

**City of Greenleaf**  
20523 N. Whittier Drive  
Greenleaf, Idaho 83626  
208/454-0552  
208/454-7994 (fax)  
[cityhall@greenleaf-idaho.us](mailto:cityhall@greenleaf-idaho.us)

**CITY COUNCIL MEETING AGENDA**

Special Session 7:00pm 22 August 2023 at The Commons (aka cafeteria) at Greenleaf Friends Academy  
20565 Academy Road, Greenleaf, ID

*This meeting can be joined via computer, tablet, or smartphone at:*

<https://meet.goto.com/CityofGreenleaf/council-mtg>

*Via telephone United States: +1 (571) 317-3112 Access Code: 142-571-637*

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call

Seat 1: Ryan Schnuerle

Seat 2: Rob Fisher

Seat 3: Rachel Brobeck

Seat 4: Dan Hyer

Mayor: Brad Holton

Impact Area: Liza Warner

Also Present:

City Clerk

Public Services Director

Police Chief

City Attorney

City Engineer

City Treasurer

4. Public Hearing:

DEVELOPMENT NAME/TYPE: Royal Ridge Subdivision – A Planned Unit Development

DEVELOPER: Royal Pro-C, LLC

DESCRIPTION: Royal Ridge is a Low Density Residential, Planned Unit Development Subdivision project located on the South Side of Main Street/SH19 in Greenleaf. It is owned by Royal Pro-C, LLC. Royal Ridge is a beautiful mixed use planned unit development subdivision proposed to become a part of the City of Greenleaf. The property consists of a commercial segment that is already annexed proposed for seven commercial lots with cross access and the possibility of reconfiguring lot lines around commercial users that may come. The balance of the subdivision is not yet annexed and consists of a mix of residential lots ranging from 5,775 square feet to 24,231 square feet with an average lot size of 13,641 square feet as well as 10 common lots of varying sizes adding up to 10.7% of qualifying open space. *(Excerpted from the introduction section of the landuse application development narrative.)*

LOCATION: The Site is located across the street from City Hall and slightly to the West (Across SH19 from Brown Street). The front several acres to the site are already annexed into the City with a Commercial Zone Designation. The balance of the site is proposed to be annexed and a part of the Planned Unit Development to be known as “Royal Ridge.” Royal Ridge is proposed to have a commercial frontage on SH19 and residential element on the largest portion of the property with larger view lots near the ridge and a mix of lot sizes ranging from 26,111 ft<sup>2</sup> down to 5,775 ft<sup>2</sup>. *(Excerpted from the landuse application coversheet and checklist.)*

*(Clerk’s Note: The clerk anticipates the public hearing will be opened and continued to a date certain without presentations made or testimony received due to the complexity of the development agreement and need for additional time to allow the draft development agreement to be included in the public process.)*

5. Other Business

6. Adjournment [ACTION ITEM]

---

- Posted physically at the following locations at or before 6:30p 18 Aug 2022:

Greenleaf City Hall (outside bulletin board next to front door)

Greenleaf Chevron (in window to right of entry)

Greenleaf Post Office (inside lobby bulletin board)

Greenleaf Café (outside bulletin board)

- Posted electronically at or before 6:30p 18 Aug 2022 at the city website ([greenleaf-idaho.us](http://www.ascr.usda.gov)) and referencing post on the city's Facebook page

\* The meeting may move to an alternate location if attendance is over 41 people.

\*\* The Chair may recess the meeting at any time.

---

**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](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](mailto: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 (20523 Whittier Dr., Greenleaf, ID 83626). 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, or 711.