

City of Greenleaf

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CITY COUNCIL MEETING MINUTES

Special Session – Wednesday – 6:30pm – 27 March 2024 at Greenleaf City Hall

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

Agenda:

1. Meeting called to order [**ACTION ITEM**]
2. Pledge of Allegiance
3. Roll Call [**ACTION ITEM**]
4. Adjustments to meeting agenda [**ACTION ITEM**]
5. Consideration of the Royal Ridge Subdivision / Planned Unit Development [**ACTION ITEM**]
6. Report regarding Idaho Dept. of Commerce BEAD Planning Grant Application
7. **ADJOURNMENT**
- 7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
- 7.2 Consideration of minutes for this meeting [**ACTION ITEM**]
- 7.3 Adjournment [**ACTION ITEM**]

1. Meeting called to order [**ACTION ITEM**]

Mayor Brad Holton called the meeting to order at approximately 6:35p.

2. Pledge of Allegiance

Brad Holton led those assembled in the Pledge of Allegiance.

3. Roll Call [**ACTION ITEM**]

The clerk was asked to take roll call, with the following results:

X Seat 1: Ryan Schnuerle

X Seat 2: Rob Fisher

X Seat 3: Rachel Brobeck

X Seat 4: Dan Hyer

X Mayor: Brad Holton

Impact Area: Liza Warner

Also Present:

X City Clerk

X Public Services Director

Police

Fire

X City Attorney Stephanie Bonney

X City Engineer

X City Treasurer

4. Adjustments to meeting agenda [**ACTION ITEM**]

No adjustments were made.

5. Consideration of the Royal Ridge Subdivision / Planned Unit Development [**ACTION ITEM**]

City Engineer Amy Woodruff reviewed changes made in the draft development agreement (DA) at the 12 March 2023 Council Meeting.

A new draft for the Reasoned Statement with Findings of Fact and Conclusions of Law (FFCL) was available. Mayor reviewed status of application while copies were made for Council.

Amy Woodruff reviewed the draft FFCL with Council. Highlights included:

- Requested actions #2 was re-written to clarify that the commercial property will remain zoned commercial, not R-5
- Upon recent review of calculations, it was discovered that the requested reduction in open space is to 10.5%, not 10.7% as was thought during P&Z process and Council public hearings
- Council reviewed the draft FFCL page by page
- A scrivener's error was corrected on p.4 in the second sentence under Summary of Proceedings
- It was noted that starting on p.6 the reasoned statement contains staff's guess as to where Council is on the matter, and that these are subject to Council revision
- Scrivener's errors were corrected under item #5 on p. 8
- Scrivener's errors were corrected under items #8 and #9 on p. 9, and adjustments were made to #9
- At bottom of p. 9, DA was used for development agreement for consistency
- Adjustment was made to remove #2 under 'Order' on p. 11
- It was noted that the abbreviation of 'covenants conditions and restrictions' should be adjusted to "CC&R's" throughout
- It was noted that the applicant intends to develop in one phase, but no issues are anticipated if phasing occurs.
- Adjustments were made to provision K on p. 13

Brad Holton noted that approximately 12 years ago the property in question was sold by the legacy farmer for much higher than what agricultural ground was being sold for. That private decision, without consultation of the city, set up the situation we are in today for development on the land rather than continued farming.

Review and adjustment followed of a draft written motion prepared by the City Attorney at request of the Council.

Council members mentioned that although there is much growth in the State, which is regrettable, this is a good plan.

Brad related that multiple developers spoke at staff level with the city, cookie-cutter designs that do not reflect the existing city, and without consideration of the City's desires for variety in lot sizes.

Ryan Schnuerle made a motion to approve the following requested actions, under I.C. 50-222, and The Local Land Use Act, whereby the City is empowered to authorize annexation, initial zoning, and conditional requirements (see I.C. Title 67, Chapter 65, et seq), they are as follows:

1. Annexation of unincorporated parcels R3626001200, R36260012A0, and R3626100000 within the Project ("Annexed Property") comprising of 48.43 ± acres located south of State Highway 19 ("SH19"), east of Friends Road.
2. Amending the Zoning Map to zone the Annexed Property as R-5.
3. Planned Unit Development (PUD) for the Project, including PUD open space requirement waiver reduction from twenty-percent (20%) to ten and 1/2 percent (10.5%).
4. Preliminary Plat for commercial (7.19 Acres) plus mixed density residential (48.43 Acres).
5. Development Agreement setting forth written commitments concerning the use or development of the Project.

Rob Fisher seconded. A roll call vote was requested. The motion was approved with Ryan Schnuerle for the motion, Rob Fisher for the motion, Rachel Brobeck against the motion, and Dan Hyer for the motion.

6. Report regarding Idaho Dept. of Commerce BEAD Planning Grant Application

Please see written report for detail. Mayor requested and received authorization for submittal of the application and pursuit of the project by unanimous consent.

7. **ADJOURNMENT**

7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

No recess was taken.

7.2 Consideration of minutes for this meeting [ACTION ITEM]

Council reviewed the draft minutes, with corrections made. Dan Hyer moved to approve the minutes as corrected. Ryan Schnuerle seconded. The motion received unanimous approval.

7.3 Adjournment [ACTION ITEM]

Rachel Brobeck moved to adjourn. Dan Hyer seconded. The motion received unanimous approval and the meeting adjourned at approximately 8:27p.

Respectfully submitted,

Lee C. Belt
City Clerk
City of Greenleaf

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