

BEFORE THE PLANNING AND ZONING COMMISSION
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	CPAFY2023-0003
)	
Development Code Permit Floodplain Text Amendment Garden City, Ada County, Idaho))))	FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION
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THIS MATTER came before the Garden City, Planning and Zoning Commission for consideration on July 17, 2024. The Planning and Zoning Commission reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Planning and Zoning Commission makes the following Findings of Fact, Conclusions of Law and Recommendation:

FINDINGS OF FACT

1. The applicant is Garden City.
2. The application is to amend permit extensions by providing uniform and reasonable time periods for extensions on permits governed by the development code.
3. The following section of the Garden City Development Code are amended by this proposal:
 - a. 8-4H Flood Hazard
4. The following application information was provided:

Materials Provided			Per GCC Table 8-6A-2 Required	Application Information
Provided				
Yes	No	NA		
X			Compliance Statement	
		X	Master Plan	
		X	Topographic Survey	
		X	Natural Hazard and Resources Analysis	

5. The following application information was provided in addition to the materials required by GCC Table 8-6A-2:

- a. Application
 - b. Proposed ordinance language
 - c. Redline of proposed changes to current ordinance
 - d. Neighborhood meeting documents
6. The application was considered complete and hearing dates were set on July 11, 2024, from 5:00 p.m. to 7:00 p.m. for the Neighborhood Meeting, July 17, 2024, at 6:30 p.m. for the Planning and Zoning Commission Hearing, and July 24, 2024, at 6:00 p.m. for the City Council Hearing in accordance with GCC 8-6A-3.
7. The following noticing was completed in accordance with GCC 8-6A-7:

Noticing Requirement	Required Date	Completion Date
Neighborhood Meeting	Not more than 3 months or less than 1 day prior to the submittal of the application between 5:30pm and 8:00pm.	7/11/2024
Legal Notice	Published 15 days prior to the hearing	6/22/2024
Agency Notice	15 days prior to the hearing	6/20/2024
Public Service Announcement	15 days prior to the hearing	6/20/2024

- a. As part of the alternative posting allowance, notice was posted at the Garden City Hall, Garden City Police Department, Garden City Library, and Glenwood Fred Meyer on June 20, 2024
 - b. As part of the alternative posting allowance, a legal notice of 2”X4” was provided in the Idaho Statesman on June 22, 2024.
 - c. Additional notice was provided on Garden City social media platforms on July 10, 2024.
8. The agendas were posted in the Garden City lobby and on the Garden City website in accordance with Idaho Code 74-204.
9. Comments were received by the following agencies:
- a. Garden City Legal Department.
10. Comments were received by the following members of the public:
- a. No public comments had been received at the time of this document’s drafting.
11. On July 17, 2024, the Garden City Planning and Zoning Commission:
- a. To be completed to reflect the proceedings.

12. The record contains:

- a. Application and application materials
- b. Noticing Documents
- c. Agency Comments
- d. Public Comments
- e. Staff Report
- f. Ordinance No. 1046-24

13. In consideration of a development code amendment the following findings are required:

GCC 8-6B-5 DEVELOPMENT CODE AMENDMENT: REQUIRED FINDINGS			
Conclusion			Standard
Compliant	Not Compliant	Not Applicable to this Application	
X	X		<p>Finding 1: The text amendment complies with the applicable provisions of the comprehensive plan.</p> <p>Explanation:</p> <p>The text amendment is/ is not in compliance with the Garden City Comprehensive Plan's goals of Developing a Sustainable City and Focus on the River.</p>
X	X		<p>Finding 2: The text amendment shall not be materially detrimental to the public health, safety, and welfare;</p> <p>Explanation:</p> <p>This proposal is intended to reflect Federal Code requirements. It will/ will not unreasonably diminish the health, safety, or welfare of the community as defined in the purpose of the Local Land Use Planning Act, Idaho Code 67-6502.</p>
X	X		<p>Finding 3: The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city;</p>

			<p>Explanation:</p> <p>There is/ is no identified adverse effect upon the ability to provide public services within the city as a result of this code amendment.</p>
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14. The record was reviewed by the Planning and Zoning Commission in its entirety to make a recommendation to the City Council.

CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Garden City Code, Title 8, and based on the conditions required herein, concludes the application **meets/ does not meet** the standards of approval under GCC 8-6B-5 Development Code Amendment.

RECOMMENDATION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission hereby does **RECOMMEND APPROVAL/ DENIAL** of the application, subject to the following conditions:

1. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

July 17, 2024

Chairman, Ryan Montoya

Date

This signature verifies that this decision document has been reviewed and approved by the Planning and Zoning Commission.