



City of Greenleaf

20523 N. Whittier Drive
Greenleaf, Idaho 83626

208/454-0552

208/454-7994 (fax)

cityhall@greenleaf-idaho.us

Land Use – Agency Review Request

Date: 03 August 2023

RE: 21705 Main - Rezone

Requested Response By: 15 August 2023

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.

Enclosed are the public hearing notice and the application. Electronic version in *.pdf format of the documentation which may provide better detail through the ability to zoom is available on the city’s website (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 North Whittier Drive
Greenleaf, Idaho 83626
www.greenleaf-idaho.us

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 6:30 p.m. on 16 August 2023 at Greenleaf City Hall 20523 Whittier Drive, Greenleaf, Idaho to receive public input regarding:

DEVELOPMENT NAME/TYPE: 21705 Main Street (SH-19) RV & Storage Unit Facility / Zoning Map Amendment (re-zone) from neighborhood commercial (NC) to community commercial (CC).

DEVELOPER: Ismael & Emmet Pedraza

DESCRIPTION: We are interested in rezoning the Parcel situs address: 21705 Main Street Greenleaf Idaho 83626 (3.5500 acres and Main Street (3.6200 acres) from NC to CC: for the purpose of RV and Storage unit facility. *(Excerpted from the application written narrative.)*

LOCATION: Please see address and acre sizes given above. The 3.62 acre parcel does not have an address, but is contiguous and adjacent to 21705 Main Street (SH-19).

The application documentation 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 21 August 2023.

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

SPECIAL ACCOMMODATION: Any person with a disability may request a reasonable accommodation to make it easier to use City facilities or programs, or request that the City provide information in a different way. Details and Reasonable Accommodation Request Forms are available at City Hall (20523 Whittier Dr., Greenleaf, ID 83626). Those who have impaired hearing or speech may contact City Hall utilizing the Idaho Relay Service: TDD: (Toll Free) Dial 1, then 800-377-3529; VOICE: (Toll Free) Dial 1, then 800-377-1363, or 711.

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

Lee C. Belt, Greenleaf City Clerk / Assistant Land Use Official
Publication Requested: 30 July 2023 – Idaho Press-Tribune

DEMAND COMPLETE
TO MOVE FORWARD
06 JUNE 2023
KH

City of Greenleaf
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Greenleaf, Idaho 83626
208/454-0552
208/454-7994 (fax)
cityhall@greenleaf-idaho.us
www.greenleaf-idaho.us

RECEIVED

DEC 09 2022

City of Greenleaf, Idaho

LAND USE APPLICATION – ZONING MAP AMENDMENT (RE-ZONE)

This form is intended as a cover-sheet and check-list for a stand-alone zoning map amendment (re-zone) application by persons or entities that have an existing majority interest by area in the property proposed to be re-zoned by the amendment.

Greenleaf Code (GC) §9-13-5 governs zoning map amendment requirements, and GC §9-15 governs procedural requirements.

Please submit a complete packet with this cover-sheet and check-list form.

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, 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.

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 §9-13-5-3 – Application for Zoning Map Amendments:

Applicant Name: Ismael Pedraza, Emmet Pedraza
Applicant Address: 21695 Main St Greenleaf Id 83626
Applicant Phone Number: 208 514-5630
Present Land Use: Pasture
Present Zoning Classification: NC / RS ~~_____~~
Proposed Use: Storage
Proposed Zoning Classification: ~~_____~~ CC

A Vicinity Map at a scale to sufficiently illustrate the property in question and surrounding properties, road and geographical features, and including the following:

- North Arrow
- Scale
- Names of adjacent property owners on the respective parcels
- Existing and proposed zoning
- Other information as the Commission may require

A list of all property owners and their mailing addresses, owning property any part of which is within, or within three hundred feet (300') of, the external boundaries of the land being considered, according to the Canyon County Assessor.

A Statement how the proposed changes relate to the Comprehensive Plan, availability of public facilities and compatibility with the surrounding area.

Please be aware of the following:

- An environmental assessment may be requested by the Commission. If requested, the assessment must comply with GC §9-13-3-2.
- Fees shall be paid by the applicant at the time of filing the application.
- Upon examination of the application, the Commission may require more information.

Requirements from GC §9-13-5-1 – Procedure for Amendments to the Land Use Development Ordinance or Zoning Map:

An application shall be filed in triplicate

Please be aware of the following:

- The applicant may be required to submit an environmental assessment prior to approval of a zoning map change, when in the judgment of the commission the change would permit operations, materials, or activities which would constitute a potential threat to public health, safety and welfare or to the quality of the environment. When requiring such an assessment, the precise nature of the items to be included in the environmental assessment shall be indicated. The commission may require that the assessment be over the signature and stamp (where applicable) of one or more individuals or firms with demonstrated professional competence to make such an assessment. (See also GC §9-7-1:C)

- The Commission will determine if the proposed change would also require an amendment to the comprehensive plan. The legal notice for public hearing may include notice for the proposed changes to both the comprehensive plan and the land use development ordinance.
- The Commission will set the date for and hold a public hearing and subsequently make recommendations to the council for approval or denial of the request in accordance with the provisions set forth in chapter 15, "Procedures, Appeals And Action", of this title.

Requirements from GC §9-13-5-4 – Resubmission of Zoning Map Amendment Application:

Please be aware that a zoning map amendment that has been denied by the council shall not be resubmitted in either substantially the same form or with reference to substantially the same premises within a period of one year from the denial, unless there is an amendment to the comprehensive plan which results in a change in conditions applying to the property under consideration.

Requirements from GC §9-13-5-7 – Development Agreements; Zoning Action:

Please be aware that a development agreement may be made a condition of approval, with criteria as set in this code section. Development agreement may be suggested by the applicant as part of the application, or may be subjected by the Commission or Council - Please see GC §9-13-5-7:F for detail.

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

Affidavit of the owner of the property affected, agreeing to submit the application

Affidavit follows on the next page.

AFFIDAVIT OF PROPERTY OWNER

I, (name) Ismael Pedraza,

(address) 211695 Main St. Greenleaf Id 83626

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) 362920000 21705 Main St Greenleaf

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. Either: I am the applicant
or

The applicant is other than myself. I grant my permission for submission of this application to:

(name) _____

(address) _____

Dated this 06th day of OCTOBER, 2022.

(signature) [Signature] Ismael Pedraza

STATE OF IDAHO)

SS

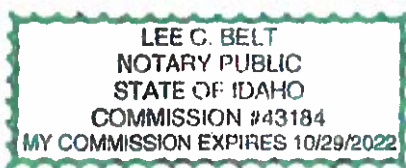
COUNTY OF Carroll)

SUBSCRIBED AND SWORN to (or affirmed) before me the day and year first above written.

[Signature]
Notary Public for Idaho

Residing at: Greenleaf, Idaho

My Commission Expires: 10-29-2022



(notary seal)

AFFIDAVIT OF PROPERTY OWNER

I, (name) EMMET PEDRAZA

(address) 4839 N JOHNS LANDING WAY
Boise, ID 83703

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) 362920000 21705 MAIN ST
GREENLEAF, ID 83626

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. Either: I am the applicant
or

The applicant is other than myself. I grant my permission for submission of this application to:

(name) _____

(address) _____

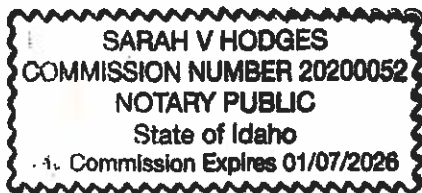
Dated this 6th day of OCTOBER, 2022.

(signature) [Signature]

STATE OF IDAHO)

COUNTY OF Ada)
ss

SUBSCRIBED AND SWORN to (or affirmed) before me the day and year first above written.



[Signature]
Notary Public for Idaho

Residing at: Boise, Idaho

My Commission Expires: 01/07/2026

(notary seal)

AFFIDAVIT OF PROPERTY OWNER

I, (name) EMMET PEDRAZA

(address) 4839 N. JOHNS LANDING WAY

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) 362920000 21705 MAIN ST GREENLEAF, ID 83626

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. Either: I am the applicant
or

The applicant is other than myself. I grant my permission for submission of this application to:

(name) _____

(address) _____

Dated this 6th day of OCTOBER, 2020^{EP.}

(signature) [Signature]

STATE OF IDAHO)
COUNTY OF Ada)
SS

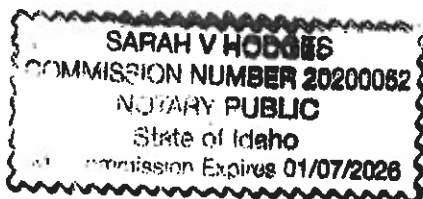


SUBSCRIBED AND SWORN to (or affirmed) before me the day and year first above written.

[Signature]
Notary Public for Idaho

Residing at: Boise, Idaho

My Commission Expires: 01/07/2026



(notary seal)

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

IP (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 administratively canceled for lack of proof of on-site notice.

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 of Idaho, LLC

Additional information to process application, as applicable:

Surveyor

Name: _____
Address: _____
Phone: _____
E-mail: _____

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

Name: _____
Address: _____
Phone: _____
E-mail: _____

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

Name: _____
Address: _____
Phone: _____
E-mail: _____

Canyon County parcel number(s) of property: _____

Applicant Agreement

I agree to pay interest on any delinquent accounts and any late fee as established by resolution of the City Council (GC §9-13-08).

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.

Ismael Pachaza
Applicant Signature

6-6-2023
Date

Canyon County, Idaho

generated on 3/28/2022 1:52:05 PM EST

Parcel

Parcel Number	Site Address	Current Total Assessed Value
36292000 0	21705 MAIN ST, GREENLEAF	\$120,620

Owner Information

Owner Name	PEDRAZA EMMET PEDRAZA ISMAEL
Mailing Address	3973 CAMBRIA WAY BOISE ID 83703
Transfer Date	04/17/2017
Document #	2017014791
Deed Book/Page	

Location / Description

Tax District	143-00	Legal Desc.	21-4N-4W SW TX 112 IN NWNESW
Parcel Situs Address	21705 MAIN ST, GREENLEAF		
Deeded Acreage	3.5500		

Parcel Type

Property Class Code	520 Residential City Lot
Neighborhood Code	180000

Assessment Information

Current Land Value	\$117,020	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$3,600	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$120,620	Residential Total	\$0	Appraisal Date	12/11/2020
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$86,600
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$3,000
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

Canyon County, Idaho

generated on 3/28/2022 1:52:38 PM EST

Parcel

Parcel Number	Site Address	Current Total Assessed Value
36286000 0	MAIN ST, GREENLEAF	\$46,640

Owner Information

Owner Name	PEDRAZA EMMET
Mailing Address	3973 CAMBRIA WAY BOISE ID 83703
Transfer Date	
Document #	
Deed Book/Page	

Location / Description

Tax District	143-00	Legal Desc.	21-4N-4W SW TX 00503 IN E 1/2 NWNESW
Parcel Situs Address	MAIN ST, GREENLEAF		
Deeded Acreage	3.6200		

Parcel Type

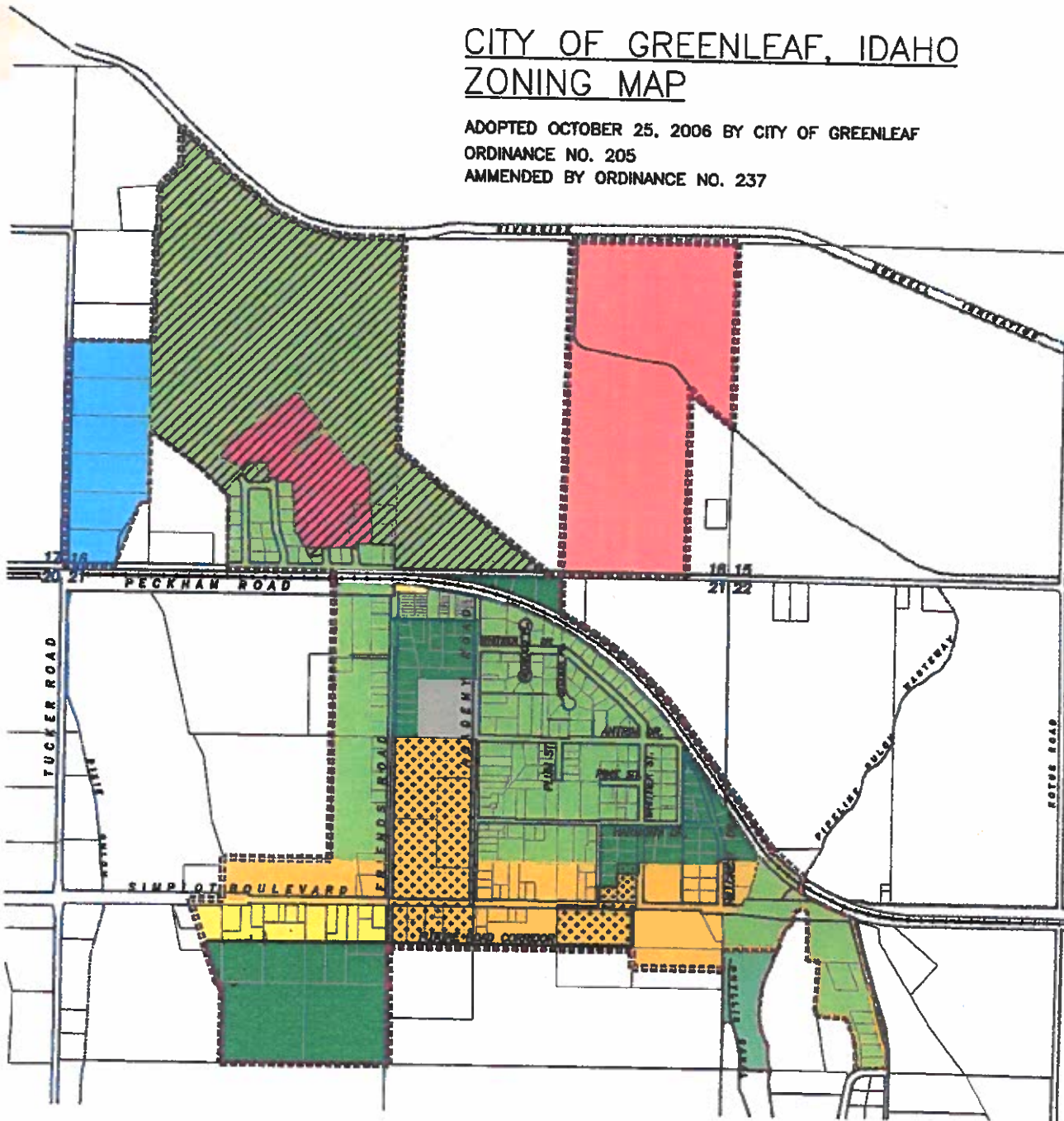
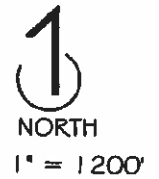
Property Class Code	518 Other land non ag
Neighborhood Code	180000

Assessment Information

Current Land Value	\$46,640	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$46,640	Residential Total	\$0	Appraisal Date	12/11/2020
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$43,440
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$0
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

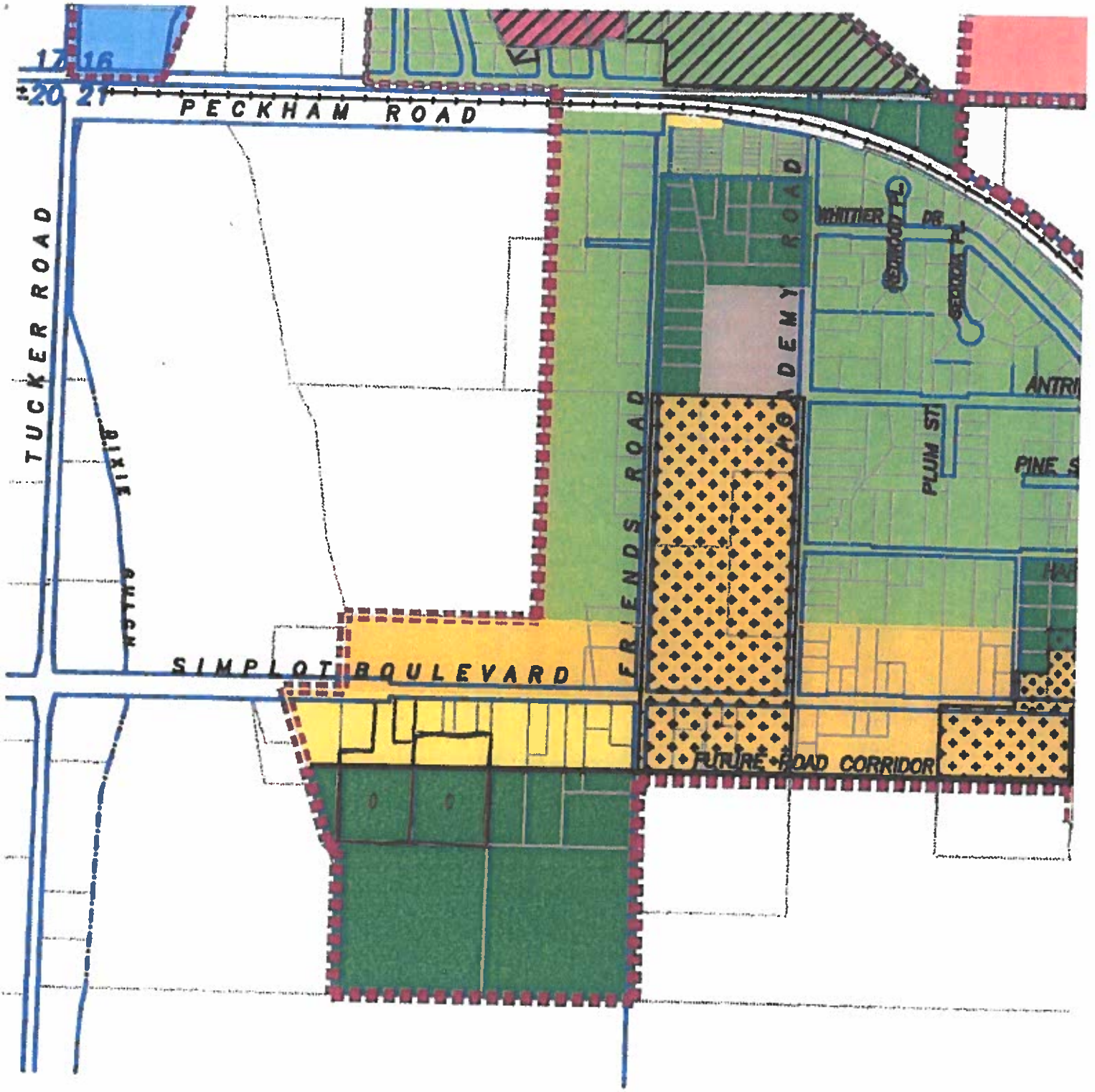
CITY OF GREENLEAF, IDAHO ZONING MAP

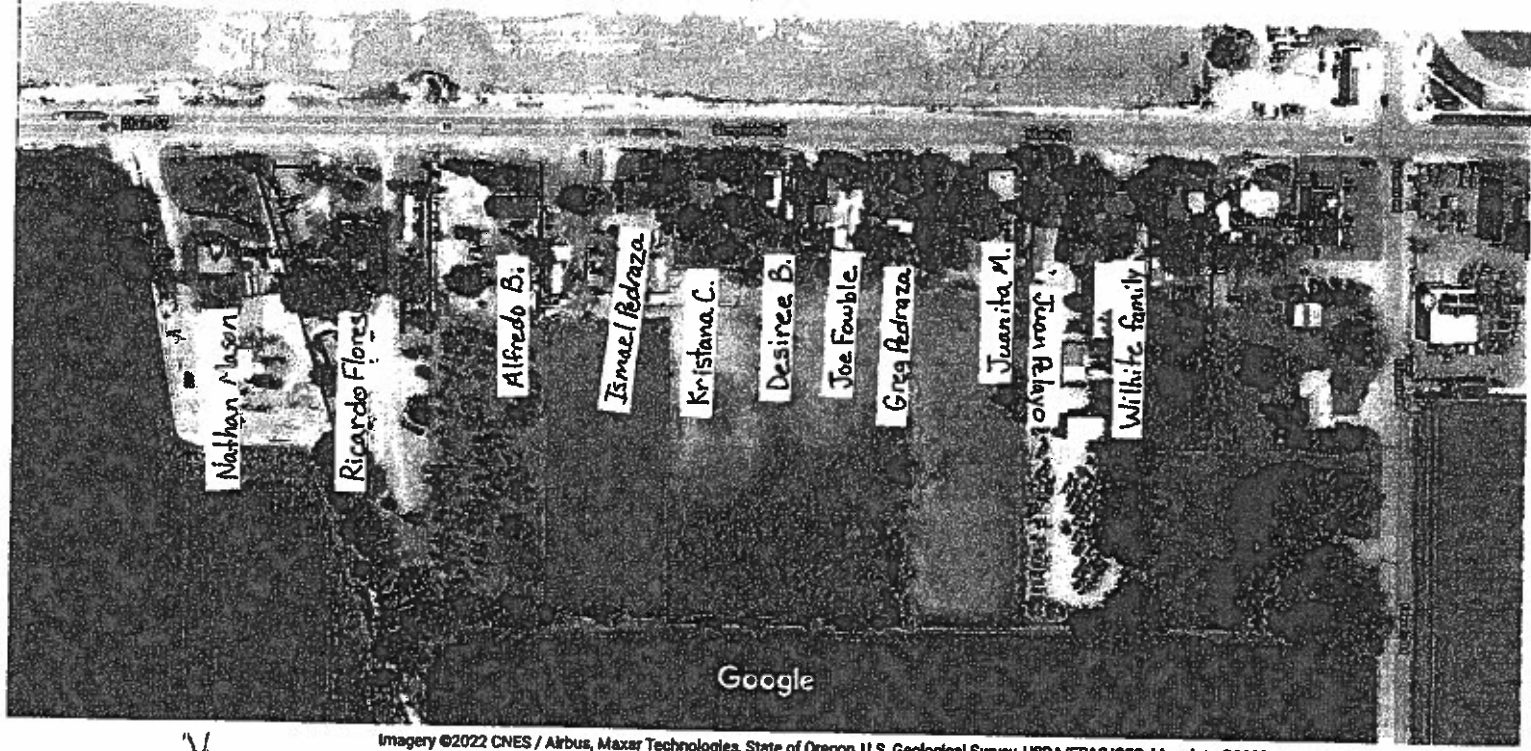
ADOPTED OCTOBER 25, 2006 BY CITY OF GREENLEAF
ORDINANCE NO. 205
AMMENDED BY ORDINANCE NO. 237



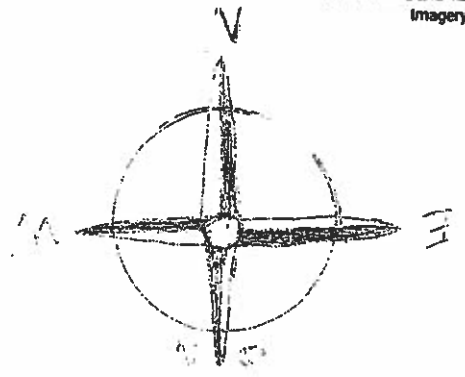
CC
LEGEND

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





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**Gentle Family LLP
23733 Boehner Rd
Wilder, ID 83676**

**Agequity LLC
PO Box 265
Glenns Ferry, ID 83623**

**Gentle William R Living Trust
23733 Boehner Rd
Wilder, ID 83676**

**Gentle Family LLP
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Mason, Nathan Beckey
21827 Simplot Blvd
Greenleaf, ID 83626

Carpenter, Kristina
21677 Main St
Greenleaf, ID 83626

Bickmore, Desiree Marie
21659 Main St
Greenleaf, ID 83626

Fowble, Elizabeth & Joe
21643 Main St
PO Box 326
Greenleaf, ID 83626-0095

Pedraza, Greg
21609 Main St,
Greenleaf, ID 83626

Martinez, Juanita R
21603 Main St
PO Box 87
Greenleaf, ID 83626

Pelayo, Juan R & Maria
21585 Main St
PO Box 204
Greenleaf, ID 83626

Wilhite Family Trust
21567 Main St
Greenleaf, ID 83626

Barajas, Alfredo / Gonzalez,
Rosanna
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Flores, Ricardo & Maria
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21695 Main St
Greenleaf, ID 83626

E. Agriculture (AG) Zone: The AG land use designation is intended to provide a designation for agricultural areas within the city limits that are left to be redeveloped to more traditionally urban uses in the future.

F. Civic Overlay (CV) Zone: The CV land use designation is intended to provide for governmental offices and other civic facilities which can be designated as an overlay zone in any zoning district in the city. This includes governmental, cultural and recreational facilities.

G. Residential Airpark Overlay (AP) Zone: The AP land use designation is intended for use by an airpark and the surrounding related facilities and properties. (Ord. 205, 10-25-2006; Amd, Ord 237, 03/02/2010)

9-4-2: COMMERCIAL USE REGULATIONS:

A. Permitted And Conditionally Permitted Uses: The uses identified in table 9-4-2, "Permitted And Conditionally Permitted Uses Within Commercial Zones", of this subsection shall be the primary uses allowed to occur on a property. All uses unless otherwise provided for in this title shall be conducted within enclosed structures. All uses not listed in table 9-4-2 of this subsection shall require a conditional use permit. The primary uses identified in table 9-4-2 of this subsection, shall be permitted or conditionally permitted as indicated.

P	Where the symbol P appears, the use shall be permitted.
A	Where the symbol A appears, the use shall be permitted subject to the issuance of an administrative permit in accordance with chapter 13 of this title.
C	Where the symbol C appears, the use shall be permitted subject to the issuance of a conditional use permit in accordance with chapter 13 of this title.
X	Where the symbol X appears, the use shall not be permitted.

**TABLE 9-4-2
PERMITTED AND CONDITIONALLY PERMITTED
USES WITHIN COMMERCIAL ZONES**

Allowed Use	NC	CC	CBD	AG	AC
Airplane manufacturing	X	X	X	X	A
Airplane modification, rental, repair, sales	X	X	X	X	A
Adult entertainment establishment	X	X	X	X	X
Amusement or recreation facility, indoor	P	P	C	X	P
Amusement or recreation facility, outdoor	C	C	C	C	A
Animal boarding with outside runs	C	P	C	C	C
Animal clinic, animal hospital, or veterinary office	P	P	P	C	C

Auction establishment, outdoor	C	C	C	C	A
Automobile, major repair	X	P	X	X	C
Automobile or recreational vehicle sales or service	C	P	X	X	P
Automobile storage, rental	C	P	X	X	P
Bakery or bakery goods store	C	C	P	X	A
Bank	P	P	P	X	A
Bar, brewpub, or nightclub	X	X	X	X	X
Barber, beauty shop	P	P	X	X	P
Bed and breakfast establishment	C	C	P	C	P
Boarding house	C	C	C	X	C
Bowling alley	P	C	X	X	X
Campground	X	C	X	C	A
Car wash	C	C	P	C	A
Cemetery	X	P	X	X	X
Church	P	P	P	C	A
Clinic, medical (excluding animal or veterinary)	P	P	P	X	P
Club, or lodge or social hall	C	C	C	C	A
Contractor's yard or shop	X	P	X	X	A
Crematory	X	C	X	X	X
Daycare facility	P	P	C	C	A
Drive-in theater	C	C	C	X	X
Drive-up window service	C	C	C	X	C
Drugstore	X	P	P	X	P
Dry cleaning facility	C	C	C	X	C
Dwelling, caretaker for an approved use	A	A	A	A	P
Equipment rental and sales yard	P	C	P	X	A
Farm, garden, lumber, or building supply store	X	C	P	X	A
Fence, barbed wire or electric wire	C	C	C	X	A
Fire station/emergency services facility	C	C	C	C	P
Food stand	P	P	P	X	A
Frozen food locker	C	C	P	X	C
Fuel cell	A	A	A	A	A
Furniture refinishing	C	C	P	X	A
Gasoline or diesel fuel sales facility	C	C	C	C	A
Grain storage	X	X	X	C	X
Heavy equipment sales or service	X	C	X	C	X
Hospital	C	C	C	X	X
Hotel or motel	C	C	X	X	A
Ice manufacture, cold storage plant	P	P	C	X	C
Indoor shooting range	C	C	C	C	A
Kennel, commercial	C	C	X	P	C

	N/C	CC	CBD	AG	AC
Laboratory; medical, dental, optical	P	P	C	X	A
Laundromat	C	C	C	X	C
Library	P	P	P	X	A
Lumberyard, retail	C	P	X	X	X
Machine shop	C	P	P	P	P
Manufactured home storage	X	C	X	X	X
Monument works/decorative stone	C	C	C	C	C
Mortuary	C	C	C	X	X
Multi-family development	C	C	C	X	C
Nursery, retail (only)	P	P	P	C	P
Off street parking facility	C	P	C	C	X
Office building	P	P	P	A	P
Office, temporary construction	A	A	A	A	P
Outdoor shooting range	X	X	X	C	A
Outdoor storage	C	A	X	A	A
Package and letter delivery service	C	P	C	X	P
Parking lot, garage or facility	C	P	C	X	A
Photography studio	P	P	P	C	P
Portable classroom	C	A	A	A	A
Professional service	P	P	P	C	P
Public or quasi-public use	C	C	C	P	A
Public parks, recreation areas, easements, trails	P	P	P	P	P
Radio and television broadcasting station	C	C	C	C	C
Recreational vehicle park	C	C	C	C	A
Recycling center	X	C	X	X	C
Research and development facility	X	P	C	C	A
Residential care facility	C	C	C	C	A
Restaurant or eating place	C	C	P	C	P
Retail sales relating to a permitted or approved use	A	A	A	C	P
Retail store	P	P	P	C	A
School, public or private	C	P	P	C	A
School, vocational or trade	C	C	C	C	A
Service station	C	C	P	C	C
Spa/health club	P	P	P	C	P
Storage facility, self-service	C	P	X	C	A
Studio (music, art, dance)	P	P	P	C	P
Tire shop	C	C	X	X	A
Tower or antenna structure, commercial	C	C	C	C	C
Tower or antenna structure, private	C	C	C	C	A
Trailer, mobile home, farm implement sales yard	C	C	C	C	X
Transit facility	C	C	C	C	C

Truck stop	X	C	X	C	C
Video sales and rental	P	P	P	X	P
Warehousing	X	C	C	C	A

(Ord. 205, 10-25-2006; Amd, Ord 237, 03/02/2010)

9-4-3: COMMERCIAL ZONE GENERAL DEVELOPMENT STANDARDS: The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective commercial zones. Table 9-4-3 of this section presents minimum setbacks for commercial zones and table 9-4-4 of this section presents dimensional standards. Chapter 9 of this title provides special provisions for planned unit developments.

**TABLE 9-4-3
MINIMUM SETBACKS BY COMMERCIAL ZONE**

Minimum Setbacks ₁	NC		CC		CBD		AC	
	Standard	Abutting Residential	Standard	Abutting Residential	Standard	Abutting Residential	Standard	Abutting Residential
Front yard setback	20'	20'	20'	20'	5'	15'	5'	15'
Side street setback	20'	20'	20'	20'	5'	15'	5'	15'
Interior side yard setback	5'	10'	0'	20'	0'	10'	0'	10'
Rear yard setback	0'	20'	0'	20'	0'	10'	0'	10'

Note: 1 The front and side street setbacks shall be as set forth in the abutting residential district with the most restrictive standards. The interior side setback and rear yard setback in abutting residential may be "0" for townhouses, tracts, or above store apartments.(Ord. 205, 10-25-2006; Amd, Ord 237, 03/02/2010)

**TABLE 9-4-4
DIMENSIONAL STANDARDS BY COMMERCIAL ZONE**

Dimensional Standards	NC	CC	CBD	AC
Minimum property size	5,000 sq. ft.	12,000 sq. ft.	3,000 sq. ft.	5,000 sq. ft.
Maximum coverage for building, required sidewalk, and parking	80 percent	80 percent	90 percent	90 percent
Maximum structure height (from existing grade)	35 feet	35 feet	35 feet	35 feet
Minimum street frontage ₁	30 feet	30 feet	30 feet	30 feet
Minimum property depth	75 feet	100 feet	50 feet	75 feet

Note:

1. This requirement may be modified if requested as part of an approved final plat.

Proposal for RV & Storage unit facility

Submitted by
Ismael & Emmet Pedraza
21695 Main Street, Greenleaf, Idaho 83626

To: City of Greenleaf (Canyon County, Idaho):

We are interested in rezoning the Parcel situs address: 21705 Main Street Greenleaf Idaho 83626 (3.5500 acres) and Main Street (3.6200 acres), from NC to CC; for the purpose of RV and Storage unit facility. The intent of this facility is to further the City of Greenleaf's storage capacity, meeting the projected increase in demand. This is based off projected growth; 111 new homes negotiating construction between city and developer, as well as the property behind 21705 Main Street Greenleaf Idaho being purchased by a different developer. This unit will service the entire city of Greenleaf and allow for sustainable growth, all while keeping properties and businesses clean to increase the aesthetic appeal of the great City of Greenleaf.

We have communicated with the Idaho Department of Transportation to ensure road/traffic safety and have been given their approval based off their impact analysis. Currently, there is a turn-out lane that stops at the property, we are open to extending this to keep the traffic impact at a minimum to zero. Greenleaf Academy is approximately 1,000 feet from the property; traffic from Storage facility should have zero impact on traffic and/or safety of children who attend this school. The RV and Storage unit facility will not utilize municipal water, irrigation water, municipal sewer service, preventing further strain or impact of the City of Greenleaf services. Our conceptual plans for the RV and Storage unit facility include plans for a security fence, security cameras, and adequate lighting which will greatly prevent crime and ensure safety for all occupants and the City of Greenleaf. Security and safety are of our utmost concern and will be addressed appropriately.

Ismael has been a member of the community of Greenleaf for 20+ years. He has raised a family here and has personal vested interest in the City of Greenleaf. Ismael's home is directly connected to the property at 21705 Main Street. As this community grows, Ismael's heart is to ensure that the City of Greenleaf continues to be a great place to live. By rezoning this property, you will be opening another opportunity for the City of Greenleaf to sustainably grow into the future, all while preserving our way of life.

Signed:

Ismael Pedraza

Date: June 6 2023

