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City of Garden City
Development Services
6015 Glenwood Street
Garden City, Idaho 83714

**Subject: Blue Heron Townhomes Subdivision
SUBFY2019-1
3857 N Reed Street
Tax Parcel Numbers R2734520646 and R2734520044
Area 0.69 Acres**

RE: Request for Time Extension of SUBFY2019-1

The preliminary plat for Blue Heron Townhomes Subdivision (SUBFY2019-1) was granted by City Council on March 11, 2019. This is a relatively small subdivision comprised of 12 residential lots and 3 common lots. The subject application is also tied to Minor Planned Unit Development MPUDFY2019-2—approved on February 20, 2019.

On January 22, 2020, the owner requested a time extension of the preliminary plat due to the need for 12 months of ground water data collection as required by ACHD. The City Council approved that request on January 27, 2020. On January 28, 2021, the new owner, Todd Campbell Construction, requested a second time extension noting that the project had changed hands and the project now included unanticipated road widening and sidewalk requirements from ACHD. The second time extension request was approved by City Council on February 8, 2022.

The owner respectfully requests a third time extension.

We understand that multiple time extensions are not highly desirable. However, we believe that our request is fully within the intent of Garden City Code 8-6A-8B which allows City Council to allow an extension when it finds (comments in italics):

1. Good cause for the request; and
Comment: This has been a long, challenging project through two owners, plagued by high ground water drainage issues requiring difficult and unique construction techniques, unexpected right of way requirements, COVID

restrictions, and the tremendous growth in the area which has crippled construction of smaller projects such as this.

2. The application and/or applicable city regulations have not changed; and
Comments: To our knowledge, the city regulations have not changed significantly since the preliminary plat approval.
3. There has been no major change in the neighborhood, plans, or policies that would affect the compatibility of the project; and
Comment: Again, to our knowledge, there has been no major change in the neighborhood, plans, or policies. There has, however, been a drastic change in the ability of Treasure Valley residents to secure affordable housing. Average property values in Garden City have increased over 50% in the last year (Redfin market trends. Redfin.com. January 3, 2022).
4. The subject property is compliant and has been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application; and
Comment: Since the new owner received approval for construction they have been working diligently to complete the project. The base underground construction is complete and a restrict build agreement was recorded October 28, 2021.
5. It is determined by the city council that it is in Garden City's best interest to grant the extension.
*Comment: The final plat is nearly ready to record. To stop at this point would **not** be in Garden City's best interest. Please keep in mind that the owner's approval of the minor planned unit development could allow construction of the project as a rental community, but the owner is desirous of completing the subdivision of the units into townhomes. This, in our opinion, will have added value to the owner and the city. A land subdivision will enable the units to be owner occupied and provide a very much needed supply of housing to purchase in the valley.*

We respectfully request that the city council act favorably on the approval of the time extension and allow this final plat to move forward to completion. The owner remains committed to constructing this project.

Sincerely,



Earl Eblen, PE/PLS
Project Engineer
Centurion Engineers, Inc.