



Kootenai-Ponderay Sewer District

P.O. Box 562
Kootenai, ID 83840

Office – 511 Whiskey Jack Road

Phone (208) 263-0229
Fax (208) 265-5326
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September 11, 2017

Phil McNearney
P.O. Box 648
Ponderay, Idaho 83852

RE: Board Decision of August 28th, 2017 McNearney Road Properties

Dear Mr. McNearney:

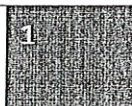
Thank you for your attendance at the Board meeting held on Monday, August 28th, 2017. The Board appreciates your patience in attending more than one meeting to resolve the issue as presented to the Board.

The Board reviewed your request to have your properties on McNearney Road share laterals as only one sewer lateral was run for your commercial property and the septic system serving the rental residence on the contiguous property is now failing. Per District Ordinances and Rules and Regulations, the District does not allow "shared" laterals. A separate and independent building sewer must be provided for every building. As such, the options available to you which are acceptable to the District are:

1. Complete a full Sewer Main Extension
 - Requires a completed Sewer Main Extension Agreement
 - The existing "long" lateral connections would need to be reconnected to the main after it is extended.
 - Bring the 6" main up to your property and connect your property with 3 (three) separate laterals for the 3 (three) anticipated buildings.
 - Provide proper easements for properties if any are needed.
 - District would take ownership per the guidelines as set out in the Sewer Main Extension Agreement.
2. No Shared Lateral
 - There is one "stub-out" currently in place for the commercial building.
 - Connect the commercial building to the current lateral "stub-out".
 - Re-do the septic system for the residential if allowed by Panhandle Health District.

Remember, the NUFF fees have not yet been paid for any proposed connections on your property although the lateral was allowed to be put into place at the time of the extension of the sewer main by Garage Village, LLC. As a property owner benefitted by the extension of the sewer main extended by Garage Village, LLC and due to your lateral already being put into place, you have a recoupment portion due to Garage Village, LLC. This recoupment is due and payable prior to any buildings actually being connected to the lateral. Your portion of recoupment has been calculated at \$3,680.10. This amount should be remitted to the District for documentation and verification of payment. The District will then remit the payment to Garage Village, LLC.

Currently, New User Facility Fees (NUFFs) are \$7,900.00 per ER (equivalent residence use). These are calculated as one ER per single family residence. Commercial and other non-single family residence users are charged per the anticipated use or by a "sizing" which is calculated by using parameters of size, type, number of employees, and



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other possible determining fact. . . If each proposed building is anticipated to use / 1 (one) ER, you would need to purchase 3 (three) NUFFs for which the current rate is \$7,900.00 each. The availability and/or cost of NUFFs is never promised or guaranteed until purchased.

If you have additional questions in regards to this matter, please call the District Office at 208-263-0229. The Office is open from 8:30 a.m. to 5:00 p.m. Monday thru Friday except for most major holidays.

Sincerely,

James Osman
Kootenai Ponderay Sewer District
Chairman of the Board

