

In the Matter of:	)	CUPFY2025-0005
	)	
Extension Request	)	FINDINGS OF FACT,
Address: 270 E. 50 <sup>th</sup> Street	)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho	)	AND DECISION
_____	)	

THIS MATTER, came before the Planning Official for consideration on February 3, 2026. The City Council reviewed the request. Based on the evidence presented, pursuant to Garden City Code § 8-6-A. 8, the Planning Official makes the following Findings of Fact, Conclusions of Law, and Decision:

**FINDINGS OF FACT**

1. It has been determined that the Garden City defined uses that best describe the use are Warehouse and storage, wholesale and Industry, Light.
2. The applicant is Jennifer Mohr.
3. The property owner of record is HTM LLC.
4. The location of the project is 270 E. 50<sup>th</sup> Street.; Ada County Assessor parcel number(s) R1055420160; LOT 10 BLK 02 BRADLEY PARK SUB NO 01
5. The application was approved February 19, 2025, The approval was valid for one year.
6. On January 16, 2026, the applicant provided a timely written request for an extension noting:
  - a. Project has been in design and is currently under review for building permit.
7. GCC 8-6A-8 Expiration of Approvals (D) states: Extension requests will be determined by the City Council in all instances except for conditional use permit extension requests. Extension requests for conditional use permits are administrative pursuant to Idaho Code section 67-6529F(4) and the planning official shall make the determination.
8. The following standards in the Garden City Code apply to this proposal GCC 8-6A-8 Expiration of Approvals.

## 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 for a one year extension.

1. Good cause for the request is demonstrated by the applicant in their request. Good cause includes development constructions being delayed by force majeure, development constructions being delayed by wrongful conduct of others, or other such circumstances of similar specificity.
2. 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
3. The extension request is submitted to the development services department in writing prior to the application's expiration date.

The request meets these standards because the applicant provided a timely request, there is no open code enforcement matters on the subject application that would indicate noncompliance with code; and the applicant has indicated good cause as the building permit now being under review.

## 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 February 19, 2027



2-3-2026

---

Planning Official,  
Jenah E. Thornborrow, Development Services Director

Date