CITY OF GREENLEAF
20523 North Whittier Drive
Greenleaf, Idaho 83626
www.greenleaf-idaho.us

RESOLUTION No. 222

(Zoning Map)

Sponsored by: Rob Fisher

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENLEAF, CANYON COUNTY, IDAHO, ADJUSTING THE ZONING MAP FOR THE CITY OF GREENLEAF; DECLARING THAT ALL PREVIOUS RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT ARE NULL AND VOID; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code Title 67, Chapter 65 (Local Land Use Planning Act) governs municipal land use authority; and

WHEREAS, Idaho Code § 67-6508(e) specifically requires, in part, that, "A map shall be prepared indicating suitable projected land uses for the jurisdiction."; and

WHEREAS, the Zoning Map was last adjusted by the City of Greenleaf on 02 March 2010 with creation of the Airpark Commercial Zone in the City Code under Ordinance #237; and

WHEREAS, periodic scrutiny for best practice and revision to reflect changing community needs are desirable to bring the Zoning Map current through Planning and Zoning Committee (P&Z) review and public input through the public hearing process; and

WHEREAS, the P&Z has conducted such a Zoning Map review and held a public hearing on 04 September 2024 after which additional adjustments to the draft zoning map were made, resulting in recommendation of an adjusted Zoning Map with accompanying Written Narrative to further describe general zone mapping principles, description of major features, and reference to applicable City Code and Comprehensive Plan provisions; and

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WHEREAS, Bi-sected parcels and adjacent parcels for which the property owner requested different zoning were missed in the recent Resolution #221 Zoning Map change; and

WHEREAS, the City Council has determined that the following action is in the best interest of city government and the community,

NOW, THEREFORE, BE IT RESOLVED,

Section 1: That the City Council of Greenleaf hereby adopts the attached zoning map as the official zoning map for the City of Greenleaf, along with the accompanying descriptive written narrative.

Section 2. That all previous resolutions, orders, or parts thereof in conflict with this Resolution are hereby null and void to the extent of the conflict;

Section 3. That if any part of this resolution is declared to be invalid by a court of competent jurisdiction, then the remaining portion shall remain in effect; and

Section 4. That this resolution is effective upon approval.

Adopted by the City Council of the City of Greenleaf this 06th day of May 2025.

Bradley Holton

Bradley Holton, Mayor

Attest:

Lee C. Belt, City Clerk

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City of Greenleaf

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ZONING MAP – WRITTEN NARRATIVE
03 December 2024

Greetings!

This memorandum provides a written framework for better understanding of the Zoning Map, including general zone mapping principles, description of major features, and references to applicable City Code and Comprehensive Plan provisions.

General Zone Mapping Principles

- Zoning should include entire parcels, not portions of parcels, nor bisect parcels.
- Zoning should include both sides of a street, unless there is clear reason to do otherwise with such reasoning included in 'description of major features' below.
- Zoning may be used to intentionally target areas for change over time from one use to another use, with reasoning for such intent included in 'description of major features' below. For example, zoning along an arterial may be zoned commercial when there exists a mix of residential and commercial uses in order to change that area from an existing mix of uses to the one desired use in that area.
- Unless used to change areas over time from one use to another use, zoning should be balanced to both reflect current use, and also allow incremental change through land use applications as influenced by market conditions such that property owners are able to improve the functionality and value of their property within that use. For example, city zoning code allows residential zoned properties to use a building permit application to add an accessory dwelling unit (ADU) in addition to the primary residence for enhancement of residentially zoned property to add functionality and value.
- Mixed use may be implemented by assigning more than one zone to the same area of parcels, with any such mixed use by assignment of multiple zoning included in 'description of major features' below.
- Typically, zoning designation is implemented in clusters of parcels based on existing or intended use. Different types of zoning and land features are used to buffer between more incompatible uses, with such buffering included in 'description of major features' below. Spot zoning where one parcel is assigned a zone different from other contiguous surrounding parcels is to be avoided unless there is clear reason for spot zoning assignment, with any such spot zoning included in 'description of major features' below.

Description of Major Features

- State Highway 19 (SH-19) – Both sides of SH-19 are targeted for transition from the current mix of residential and commercial to commercial zoning.
- Central Business District (CBD) between Friends Road and Academy Road – This area, owned by Greenleaf Friends Church (GFC) along with the Community Center property south of SH-19, constitute a historic cultural center of the community best reflected in zoning by CBD designation. CBD is not extended to both sides of Friends Road and Academy Road because GFC's land use as a church and school are not considered incompatible with surrounding residential use, and the surrounding residential use away from SH-19 is not targeted for transition.
- Civic Overlay (CV) - The civic overlay is appropriate and applied to all city-owned property. This overlay is also appropriate for GFC properties, as GFC makes facilities available for community benefit (i.e. Community center rental, use of the Greenleaf Friends Academy cafeteria, aka the Commons, for public meetings, and use of outdoor facilities in support of community events such as the Independence Day fireworks display and the Nathan's Café Car Show with Tractor Pull, etc.).
- Airpark Commercial Overlay (AP) – The Airpark Overlay is applied to un-platted portions of the Greenleaf Air Ranch south of the private airstrip.
- Canyon County Tax Parcel #36259011 continues to be spot-zoned as 'Neighborhood Commercial' (NC), unchanged from the 01 March 2010 zoning map due to continuing commercial use by the property owner within NC use table restrictions and the surrounding residential zoning setbacks making this long, narrow lot problematic for residential use.
- Future Road Corridor – A future road is identified along the North property lines of Canyon County Tax Parcel #36275010 and #36278. These two 10-acre parcels are in agricultural use as of the time of this zoning map update, although inside the city limits and zoned R-5 residential. Future development is anticipated under a Planned Unit Development (PUD) with accompanying Development Agreement (DA), with such PUD design and DA to include applicant construction of a road and dedication with 50-foot road right-of-way from the North property line of these parcels.

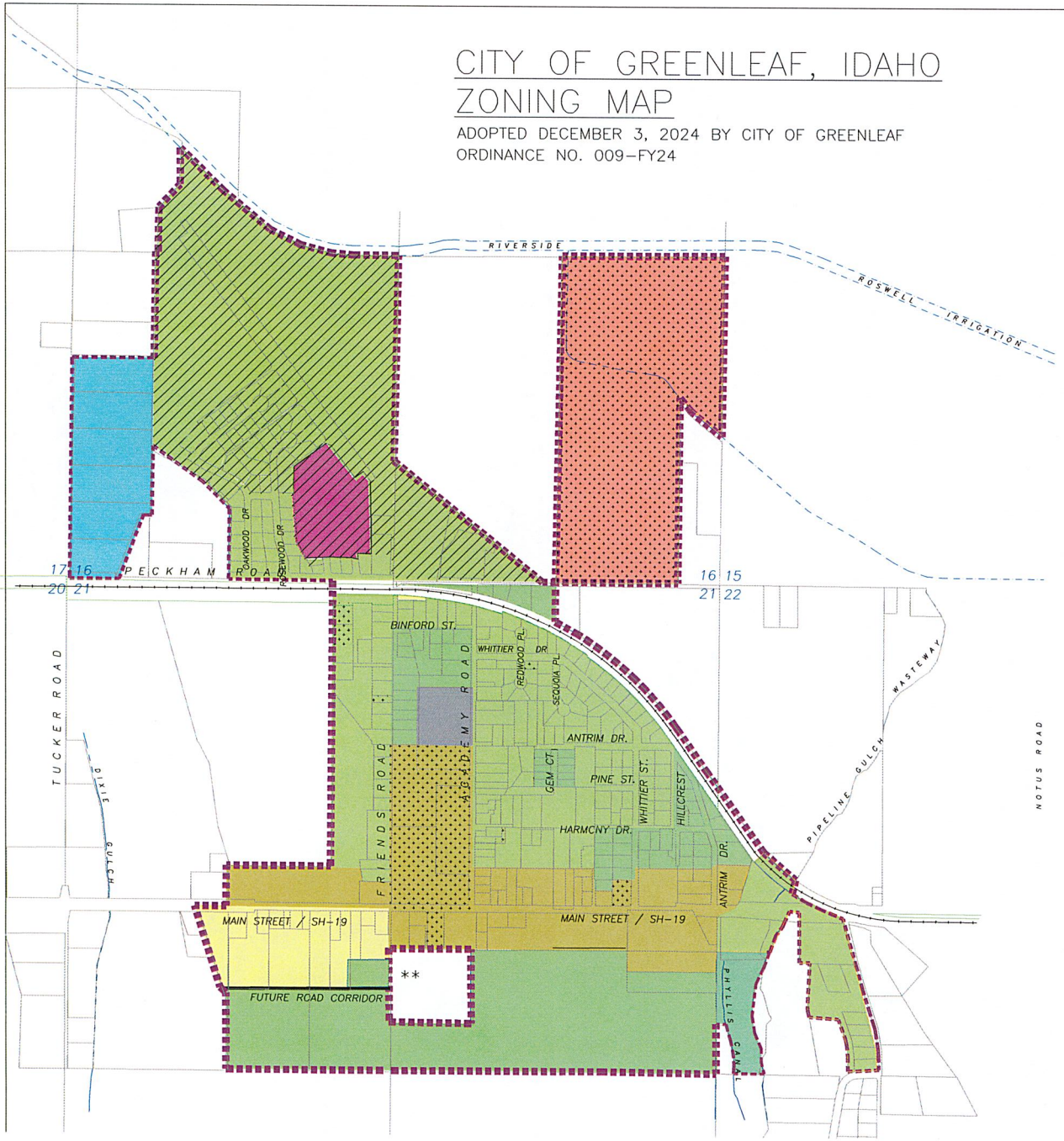
Comprehensive Plan and City Code

This zoning map supports the vision, concepts, and goals found in the Comprehensive Plan, particularly elements in Chapter 5 (Land Use), Chapter 11 (Special Areas or Sites) Chapter 12 (Housing), and Chapter 13 (Community Design.

This map provides a visual application of the city's Land Use Development Ordinance (Title 9), particularly chapters 1-5, for implementation of zoning within the city limits.

CITY OF GREENLEAF, IDAHO
ZONING MAP

ADOPTED DECEMBER 3, 2024 BY CITY OF GREENLEAF
ORDINANCE NO. 009-FY24



1
NORTH
1" = 1200'

LEGEND

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

* PRE-EXISTING DENSITY

** ENCLAVED PARCEL-SEE CANYON COUNTY ZONING MAP

ALL PROPERTY OUTSIDE CITY LIMITS AND NOT ZONED HEREON IS CANYON COUNTY ZONING DESIGNATION