

BEFORE THE CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	SUBFY2020-06
)	
Extension Request)	FINDINGS OF FACT,
Address: 6515 State Street)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho)	AND DECISION
<hr/>)	

THIS MATTER came before the Garden City Council for consideration on June 10, 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 Hethe Clark with Clark Wardle.
2. The property owner of record is LB River Club Owner LLC.
3. The location of the project is Street Address: 6515 W. State Street, Garden City, Idaho.
4. The property is described as a parcel of land being a re-subdivision of a portion of Lot 70, Block 1 of "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of The Plantation No. 2" (Subdivision), located in Government Lot 2 in the Southwest Quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho.
5. The final plat was approved for one year by City Council on June 30, 2021.
6. There have been three one-year extensions. The application expires on July 27, 2024.
7. The city received an additional one-year extension request in writing on May 31, 2024, noting cause summarized as:
 - i. The redevelopment contains interconnected improvements to transfer ownership. This must be done prior to completing the subdivision.
8. The record contains:
 - a. Applicant request.
 - b. Record documents for SUBFY2020-06

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

Standards	Compliant	Reasoned Statement of 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 for the request exists. The redevelopment process is complex and interconnected.</p> <p>2. The application and or applicable city regulations have not changed.</p> <p><u>Explanation:</u> The applicable city regulations have changed, but not in a way that will affect the compatibility of the project.</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>There are no known code enforcement issues at this location.</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.</p>

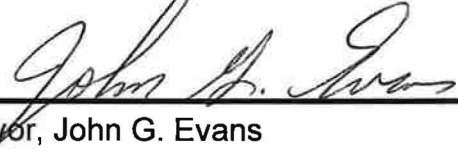
CONCLUSIONS OF LAW

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 building permit.

1. This approval is for a one-year extension until July 27, 2025.
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

June 10, 2024

Date