

# City of Greenleaf

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## CITY COUNCIL MEETING MINUTES

### Special Session – Tuesday – 6:30pm – 12 March 2024 at Greenleaf City Hall

*This meeting was available to be joined via computer, tablet, or smartphone at:*

*<https://meet.goto.com/CityofGreenleaf/council-mtg>*

*Via telephone United States: +1 (571) 317-3112 Access Code: 142-571-637*

#### Agenda:

1. Meeting called to order **[ACTION ITEM]**
2. Pledge of Allegiance
3. Roll Call **[ACTION ITEM]**
4. Adjustments to meeting agenda **[ACTION ITEM]**
5. Consideration of the Royal Ridge Subdivision / Planned Unit Development **[ACTION ITEM]**
6. **At 7:00p:** Council action as a ‘Board of Corrections’ for consideration of adjustments to municipal irrigation system accounts **[ACTION ITEM]**
7. Continued consideration of the Royal Ridge Subdivision / Planned Unit Development *(optional)* **[ACTION ITEM]**
8. **ADJOURNMENT**
  - 8.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
  - 8.2 Consideration of minutes for this meeting **[ACTION ITEM]**
  - 8.3 Adjournment **[ACTION ITEM]**

#### 1. Meeting called to order **[ACTION ITEM]**

Mayor Brad Holton called the meeting to order at approximately 6:31p.

#### 2. Pledge of Allegiance

Brad Holton led those assembled in the Pledge of Allegiance.

#### 3. Roll Call **[ACTION ITEM]**

The clerk was asked to take roll call, with the following results:

X Seat 1: Ryan Schnuerle	X Seat 2: Rob Fisher	X Seat 3: Rachel Brobeck
X Seat 4: Dan Hyer	X Mayor: Brad Holton	<input type="checkbox"/> Impact Area: Liza Warner
Also Present:		
X City Clerk	X Public Services Director	<input type="checkbox"/> Police <input type="checkbox"/> Fire
X City Attorney	X City Engineer	X City Treasurer

#### 4. Adjustments to meeting agenda **[ACTION ITEM]**

No adjustments were made.

5. Consideration of the Royal Ridge Subdivision / Planned Unit Development [ACTION ITEM]

Preston Rutter, attorney for the applicant, and City Attorney Cherese McLain went through a draft development agreement with proposed adjustments from the last meeting on this subject which the attorneys were directed to resolve. The draft development agreement was on large screens in the meeting room for all to follow along. Discussion included the following with adjustments made by consensus in real time.

- minimum lot size
- commercial lots clarified as seven commercial lots which may be increased or decreased by platting but no less than three commercial lots
- clarification under section 5 for HS25 loading standard
- clarification for initial construction of vertical improvements
- clarification of a non-profit maintenance association
- Other minor clarification and formatting adjustments

Rob Fisher noted that in discussions earlier it was brought up twice that the city is a dry town. While this is in ordinance, for most of the community this is also by deed restriction. Rob asked if the applicant had considered adding such a deed restriction. Much discussion followed. Consensus was that the code restriction is sufficient, and that a deed restriction is a very heavy ask. It was also noted that there was potential for a disadvantaged commercial section if there was a deed restriction in Royal Ridge but the city code changed in the future.

Rob Fisher moved to recess the discussion and open the Board of Corrections for irrigation. Dan Hyer seconded. The motion received unanimous approval.

6. At 7:00p: Council action as a 'Board of Corrections' for consideration of adjustments to municipal irrigation system accounts [ACTION ITEM]

Brad Holton opened the 2024 Board of Corrections at approximately 7:08p. Staff reported that there were no requests, written or verbal, for adjustment of irrigation assessments.

Ryan Schnuerle moved to adjourn the annual Board of Corrections. Rob Fisher seconded. The motion received unanimous approval.

7. Continued consideration of the Royal Ridge Subdivision / Planned Unit Development (optional) [ACTION ITEM]

Brad Holton called this discussion back to order at approximately 7:10p. Discussion followed, including deed restrictions and how long deed restrictions such as that placed by I.S. Binford on the original townsite would be in force.

Council appeared to be in general consensus on the Development Agreement. Staff proposed bringing back a draft Findings of Fact that includes all five of the city code decision components for discussion.

Discussion followed regarding the applicant's request for reduction of open space. Plat and landscaping plan diagram on the cover page of the traffic impact study were reviewed. Much discussion followed. It was noted that it would be difficult to adjust the residential platting,

and that there are also nine acres of road right of way with five-foot sidewalk, not included in the open space calculation. Discussion continued, including total number of lots.

Staff noted that the discussion above also included preliminary plat consideration.

Consensus of Council was to move forward and instruct staff to generate a Findings document, an annexation ordinance, and craft a suggested motion for approval, tentatively set for Wed 27 March 2024 at 6:30p.

Ryan Schnuerle moved to continue the Royal Ridge discussion to Wed 27 March 2024 at 6:30p. Dan Hyer seconded. The motion received unanimous approval.

## 8. **ADJOURNMENT**

### 8.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

This item was not addressed.

### 8.2 Consideration of minutes for this meeting [ACTION ITEM]

This item was not considered.

### 8.3 Adjournment [ACTION ITEM]

Ryan Schnuerle moved to adjourn. Dan Hyer seconded. The motion received unanimous approval and the meeting adjourned at approximately 8:22p.

Respectfully submitted,

Lee C. Belt  
City Clerk  
City of Greenleaf

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Los materiales están disponibles en español a pedido.