



CITY OF GREENLEAF

20523 North Whittier Drive
Greenleaf, Idaho 83626
www.greenleaf-idaho.us



NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission (P&Z) for the City of Greenleaf will hold a Public Hearing on Wednesday 04 September 2024 at 6:30 p.m. at Greenleaf City Hall (20523 N. Whittier Dr.) to hear public comments regarding a draft update to the City of Greenleaf Zoning Map.

Copies of draft documents are available from Greenleaf City Hall. Individuals desiring to comment on the proposed changes may appear and be heard in the public hearing format at the appointed time. Written comments are encouraged and will be accepted at Greenleaf City Hall until 5:00 p.m. on Tuesday 03 September 2024.

NONDISCRIMINATION STATEMENT: In accordance with Federal law and U.S. Department of Agriculture policy, the City of Greenleaf is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

SPECIAL ACCOMMODATION: Any person with a disability may request a reasonable accommodation to make it easier to use City facilities or programs, or request that the City provide information in a different way. Details and Reasonable Accommodation Request Forms are available at City Hall. Those who have impaired hearing or speech may contact City Hall utilizing the Idaho Relay Service: TDD: (Toll Free) Dial 1, then 800-377-3529; VOICE: (Toll Free) Dial 1, then 800-377-1363.

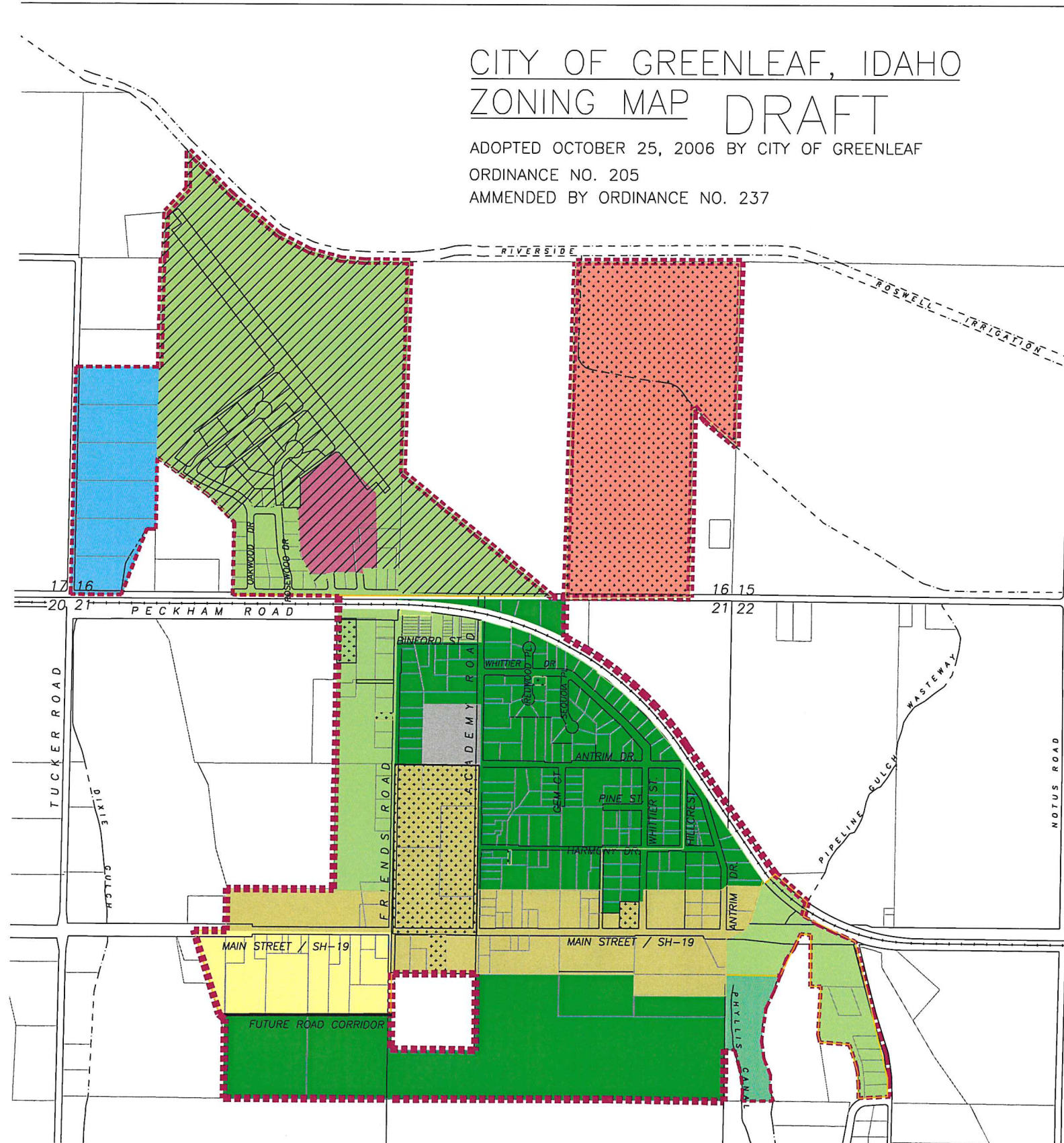
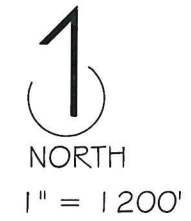
Materials are available in Spanish upon request.
Los materiales están disponibles en español a pedido.

Lee C. Belt, Greenleaf City Clerk

(legal notice publication date requested: 20 August 2024, Idaho Press-Tribune)

CITY OF GREENLEAF, IDAHO ZONING MAP DRAFT

ADOPTED OCTOBER 25, 2006 BY CITY OF GREENLEAF
ORDINANCE NO. 205
AMMENDED BY ORDINANCE NO. 237



LEGEND

- AGRICULTURAL
- INDUSTRIAL
- CBD
- NC
- R-1
- R-3
- R-5
- R-12 *
- AIRPARK COMMERCIAL
- AIRPARK OVERLAY ZONE
- CIVIC USE OVERLAY ZONE
- CITY LIMITS

* PRE-EXISTING DENSITY



City of Greenleaf

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ZONING MAP – WRITTEN NARRATIVE

[INSERT DATE OF APPROVAL]

Greetings!

This memorandum provides a written framework for better understanding of the Zoning Map, including general zone mapping principles, description of major features, and references to applicable City Code and Comprehensive Plan provisions.

General Zone Mapping Principles

- Zoning should include entire parcels, not portions of parcels, nor bisect parcels.
- Zoning should include both sides of a street, unless there is clear reason to do otherwise with such reasoning included in ‘description of major features’ below.
- Zoning may be used to intentionally target areas for change over time from one use to another use, with reasoning for such intent included in ‘description of major features’ below. For example, zoning along an arterial may be zoned commercial when there exists a mix of residential and commercial uses in order to change that area from an existing mix of uses to the one desired use in that area.
- Unless used to change areas over time from one use to another use, zoning should be balanced to both reflect current use, and also allow incremental change through land use applications as influenced by market conditions such that property owners are able to improve the functionality and value of their property within that use. For example, city zoning code allows residential zoned properties to use a building permit application to add an accessory dwelling unit (ADU) in addition to the primary residence for enhancement of residentially zoned property to add functionality and value.
- Mixed use may be implemented by assigning more than one zone to the same area of parcels, with any such mixed use by assignment of multiple zoning included in ‘description of major features’ below.
- Typically, zoning designation is implemented in clusters of parcels based on existing or intended use. Different types of zoning and land features are used to buffer between more incompatible uses, with such buffering included in ‘description of major features’ below. Spot zoning where one parcel is assigned a

zone different from other contiguous surrounding parcels is to be avoided unless there is clear reason for spot zoning assignment, with any such spot zoning included in 'description of major features' below.

Description of Major Features

- State Highway 19 (SH-19) – Both sides of SH-19 are targeted for transition from the current mix of residential and commercial to commercial zoning.
- Central Business District (CBD) between Friends Road and Academy Road – This area, owned by Greenleaf Friends Church (GFC) along with the Community Center property south of SH-19, constitute a historic cultural center of the community best reflected in zoning by CBD designation. CBD is not extended to both sides of Friends Road and Academy Road because GFC's land use as a church and school are not considered incompatible with surrounding residential use, and the surrounding residential use away from SH-19 is not targeted for transition.
- Civic Overlay (CV) - The civic overlay is appropriate and applied to all city-owned property. This overlay is also appropriate for GFC properties, as GFC makes facilities available for community benefit (i.e. Community center rental, use of the Greenleaf Friends Academy cafeteria, aka the Commons, for public meetings, and use of outdoor facilities in support of community events such as the Independence Day fireworks display and the Nathan's Café Car Show with Tractor Pull, etc.).
- Airpark Commercial Overlay (AP) – The Airpark Overlay is applied to un-platted portions of the Greenleaf Air Ranch south of the private airstrip.

Comprehensive Plan and City Code

This zoning map supports the vision, concepts, and goals found in the Comprehensive Plan, particularly elements in Chapter 5 (Land Use), Chapter 11 (Special Areas or Sites) Chapter 12 (Housing), and Chapter 13 (Community Design).

This map provides a visual application of the city's Land Use Development Ordinance (Title 9), particularly chapters 1-5, for implementation of zoning within the city limits.