



BONNER COUNTY PLANNING DEPARTMENT

1500 Highway 2, Suite 208
Sandpoint, Idaho 83864
(208) 265-1458 FAX: (208) 265-1463

APPLICATION FOR MODIFICATION OF TERMS OF A PERMIT

Instructions:

1. Prior to submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the application to modify the terms and conditions of a permit:

- ☒ Copy of the approved site plan/plat from original application. (The planning department can assist in obtaining this copy.)
- ☒ Revised site plan/plat (if the modification affects the site plan/map) illustrating the requested modification.
- ☒ Copy of the current, recorded deed of the subject property.
- ☒ Additional information which the applicant believes supports the requested modification.
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROJECT DESCRIPTION:

Modification request: Modification of Point 1 to include Lean-to addition to approved shop structure		
Permit File # of original application: V0010-24	Date original permit was approved: 06/17/24	
Type of Permit:		
<input type="checkbox"/> Conditional Use Permit	<input checked="" 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: Joseph and Sandra Taylor		
Mailing address: [REDACTED]		
City: Clark Fork	State: ID	Zip code: 83811
Telephone: [REDACTED]	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: n/a		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: n/a		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 1	Township: 56N	Range: 1East	Parcel acreage: 1.71 acres/0.27 acres
Parcel # (s): RP0045900002B0A			
Legal description: Lot 2B of Replat of Lots 1A and 2A, Tall Timber Tracts recorded in Book 18 of plats			
Current landowner's name: Joseph and Saundra Taylor			
Current zoning: Split Zoning Rec/Rural 5		Current use: Has existing shop structure	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Recreation	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 0.387 acre undeveloped lot - we own the lot			
South: Rural 5 lot 0.127 acre 36' x 48' shop			
East: 30 foot wide Fir Drive frontage road - ends at north side of parcel in question			
West: Hwy 200			
Nearest city: Hope		Distance to the nearest city: 1/4 mile	
Detailed directions to site:			

ADDITIONAL PROJECT DESCRIPTION:

Explain modification request: (Please attach additional pages if necessary)
Reason(s) for the modifications: Building Lean-to on shop - was planned but not on orig drawing
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.) no impact

ACCESS INFORMATION:

Access to the project site is:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Road Name: Direct personal address off Hwy 200. Also has private access off Fir Drive		
Road maintenance will be provided by: Private - Bonner County does not provide any maintenance		

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:	
Water courses (lakes, streams, rivers & other bodies of water): No water sources on this parcel	
Springs & wells: none	
Existing structures (size & use): Shop 48' x 60'	
Land cover (timber, pastures, etc): 15' wide strip of timber between edge of fill and Hwy 200 ROW	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: Bonner Co Viewer
Other pertinent information (attach additional pages if needed): see attached letter	

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: **THERE IS NO PLANNED SEWER - STORAGE BUILDING**

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

Water will be supplied by: **No WATER**

☐ 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: **THERE IS NO PLANNED WATER - STORAGE BUILDING**

Distance (in miles) to the nearest:

Public/community sewer system: **1/4** Solid waste collection facility: **7**

Public/community water system: **N/A** Fire station: **1/2**

Elementary school: **3/4** Secondary schools: **8**

County road: **adjacent** County road name: **Fir Drive**

Which fire district will serve the project site? **Sam Owen**

Which power company will serve the project site? **Avista**

How is the proposed modification not in conflict with the policies of the Comprehensive Plan?**Property Rights:**

The modification simply adds a lean-to to the building on property that has no legal public access and our property is at the end of Fir Drive so no one other than us is affected by the addition. Fir Drive is technically a county road but is not maintained by county and has NO public access to Fir Drive.

Population:

Lean-to addition will have no impact on general population

School facilities & Transportation:

Lean-to addition will have no impact on schools or transportation

Economic Development:

Will not affect economic development of general area. Personal use.

Land Use:

Lean-to addition remains within the allowed ground coverage for the parcel

Natural Resources:

The lean-to build site was already prepared prior to initial variance and shop building as the lean-to was planned addition to be done in stage 2. No changes to natural resources

Hazardous Areas:

There are no hazardous areas created by the addition of this lean-to

Public Services:

Will not affect public services. There are no public services provided at this site.

Transportation:

Will not affect transportation.

Recreation:

Will not affect recreation in area

Special Areas or Sites:

n/a

Housing:

n/a

Community Design:

Shop structure is well built and appealing design. Lean-to will be constructed in similar style

Agriculture:

n/a

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: Joseph J. Japh Date: 8/16/2025

Landowner's signature: Shirley Japh Date: 8/16/2025