



BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # CUP0010-25	RECEIVED: RECEIVED DEC 31 2025 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Describe the proposed use:

The proposed use is a small, nature-based outdoor education program serving homeschool students on a 15-acre rural property. The program operates two days per week during seasonal sessions (Fall and Spring) for a total of approximately 24 weeks per year, with occasional summer day camps. Programs operate on Thursdays for middle and high school students and Fridays for elementary age students (8 and up). Daily program hours are from 9:45am - 2:45pm. Each program day serves up to 24 students. Families are encouraged to carpool resulting in an average of 10-12 vehicles per day of program. All parking and vehicle turn-around occurs on-site using a designated loop drive and parking area, with no parking on public roadway. Activities are conducted outdoors and do not involve amplified sound. The program is designed to be low impact and compatible with the surrounding rural area.

The use is conditionally provided for at Bonner County Revised Code, Section(s) _____

APPLICANT INFORMATION:

Landowner's name: Hilary J. Petterson and Jed T. Petterson		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax: N/A	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: N/A- Applicant is self-represented		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: N/A- No additional applicant or representative		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 25	Township: 58 N.	Range: 1 W.	Parcel acreage: 15
Parcel # (s): RP58N01W252501A			
Legal description: Beginning at a point on the North line of said section 25, said point being south 86°05 1/2' East, a distance of 1320.0 from the Northwest corner of said Section 25; Thence South 3°54 1/2' West, a distance of 660.0 feet; Thence South 86°05 1/2' East, a distance of 495.0 feet; Thence North 3°54 1/2' East, a distance of 660.0 feet to the North line of said Section 25; Thence along said North line, North 86°05 1/2' West, a distance of 495.0 feet to the point of the beginning.			
Current zoning: Agricultural/ Forestry		Current use: single-family residential property with forested land	
What zoning districts border the project site?			
North: Ag/Timb		East: Ag/Timb	
South: Productivity forest and Ag/Timb		West: Productivity Forest	
Comprehensive plan designation:			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: 2 properties: 1.Ag/timb, single-family home, forested ~18acres 2.Ag/Timb, single-family home w/improvements, forested, ~10 acres			
South: 2properties:1.Rural/Ag, forested land, ~7.5acres, productivity forest land 2.Ag/timb,single-family home and mobile home, ~7.5acres			
East: Ag/Timb, single-family home with residential improvements, forested, ~12 acres			
West: Rural/Ag, single-family home and forested land, ~40 acres (productivity forest land)			
Nearest city: Sandpoint		Distance to the nearest city: ~12 miles	
Detailed directions to site: From the center of Sandpoint, head North on Highway 200 for approximately 7 miles. Turn left onto Lower Pack River Rd and continue for 2.4 miles. Make a sharp left turn onto Red Cedar Lane. Continue down Red Cedar Lane for ~.3 miles and the site is located on the right accessed via the private driveway from Red Cedar Lane.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: 300sq.ft.storage shed for educational supplies,pre-existing outhouse, 700 sq.ft. house on property is not used for program
2) Type of unit: Outdoor educational program facilities, no residential units are proposed
3) # of Units: N/A- no residential units proposed
4) Any machinery to be located on the site: Small hand tools and outdoor educational equipment, no heavy machinery is stored on site.
5) Any storage area, etc.: Materials and program supplies are stored on site in a small shed (~300sq.ft.)
6) Phasing plans, expected start-up and completion dates: The program is currently active. Seasonal sessions are planned as follows: Fall and Spring sessions of 12 weeks each and occasional summer day camps. No expansion or phased construction is proposed.
7) # of people on site (employees, visitors, etc.): Up to 24 students per program per day. Adults include 1-3 instructors and 2-4 volunteers per day. Total maximum occupancy on site per day is 31.
8) Hours of operation: Program hours: 9:45am-2:45pm, Thursdays and Fridays during seasonal sessions (Fall and Spring) Occasional summer camps are limited to same daytime hours.
9) Traffic to be generated (vehicles per day or week): Average of 10-12 vehicles per program day (families are encouraged to carpool). Program operates 2 days per week for 24 weeks per year (Fall and Spring sessions) Traffic is limited to program days only, and all vehicles park on site in designated areas with a loop turn-around. No off-site parking.

10) Associated functions (receptions, outdoor activities, additional processes, etc.):
All program activities are outdoor educational experiences, including nature walks, wildlife observation and hands-on environmental learning. Once per year, an end-of-year graduation ceremony is held on-site for families lasting approximately 2 hours. All activities and parking occur on the property.

11) Parking, loading areas: Parking for program participants is provided entirely on-site in a designated loop turn around and parking area. An average of 10-12 vehicles arrive per program day. Families are encouraged to carpool and all vehicles remain on-site. No off-site parking or loading is required

12) Advertising sign, size and location:
A single small wooden sign identifying the property as Earth Keepers is placed only on program days at the driveway entrance on applicant's property. The sign is modest in size and is removed after program hours.

13) Lighting plans:
No new lighting is proposed for the program. All program activities occur during daylight hours.

14) Solid waste management plan:
All solid waste generated by program activities, including typical restroom waste, is managed using existing facilities. The pre-existing outhouse serves participants. Regular residential waste is managed by property owners for all other non-hazardous materials. No hazardous waste is produced and no new waste infrastructure is planned.

15) Complete detail of scope/process:
Earth Keepers operates seasonal outdoor educational programs for homeschooled students. Schedule: Fall and Spring Sessions, 12 weeks each, occasional summer day camps. Hours: 9:45am-2:45pm, Thursdays and Fridays. Participants: up to 24 students per day with 3-7 adult instructors and volunteers. Program activities: environmental studies and hands-on learning. Facilities: 300sq.ft.storage shed for materials;pre-existing outhouse;700 sq.ft. house not used for the program. Traffic/Parking:10-12 vehicles per program day, all parked on-site in a loop turnaround. Annual Graduation: once per year an end-of-the year ceremony for families lasting ~2 hours- all activities occur on-site. Temporary signage.

16) If required, are landscaping plans attached? Yes No

NARRATIVE STATEMENT (ADDITIONAL DOCUMENTS, IF NECESSARY):

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property?
All program activities are conducted outdoors on-site under the supervision of trained instructors and volunteers. Traffic is limited to program days, and all vehicles are parked in designated on-site loop turn around to avoid congestion on the road. There is no heavy machinery or hazardous material used. Restroom facilities are available on-site and students are closely supervised at all times. These measures ensure the safety of the program participants and neighboring properties.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property:
The program generates minimal noise, limited to normal conversation and outdoor educational activities. No lighting is used as all activities occur during daylight hours. No odors, fumes or vibrations are produced by program activities. Overall, the program has negligible impact on surrounding properties.

How is the proposed use compatible with the adjoining land uses:
The program is low-density and primarily outdoors, with a maximum of approximately 30 people on site per day. Neighboring properties are rural and forested with low residential density. On-site parking, loop turnaround and limited vehicle traffic prevent impacts to neighboring roads. The educational nature of the program, its limited scale and careful management of traffic and activities make it compatible with surrounding uses.

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:

<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <p style="margin-left: 40px;">Access to the property includes travel on paved Lower Pack River Rd. with standard width and grade. Right-of-way width per Bonner County standards. Red Cedar Lane which is gravel with a width of at least 20 feet and a varied grade of gentle to flat.</p>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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:

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:
The property has varied terrain from gently sloped, moderately rolling and steep. The maximum estimated slope in the far north corner of the property is 75% with most of the property rolling and gently sloped. The land includes a big flat meadow and several natural bench areas suitable for outdoor activities. Some small rock outcroppings are present in the far north corner of the property.

Water courses (lakes, streams, rivers & other bodies of water):
A small year-round creek runs through the property. The creek is naturally contained and does not intersect with program activity areas. All program activities including outdoor learning and gatherings, are located well away from the creek to protect both participants and the waterway.

Is site within a flood plain? Yes No Firm Panel #: Map designation:

Springs & wells:
There is a small spring on the property that was previously partially captured by the former owner, but it's not used for program purposes. The property's potable water is supplied by a private well drilled

Existing structures (size & use):
Existing structures on the property include a 700 sq.ft. residence (not used for program), a small pre-existing garage/storage structure located adjacent to the residence (not used for program), a 300sq.ft. storage shed used for educational materials, and a pre-existing outhouse.

Land cover (timber, pastures, etc):
The property consists of mixed timber and pasture areas, suitable for outdoor educational activities. Some open grassy areas have been maintained for program use.

Are wetlands present on site? Yes No Source of information:

Other pertinent information (attach additional pages if needed):
(See narrative attached)

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: pre-existing outhouse. No new system proposed.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Outhouse is located on-site, well maintained and sufficient for the low number of program participants. No connection to public or community sewer systems is planned.

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:

Private well drilled near the 700sq.ft. house after purchase that produces 20 gallons per minute. It is sufficient for program needs, including hand washing and drinking water for participants. The well is regularly maintained, water is delivered via existing plumbing to outdoor faucet as needed. No additional wells or storage tanks are proposed.

Distance (in miles) to the nearest:

Public/Community Sewer System: 8.4miles

Solid Waste Collection Facility: 12.3 miles

Public/Community Water System: 5.6 miles

Fire Station: ~9 miles

Elementary School: 2.3 miles

Secondary Schools: ~12 miles

County Road: ~.3 miles

County Road Name: Lower Pack River Road

Which fire district will serve the project site? Northside Fire District

Which power company will serve the project site? Northern Lights

How is the use/plan in not in conflict with the policies of the Comprehensive Plan?

Property Rights:

The program respects private property rights, operates on land owned by the applicant and does not encroach on neighboring properties.

Population:

The program has a small, fixed number of participants and does not affect local population density or housing needs.

School facilities & Transportation:

The program supplements educational options for homeschool students and uses existing roads safely with minimal traffic impact. Families are encouraged to carpool.

Economic Development:

The program contributes to the local economy by employing instructors, purchasing materials locally and supporting the privately maintained road maintenance system.

Land Use:

The program is low impact and fully contained on a rural 15-acre property, consistent with surrounding rural and agricultural land use.

Natural Resources:

All program activities occur outdoors with care for existing vegetation, timber and a small creek. No new development or resource extraction is proposed.

Hazardous Areas:

The property contains no hazardous areas that affect the program. All activities are conducted safely, away from the creek and slopes.

Public Services:

The program uses existing water and restroom facilities, solid waste collection and does not place additional demand on local services.

Transportation:

Traffic is limited to program days, all parking is on-site and the public road is maintained with dust control. The program does not create congestion or hazards.

Recreation:

The program provides educational and recreational opportunities for homeschooled youth, consistent with community goals for recreation and outdoor learning.

Special Areas or Sites:

No designated special areas or sites are impacted by the program.

Housing:

The program does not involve housing or changes to residential development.

Community Design:

The program maintains the rural character of the property with only small temporary signage and existing minimal structures.

Agriculture:

The program is compatible with surrounding agricultural and timber uses and does not interfere with farming or forestry operations.

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: 12-31-25

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