

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 October 10, 2023 at 7:00 P.M., or as soon thereafter as may be heard, to consider a request by Trilogy Development for a development agreement as it relates to the development of Orchard Heights Subdivision on property in the North and South 2100 Blocks of SE 6th Street to the North 2250 Block of NW 2nd Avenue, further described as:

All of Blocks 13 and 22, portions of Blocks 14, 16, 17, 23 and 32, Assessors Plat of Section 26 as filed in Book 1 of Plats at Page 40, records of Payette County, Idaho, a portion of the Northwest 1/4 of the Southeast 1/4, and a portion of the Southwest 1/4 all located in Section 26, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 26 and 35, Township 8 North, Range 5 West, Boise Meridian, from which the Section corner common to Section 26, 27, 34 and 35, Township 8 North, Range 5 West, Boise Meridian bears North 89°11'23" West, 2665.66 feet; thence on the south boundary line of said Section 26, South 89°18'52" East, 33.30 feet to the **REAL POINT OF BEGINNING**;

thence North 10°52'08" West, 336.90 feet;

thence North 89°11'23" West, 432.95 feet to the westerly right-of-way line of the Payette Valley Branch of the Oregon Short Line Railway;

thence on said westerly right-of-way line, North 27°41'37" West, 2,639.01 feet to the east-west centerline of said Section 26;

thence on said east-west centerline, South 89°16'39" East, 453.27 feet;

thence leaving said east-west centerline, North 00°55'08" East, 665.89 feet;

thence North 89°09'11" West, 287.10 feet;

thence North 27°40'28" West, 97.72 feet;

thence South 89°07'49" East, 52.62 feet;

thence North 27°42'57" West, 655.19 feet to the south boundary line of Zellers Crossing Subdivision No. 3 as filed in Book 7 of Plats at Page 62, records of Payette County, Idaho;

thence on said south boundary line and the south boundary line of Zellers Crossing Subdivision No. 2 as filed in Book 7 of Plats at Page 59, records of Payette County, Idaho, South 89°13'01" East, 1,866.21 feet to the Northeast corner of said Block 13, Assessors Plat of Section 26;

thence South 00°52'06" West, 663.37 feet to the Southeast corner of said Block 13;

thence on the east boundary line of said Block 16, Assessors Plat of Section 26, South 00°55'10" West, 16.70 feet;

thence leaving said east boundary line, South 89°45'07" East, 237.54;

thence North 00°53'47" East, 14.64 feet to the north boundary line of said Block 17, Assessors Plat of Section 26;

thence on said north boundary line, South 89°15'14" East, 830.45 feet to the centerline of the Noble Ditch Companys waste ditch;

thence on said centerline the following five (5) courses and distances:

South 31°37'14" West, 840.73 feet;

South 12°03'06" West, 1,493.23 feet;
South 27°24'27" West, 499.44 feet;
293.94 feet along the arc of curve to the left having a radius of 440.00 feet, a central angle of 38°16'35" and a long chord which bears South 08°16'09" West, 288.51 feet;
South 10°52'08" East, 404.81 feet to the south boundary line of said Section 26;
thence on said south boundary line, North 89°18'52" West 132.69 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM

A portion of Block 16, Assessors Plat of Section 26 as filed in Book 1 of Plats at Page 40, records of Payette County, Idaho, located in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 26 and 35, Township 8 North, Range 5 West, Boise Meridian, from which the Section corner common to Section 26, 27, 34 and 35, Township 8 North, Range 5 West, Boise Meridian bears North 89°11'23" West, 2665.66 feet; thence North 00°45'30" East, 2651.77 feet to the Center 1/4 corner of said Section 26 coincident with the Southeast corner of said Block 16; thence on the north-south centerline of said Section 26, North 00°55'10" East, 663.13 feet to the Northeast corner of said Block 16; thence on the north boundary line of said Block 16, North 89°09'11" West, 688.59 feet to the **POINT OF BEGINNING;**

thence South 01°32'42" West, 142.50 feet;

thence North 89°09'11" West, 100.00 feet;

thence North 01°32'42" East, 142.50 feet to the north boundary line of said Block 16;

thence on said north boundary line, South 89°09'11" East, 100.00 feet to the **POINT OF BEGINNING;**

The above described parcel contains 137.943 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