Development Services

Permit Extension Ordinance

Gregg Schrader, Interim Co-Director Development Services Department

March 27, 2023



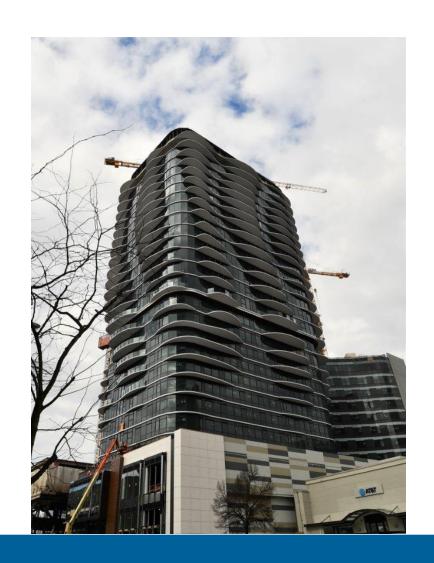


Action

Adopt ordinance to extend time limits and expiration periods by 180 days for building and clearing & grading permit applications and issued permits

Agenda

- 1. Council Direction at 3/13 Study Session
- 2. Number of Affected Applications/Permits
- 3. Revised Permit Extension Ordinance
- 4. Council Action





March 13 Study Session

- Number of impacted permits
- Pros/cons of extension ordinance
- Extend to include 2018 code vested projects
- Initiate LUCA to provide LU director extension authority
- Engage with stakeholders



Number of Applications & Permits

| Permit Status | Building | Clear & Grade | MEP | Total |
|----------------|----------|---------------|------|-------|
| Open | 14 | 3 | 3 | 20 |
| Pending | 400 | 172 | 142 | 714 |
| Ready to Issue | 158 | 24 | 71 | 253 |
| Issued | 1782 | 383 | 6669 | 8834 |
| TCO | 28 | 0 | 0 | 28 |
| Total | 2382 | 582 | 6885 | 9849 |



Council Questions & Direction

- Pros/cons balances implementation of changes vs. certainty for developers
- Ordinance amended to include April June
- Phasing for major projects
- Initiate LUCA for director authority to extend vesting
- Meetings being scheduled with stakeholders

Action

Adopt ordinance to extend time limits and expiration periods by 180 days for building and clearing & grading permit applications and issued permits