

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 February 11, 2025 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by KM Engineering LLP for a zone change and comprehensive plan change from General Commercial to Multi-Family Residential for a west portion of 1805 and 1815 N. Whitley Drive, from General Commercial to Light Industrial for the west portions of 1711 and 1715 N. Whitley Drive, a development agreement and preliminary plat for Two Rivers Subdivision, specifically described as:

A parcel of land being a portion of Block 3 of The Assessor's Liberty Tract (Book 1 of Plats, Page 41), situated in the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North, Range 5 West, Boise Meridian, City of Fruitland, Payette County, Idaho and being more particularly described as follows:

Property Proposed for Multi-Family Residential: Commencing at a found brass cap marking the South 1/4 corner of said Section 15, which bears $S01^{\circ}11'22''W$ a distance of 2,621.22 feet from a found aluminum cap marking the Center 1/4 corner of said Section 15, thence following the easterly line of said Southeast 1/4 of the Southwest 1/4, $N01^{\circ}11'22''E$ a distance of 927.57 feet;

Thence leaving said easterly line, $N89^{\circ}48'50''W$ a distance of 188.39 feet to a point on the northerly boundary line of a parcel of land as described in Warranty Deed per Instrument No. 359142 and being the POINT OF BEGINNING.

Thence $S00^{\circ}11'10''W$ a distance of 205.00 feet;

Thence $N89^{\circ}48'50''W$ a distance of 529.36 feet;

Thence $N38^{\circ}52'47''W$ a distance of 167.43 feet to a found 5/8-inch rebar;

Thence $N39^{\circ}46'32''W$ a distance of 97.86 feet to said northerly Warranty Deed boundary line;

Thence following said northerly Warranty Deed boundary line, $S89^{\circ}48'50''E$ a distance of 697.73 feet to the POINT OF BEGINNING.

Said parcel contains 2.885 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Property Proposed for Light Industrial: Commencing at a found brass cap marking the South 1/4 corner of said Section 15, which bears $S01^{\circ}11'22''W$ a distance of 2,621.22 feet from a found aluminum cap marking the Center 1/4 corner of said Section 15, thence following the easterly line of said Southeast 1/4 of the Southwest 1/4, $N01^{\circ}11'22''E$ a distance of 547.99 feet; Thence leaving said easterly line, $S89^{\circ}59'46''W$ a distance of 181.74 feet to the POINT OF BEGINNING.

Thence $S89^{\circ}59'46''W$ a distance of 118.17 feet to a found 1/2-inch rebar;

Thence $S00^{\circ}00'14''E$ a distance of 74.94 feet to a found 1/2-inch rebar;

Thence $S89^{\circ}59'46''W$ a distance of 200.03 feet to a found 1/2-inch rebar;

Thence $N41^{\circ}27'17''W$ a distance of 131.00 feet to a found 5/8-inch rebar;

Thence $N38^{\circ}52'47''W$ a distance of 197.35 feet;

Thence S89°48'50"E a distance of 529.36 feet;
Thence S00°11'10"W a distance of 175.13 feet to the POINT OF BEGINNING.

Said parcel contains 2.249 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Proposed Subdivision: Commencing at a found brass cap marking the South 1/4 corner of said Section 15, which bears S01°11'22"W a distance of 2,621.22 feet from a found aluminum cap marking the Center 1/4 corner of said Section 15, thence following the easterly line of said Southeast 1/4 of the Southwest 1/4, N01°11'22"E a distance of 927.57 feet;
Thence leaving said easterly line, N89°48'50"W a distance of 19.65 feet to the northerly boundary line of a parcel of land as described in Warranty Deed per Instrument No. 359142, on the westerly right-of-way line of N. Whitley Drive, and being the POINT OF BEGINNING.

Thence following said westerly right-of-way line, S00°54'24"W a distance of 379.61 feet to a found 1/2-inch rebar;
Thence leaving said westerly right-of-way line, S89°59'46"W a distance of 282.13 feet to a found 1/2-inch rebar;
Thence S00°00'14"E a distance of 74.94 feet to a found 1/2-inch rebar;
Thence S89°59'46"W a distance of 200.03 feet to a found 1/2-inch rebar;
Thence N41°27'17"W a distance of 131.00 feet to a found 5/8-inch rebar;
Thence N38°52'47"W a distance of 364.78 feet to a found 5/8-inch rebar;
Thence N39°46'32"W a distance of 97.86 feet to said northerly Warranty Deed boundary line;
Thence following said northerly Warranty Deed boundary line, S89°48'50"E a distance of 866.46 feet to the POINT OF BEGINNING.

Said parcel contains 6.584 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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.

Danny Little, Zoning Administrator