



CITY OF GREENLEAF

20523 N. Whittier Drive
 Greenleaf, Idaho 83626
 208/454-0552
 208/454-7994 (fax)
 greenleafcity@cableone.net

**UNIFIED LAND USE APPLICATION
 COVERSHEET AND CHECKLIST**

- Annexation Request
 Planned Unit Development
 Zoning Change
 Subdivision
 Comp Plan Change
 Conditional Use Permit

Applicant: Orton Engineering on behalf of Royal Pro-C, LLC
 Address: 1020 E Homedale Rd, Caldwell, ID 83607
 Phone: _____ Fax: _____ E-Mail: _____

Owner: Royal Pro-C, LLC
 Address: 1020 E Homedale Rd, Caldwell, ID 83607
 Phone: _____ Fax: _____ E-Mail: _____

STATE OF IDAHO)
) ss AFFIDAVIT OF LEGAL INTEREST
 COUNTY OF _____)

I, (name) _____, (address) _____,
 (city) _____, (state) _____,

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described herein, and I grant my permission to:
 (name) _____, (address) _____,
 to submit this application pertaining to that property addressed or located at:
 _____.

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.

Dated this ____ day of _____, 20____. (signature) _____

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

 Notary Public for Idaho
 Residing at: _____
 My Commission Expires: _____

Engineer: Orton Engineering, Brent Orton, PE, MSCE
Address: 17338 Sunnydale Place, Caldwell, ID 83607
Phone: (208) 350 9422 Fax: _____ E-Mail: brentorton@gmail.com

Surveyor: TJ Wellard, Skinner Land Survey
Address: 17842 Sand Hollow Road, Caldwell, ID 83607
Phone: (208) 454 0933 Fax: _____ E-Mail: tj@skinnerlandsurvey.com

Planner: Same as Engineer
Address: _____
Phone: _____ Fax: _____ E-Mail: _____

Architect: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____

Other Representative: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____

Other Representative: Jason Miller (Owner's Registered Agent)
Address: 21048 TUCKER RD GREENLEAF, ID 83626
Phone: 208 960 2182 Fax: _____ E-Mail: jason@royalproc.com

Other Representative: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____

With my initials below 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.

Applicant's initials: JM

Note: Address / General Location updated 02 Feb 2022
Attached at end - LCB

Address / General Location of Site: The Site is located across the street from City Hall and slightly to the West (Across SH19 from Brown Street). The front several acres of 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 just under half an acre down to a few smaller lots at 8000 ft².

Canyon County parcel number(s) of property: R3626100000, R3626001200, R36260012A0, (R3626000000 Friends), (R3627000000 Property to South)

Acres of land proposed for change: 7.19 Acres already Annexed (Commercial Zone) plus 48.43 Acres to be Residential (57.63 w/o Friends) for a total of 55.62 (64.82 w/ Friends)

Present land use: Agriculture

Proposed land use: Commercial and Mixed Density Single Family Residential

Present zoning district: Commercial (the Annexed Portion), and Unannexed (Comp Plan Designation: *Low to Mid Density Development Area*)

Proposed zoning district: R5

I understand this application will not be accepted unless and until all required information is submitted and the application fee paid. 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.

Jason Miller

Applicant's Name, printed



Applicant's signature

8-26-21

Date

30 packets (PUD applications GC §9-9-11) submitted containing copies of this application and the following items are needed in order to be accepted as a complete application:

- Written narrative that describes the project and presents justification for granting the application, addressing how the request fits with the city's comprehensive plan, and describing impact on services in at least the following areas: municipal water, irrigation water, municipal sewer, fire protection, roads/traffic, and schools. If applicable, then the narrative should also address zoning desired, characteristics of the property that make such zoning desirable, and how future development of the property with such zoning is compatible with the surrounding area. If applicable, then the narrative should also address such elements as noise, glare, odor, fumes, and vibration on adjoining property, and a discussion of general compatibility with adjacent and other properties in the area.

- Legal description of the property

- Copy of Deed (proof of title)

- Proof of payment of current taxes, including irrigation district tolls/fees (not applicable to CUP)

- A set of development concept plans for the site showing the following, as applicable:
 - Vicinity map showing property lines, streets, existing and proposed zoning, and other such items
 - Development plan showing topography at two (2) foot intervals, location and type of residential, commercial, and other land uses, layout, dimensions and names of existing and proposed streets, rights of way, utility easements, parks and community spaces, layout and dimensions of lots and building setback lines, improvement drawings showing water, sewer, drainage, electricity, telephone, natural gas and other such characteristics, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information.
 - A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines and land uses
 - Location and sizes of lots, location and proposed density of dwelling units, non-residential building intensity and land uses considered suitable for adjacent properties
 - A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes, tabulation of the number of acres in the proposed projects for various uses, the number of housing units proposed by type, estimated residential population by type of housing, nonresidential population, anticipated timing for each unit, standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development
 - Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone and natural gas installation; waste disposal facilities; street improvements; and nature and extent of earthwork required for site preparation and development
 - Site plan, showing building(s), various functional use areas, circulation and their relationship

- Preliminary building plans, including floor plans and exterior elevations
 - Landscaping plans
 - Deed restrictions, protective covenants and other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.
 - Preliminary plat, if applicable, of not less than 24” by 36” drawn to scale of not less than 1”=100’, showing the drafting date and North arrow, and a letter size (8.5x11) reduction
 - Preliminary engineering plans for streets, water, sewers, sidewalks, and other public improvements.
 - Proposed off-site improvements, including streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and other proposed utilities
 - A grading plan or information on construction plans, if grading or any other construction is to begin prior to final plat approval
 - Traffic study showing impact of development on the surrounding area and recommending mitigation strategies
- 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.
- 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 on 1” x 2 5/8” self-adhesive address labels
- A signed statement promising that the property site will be posted with public hearing notice not less than 10 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.
- 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.
- Proposed amending Ordinance, if applicable (not applicable to CUP).
- Flood Control District ‘Land Use Change Application’ or equivalent, if in Boise River Flood Control District #11
- Two (2) electronic copies of the submitted information (Adobe Acrobat *.pdf format preferred)

Posting Requirements

Signs shall 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 must 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 shall be the words “Public Notice”. In addition, each sign will 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 shall 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

PUBLIC NOTICE

Size = 2 inches

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

Size = 2 inches

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

Size = 2 inches

LOCATION: SW corner of Whittier Dr. and Pine St.

Size = 2 inches

APPLICATION BY: United Diversified Developments of
Idaho, LLC

Updated 2 Feb 2022

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