



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@po.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

### PROJECT DESCRIPTION:

Describe the proposed use: Addition of a multi-use space with kitchenette and program flexibility for existing classrooms, new restrooms, an entry vestibule and covered play space. The existing preschool and kindergarten classroom spaces will not change.

The use is conditionally provided for at Bonner County Revised Code, Section(s) 12-335

### APPLICANT INFORMATION:

Landowner's name: North Idaho Learning Center Inc.

Mailing address:

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Reid Leber

Company name: North Root Architecture

Mailing address: 412 Pine St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208 255 8041

Fax:

E-mail: reid@northrootarchitecture.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

**PARCEL INFORMATION:**

Section #: 20	Township: 57 N	Range: 2W	Parcel acreage: 4.84
Parcel # (s): RP57N02W201425A			
Legal description: The North 10 feet of the North Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho. Less the North 20 feet of said South Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter and; Less the Pine Street Loop County Road right of way therein. Together with all improvements thereon and appurtenances thereto.			
Current zoning: Suburban		Current use: School, Private non-profit	
What zoning districts border the project site?		Suburban	
North: Suburban	East: Suburban		
South: Suburban	West: Suburban		
Comprehensive plan designation: Suburban Growth Area			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North: Suburban, Single Family Residential 4.8 acre lot			
South: Suburban, Single Family Residential 2 lots at 1.14 acres and 3.48			
East: Suburban, Single Family Residential 11.1 acre lot			
West: Suburban, Single Family Residential 4.95 acre lot			
Nearest city: Sandpoint, ID		Distance to the nearest city: .85 miles	
Detailed directions to site: From town, drive west along W Pine St. project is located on right side of road			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: Existing area = 2,127 sq ft New area = 1,192 sq ft	
2) Type of unit: school	
3) # of Units: n/a	
4) Any machinery to be located on the site: no	
5) Any storage area, etc.: no	
6) Phasing plans, expected start-up and completion dates: expected construction, April 2025-July 2026	
7) # of people on site (employees, visitors, etc.): Average daily students - 26, staff - 4	
8) Hours of operation: No change from current use - 7:30 am-1pm Mon.-Friday classes with after school programs from 1pm-6pm	
9) Traffic to be generated (vehicles per day or week): No change from current use - 40 trips twice a day at drop-off & pick up.	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): No change from current use - outdoor recesses, preschool and kindergarten school related activities	

- 11) Parking, loading areas: No change from current use - two parking areas, 14 stalls
- 12) Advertising sign, size and location: No change from current use - existing sign
- 13) Lighting plans: Building mounted lighting at entryway and under roof of southern patio
- 14) Solid waste management plan: No change from current use, on site dumpsters
- 15) Complete detail of scope/process: No change quantity of students or teachers, the addition is to provide multi-use flex space outside of classrooms and additional ADA restroom and break room.
- 16) If required, are landscaping plans attached? ☐ Yes ☒ No

#### NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? There will be no change from the current use which has been operating in this location for 30 years.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: No change in the current use - sounds from recess playgrounds, other odors, fumes, etc. not be created by this school use.

How is the proposed use compatible with the adjoining land uses: There is no change in the current use, it is compatible with the surroundings due to non-abrasive qualities of a preschool and kindergarten.

#### 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: \_\_\_\_\_
- ☒ Public Road ☒ Existing ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Paved public road access off W. Pine St. to existing gravel parking lot

☐ Combination of Public Road/Private Easement      ☐ Existing      ☐ Proposed

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:  
Minimally sloping site adjacent to existing building and future proposed addition. Slopes generally less than 15% with a small bank 200' away from building site that has a slope greater than 30%.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_  
Intermittent stream located 440' from proposed addition  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is site within a flood plain?    ☐ Yes    ☒ No    Firm Panel #: \_\_\_\_\_    Map designation: \_\_\_\_\_

Springs & wells: none  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): Existing school square footage = 2,127 sq ft + 10x12 storage shed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): site consists of open field, forested section and grassy section.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☒ Yes    ☐ No    Source of information: Bonner County GIS

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: Existing septic tank and leech field, no change

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Existing system with no change in capacity needed: 1250 gallon septic tank  
with basic drainage field at 1320 sq ft, approved by PHD in 2018

Water will be supplied by:

☒ Existing public or community system - List name of provider: Syringa Water District☐ 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: No change in capacity to what is currently provided.

**Distance (in miles) to the nearest:**

Public/Community Sewer System: 2      Solid Waste Collection Facility: .4

Public/Community Water System: 0      Fire Station: 2

Elementary School: 1      Secondary Schools: 1.5

County Road: 0      County Road Name: West Pine St.

Which fire district will serve the project site? West Side FireWhich power company will serve the project site? Avista**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**Property Rights: The project would not adversely affect neighboring properties either through  
nuisance or in property valuePopulation: Project would not increase the quantity of users and would maintain current  
population usesSchool facilities & Transportation: The current use aligns with this goal and the proposed addition would  
supplement the current use of the preschool and kindergarten.



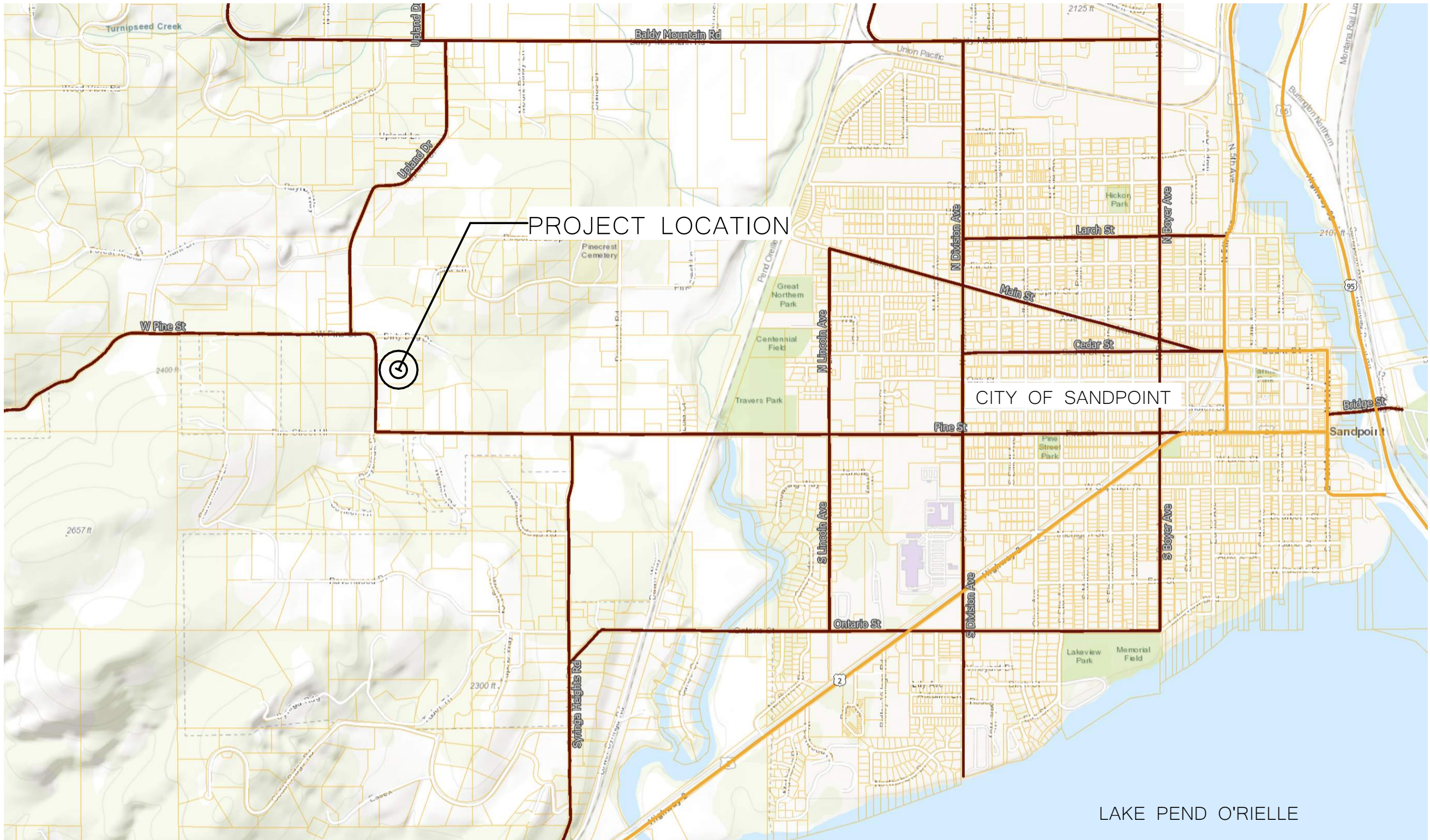
Economic Development:	The proposed addition would make operations at the school more organized and efficient, and create a space to support the staff and provide educational space
Land Use:	The small scale and more rural nature of this school has minimal impact on its surrounding land usage
Natural Resources:	The school will continue to operate in a way with minimal to no impact on its surrounding natural resources
Hazardous Areas:	The building area is not hazard prone
Public Services:	Service requirements would not change based on the school population's current use
Transportation:	Transportation impact would not change with the new addition of a multi-use space
Recreation:	No impact, current use of school provides recreation opportunities for students
Special Areas or Sites:	Proposed addition has no impact
Housing:	Proposed addition has no impact
Community Design:	Proposed addition is in-line with currently allowed school use.
Agriculture:	No impact, current use has learning gardens
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.

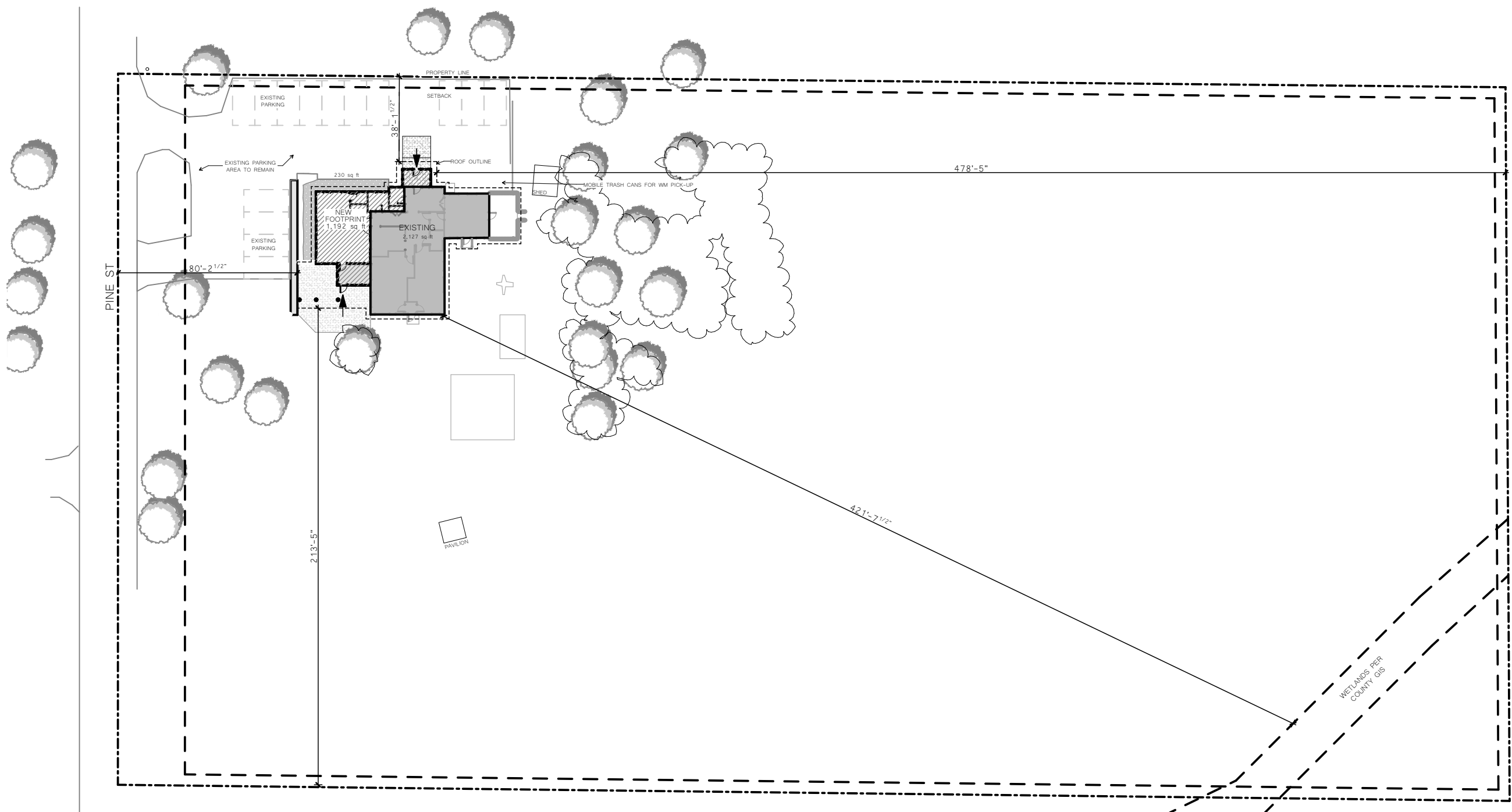
Landowner's signature:  Date: 15 Jan 2025

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

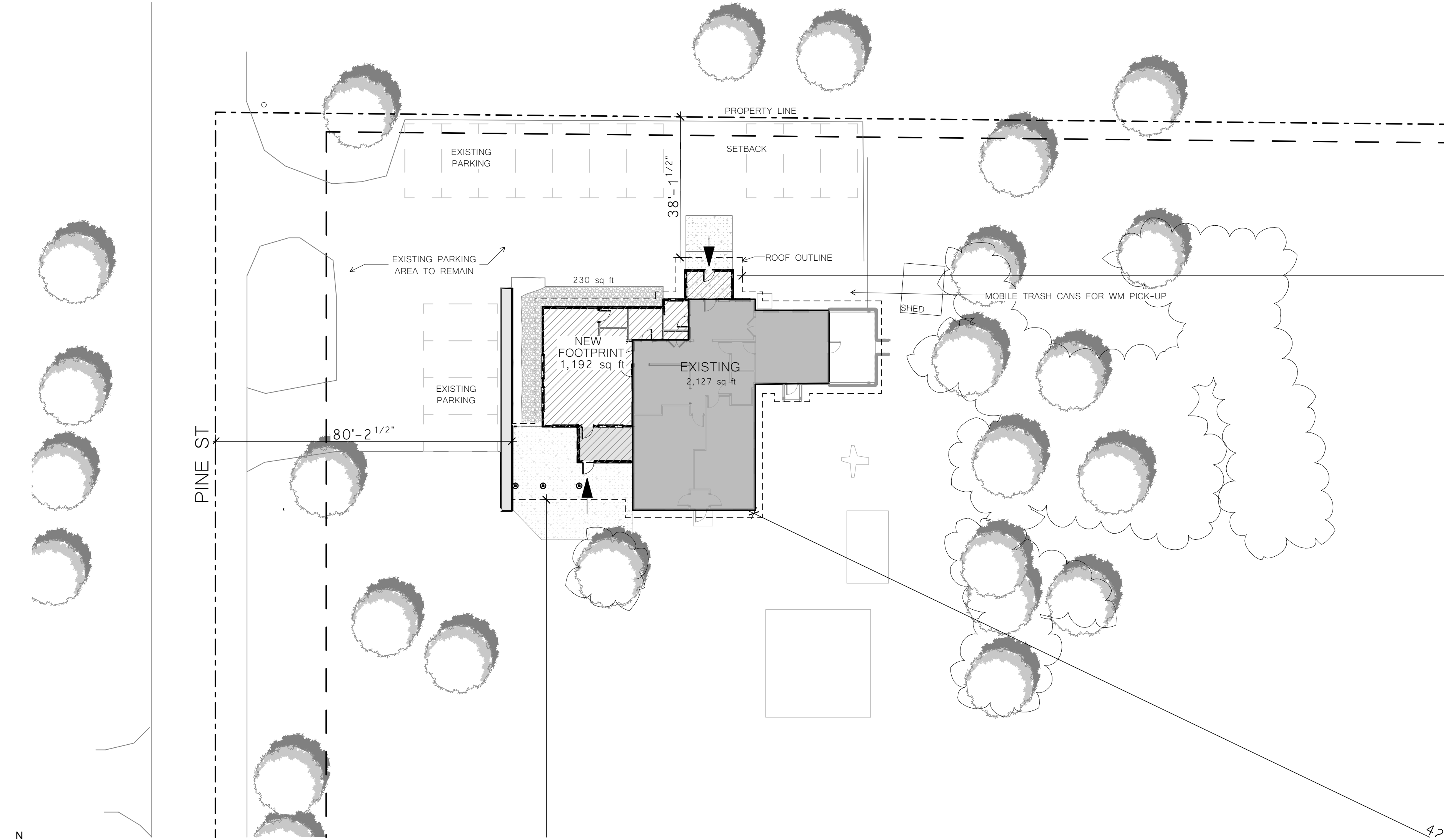




VICINITY MAP (NOT TO SCALE)



1 SITE PLAN OVERALL  
SCALE: 1" = 50'



2 SITE PLAN - DETAIL  
SCALE: 1" = 20'

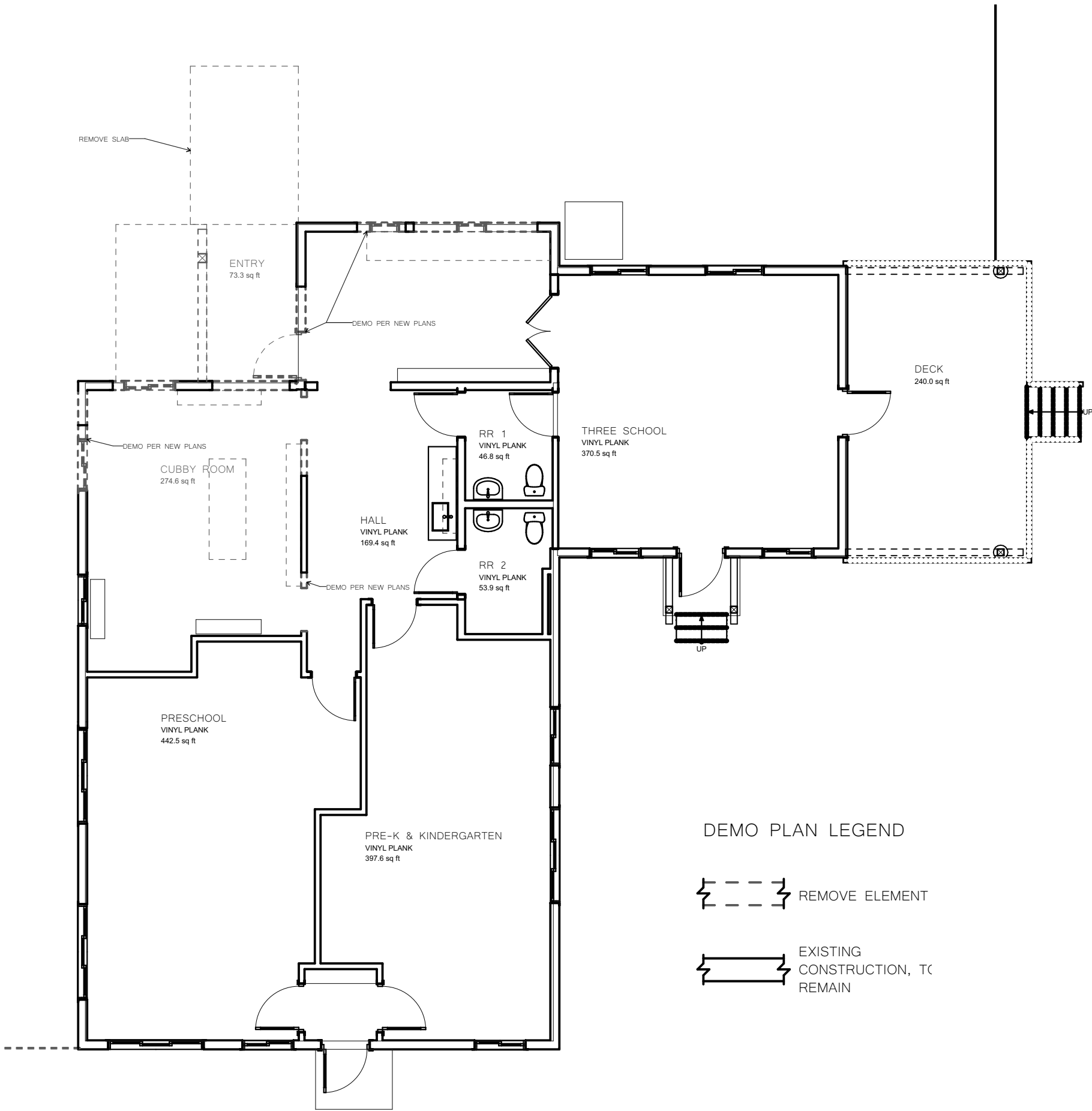
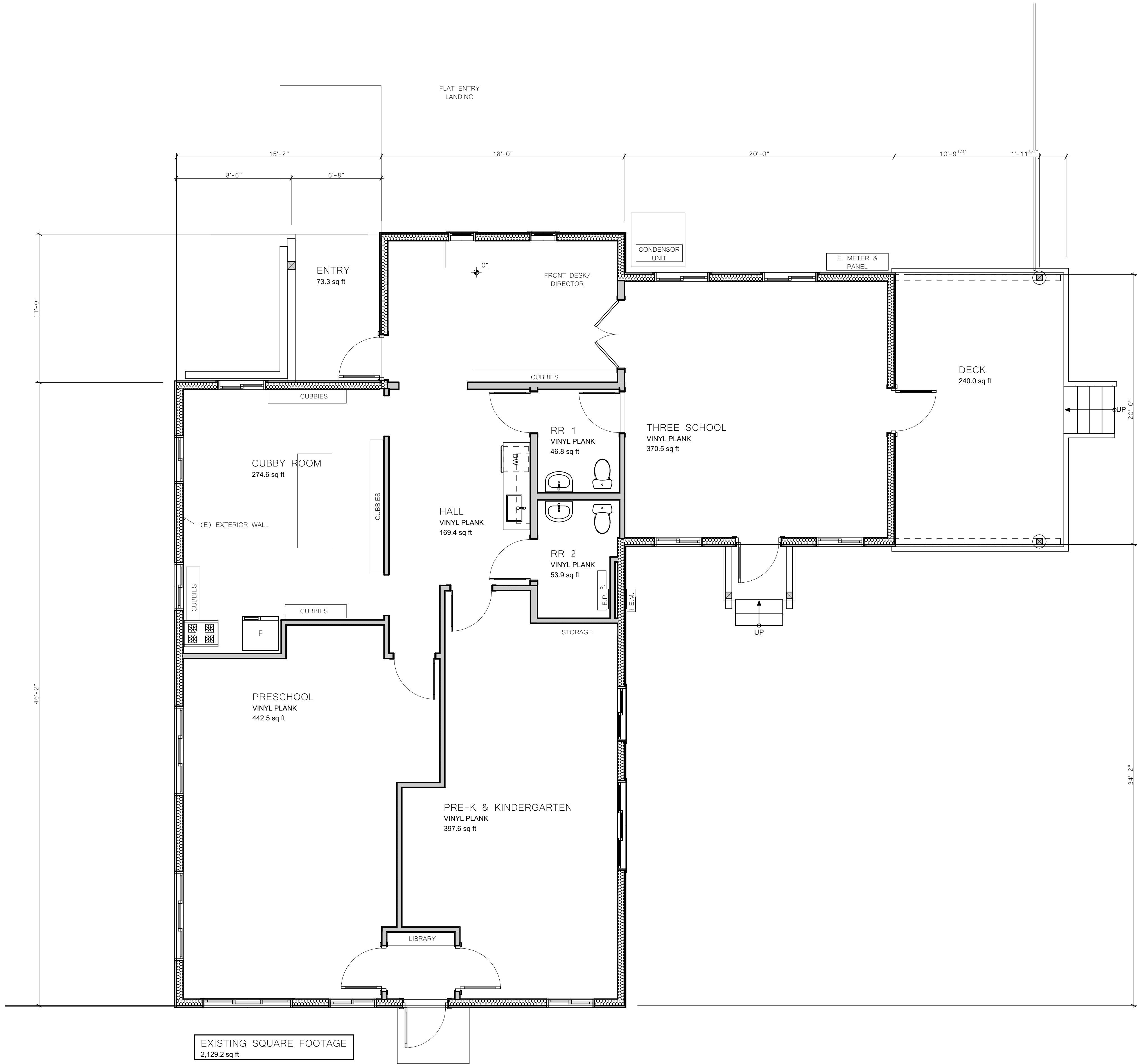
ISSUE	ID	CHANGE NAME	DATE

SELKIRK SCHOOL  
ADDITION

11014 W. Pine Street  
SANDPOINT, ID

info@northrootarchitecture.com  
NORTHROOTARCHITECTURE.COM  
208 255 8041





- DEMO PLAN LEGEND**
- REMOVE ELEMENT
  - EXISTING CONSTRUCTION, TO REMAIN
- DEMO PLAN NOTES**
- THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE.
  - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED.
  - THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
  - PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
  - CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
  - ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
  - DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
  - NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
  - DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
  - CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.
  - CONTRACTOR SHOULD STRIVE TO REUSE ITEMS & MATERIALS AS POSSIBLE OR DONATE TO LOCAL REUSE STORE
  - CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

② DEMO - MAIN FLOOR

① (E) MAIN FLOOR

SCALE: 1/4" = 1'-0"

# SELKIRK SCHOOL ADDITION

11014 W. Pine Street  
SANDPOINT, ID

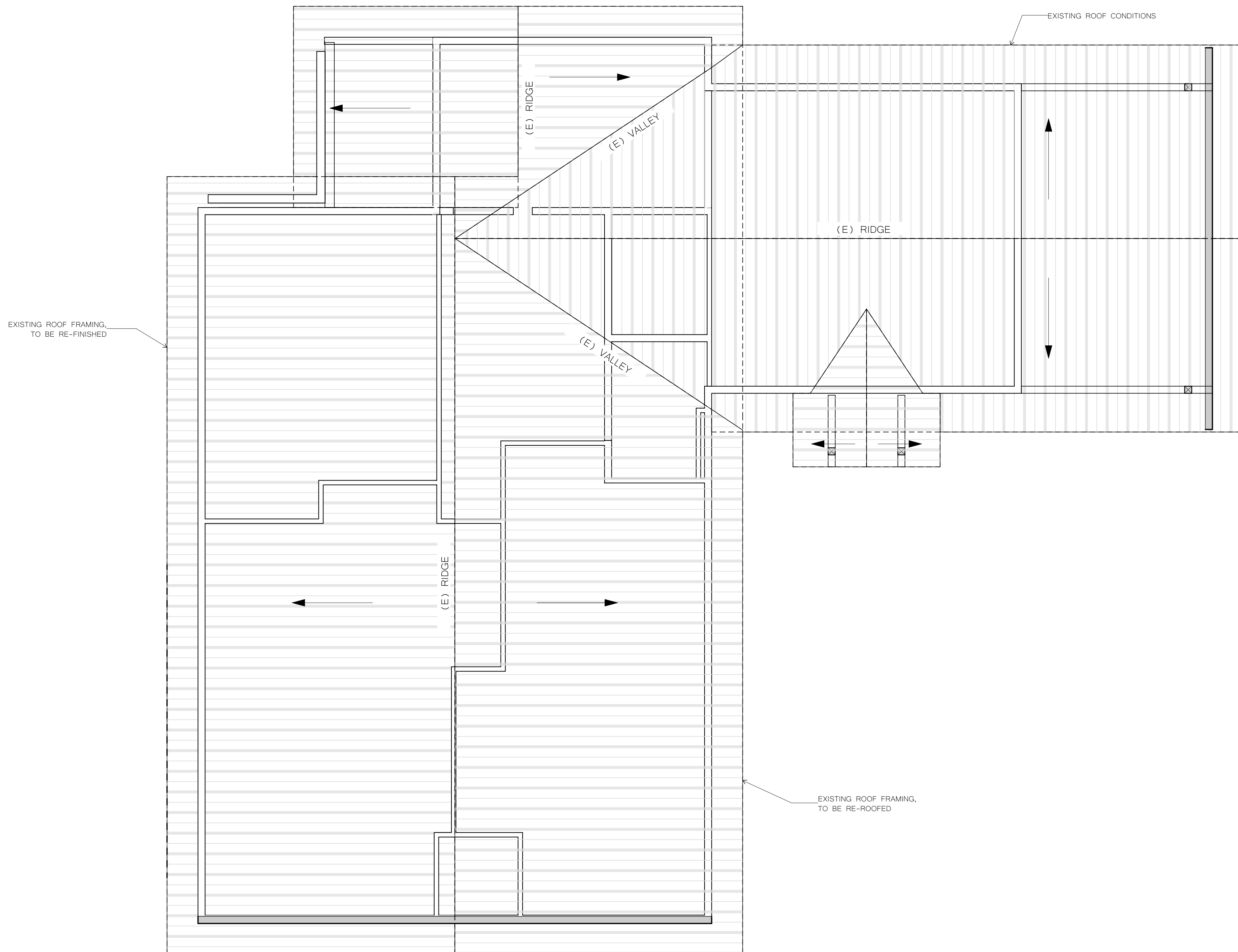
ISSUE	ID	CHANGE NAME	DATE

EXISTING MAIN  
FLOOR PLAN

(E)

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① (E) ROOF PLAN  
SCALE: 1/4" = 1'-0"

ISSUE	ID	CHANGE NAME	DATE

SELKIRK SCHOOL  
ADDITION

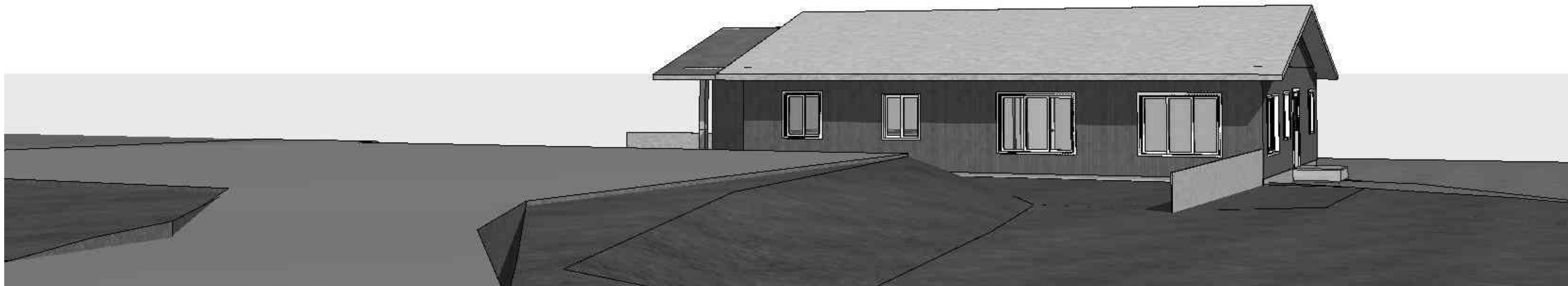
11014 W. Pine Street  
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EXISTING ROOF  
PLAN  
(E)



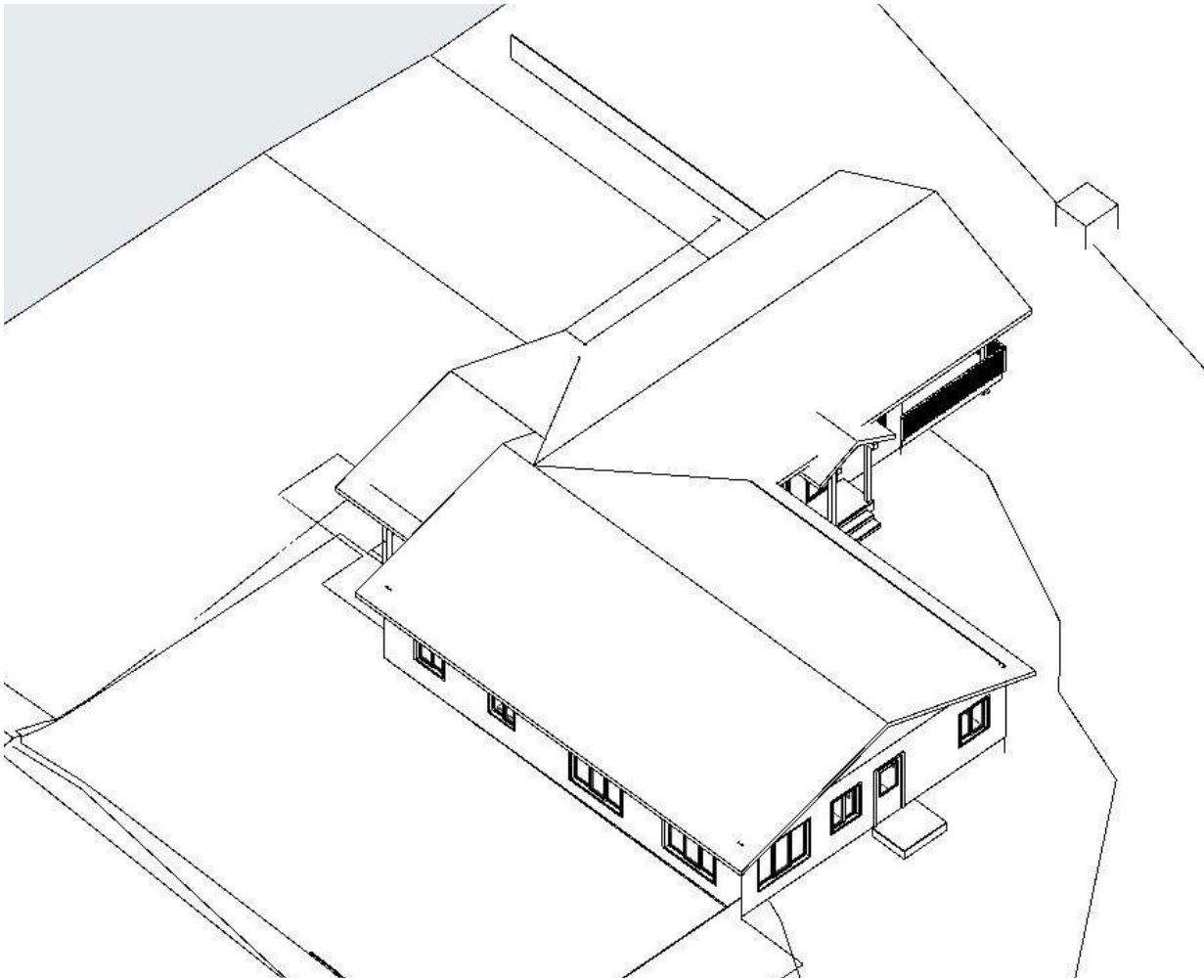
EXISTING CONDITIONS



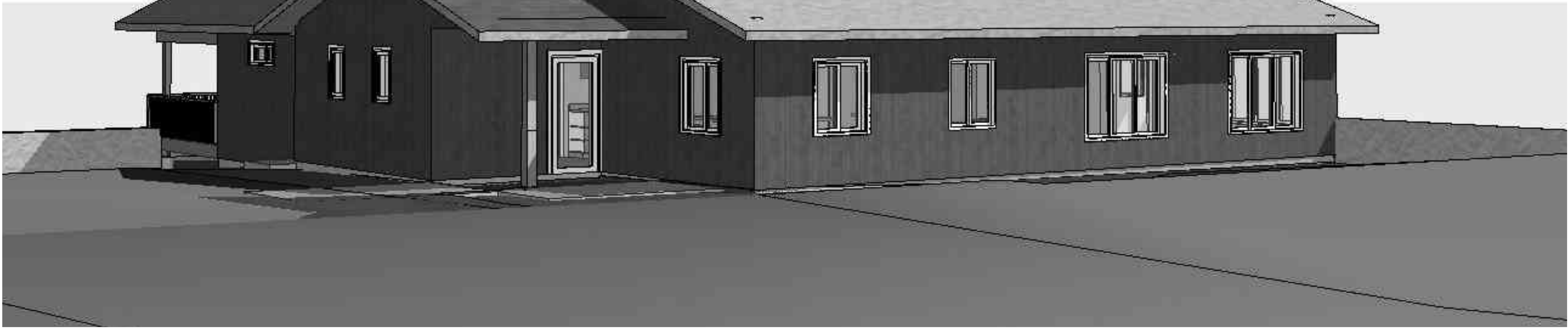
1 EXISTING VIEW 1



2 EXISTING VIEW 3

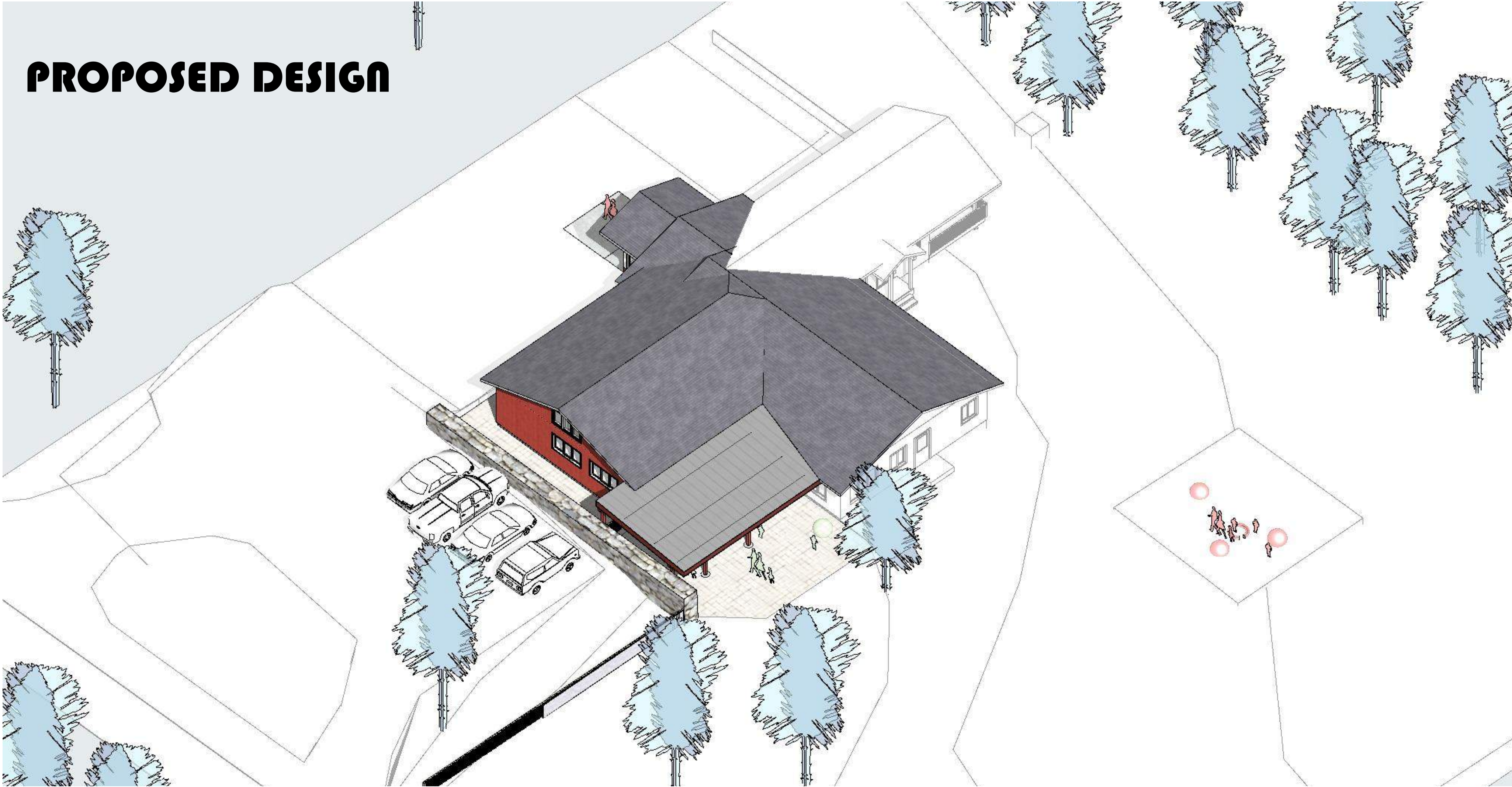


3 AXON VIEW EXISTING



4 EXISTING VIEW 2

PROPOSED DESIGN



5 AXON VIEW

ISSUE	ID	CHANGE NAME	DATE

SELKIRK SCHOOL  
ADDITION

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SANDPOINT, ID

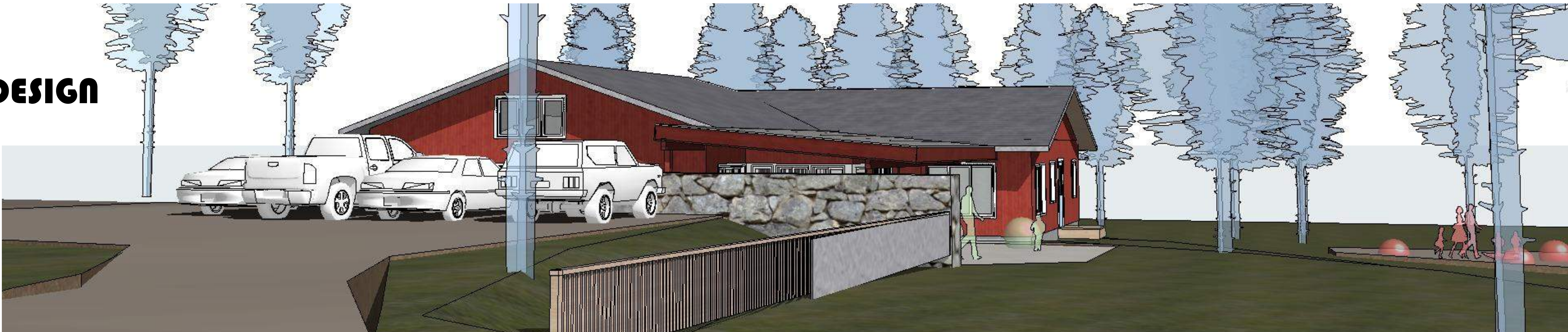
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3D VIEWS

A01



PROPOSED DESIGN



① 3D NEW 1



③ 3D NEW 2



② 3D NEW 3

ISSUE	ID	CHANGE NAME	DATE

SELKIRK SCHOOL  
ADDITION

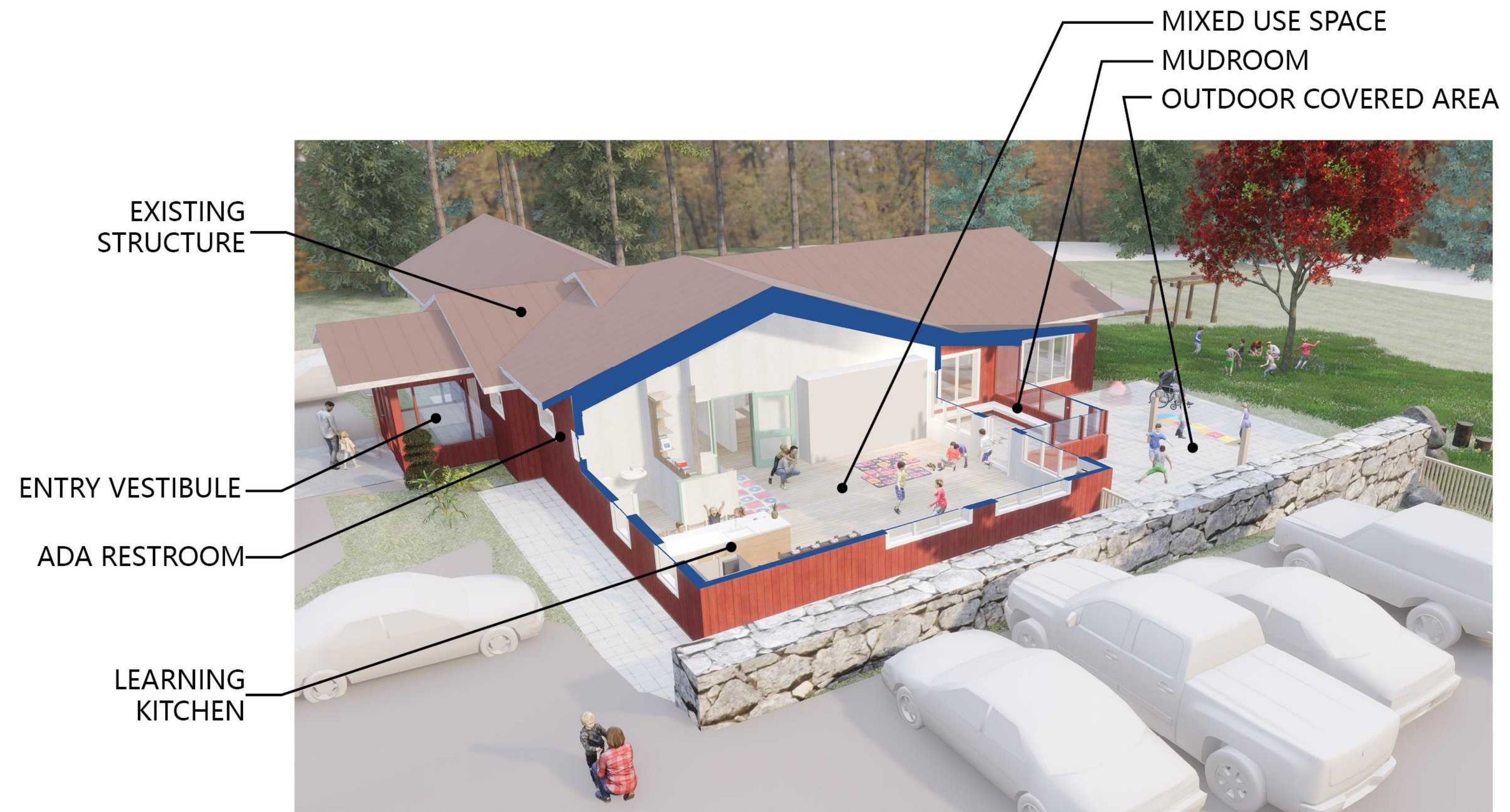
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3D VIEWS

A02





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# SELKIRK SCHOOL ADDITION

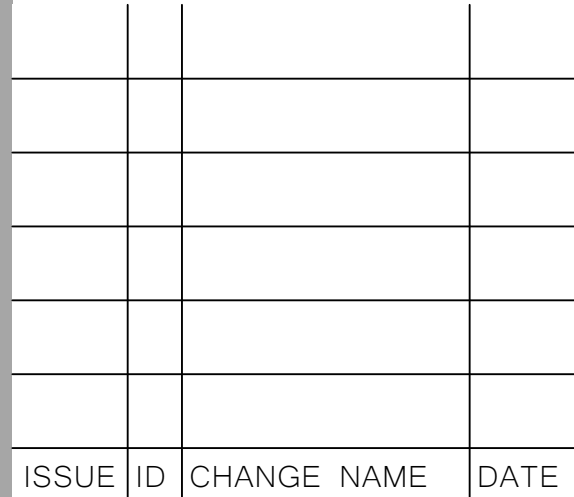
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3D VIEWS

A03



SELKIRK SCHOOL  
ADDITION

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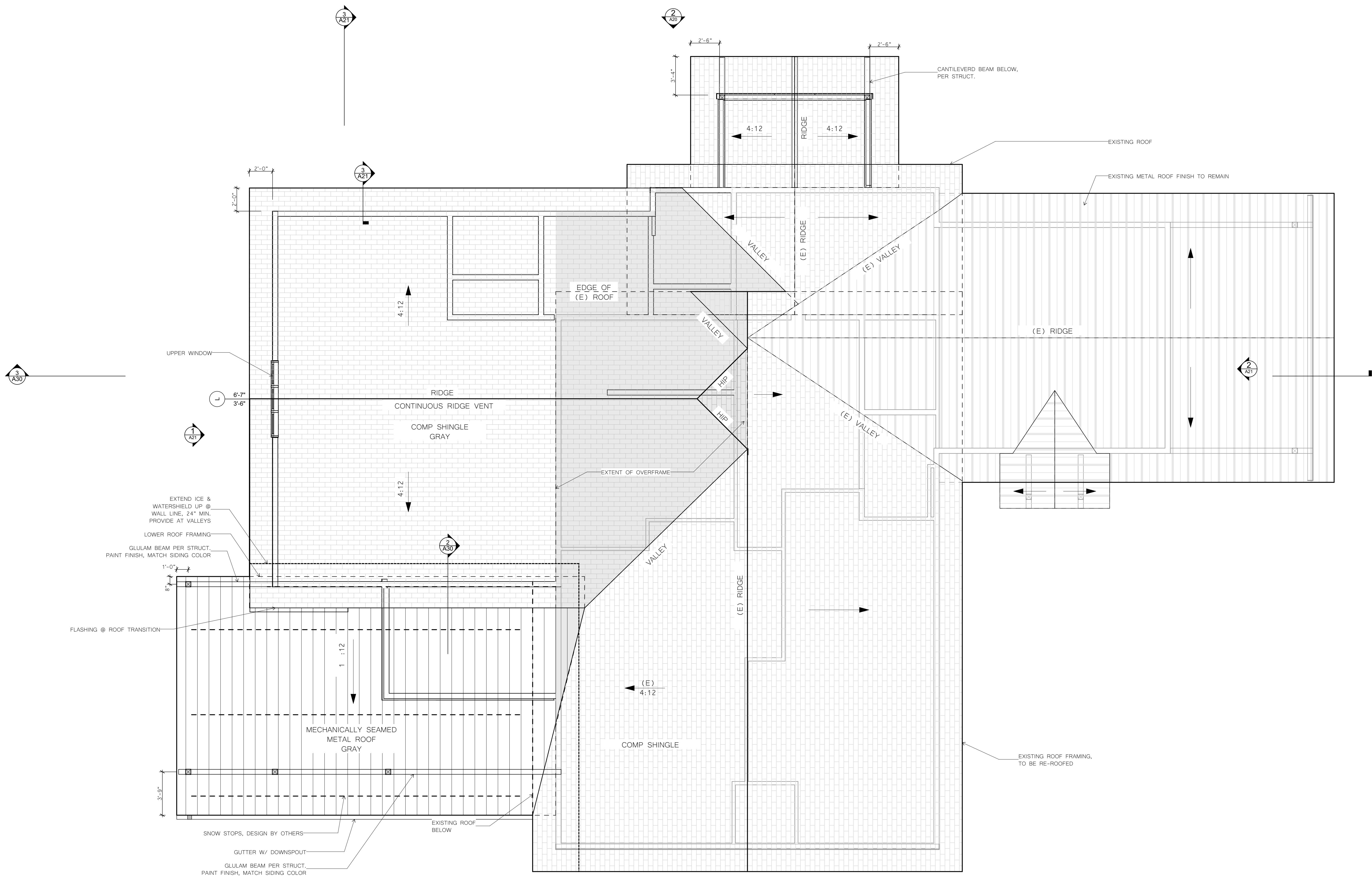
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MAIN FLOOR  
PLAN

A 1 1

1/15/2025



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SELKIRK SCHOOL  
ADDITION

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ROOF PLAN

A12