NOTICE OF PUBLIC HEARING
FRUITLAND PLANNING & ZONING COMMISSION

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 **Tuesday, October 14, 2025 at 7:00 P.M.** or as soon thereafter as may be heard, to consider a **request by Shady River Holdings LLC for a development agreement amendment as it relates to the Shady River Mobile Home Park**, more specifically:

The Land referred to herein below is situated in the County of Payette, State of ID, and is described as follows:

Basis of bearing is in N. 90°00'00" E. between a found brass cap stamped "MVD 627" marking the E1/16 corner on the South line of Section 16 and a found brass cap stamped "MVD 627" marking the SW corner of Section 10 in Township 8 North, Range 5 West, Boise Meridian.

A parcel of land located in Government Lot 9 of Section 10 and Government Lot 3 of Section 15, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10;
Thence N. 90°00'00" E., coincident with the South line of said Government Lot 9, a distance of 1993.82 feet to a 1/2 inch rebar PLS 11574 on the East boundary of Old Highway 95 and the POINT OF BEGINNING;
Thence N. 11°04'25" W. (formerly N. 11°01'39" W.), coincident with said East boundary of Old Highway 95, a distance of 111.71 feet (formerly 111.78 feet) to a 1/2 inch rebar no cap;
Thence N. 78°45'00" W., 109.45 feet (formerly N. 78°55'00" W., 109.42 feet) to a 1/2 inch rebar on the East boundary of Highway 95;
Thence N. 15°48'42" E. (formerly N. 15°47'00" E.), coincident with said East boundary of Highway 95, a distance of 224.62 feet (formerly 224.74 feet) to a 1/2 inch rebar no cap;
Thence N. 07°18'21" E. (formerly N. 07°18'46" E.), coincident with said East boundary of Highway 95, a distance of 203.59 feet (formerly 203.67 feet) to the mean high water line of the Payette River, said point witnessed S. 07°18'21" W., 28.60 feet with a 1/2 inch rebar no cap;
Thence along said mean high water line of the Payette River the following courses and distances:
Thence S. 36°46'28" E., 289.65 feet, said point referenced S. 52°19'50" W., 20.00 feet with a 1/2 inch rebar PLS 11574;
Thence S. 38°33'52" E., 165.89 feet, said point referenced S. 55°35'20" W., 19.99 feet with a 1/2 inch rebar no cap;
Thence S. 30°42'17" E., 117.91 feet, said point referenced S. 73°40'57" W., 20.58 feet with a 1/2 inch rebar no cap;
Thence S. 02°14'54" E., 86.00 feet to the South line of said Government Lot 9, said point witnessed S. 90°00'00" W., 20.00 feet with a 5/8 rebar no cap;
Thence leaving said mean high water line, S. 90°00'00" W., 3.87 feet to a 1/2 inch rebar PLS 11574 on the top bank of said Payette River;
Thence along said top bank of the Payette River the following courses and distances:
Thence S. 04°09'04" E., 13.74 feet to a 1/2 inch rebar PLS 11574;

Thence S. 04°23’05” W., 94.91 feet to a 1/2 inch rebar PLS 11574;
Thence S. 11°51’30” W., 53.53 feet to a 1/2 inch rebar PLS 11574;
Thence S. 01°39’08” W., 13.31 feet to a 1/2 inch rebar PLS 11574;
Thence leaving said top bank of the Payette River, N. 52°10’32” W., 71.74 feet to a 1/2 inch rebar PLS 11574;
Thence N. 67°37’23” W., 47.89 feet to a 1/2 inch rebar PLS 11574;
Thence N. 52°35’52” W., 184.07 feet to a 1/2 inch rebar PLS 11574 on said South line of Government Lot 9;
Thence S. 90°00’00” W. coincident with said South line of Government Lot 9, a distance of 30.00 feet to the POINT OF BEGINNING.

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