



BEFORE THE BOARD OF ADA COUNTY COMMISSIONERS

In re:

Application of A Team Land Consultants

Project No. 200700036 CU-TE

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

FINDINGS OF FACT

If any of these Findings of Fact are deemed Conclusions of Law, they are incorporated into the Conclusions of Law section.

A. The Board finds that the record is comprised of:

1. Exhibit List to the Staff Report
2. Exhibit A to the Findings of Fact, Conclusions of Law and Order.
3. All other information contained in Ada County Development Services File for Project No. 200700036 CU-TE.
4. All other information contained in Ada County Development Services File for Project No. 200700036 CU-MSP.

B. As to procedural items, the Board finds the following:

1. The application for Project No. 200700036 CU-TE to Development Services on June 12, 2015, and scheduled for public hearing before the Board of Ada County Commissioners on August 12, 2015.
2. On July 1, 2015, staff notified other agencies of this application and solicited their comments. Any comments received were incorporated into the staff report and are attached in the Exhibits List.
3. On July 10, 2015, property owners within 1,000 feet of the site were notified of the hearing by mail. Legal notice of the Board's hearing was published in The Idaho Statesman on July 28, 2015. Notices of the public hearing is required to be posted on the property ten days prior to the public hearing and a sign posting certification is required to be submitted to the Director seven days prior to the public hearing.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #200700036 CU-TE

A Team Land Consultants

C. As to the project description, the Board finds based on the application materials found in the file for Project No. 200700036 CU-TE the following:

1. PROPOSED USES: Continued use and expansion of a golf course and associated buildings.
2. PROPOSED STRUCTURES: A proposed golf cart storage and maintenance facility, a future pro shop/clubhouse, small snack bar/restroom facility, driving range and practice facility, completion of the remaining holes previously approved by Ada County and the continued use of the existing repair shop, equipment storage facility, events center, pro shop/clubhouse, superintendent's office/computer control room for the irrigation system, and irrigation pump house.
3. PROPOSED SITE IMPROVEMENTS: Most improvements have already been made. The remaining items from the conditional use not completed consist of the storage facility and clubhouse.

H. As to the applicable law, the Board finds the following:

This section details the comp plan goals, objectives and policies; the zoning ordinance regulations; and other applicable standards regarding development of the subject property.

1. The Board finds **Section 8-7-6 of the Ada County Code** is applicable because the applicant has applied for a board level time extension request for an approved conditional use and master site plan. The Board finds the application complies with **Section 8-7-6 of the Ada County Code**. Regarding Section 8-7-6 of the Ada County Code the Board finds the following:

A. The application was submitted in a timely manner;

The Board finds that the time extension application was submitted in a timely manner because the board approved time extension had an expiration date of June 14, 2015, and the application was submitted on June 12, 2015, prior to the expiration date.

B. The applicant has submitted reasons that justify the granting of the time extension.

The Board finds that the applicant has submitted reasons that justify the granting of the time extension based on uncertain economic conditions as stated in the detailed letter submitted on June 12, 2015. The applicant also understands that this is the final time extension that will be allowed.

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact they are incorporated into the Findings of Fact section.

- 1. The Board concludes that Project No. 200700036 CU-TE complies with Section 8-7-6 (Time Extensions) of the Ada County Code.

ORDER

Based upon the Findings of Fact and Conclusions of Law contained herein, the Board hereby approves Project No. 200700036 CU-TE, subject to the Conditions of Approval attached as Exhibit A.

DATED this ____ day of _____, 2015.

Board of Ada County Commissioners

By: _____

Jim Tibbs, Commissioner

By: _____

Rick Yzaguirre, Commissioner

By: _____

David L. Case, Commissioner

ATTEST:

Christopher D. Rich, Ada County Clerk

EXHIBIT A

CONDITIONS OF APPROVAL

1. The applicant and/or owner shall comply with the original conditions of approval as set forth in Project No. 200700036 CU-MSP.
2. The approval for Project No. 200700036 CU-TE is extended to June 14, 2017.