

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 **18th** day of **November 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, November 18, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, December 18, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Files 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.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at 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. 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.

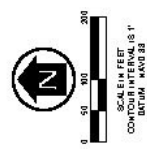
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

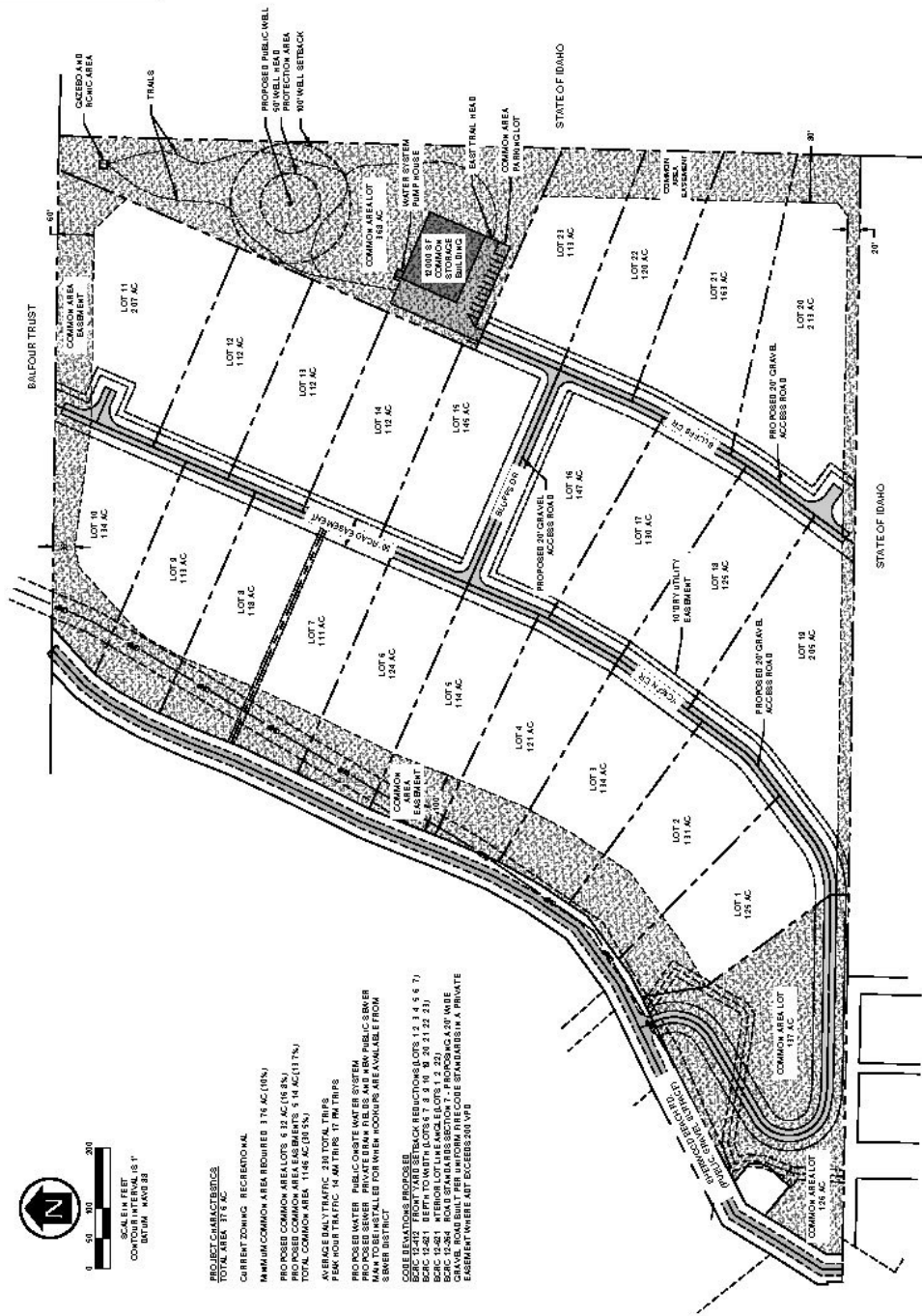
Date

A map showing the project location. A large shaded area is labeled 'PROJECT LOCATION'. To the north of this area, a road is labeled 'OLD HIGHWAY 100'. To the east, another road is labeled 'OLD HIGHWAY 100'. A building labeled 'POOL' is located to the east of the project location. The map also shows some topographical features like hills and a river or stream.

**PARCEL RP59N04W102400A) SECTION 10, TOWNSHIP 59N NORTH,
RANGE 4W, BOISE MERIDIAN, BONNER COUNTY, IDAHO**



PROJECT CHARACTERISTICS	
TOTAL AREA 37.5 AC	
CURRENT ZONING RECREATION	
MINIMUM COMMON AREA REQUIRED	
PROPOSED COMMON AREA 1146 AC	
PROPOSED COMMON AREA 1146 AC	
TOTAL COMMON AREA 1146 AC	
AVERAGE DAILY TRAFFIC 210	
PEAK HOUR TRAFFIC 140 VEH	
PROPOSED WATER PUBLIC USE	
PROPOSED SEWER PRIVATE	
MAN TO BE SAVED FOR WILDLIFE AND RECREATION	
SEWER DISTRICT	
CODE DEVIATIONS PROPOSED	
SECTION 12.31.010 LAND SETBACK	
SECTION 12.31.015 OPEN SPACE	
SECTION 12.31.020 ROAD LOT LINE	
SECTION 12.31.025 ROAD STANDARD	
SECTION 12.31.030 ROAD BUILT PER UNIT	
SECTION 12.31.035 ROAD BUILT PER UNIT	
SECTION 12.31.040 ROAD BUILT PER UNIT	
SECTION 12.31.045 ROAD BUILT PER UNIT	
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SECTION 12.31.055 ROAD BUILT PER UNIT	
SECTION 12.31.060 ROAD BUILT PER UNIT	
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SECTION 12.31.555 ROAD BUILT PER UNIT	



VICINITY MAP
NOT TO SCALE

[illegible]

James A. Sewell and Associates, LLC
319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160



PRELIMINARY DEVELOPMENT PLAN		SHEET TITLE		SHEET NO.		SHEET 1 OF 1	
YOMANONE, LLC		YOMANONE, LLC		YOMANONE, LLC		YOMANONE, LLC	
PREST LAKE		PREST LAKE		PREST LAKE		PREST LAKE	
BONNER COUNTY, IDAHO		BONNER COUNTY, IDAHO		BONNER COUNTY, IDAHO		BONNER COUNTY, IDAHO	
PROJECT		PROJECT		PROJECT		PROJECT	
DATE		DATE		DATE		DATE	
08-12-2015		08-12-2015		08-12-2015		08-12-2015	