

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning & Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on June 9, 2026 at 7:00 P.M., or as soon thereafter as may be heard, to consider a request by Dickinson Frozen Foods Inc. for a development agreement as it relates to the annexation and zone designation of property situated east of 600 NW 21st Street and the Farmers Co-op Canal, in the North 400 Block of NW 16th Street, described as:

A parcel of land located in the W1/2SE1/4 of Section 15, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho, described more particularly as follows:

Commencing at the southwest corner of said W1/2SE1/4 of Section 15; thence South 89°12'56" East, along the southerly boundary of said W1/2SE1/4 a distance of 1142.12 feet; thence North 1°21'53" East a distance of 150.00 feet to the POINT OF BEGINNING;

Thence continuing North 1°21'53" East a distance of 75.51 feet to a point of non-tangency with a 50.00 foot radius curve whose center bears South 88°38'00" East;

Thence following along said curve to the right through a central angle of 89°24'59" for an arc length of 78.03 feet (the chord of said curve bears North 46°04'29" East a distance of 70.35 feet);

Thence South 89°12'56" East a distance of 28.60 feet to a point of non-tangency with a 20.00 foot radius curve whose center bears North 0°47'54" East;

Thence following along said curve to the left through a central angle of 89°52'22" for an arc length of 31.37 feet (the chord of said curve bears North 45°51'43" East a distance of 28.25 feet);

Thence North 0°55'56" East a distance of 109.05 feet; thence North 89°12'56" West a distance of 475.64 feet, more or less, to the center of an irrigation canal;

Thence North 31°44'00" East a distance of 190.29 feet to a point of tangency with a 110.77 foot radius curve whose center bears North 58°16'00" West;

Thence following along said curve to the left through a central angle 8°50'00" for an arc length of 17.08 feet (the chord of said curve bears North 27°19'00" East a distance of 17.06 feet);

Thence North 22°54'00" East a distance of 63.09 feet to a point of tangency with a 153.93 foot radius curve whose center bears North 67°06'00" West;

Thence following along said curve to the left through a central angle of 18°02'55" for an arc length of 49.38 feet (the chord of said curve bears North 13°42'33" East a distance of 49.17 feet);

Thence North 4°31'05" East a distance of 17.23 feet to a point of tangency with a 1701.09 foot radius curve whose center bears North 85°28'55" West;

Thence following along said curve to the left through a central angle of 5°58'43" for an arc length of 177.50 feet (the chord of said curve bears North 1°31'44" East a distance of 177.42 feet);

Thence North 1°22'31" West a distance of 576.28 feet to a point of non-tangency with a 1315.41 foot radius curve whose center bears South 88°46'44" West;

Thence following along said curve to the left through a central angle of 8°22'58" for an arc length of 192.45 feet (the chord of said curve bears North 5°24'45" West a distance of 192.28 feet);

Thence North 9°36'14" West a distance of 188.99 feet, more or less, to an intersection with the southwesterly right-of-way boundary line of the Idaho Northern & Pacific Railroad;

Thence South 35°15'13" East a distance of 323.10 feet to a point of non-tangency with a 1407.38 foot radius curve whose center bears South 54°44'48" West;

Thence following along said curve to the right through a central angle of 36°11'09" for an arc length of 888.85 feet (the chord of said curve bears South 17°09'37" East a distance of 874.15 feet);

Thence South 0°55'58" West a distance of 518.47 feet; Thence North 89°12'56" West a distance of 98.42 feet; Thence South 1°21'53" West a distance of 75.00 feet; Thence North 89°12'56" West a distance of 50.00 feet to the POINT OF BEGINNING.

Said parcel contains 10.10 acres, more or less.

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

Danny Little, Zoning Administrator