



EXTENSION REQUEST

Request Date: 6/15/2026 Rec'd by: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: <u>Teran K. Mitchell, aia, ncarb, leed ap</u>	Name: <u>Kevin Hawk</u>
Company: <u>TKM Architecture</u>	Company: <u>Reed Street Development II, LLC</u>
Address: <u>3989 Bunny Hill Lane</u>	Address: <u>3981 N Reed Street</u>
City: <u>Meridian</u>	City: <u>Garden City</u>
State: <u>Idaho</u> Zip: <u>83642</u>	State: <u>Idaho</u> Zip: <u>83714</u>
Tel.: <u>208-590-5109</u>	Tel.: <u>208-871-0328</u>
E-mail: <u>tmitchell@tkm-architecture.com</u>	E-mail: <u>kevin@h2developmentgroup.net</u>

PROPERTY AND VARIANCE REQUEST INFORMATION

Project Name: Carolyn Circle Subdivision
File Number: SUBFY2023-0002, Carolyn Circle
Date of Approval: 07/10/2023 Date of Expiration: 07/10/2026
Site address: 3981 N Reed Street, Garden City, ID 83714
Please cause and or how circumstances beyond the control of the applicant have prevented the action from being taken: Due to unforeseeable conditions in the residential market with unit absorption and construction and construction cost volatility the project was delayed. In addition, there were many challenges in construction of other projects in Garden City that caused additional delays.
Has this application or city regulations changed since approval? ____ Yes X No, if yes please explain:

Has there been any major change in the neighborhood, plans, or policies that would affect the compatibility of the project? ____ Yes X No, if yes please explain:

Is the subject property compliant, been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application? X Yes ____ No, if yes please explain:

Why is it in the city's best interest to grant this extension? Please explain:

Please see below for more complete reasons for request.

Teran K. Mitchell 06/12/2026
Signature of the Applicant (date)

BUILDING PERMITS

GCC 7-1-6 PERMIT TIME LIMITATION AND EXPIRATION:

A. Applications for which no permit is issued within one hundred eighty (180) days following the date of receipt of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed. The administrator of building safety services may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days on written request by the applicant and good cause shall be demonstrated. The administrator of building safety services is authorized to grant up to two (2) extensions; provided, that the application conforms to current code. Subsequent requests shall be considered by the city council.

B. Every permit issued shall expire and become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned if no inspection has been requested for a period of one hundred eighty (180) days after the work is commenced. The administrator of building safety services is authorized to grant up to two (2) extensions of time, providing there have not been code changes that affect the application. Subsequent requests shall be considered by the city council. The extension request shall be in writing and good cause shall be demonstrated.

PERMITS AND APPROVALS PROCESSED UNDER GCC TITLE 8

GCC 8-5B-6 Term of [Subdivision] Permits

A. Failure To Submit Final Subdivision: Approval of a preliminary subdivision and combined preliminary and final subdivision shall become null and void if a final subdivision has not been signed by the city clerk and engineer within two (2) years of the approval of the preliminary subdivision, unless otherwise granted in the initial decision document; or two (2) years of the combined preliminary and final subdivision unless an extension or phasing plan is approved by city council.

GCC 8-6A-8 Expiration of Approvals

A. All application approvals shall expire one (1) year from the date of approval, unless otherwise specified by this code or:

1. The city issues a building permit for the proposed improvement, development, or use prior to the expiration of the one (1) year; 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 one (1) year; provided:

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.

A request for an extension is no guarantee that the extension will be granted.

Expanded reasons for request:

The challenges of affordability and availability of housing continue throughout the Treasure Valley. Our team has been working tirelessly to balance the complexities of development with the turbulence of construction costs and market absorption.

Progress since the prior approval: Since the last extension was granted, the team has continued to advance the development. We have been coordinating ongoing revisions and progressing the horizontal construction documents with our civil engineer, and value-engineering the building design to align with current construction pricing and the availability of qualified Treasure Valley subcontractors. In parallel, we have continued working with lenders on construction financing and underwriting, and monitoring rental absorption within Garden City to deliver the project at the right time for the market it will serve.