



Orton Engineering  
 17338 Sunnydale Place  
 Caldwell, ID 83607  
 Ph 208 350 9422  
 brentorton@gmail.com

## 1 July 2020 Meeting Minutes

### Royal Pro-C Development with City of Greenleaf, Idaho

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July 2020

Meeting for Royal Pro Development with City of Greenleaf (and other agencies)

#### Attendees:

##### City of Greenleaf:

- Mayor Brad Holton - Mayor of Greenleaf,
- Cherese McClain, City Attorney's Office,
- Amy Woodruff, City Engineer
- Lee Belt, City Clerk
- Tina Wilson, Economic Development

##### Property owner representatives: Royal Pro-C Development

- Jason Miller, Kyle Cooper, Tanner Miller - Project Manager, Dan Pruett, Roy Young
- Development Support Staff - Brent Orton (Project Engineer), TJ Wellard (Surveyor),

##### Other Agencies:

- Idaho Transportation Department
  - o Sarah Arjona - ITD Development Services, Ken Couch - ITD Permits.,
- Rural Fire
  - o Chief Mark Wendelsdorf
- Golden Gate Highway District
  - o Director Gordon Bates was not able to attend but supplied some comments included in email strings attached below.

#### Current Zoning

- Amy
  - Central business District with Civic Overlay
  - City Utilities and Utility Extensions.
  - Details of Utilities
  - Some Commercial
    - o CBD
    - o Office or residential on top.
    - o Residential Zones –
      - 30 or 35 feet.
- Lee
  - o CBD with Overlay
    - Overlay allows height to 50 feet.
    - Not sure if the City is tied to having a road there.



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- Mayor - Turn lane through town has been a real safety enhancement.
  - Some folks parking in the street adjacent to the Cemetery.
  - Main turn in by the Cemetery.
  - Flexibility on the Roadway
- Service Connections across the highway – Amy has the asbuilts.
  - May mean that those are the places to put the roads.
- Amy
  - Civic overlay
    - Governmental Offices and other civic facilities which can be designated.
    - Good place for an expansion of the City Campus
      - Recreational facility
      - Complimentary Uses.
        - Maybe not do the overlay zone there – it could be removed or relocated.
      - Commercial uses, gas station grocery store, service-related resources.
      - Community Center -
      - PUD – Huge amount of flexibility.
- Lee
  - Planned unit development
    - Open space requirements
    - Incentives
    - Dedication of property to the City.
      - Greenleaf – incorporated in 1973
      - City is Land Poor.
        - Few well sites.
        - Have one park
          - Too small to put a well and septic tank on.
          - So got dedicated to the City.
    - Community is dependent on Friends Church and academy for access to a track to walk on, greenspace to work on. City must partner lacking any resources to do otherwise.
    - Lack of park space, lack of outdoor civic space.
    - 2040 buildout projections for Greenleaf
      - 138,000 people.
    - City is in need now to be keeping that in mind.
- ITD – long range plans call for corridor to the south and Vacate SH19 through as currently envisioned.
- Mayor
  - Some facilities undersized – like post office.
  - Folks would like to pick up their mail.
  - Dry City, No Alcohol Sales.



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- Dental office would be a home run. Clinic could be a hit.
- Occupancy rate is 97% at all times.
  - People want to live here once they discover it.
  - Access to get somewhere is great.
  - Great market reach.
- Mayor - PUD was very intentional tool in what it has done fo the City of Greeleaf.
  - They may have three floor plans for 500 homes.
    - Don't want to see that here.
  - Want to duplicate the community
  - Great mix of home sizes here and they really like that.
  - Looking for mixed use commercial.
  - Have some unique ground
    - How to sewer
    - High end residential lots.
    - Estate Lots
      - Sewer
      - Minimize lift stations.
        - Three existing stations are individually owned
    - May be looking at individual owners with lift pumps
    - Want it to be successful.
  - Creativity.
  - Commercial back into good residential.
  - If you drove through the older section of town the new sections should reflect it as well.
  - Transition from Commercial to Single family needs to be multi-family.
  - Police calls – contract police with Wilder.
    - Don't want it to attract more calls.
    - Self-regulate so it is a higher-class dwelling.
    - Driving time is low.
    - No long streets.
    - Covered Parking
    - Tall so can have the view of the valley is very popular right now.
    - Transitional multi family, patio homes.
  - Higher end apartments
    - Viewshed is a big seller out here.
    - Multi-story like the one in (Branson?) the Mayor showed a picture of
  - Condominiums
    - Lee asks if the City is interested in these.
  - Like the multi-story cool looking apartment buildings.
    - Alley Loaded product.
      - But where to put trash cans.

- Brent



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- Is a mix from Commercial to Multi-family, to patio, to single family in alignment with how the City could see a transition happening?
- Yes.
- Jason
  - Might get some multifamily and other residential first to get some rooftops then see about the commercial later on.
  - Cherise – Could go after the other things with commercial land preserved then come back after several years and check in with the City to consider what the demand grows to be.
  - Traffic does seem to be increasing.
- ITD
  - Sarah –
    - Traffic Impact Study
    - Will ask for one regardless
      - Will show if a signal is warranted.
    - Access Standards
      - No Corridor Plan
        - IDAPA
          - Spacing requirements.
        - TIS
          - Can request an access and justify it even if it doesn't fit the IDAPA rules.
          - Like to have access consolidated.
          - Can consider those options.
        - Local Roads on the master plan
          - Would be willing to consider those – don't meet IDAPA but has been planned for previously.
  - Tina Wilson
    - Economic Development services for Greeleaf and Rural Canyon County
  - Parcel goes to Friends Road
    - Golden Gate highway District.
    - City and Golden Gate use the same standards (Check this – ACCHD standards?)
  - Wilder, Greenleaf, Parma – access to food is considered more difficult.
    - May be federal incentive for a food establishment.
    - BO – is that more centered around restaurant or grocery.
    - People looking for commercial space.
      - 10ksf
      - Rooftops are what drive the commercial and the retail.
      - Agree with developing residential part first.
        - Help drive the commercial
    - Only place for a nice dinner is parma ridge winery.
    - Restaurant is a need.



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- Lack of fine Dining
        - Lack of grocery stores.
    - Spacing Requirements
      - TIS can justify another approach for the development.
    - Perhaps a public Road and an access.
  - Chereese – Blank Slate
    - Good identity.
    - Smart Build
      - No alcohol
        - Big grab for restaurants.
    - Amy
      - Walking facilities
      - Active space
      - Functional
      - Greenleaf
    - Mayor Holton
      - Health Crisis
        - Creating a bunch of second class citizens with Kids and workers
          - Connectivity to the internet
          - Kids need a minimum of 3Mbs up and 2.5 down.
          - Having Fiber optic would be really cool
          - Sell it as that.
      - Cares Act.
- Tina
  - Conversations with Sparklight
    - Portal opened this week.
    - Conversations on the residential
      - They can't pass the parameters for the grant.
      - Closes July 13<sup>th</sup>.
        - Build has to be complete by December 15<sup>th</sup>.
    - Emmet has been using Gem Grants to connect city facilities with fiber.
      - Laying the empty conduit and allowing provider to blow in the fiber.
- Mayor
  - Network in Mt Home
    - City owns the whole fiber backbone
      - Like a public Utility
        - Head end takes anyone into consideration
          - 5 up 15 down is free in mt home
          - Greenleaf will be working on something like that.
          - Greenleaf will probably start to have it as part of the comp plan
  - Chereese



- Ammon had a big thing there  
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- Surpassed Idaho Falls
  - Huge broadband.
- Water and sewer

#### Brent

- Anxious to be a partner, be patient with us as we come to understand what pencils out.
- Sewer and water
  - Brent to get with Amy and she can educate on it.

#### Jason

- Top road
  - Include that property in the development.
  - NE corner of top.
  - 300 feet from city limits but a long throw to city utilities.
- Letter of intent
- Sarah –
  - Site plan

#### Mayor

- Run the contacts through Lee.
- 

On Wed, Jul 1, 2020 at 11:39 AM City Clerk - Greenleaf, Idaho <clerk@greenleaf-idaho.us> wrote:

Hi Brent, Amy, and Chereese!

Gordon Bates with Golden Gate Highway District won't be able to join us this afternoon, but he does share a couple things in his e-mail below.

Thank you,

--

Lee C. Belt  
City Clerk  
City of Greenleaf  
208/454-0552 phone  
208/454-7994 fax  
208/880-4061 cell



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----- Forwarded Message -----

**Subject:** RE: 01Jul2020 1p Developer's Mtg

**Date:** Tue, 30 Jun 2020 12:26:21 -0600

**From:** Gordon Bates <[gordonb@gghd3.org](mailto:gordonb@gghd3.org)>

**To:** 'City Clerk - Greenleaf, Idaho' <[clerk@greenleaf-idaho.us](mailto:clerk@greenleaf-idaho.us)>

I have a conflicting meeting at the same time tomorrow. My two cents worth is that they should make frontage improvements along Friends Road for an "urban" curb & gutter roadway. Sidewalk would be dependent upon City requirements.

As a citizen of Greenleaf, my personal opinion is let's get some growth to help with the City budget. I'd say that even if it was in my back yard.

Gordon Bates, P.E.  
Director of Highways  
Golden Gate Highway District No. 3  
Ph. (208) 482-6267

-----Original Message-----

**From:** City Clerk - Greenleaf, Idaho [<mailto:clerk@greenleaf-idaho.us>] Sent: Tuesday, June 30, 2020 10:43 AM

**To:** Gordon Bates <[gordonb@gghd3.org](mailto:gordonb@gghd3.org)>

**Subject:** Fwd: 01Jul2020 1p Developer's Mtg

Hi Gordon!

Sorry for the short notice on this....

We've got a developer coming in to Greenleaf City Hall (20523 Whittier Drive, Greenleaf, ID 83626) this Wednesday 01 July at 1p to discuss 55 acres across from city hall, with road frontage on SH-19 and on Friends Road. You're welcome to attend in person or by video-conference. Video-conference info follows below my signature.

Thank you,

--  
Lee C. Belt  
City Clerk  
City of Greenleaf  
208/454-0552 phone

208/454-7994 fax



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208/880-4061 cell

Royal Pro-C Developer's Mtg - 55 Acres  
Wed, Jul 1, 2020 1:00 PM - 3:00 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/734277045>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

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## 12 Jan 2021 Meeting Minutes

### Royal Pro-C Development with City of Greenleaf, Idaho

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2021.

*Present for Greenleaf:*

- Mayor Brad Holton
- City Clerk: Lee Belt
- Engineer: Amy Woodruff (Via Zoom)

*Present for Hayden Homes*

- Tim Mokwa
- Eric
- Tiffany

*Present for Royal Pro-C*

- Jason Miller
- Brent Orton (Engineer)

Notes are presented generally under the heading of the person who shared a point.

- Mayor Brad Holton
  - o Greenleaf – doesn't permit the sale of alcohol.
  - o Don't want Cookie Cutter.
  - o Development
    - Pays its way
    - Not create new expenses to existing populous.
      - We don't have the economy of scale to go to a police force.
      - We have to be careful looking at new development.
    - County Property Tax Rates
      - Had the lowest levy rate in Canyon County.
    - 1800 EDUs in 2012 Consumed 330
    - Capacity reduced to meet tighter regulations
      - Presume a reduction.
      - Working on Facilities Plan update.
        - o Should predict addition.
      - Financed with Judicial confirmation.
        - o Were under a consent order.
      - \$80/mo to start.
        - o Has gone up since then.
        - o Now 91.34/edu/mo.
- Tim Mokwa
  - o Looking for underserved secondary markets.
    - South Idaho probably the most urban of all their regions.
  - o Lots of employment centers you pass through here.
  - o Drive somewhere to shop or anything else.
- Mayor Holton
  - o Greenleaf a well-kept secret.



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- Can get to parts of Boise faster than people in some parts of Boise.

- Want medium-nice to nicer homes
- Citizens want to see a continuation of growth similar to existing city.
  - Small to medium to large homes.
- Not too tight,
- Know that it can't be 2.5 acre lots.
- Tim – New market for us. The market is not there. Have to build the market and drive people there with a price point.
  - We could do it with a higher density to get a market started.
- Mayor
  - Aiming for the segment of society that keeps tank from half to full.
- Brent
  - Greenleaf is looking for variety of appearance from the road
  - Different size lots
  - A cross section like what Greenleaf has now
- Lee
  - Variety of view from the road.
  - Big lot and beautiful home next to a double wide
  - Not scared of having density but want density done well.
  - Accessory dwelling unit option.
    - Every lot in town can have an accessory mother-in-law quarters there.
    - Means more density.
    - Don't have an inventory of lots to build on.
- Eric from Hayden
  - Smaller cottage type on a smaller lot
  - Up to three car and RV garage.
  - Had a commercial piece fronting the road.
  - Density tapered back as you got away from the road.
- Tim
  - If Could cluster, the common area can be neater and make a better overall subdivision.
  - There are trade-offs.
  - 4500 sf lot cottage
  - 2 car 1200 sf on 6000sf lot
  - 8 to 10ksf lot with larger.
- Mayor
  - That would be worth a conceptual drawing.
  - 65% at 6000 SF lots wastes the ink on the paper.
- Jason
  - We have listened to the Mayor well.
    - Agree with what the mayor is saying.
    - Cottage size lots (4500sf) aren't in the plan at this point.
    - 7s, 8s, 10s, a 12 or two are what we have Baer working on right now.

- Mayor



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- o Concept with small lots semi-circled around a common area.
  - Off street parking
- o Don't want on street parking – that's a deal killer
- o Clustering done well or done poorly
  - Off street parking hard when clustering really tight.
- o Ones they saw that had the front door on the common area.
- Tim
  - o Clustering density in pods and with a common area.
- Mayor
  - o Ok with larger lots on the ridge concept.
- Eric
  - o Fire and police were discussed, how about school capacity.
  - o Vallivue Capacity.
- Mayor
  - o No complaints from School district.
  - o Highest sensitivity publicly for development paying its way.
- Eric
  - o LID for improvements?
- Mayor
  - o That is always an option.
  - o Developers would put in the conduit
    - Looking at owning the fiber.
- Lee
  - o Broadband internet is incredibly important for the future across the board.
- Tim
  - o Can work from a lot of places and live where you want.
- Mayor
  - o Would rethink footprint on homes and start incorporating a distinct office in the floor plan.
  - o Manufacturing business
    - Have to deal with lots of reps etc.
    - Folks are all working from home.
    - We should think about what this means for future growth and development.
- Lee

Broadband is the next “Central Air” necessity to reach more of the market.

  - o Received the 2020 Broadband grant with 1 Gb up and down to City Hall and a WIFI system. 100 connections at 25 down and three up.
    - Line that comes in now has capacity for 10Gb/s.
    - 100Gb/s will soon be available when done looping from Nampa through Homedale and Caldwell.
    - This was Syringa.
- Mayor

- City of Ammon says can train a public servant to be full on with Fiber in three days.



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- Bring conduit out to a simple site
- Whoever it ends up being, we want them to be wildly successful.
- You've got the money side of things to make work out, etc.
- Impact fees
  - Don't really have these yet.
  - Possibility of school impact fees.
    - Typically, would have to use the City to collect those.
  - Lee
    - Council has wanted to do Planned Unit Developments and make sure that development pays its way.
- Planned unit developments
  - Air Ranch.
- Outline of PUD
  - If done right, there will be a lot of bartering.
    - Can't get this to pencil out for example – what can we do instead.
  - Not going to do it in one or two exchanges
  - Air ranch was a unique product.
    - They have it set up so part can be a commercial overlay zone.
    - The Air Ranch is not loving that idea anymore.
  - Could design and create overlay zones
    - Section of the development
      - Could do an overlay zone of community assisted living or could stay housing development and have it retain both options.
      - Can request mixed zoning.
      - PUD – Can make the standard zoning code a recommendation and starting point. Allows things out of the box.
    - Alternates for the same lots.
      - BO - I Like this idea.
- Development Agreement.
- Eric
  - Thorough Development agreement desirable for them too.
    - Helps with underwriting homes.
- Mayor
  - Comprehensive Plan Update
    - Update starting through adoption process next Thursday.
  - State changed standards for comp plans.
    - Mandated a different format
    - Tried to make simpler
    - Core of it is the same.
    - Got some feedback from Uoff –
      - A class helped with it and gave input.



• Helped with Vision statement.  
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- Old plan isn't bad – it won a Smart Growth award.
- Plan talks repeatedly about rural characteristics of the community.
- Lee
  - Application date pins the comp plan and code.
- Mayor
- When have approved application.
- Approved application
  - Comp Plan P&Z on 4<sup>th</sup> of February
  - Open public hearing and leave it open for a month to get public input before city Council.
  - Would invite written comments.
- Road Study for Friends Road
  - Would abut the property on the west side.
  - Friends is an arterial. So is Peckham S
  - Fixing RR crossing banking.
    - Highway District outside and Greenleaf inside.
  - Greenleaf is the highway authority.
  - Specific questions.
- BO – I need to talk to Amy about the Friends Road Study.
  - COMPASS Project Development Grant.
    - Expect a first draft in Feb March.
  - One RR crossing at Peckham and friends.
  - Residential from Peckham and friends. Rough concept plan and 20 to 30% drawings to allow the City to submit for a federal project.
- Send scope of work to Amy Woodruff.
- Mayor
  - Smart City Council. Analytical. Conversant. Open communicators.
- Eric –
  - Workshop with council – get feedback.
  - Mayor – Yes, but must be careful (to comply with Land Use Planning Act)
- Mayor
  - Traffic Study
    - Work together and agree to get a reputable firm.
    - Good reputable firm.
    - Brent
      - We have Chhang Reem.
      - Good Engineer
      - Alignment of Access Road with Brown.
        - Better to align
        - Better Close to the Cemetery than the other side.
      - Doug –



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#### Alignment.

- Doug
  - o We need to talk about infrastructure.
  - o Brent to meet with Doug and walk it together.
  - o Three Irrigation Crossings.
- Mayor
  - o Bring a development that is better than Average
- Doug
  - o Delivery gate at extreme SW corner from Boise project. City gets its water along Hwy 19
  - o City flow joins waste at that location Parallel brown over to Harmony. Structure needing to cross needs to stay there.
  - o Supplying water to the cemetery district.



## 8 July 2021 Meeting Minutes Royal Pro-C Development with City of Greenleaf, Idaho

### Royal Pro-C.

#### Present

Mayor Holton – City of Greenleaf  
Jason Miller – Royal Pro-C  
Lee Belt, City Clerk  
Doug Emic – Public Works Manager  
Kirby – Civil Dynamics  
Cherise – Greenleaf City Attorney  
Brent Orton – City of Caldwell

Brent – Understand that need to protect against exceeding 5% growth (presume 3% of the 8% is for inflation, etc).

- Would like to annex whole thing
  - o Could minimize challenge to City and Developer with one land use proceeding instead of multiple.

#### Mayor

- Would be more convenient to annex all at once.
  - o Not taxed differently until Certificate of Occupancy
- Two considerations for Greenleaf
  - o Water and Sewer Systems
  - o Property Tax side of things.
  - o Can't pay for Emergency Services or streets, etc. from Enterprise funds like sewer and water.
- 389 is creating two classes of people
  - o Those who built the City
  - o Those for whom 90% of assessed value will be considered in taxing them for services.
  - o New stuff demands and receives like the 100% but getting 10% less from new growth.
- Kirby
  - o Think you'll see City's assessing impact fees for sewer and water to make up for deficit.
    - BO – these are enterprise and are not directly impacted by HB389 and cannot be used to make up for HB389.
- Mayor
  - o Impact Fees – Between 20-30k
- Lee
  - o HB389 kills possibility of parks in the future, library, etc.
  - o Expect to ask that the parks be retained by Royal Ridge and maintained by it.
  - o As public learns that the full value of the project is not being realized by the City, having access to the park publicly could be a good public relations gesture toward development trying to pay its own way.

- Keri showed a spreadsheet showing the 8% each year with and without HB389 demonstrating the impact of the



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90% of new Growth and Annexations alone has a painful compounding impact on the City's budget.

- Lee
  - o Caldwell Rural Fire District will be injured by this badly as well.
  - o Could impact their response time
    - About 12 people undermanned right now and this will prevent catching up.
    - Doug
      - Mark Wendelsdorf told them its costing the Rural District 600k
- Idea of Fire Sprinklers was mentioned.
  - o Could this reduce the need for Fire Protection and thereby offset the tax loss.
  - o Mayor
    - Would also reduce homeowner's insurance costs.
  - o Jason
    - Fire Sprinklers would not be a deal breaker.
    - Costs have gone up though.
- Jason
  - o Developer pays into a fund to offset the deficit.
  - o You developed, you pay in.
  - o Development Agreement
  - o Airpark or here.
    - Have to modify the development agreement.
  - o Sunset Clause would be good.
    - Everyone will have to be on the same page.
- Lee
  - o Broadband
  - o Mayor
    - Fiberoptic put throughout the development.
    - Brent
      - TDS
      - Brent is to send their information to.
- Mayor
  - o Foregone
    - Ruined going forward.
- Lee
  - o State Code Provision allowing a ballot initiative with a simple majority to elevate the levy rate to 40 mils.
  - o Greenleaf exercised this provision and it didn't pass.





- Message from the public that the utility rates should cover the costs without general fund
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assistants.

- Mayor

- Of the applicable Taxing Districts, Greenleaf is #3 after Vallivue and Canyon county – there are overlaying Greenleaf.
- Where do we want to go?
  - Jason
    - Move forward.
    - Work out an agreement.
- Need to get the legal team together to make sure we don't go down a path that turns out to be illegal or unconstitutional.
- Cherese
  - There are some unaware communities but many that are acutely aware of this.
  - HB is counterintuitive to the concept that growth pays for itself.
  - The intended consequence was to make someone else the badguy to stop growth.
  - We are trying to figure out...
    - Supreme Court (Idaho) thumped City of Hailey for a growth related issue....
    - Trying to think outside the box and find a solution.
  - Pulling together the municipal attorneys in the state.
  - Will continue to work with the City to see what we can do to help.

- Mayor

- Any sign of using Development Agreements to address this?
- Upheld by Courts as an enforceable contract
- Forcing a look at impact fees.
  - Strive to maintain the lowest cost to their residents.

- Lee

- How many cities is Cherese's company representing – several including special counsel assignments.
- More than 10% of the City's in the state are represented by the firm.
- SE Idaho is really feeling some pain.
  - Small Great communities that are now experiencing growth and are hurt greatly by this bill.

- Brent

- Can we pursue annexation in total
- Can we include provisions to relax development agreement mitigation measures if the bill goes away.

- Mayor

- Will make a good product
- Good for both of us.

- We want to do what is right.

- How does this affect commercial, Industrial

- Same from a tax standpoint
- Different fire and police draw.

- Mayor

- Excited to have you and will do our best to find our way through this.

- Ways to mitigate through a development agreement.

- Ma



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- o New ordinance requires city council to examine the financial impacts of accepting new growth.
- Kirby
  - o WWTP –
    - Bottleneck is the reuse application
    - Areas to phase in in the future.
      - 110 acres total
      - Have only ability to serve 88 right now.
    - Doug
      - Have the resources arranged to do it.
      - Center pivot
      - Brent – Worth Talking to Andy Bishop about gaining water
      -
  - o



## ADVERTISING PROOF

c/o ISj Payment Processing Center  
PO Box 1570,  
Pocatello, ID 83204  
Ph. (541) 331-6473 Fax: (907) 452-5054

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 02/07/22      | 19131       |

LEE BELT  
1 GREENLEAF, CITY OF  
20523 N. WHITTIER DR.  
GREENLEAF, ID 83626-9199

| AD #   | DESCRIPTION          | START    | STOP     | TIMES | AMOUNT   |
|--------|----------------------|----------|----------|-------|----------|
| 200780 | PH 3/3/22 - Royal Ri | 02/15/22 | 02/15/22 | 1     | \$139.44 |

### Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

|            |        |              |          |
|------------|--------|--------------|----------|
| Discount:  | \$0.00 | Gross:       | \$139.44 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00   |
| Credits:   | \$0.00 |              |          |

**Amount Due: \$139.44**

*We Appreciate Your Business!*

**Land Use Application – Notice of Public Hearing**

Notice is hereby given that the Planning and Zoning Commission for the City of Greenleaf will hold a public hearing at Greenleaf City Hall, 20523 Whittier Drive, Greenleaf, ID 83626, on 03 March 2022 at 6:30 p.m. to hear a request for:

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

**SURVEYOR/ENGINEER/DEVELOPER:**

Skinner Land Survey, T.J. Wellard  
Orton Engineering, Brent Orton, PE, MSCE  
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. The Request has Two parts: 1) Annexation of approximately 48.43 Gross Acres into the City of Greenleaf with an R-5 Zone Designation; and 2) Inclusion of the 7.19 Acres of Central Business District zoned land already within the incorporated limits of Greenleaf in and the 48.43 acres mentioned in a planned unit development subdivision. (Excerpted from the introduction section of the landuse application development narrative.)

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The application is on file and available for public inspection at Greenleaf City Hall, 20523 N. Whittier Dr., ph. 208/454-0552, fax 208/454-7994. Any and all persons desiring to comment may appear and be heard at the appointed time. Written comments are encouraged and will be accepted until 5:00 p.m. on 01 March 2022.

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Lee C. Belt, Greenleaf City Clerk

February 15, 2022

200780



**City of Greenleaf**  
20523 N. Whittier Drive  
Greenleaf, Idaho 83626  
208/454-0552  
208/454-7994 (fax)  
[greenleafcity@cableone.net](mailto:greenleafcity@cableone.net)

*Added to  
300 lot  
PROPERTIES  
AS ANNEXED  
15 FEB 2022  
wb*

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Signed:  Date: 15 Feb 2022  
Lee C. Belt, Greenleaf City Clerk

9 04A

label size 1" x 2 5/8" compatible with Avery @5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery @5160/8160

**STAPLES**

Big Valley Supply Inc.  
PO Box 327  
Greenleaf, ID 83626

Michael W. Thomas  
PO Box 203  
Notus, ID 83656-0203

Lowell L. Smith  
PO Box 381  
Greenleaf, ID 83626

Greenleaf Friends Church  
PO Box 428  
Greenleaf, ID 83626

Ronald Ray Stover  
20999 Simplot Blvd  
Greenleaf, ID 83626

Leslie M Capik  
PO Box 487  
Homedale, ID 83628-0487

Jose Juarez Rodriguez  
20995 Main Street  
Greenleaf, ID 83626

AKA Potato Investment Inc  
21358 Simplot Blvd  
Greenleaf, ID 83626

David M. Damrath  
140 Xavier Cir  
Syracuse, NY 13210

Katie Sallee  
20521 Brown Street  
Greenleaf, ID 83626

Gary C. Brown  
PO Box 153  
Greenleaf, ID 83626

Debra Irene Steiner  
10658 HWY 78  
Melba ID 83641

City of Greenleaf  
20523 Whittier Drive  
Greenleaf, ID 83626-9199

Federal Home Loan Mortgage  
Corporation  
5000 Plano Pkwy  
Carrollton, TX 75010

Equity Trust Company  
c/o Jason B. Miller IRA  
1 Equity Way  
Westlake, OH 44145

Paul Meholchick  
21292 Main Street  
Greenleaf, ID 83626

Alan L Weinacht  
21176 Main Street  
Greenleaf, ID 83626

Randall D Jahn  
PO Box 463  
Greenleaf, ID 83626

Samuel C Sanchez  
PO Box 325  
Greenleaf, ID 83626

Greenleaf Cemetery Maintenance  
PO Box 338  
Greenleaf, ID 83626

Calvin R Gordon  
21721 Tucker Road  
Greenleaf, ID 83626

Dan Dixon  
PO Box 189  
Greenleaf, ID 83626

Dustin Shawn Rhoades  
20556 Brown Street  
Greenleaf, ID 83626

David Cardenuto  
20567 Whittier Drive  
Greenleaf, ID 83626

Teresa P Burgos  
20556 Academy Road  
Greenleaf, ID 83626

Scott and Linda Rowland Family Trust  
PO Box 303  
Notus ID 83656

Ronald N. Frank  
21113 Upper Pleasant Ridge Rd  
Caldwell, ID 83607

J Lucio Lira Gonzalez  
20555 Brown Street  
Greenleaf, ID 83626

Robert R Laird Trust  
PO Box 4116  
Bellflower CA 90707

Dennis M. Patrick  
21048 Simplot Blvd.  
Greenleaf, ID 83626

Robert F. Comfort  
20431 Friends Rd.  
Greenleaf, ID 83626

Eva L. Johnson Life Estate  
117 Homewood Ave  
Greensboro NC 27403

Brian Tate  
21365 Main Street  
Greenleaf, ID 83626

Joe and June Rowland Family Trust  
PO Box 303  
Notus, ID 83656

BOISE PROJECT BOARD OF CONTROL  
2465 OVERLAND  
BOISE, IDAHO 83705-3155

GREENLEAF CEMETERY DISTRICT  
P.O. Box 338  
GREENLEAF, ID 83626

SOUTHWEST DISTRICT HEALTH  
DEPT  
13307 MIAMI LANE  
CALDWELL, ID 83607

CABLEONE  
2101 EAST KARCHER ROAD  
NAMPA, IDAHO 83687

IDAHO DEPT. OF ENVIRON. QUALITY  
1445 NORTH ORCHARD STREET  
BOISE, IDAHO 83706

VALLIVUE SCHOOL DISTRICT #139  
5207 SOUTH MONTANA  
CALDWELL, IDAHO 83607

CALDWELL RURAL FIRE DISTRICT  
310 SOUTH 7<sup>TH</sup> AVENUE  
CALDWELL, IDAHO 83605

IDAHO DEPT. OF FISH & GAME  
600 S. WALNUT ST.  
BOISE, ID 83712

WESTERN ALLIANCE FOR ECONOMIC  
DEV.  
20523 WHITTIER DRIVE  
GREENLEAF, ID 83626

CANYON COUNTY  
DEVELOPMENT SERVICES  
111 N. 11<sup>TH</sup> AVE. ROOM #140  
CALDWELL ID 83605

IDAHO DEPT. OF WATER  
RESOURCES  
WESTERN REGIONAL OFFICE  
2735 AIRPORT WAY  
BOISE, ID 83705-5082

WESTOWN'S DISPOSAL  
P.O. BOX 754  
HOMEDALE, IDAHO 83628

CANYON COUNTY  
MOSQUITO ABATEMENT DISTRICT  
9719 BOOKER LN  
NAMPA, ID 83686

IDAHO POWER COMPANY  
MIKE YBARGUEN  
2420 CHACARTEGUI LANE  
NAMPA, IDAHO 83787

WEST CANYON ELEMENTARY  
ATTN: PRINCIPAL CINDY DODD  
19548 USTICK ROAD  
CALDWELL, ID 83607

CANYON COUNTY PARAMEDICS  
6116 GRAYE LN.  
CALDWELL, ID 83607

IDAHO POWER COMPANY  
ATTN: LINE CONSTRUCTION  
2420 CHACARTEGUI LANE  
NAMPA, IDAHO 83787

CANYON COUNTY WEED & GOPHER  
15435 ID-44  
CALDWELL, ID 83607

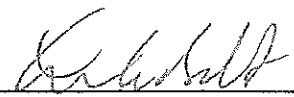
IDAHO FLOOD CONTROL DISTRICT  
#11  
P.O. Box 729  
PARMA, ID 83660

*WITH THE EXCEPTION OF THE WESTERN  
ALLIANCE, THE ATTACHED PACKET WAS  
SENT TO THE AGENCIES ON THIS PAGE BY  
USPS FIRST-CLASS MAIL ON:*

15 FEB 2022 (DATE).

CITY OF WILDER  
POLICE CHIEF DUSTY TVEIDT  
P.O. BOX 687  
WILDER, ID 83676

IDAHO TRANSPORTATION DEPT.  
P.O. BOX 8028  
BOISE, IDAHO 83707

  
\_\_\_\_\_  
(SIGNATURE)

CENTURYLINK  
3110 COMMERCIAL WAY  
CALDWELL, IDAHO 83605

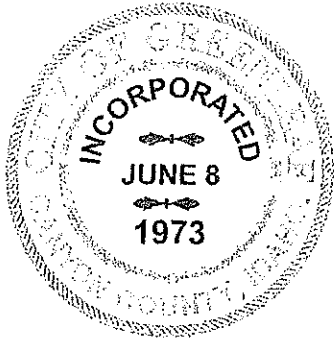
INTERMOUNTAIN GAS COMPANY  
P.O. BOX 7608  
BOISE, IDAHO 83707

*NOTE: THE WESTERN ALLIANCE  
RECEIVES MAIL DELIVERY AT GREENLEAF  
CITY HALL, SO THIS PACKET WAS HAND-  
DELIVERED.*

GOLDEN GATE HIGHWAY DISTRICT  
P.O. BOX 38  
WILDER, IDAHO 83676

POSTMASTER  
GREENLEAF, IDAHO 83626





## 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)

### Land Use – Agency Review Request

Date: 15 February 2022

RE: Royal Ridge Subdivision – A Planned Unit Development

Requested Response By: 01 March 2022

Greetings!

The city respectfully requests an agency review of the enclosed documentation and written submission of any comments your organization may wish to make by the “requested response by” date given above. Comments may be mailed to Greenleaf City Hall, 20523 N. Whittier Dr., Greenleaf, Idaho, 83626, or faxed to 208/454-7994, or e-mailed to [clerk@greenleaf-idaho.us](mailto:clerk@greenleaf-idaho.us).

Enclosed are the Application Cover-sheet and Checklist, Narrative Packet, and Preliminary Plat. Preliminary Sewer & Water Utility Plan, Landscape Plan, Street Lighting Plan, Traffic Impact Study, and CC&Rs are available upon request. Notice of Public Hearing and all components of the application are also available on the city’s website ([www.greenleaf-idaho.us](http://www.greenleaf-idaho.us)) under the ‘Bulliten Board’ tab.

Comments will be forwarded to the Planning and Zoning Commission (P&Z) and/or the City Council for review, and may be incorporated into P&Z recommendations and Council actions.

Idaho Code §67-6509 requires that the enclosed notice be sent to all political subdivisions of the State providing services within the city.

The City of Greenleaf thanks you in advance for your timely attention to this request. Please contact me if there are any questions or if additional information is needed.

Respectfully submitted,

Lee C. Belt  
Greenleaf City Clerk / Assistant Zoning Official



**City of Greenleaf**  
20523 N. Whittier Drive  
Greenleaf, Idaho 83626  
208/454-0552  
208/454-7994 (fax)  
[greenleafcity@cableone.net](mailto:greenleafcity@cableone.net)

*Posted At  
Moran Assessor  
Lockets  
Approve 12:05 P  
15 FEB 2022  
SLS*

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Signed:  Date: 15 Feb 2022  
Lee C. Belt, Greenleaf City Clerk

**Subject:** Re: Posting

**From:** Brent Orton <brentorton@gmail.com>

**Date:** 2/21/2022, 10:13 AM

**To:** "City Clerk - Greenleaf, Idaho" <clerk@greenleaf-idaho.us>, Amy Woodruff <amy@civildynamics.net>, "Cherese D. McLain" <CDM@msbtlaw.com>, Gus Childs <Childsgus@gmail.com>, Jason Miller <jason@royalproc.com>, Tanner Miller <m.tanner0119@gmail.com>, Danny Pruett <danny@royalproc.com>, Roy Young <royy@lvf.com>, Lupe Young <lupe@lvf.com>

Sorry! Correction! We posted the Site on Friday (I took the day off from my work at Caldwell and it felt like Saturday :) )

Thanks!!

Brent

On Mon, Feb 21, 2022 at 10:13 AM Brent Orton <brentorton@gmail.com> wrote:

Good morning Lee and Team!

I received your message with comments on the preliminary plat document. We'll get those updates made as soon as possible (hopefully today).

We posted the Site on Saturday. Attached are the pictures of the posting in place.

The Sign is a 4x4 with 6 in heading and 2 in lettering elsewhere. It is approximately 3 feet from ground level to bottom-of-sign.

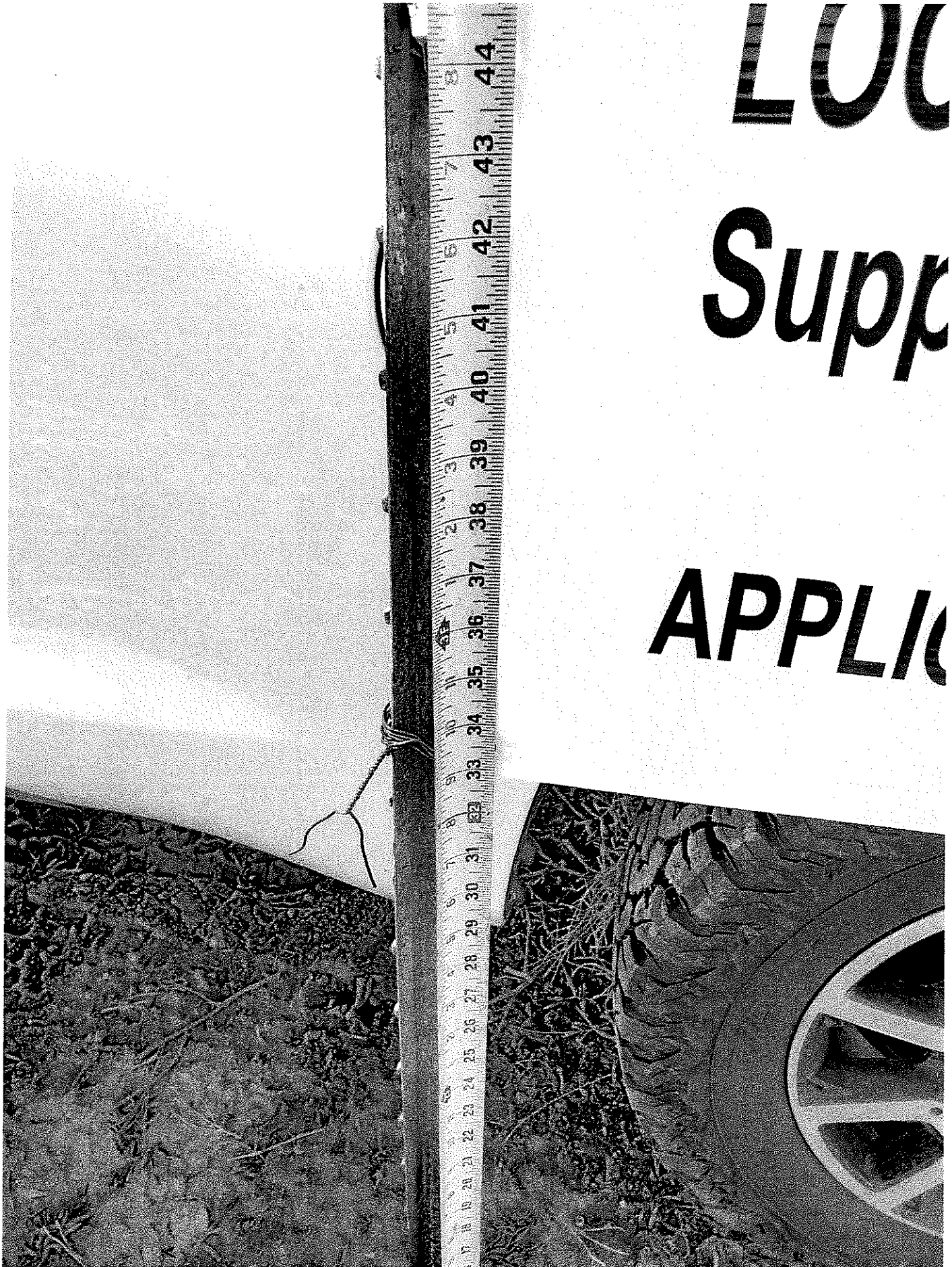
Thanks!!

Brent

Brent L. Orton, PE, MSCE  
Orton Engineering  
208 350 9422



—20220218\_124542.jpg





20220218\_124741.jpg



Attachments:

|                     |        |
|---------------------|--------|
| 20220218_124453.jpg | 4.8 MB |
| 20220218_124542.jpg | 2.5 MB |
| 20220218_124741.jpg | 4.7 MB |

# City of Greenleaf

20523 N. Whittier Dr.  
Greenleaf, Idaho 83626  
208/454-0552 office  
208/454-7994 FAX  
[cityhall@greenleaf-idaho.us/](mailto:cityhall@greenleaf-idaho.us/)  
<http://www.greenleaf-idaho.us/>

## PLANNING & ZONING COMMISSION MEETING AGENDA

Regular Session – 6:30p – Thursday – 03 March 2022 at Greenleaf City Hall\*

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

<https://meet.goto.com/830922997>

*or via phone: United States: +1 (872) 240-3311, Access Code: 830-922-997*

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

Seat 1: Brandon Shores     Seat 2: Steve Pemberton     Seat 3: Dave Cardenuto  
 Seat 4: Sharmaine Hamilton     Seat 5: Jeff Humphries

Also Present:

Impact Area Rep: Liza Warner     City Engineer & Zoning Administrator  
 City Attorney     Public Services Director  
 City Clerk     City Treasurer

- 4 Consideration of adjustments to meeting agenda [Action Item]
- 5 Consideration of previous meeting minutes [Action Item]
- 6 NEW BUSINESS:
  - 6.1 Public Hearing – Royal Ridge application – Annexation - Planned Unit Development - Subdivision
  - 6.2 Discussion and Consideration a recommendation to the City Council regarding the Royal Ridge application [Action Item]
  - 6.5 Any other New Business
- 7 Old BUSINESS:
  - 7.1 Any other Old Business
- 8 Adjournment [Action Item]

---

Posted physically at the following locations at or before: 6:30p 01 Mar 2022:

Greenleaf City Hall (outside bulletin board next to front door)  
Greenleaf Post Office (inside lobby bulletin board)

Greenleaf ExtraMile Chevron (in window to right of entry)  
Greenleaf Café (outside bulletin board)

Posted electronically at or before: 6:20p 01 Mar 2022 at the city website ([www.greenleaf-idaho.us](http://www.greenleaf-idaho.us)) and referencing post on the city's Facebook

\* 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).

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**Subject:** IDFG\_Royal Ridge Subdivision  
**From:** "Pozzanghera, Casey" <casey.pozzanghera@idfg.idaho.gov>  
**Date:** 2/22/2022, 4:53 PM  
**To:** "clerk@greenleaf-idaho.us" <clerk@greenleaf-idaho.us>

Dear Mr. Belt,

The Idaho Department of Fish and Game, through the Southwest Regional Office, has reviewed the Land Use Application for Royal Ridge Subdivision and does not have comments on the proposed actions. Thank you for the opportunity to review, and for your consideration of Idaho's Fish and Wildlife resources.

Best,

Casey Pozzanghera

Casey Pozzanghera  
Staff Biologist, Southwest Region  
Idaho Department of Fish and Game  
15950 N Gate Blvd  
Nampa, ID 83687  
(208) 854-8947



<https://idfg.idaho.gov>



DAVID REYNOLDS  
CHAIRMAN OF THE BOARD

DONALD BARKSDALE  
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER  
PROJECT MANAGER

THOMAS RITTHALER  
ASSISTANT PROJECT MANAGER

APRYL GARDNER  
SECRETARY-TREASURER

MARY SUE CHASE  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

23 February 2022

City of Greenleaf  
20523 N Whittier Dr.  
Greenleaf, Idaho 83626-9199

RE: Royal Pro LLC  
South side of Main Street, Greenleaf  
Wilder Irrigation District  
Greenleaf Lateral 17+00  
Sec.21, T4N, R4W, BM.

### **Royal Ridge Subdivision**

W-674, 674-0

Lee C. Belt, Greenleaf City Clerk:

The United States' Greenleaf Lateral lies on the west boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 25 feet east and 25 feet west of the lateral centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated

outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any lateral, canal and/or drain/wasteway must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

**Storm Drainage and/or Street Runoff must be retained on site.**

**NO DISCHARGE into any live irrigation system is permitted.**

Per Idaho State Statutes, title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size copy of all plans, including the irrigation and drainage plans.



Dan M. Dixon  
20033 Friends Rd  
Greenleaf, ID 83626

February 25, 2022

City of Greenleaf Planning and Zoning Commissioners,

I am writing regarding the proposed Royal Ridge Subdivision. I own the 80-acre parcel adjacent to the South which is productive farm ground. I am a strong advocate for protecting agriculture in our County and have given written and verbal testimony to this during public testimony for the City of Greenleaf 2040 Comprehensive Plan last July 29, 2021. As stated in that testimony, I acknowledge that growth will happen. To protect farm ground, residential development should be from the center of the city out to limit the sprawl. I do not oppose the Royal Ridge Subdivision, but I do have a request.

I am concerned about the barrier that will be between the two properties since I will be acquiring 25 new neighbors. Therefore, I would like to request a barrier that would clearly distinguish separation of Royal Ridge Subdivision and my field. This will help offer protection from farming and irrigation disturbances that can occur. My primary concern is that the irrigation system on my property are permanent center pivots. When they are headed due North to the proposed development, wind from the South can cause fine overspray from the sprinklers to drift. They may also be an attractant to kids wanting to go out in the field to play in the sprinklers. I request that yard fences be required on the South boundary.

With the construction of Royal Ridge Subdivision, there will be an interface of residential and agriculture. I would appreciate as much education and protection to minimize negative impacts to each other in the future. I am happy to give input as final plans are made.

Sincerely,

  
Dan Dixon



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706  
(208) 373-0550

Brad Little, Governor  
Jess Byrne, Director

February 25, 2022

By e-mail: [clerk@greenleaf-idaho.us](mailto:clerk@greenleaf-idaho.us)

City of Greenleaf  
20523 N Whittier Drive  
Greenleaf, Idaho 83626

Subject: Royal Ridge Subdivision

Dear City Clerk:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.



Response to Request for Comment

February 25, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2022AEK33

Greenleaf Friends Church  
20535 N. Academy Road  
Greenleaf, ID 83626

February 25, 2022

Greenleaf Planning and Zoning Commission  
20523 N. Whittier Drive  
Greenleaf, ID 83626

Dear Greenleaf Planning and Zoning Commission,

We are writing to you concerning the Royal Ridge subdivision, currently being developed along the south side of Highway 19 and on the south side of the City of Greenleaf. We welcome the development of this subdivision and look forward to seeing its completion.

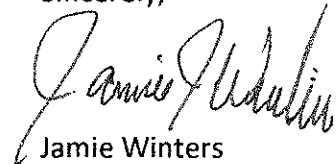
Greenleaf Friends Church (GFC) owns the nine acres of land bounded by Friends Road to the west and by the subdivision to the east and south. Today our land shares irrigation and drainage systems with the land being developed by this subdivision. Drainage water collection flows from the west to the east along the northern border of our nine acres and of the subdivision. The main ingress-egress to the nine acres is located on Royal Ridge property. We have concerns about how Royal Ridge will affect GFC property with respect to the following.

1. The ability to care for our property. In the past, our nine acres and the subdivision land have been farmed as one continuous field. We are unsure at this point whether our property will continue to be farmed or how it will be used. Our main concerns are:
  - That a permanent and fair supply of irrigation water to our property continue unhindered.
  - That drainage water from our property will not be hindered in any way from continuing to flow into the planned system for Royal Ridge.
  - That ingress-egress to our property be sufficient and substantial enough to support farming operations should they continue.
2. The future of our property. If at any time GFC decides to develop this property, we want to ensure that utilities, irrigation, drainage and ingress-egress will be available. The following are additional concerns regarding any future developments of our property:
  - Our main concern involves access to potable water and sewer. Essentially, we want to make sure we are not hindered from connecting to the Greenleaf City water and sewer systems.
  - Secondly, we want to ensure that we are not hindered from connecting to utilities such as power, gas, etc.

The GFC Stewardship Committee and others have been in communication with Brent Orton, the engineer for Royal Ridge, about possible solutions to the above concerns. Brent has relayed those concerns to the developers. As of the writing of this letter, various solutions have been discussed with Brent, but no decisions have been made. GFC requests that a permanent solution to each of the concerns expressed above be in place before final approval is granted to the Royal Ridge development.

Thank you for carefully considering our concerns and requests regarding the Royal Ridge Development. We look forward to the public meetings.

Sincerely,

A handwritten signature in black ink that reads "Jamie Winters". The signature is written in a cursive style with a large, prominent initial "J".

Jamie Winters  
Chairman of the GFC  
Stewardship Committee

w7tf@juno.com

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**From:** ~~w7tf@juno.com~~ Jim Sample *JimSample64@gmail.com*  
**Sent:** Tuesday, March 1, 2022 6:32 PM  
**To:** 'clerk@greenleaf-idaho.us'  
**Subject:** public notice of proposed new housing development

Lee:

Because we are unable to attend the Hearing concerning the above on Thursday, March 3, 2022, there are questions that Karen and I have as residents of Greenleaf.

1. Infrastructure questions that arise such as the ability of Friends road, highway 19 and other local roads to handle conservatively 200-300 more vehicles daily. What are the plans for this?  
There are no traffic signals in Greenleaf to control the already busy highway. Will residents who walk be required to walk across the very busy highway 19 should they venture to it?
2. Fire, police, sewer, water, irrigation, power, etc. Are there plans in place to address these needed upgrades immediately? Will residents who already live here have to foot "the bill"?
3. What stores are projected to be included in the plot of these new neighborhoods?
4. Have these above potential issues been discussed and if so what does the Council, P&Z have as answers?
5. How will this new "town addition" effect our taxes, water and sewer, etc.
6. Are there talks with the developer to make these improvements their responsibility? If so, what did the developer say?
7. Will there be a detailed summary of this meeting available to those unable to attend?
8. Will there be any further meetings to discuss this subject that will conservatively, again, increase the population of our town by 20-25%?

Thank you Lee for reading this and as it may be redundant to the questions the Hearing will discover, use as you will.

Sincerely, -

  
Jim and Karen Sample

3/3/22

The Post office will  
Require CBU Boxes for the  
Proposed 111 Houses to Be  
Built.

RECEIVED

MAR 03 2022

City of Greenleaf, Idaho