

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 4th day of **August 2026**.


Jeannie Welter, Systems Technician

This notice was mailed to property owners within 300 feet of the subject property, and the media on **Tuesday, August 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 AM on Thursday, August 20, 2026** 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 – Yoman Bluffs – Subdivision: Request for a subdivision for twelve (12) residential lots and one (1) open space tract. The proposal is ±38.27 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 Zoning Commission, at the December 18, 2025, public hearing recommended approval of this project to the Board of County Commissioners. The Board of County Commissioners denied the request for a PUD, which ran concurrently with the subdivision, and allowed the subdivision to continue to move forward as a stand-alone proposal. The BOCC has remanded File S0003-25 back to the Zoning Commission. The amended project proposal 1) eliminates the PUD; 2) reduces the number of residential lots from 23 to 12; 3) increases the lot sizes; 4) exceeds the required depth to width ratios; and 5) provides a wider road width. At the public hearing on July 23, 2026, the Zoning Commission recommended approval of this file 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. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**** Written comments must be submitted to the Planning Department record no later than August 12, 2026, at 5:00 p.m. 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.

YOMAN BLUFFS

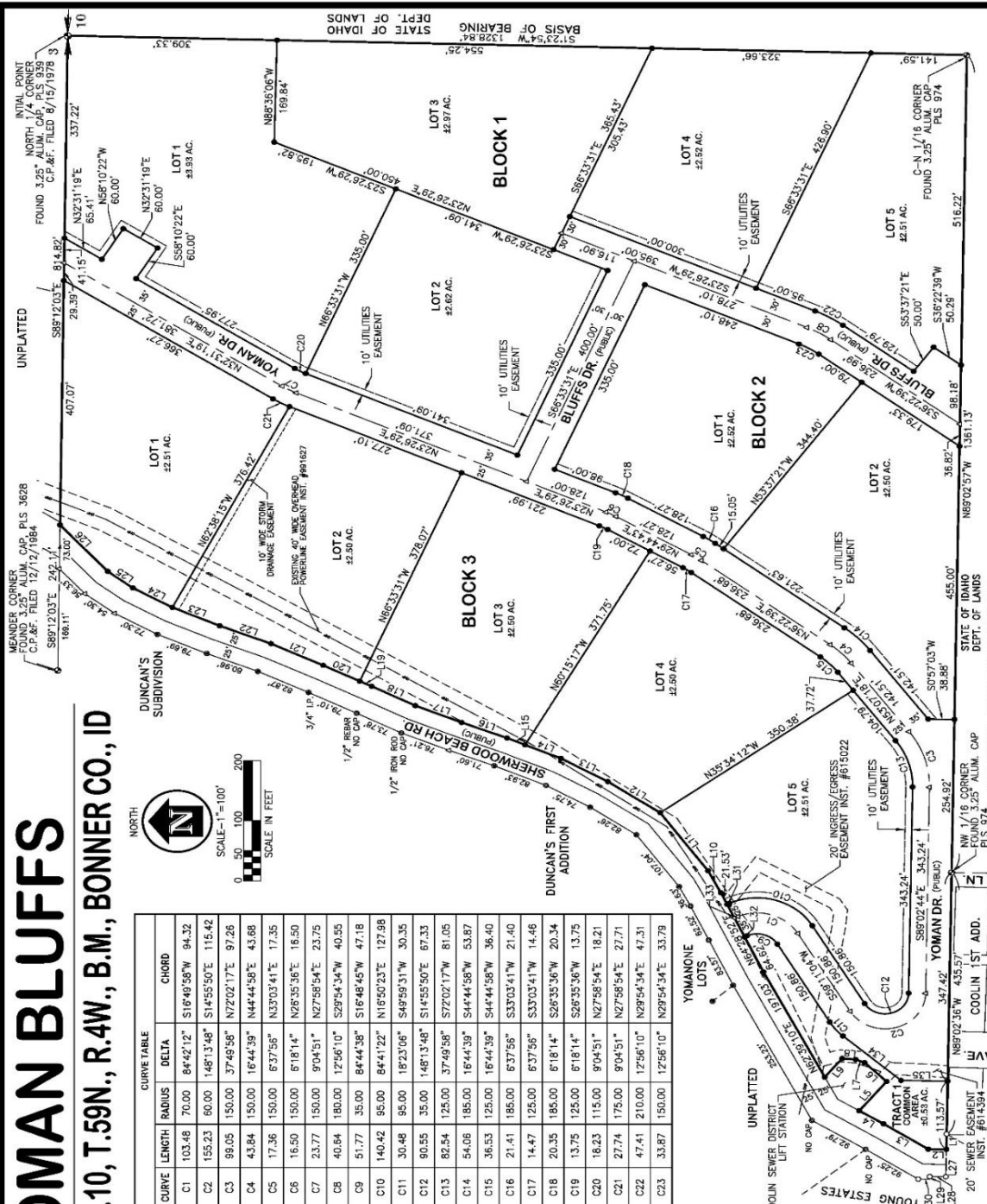
GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID

LINE	DIRECTION	LENGTH
L1	N89°02'36"W	25.42
L2	N73°38'34"E	26.67
L3	N23°21'28"E	78.53
L4	N31°13'59"E	41.96
L5	S50°15'27"E	63.30
L6	N44°01'13"E	45.16
L7	N21°40'00"E	14.38
L8	N4°48'30"E	19.88
L9	N50°15'44"W	40.25
L10	N62°30'44"E	41.29
L11	N3°49'04"E	119.63
L12	N33°52'25"E	93.12
L13	N29°05'50"E	79.47
L14	N23°04'07"E	57.30
L15	N23°04'07"E	29.13
L16	N21°06'15"E	71.93
L17	N22°18'15"E	73.87
L18	N26°28'47"E	72.18
L19	N25°58'08"E	19.55
L20	N25°58'08"E	60.15
L21	N25°05'37"E	84.85
L22	N21°25'43"E	81.59
L23	N23°38'38"E	76.39
L24	N29°00'02"E	66.60
L25	N36°41'02"E	46.18
L26	N47°34'02"E	104.76
L27	N89°02'36"W	45.53
L28	N71°03'E	23.79
L29	N89°21'34"W	4.32
L30	N73°38'34"E	16.91
L31	N25°25'15"W	3.74
L32	N25°25'15"W	3.69
L33	N25°25'15"W	3.71
L34	S40°47'58"W	113.43
L35	S57°24"W	66.77

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	103.48	70.00	84°42'12"	116.49°58'W 94.32
C2	155.23	60.00	148°13'48"	S14°55'50"E 115.42
C3	99.05	150.00	37°49'58"	N72°02'17"E 97.26
C4	43.84	150.00	16°44'39"	N44°44'58"E 43.68
C5	17.36	150.00	6°37'56"	N37°03'41"E 17.35
C6	16.50	150.00	6°18'14"	N26°35'36"E 16.50
C7	23.77	150.00	9°04'51"	N27°58'54"E 23.75
C8	40.64	180.00	12°56'10"	S29°54'34"W 40.55
C9	51.77	35.00	84°44'38"	S16°48'45"W 47.18
C10	140.42	95.00	84°41'22"	N16°50'23"E 127.98
C11	30.48	95.00	19°23'06"	S49°59'31"W 30.35
C12	90.55	35.00	148°13'48"	S14°55'50"E 67.33
C13	82.54	125.00	37°49'58"	S72°02'17"W 81.05
C14	54.08	185.00	16°44'39"	S44°44'58"W 53.87
C15	36.53	125.00	16°44'39"	S44°44'58"W 36.40
C16	21.41	185.00	6°37'56"	S37°03'41"W 21.40
C17	14.47	125.00	6°37'56"	S37°03'41"W 14.46
C18	20.35	185.00	6°18'14"	S26°35'36"W 20.34
C19	13.75	125.00	6°18'14"	S26°35'36"W 13.75
C20	16.23	115.00	9°04'51"	N27°58'54"E 16.21
C21	27.74	175.00	9°04'51"	N27°58'54"E 27.71
C22	47.41	210.00	12°56'10"	N29°54'34"E 47.31
C23	33.87	150.00	12°56'10"	N29°54'34"E 33.78

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP, REB 12458
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7156
- FOUND 3/2" ALUMINUM CAP ON POST
- UNLESS OTHERWISE NOTED
- COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN



YOMAN BLUFFS

James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS

SAVANNAH, ID. 83864, (208) 263-4160

SHEET TITLE: SECTION 10, T.59N., R.4W., B.M.

SHEET NO.: 2

DATE: 12/12/1984

BY: JAS

CHECKED: JAS

APPROVED: JAS

RECORDS CERTIFICATE