



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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April 7, 2025

North Idaho Learning Center, Inc.
11014 W. Pine St.
Sandpoint, ID 83864

Subj: File CUP0001-25 Private School

Encl: (1) File CUP0001-25 Hearing Examiner Approved Site Plan

Dear Applicant,

The Bonner County Hearing Examiner at the April 2, 2025, hearing **approved** the referenced application with conditions.

Hearing Examiner Rucker hereby **approved** this project FILE CUP0001-25, a request for a private school, located in Section 20, Township 57 North, Range 02 West, Boise-Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following Conclusions of Law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Examiner Rucker further adopted the following Findings of Fact and Conclusions of Law as written below. The action that could be taken to obtain the Conditional Use Permit is to complete the Conditions of Approval as adopted. This action does not result in the taking of private property.

Findings of Facts:

1. The site is zoned Suburban where schools, public and private, are allowed conditionally permitted.
2. The subject property is 4.480 acres.
3. The site is accessed from West Pine Street, an Independent Highway District owned and maintained public right-of-way.
4. The property is served by Avista Utilities and West Side Fire District.
5. The site contains mapped slopes of 0-30% grade per USGS.
6. The site does contain mapped wetlands per NWI, USFWS.
7. The project does have existing signage.
8. The project proposes no activity involving the emittance of harmful radioactivity or electrical disturbance.
9. The project does not propose any activities that would seem to contribute to air or water pollution.
10. The current school has been operating since 1978 and is expanding to allow for the construction of multi-use space, new restrooms, an entry vestibule and a covered play space.

12. The existing hours of operation are 7:30am-1:00pm, Monday-Friday for classes with after school programs from 1:00pm-6:00pm.

Conclusions of Law:

Conclusion 1

The proposed conditional use permit is not in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3 Subchapter 3.3, Chapter 4 Subchapter 4.2-4.6, Chapter 7 Subchapter 7.2, 7.3 and 7.6, Bonner County Revised Code.

Conclusion 3

The proposed use will not create a hazard and will not be dangerous to persons on or adjacent to the property.

Conditions of Approval:

Standard permit conditions:

- A-1 The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2 The Conditional Use Permit shall not supersede deed restrictions.
- A-3 The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Hearing Examiner or Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-4 Per BCRC 12-420, all structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12.
- A-5 Per BCRC 12-4.3, a minimum of 7 parking spaces must be designated.
- A-6 Any additional signage or any changes to the existing signage will need to meet the standards outlined in BCRC 12-4.4.
- A-7 Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit are required to obtain appropriate Building Location Permits or other approval from the Bonner County Planning Department prior to the development on site.
- A-8 Per BCRC 12-7.3, any development in proximity to or within the mapped wetland shall meet the required setback, or be subject to a wetland reconnaissance, as needed.
- A-9 Per BCRC 12-720.2 (E), a Grading, Stormwater Management and Erosion Control Plan shall be required.
- A-10 Per BCRC 12-266, any future additions in conjunction with this Conditional Use Permit would require the applicant to request a modification.

Conditions to be met prior to the issuance of the permit:

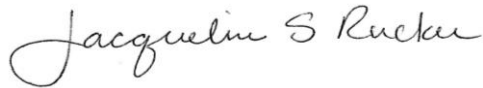
- B-1 The applicant shall provide documentation approving the approach/driveway permit from the Independent Highway District.
- B-2 The applicant shall submit a lighting plan that meets the standards of BCRC 12-453 (F).
- B-3 The applicant shall submit proof of service from Syringa Heights Water District.
- B-4 The applicant shall provide a copy of the approved Septic Permit from Panhandle Health District.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Hearing Examiner decisions with the Planning Director within 28 days after the final written decision of the Hearing Examiner has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., May 5, 2025. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(3)).

Please contact the Planning Department if you have any questions.

Sincerely,



Jacqueline Rucker
Hearing Examiner
c: Reid Weber, Project Representative