

BEFORE THE CITY COUNCIL  
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:	)	SUBFY2022-0002
	)	
Extension Request	)	FINDINGS OF FACT,
Address: 3900 N. Reed St.	)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho	)	AND DECISION
_____	)	

THIS MATTER came before the Garden City Council for consideration on March 11, 2024. 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 Jeff Hatch with Hatch Design Architecture.
2. The property owner of record is Hondo Reed, LLC.
3. The location of the project is 3900 N. Reed St.; Taxing Parcel Number: R2734560340; Property is described as PAR #0340 OF LOTS 30 & 31 BLK 3 FAIRVIEW ACRES SUB 7.
4. The application was approved for one-year by the City Council on October 24, 2022.
5. Notice of the application's pending expiration was sent to the applicant on September 26, 2024. The application was formally expired on October 24, 2024, with notice of which being sent to the property owner, David Honcik on November 11, 2024.
6. The City received a complete one-year extension request in writing on February 9, 2024, noting:
  - a. More time was needed to further refine the site plan and work out connectivity with the City Park.
7. The record contains:
  - a. Written request
  - b. Record materials for file [SUBFY2022-0002](#).

8. 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	<p>1. Good Cause exists for the request:</p> <p><u>Explanation:</u>            Good Cause does exist in that more time was needed to further refine the site plan and work out connectivity with the City Park. The penalties for not approving the request, although untimely, would unduly penalize the city, public, and applicant.</p> <p>2. The application and or applicable city regulations have not changed.</p> <p><u>Explanation:</u>            There have been changes to City Code. However, these changes do not affect the application.</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 appears to be compliant with codes and laws:</p> <p><u>Explanation:</u>            There are no current open code enforcement cases at the subject property.</p> <p>5. It is in the City's best interest to grant the extension:</p>

		<u>Explanation:</u> It is in the City's best interest to grant the extension.
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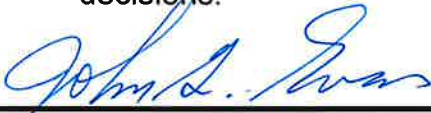
**CONCLUSIONS OF LAW**

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.

1. This approval is for a **one-year** extension to **October 24, 2024**.
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.


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Mayor, John G. Evans

3-11-2024

Date