



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**August 4, 2025
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to checkettai@wellingtoncolorado.gov. The email must be received by 3:00 p.m. on Friday, August 1, 2025. After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83942324094>

Webinar ID: 839 4232 4094

Or One tap mobile: US: +17207072699,,87576162114# or +12532158782,,87576162114# Or
Telephone: US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of June 2, 2025
 6. NEW BUSINESS
 - A. Presentation: Legislative Requirements for Electric Vehicle (EV) Charging Systems Review
 - B. Presentation: Legislative Requirements for Housing Affordability and Funding Opportunities
 7. COMMUNICATIONS
 - A. 2nd Quarter 2025 Residential Building Permit and Lot Inventory Report
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: August 4, 2025
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of June 2, 2025

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of the June 2, 2025 Planning Commission meeting, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of June 2, 2025



**TOWN OF WELLINGTON
PLANNING COMMISSION
June 2, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on June 2, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Sherman Stringer
Bert McCaffrey
Lisa Chollet
Linda Knaack

Absent:

Tim Whitehouse
Stephen Carman

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner Chollet moved to approve the regular meeting minutes of May 5, 2025. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack

Nays-

Motion carried.

6. NEW BUSINESS

A. Public Hearing considering a Final Plat for Wellington Business Center, Amendment No. 1.

Cody Bird, Planning Director, introduced the item. He explained public hearing procedure and asked if there were any conflicts of interest or ex parte communications. There were no ex parte communications.

Bird presented the staff report. Chair Sartor asked the applicant if they had any comments. Matt Mullett from the applicant team thanked Bird for his presentation and stated that he had nothing further to add.

Chair Sartor opened the Public Hearing at 6:42.

There was no public comment.

Chair Sartor closed the Public Hearing at 6:42

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the final plat for Wellington Business Center, Amendment No. 1, as presented, based on the Findings for Approval.

Commissioner McCaffrey seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack.

Nays-

Motion carried.

- B. Review of Amended Site Development Plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing.

Bird invited Aidan Checkett, Planner 1, to present the staff report. Checkett noted that this item is an amendment to a site plan the Commission approved on November 7, 2022. The applicant was bringing it before the Commission because they were proposing one change (building) height that exceeded the 10% threshold allowed for administrative approval. There were also minor changes to landscaping, lighting, parking, and building footprint.

Commissioner Chollet asked if the landscaping changes increased or decreased the total buffer area. Checkett stated that there was a slight increase, and that both the previously approved site plan and the proposed amended site plan conformed with Town standards.

Commissioner Knaack asked why the building height was proposed to increase. Dario Barcena, Infusion Architects, the architect on the applicant team, stated that changes to mechanical equipment and utilities necessitated the height increase.

Commissioner Chollet moved to approve the amended site development plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing subject to addressing Planning and Engineering comments.

Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack

Nays—

Motion carried.

7. COMMUNICATIONS

Bird stated that Staff had discussed Commissioner Chollet's question at the May meeting about referral agencies. He asked if the Commission would like to see a list of agencies Staff referred development projects to and whether they responded. Commissioner Chollet said she liked the idea. The other Commissioners agreed. Bird stated Staff would prepare those lists in the future.

Bird stated that Staff had nothing on the agenda for the July meeting and recommended either cancelling or holding a work session. The Commissioners conferred, and Chair Sartor decided that they would cancel the July 14, 2025 meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:58 PM

Approved this 4th day of August, 2025.

Recording Secretary



Planning Commission Meeting

Date: August 4, 2025
Submitted Cody Bird, Planning Director
By:
Subject: Presentation: Legislative Requirements for Electric Vehicle (EV) Charging Systems Review

EXECUTIVE SUMMARY

Colorado House Bill 24-1173 (HB24-1173), requires certain municipalities, including Wellington, to take one of three actions regarding land use applications for Electric Vehicle (EV) Charging System projects:

1. Adopt the EV Charger Permitting Model Code developed by the Colorado Energy Office;
2. Adopt changes to the Land Use Code to meet minimum requirements for compliance with HB24-1173;
or
3. Adopt an ordinance or resolution stating the Town's intention to not take either of the above actions.

The Town must take action to accomplish one of the three above options by December 31, 2025. Additionally, the Town must track all decisions made on EV Charging projects between December 31, 2025, and December 1, 2026, and report them to the Colorado Energy Office.

BACKGROUND / DISCUSSION

Town Planning Staff recommends pursuing Option 2 for adopting changes to the Land Use Code to meet minimum requirements for compliance with HB24-1173. Staff is seeking direction from the Planning Commission and Board of Trustees on whether Option 2 is the preferred direction of the Town.

STAFF RECOMMENDATION

Consider alternatives for compliance with HB24-1173 and provide direction to Town Staff.

ATTACHMENTS

1. Presentation Slides

Planning Commission

HB 24-1173 Electric Vehicle (EV) Charging Projects Discussion and Recommendations

Presented By the Town of Wellington Planning Department
Monday, August 4 2025



Background

- HB24-1173 requires subject municipalities to take one of three actions related to the Land Use permitting process for Electric Vehicle (EV) Charging Projects
- Wellington is a subject municipality as defined in the bill
- Action must be taken by December 31, 2025

Compliance Options

1

Adopt an ordinance or resolution to incorporate the same standards and permitting process (or less restrictive) than the EV Charger Permitting Model Code developed by the Colorado Energy Office.

2

Adopt an ordinance or resolution that establishes objective standards and an administrative review process for EV Charging permitting that meets standards identified in HB24-1173.

3

Adopt an ordinance or resolution that establishes that the municipality does not intend to do either of the above options.

Requirements

- All three options require that municipalities must:
 - o Within 3 days of a decision on an EV Charging Project application, notify the applicant of the decision
 - o Track all decisions made regarding EV Charging Project permit applications and submit a report to the Colorado Energy Office by January 31, 2027, detailing the determination and duration of review for each permit applied for between December 31, 2025, and December 1, 2026

Option 1: EV Charger Permitting Model Code

Requirements:

Adopt seven new definitions (EV Charging, etc.)

Can only require land use permits for Direct Current Fast Charging (DCFC) EV Charging projects

Allow EV Charging projects in most zone districts

All EV Charging Projects must be approved administratively

Option 2: Adopt HB24-1173 Minimum Standards



Requirements:



All EV Charging Projects must be approved administratively



Denials/conditions can only exist for the purpose of reasonably protecting public health or safety



All reviews must be predicated on conditions established on a publicly accessible checklist

Option 3: “Opt-out” Resolution



Municipalities can pass a resolution stating their intention not to adopt the Model Code or meet the standards in the bill.



Municipalities are still subject to reporting requirements for EV permits processed between December 31, 2025 and December 1, 2026

Existing Code

- The Town's Land Use Code does not currently identify EV Charging as a defined primary or accessory use
 - o There is at least one existing accessory use EV Charging project in Town
 - o There are no primary use EV charging projects in Town
- The Applications section of the Land Use Code does not currently address the requirement for administrative review procedures for EV Charging projects or review timeframes required by HB24-1173

A decorative graphic on the left side of the slide, featuring a dark teal mountain peak and a stylized water or path shape below it.

Staff Recommendation

- Adopt the minimum requirements for HB24-1173 (Option 2)
 - o Administrative approval of all EV Charging projects
 - o Denials/conditions can only exist for the purpose of reasonably protecting public health or safety
 - o All reviews must be predicated on conditions established on a publicly accessible checklist
- Include relevant definitions from the EV Charger Permitting Model Code

Staff Recommendation

- Allow primary use EV Charging Projects as a Permitted Use in the C-1, C-3, LI, and I districts.
- Allow accessory use EV Charging Projects as a Use by Right in all districts.

Questions/ Discussion



Planning Commission Meeting

Date: August 4, 2025
Submitted By: Brittany Lenoir, Planner III
Subject: Presentation: Legislative Requirements for Housing Affordability and Funding Opportunities

EXECUTIVE SUMMARY

On April 8, 2025, the Board of Trustees accepted the final report for the Housing Needs and Affordability Assessment. The report includes an implementation table of strategies to address housing affordability. Staff is providing an update on the progress of those strategies as well as an overview summarizing other State legislative acts, including Proposition 123 and SB24-174 (Housing Plans), and associated grant or other funding opportunities.

BACKGROUND / DISCUSSION

Below is a summary of applicable housing-related topics that will impact Wellington that is further detailed and will be explained in the attached presentation slides.

Housing Needs Assessment

In accordance with SB24-174, for municipalities with more than 1,000 residents, a local government is required to complete a housing needs assessment by December 31, 2026. There are Housing Planning Capacity (HPLN) Grant funds available for this effort. On April 8, 2025, the Board of Trustees accepted the Housing Needs and Affordability Assessment.

Proposition 123

When a local government makes a Proposition 123 Commitment, they agree to increase housing affordability by a percentage within a three-year cycle. The current reporting cycle is from 2023-2026. The deadline to opt into the last year of this reporting cycle is November 1, 2025. If Wellington were to opt-in, a one-year commitment would mean a 3% increase over the baseline for 2025. Additionally, a component of Proposition 123, is the creation of a fast track policy. In this context, fast track would mean the processing of an eligible affordable housing project in an expedited timeframe, specifically 90 days from the date the application is deemed complete. If Wellington were to make a Proposition 123 Commitment and create a fast track policy, the Town would be eligible for grant funding, including Local Planning Capacity (LPC) Grant funds.

Housing Action Plan

Under SB24-174, for municipalities with more than 5,000 residents, a local government is required to complete a housing action plan by January 1, 2028. There are Housing Planning Capacity (HPLC) Grant funds available for this effort.

Comprehensive Plan Updates

By December 21, 2026, a local government is required to have a Water Supply Element and Strategic Growth Element incorporated into their Comprehensive Plans. The inclusion of a Water Supply Element is required for all municipalities, and a Strategic Growth Element is required for municipalities with more than 5,000 residents.



Land Use Code Updates

On April 8, 2025, the Board of Trustees approved Ordinance No. 08-2025 to amend Article 15 (Land Use Code) of the Municipal Code to increase opportunities for housing affordability. Staff is exploring additional amendments that were recommended in the Housing Needs Assessment to further the efforts to increase housing availability and affordability. This includes updating the design review process to allow for special exemptions for affordable housing. Additionally, there is an opportunity for Wellington to voluntarily comply with HB24-1152 to allow accessory dwelling units (ADUs) within planned unit developments (PUDs) and homeowner association (HOA) areas. Voluntarily complying with HB24-1152 would make Wellington eligible for the ADU Fee Reduction and Encouragement grant program.

Other Policy Considerations

Other policy updates that could be considered to increase the development of affordable housing could include expediting review timeframes and waiving or reducing permit fees for affordable housing projects.

Based on the above, Town staff supports and recommends the following next steps:

1. Make a Proposition 123 commitment to increase affordable housing.
2. Pursue an early adoption of a Fast Track process for eligible affordable housing projects.
3. Apply for Housing Planning Grant funds, and pursue grant funding for professional services in 2026 to complete the required updates to the Comprehensive Plan and to begin the Housing Action Plan.
4. Begin Land Use Code and Policy updates to allow for special exemptions, expedited review timelines, and waived or reduced permit fees for affordable housing, to introduce inclusionary zoning, and to allow ADUs in PUDs and HOAs.

STAFF RECOMMENDATION

This item is for discussion and providing direction to Town staff.

ATTACHMENTS

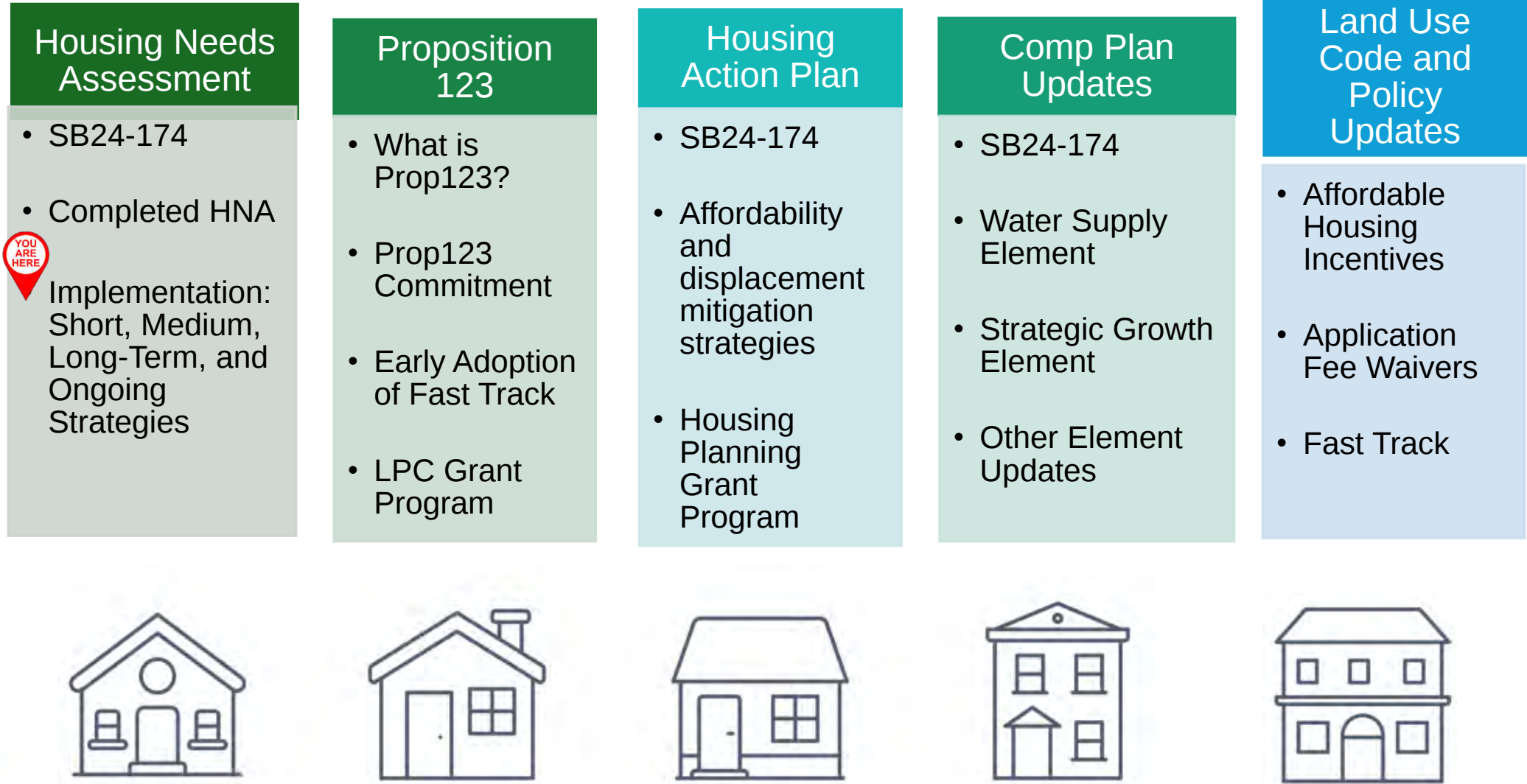
1. Presentation Slides

Legislative Requirements for Housing Affordability and Funding Opportunities

Presented by the Town of Wellington Planning Department
Monday, August 4, 2025



What Are We Doing About Housing Affordability?



HOUSING NEEDS ASSESSMENT



Short-Term Strategies				
Strategy	Type	Priority	Timeline	Anticipated Cost
Amend the Land Use Code to expand ADUs by increasing unit size limit and updating design standards.	Regulatory Reform	High	0-2 years	\$
Revise parking standards for affordable housing projects.	Regulatory Reform	High	0-2 years	\$
Amend the dimensional standards to encourage alternative housing options and sizes.	Regulatory Reform	High	0-2 years	\$
Update the design review process to allow for special exemptions for affordable housing projects.	Regulatory Reform	High	0-2 years	\$
Expedite review timeframes and waive or reduce permit fees for affordable housing projects.	Regulatory Reform	High	0-2 years	\$\$

Medium-Term Strategies				
Strategy	Type	Priority	Timeline	Anticipated Cost
Develop incentives for infill projects that maximize existing infrastructure.	Program or Resource	High	2-5 years	\$\$
Prioritize senior housing and facilitate aging in place.	Program or Resource	High	2-5 years	\$\$
Enhance community education by hosting informational workshops on available funding opportunities.	Program or Resource	Low	2-5 years	\$\$

HOUSING NEEDS ASSESSMENT



Long-Term Strategies				
Strategy	Type	Priority	Timeline	Anticipated Cost
Establish a housing rehabilitation program.	Plan or Study	Medium	5+ years	\$\$\$
Create and implement a short-term rental registration program for ADUs.	Program or Resource	Medium	5+ years	\$\$\$
Introduce inclusionary zoning policies, requiring new developments to include a percentage of affordable units.	Regulatory Reform	Medium	5+ years	\$
Introduce a pre-approved ADU design program.	Program or Resource	Low	5+ years	\$\$\$

Ongoing Strategies				
Strategy	Type	Priority	Timeline	Anticipated Cost
Pursue funding opportunities for ADUs.	Program or Resource	Medium	Ongoing	\$\$
Pursue HUD and DOLA funding mechanisms.	Program or Resource	Medium	Ongoing	\$\$
Explore partnerships with non-profit organizations and community land trusts for naturally occurring affordable housing (NOAH) preservation.	Program or Resource	Medium	Ongoing	\$\$
Develop and maintain NOAH inventory.	Plan or Study	Low	Ongoing	\$\$

PROPOSITION 123 – OVERVIEW



- Colorado voters approved Proposition 123 in 2022
- Created the Statewide Affordable Housing Fund
- 40% of Funds – Affordable Housing Support Fund (DOLA)
 - Affordable Homeownership Program, Servicing Person Experiencing Homelessness, and Local Planning Capacity Grant Program
- 60% of Funds – Affordable Housing Finance Fund (CHFA)
 - Land banking, equity, and concessionary debt
- Funds can be made available to those jurisdictions that commit to increasing housing affordability
- 3% increase of affordable units each year over the baseline number of affordable housing units

PROPOSITION 123 – REPORTING

Proposition 123 Commitment Filings

Deadline: November 1, 2025



COLORADO
Department of Local Affairs
Division of Housing

- Current Reporting Cycle (2023-2026)
 - Deadline to opt-in is November 1, 2025
 - 3% increase of affordable housing over the baseline
 - Reporting is due December 2026
- What does affordable mean?
 - (1)(a) Rental housing at or below 60% AMI, or
 - (b) For-sale housing at or below 100% AMI, and
 - (2) Which costs the household less than 30% of its monthly income
- What types of housing count as affordable?
 - New Construction (Rental or Ownership)
 - Preservation and conversion (Rental or Ownership)
 - Naturally Occurring Affordable Housing (Rental or Ownership)

PROPOSITION 123 BASELINE - EXPLANATION AND CALCULATION

First Three-Year Cycle of Commitments (2023-2026)

Filing Deadline	Length of Commitment	Increase in Affordable Housing Stock	Commitment End Date
November 1, 2023	3 years	9%	December 31, 2026
November 1, 2024	2 years	6%	December 31, 2026
November 1, 2025	1 year	3%	December 31, 2026

- Baseline - estimate of the existing number of affordable units
- The baseline was calculated using guidance by DOLA, the DOLA Baseline Assistance Tool and Census and Federal Reserve data
- Wellington’s baseline for the 2023-2026 commitment cycle is 52 units
- A 3% increase of affordable units equates to two (2) new affordable units by the end of 2026
 - New Construction
 - Preservation and conversion
 - Naturally Occurring Affordable Housing (NOAH)
- A new baseline is established for the next reporting cycle (2026-2028) with a commitment end date of December 31, 2029
- If a local government cannot meet its commitment to increase affordable housing, it will not be eligible for Proposition 123 funding during the first year of the next three-year commitment cycle

PROPOSITION 123 - GRANT OPPORTUNITIES AND FAST TRACK

- Local Planning Capacity Grant Program – maximum suggested award is \$250,0000 with a 20% required local match
- Incentive for the early adoption of fast tracking
- “Fast track” is a 90-day expedited review for complete affordable housing applications where 50% or more of the units are affordable
- If a Proposition 123 commitment is made by November 1, 2025, and a fast track policy is created by the end of 2025, the Town can receive up to \$50,000 from the Local Planning Capacity Grant Program (no local match required)

Proposition 123 Commitment Filings

Deadline: November 1, 2025



COLORADO
Department of Local Affairs
Division of Housing

COMPREHENSIVE PLAN UPDATES



- SB24-174 (Sustainable Affordable Housing Assistance law)
- Water supply and strategic growth elements are required by December 31, 2026
- **Water Supply Element**
 - Consult and coordinate with local water provider(s)
 - Water conservation policies
 - Estimate a range of water supplies and facilities needed to support growth outlined in the Comprehensive Plan
- **Strategic Growth Element**
 - Promote infill development
 - Conserve open space
 - Supporting efficient infrastructure
- **Additional Comprehensive Plan Updates**
 - Transportation Element
 - Parks and Trails Element
 - Implementation Section

HOUSING ACTION PLAN

Housing Strategy Selection Example FOR HOUSING ACTION PLANS

STEP 1: Identify goals that need direct action

- Review housing needs assessment findings to identify gaps not addressed by existing policies
- Focus on goals with clear action needs based on housing needs assessment findings

STEP 2: Match goals to strategy types

- | PRODUCTION | PRESERVATION | PROTECTION | FUNDING |
|--|-------------------------------------|--|--|
| (zoning changes, development incentives, etc.) | (acquisition, rehabilitation, etc.) | (tenant protections, anti-displacement measures, etc.) | (dedicated revenue, partnerships, Prop. 123 and grant funds, etc.) |

STEP 3: Filter through local context

- | Staff Capacity | Community Support | Land & Infrastructure | Funding & Partners |
|----------------|-------------------|-----------------------|--------------------|
| | | | |

Finalize Housing Action Plan Strategy Selection

- Senate Bill 24-174 (Sustainable Affordable Housing Assistance law)
- A Housing Action Plan is required by January 1, 2028
- Implementation mechanism to address the gaps identified in the Housing Needs Assessment
- “Baseline Components”
 - Findings of the Housing Needs Assessment
 - Regional housing needs allocations
 - Effect of existing zoning and density on housing development
 - Equitable and efficient housing development
 - Any areas at an elevated risk of displacement
- Housing Planning Grant Program (HPLN)
 - For Housing Needs Assessments, Housing Action Plans, and Strategic Growth Element of Comprehensive Plans
 - Round 2 closed in July
 - Future application cycles will be announced in Fall 2025
 - No minimum/maximum award amount - 25% local match required

LAND USE CODE AND POLICY UPDATES

HB25-1113



- Prohibits turf in new residential developments
- Required on or before January 1, 2028
- More information coming in September
- Commercial Landscape standards must be updated by January 1, 2026.

Completed Code Updates

- Amend dimensional standards
- Revise Parking Standards
- Expand ADU's by increasing unit size limit and updating design standards

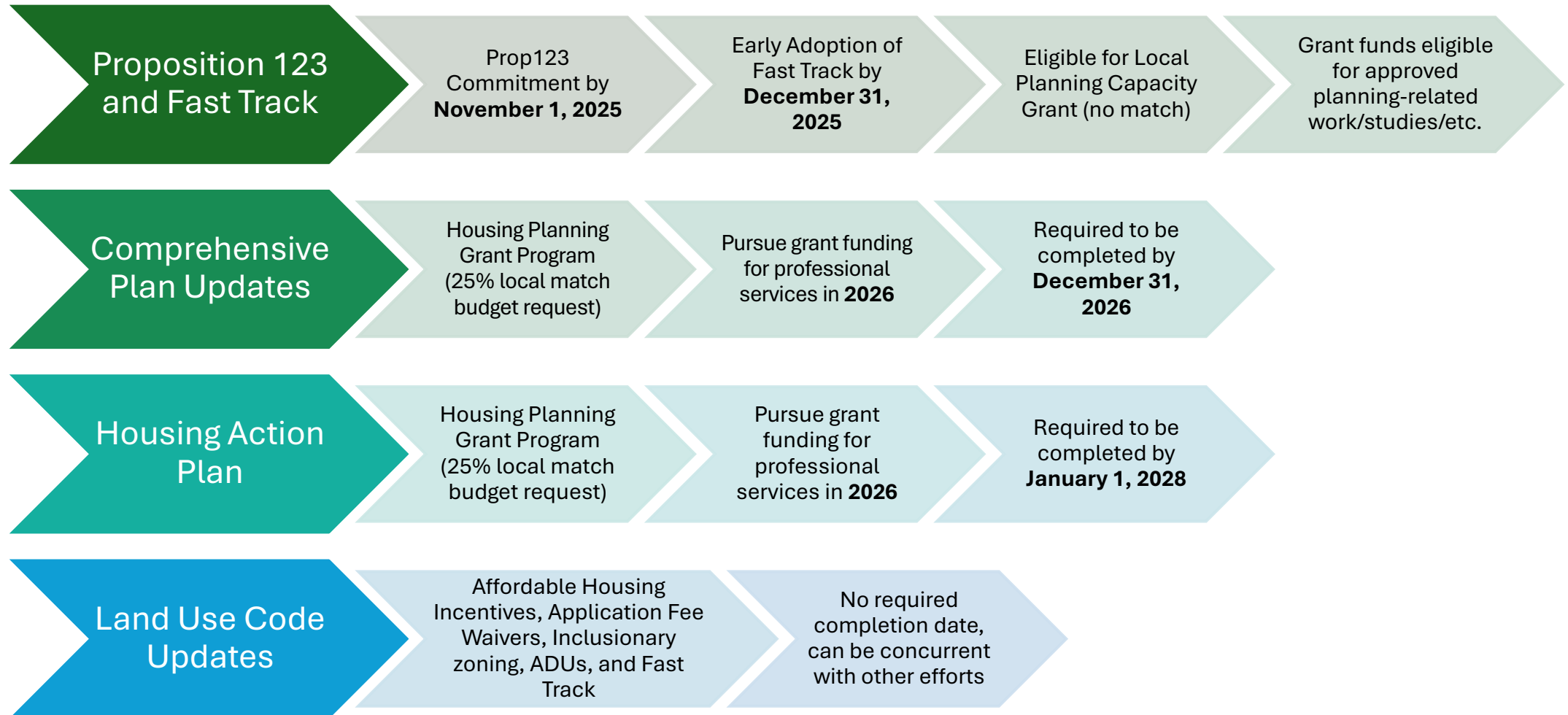
Future Code/Policy Updates

- Update the design review process to allow for special exemptions for affordable housing projects
- Expedite review timeframes for affordable housing projects
- Introduce inclusionary zoning policies
- Policy to waive or reduce permit fees for affordable housing projects
- Update ADU language to allow ADU's within PUDs and HOAs – Applicable to Subject Jurisdictions* under HB24-1152
 - *Not currently a requirement for Wellington but may voluntarily comply to become eligible for the ADU Fee Reduction and Encouragement grant program.*

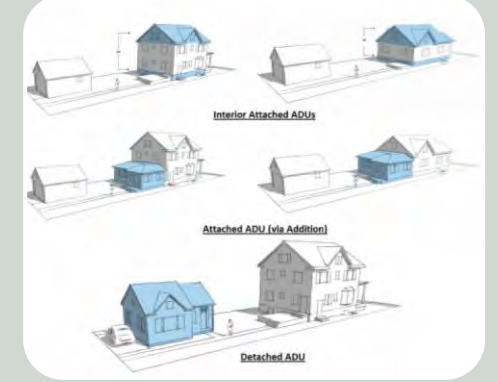
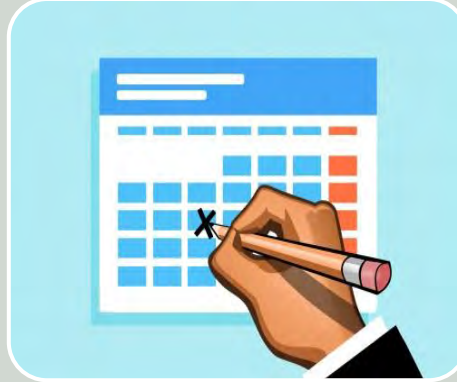
Staff Recommendations

1. Make a Proposition 123 commitment to increase affordable housing.
2. Pursue an early adoption of a Fast Track process for eligible affordable housing projects.
3. Apply for Housing Planning Grant funds, and pursue grant funding for professional services in 2026 to complete the required updates to the Comprehensive Plan and to begin the Housing Action Plan.
4. Begin Land Use Code and Policy updates to allow for special exemptions, expedited review timelines, and waived or reduced permit fees for affordable housing, to introduce inclusionary zoning, and to allow ADUs in PUDs and HOAs.

Recommended Pathways



Conclusions and Questions for Next Steps



Proposition 123

- Direct Staff to file/not file a commitment to increase affordable housing

Fast Track

- If opting into Prop123, then also provide a fast track element
- Fast Track as a policy
- Fast Track as a Code amendment

Budget Requests for Grant Opportunities (2026 and 2027)

- Housing Planning Capacity Grant Funds (25% match)
- Local Planning Capacity Grant Funds (20% match and/or no match)

Land Use Code and Policy Updates

- Voluntarily comply with HB-1152 and allow ADUs in PUDs and HOAs
- Application fee waiver for affordable projects
- Inclusionary zoning

Thank you!

Any Questions/Comments?

Planning Commission Meeting

Date: August 4, 2025
Submitted By: Cody Bird, Planning Director
Subject: 2nd Quarter 2025 Residential Building Permit and Lot Inventory Report

EXECUTIVE SUMMARY

This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Town staff tracks the number of new residential dwelling permits issued throughout the year. Staff also tracks the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

BACKGROUND / DISCUSSION

Attached is a report of residential building permits issued through the 2nd Quarter 2025 (January 1, 2025 to June 30, 2025). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

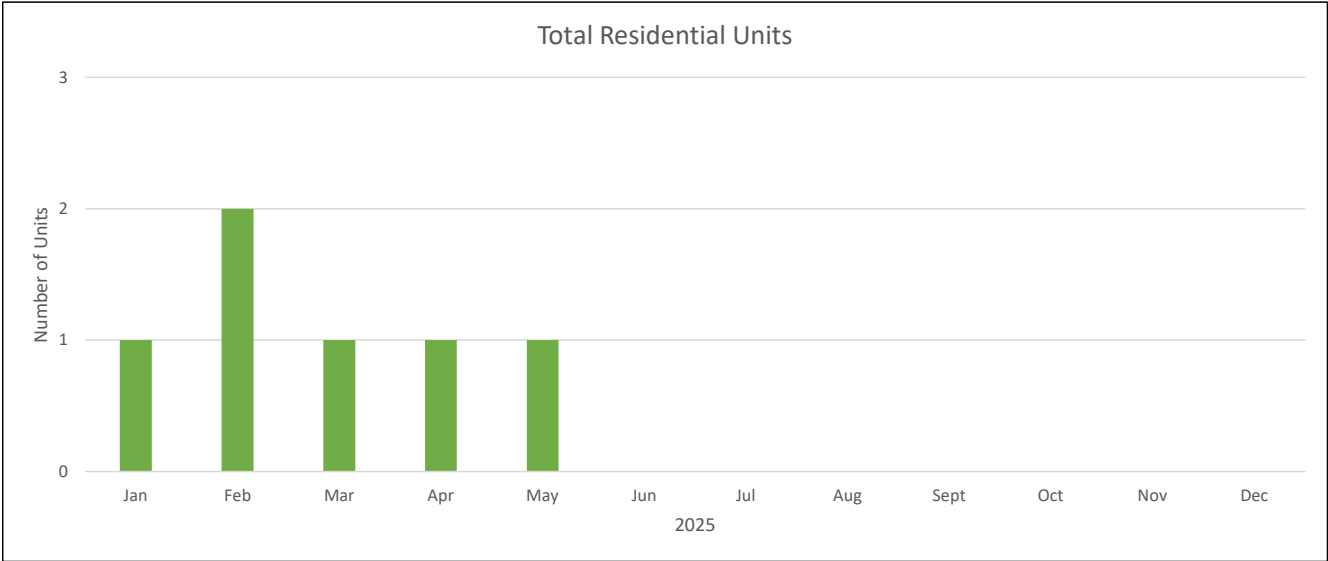
STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

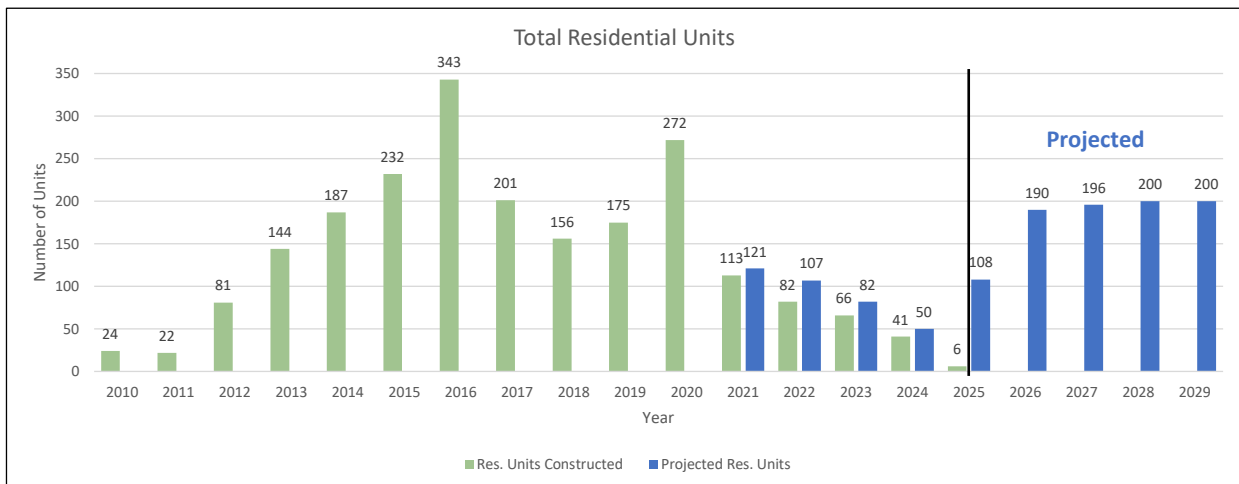
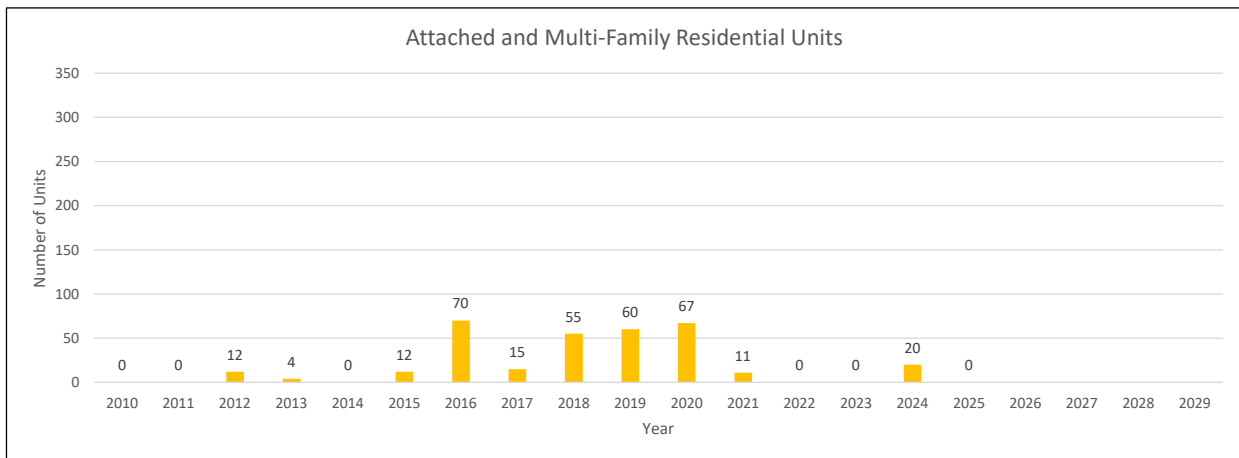
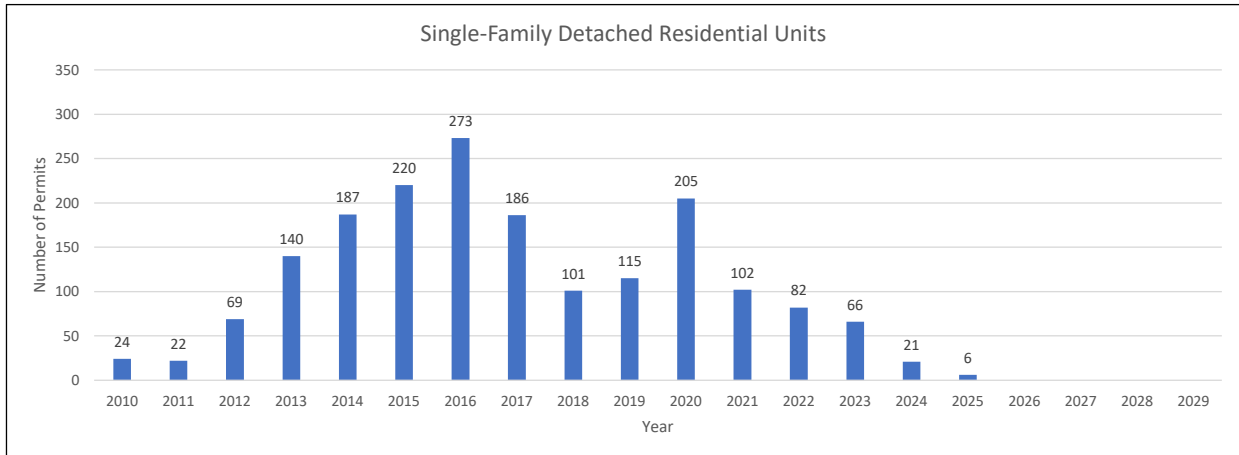
1. 2nd Quarter 2025 Residential Building Permit and Lot Inventory Report

New Residential Permits Issued by Month
2025



2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	1	2	1	1	1	0	0	0	0	0	0	0
Attached Units	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RES. UNITS	1	2	1	1	1	0	0	0	0	0	0	0
	4			2			0			0		
	Total											6

Residential Dwelling Units - Historic and Projected



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	6				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	0				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	6				
Projected Res. Units												121	107	82	50	108	190	196	200	200

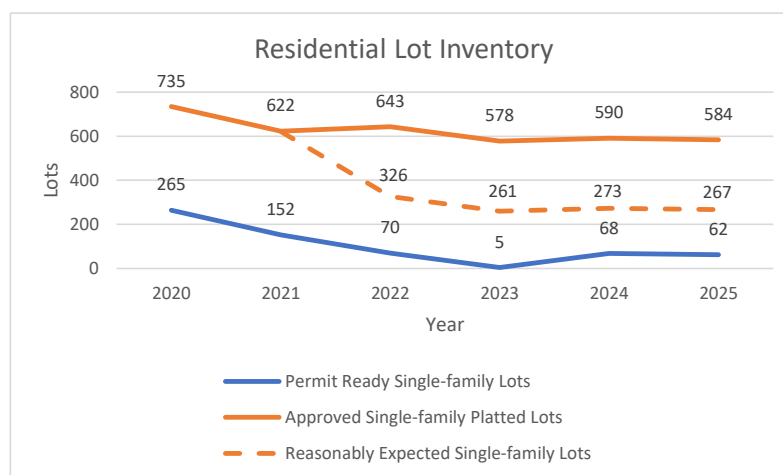
* Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatment plant expansions

Subdivision Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	58	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	241	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	705	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS 1971

Platted Lots	584
Buildable Lots (with infrastructure)	62



Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	42.4	13	42.4	13
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

** "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.*