



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

## MODIFICATION OF TERMS OF PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MOD0003-26	RECEIVED:  May 27, 206
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### PROJECT DESCRIPTION:

Modification request: B-1 CONDITION		
Permit File # of original application: CVP0010-25	Date original permit was approved: 4-09-26	
Type of Permit: CONDITIONAL USE PERMIT		
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zone Change

### APPLICANT INFORMATION:

Landowner name: HILARY J PETERSON and JED T. PETERSON		
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 - No additional representative		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
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: SEE BACK OF THIS PAGE			
Current landowner's name: HILARY J. PETERSON and JED T. PETERSON			
Current zoning: Agricultural/Forestry		Current use: single family residential property w/ forested land	
What zoning districts border the project site?			
North: Ag/Timb		East: Ag/Timb	
South: Productivity Forest & Ag/Timber		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 ~18 acres. 2. Ag/Timb, single family + mobile home ~10 acres			
South: 2 properties: 1. Rural/Ag, forested, ~7.6 acres, productivity forest 2. Ag/Timb, single family ~7.5 acres			
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 center of Sandpoint head North on Hwy 200 for ~7 miles. Turn left onto Lower Packs River Rd. and continue 2.4 miles. Make a sharp left turn onto Red Cedar Lane. Continue ~.3 miles and site is located on the right.			

**ADDITIONAL PROJECT DESCRIPTION:**

Explain modification request: (Please attach additional pages if necessary)	See attached page
Reason(s) for the modifications:	
Which section(s) of the Bonner County Revised Code are affected by the modification?	
What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)	

**ACCESS INFORMATION:**

Access to the project site is:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
Road Name: Red Cedar Lane		
Road maintenance will be provided by: Private		

**SITE INFORMATION: (See Back of this Page)**

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:	
Water courses (lakes, streams, rivers & other bodies of water):	
Springs & wells:	
Existing structures (size & use):	
Land cover (timber, pastures, etc):	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information:
Other pertinent information (attach additional pages if needed):	

## Legal Description:

Beginning at a point on the North line of said section 25, said point being South  $86^{\circ}05'1/2'$  East, a distance of 1320.0 from the Northwest corner of said Section 25; Thence South  $3^{\circ}54'1/2'$  West, a distance of 660.0 feet; Thence South  $86^{\circ}05'1/2'$  East, a distance of 495.0 feet; Thence North  $3^{\circ}54'1/2'$  East, a distance 660.0 feet to the North line of said Section 25; Thence along said North line, North  $86^{\circ}05'1/2'$  West, a distance of 495.0 feet to the point of the beginning.

## Site information:

Topography: 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:

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 include a deer learning and gatherings are located well away from the creek to protect both participants and the waterway.

## Springs and Wells:

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

## Existing Structures:

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 300 sq. ft. storage shed used for educational materials and a pre-existing out house

## Land Cover:

The property consists of mixed timber and pasture areas, suitable for a deer education activities. Some open grassy areas have been maintained for program use.

**SERVICES:**

Sewage disposal will be provided by: N/A

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: Pit Privy. No new system proposed

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

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 700 sq ft. house that produce 5 20 gallons per minute

Distance (in miles) to the nearest:

Public/community sewer system: 8.4 mi

Solid waste collection facility: 12.3 mi

Public/community water system: 5.6 mi

Fire station: ~9 mi

Elementary school: 2.3 mi

Secondary schools: ~12 mi

County road: ~.3 mi

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 proposed modification 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.

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.

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 this 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: Hilary Petterson Date: 5-24-26

Landowner's signature: [Signature] Date: 5-24-26

## ADDITIONAL PROJECT DESCRIPTION

Condition B-1 states that Red Cedar Lane shall be constructed to Appendix A private road standard from Lower Pack River Road to the applicant's property entrance. The improvements shall be inspected and approved by Bonner County Road and Bridge. ~~THIS~~

This condition can not be met due to Red Cedar Lane being a county road that is privately maintained. We ask that this condition be changed to:

"Red Cedar Lane shall be improved from Lower Pack River Road to applicant's property entrance. This work shall be approved by and to the satisfaction of Bonner County Road and Bridge