

BLONDI'S CORNER SHOP LLC

**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)  
[www.greenleaf-idaho.us](http://www.greenleaf-idaho.us)

SITE PERMITS UPDATED  
26 JUL 2025 HJS

**RECEIVED**

MAY 22 2025

City of Greenleaf, Idaho

## LAND USE APPLICATION – CONDITIONAL USE PERMIT (CUP)

This form is intended as a cover-sheet and check-list for a stand-alone conditional use permit (CUP) application. Greenleaf Code (GC) requirements include components that can be categorized as: 1) a plot plan /drawings, 2) written statements/narrative, or 3) attachments. Please submit a packet along the following general outline, addressing all components:

Form LA01-A (this document)

Drawings (D)

Plot Plan

Plan of subdivision or re-subdivision, if any

Land uses, building location and number of dwelling units

Streets, utilities, other easements and pedestrianways

Location of open Space

Plans for site grading and preservation of existing vegetation

Plan for exterior lighting

Narrative (N)

Relationship to the comprehensive plan

Relationship to the surrounding area

Evaluation of effects on adjoining property, general compatability

Precise manner of compliance with the provisions of this title

Statement that the applicant is owner or authorized agent

Attachments (A)

Application fee receipt

Verification of taxes paid

Two sets of labels with names and addresses for properites within 300 ft

Signed statement promising the property will be posted for public hearing

Signed statement that property was posted, with picture

Checklist items below give detail and are identified as to whether the item is a Drawing (D), Narrative (N), or Attachment (A) component.

All components must be considered in the application. The written narrative may be used to discuss any drawing, narrative, and attachment component, and should be a persuasive written argument for the application. If the applicant believes a component is not applicable to the proposed use, then the written narrative should state both the component and provide specific and compelling reasons why the component should not be considered applicable to the particular circumstances of the project.

Following submittal, the application will be reviewed by staff. All components must be addressed in the application for the application to be deemed complete and accepted by staff for preparation of a staff report and scheduling preliminary development plan meeting and public hearing before the Planning and Zoning Commission (P&Z).

Requirements from GC §9-13-3-1 – Application for Conditional Use Permit:

Applicant Name: Will, Cheryl + Heather Hall Blondie's Coffee Shop

Applicant Address: 20547 Friends Rd Greenleaf ID 83626

Please attach a plan of the proposed development, including:

☐ (D) Plot Plan of the property

☐ Drawn to scale and stamped by a registered professional surveyor

☐ Including the type and location of all existing buildings and structures

☐ Including the type and location of parking

☐ Including landscape areas

☐ Including signs

☐ Elevation plans of sufficient detail to indicate the type and color of materials to be employed

☐ Height of proposed buildings

☐ Methods of illumination for signs

☐ Other information as required by the zoning official

- ☐ (N) Relationship of proposed development use to the use indicated in the comprehensive plan
- ☐ (N) Relationship of the property to the surrounding area
- ☐ (D) The plan of subdivision or re-subdivision, if any, drawn to scale and stamped by a registered professional surveyor
- ☐ (D) Land uses, building location and number of dwelling units
- ☐ (D) Arrangement of streets, utilities, and other easements and pedestrian ways, drawn to scale and stamped by a registered professional surveyor
- ☐ (D) Location of off-street parking spaces and loading or service areas, drawn to scale and stamped by a registered professional surveyor
- ☐ (D) Location of public or communal open space, drawn to scale and stamped by a registered professional surveyor
- ☐ (D) Plans for site grading and preservation of existing vegetation
- ☐ (D) Plans for water supply, sewage disposal, storm water drainage and snow storage
- ☐ (D) Plan for exterior lighting as required by Chapter 14, Title 9, Outdoor Lighting

GC §9-14-5(A) All applications for design review, conditional use permits, planned unit developments, subdivision approvals, applicable sign permits, or building permits shall include lighting plans showing location, type, height, lumen output, and luminance levels in order to verify that lighting conforms to the provisions of this chapter. The zoning official may waive the requirement for luminance level information only, if the zoning official finds that the luminance levels conform to this chapter. For all other exterior lights which must conform to the requirements of this chapter, an application shall be made to the zoning official, showing location, type, height, lumen output and luminance levels.

- ☐ (N) Narrative statement evaluating the effects on adjoining property of such elements as noise, glare, odor, fumes, and vibration; a discussion to the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan.
- ☐ (N) Statement indicating the precise manner of compliance with each of the applicable provisions of this title, together with any other data pertinent to the findings prerequisite to the granting of a conditional use permit.

*At the minimum, include discussion showing compliance with all of the CUP standards criteria for approval found in GC §9-13-3(B):*

M. GC §9-13-3(B) A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

1. Constitute a conditional use authorized in the zoning district involved.
2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.
3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.
4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.
5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.
6. Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.
8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.
9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.
10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.

N. ☐ (N) Statement that the applicant is the owner or the authorized agent of the property on which the use is proposed to be located.

O. ☐ (A) Receipt of fees as set by City Council Resolution

P. ☐ (A) Verification that all outstanding taxes and assessments levied by political subdivisions have been paid on the property included in the application

Requirements from GC §9-15-1 – Application, General Procedures

Q. ☐ Affidavit of the owner of the property affected, agreeing to submit the application

*Affidavit follows on the next page.*

STATE OF IDAHO )

ss

AFFIDAVIT OF PROPERTY OWNER

COUNTY OF Canyon)

I, (name) Lowell Smith

(address) 20529 Friend

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described herein,  
addressed or located at:

(address or parcel numbers) 20529 Friends Road, Greenleaf  
Idaho

2. I agree to indemnify, defend and hold the City of Greenleaf and its  
employees harmless from any claim or liability resulting from any  
dispute as to the statements contained herein or as to the ownership  
of the property which is the subject of the application.

3. ☐ I am the applicant

or

☒ The applicant is other than myself. I grant my permission to:

(name) Will, Cheryl & Heather Hall

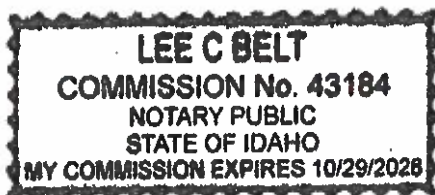
(address) 205 E Montana Ave., Homedale ID  
83628

to submit this application.

Dated this 29<sup>th</sup> day of April, 20 25.

(signature) Lowell Smith

SUBSCRIBED AND SWORN to before me the day and year first above  
written.



Lee C Belt  
Notary Public for Idaho

Residing at: Canyon, Idaho

My Commission Expires: 10-29-2028

(notary seal)

Duplicate requirement to GC §9-13-3-1 verification above that all outstanding taxes and assessments levied by political subdivisions have been paid on the property included in the application

Requirements from GC §9-15-2 – Preliminary Development Plan Review:

The applicant will present to the zoning official and commission, at a scheduled meeting, but a nonpublic hearing, a preliminary development plan for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to commission members at a regular scheduled meeting of the commission.

Requirements to fulfill GC §9-15-3 – Date and Notice of Public Hearing:

- ☐ (A) Two (2) sets of names and addresses of all adjoining owners of property and residents within 300 feet of the external boundaries of the land being considered as shown on record in the County Assessor's Office on 1" x 2 5/8" self-adhesive address labels
- ☐ (A) A signed statement promising that the property site will be posted with public hearing notice not less than 15 days prior to the public hearing. Posting requirements are given later in these instructions. Failure to properly post notice may result in cancellation of your hearing.
- ☐ (A) After the property site has been posted, a signed statement submitted to the City Clerk no later than seven (7) days prior to the hearing for inclusion with the application packet, certifying that the property has been posted with public hearing notice, along with a photograph of each posting. If multiple public hearings are required, then please submit statements and photographs for each hearing. If this signed statement is not received by seven (7) days prior to the hearing, then the hearing will be canceled.

Recommendations to meet GC §9-5-3(C) requirement that, "The applicant shall post notice conspicuously on the premises which is the subject of the application..."

Signs should consist of 4' x 4' plywood or other hard surface mounted on two (2) posts in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three feet above the ground. Signs should be readily visible from the roadway but shall not be placed so to create a hazard by obstructing the views of motorists. Centered at the top of the 4' x 4' sign boards in six-inch letters should be the words "Public Notice" – In addition, each sign should inform the public of the name of the applicant, and, if applicable, the proposed development, the date, time, place and nature of the public hearing and a summary of the proposal to be considered. Each sign should be legible with a white background and black lettering. Lettering size should be as noted in the left column below. An example of

possible notification language follows:

Size = 6 inches

Size = 2 inches

Size = 2 inches

Size = 2 inches

Size = 2 inches

## PUBLIC NOTICE

THE CITY OF GREENLEAF will hold a public hearing on  
09 May 2005 at Greenleaf City Hall at 7:30pm

PURPOSE: Annexation and Zoning – George Fox  
Subdivision – Zoning R-3, Subdivision Preliminary Plat,  
7.66 acres, 19 lots, single family dwelling, 3 lots open space  
park/space/drainage with landscaped entryway

LOCATION: SW corner of intersection of Haviland Place  
and Barclay Boulevard.

APPLICATION BY: United Diversified Developments of  
Idaho, LLC

### Additional information to process application, as applicable:

#### Applicant

Phone:

E-mail:

775-304-3240

hallnhay5@gmail.com

#### Surveyor

Name:

Address:

Phone:

E-mail:

#### Other Contact (Engineer / Architect / Planner / Representative / etc.)

Name:

Address:

Phone:

E-mail:

Address / General Location of Site:

Canyon County parcel number(s) of property:

## **Applicant Agreement**

I affirm my understanding and agreement that I or my representative listed above must attend all staff meetings, public hearings, planning and zoning meetings, city council meetings, or other meetings that may be scheduled regarding this application, and that my failure to attend or have a representative in attendance will result in administrative denial of this application, forfeiture of all fees and monies paid in relationship to this application, and the cancellation of any future meetings scheduled for this application. I further understand and agree that non-payment of outstanding fees or costs before a scheduled public hearing date, and failure to comply with site posting requirements are also grounds for administrative denial.

I also understand and agree that in the event of administrative denial this application cannot be resubmitted, and that for the project to be considered a new application would need to be submitted along with the associated fees, and that such new application will not be eligible for expedited scheduling for public hearings and meetings without explicit written direction from the Mayor for inclusion with the application indicating why expedited scheduling is imperative to provide for the health and safety needs of the community.

I further acknowledge that if city staff determines that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, the City may reschedule any dates outlined for processing.

I understand this application will not be accepted unless all required information is submitted and the application fee paid, and that while under review by city staff additional information may be required before the application is deemed complete.

I further understand that all applicable fees must be paid before a public hearing date will be scheduled. I also agree to pay for any additional costs incurred by the city related to the review and processing of this application (including, but not limited to, reimbursement of contract per-hour charges from the City Engineer, City Attorney, Planner, or other consultant) before a public hearing will be held on this application.

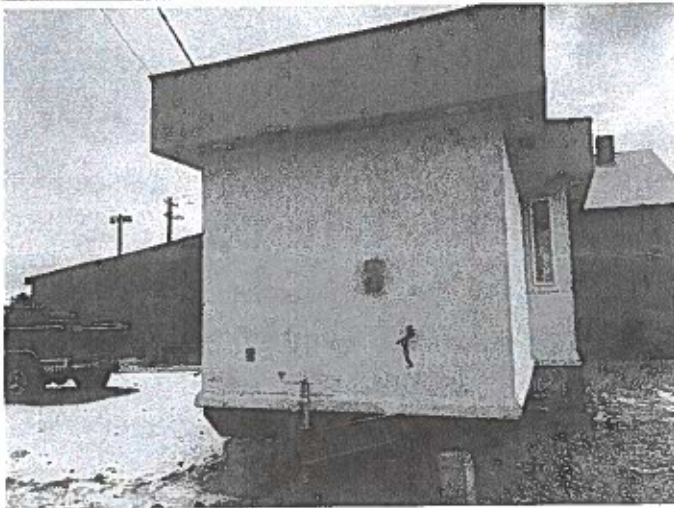
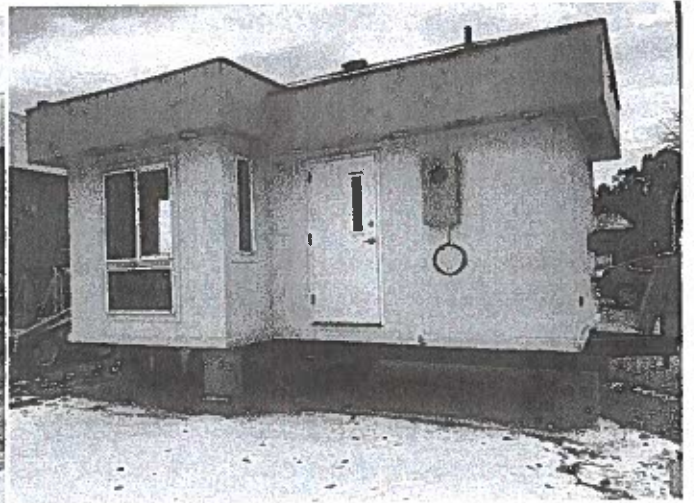
In the event of a dispute concerning the interpretation or enforcement of this application in which the City of Greenleaf is the prevailing party, I agree to pay the reasonable attorney fees, including attorney fees on appeal, and any other related expenses of the City of Greenleaf.

I affirm that all the information, statements, attachments, and exhibits transferred with this document are true and accurate to the best of my knowledge.

Applicant's signature: Cheryl Hall Heather Hall Date: 5/21/2025  
Will Hall



## Addendum



**Blondie's Coffee Shop LLC**  
**Conditional Use Permit Application**

**Applicants Name:** Will, Cheryl and Heather Hall for the business Blondie's Coffee Shop LLC

**Application Address:** 20547 Friends Road, Greenleaf, Idaho 83626

**Plot Plan of Property – MAP A**

- a. Drawn to scale.
- b. Includes the type and location of all existing buildings and structures
- c. Includes the type and location of parking
- d. Includes landscape area
- e. Includes location of signs
- f. Includes methods of illumination of signs
- g. Includes the height of proposed buildings
- h. Includes location of water source/supply
- i. Includes existing sewer disposal line

**Plot Plan of Property – Map B**

- a. Includes elevation plan to indicate the type and color of materials to be used. This Map shows elevation and proposed drainage for water and snow melt runoff. The existing drain that is located next to HWY 19 will be enlarged into a drainage pond for the South side of the the Lot. The North side of the Lot will drain towards the existing field drain.

**(N) Relationship of proposed development use to the use indicated in the comprehensive plan.**

- a. Blondie's Coffee Shop LLC will be a commercial business located on a commercial lot which connects it to the Comprehensive plan Chapter 5 (Land Use) "Future commercial development should be encouraged to be on or near the highway 19 corridor...".
- b. Greenleaf Code Title 9 (Land Use Development Ordinance), Chapter 4 (Commercial and Overlay Zones) under section 1 (Purpose and Intent) states in part under subsection C that "A variety of retail and service establishments associated with the traditional main street environment are permitted".

**(N) Relationship of the property to the surrounding area.**

- a. The Commercial lot that Blondie's Coffee Shop building will be sitting on is connected to Agricultural farm ground to the West, the commercial business of Motor Works to the North, Highway 19 to the South and the Old Mill to the East. Blondie's Coffee Shop will not affect the intended use of any of these attached properties.

**(D) The plan of subdivision or re-subdivision, if any, drawn to scale.**

We feel that this is not applicable to our CUP application as no subdivision or re-subdivision is part of our project.

**(D) Land uses, building location and number of dwelling units.**

a. See Map A

**(D) Arrangement of streets, utilities, and other easements and pedestrian ways, drawn to scale.**

a. See Map A

**(D) Location of off-street parking spaces and loading or service areas, drawn to scale.**

a. See Map A

**(D) Location of public or communal open space, drawn to scale.**

a. See Map A

**(D) Plan for site grading and preservation of existing vegetation**

a. See Map B. It is our plan to keep existing grading slope and maintain the existing cottonwood tree

**(D) Plan for water supply, sewage disposal, storm water drainage and snow storage**

a. See Maps A and B

**(D) Plan for exterior lighting as required by Chapter 14, Title 9, Outdoor Lighting**

a. An existing light pole, at 13 feet, as exhibited on Map A, will have outdoor dusk to dawn light with a lumen output of 7000. The Coffee Shop building has 17 recessed outdoor LED lights under the eaves with a lumen output total of 11,900. The Coffee Shop sign located by Highway 19 will have external lighting with the lumen output of approximately 7000.

**(N) Statement evaluating the effects on adjoining property of such elements as noise, glare, odor, fumes, and vibration; a discussion to the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan.**

a. Blondie's Coffee Shop LLC and its customers will not produce noise, glare, odor, fumes or vibrations that should be more than that already exists due to its location on a state Highway.

**(N) Statement indicating the precise manner of compliance with each of the applicable provisions of this title, together with any other data pertinent to the finding's prerequisite to the granting of a conditional use permit.**

a. Not Applicable

## **Blondie's Coffee Shop LLC Application Narrative Statement**

**This project meets the conditional use permit standards for approval found in Greenleaf Code Section 9-13-3(B) as follows:**

**1. Constitute a conditional use authorized in the zoning district involved.**

Blondie's Coffee Shop will be located at 20529 Friends Rd and is in a commercial central-business-district (CBD) zone. The CBD zone allows a drive through with a conditional use permit.

**2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.**

The building is a small temporary building on a trailer designed to be a drive thru coffee shop and is not designed for customers to enter. Customers will be served via the drive thru windows.

Comprehensive plan Chapter 4 (Economic Development) 'future conditions' includes the statement that, "The city will need to find ways to identify and attract businesses that are complimentary to Greenleaf's rural identity and create job opportunities so residents can both live and work in the Greenleaf area."

Comprehensive plan Chapter 5 (Land Use)'existing standards' includes a statement that commercial property is, "To provide a full range of commercial, retail, and office areas to serve residents and visitors."

Comprehensive plan Chapter 5 (Land Use) 'future conditions' includes a statement that, "Future commercial development should be encouraged to be on or near the highway 19 corridor..."

Greenleaf Code Title 9 (Land Use Development Ordinance), Chapter 4 (Commercial and Overlay Zones) under section 1 (Purpose and Intent) states in part under subsection C (Central Business District Zone) Section 9-13-3(C) that, "A variety of retail and service establishments associated with the traditional main street environment are permitted."

Greenleaf Code Table 9-4-2 (Permitted and Conditionally Permitted Uses with in Commercial Zones) shows both "Restaurant or eating place" and "Bakery or bakery goods store" as permitted uses in the CBD zone.

Greenleaf Code Table 9-4-2 (Permitted and Conditionally Permitted Uses within Commercial Zones) "Drive-up window service" as a conditionally permitted use in the CBD zone.

**3. Be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.**

The Coffee Shop is planned to be directly across the street from Nathan's Café and will therefore be harmonious with the character of the surrounding area.

- 4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.**

The Coffee Shop will have no detrimental impact on the health, safety, or general welfare of the people residing or working in the area.

- 5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.**

The Coffee Shop will have no impact on nearby land or water uses.

- 6. Not create excessive additional public costs for public facilities and services and will not be detrimental to the economic welfare of the community.**

The business will not increase public costs for facilities and services and will have a positive impact on the economic welfare of the community by providing employment and tax revenue.

- 7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a conditional of approval, to mitigate any deficient public service.**

The business will be accessed off Hwy. 19 that has an existing entry with curb cuts that will be expanded along with asphalt apron poured as per IDOT permit requirements. The highway also has an existing turn lane to serve this entrance.

The business will not create any increased need for police or fire services or drainage structures. Refuse disposal will be through city garbage pickup and water and sewer services will also be provided through city services that exist at the property.

- 8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.**

The business will not cause any excess noise, smoke, fumes, glare, odor or other forms of pollution. The Business will not cause increased traffic and will mostly serve customers from the existing morning traffic on Highway 19.

- 9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.**

The vehicular approach to the property from Highway 19 will be expanded and an asphalt apron will be poured as per IDOT permit requirements. The remaining vehicular approaches to the property will remain unchanged from what currently exists.

**10. Not result in the destruction, loss, or damage of an important natural, scenic or historic feature.**

The business will not result in the destruction, loss, or damage of any natural, scenic, or historic feature. On the contrary, it will augment and improve the appearance of the old feed mill adjacent to the business and its surrounding area.

**(N) Statement that the applicant is the owner or the authorized agent of the property on which the use is proposed to be located**

a. Applicant is the authorized agent of the property on which the use is proposed to be located.

**(A) A signed statement promising that the property site will be posted with public hearing notice not less than 15 days prior to the public hearing.**

To whom it may concern,

We, as applicants of this Conditional Use Permit for Blondi's Coffee Shop LLC, promise that we will post the property site with a public hearing notice 15 days or more prior to the public hearing for our CUP Application.

Will Hall Will Hall 5/21/2025

Cheryl Hall Cheryl Hall 5/21/2025

Heather Hall Heather Hall 5/21/2025



Motor Works

2082nd

Old Mill

Existing Sewer line

Sewer POC

Existing Power Pole

Proposed New Power Pole

Proposed Signage with lights

19

1 inch = 32 feet

Existing 3/4" Water POC

UCP

18 ft

9 ft

OHP

Main St

Walk-up Window

Existing 13ft Light Pole

Existing tree to remain

20' R

Simplet 5 Proposed Apron per IDT Standards

N

Friends Rd

Friends Rd

Friends Rd

Friends Rd



Motor Works

Motor Works

Old Mill

Snow Storage

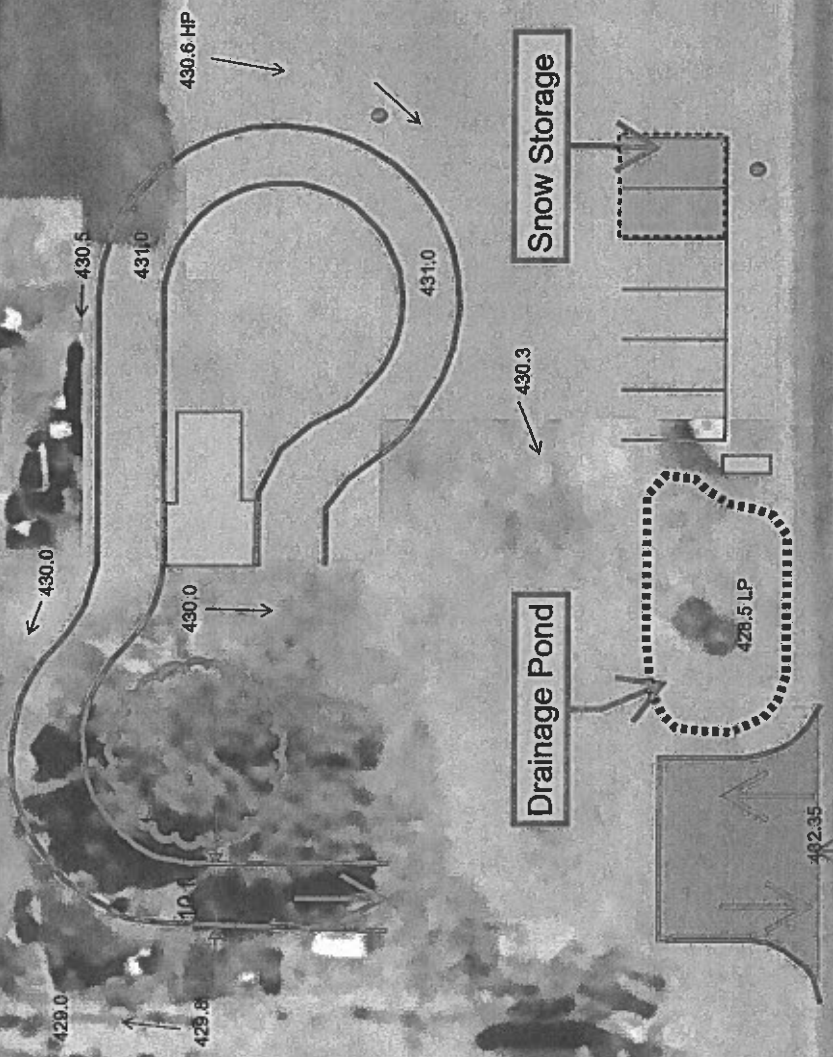
Drainage Pond

Stimplot B Proposed Apron per IDT Standards

Main St

19

1 inch = 32 feet





**Coffee Shop 300 ft addresses**

William Gentle Living Trust	20571 Friends Road	Greenleaf, ID 83626
Greenleaf Friends Church	20535 Friends Rd	Greenleaf, ID 83626
Jennifer Robinson	20563 Friends Rd	Greenleaf, ID 83626
Kevin and Christina Watson	20547 N Friends Rd	Greenleaf, ID 83626
Lucas Wilhite	20460 Friends Rd	
Nathan and Michaela Daniels	21513 Main Street	
Cruz and Emeterio Pedraza	21533 Main Street	
Rafael and Maria Pedraza	21553 Main Street	
Lucas Wilhite	21567 Main Street	
Robert and Debbie Comfort & Fam	20431 Friends Rd	
Juan and Marla Pelayo	20585 Main Street	
Powell Family Revocable Trust	20571 Friends Rd	