

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 October 9, 2018 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by James Prather for annexation and zoning designation of Light Industrial for property north of NW 9th Street on N. Whitley Drive, further described as:

In Recorder's Plat of Section 22, Township 8 North, Range 5 West, Boise Meridian, as per Plat in Book 2, Page 8, Plat Records, Payette County, Idaho:

In Block 10: Commencing at the northwest corner of the SW1/4 NE1/4 (CN1/16 corner), being monumented by a #5 rebar with orange plastic cap;

thence along the north line of said SW1/4 NE1/4, N. 89° 58' 15" E. 57.32 feet, to the east right-of-way line of U.S. Highway 95, F.A.P. #F-3111(11), being 44 feet west of the center line of said highway, to a set #5 rebar with the aluminum cap stamped "ATLAS LAND SURVEYING PLS 10328", hereinafter referred to as "capped rebar";

thence continuing along said north line, N. 89° 58' 15" E. 530.05 feet, to a capped rebar 530.00 feet east of, and normal to, said east right-of-way line, and being the POINT OF BEGINNING;

thence continuing along said north line, N. 89° 58' 15" E. 439.39 feet, to a 5/8" rebar with cap PLS 11574 on the westerly right-of-way line of the Farmers Co-operative Irrigation Company canal;

thence the following six (6) courses along said westerly right-of-way line:

- 1) S. 05° 55' 49" W. 85.22 feet, to a 5/8" rebar with cap PLS 11574;
- 2) southerly 187.46 feet, along the arc of a 500.00 foot radius curve, concave easterly, through a central angle of 21° 28' 52", and whose long chord bears S. 04° 48' 37" E. 186.36 feet, to a 5/8" rebar with cap PLS 11574;
- 3) S. 15° 33' 03" E. 128.21 feet, to a 5/8" rebar with cap PLS 11574;
- 4) S. 20° 21' 23" E. 427.55 feet, to a 5/8" rebar with cap PLS 11574;
- 5) southeasterly 95.95 feet, along the arc of a 200.00 foot radius curve, concave northeasterly, through a central angle of 27° 29' 15", and whose long chord bears S. 34° 06' 00" E. 95.03 feet, to a 5/8" rebar with cap PLS 11574;
- 6) S. 47° 50' 38" E. 20.89 feet, to a 5/8" rebar with cap PLS 11574, said point being 436.00 feet north of the south line of said SW1/4 NE1/4;

thence parallel with and 436.00 feet north of said south line, N. 89° 58' 38" W. 408.07 feet, to a capped rebar set at the northwesterly extension of an irrigation ditch with bears southeasterly;

thence along said northwesterly extension, S. 14° 54' 04" E. 4.77 feet, to a capped rebar set at the northeast corner of NW 9th Street, as described in the Warranty Deed to City of Fruitland, recorded May 23, 1983 at instrument no. 198940, records of Payette County;

thence along the north line of said NW 9th Street, S. 88° 19' 19" W. 65.57 feet, to a capped rebar;

thence continuing along said north line, N. 88° 30' 53" W. 15.21 feet, to a capped rebar set at the beginning of a non-tangent curve;

thence north, northwesterly, westerly, and southwesterly, 105.52 feet, along the arc of a 37.50 foot radius curve, concave southwesterly, through a central angle of 161° 13' 47", and whose long chord bears N. 61° 41' 33" W. 74.00 feet, to a capped rebar;

thence southwesterly 6.85, along the arc of a 7.50 foot radius curve, concave northwesterly, through a central angle of 52° 19' 48", and whose long chord bears S. 63° 51' 28" W. 6.61 feet, to a capped rebar;

thence running parallel with the south line of said SW1/4 NE1/4, N. 89° 58' 38" W. 151.22 feet, to a capped rebar;

thence running parallel with and 530.00 feet east of the aforementioned east right-of-way line of U.S. Highway 95, N. 00° 47' 13" E. 861.15 feet, to the POINT OF BEGINNING.

Containing 10.49 acres, more or less.

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