



Planning Commission Meeting

July 17, 2024

Item No. 5

Staff Report

TO: Planning Commission

FROM: Nakeisha Lyon, City Planner

DATE: July 17, 2024

SUBJECT: Monthly Progress Report on Development Allotments (June)

Overview:

- Section 11-41-13 of the City Code requires a monthly report to the Planning Commission on allotments approved.
- The Allotment Construction Year (CY) begins July 1 of each year.

Background Information:

Per the Controlled Growth Management Plan, Section 11-41-13: "The Planning Commission shall review, on a monthly basis, a report...on each proposed development having an allotment award... Allotments awarded will be automatically rescinded if the building permit for the proposed development expires, or if no building permit is applied for and issued within one (1) year of the award of the allotments."

Allotments for CY 2023-24

ADDRESS	ALLOTMENT TYPE
NONE	N/A

BACKGROUND NOTES:

ALLOTMENTS FOR DEVELOPERS: (for residential units unless noted otherwise):

- AFDA-22-196 – ST. JUDE’S RANCH FOR CHILDREN – 100 ST. JUDE STREET
Council approved 6 allotments (addresses on Healing Circle) for CY 22-23 on 02/14/2023; permits issued on 07/25/2023; work progresses. Expiration date: none

for the individual homes as long as work on the permits progresses (multiple units on a single property).

- AFDA-21-194, (TRUSTS), 687 / 691 / 695 / 699 FLORENCE DRIVE, BC NO. 71- After expiration of replacement allotments for CY 20-21 and 21-22 (to replace older expired allotments), Council approved 4 new replacement allotments for CY 22-23 on 03/14/2023. Awaiting further revised plans for individual permits under review. Expiration date for issuance of permits: 03/14/2024.
- AFDA-90-63, BOULDER LANDING - BC NO. 65, LAKE MOUNTAIN DRIVE- (30 allotments: CY90-91; 29 CO's previously issued) Permit issued on 09/21/2023 for final home at 152 Green Way Drive. Expiration date for issuance of permits: None (condominiums).

ALLOTMENTS FOR OWNER-BUILDERS: The effective date for the most recent adoption of Chapter 11-41, Controlled Growth Management Plan, is 11/05/1996. As per the new Sections 11-41-14 and 11-41-15 of the City Code, building permits for owner-builders who are building on lots created after the effective date of this code (11/05/1996) are counted towards the total number of available allotments that Construction Year. Such owner-builders are exempt from the allotment process, so long as each owner-builder does not request more than one owner-builder permit on applicable lots during a three-year period.

To date there have been only four residential subdivisions recorded after 11/05/1996 where there could be permits obtained by owner-builders: BC No. 86 - Lake Mead View Estates No. 3, BC No. 88 - Arctic Desert View Estates (built out), BC No. 96 - Alpine Estates and BC No. 114, Diamond Ridge. Otherwise, the only other applicable sites are parcels created after 11/05/1996 which are not within subdivisions.

New Owner-Builder Allotments, permits issued during CY 2023-24:

ADDRESS	ALLOTMENT TYPE
None	N/A