



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: 02 June 2023

RE: Royal Ridge Subdivision – A Planned Unit Development – Preliminary Plat

Requested Response By: 20 June 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 preliminary plat. Electronic version in *.pdf format of the preliminary plat 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

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 the Greenleaf Community Center, 21513 Main Street (State Highway 19), Greenleaf, ID 83626, on 21 June 2023 at 6:30 p.m. to receive public input specific to the preliminary plat drawings for:

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

DEVELOPER: Royal Pro-C, LLC

THIS PUBLIC HEARING IS SPECIFIC TO RECEIPT OF PUBLIC INPUT RELATED TO THE PRELIMINARY PLAT DRAWINGS.

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

LOCATION: The Site is located across the street from City Hall and slightly to the West (Across SH19 from Brown Street). The front several acres to the site are already annexed into the City with a Commercial Zone Designation. The balance of the site is proposed to be annexed and a part of the Planned Unit Development to be known as “Royal Ridge.” Royal Ridge is proposed to have a commercial frontage on SH19 and residential element on the largest portion of the property with larger view lots near the ridge and a mix of lot sizes ranging from 26,111 ft² down to 5,775 ft². *(Excerpted from the landuse application coversheet and checklist.)*

The preliminary plat drawings are on file and available for public inspection at Greenleaf City Hall, 20523 N. Whittier Dr., ph. 208/454-0552, fax 208/454-7994, and have been posted to the city’s website (www.greenleaf-idaho.us) under the “bulletin board”. 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 20 June 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.

**STREET, DRAINAGE, AND
GRADING PLAN**
ROYAL RIDGE SUBDIVISION
Part of the R170 of Section 15,
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2022

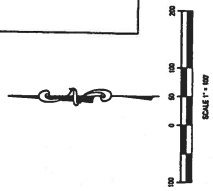
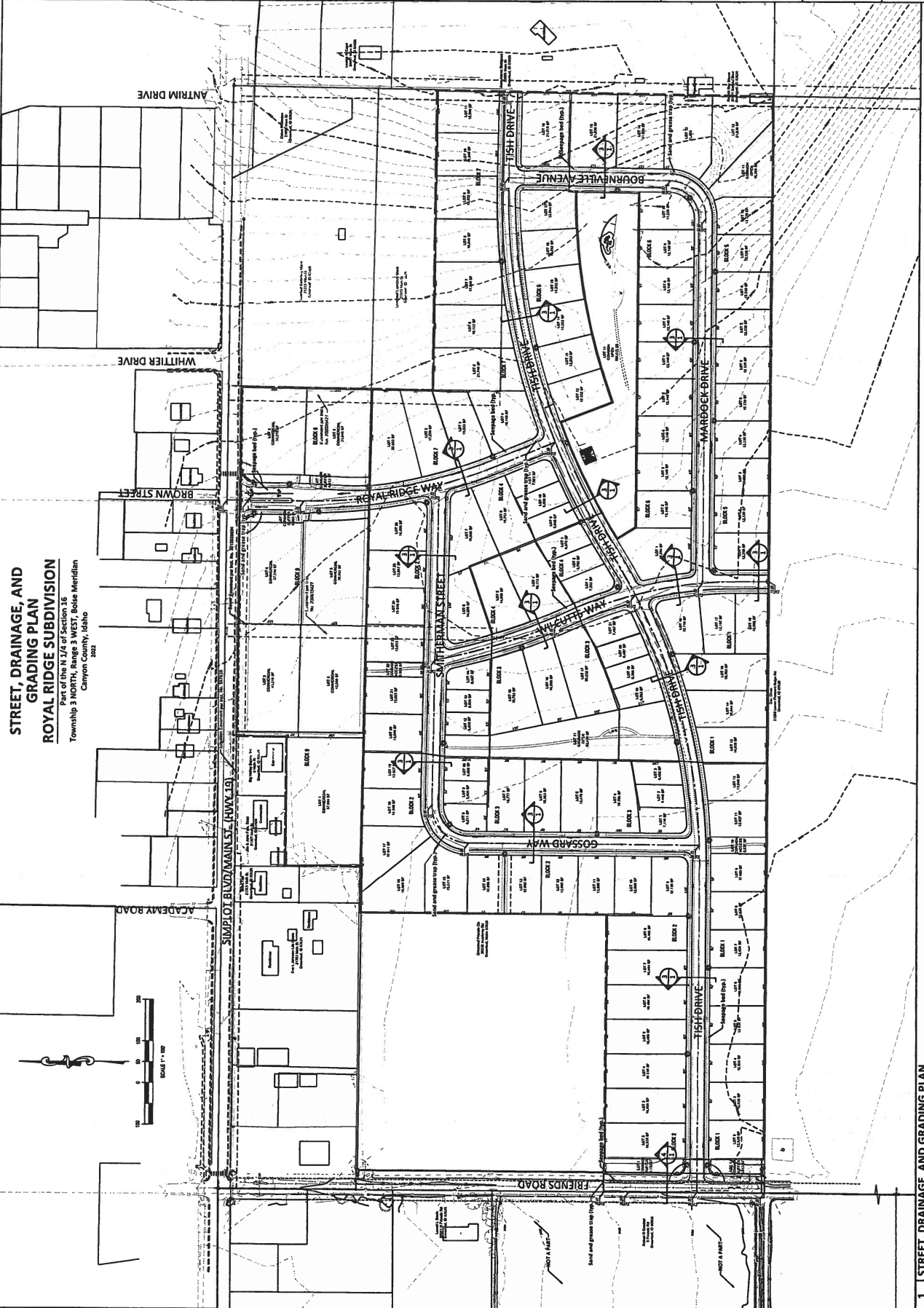
REVISED

Date April 4, 2023
Project Number 23009
Drawn R.J. Smith
Checked R.J. Smith, P.E.

**ROYAL RIDGE SUBDIVISION
HWY 19 & FRIEND'S ROAD, GREENLEAF, ID
STREET, DRAINAGE, AND GRADING PLAN**



Sheet **2**



1 | STREET, DRAINAGE, AND GRADING PLAN

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REVISED

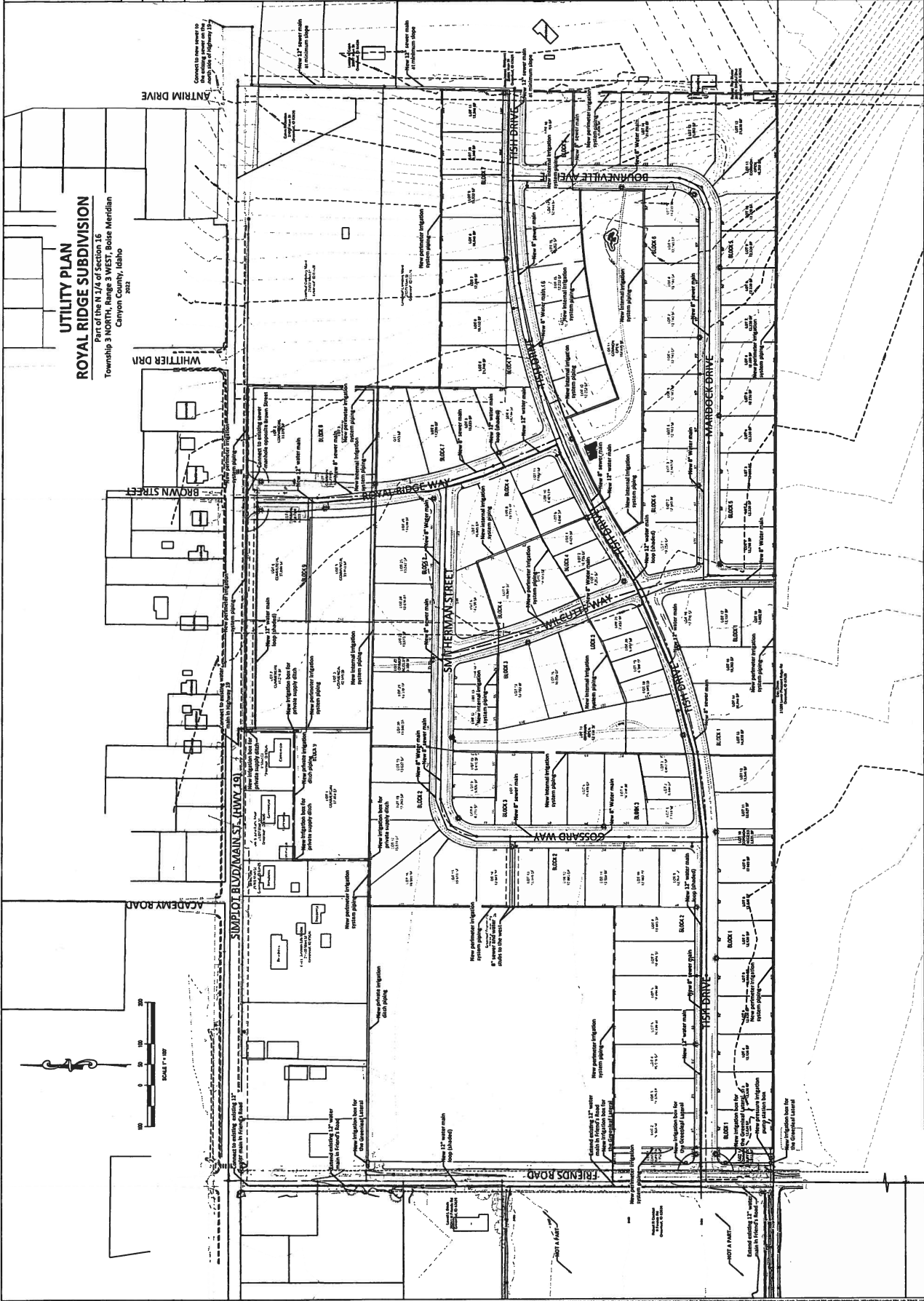
UTILITY PLAN
ROYAL RIDGE SUBDIVISION
 Part of the N1/4 of Section 16
 Township 3 NORTH, Range 3 WEST, Boise Meridian
 Canyon County, Idaho
 2022

Date: April 4, 2023
 Project Number: Z0009
 Drawn: R. Smith
 Checked: R.J. Smith, P.E.

ROYAL RIDGE SUBDIVISION
HWY 19 & FRIENDS ROAD, GREENLEAF, ID
ROYAL PRO-C, LLC
 (Cadastral) 2015 E. Cambridge Ct., Boise, ID 83718
 (Cadastral) 2015 E. Cambridge Ct., Boise, ID 83718



Sheet **3**



1. UTILITY PLAN