



TO: TOM DUBOIS, CITY MANAGER

MEETING DATE: APRIL 21, 2025

FROM: ERIN VENTURA, CONTRACT PLANNER

SUBJECT PLANNING DEPARTMENT REPORT FOR MARCH 2025

Executive Summary

The Planning Commission did not hold a meeting in February due to lack of items.

The Following items were reviewed at the March 10, 2025 meeting:

- 90 Boston Alley- Short Term Rental (continued due to lack of quorum)
- 190 Mahoney Mill Road- Variance/DRC - Approved
- 551 Hwy 49- Site Plan/DRC - Approved

Detailed Summary

Applicant Projects:

- Gold Rush Ranch Phase 1A – 150-Lot Subdivision: On March 3, 2025 staff previewed the application in front of the City Council, with the Planning Commission and public in attendance. Staff believes that the meeting was a success and the applicant acknowledged they were pleased with the feedback received and was looking at making some additional amendments to their application.

A completeness review letter was sent to the applicants at the end of March. Staff is still working with them to deem their application complete.

- Panner Creek Estates: The applicant resubmitted their application.

Commission and Committee Work:

Additional Projects:

- Housing Element: Annual Progress Report was submitted the second week of March (April 1st due date)

- County Wide Planners Working Group scheduled for March 10th.
- Impact Fee Study: The City is revising its LEAP Grant application to secure additional funding. A consultant is updating the Nexus Study.
- Zoning Code Cleanup: The City is utilizing remaining LEAP funds to clarify and update the zoning code. This project is currently in progress.
- Staff has fielded numerous information requests regarding the development of vacant lands.