

# NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **13<sup>th</sup>** day of **January 2026**.

Jeannie L. Welter  
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 13, 2026**.

**NOTICE IS HERBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **10:00 am** on **Thursday, February 19, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

**File S0003-25/PUD1-25 – Yoman Bluffs PUD/Subdivision:** The applicants are requesting a large-scale residential Planned Unit Development and a subdivision for twenty-three (23) residential lots and three (3) tracts. The proposal is ±37.6 acres. The property is zoned recreation. The project is located off Sherwood Beach Road in Section 10 Township 59 North, Range 4 West, Boise-Meridian. The project site is within Coolin Cavanaugh Bay Fire District. The Zoning Commission, at the December 18, 2025 public hearing recommended approval of this project to the Board of County Commissioners.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date



**James A. Boyd and Associates, LLC**  
1319 NORTH DIVISION AVENUE  
SANDPOINT, IDAHO 83864  
(208) 263-4160

**James A. Howell and Associates, LLC**  
1319 NORTH DIVISION AVENUE  
SANDPOINT, IDAHO 83864  
(208) 263-4160



GRANT HILL  
PRELIMINARY DEVELOPMENT PLAN  
PROJECT  
YOMANONE, LLC  
PINEST LAKE  
BONNER COUNTY, IDAHO

DATE	09-12-2025
CITY	AS S HCMVN
TIME	B 08:00 F
NAME	HCF
PHONE	090
ADDRESS	250 TT-24-001
POSTAL CODE	YOMA HOWE

SHEET 1 OF 1