



DEVELOPMENT SERVICES DEPARTMENT

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To: City Council
From: Jenah Thornborrow, Development Services Director
Subject: CUPFY2017-10 ACHD Salt Shed Extension Request
Date: For August 12, 2020 City Council Meeting

Request

1. Extension of subdivision CUPFY2017-10 ACHD Salt Shed Conditional Use Permit to a date of June 11, 2022.

Request Justification

1. ACHD is anticipating entitlements later this year in the City of Meridian for another maintenance yard.

Pertinent Code

Ordinance No. 1002-18 adopted on January 28, 2019 amending the extension process. Below are the current sections of pertinent code.

SECTION 9. That Title 8, Chapter 6, Article A, Section 8 (“Expiration of Approvals”), Garden City Code, be, and the same is hereby amended to read as follows:

- A. All application approvals shall expire three hundred sixty five (365) days from the date of approval unless:
- 1) the city issues a building permit for the proposed improvement, development, or use prior to the expiration of the three hundred sixty five (365) day period; or
 - 2) by condition of approval or development agreement, a time period for completion of the application has been specified; or
 - 3) a certificate of compliance has been issued; or
 - 4) The final plat of a subdivision approval is recorded with Ada County; or otherwise defined by section 8-5B-6 of this title.
- B. City Council may allow for an extension of not more than three hundred sixty-five (365) days provided that they find:
1. Good cause for the request; and
 2. The application and/or applicable city regulations have not changed; and
 3. There has been no major change in the neighborhood, plans, or policies that would affect the compatibility of the project; and

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
5. It is determined by the City Council that it is in Garden City's best interest to grant the extension.
6. A request for an extension is no guarantee that the extension will be granted.

Attachments

- [Extension Request](#)
- [Fee agreement](#)
- [Draft potential City Council Decision](#)
- [Planning and Zoning Commission Decision Document June 21, 2017](#)
- [Building Permit Certificate of Occupancy June 11, 2018](#)
- [CUPFY2017-10 Staff report, draft decision, agency comments](#)
- [CUPFY2017-10 Application Materials](#)