

Narrative Statement

Conditional Use Permit Application

Earth Keepers

298 Red Cedar Lane, Sandpoint, Idaho

1. Effects of elements such as noise, glare, odors, fumes, and vibrations on adjoining property:

Earth Keepers School operates as a small, seasonal, low-intensity outdoor educational program for homeschooled students. Activities occur during daytime hours only and are limited to two days per week during Fall and Spring program sessions. Noise levels are minimal and consist primarily of normal conversation and supervised outdoor learning activities.

No new lighting is proposed for the program. All activities take place during daylight hours.

The program does not generate odors, fumes, or vibrations. No heavy machinery or industrial equipment is used. Overall, the use has negligible impact on adjoining properties.

2. Compatibility of the proposal with adjoining land uses:

The subject property is located in a rural area characterized by low-density residential, agricultural, and timber land uses. The proposed use is low-intensity and fully contained on a 15-acre parcel and does not involve new development, grading, or infrastructure expansion.

Program participation is limited to a maximum of 24 students per day, with instructors and volunteers totaling approximately 30 people on-site. Vehicle traffic is limited to Thursdays and Fridays during program sessions and occurs during off-peak daytime hours. An average of 10–12 vehicles arrive per program day. All parking occurs on-site within a designated loop turn-around, preventing roadside parking and maintaining rural road safety.

Given its limited scale, seasonal schedule, and on-site management of traffic and activities, the proposed use is compatible with surrounding rural land uses and maintains the existing character of the area.

3. Relationship of the proposed use to the Bonner County Comprehensive

Plan:

The proposed conditional use is consistent with the goals and policies of the Bonner County Comprehensive Plan. Earth Keepers supports educational opportunities, outdoor recreation, and environmental awareness while preserving the rural character of the property.

The use does not require extension of public sewer or water systems, road improvements, or additional public services. Natural features of the site, including timbered areas and a small year-round creek, are preserved in place, with program activities intentionally located away from riparian areas and sensitive features.

The program is seasonal, low-impact, and does not establish a pattern of intensified development. Based on its limited scale, rural compatibility, and lack of adverse impacts, the proposed conditional use meets the intent of the Bonner County Revised Code and Comprehensive Plan and is appropriate for approval, subject to reasonable conditions if any.

Conclusion:

Earth Keepers is a carefully managed, low-intensity educational use that is compatible with surrounding rural land uses. The program's limited hours, minimal traffic, on-site parking, and absence of new development ensure that it does not adversely affect neighboring properties, public services, or natural resources.

Storm Water Plan:

I believe no stormwater plan is required as no new impervious surfaces, grading, or development is proposed.

Trip Generation and Distribution Letter

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Proposed Use

Earth Keepers operates a small, seasonal, low-intensity outdoor education program for homeschooled students. Programs are held two days per week (Thursdays and Fridays) during Fall and Spring sessions, each lasting approximately 12 weeks. Occasional summer day programs may also occur.

Trip Generation

Days of operation: Thursdays and Fridays

Hours of operation: 9:45 a.m. – 2:45 p.m.

Participants: Up to 24 students per day

Adult Instructors and Volunteers: 3–6 adults

Total people on site: Approximately 30

Families are encouraged to carpool. Based on observation and past program operation, the average number of vehicles generated is 10–12 vehicles per program day.

Vehicle trips occur primarily during:

Morning arrival: approximately 9:45-10:00 a.m.

Afternoon departure: approximately 2:45–3:00 p.m.

No evening, nighttime, or weekend traffic is generated by regular program operations.

Trip Distribution

All program-related vehicle traffic accesses the site via existing public roads and Red Cedar Lane. Vehicles enter and exit using the existing driveway. Traffic volume is limited and occurs during off-peak daytime hours.

All vehicles park entirely on-site within a designated loop turnaround and parking area. No roadside parking or off-site parking is required. The on-site loop allows vehicles to enter and exit safely without backing onto the road.

Traffic Management Measures:

- Families are encouraged to carpool to reduce vehicle trips
- Parking is clearly designated on-site
- A loop turnaround prevents congestion and improves safety
- A small, moveable sign is used only on program days to assist with wayfinding
- The 400 foot section of Red Cedar Lane most effected by program vehicles is maintained with dust control

Conclusion

The proposed use generates minimal traffic limited to two weekdays during seasonal program sessions. All traffic is safely accommodated on-site, with no adverse impacts to surrounding roads or properties. Based on the limited scale, controlled schedule, and existing on-site parking and circulation, the proposed use does not create traffic hazards or congestion and is appropriate for approval under a Conditional Use Permit.