

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning and Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on January 8, 2019 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Solid Frame LLC for a preliminary plat of Rivers Edge Subdivision and a variance of the minimum lot sizes for proposed lots 11, 15, 22 and 24; and minimum lot size and frontage for proposed lots 1, 14, 16, 17, 18, and 19 in Block 1 of the preliminary plat. The property is part of the Northwest ¼ of the Southwest ¼ of Section 15, Township 8 North, Range 5 West of the Boise Meridian, City of Fruitland, Idaho described as:

Commencing at the West Quarter Corner of Section 15, Township 8 North, Range 5 West of the Boise Meridian, City of Fruitland, Idaho and running thence S01°09'44" W 666.61 feet along the West line of said Section to the Point of Beginning; thence S88°50'30"E 30.00 feet to a point of curve; thence Northerly 8.29 feet along said curve to the right (Curve data: Radius= 70.00', Delta= 06°47'13", Chord Bearing and Distance= N04°33'51"E 8.29 feet); thence S89°44'50"E 88.34 to a point on the West right-of-way line of North Allen Avenue; thence along said West right-of-way line the following three (3) courses: (1) thence S54°24'56"E 554.71 feet to a point of curve; (2) thence Southerly 142.44 feet along said curve to the right (Curve data: Radius= 150.00', Delta= 54°24'32", Chord Bearing and Distance= S27°12'43"E 137.15 feet); (3) thence S00°00'30"E 146.29 feet to a point on curve; thence Southwesterly 31.51 feet along said curve to the right (Curve data: Radius= 20.00', Delta= 90°16'07", Chord Bearing and Distance= S45°07'33"W 28.35 feet); thence S00°15'54"W 50.00 feet to a point on the South line of the Northwest ¼ of the Southwest ¼ of said Section; thence N89°44'06"W 525.74 feet along said South line; thence N44°17'11"W 140.31 feet to a point on the West line of the Northwest ¼ of the Southwest ¼ of said Section; thence N01°09'44"E 551.03 feet along said West line to the Point of Beginning.

Parcel contains 320,118 square feet or 7.35 acres.

Citizens are encouraged to provide oral and written testimony. The applications and supporting documentation may be reviewed at the office of the Zoning Administrator during regular office hours 8AM – 5PM, Monday – Friday.

Rick S. Watkins, Zoning Administrator