

City of Greenleaf

20523 N. Whittier Drive

Greenleaf, Idaho 83626

208/454-0552

208/454-7994 (fax)

cityhall@greenleaf-idaho.us

CITY COUNCIL MEETING MINUTES

Special Session – 6:30pm – 10 November 2025 – Greenleaf City Hall

This meeting can 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
2. Pledge of Allegiance
3. Roll Call
4. Adjustments to meeting agenda **[ACTION ITEM]**
5. Public Hearing regarding a draft 3rd Amendment to the Greenleaf Air Ranch (GLAR) Development Agreement (DA)
- 5.5 Consideration of a draft 3rd Amendment to the GLAR DA **[ACTION ITEM]**
6. **OTHER BUSINESS**
- 6.1 Consideration of authorizing Mayor's signature on a \$40,000.00 Idaho Gem Grant agreement with the Idaho Department of Commerce for an irrigation system facility plan **[ACTION ITEM]**
- 6.2 Any other business
7. **MINUTES REVIEW**
- 7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
- 7.2 Consideration of minutes for this meeting **[ACTION ITEM]**
8. **ADJOURNMENT**
- 8.1 Adjournment **[ACTION ITEM]**

1. Meeting called to order

Mayor Brad Holton called the meeting to order at approximately 6:35p.

2. Pledge of Allegiance

Brad Holton led those in attendance in the Pledge of Allegiance.

3. Roll Call

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

☒ Seat 1: Ryan Schnuerle

☒ Seat 2: Rob Fisher

☒ Seat 3: Rachel Brobeck

☒ Seat 4: Dan Hyer

☒ Mayor: Brad Holton

☐ Impact Area: Liza Warner

Also Present:

☒ City Clerk

☐ Public Services Director

☐ Police

☐ Fire

☒ City Attorney

☒ City Engineer

☐ City Treasurer

City Attorney Paul Fitzer attended by video-conference.

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

No adjustments were made.

5. Public Hearing regarding a draft 3rd Amendment to the Greenleaf Air Ranch (GLAR) Development Agreement (DA)

Brad Holton opened the public hearing at approximately 6:39p. Brad verified with the clerk that the public hearing had been published.

Hethe Clark of 251 E. Front Street, Boise summarized the 3rd amendment to the development agreement for Council, highlighting that this does not change the substance of the development, or provisions of the development agreement or amendments, and reviewed the three sections in the proposed draft.

Seth Shaw who lives in the Greenleaf Air Ranch addressed Council. Seth noted that lots have been slow to sell, which puts stress on the current residents and is a delay in build-out is a frustration to residents of the air ranch. Seth noted that it has been two years since a home was built at the air ranch, and asked what to what parcels the mitigation fee would be applicable, and when the city would see the mitigation fee.

Discussion followed regarding HB389(2021) and the mitigation fee. Discussion continued, including factors for slow growth of the development. Question was asked what Seth would like to see the Council do. Seth recommended more frequent check-ins with the City, and perhaps a shorter extension. It was noted that development is market driven, and a one-year extension is too short a timeframe.

Hethe Clerk performed rebuttal for the applicant, noting that this is market driven and that as a niche market it will take longer to build out. Hethe noted that the CC&Rs are under the HOA, rather than the City, and that it is common for the developer to retain control during build-out. The amendment is intended to mitigate issues to the city, including HB389(2021) with a mitigation fee that would be collected at building permit.

Discussion followed, including current value of homes going into the air ranch (\$800,000.00+ estimated), and that the mitigation fee is unlikely to deter future sales and homebuilding. Desire was expressed for the development to build out.

Brad Holton expressed that the air ranch is a unique real estate project. The option before Council is to extend the development or not. Brad provided history, including commercial overlay at the air ranch. If the preliminary plat is not extended, then there are no additional final plats for lots to be sold and everything is up in the air for the rest of the development. Brad noted that build-out of the air ranch is a factor on sizing of the city's sewer plant. Brad described the risks of not extending the air ranch preliminary plat for current residents. Brad explained H389(2021), including impact on quality of life and how H389 makes slow growth under the annual levy cap desirable. Brad thanked those who came to this public hearing, and noted that the city does not control the HOA or CC&Rs. Brad expressed he does not want to see any 'us vs. them' attitudes as we grow together as neighbors. Brad expressed that he understands the frustration with slow build-out, but he would prefer to see the preliminary plat extended rather than leaving current residents as an island.

Zoning Administrator Amy Woodruff added that if Council chooses not to extend the preliminary plat, then it goes away and a new, potentially different, preliminary plat could be created for the remainder of the project.

Discussion followed, including intent to fully build-out including phases 7 & 8. It was also noted that the developer has never over-ridden an HOA vote. Discussion continued, including the developer's intent to market and build the development.

Brad Holton closed the public hearing at approximately 7:14p.

5.5 Consideration of a draft 3rd Amendment to the GLAR DA [ACTION ITEM]

Council deliberated, including the term of extension and the reporting provision.

Ryan Schnuerle moved to approve the 3rd amendment to the Greenleaf Air Ranch Development Agreement, effective 10 November 2025. Rob Fisher seconded.

A roll call vote was requested. The motion was approved with Ryan Schnuerle for the motion, Rob Fisher for the motion, Rachel Brobeck for the motion, and Dan Hyer for the motion.

The meeting was recessed at approximately 7:19p

Mayor Brad Holton called the meeting back to order at approximately 7:23p.

6. **OTHER BUSINESS**

6.1 Consideration of authorizing Mayor's signature on a \$40,000.00 Idaho Gem Grant agreement with the Idaho Department of Commerce for an irrigation system facility plan [ACTION ITEM]

Please see email and agreement from Idaho Department of Commerce (IDOC) for detail. Council paused to review the documentation. City Attorney Paul Fitzer and Mayor agreed that the agreement appears to be IDOC boilerplate. Discussion followed, including that the irrigation facility plan should bring the city closer to a shovel-ready project. Mayor and Dan Hyer discussed creation of the city irrigation system in about 1984.

Dan Hyer moved to authorize Mayor's signature. Rachel Brobeck seconded. The motion received unanimous approval.

6.2 Any other business

There was no other business. Discussion followed regarding the upcoming Elk Season.

7. **MINUTES REVIEW**

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

No recess was taken.

7.2 Consideration of minutes for this meeting [ACTION ITEM]

Rachel Brobeck moved to approve the minutes. Ryan Schnuerle seconded. The motion received unanimous approval.

8. **ADJOURNMENT**

8.1 **Adjournment [ACTION ITEM]**

Rachel Brobeck moved to adjourn. Dan Hyer seconded. The motion received unanimous approval and the meeting adjourned at approximately 7:36p.

Respectfully submitted,

Lee C. Belt
City Clerk
City of Greenleaf

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.