
Bonner County Road and Bridge Department
Northern Lights, Inc.
Panhandle Health District

The following agencies replied (No Comment):

Bonner County Historical Society
Kootenai-Ponderay Sewer District
Idaho Department of Environmental Quality
Idaho Department of Fish and Game
Idaho Transportation Department
TC Energy

No other agencies replied.

Public Comments:

No public comments were received for this file.

Findings of Facts:

1. The site consists of approximately 30.00-acres of land.
2. The site has access to Reeder Bay Road, owned and maintained by Bonner County. Bonner County Road & Bridge Department has requested an 80 foot right-of-way be dedicated, replacing the existing 50 foot easement, to be consistent with the standard of major collector roads.
3. Site does contain mapped slopes of 0-30% or greater. (United States Geological Survey)
4. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
5. Site does not contain frontage to a mapped waterbody. (National Hydrography Dataset, United States Geological Survey)
6. Site contains the following types of soils. (Natural Resource Conservation Service, United States Department of Agriculture)
 - a. Caribouridge-Stien families, complex, outwash plains of mixed geology. (Not Prime Farmland)

7. The site is within SFHA Zone D per FIRM Panel Number 16017C0125F, Effective Date 7/7/2014.
8. The proposed lots will be served by individual wells and individual septic systems. The site is located within West Priest Lake Fire District, West Bonner School District #83, and Bonner County Ambulance District.
9. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code standards, subject to Conditions of Approval. See staff review above and the conditions of approval below.
10. Lot 3 of the proposed plat was approved for a depth to width ratio of 4.24:1 on December 5, 2024, with file #VE0018-24.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

- Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
- Conclusion 2:** The site **is** physically suitable for the proposed development.
- Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
- Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
- Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
- Conclusion 6:** The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.

Conditions of Approval:

1. Per BCRC 12-623 (D): D. All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
 2. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 3. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
 4. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
 5. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County"
2. Per BCRC12-642 (B)(11), A statement of intended use to be included on plat.
3. Per BCRC12-642 (B)(7), Existing well, sewers, overhead utility lines/easements to be shown on plat.
4. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
5. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
6. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho

Code Section 50-1304 and BCRC 12-647.

7. Per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning Department. The digital copy submission shall not substitute for any contents of the final plat listed above.
8. Per BCRC 12-651 (G), the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

Staff Recommendation for Action: Approval with Conditions

The applicant, or interested parties, have 10 days from the date of the issuance of this report to provide written comment in response to the staff report.

The Planning Director shall make an administrative decision to approve, approve with modifications, continue, deny or recommend a public hearing on the file following the closing of the ten-day response period on **March 20, 2025**.

Planner's Initials: DF	Date: March 10, 2025
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Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: SS0004-24

Record of Mailing Approved By:



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



Janna Brown, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District -Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B - Agency Comments



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>, kbsd 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 <saglewaterssewer@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@id.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 <fw1idahoconsultationrequests@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 SS0004-24.pdf
327K



Janna Brown <janna.brown@bonnercountyd.gov>

Re: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Krased Estates

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyd.gov>
 Reply-To: Sam Ross <sam.ross@nli.coop>
 To: Bonner County Planning <planning@bonnercountyd.gov>
 Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>, Aaron McNail <Aaron.McNail@nli.coop>

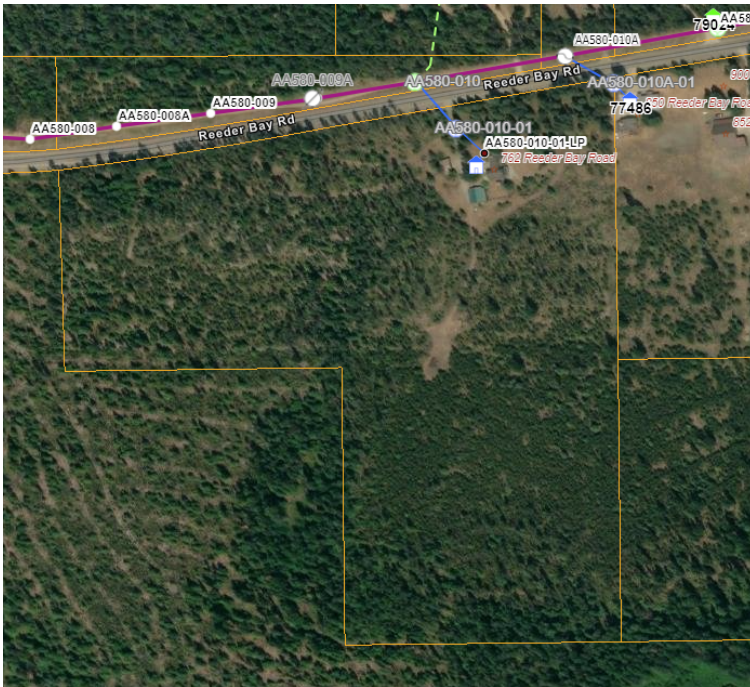
M

Janna,

Northern Lights is not opposed to the proposed short plat, SS0004-24, Krased Estates.

NLI has a 3 phase overhead distribution line spanning along the north side of Reeder Bay Road and provides service to the member at 762 Reeder Bay Road (proposed Lot 2).

Based on the layout of the proposed lots, NLI can provide electrical services. The future owners will need to submit new service applications to NLI. Those applications can be found online at <https://www.nli.coop/programs-and-services/construction/>



Thank you for the opportunity to review and comment--sincerely,

Samuel Ross

Engineering Assistant I
 Northern Lights, INC.
 Email: Sam.ross@nli.coop
 Office: 208.255.7183
 Cell: 208.946.7787

NWPPA Certified Staking Technician

 NLI <i>The power of local service</i> SINCE 1935 		ADDRESSES HEADQUARTERS 421 Chevy St Sagle, ID 83860 MAILING ADDRESS PO Box 269 Sagle, ID 83860		PHONE NUMBERS MAIN OFFICE (208) 263-5141 TOLL-FREE (800) 326-9594		REPORT AN OUTAGE OUTAGE HOTLINE (866) 665-4837
				CALL BEFORE YOU DIG 811 Know what's below. Call before you dig.		

From: Bonner County Planning <planning@bonnercountyd.gov>

Sent: Monday, February 3, 2025 10:40 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyd.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyd.gov>; BONNER COUNTY HISTORIC MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpe <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.gov>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; <cityofdowntown@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 <kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@idwr.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>; <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 <Frankiejdu@idwr.idaho.gov>; <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>; 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@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyd.gov>



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

 Public Health Prevent. Promote. Protect. Panhandle Health District	Kathryn Kolberg Environmental Health Program Manager 2101 W. Pine St., Sandpoint, ID 83864 Office: 208-265-6384 Office Desk: 208-920-7902 Email: kkolberg@phd1.idaho.gov Web: Panhandlehealthdistrict.org
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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

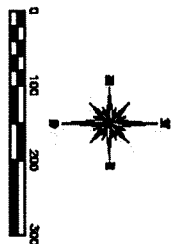
Name

Date

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

KRASEED ESTATES

LYING IN A PORTION OF SECTION 24,
TOWNSHIP 6N NORTH RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

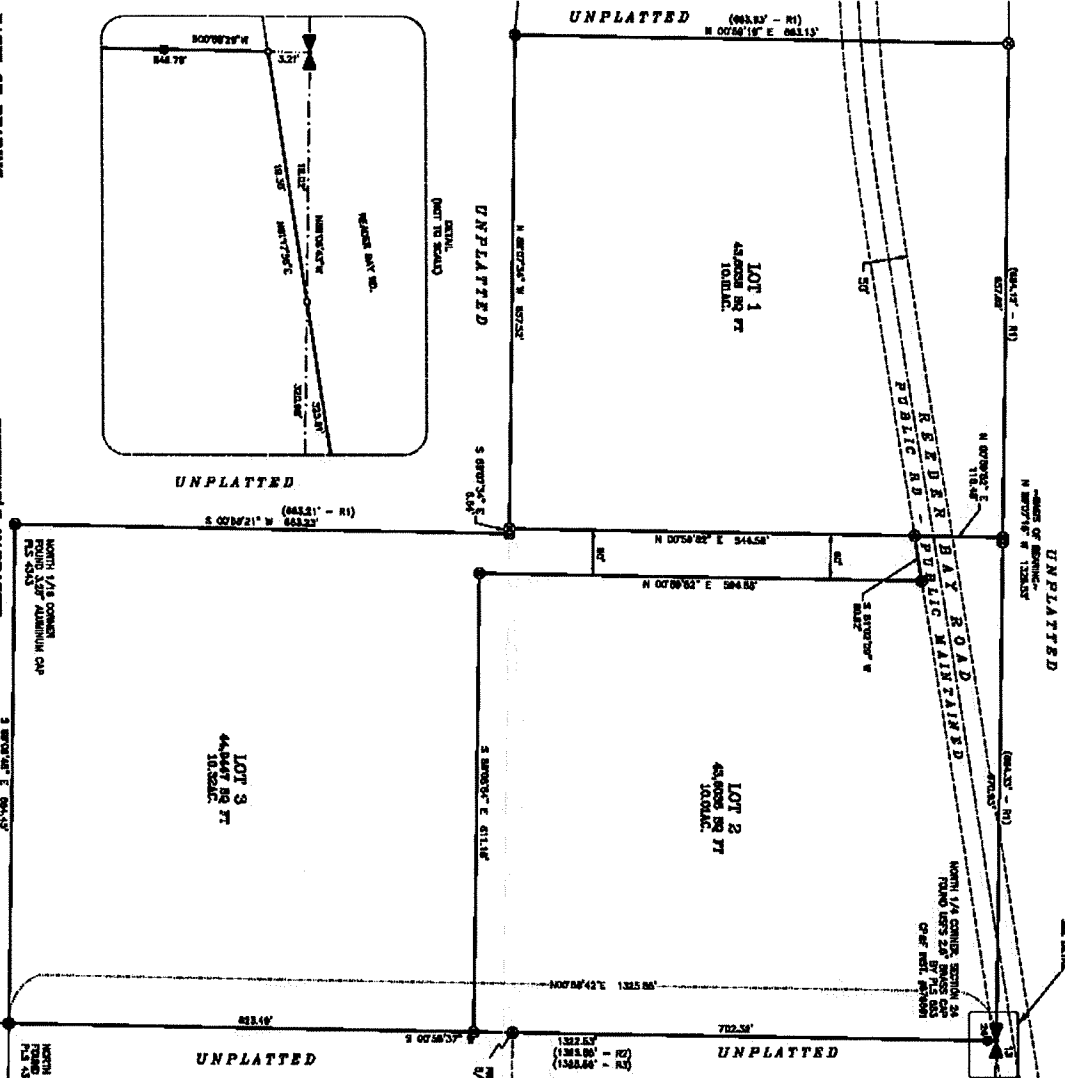
- SECTION CORNER, AS NOTED.
- SET 5/8" x 3/4" IRON AND COP. P.S. 1079
- FOUND USDA FOREST SERVICE 3.5" ALUMINUM CAP, P.S. 424X
- FOUND USDA-FOREST SERVICE ALUMINUM CAP, P.S. 571L
- CHALKED POINT, NOTHING SET
- (01) RECORD OF SURVEY BY PLS 424X, BEET. NO. 424X/A, 04/24/1984
- (02) RECORD OF SURVEY-MANDED BY PLS 1079, BEET. NO. 1079/A, 02/14/2003
- (03) RECORD OF SURVEY BY PLS 1044, BEET. NO. 1044/A, 02/14/2003

GENERAL NOTES

A) BOLD LETTER SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
B) THE LOTS ARE NOT BEING SET FOR THE SURVEY PURPOSES FOR THE
THE PLS 1079 & 1044 BEET. NO. 1079/A & 1044/A.
C) THE LOTS ARE CONSIDERED AS 200' x 100' FOR PLS 1079 & 1044.
D) THE LOTS ARE CONSIDERED AS 200' x 100' FOR PLS 1079 & 1044.
E) THE LOTS ARE CONSIDERED AS 200' x 100' FOR PLS 1079 & 1044.
F) THE LOTS ARE CONSIDERED AS 200' x 100' FOR PLS 1079 & 1044.

DOCUMENTS AND BASINMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD FOR SURVEYING THE PLAT CORRESPOND, FILE NO.
04877, GUARANTEE NO. 0-222-0000000, DATED JULY 26, 1982.
AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE WITH APPURTENANCES INCLUDING RIGHT OF
WAY, EASEMENT NO. 0-222-0000000, DATED JULY 26, 1982.
RECORDED INSTRUMENT NO. 11944, BONNER COUNTY RECORDS.



BASES OF BEARING

THE BASES OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE
THE COORDINATE SYSTEM FROM THE STATE PLAT CORRESPOND, FILE NO.
04877, GUARANTEE NO. 0-222-0000000, DATED JULY 26, 1982.
- THE BASES OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE
THE COORDINATE SYSTEM FROM THE STATE PLAT CORRESPOND, FILE NO.
04877, GUARANTEE NO. 0-222-0000000, DATED JULY 26, 1982.

SURVEYOR'S NARRATIVE

- 1) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
AND REQUIREMENTS OF THE IDAHO SURVEYING ACT, CHAPTER 1, SECTION 1-101.
2) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
AND REQUIREMENTS OF THE IDAHO SURVEYING ACT, CHAPTER 1, SECTION 1-101.
3) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
AND REQUIREMENTS OF THE IDAHO SURVEYING ACT, CHAPTER 1, SECTION 1-101.
4) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
AND REQUIREMENTS OF THE IDAHO SURVEYING ACT, CHAPTER 1, SECTION 1-101.



1/4	61	5
24	N	W

KRASEED ESTATES

DATE & ASSOCIATED
PROFESSIONAL LAND SURVEYOR
AND CHARTERED SURVEYOR
David A. Anderson
800-440-4770

1"=100'
Scale
1 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.

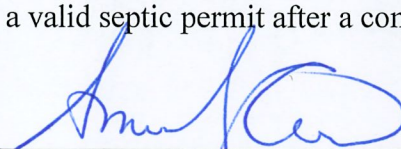
Parcel # RP61N05W242401A
Township: 61N Range: 05W Section: 24
Acre(s): 30

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

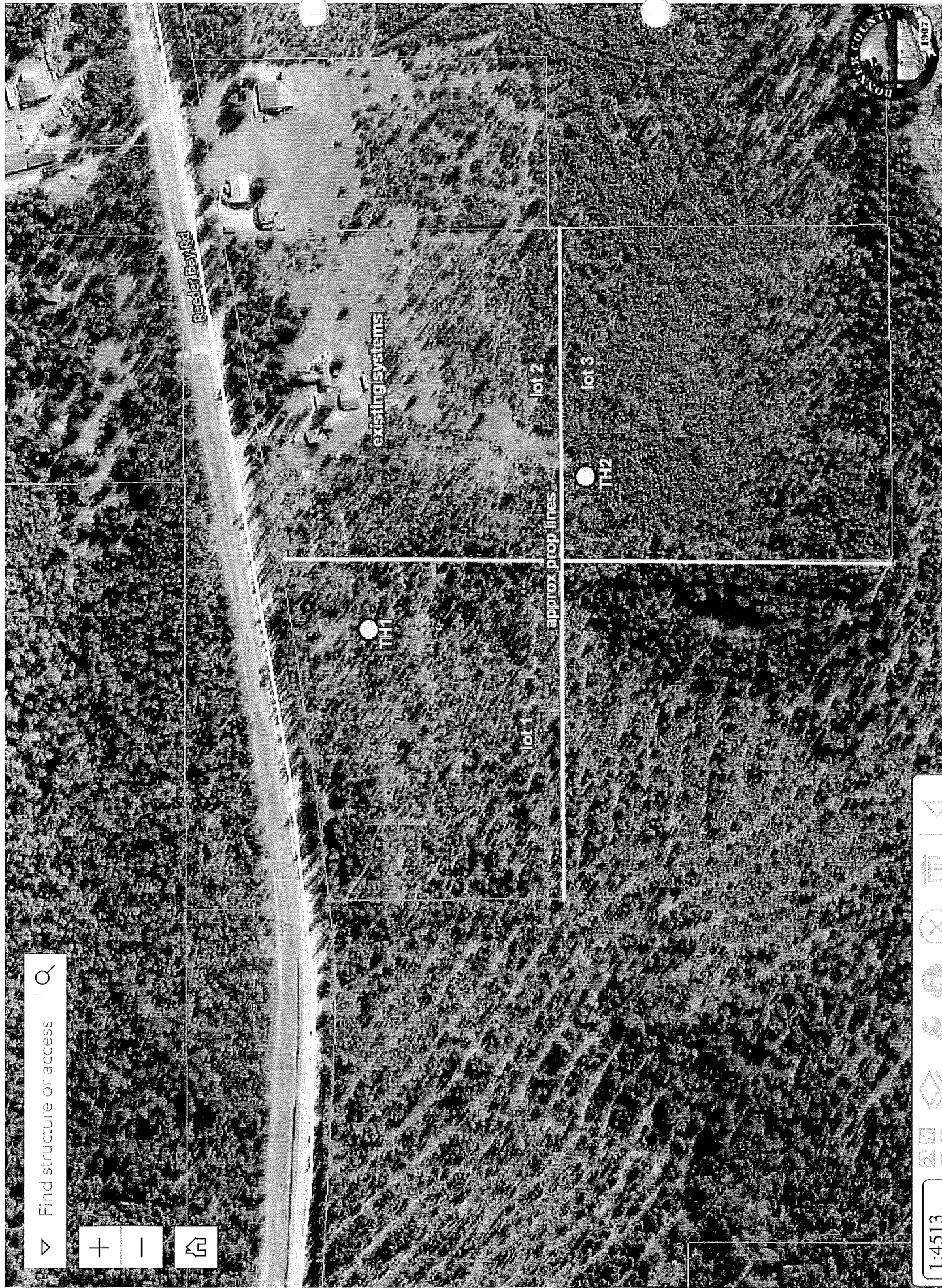
24-09-07977

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 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: shavaunreed@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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Kraseed Estates

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>

To: Bonner County Planning <planning@bonnercountyid.gov>

No comment

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

www.bonnercountyhistory.org

On Mon, Feb 3, 2025 at 10:41 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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**



Janna Brown <janna.brown@bonnercountyid.gov>

File SS0004-24 Short Plat

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, Feb 17, 2025 at 5:42 PM

Good Afternoon:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_02_BC_SS0004_ShortPlat.pdf**
74K

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

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 – Krased 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

Kootenai-Ponderay Sewer District *2/17/25*
Name Date
Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Kraseed Estates

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Fri, Feb 7, 2025 at 11:16 AM

To: Bonner County Planning <planning@bonnercountyid.gov>

Good Morning,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

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

Sent: Monday, February 3, 2025 10:41 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.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@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.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 <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@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>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Kraseed Estates

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Feb 26, 2025 at 3:02 PM

Hi Janna,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Monday, February 03, 2025 10:41 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - SS0004-24 Agency Review - Short Plat - Krased Estates

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Feb 4, 2025 at 7:58 AM

ITD Permits has no objection.

Thank you,

Symone Legg | Project Coordinator

Idaho Transportation Department | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

Work schedule: Monday - Friday 7AM- 4PM

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

Sent: Monday, February 3, 2025 10:41 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.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@oer.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 <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@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>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.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 <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>;



Janna Brown <janna.brown@bonnercountyid.gov>

RE: [EXTERNAL] Bonner County Planning - SS0004-24 Agency Review - Short Plat - Krased Estates

1 message

'US Crossings' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: US Crossings <us_crossings@tcenergy.com>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, Mar 3, 2025 at 9:10 AM

Good Morning,

Per the engineer, we are not impacted.

Thanks,

Nancy P. Babcock

Land Analyst, USNG Land Services

us_crossings@tcenergy.com

Desk: 800.562.8931



700 Louisiana St., Suite 14108F

Houston, TX 77002

[TCEnergy.com](https://www.tcenergy.com)

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

Sent: Monday, February 3, 2025 12:41 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM

TC Energy
pipelines not
impacted

Closest distance
is ~22mi.

