

BEFORE THE CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)) Extension Request) 3945 and 3947 Reed Street) Garden City, Ada County, Idaho) _____)	SUBFY2021-0001 FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION
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THIS MATTER came before the Garden City Council for consideration on February 14, 2022. The City Council reviewed the request. Based on the evidence presented, pursuant to Garden City Code § 8-6-A. 8 and 8-5B-6, the City Council makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The requestor is Kevin Hawk.
2. The property owner of record is Reed Street Development LLC.
3. The location of the project is 3945 and 3947 Reed St.; Ada County Assessor parcel number(s) R2734560070 & R2734560080.
4. The application was approved for one year on March 22, 2021.
5. The city received a one-year extension request in writing noting:
 - a. There have been delays due to employee illness and supply chain material and labor issues.
 - b. The application and applicable regulations have not changed.
 - c. No changes in the neighborhood, plan, or policies.
 - d. The application is actively pursuing compliance with regulations.

1. The following standards in the Garden City Code apply to this proposal:

Standards	Compliant	Conclusions
GCC 8-5B-6 Term of Subdivision Permit	N/A	Not applicable with an extension approval.
GCC 8-6A-8 Expiration of Approvals	Yes	1. Good Cause exists for the request: <u>Explanation:</u>

		<p>Good cause for the request exists. The application has been delayed due to employee illness and supply chain material and labor issues.</p> <p>2. The application and or applicable regulations have not changed.</p> <p><u>Explanation:</u> There has not been a substantial change in the application nor has there been changes in applicable regulations.</p> <p>3. There has not been change in the neighborhood, plans or policies that affect the compatibility of the project:</p> <p><u>Explanation:</u> There has not been change in the neighborhood, plans or policies that affect the compatibility of the project.</p> <p>4. The property is compliant and has been compliant, or actively pursuing compliance with all city, state, and federal with codes and laws since the date of approval:</p> <p><u>Explanation:</u> There are no current known violations of the property.</p> <p>5. It is in the City's best interest to grant the extension:</p> <p><u>Explanation:</u> It is in the City's best interest to grant the extension. The subdivision extension request notes that work on the application is occurring. Moreover, the region needs additional housing.</p>
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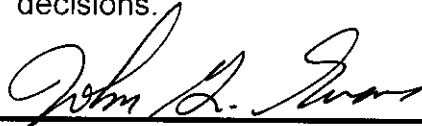
CONCLUSIONS OF LAW

The City Council reviewed the application with regard to Garden City Code, Title 8, and concludes the application **does** meet the standards of approval under G.C.C. § 8-6-A.8.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Garden City Council does hereby **Approve** this request for an extension of the subdivision approval.

1. The subdivision approval extension request has been approved for one year, to da date of March 22, 2023.
2. Final decisions may be subject to judicial review pursuant to the Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code.
3. A takings analysis pursuant to Idaho Code may be requested on certain final decisions.



Mayor, John G. Evans



Date

